

# MEETING MINUTES



MEETING            **Heritage Guelph**

DATE                January 9, 2012

LOCATION            City Hall Committee Room 'D'

TIME                12:00 PM

PRESENT           Paul Ross (Chair), Lorraine Pagnan, Mary Tivy, Martin Bosch, Russell Ott, Daphne Wainman-Wood, Christopher Campbell, Joel Bartlett, Tony Berto, Susan Ratcliffe, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary)

GUESTS            Al Hearne (Senior Development Planner)

REGRETS           Doug Haines

## DISCUSSION ITEMS

| ITEM # | DESCRIPTION  |
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| 1      | <p><b><u>Welcome and Opening Remarks</u></b><br/>Paul Ross welcomed all to the meeting and welcomed Mary Tivy back as a member of the Committee.</p>   |
| 2      | <p><b><u>Approval of Agenda:</u></b></p> <p>Moved by Tony Berto and seconded by Daphne Wainman-Wood,</p> <p>Lorraine Pagnan requested the addition of the Wilson Farmhouse under Item 8 – Information Items. Susan Ratcliffe requested that the Heritage Plaque Awards, Carden Street Café murals and the Speed River Festival all be added under Section 8 – Information Items.</p> <p><b>“THAT the Agenda for the January 9, 2012 meeting of Heritage Guelph be approved as amended.”</b></p> <p style="text-align: right;"><b>CARRIED</b></p> |
| 3      | <p><b><u>Declaration of Pecuniary Interest:</u></b><br/>Joel Bartlett declared a pecuniary interest in item 6.3 – 195 College Avenue West.</p>   |
| 4      | <p><b><u>Approval of Meeting Minutes from December 12, 2011</u></b></p> <p>Moved by Russell Ott and seconded by Susan Ratcliffe,</p> <p><b>“THAT the Minutes for the December 12, 2011 meeting of Heritage Guelph be approved.”</b></p> <p style="text-align: right;"><b>CARRIED</b></p>   |

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| 5 | <p><b><u>Matters Arising from Previous Minutes</u></b><br/>None</p>   |
| 6 | <p><b>Business Items</b></p> <p><b>Item 6.1</b><br/><b>139 Morris Street (Biltmore Hats)</b></p> <p>Al Hearne, Senior Development Planner with the City attended this portion of the meeting to provide an update on the status of the development application for 139 Morris Street and to answer questions from the Committee.</p> <p>Al advised that the application was brought forward for a public meeting and he is waiting for comments to come back from agencies and the neighbourhood. He is encouraging the applicant to address the comments being made and that there are still additional issues with noise, vibration, railway and the impact of the neighbouring industry.</p> <p>Stephen Robinson asked about the status of the Environmental Site Assessment and Al replied that he has not heard whether the ESA requires the building to come down to clean up the site and that this has not been confirmed by expert opinion.</p> <p>Stephen advised that the updated plan shows no commercial use for the site and an apartment along York Rd. Martin Bosch asked if the only way that Heritage Guelph could save the 1907 portion is if Council were to designate it under the Ontario Heritage Act and Stephen advised that this is the case. Martin also added that there are a lot of heritage pictures and photos in the building and asked if they can they be reused or sent to the museum?</p> <p>Daphne Wainman-Wood asked if the site plan shows the required railway setbacks and Al replied that he hasn't received this information yet. Daphne asked if the City would allow driveway access off York Rd along the north side of the 1907 building and Al Hearne replied that the City probably would not. Daphne asked if the building could be re-inforced for structural soundness . Christopher Campbell asked if the landscape area could be open to the public. Christopher suggested that the proponent could possibly move some of the machinery there and have a display case with some of the old photos at the entrance off Morris St. The 1907 building could also be used as a buffer between the adjacent railway and the new building.</p> <p>Russell Ott asked about the early feedback from agencies and neighbourhood - what issues and concerns have been raised? Al Hearne replied that there are concerns around land use compatibility, density, student housing, how the site plan would actually work, building height, traffic, setbacks and that industries are worried that having residents nearby would affect their licensing. Russell asked if there were any comments about the preservation of the building and Al responded that yes, the Residents Association did raise some concerns.</p> <p>Mary Tivy asked if it would it be helpful for Al on what options or alternatives Heritage Guelph would recommend and Al replied that yes, a list of recommendations would be helpful. Mary suggested that there could be exhibits in the lobby of the apartment or entrance features. Stephen will contact the proponent's heritage consultant to discuss ways to retain heritage attributes and building history. Martin noted that this adds value to the location.</p> |

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**Item 6.2**

**15 Wyndham St S (Guelph Police Station)**

Stephen Robinson provided a brief update on potential changes that may be proposed in future by Guelph Police Services to the Police Station at Wyndham and Fountain Streets including an addition for parking and recladding of the exterior walls. Stephen noted that the property was listed on the Heritage Register as it was originally a Richard Pagani design but advised the Committee that it no longer has cultural heritage value as it has gone through major exterior renovations over the years. Stephen will provide an update when an application comes in. Heritage Guelph indicated that they have no concerns for the changes proposed for the building.

**Item 6.3**

**195 College Avenue West (Guelph Community Christian School)**

Stephen Robinson provided an update on an approved building permit that has made changes to the former College Avenue School including the relocation of the front door towards the back of the school, turning the original front entrance and its glass wall into a meeting room with the butterfly roof remaining intact. Heritage Guelph maintains an interest in having the original portion of the school designated under Part IV of the Ontario Heritage Act. Stephen advised that he will talk to the Guelph Community Christian School about designating all of the original building and will provide an update after a future meeting.

**Item 6.4**

**1121-1141 Paisley Road West (proposed Costco Site)**

Al Hearne, Senior Development Planner attended this portion of the meeting to answer questions on the status of the current Zoning Application for the proposed Costco site at 1121-1141 Paisley Road West.

Stephen Robinson provided an image of the current proposed site plan for construction of a new Costco store at 1121-1141 Paisley Road West. This development includes the location of the former Mitchell Farmhouse. When the demolition permit for the Mitchell farmhouse was requested, Heritage Guelph recommended designation of the house, however the owner received Council's approval to allow demolition of the building. Council imposed conditions as part of the demolition approval including an offer from the property owner to contribute \$10,000 to the construction of a cairn to commemorate the Mitchell farmhouse. This condition has not yet been satisfied. Al Hearne advised that Planning is looking at the whole node concept not just the site itself and that the owner is in the process of doing an Urban Design Brief. Paul Ross asked if we should remind the owner of the outstanding condition clause and Al suggested that would be appropriate. Stephen noted that staff and Heritage Guelph should determine what they would see as a cairn or other appropriate mode of commemoration. Martin Bosch added that the location is important as well. Paul thanked Al for coming and providing an update on the development.

Paul Ross noted that the recognition should be of the Mitchell family and farm and not just the building. Christopher Campbell noted that we could commemorate the Mitchell farmhouse by locating a plaque and photos at the corner of Paisley and Elmira and use entrance points for future opportunities. Christopher asked if we will have any opportunity for feedback on the site plan process. Paul responded that Heritage Guelph can expect to be consulted further on the heritage aspects of the site plan. Mary Tivy suggested commemoration by projection of images on a screen. Stephen will work with David deGroot (Urban Design Planner) on some suggestions and ask the developer to be creative in the construction of the cairn or another commemorative design.

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Moved by Lorriane Pagnan and seconded by Christopher Campbell,

**“THAT through the consultation process for the property at 1121-1141 Paisley Road West, that Heritage Guelph will remind the owner of the obligation for a cairn contained in the Council motion for demolition and ask the owner to put forward creative suggestions for the commemoration of the original Mitchell farmhouse and contribution of the Mitchell family in consultation with Heritage Guelph.”**

**CARRIED**

**Item 6.5**

**408 Willow Road (Willow Manor Bed & Breakfast)**

Stephen Robinson provided an update on a Committee of Adjustment application for a severance on the property at 408 Willow Road. The property contains a c.1840 stone farmhouse that has been listed in the Heritage Register. Stephen advised that the current owner is considering severance of the vacant portion of the property. The current zoning is for apartments and there has not been an application for a zone change. The small stone building next door at 404 Willow Road is on provincially owned lands and is also listed in the Heritage Register. Planning staff feel that it may be premature for a severance due to the possible expansion of the Hanlon Expressway. Stephen advised that the mature landscape on the property is part of the listing for 408 Willow Road. If the committee approves the severance, we need to try to keep the mature trees on the severed portion. Stephen is recommending that Heritage Guelph have an opportunity to comment on any future proposal.

**Item 6.6**

**Brooklyn and College Hill Heritage Conservation District Study**

Stephen Robinson provided an update on the Brooklyn and College Hill Heritage Conservation District Study. He received an updated copy of the report on Friday and it was posted on the City’s website today (9 January 2012). The report includes the study, the comments received, staff comments addressed and a boundary update. Stephen advised that the next Public Meeting has been scheduled for January 17<sup>th</sup> at Harcourt United Church. Paul Ross requested that members review the report and if they have any comments that they should email Stephen Robinson, Paul Ross, Daphne Wainman-Wood and Russell Ott by January 23<sup>rd</sup>. Previously the committee recommended a name change to remove College Hill, and it was asked if this has been done or is being considered? Stephen noted that currently this is still simply a recommendation from the consultant and that the name could still change if Council decides to proceed to the second phase of the HCD process.

**Item 6.7**

**Standard responses for issues pertaining to non-registered properties**

Discussion was continued from the last meeting regarding properties that are identified in the Couling Inventory but not listed on the Heritage Register or designated. Stephen Robinson noted that historical background is one of three of the criteria we need to consider when looking at additions to the Register and that staff and Heritage Guelph often don’t have the time or resources available to do the research for all of these properties. Daphne Wainman-Wood asked about education for new owners on what can be done with their properties such as publications and information on the website. Paul Ross would like a standard comment to bring to Council and Planning staff regarding these properties. Stephen will send some suggested wording to the committee for all to review and will bring back to a

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|   | <p>future meeting. Tony Berto noted that often the working class architecture is ignored and we are missing a huge portion of our city’s cultural heritage resources. Paul noted that a Heritage Conservation District is the best way to catch these properties. Lorraine Pagnan asked about getting the Couling Inventory properties on the Heritage Register, however Stephen noted that there isn’t the time and resources to get it done in the immediate future.</p>  |
| 7 | <p><b><u>Subcommittee and Committee Representation</u></b><br/>no update provided</p>   |
| 8 | <p><b><u>Information Items</u></b></p> <p><b>8.1 Heritage Plaques</b><br/>Susan Ratcliffe requested an update on the heritage designation plaque ceremony and questioned if we were still expecting to have a ceremony in February. Stephen Robinson advised that it was being planned for February 27 as part of the Council meeting and that the properties would include 81 Farquhar St, the Woolwich and Mont Street cottages, 60 Manitoba Street and 9 Douglas Street. Susan noted that the committee will look into the possibility of holding reception for the plaque recipients in conjunction with the ACO tour of the new museum.</p> <p><b>8.2 Speed River Festival</b><br/>Susan Ratcliffe provided an update on the Two Rivers Festival being held in June as an initiative of the River Systems Advisory Committee. They are having a planning meeting next week and the festival will be tied to the Speed River cleanup. It will be a week-long festival with about 20 community groups involved.</p> <p><b>8.3 Carden St Cafe</b><br/>Susan Ratcliffe asked about what will happen to the murals inside the Carden St Café with the business closing down. Stephen Robinson will follow up with other City staff to see if anything need to be done to preserve them.</p> <p><b>8.4 Ingram Farmhouse</b><br/>Stephen Robinson advised that January 10 is the second prehearing for the Conservation Review Board’s consideration of the Wilson farmhouse designation appeal. The second prehearing will determine details such as when the actual CRB Hearing will take place. Paul Ross noted that he again reinforced Heritage Guelph’s position to Senior Management that we feel that it should be designated and not replicated or demolished.</p> <p><b>8.5 2012 Guelph Country Club Anniversary</b><br/>Russell Ott advised that there will be celebrations coming up for the Guelph Country Club anniversary and he will provide further details when they are available.</p> |
| 9 | <p><b><u>Next Meeting</u></b></p> <p>Subcommittee Meeting – Monday, January 23, 2012 in City Hall Meeting Room “B”<br/>Regular Meeting - Monday, February 13, 2012 in City Hall Meeting Room “B”.</p>   |

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| 10 | <p><b><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></b></p> <p>None</p> <p>Adjourn – 2:15 pm</p> |
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