

MEETING MINUTES



MEETING **Heritage Guelph**

DATE July 8, 2013

LOCATION City Hall Committee Room 'B'

TIME 12:00 PM

PRESENT Mary Tivy (Acting Chair), Russell Ott, Lorraine Pagnan, Paul Ross, Christopher Campbell, Tony Berto, Susan Ratcliffe, Joel Bartlett, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary), Amy Calder (Heritage Research Assistant)

REGRETS Daphne Wainman-Wood (Chair), Martin Bosch, Doug Haines, Bill Green

DELEGATIONS 12 Wyndham St N/58 MacDonell St - Lloyd Grinham (architect and owner's representative), 33 College Ave W - Nancy Huck (owner), 76 Water Street - Mark Lough (owner)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
--------	-------------

1	<u>Welcome and Opening Remarks</u> Mary Tivy welcomed everyone to the meeting.
2	<u>Approval of Agenda</u> Moved by Russell Ott and seconded by Tony Berto, “THAT the Agenda for the Heritage Guelph meeting of July 8, 2013 be approved. CARRIED
3	<u>Declaration of Pecuniary Interest</u> None
4	<u>Approval of Meeting Minutes from June 10, 2013</u> Moved by Lorraine Pagnan and seconded by Tony Berto, “THAT the Minutes from the meeting of June 10, 2013 be approved as written.” CARRIED

5	<p><u>Matters Arising from Previous Minutes</u></p> <p>None</p>
6	<p>New Business</p> <p>Item 6.1 6 Dublin St S – Boarding House Arts</p> <p>Stephen Robinson advised that the new owners of the designated building at 6 Dublin St S have made an application for a façade improvement grant. The owners are looking at repairing the windows and doors and changing the signage for the building. Stephen reviewed the photos he took at a recent site visit.</p> <p>Moved by Paul Ross and seconded by Susan Ratcliffe,</p> <p>“THAT Heritage Guelph recommends that wherever possible the owner retain, repair and adapt (using accepted conservation techniques) the original wood window sashes, glazing and existing wood storm sashes on all three floors of the building; and THAT if a heritage conservation expert’s opinion deems any of the original window elements are unrepairable, that an appropriate replacement unit design be proposed for review by staff and Heritage Guelph; and THAT Heritage Guelph has no objection in principle to the new signage proposed in the Downtown Façade Improvement Grant Application including the adaptation of: an existing ground sign on Waterloo Avenue; a wall (board) sign over the Waterloo Avenue door; and wall (lettering) signage over the Dublin Street South door.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.2 12 Wyndham St N/58 MacDonell St</p> <p>Delegation – Lloyd Grinham (architect and owner’s representative)</p> <p>Stephen Robinson advised that the owners of the designated property at 12 Wyndham St N/58 MacDonell St have submitted a Committee of Adjustment application to increase their allowed capacity. Stephen reviewed the updated plans which show a patio on the sidewalk. Committee members requested that future plans and photos show the context to the neighbouring buildings.</p> <p>Lloyd Grinham provided an update on the proposed signage for the building. They are looking at the signage to be backlit by LED and will stand off the sign board. Lloyd added that they do not intend to require a variance for the signs. Lloyd advised that the owners hope to get a building permit for the facade improvements including the signage and lighting later this summer.</p> <p>Committee members raised concerns over the upward pointing lights and their effect on migratory birds and the amount of signage.</p>

Moved by Tony Berto and seconded by Lorraine Pagnan,

“THAT Heritage Guelph has no objection to the proposed Minor Variance Application for an increase in occupancy at 12 Wyndham Street North / 58 MacDonell Street; and THAT Heritage Guelph is supportive of the perspective, elevation and plan drawings provided in the 25 June Committee of Adjustment application but must still review any proposal for awnings, signage and lighting associated with the redevelopment of the property and the owners’ Downtown Façade Improvement Grant Application.”

CARRIED

**Item 6.3
33 College Ave W**

Delegation – Nancy Huck (owner)

Stephen Robinson advised that the owners of the house at 33 College Ave W have applied for a demolition permit. Stephen reviewed photos from a recent site visit and advised that the house is dated to the late 1880’s and is on the Couling Inventory. Stephen added that Heritage Guelph agreed to a demolition permit for the house next door at 35 College Ave W.

Nancy Huck advised that they had a contractor in and that he felt that a lot of money would be required to keep the front part of the house. Some of the issues that were noted were that there was a lot of rotting in the front porch, asbestos inside and out, mould, water in the basement and rodents. Nancy added that the house has been vacant for a year and the replacement house would be similar to the one they built on Nottingham St.

Committee members noted that:

- concern over the garage being in front of the house, should be located in the rear
- important to re-create the front as it currently exists
- would like to see similar massing of the new house
- suggestion that the owners could use Hardieboard products instead of vinyl or wood siding
- the gingerbread on the porch is in good shape
- the windows and trim are important design elements

Moved by Paul Ross and seconded by Tony Berto,

“THAT Heritage Guelph would not object to the demolition of 33 College Ave W on condition that the owner agrees that the replacement dwelling will reflect the massing, porch and the front doors and windows and that the material to be used on the front, sides of the new dwelling be such that they reflect the original cove siding of the current dwelling. Any parking or garages should be to the rear of the lot.”

CARRIED

Item 6.4
170 and 178 Elizabeth Street

deferred to next meeting

Item 6.5
76 Water Street

Delegation – Mark Lough (owner)

Stephen Robinson advised that the owners of 76 Water Street have applied for a demolition permit and have submitted a CofA application for minor variances for setbacks for the new dwelling. Stephen reviewed photos that he took at a recent site visit and added that the house is on the Couling Inventory. Stephen noted that he doesn't have any concerns with the house being demolished however he feels it is important to maintain the heritage streetscape.

Committee members noted that the house is located within the boundaries of the proposed Heritage Conservation District and that they would like to have a decision deferred until the HCD guidelines are available.

Owner Mark Lough raised concerns over a deferral as his offer to purchase expires on August 1 and is dependent on him being able to go ahead with his plans.

Moved by Susan Ratcliffe and seconded by Paul Ross,

“THAT Heritage Guelph recommends that Council defer the decision for demolition of 76 Water St pending the receipt of the draft Heritage Conservation District Plan Policies and Design Guidelines.”

CARRIED

Committee members had some discussion on the Committee of Adjustment variances that are also requested. They had no concerns with the 4' setbacks on the side and would prefer the setback on the front as requested to keep the new house in line with the other houses on the street.

Moved by Paul Ross and seconded by Christopher Campbell,

“THAT Heritage Guelph support the variances as requested by the applicant to the Committee of Adjustment.”

CARRIED

Item 6.6
Potential Heritage Character Areas in Downtown

Stephen Robinson reviewed the updated map of the character areas and the Committee had some discussion on the Stewart Goldie lands. Stephen, Christopher Campbell and Amy Calder will do a walk about of the area to determine the proper boundaries. Stephen noted that they will discuss the character areas further at the next Designation Research and Heritage Review working group meeting.

7	<p><u>Working Group Reports</u></p> <p>Designation Research and Heritage Review</p> <p>No update provided.</p> <p>Heritage Trees</p> <p>No update provided.</p> <p>Communications</p> <p>Susan Ratcliffe advised that the deadline to submit names for new parks is this Friday.</p>
8	<p><u>Information Items</u></p> <p>No update provided.</p>
9	<p><u>Next Meeting</u></p> <p>Working Group Meeting(s) – Monday, July 22, 2013 in City Hall Meeting Room “B” Regular Meeting - Monday, August 12, 2013 in City Hall Meeting Room “B”</p>
10	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>None</p>
11	<p><u>Adjournment</u></p> <p>Moved by Russell Ott and seconded by Christopher Campbell,</p> <p>Adjourn – 2:30 pm</p>