

# MEETING MINUTES



MEETING **Heritage Guelph**

DATE January 11, 2016

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

PRESENT Daphne Wainman-Wood (Chair), Mary Tivy, Bob Foster, Lynn Allingham, Charles Nixon, Christopher Campbell, Stephen Robinson (Senior Heritage Planner), Madeleine Myhill (Clerical Assistant), Douglas McGlynn (Planning Technician)

REGRETS Tony Berto, Michael Crawley, Bill Green

DELEGATIONS Jeff Buisman, Van Harten Surveying (Agent); Owen Scott (CHC Ltd); Eve Claxton (Timberworx); Karen Hunter and Philip Kirby

## DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p><b><u>Welcome and Opening Remarks</u></b></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting and Stephen Robinson introduced Heritage Guelph’s newest member – David Waverman.</p>
2	<p><b><u>Approval of Agenda and Addendum</u></b></p> <p>Moved by D’Arcy McGee and seconded by Christopher Campbell,</p> <p><b>“THAT the Agenda and Addendum as amended, for the January 11, 2016 meeting of Heritage Guelph be approved.”</b></p> <p style="text-align: right;">CARRIED</p>
3	<p><b><u>Declaration of Pecuniary Interest</u></b></p> <p>None</p>
4	<p><b>Adoption of Draft Minutes from the meeting of November 9, 2015 Heritage Guelph</b></p> <p>Moved by Lynn Allingham and seconded by Charles Nixon,</p> <p><b>“THAT the Minutes from the Heritage Guelph meeting of December 14, 2015, be approved.”</b></p>

5	<p><b><u>Matters arising from the Minutes</u></b></p> <p>None</p>
6	<p><b><u>New Business</u></b></p> <p><b>Item 6.1 14 Forbes Avenue</b>  Designated Property (HCD)  Cultural Heritage Resource Impact Assessment, preliminary design elevations, preliminary site plan and tree preservation plan submitted in support of future consent application to create a new lot for a new dwelling.  Delegation: Jeff Buisman, Van Harten Surveying (Agent); Owen Scott, CHC Ltd. (heritage consultant); Anna Banasik-Mrowca (proponent); Eve Claxton, Timberworx (designer)</p> <p>Stephen Robinson introduced the delegation and expressed the proponent's desire to sever the lot and build a new dwelling. Owen Scott from CHC Ltd conducted a Cultural Heritage Resource Impact Assessment for the proponent which was reviewed by staff with the committee. Concerns were raised by Stephen Robinson and committee members which were subsequently addressed and accepted by delegators.</p> <p>No motion was required from Heritage Guelph at this time.</p> <p>Stephen Robinson provided a brief verbal information update to the committee that three hazardous street trees were recently removed from the boulevard in front of 14 Forbes Avenue by City Forestry staff.</p> <p><b>Item 6.2 404 Willow Road</b>  Listed property  Preliminary review of Cultural Heritage Evaluation Report submitted by Ministry of Transportation as required by infrastructure projects proposed for the Hanlon/Willow interchange.</p> <p>The proponent (Ministry of Transport) is seeking initial feedback regarding their recent Cultural Heritage Evaluation Report on 404 Willow Road as part of their consideration of impacts to cultural heritage resources near a future grade separation at Willow Road and the Hanlon Expressway. Following a site visit with City staff and Heritage Guelph later in January, MTO staff will delegate at the February 11, 2016 meeting of Heritage Guelph to further discuss the item.</p> <p>Stephen Robinson provided an update and commented that he would like to keep the stone coach house building in situ and would like for MTO to build a retaining wall to preserve the property. Stephen provided images of the property explaining that the last EA was done in the 1980s. HG discussed the evolution of the area and the significant heritage attributes.</p> <p>No motion is required from Heritage Guelph at this time. Information item only.</p> <p><b>Item 6.3 5 Arthur Street South</b></p>

Listed property  
Comments required for Consent Application (B-1/16) to create a new lot for the heritage building. C of A Hearing date: January 14, 2016  
Applicant: Fusion Homes

Stephen Robinson presented an image of the parcel containing the heritage buildings which Fusion Homes intends to sever so that a more appropriate developer may be attracted that specializes in the rehabilitation of heritage buildings. Some of the Heritage Guelph members expressed concern over the severance and went in Committee to discuss concerns. Stephen Robinson explained that the severance provides a more reasonable parcel around the heritage to designate under the Ontario Heritage Act.

A two-stage Cultural Heritage Conservation Plan (CHCP) for the heritage buildings at 5 Arthur Street South has been undertaken by Fusion Homes as a requirement of Zoning By-law Amendment ZC1305. To date, the proponent has submitted to the satisfaction of Planning staff and Heritage Guelph Stage 1 of the Cultural Heritage Conservation Plan (CHCP). The CHCP Stage 1 has determined the heritage attributes of the property and guides its stabilization, interim maintenance, and temporary uses of the heritage buildings and includes measured elevation, plan and section drawings. CHCP Stage 1 was completed prior to Site Plan Approval of Phase 1 of the MetalWorks redevelopment. CHCP Stage 2 will guide the proposed reuse, redevelopment and long-term maintenance of the heritage buildings.

Heritage Planning staff have informed the Committee of Adjustment that following the completion of the Cultural Heritage Conservation Plan (CHSP) Stage 2 for the heritage buildings, Heritage Guelph intends to recommend to City Council that an intention to designate the heritage buildings within the property to be severed be published under Part IV of the Ontario Heritage Act.

Moved by Bob Foster and seconded by Uli Walle,

**“THAT Heritage Guelph supports staff recommendation and condition with regard to the proposed severance of 5 Arthur Street South and;**

**THAT Heritage Guelph does not support the proposed severance of 5 Arthur Street South until Stage 2 of the Cultural Heritage Conservation Plan has been submitted, approved and implemented.”**

CARRIED

Moved by Uli Walle and seconded by Mary Tivy

**“THAT the meeting be extended to 2:30”**

CARRIED

#### **Item 6.4 74 Paisley / 23 Cambridge Street**

Stephen Robinson introduced the designated property and explained that the property owners (Karen Hunter and Philip Kirby) are seeking initial feedback from Heritage Guelph regarding their preliminary conceptual plan to add a conservatory to the southwest elevation of the house. Stephen presented

	<p>photos taken at a recent preliminary site visit and established that the existing porch on the west-facing bay window is not named as a heritage attribute in the designation by-law. The owners explained that the porch is in very poor condition. The conservatory would better allow them to enjoy the scenery on their property and they are interested to incorporate design details of the porch in the construction of the conservatory. Heritage Guelph members discussed the significance of the porch with the owners and provided suggestions for the construction of the conservatory.</p> <p>Moved by Bob Foster and seconded by Uli Walle,</p> <p><b>“THAT Heritage Guelph does not object to the proposed removal of the southwest porch as it is not named in the designation bylaw, and that its removal and replacement be predicated by support from Heritage Guelph of the final design for the proposed conservatory through approval of a heritage permit.”</b></p> <p style="text-align: right;">CARRIED</p> <p>Moved by Bob Foster and seconded by Mary Tivy,</p> <p><b>“THAT the meeting be extended to 3:15 pm”</b></p> <p style="text-align: right;">CARRIED</p> <p><b>Item 6.5 176 York – proposed demolition – Couling inventory</b></p> <p>Stephen Robinson presented images of the subject property and explained that the applicant is requesting to demolish the existing dwelling and garage and eventually rebuild a single detached dwelling. The property has undergone significant alteration over the years, and following brief discussion, Stephen and HG members agreed that there are no significant cultural heritage value worthy of designation on this property.</p> <p>Moved by Bob Foster and seconded by Charles Nixon,</p> <p><b>“THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council move to protect 178 York Road by individual designation under the <i>Ontario Heritage Act</i> and that Heritage Guelph has no objection to the demolition of the subject property.”</b></p> <p style="text-align: right;">CARRIED</p>
7	<p><b><u>Information Items</u></b></p> <p><b>Item 7.1 Heritage Workshop</b>, Cambridge (Friday, February 12, 2016)</p> <p><b>Item 7.2 Family Day/Heritage Day</b> (Monday, February 15, 2016) Develop material to take to events. To discuss at working group session or at February 8th meeting</p> <p><b>Item 7.3 “Spotlight on Heritage”</b> – Wellington County Museum &amp; Archives (Monday, February 15, 2016)</p>

	<p><b>Item 7.4</b>      <b>CHO Newsletter</b> - digital version (Winter 2016) Stephen receives and will forward to members</p> <p><b>Item 7.5</b>      <b>Annual Ontario Heritage Conference</b> at Stratford/St. Mary's (Thur/Fri/Sat, May 12-14, 2016) Staff to confirm how much funding is available to help bring members to conference</p> <p><b>Item 7.6</b>      <b>Heritage Guelph contact information</b> – updated with David's info</p> <p><b>Item 7.7</b>      <b>Workplan update</b> Interested in HG to provide advice on Guelph's Heritage Master Plan</p>		
8	<p><b><u>Next Meeting</u></b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Heritage Guelph</b> February 8, 2016 (12-2pm) Location: City Hall, Mtg Rm C</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>HG Designation Working Group</b> February 22, 2016 (12-2pm) Location: City Hall, Mtg Rm B</p> </td> </tr> </table>	<p><b>Heritage Guelph</b> February 8, 2016 (12-2pm) Location: City Hall, Mtg Rm C</p>	<p><b>HG Designation Working Group</b> February 22, 2016 (12-2pm) Location: City Hall, Mtg Rm B</p>
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9	<p><b><u>Other Matters (introduced by Heritage Guelph Members)</u></b></p> <p>None</p>		
10	<p><b><u>Adjournment</u></b></p> <p>Moved by Christopher Campbell and seconded by Bob Foster,   <b>“THAT the meeting be adjourned at 3:15 pm.”</b></p> <p style="text-align: right;">CARRIED</p>		