

MEETING MINUTES



MEETING **Heritage Guelph**

DATE March 12, 2012

LOCATION City Hall Committee Room 'B'
TIME 11:30 AM

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

REGRETS Doug Haines, Christopher Campbell, Joel Bartlett

DELEGATIONS Greg Ashbee (GO Transit), James Hartley (GO Transit), Randall Dreise (GO Transit), Michael Vidoni (Taylor Hazel Architects), Will Terron (Tacoma), Gord Gavrilovic (University of Guelph), Warren Price (Urban Strategies), Benjamin Hoff (Urban Strategies)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting.</p>
2	<p><u>Approval of Agenda:</u> Moved by Tony Berto and seconded by Mary Tivy, “THAT the Agenda for the March 12, 2012 meeting of Heritage Guelph be approved.” <p style="text-align: right;">CARRIED</p> </p>
3	<p><u>Declaration of Pecuniary Interest:</u> none</p>
4	<p><u>Approval of Meeting Minutes from January 23, 2012</u> Moved by Russell Ott and seconded by Tony Berto, “THAT the Minutes for the January 23, 2012 meeting of the Designation Research and Heritage Review Sub-Committee be approved.” <p style="text-align: right;">CARRIED</p> </p>

5	<p><u>Approval of Meeting Minutes from February 13, 2012</u></p> <p>Moved by Tony Berto and seconded by Russell Ott,</p> <p>“THAT the Minutes for the February 13, 2012 meeting of Heritage Guelph be approved.”</p> <p style="text-align: right;">CARRIED</p>
6	<p><u>Matters Arising from Previous Minutes</u></p> <p>None.</p>
7	<p>Business Items</p> <p>Item 7.1 Heritage Guelph Committee Procedures Paul Ross advised that Stephen Robinson, Michelle Mercier, Todd Salter and himself had a meeting with the City Clerk and Legal Services about procedures and protocols for Advisory Committees. Stephen described the changes for Heritage Guelph Committee that resulted from this meeting. Stephen noted that if any member wants to propose an addition to the Agenda they should have it added to addendum prior to the meeting instead of requesting it be added at the meeting. The Sub-committees will now be called “working groups” and will either provide a written report included with the Agenda or a verbal report during the meeting where the results will be included in the regular Agenda Minutes.</p> <p>Paul noted that the Environmental Advisory Committee has produced a booklet for committee members and that Heritage Guelph will create one as well to explain the role and background of the members and committee protocol.</p> <p>Item 7.2 Presentation on cultural heritage resources and the University of Guelph Campus Master Plan Delegates: Gord Gavrilovic (University of Guelph), Warren Price (Urban Strategies), Benjamin Hoff (Urban Strategies)</p> <p>Paul welcomed the delegates to the meeting.</p> <p>Gord Gavrilovic from the University of Guelph provided an introduction to the U of G Campus Master Plan. There will be an update to the 2002 Master Plan and the work will be done by consultants Urban Strategies.</p> <p>Warren Price from Urban Strategies provided an update on the work they are doing on the Master Plan. Warren advised that there will be a campus open house held on March 22 from 2-6 pm. They are looking at the buildings as well as landscape with a focus on preservation and renewal. They are about 1/3 way through the process, will be meeting with the Board of Trustees, holding another Open House in the Fall and then expect to be done by the end of the year when it may be adopted by the Board of Governors. The campus emerged from a rural school to being in the heart of the city and they are trying to maintain some rural, landscape and open space features. He noted that there are issues with some of the buildings being rated as fair/poor condition as well as issues with fit-to-function of existing buildings which will be looked at during the process.</p>

Paul Ross noted that there are three designated buildings on the campus as well as a number of other built heritage resources that are included on the Heritage Register. Paul also added that the proposed Heritage Conservation District boundary includes a portion of the northern edge of the U of G campus and that the University has raised some concerns about inclusion in the HCD.

Paul thanked the guests for coming and providing the update.

Item 7.3

72 Farquhar Street (Drill Hall Building)

Delegates: Greg Ashbee (GO Transit), James Hartley (GO Transit), Randall Dreise (GO Transit), Michael Vidoni (Taylor Hazel Architects), Will Terron (Tacoma Engineering)

Paul Ross welcomed the delegates to the meeting.

Greg Ashbee provided some background on the Drill Hall building at 72 Farquhar Street. Greg briefly reviewed Go Transit's purchase of the subject property and demolish the eastern portion if the former Hamill factory building to create a Kiss-and-Ride facility. Go Transit has affirmed its intention to retain and rehabilitate the Drill Hall building and have retained Taylor Hazel Architects to develop a protocol and Conservation Plan to guide the process.

James Hartley provided a brief history of the site. James added that they have done a cultural heritage assessment, are committed to preserving the heritage and plan to use the building for a future GO station including ticket sales and a waiting area. GO Transit may look at leasing some excess space and are looking at using the 1st and 2nd floors and are considering the removal the 3rd (interior) floor plate as it isn't structurally sound. They are looking at restoration of the original structure. James added that GO Transit expects rehabilitation of the Drill Hall to start in spring 2013.

Randall Dreise provided some information on the proposed site plan layout including elevators and ramps connecting the north and south sides of the rail station. GO Transit are also looking at providing access to the future south track platform from the 2nd floor of the Drill Hall. Randall added that work is being done this summer on the Kiss-and-Ride location. The landscaping will include new shrubs and trees against the rail line and that vehicles will access the Kiss-and-Ride lot from the east entrance from Farquhar St and then exiting to Farquhar Street closer to the Drill Hall.

In response to discussion, Stephen Robinson confirmed that the municipal Council cannot designate a provincially-owned property but the Province (the Minister of Tourism, Culture and Sport) is able to designate under Section IV of the Ontario Heritage Act.

Committee members suggested some ideas of uses to fill the excess space including a youth hostel, a heritage interpretation display area and the possibility of housing the Aberfoyle model railway if its owners are still looking for a new home.

Paul Ross thanked the delegates for coming and added that Heritage Guelph have been working with Infrastructure Ontario on the Guelph Correctional Centre lands and would enjoy working with GO Transit further as additional details about the Conservation Plan for the Drill Hall become available.

Item 7.4

785 York Road (Guelph Correctional Centre)

	<p>Stephen Robinson provided an update on the site visit to the Guelph Correctional Centre last Friday with staff and consultants of Infrastructure Ontario. The visit was to specifically look at the buildings that are not already identified as having Provincial significance within the identified cultural heritage area. These included the underground tunnel from the main building to the powerhouse building, the greenhouse and header buildings, ancillary buildings around the stone machine shop and the powerhouse as well as the exterior of the chapel.</p> <p>Stephen Robinson suggested that once the Heritage Guelph committee members present on the tour had seen the interior of these buildings they didn't feel that the powerhouse building or the ancillary buildings around the stone machine shop and the powerhouse had cultural value from a physical or design perspective and that the tall powerhouse stack is more important physical element to be retained. The HG members felt that the greenhouses themselves had no physical significance and as the "header house" is in such poor physical condition it should be documented photographically before any decision to demolish is taken. The tour could not include the Chapel building due to interior mould and safety issues. The tunnel continues to be used as a walkway and Jill Taylor suggested that the plan is to keeping it intact and utilized.</p> <p>Stephen added that Planning staff are looking for a recommendation on some additional heritage buildings that are outside the correctional lands but are inside the GID area. We will discuss these buildings further at a future meeting when asked to comment on the Secondary Plan for the Guelph Innovation District.</p> <p>Item 7.5 344 Woolwich Street Stephen Robinson advised that he has had some conversation with the owners of the recently designated building at 344 Woolwich St with respect to the reconstruction of a stone chimney. The current chimney (not original) on the north wall is not stable and needs to be taken down. Stephen has recommended to the owner that they re-build chimney in large, cut limestone and that they may utilize limestone from the City's salvage yard. Staff and HG committee members recognized that there also seems to be some cracking on the side wall under the present chimney and that the owner should be asked to consider possibly removing the parging on the wall to determine the cause and arrest any further cracking. Stephen will advise the owner that Heritage Guelph would recommend replacing the chimney with an appropriate design and profile in limestone.</p> <p>Item 7.3 La Guayra Settlers Plaque in John Galt Park Stephen Robinson advised that there has been a request from the Township of Guelph/Eramosa to move the La Guayra plaque from John Galt park to a location in Marden. The Committee raised no concerns with the proposed move.</p>
8	<p><u>Working Group Reports</u></p> <p>Communications</p> <p>Item 8.1 Spotlight on Heritage Event (February 18) Susan Ratcliffe provided an update on the Spotlight on Heritage Event. Susan noted that it was a pretty quiet event, however, that it is a good public relations opportunity and that we should continue</p>

	<p>to be involved in the event.</p> <p>Item 8.2 Plaque presentation ceremony at Council February 27 Susan Ratcliffe announced that the plaque presentation ceremony held during the February 27 Council Meeting was a success.</p> <p>Designation Research and Heritage Review</p> <p>Item 8.3 170-178 Elizabeth Street Stephen Robinson advised that the property at 170-178 Elizabeth Street is currently for sale and both the dwellings on this property are listed in the Heritage Register. Stephen Robinson and Lorraine Pagnan conducted an interior site visit and noted that 170 Elizabeth St is in poor condition and that 178 Elizabeth St has red brick with yellow brick quoins under peeling paint and a large deciduous tree in the yard between the dwellings. To date, there hasn't been an application submitted to the City for this property. The Designation and Heritage Research Working Group will further discuss the result of the site visit before the item is brought back to the Committee at a future meeting.</p> <p>Item 8.4 14 Neeve Street (Law House) Stephen Robinson advised that the property at 14 Neeve Street is currently for sale. This property is currently listed on the Heritage Register and is one that Heritage Guelph has long considered a prime candidate for recommendation to designate. There has been no application submitted to the City for this property to date.</p> <p>Moved by Tony Berto and seconded by Lorraine Pagnan,</p> <p>“THAT the Designation and Heritage Review Working Group discuss the properties in 8.3 170-178 Elizabeth Street and 8.4 14 Neeve Street and bring back a report to the Committee with their recommended positions on the properties.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 8.5 366 College Avenue West Stephen Robinson advised that the designated property at 366 College Ave W is for sale again and that he will try to arrange for a site visit of the property.</p>
9	<p><u>Information Items</u></p> <p>9.1 Update regarding current HG membership vacancy Stephen Robinson advised that the vacancy has been advertised in the paper and the City Clerk has received three applications. It is City Council that makes decisions regarding appointments to its advisory committees.</p> <p>9.2</p>

	<p>Ontario Heritage Conference, Kingston (May 31 to June 3, 2012) Stephen Robinson announced that the Ontario Heritage Conference will be held in Kingston this year. Stephen asked that if anyone is interested in attending that they let him know this week. Mary Tivy expressed an interest in attending.</p>
10	<p><u>Next Meeting</u></p> <p>Working Group Meeting(s) – Monday, March 26, 2012 in City Hall Meeting Room “B” Regular Meeting - *Wednesday, April 11, 2012 in City Hall Meeting Room “A”</p> <p>(* Please note meeting date and location.)</p>
11	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>Susan Ratcliffe announced that the next ACO meeting will be held on March 21 at City Hall. The topic of the meeting will be demolition by neglect and that all are welcome to attend.</p> <p>Susan Ratcliffe announced that the Naming Committee has two locations available this year and that the public have been asked to submit their suggestions.</p> <p>Susan Ratcliffe advised on the Edward Johnson Plaque relocation project. A new recognition plaque will be installed in the volunteers’ garden in front of the Guelph Youth Music Centre. Approval has been granted by Parks Canada and the Guelph Youth Music Centre.</p> <p>Susan Ratcliffe asked about the possibility of having a heritage display in the Provincial Offences Court Building (the former City Hall). Stephen Robinson advised that Heritage Guelph or Planning do not have funding to support such an endeavour but will follow up with POA staff to see if other funding sources may exist.</p> <p>Adjourn – 2:20 pm</p>