

# MEETING MINUTES



MEETING **Heritage Guelph**

DATE August 19, 2013

LOCATION City Hall Committee Room 'B'

TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Russell Ott, Lorraine Pagnan, Mary Tivy, Doug Haines, Tony Berto, Susan Ratcliffe, Joel Bartlett, Paul Ross, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary), Amy Calder (Heritage Research Assistant)

REGRETS Martin Bosch, Bill Green, Christopher Campbell

DELEGATIONS 76 Water Street - Mark Lough (owner), 71 Tiffany St W - Pat Livingstone (representative for potential buyer), 107 Palmer Street – Isaac Scott (owner) and Owen Scott (Heritage Consultant), 86 Glasgow Street North (St James the Apostle Anglican Church) - Greg Elliott (church representative)

## DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><b><u>Welcome and Opening Remarks</u></b></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting.</p>
2	<p><b><u>Approval of Agenda</u></b></p> <p>Moved by Russell Ott and seconded by Tony Berto,</p> <p><b>“THAT the Agenda and Addendum for the Heritage Guelph meeting of August 19, 2013 be approved.”</b></p> <p>CARRIED</p>
3	<p><b><u>Declaration of Pecuniary Interest</u></b></p> <p>None</p>
4	<p><b><u>Approval of Meeting Minutes from July 8, 2013</u></b></p> <p>Moved by Lorraine Pagnan and seconded by Paul Ross,</p>

	<p><b>“THAT the Minutes from the meeting of July 8, 2013 be approved as written.”</b></p> <p style="text-align: right;">CARRIED</p>
<p>5</p>	<p><b><u>Matters Arising from Previous Minutes</u></b></p> <p><b>Item 5.1</b> <b>113 Glasgow Street N</b></p> <p>Stephen Robinson provided an update to the previously submitted Committee of Adjustment application for 113 Glasgow St N. The application is to permit variances to allow for a garage adjacent to the designated building at 83 Paisley Rd. Stephen reviewed the updated drawings.</p> <p>Moved by Tony Berto and seconded by Mary Tivy,</p> <p><b>“THAT Heritage Guelph has no objection to the final design drawings for the proposed attached garage and storage structure at 113 Glasgow Street North as presented at the 19 August 2013 meeting of Heritage Guelph in fulfilment of conditions of approval for the associated Committee of Adjustment variance application.”</b></p> <p style="text-align: right;">CARRIED</p> <p><b>Item 5.2</b> <b>71 Tiffany Street W</b></p> <p>Delegation – Pat Livingstone (representative for potential buyer)</p> <p>Stephen Robinson advised that the property at 71 Tiffany St W is included on the Couling Inventory and was remodelled in the 1930’s. The potential buyer of the property is looking at the possibility of demolishing the house and rebuilding. Stephen noted that the oval window and the stone have some heritage value, however the rest of the house has no real heritage value.</p> <p>Moved by Paul Ross and seconded by Doug Haines,</p> <p><b>“THAT Heritage Guelph has no objection to the demolition of the existing dwelling at 71 Tiffany Street West provided that the oval window on the Tiffany Street West façade be retained and any salvageable brick or stone building materials be retained for possible incorporation in the design of the replacement dwelling; and WHEREAS the subject property is a part of a historical streetscape fronting on Exhibition Park, Heritage Guelph recommends that any replacement dwelling should be designed in such a way that is compatible with the height, massing and setbacks of this portion of the Tiffany Street West and Exhibition Street streetscapes using materials and finishes that are in keeping with the heritage character of the area; and THAT Heritage Guelph requests the opportunity to review and comment on any proposed design of the replacement dwelling prior to the issuance of planning or building permit approvals.”</b></p> <p style="text-align: right;">CARRIED</p>

**Item 5.3  
Potential Heritage Character Areas in Downtown**

Stephen Robinson reviewed the updated map of the potential Character Areas. Concerns were raised over the Upper Neeve Village name however other members like the village name as they feel that the area has a real village feel.

**Item 5.4  
76 Water Street**

Delegation – Mark Lough (owner)

Michael Witmer, Site Plan Coordinator attended this portion of the meeting and commented about the parking requirements.

Stephen Robinson provided some background on the potential demolition and rebuild of 76 Water St. Stephen reviewed the application, photos and updated drawings. Stephen noted that the plans now show horizontal cedar siding on the second and third floors and exposed concrete on the bottom level. Mark Lough noted that there is still a question about the location of the car port. Mark is not sure if it will be moved back a bit or if there will be more variances required. Stephen added that the demolition report will be going to Council on September 9<sup>th</sup>.

Committee members made the following comments on the revised drawings:

- They would like to see landscaping included on drawings
- They would prefer to see cedar on main level instead of the concrete
- They had concerns over the timing and HCD guidelines – would like delay
- They noted it was a prominent location and had concern over compatibility, height, context
- They would like to see the house set back more from the road.

Mark responded that he has concerns over delaying building until the HCD guidelines are in place as the carrying costs are too high to wait that long. Mark also noted that he has worked with the neighbours to satisfy their concerns.

Moved by Lorraine Pagnan and seconded by Russell Ott,

**“THAT Heritage Guelph has no objection to the proposed demolition of the existing house at 76 Water Street; and**

**WHEREAS the subject property is a part of Water Street’s historical streetscape fronting on Royal City Park and, therefore, is a prominent lot within the proposed Brooklyn and College Hill Heritage Conservation District, Heritage Guelph recommends that any replacement dwelling should be designed in such a way that is compatible with the height, massing and setbacks of this portion of the Water Street streetscape using materials and finishes that are in keeping with the heritage character of the area; and**

**THAT Heritage Guelph receive the site plan, four elevations and the street view indicating relationship of massing of proposed dwelling to the adjacent buildings and streetscape as fulfillment of conditions imposed by the associated Committee of Adjustment decision; and THAT prior to the issuance of a building permit, the proponent agree to work with Heritage Guelph on the detailed design of the front and side facades of the proposed building, including such matters as architectural details, building materials, etc. so as to ensure that the**

	<p>new building is compatible with the buildings and streetscape of this section of Water Street.”</p> <p style="text-align: right;">CARRIED</p>
<p>6</p>	<p><b>New Business</b></p> <p><b>Item 6.1</b> <b>107 Palmer Street</b></p> <p>Delegations – Isaac Scott (owner) and Owen Scott (Heritage Consultant)</p> <p>Stephen Robinson provided some background for the Committee of Adjustment application for a minor variance to allow a new garage at 107 Palmer St. Stephen advised that the owner is looking at demolishing the old garage and rebuilding a new garage closer to the property line. Stephen reviewed the drawings of the garage.</p> <p>Moved by Paul Ross and seconded by Tony Berto,</p> <p><b>“THAT Heritage Guelph has no objection to the Building Permit application for a rear addition and detached garage and the Minor Variance application for associated setbacks as presented at the 19 August 2013 meeting of Heritage Guelph.”</b></p> <p style="text-align: right;">CARRIED</p> <p><b>Item 6.2</b> <b>86 Glasgow Street North (St James the Apostle Anglican Church)</b></p> <p>Delegation – Greg Elliott (church representative)</p> <p>Stephen Robinson advised that the Church has submitted a sign permit application to install a new sign on the Paisley St entrance of the designated building at 86 Glasgow St N. Stephen noted that he has no concern with the sign other than it is planned to be backlit. Greg Elliott noted that they don’t have a concern about removing the illumination and that the sign will be a steel frame with aluminum siding.</p> <p>Moved by Lorraine Pagnan and seconded by Tony Berto,</p> <p><b>“THAT Heritage Guelph receive the Sign Permit application for a double-sided ground sign for the Paisley Street entrance to St. James the Apostle Anglican Church at 86 Glasgow Street North as presented at the 19 August 2013 meeting of Heritage Guelph; and THAT the property owner consider a design which is not back-lit and that an appropriate external light source be used in a sign design that is in keeping with the heritage character of the designated church building.”</b></p> <p style="text-align: right;">CARRIED</p>

**Item 6.3**  
**646 Paisley Road (Maxwelton)**

Stephen Robinson advised that the owners of the designated house at 646 Paisley Rd have submitted a building permit application for some renovations on the interior of the rear portion of the house. Stephen added that that they are also going to be repointing the chimneys and back tail and are considering adding a second story addition to the middle section. Stephen reviewed some photos and added that he will be working on arranging a site visit.

Moved by Lorraine Pagnan and seconded by Tony Berto,

**“THAT Heritage Guelph has no objection to the Building Permit application for the proposed renovations to the rear portion of the building as presented at the 19 August 2013 meeting of Heritage Guelph.”**

CARRIED

**Item 6.4**  
**1 Martin Ave**

Stephen Robinson provided some background information for the property at 1 Martin Ave. Stephen noted that the house is on the Couling Inventory and is adjacent to a designated property. It is also in the potential HCD boundary. Stephen added that the owner is looking at demolishing the house and rebuilding. Our records show the house being built in 1875, however the 1862 map shows the same footprint for a building on the site. Stephen reviewed the photos he took on a recent site visit and advised that the house has no real heritage attributes. Committee members suggested that the owner retain an architect to work on the drawings and that the owner should work with Heritage Guelph prior to submitting drawings for the new house.

**Item 6.5a**  
**1123 York Road**

Stephen Robinson advised that he has received the Heritage Impact Assessment for the redevelopment of the site at 1123 York Road. The HIA recommends retention of the farmhouse and building the new building around it. Stephen noted that there has not been an application submitted at this point and he will bring this back to the Committee once there has been one submitted.

**Item 6.5b**  
**33 Arkell Road**

Stephen Robinson advised that the owner of 33 Arkell Rd is looking at selling the property and is wondering about the potential of demolishing the house and barn. Stephen has arranged for a site visit on Thursday at 10:00 am.

**Item 6.6**  
**5 Arthur Street S**

Stephen Robinson advised that the site visit for 5 Arthur St S is scheduled for after the meeting today and there was general discussion on the site visit.

	<p><b>Item 6.7</b> <b>31 Gordon Street</b></p> <p>Stephen Robinson advised that the owners of 31 Gordon Street have applied for a Façade Improvement Grant and are looking at refacing the building in brick. Stephen reviewed some historical photos and maps and noted that it was a 2 storey building originally with the 3<sup>rd</sup> storey added in the 1920's. Stephen noted that the owner would consider designation of the building.</p> <p><b>Item 6.8</b> <b>133 Woodlawn Road E</b></p> <p>Stephen Robinson advised that the property at 133 Woodlawn Rd E has the potential that it may be sold for redevelopment. Committee members suggestion that it be looked at for potential designation. The Designation working group will look at further.</p>
7	<p><b><u>Information Items</u></b></p> <p><b>Item 7.1</b> <b>Guelph Black Heritage Society's Annual Emancipation Day Celebrations (10 Aug) at 83 Essex Street (former BME Church)</b></p> <p>Stephen Robinson noted that the Guelph Black Heritage Society held its Emancipation Day Celebration on August 10<sup>th</sup> and that the designation of the 83 Essex St was mentioned during the event.</p> <p><b>Item 7.2</b> <b>Passing of Peter John Stokes (1926-2013) – restoration architect</b></p> <p>Daphne Wainman-Wood announced the passing of Peter Stokes.</p>
8	<p><b><u>Next Meeting</u></b></p> <p>Working Group Meeting(s) – Monday, August 26, 2013 in City Hall Meeting Room “B” Regular Meeting - Monday, September 9, 2013 in City Hall Meeting Room “B”</p>
9	<p><b><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></b></p> <p>Stephen Robinson will provide an update at the next meeting on the renovation work being done at 106 Carden St.</p> <p>Susan Ratcliffe advised that the Phalen family would like to see elements of Hanlon Creek Business Park named after them and that the Naming Committee is reviewing the request.</p>
11	<p><b><u>Adjournment</u></b></p> <p>Moved by Tony Berto and seconded by Mary Tivy,</p> <p>Adjourn – 2:20 pm</p>