

MEETING MINUTES



MEETING **Heritage Guelph**

DATE August 25, 2014

LOCATION City Hall Committee Room B
TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Tony Berto, Susan Ratcliffe, Christopher Campbell, Mary Tivy, Bill Green, Joel Bartlett, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary), Adèle Labbé (Environmental Planner)

REGRETS Martin Bosch, Paul Ross, Doug Haines, Lorraine Pagnan

DELEGATIONS 64 Albert St - Lloyd Grinham (architect); 360 Woolwich Street and 15 Mont St - David McCauley (proponent and architect); 148-160 and 147-155 Delhi St - Brendan Stewart and Michael McClelland (ERA Architects), Brad Schlegel (owner); 41, 43 and 45 Wyndham Street South and 53 Surrey Street East - Owen Scott (Consultant); 83 Essex Street – BME Church - Marva Wisdom and Allan Brown (Guelph Black History Society); 17 Kent Street - Susan Watson (owner) and David McCauley (architect)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><u>Welcome and Opening Remarks</u></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting.</p>
2	<p><u>Approval of Agenda</u></p> <p>Committee Members requested the following additions to the Agenda:</p> <ul style="list-style-type: none">6.5 – Wilson Farmhouse demolition7.5 – Update on repairs to fire damage at 25 Manor Park Crescent7.6 – Update on alterations to 106 Carden Street, Royal Hotel7.7 – Heritage Conservation District decision meeting at Council – September 8 <p>Moved by Bill Green and seconded by Tony Berto,</p> <p>“THAT the Agenda for the Heritage Guelph meeting of August 25, 2014 be approved, as amended”</p> <p style="text-align: right;">CARRIED</p>

3	<p><u>Declaration of Pecuniary Interest</u></p> <p>Joel Bartlett declared a pecuniary interest for: Item 5.2 – 360 Woolwich Street and 15 Mont Street; Item 6.3 – 83 Essex Street; and Item 7.1 – 17 Kent Street. Christopher Campbell declared a pecuniary interest for Item 7.4 – Upcoming Site Visit (30 Norwich Street).</p>
4	<p><u>Approval of Meeting Minutes from July 14, 2014</u></p> <p>Moved by Tony Berto and seconded by Christopher Campbell,</p> <p>“THAT the Minutes from the meeting of July 14, 2014 be approved.”</p> <p style="text-align: right;">CARRIED</p>
5	<p><u>Matters Arising from Previous Minutes</u></p> <p>Item 5.1 64 Albert Street</p> <p>Delegation – Lloyd Grinham (architect)</p> <p>Stephen Robinson reviewed photos and the architect’s revised drawings for the addition at 64 Albert Street.</p> <p>Lloyd Grinham advised the Committee of the changes made to the plans since the owner attended Heritage Guelph. The changes include the reduced addition roof height, single shed dormer on front of the addition, removal of proposed front porch, revision of shutters, transom retained over front door, board and batten cladding for the addition.</p> <p>Moved by Susan Ratcliffe and seconded by Christopher Campbell,</p> <p>“THAT Heritage Guelph has no objection to the proposed design for a 2-storey rear addition and alterations at 64 Albert Street as described in plan and concept drawings presented at the August 25, 2014 meeting of Heritage Guelph.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 5.2 360 Woolwich Street and 15 Mont Street</p> <p>Delegation – David McCauley (proponent and architect)</p> <p>Stephen Robinson reviewed the updated plans and supplemental information submitted for the Cultural Heritage Resource Impact Assessment of 15 Mont Street and 360 Woolwich Street. Stephen advised that the rezoning application has been submitted and that comments are due by mid-September. Stephen added that since the property has a rezoning application, that the demolition of 15 Mont Street will be included with the rezoning and will not require separate approval by Council.</p>

	<p>David McCauley provided a review of the updated plans. The new plans include an addition to 360 Woolwich for 8 residential units, the demolition of 15 Mont Street and the demolition of two garages on the properties. David added that there will be eight parking spaces, solar collectors on the main roof of the new building.</p> <p>Committee members raised concerns over the roofline of the new building and the impact on the historic Mont Street streetscape.</p> <p>Moved by Mary Tivy and seconded by Tony Berto,</p> <p>“THAT Heritage Guelph receive the plans and elevations presented at the August 25, 2014 meeting of Heritage Guelph by the proponent for their Zoning By-Law Amendment Application (ZC1407) and supplementary information prepared by CHC Limited (dated August 18 2014) for the Cultural Heritage Resource Impact Assessment required by the proposed demolition of 15 Mont Street.”</p> <p style="text-align: right;">CARRIED</p>
6	<p>New Business</p> <p>Item 6.1 148-160 and 147-155 Delhi St</p> <p>Delegation – Brendan Stewart and Michael McClelland (ERA Architects), Brad Schlegel (owner) Staff present: Adèle Labbé (Environmental Planner)</p> <p>Brad Schlegel of the Homewood and their consulting heritage architects were in attendance for an introductory meeting and to get some initial feedback for their proposed Cultural Heritage Evaluation Report for the Homewood property.</p> <p>Brad Schlegel provided some background on his family’s ownership of the Homewood property. Michael McClelland advised that some preliminary work is being done on the Cultural Heritage Evaluation Report and that they are looking at the potential cultural heritage value of the entire site and not just some of the individual buildings. Brendan Stewart reviewed slides from a similar report that was done by ERA Architects for Appleby College and indicated that this was the document format that they would be using. Brendan added that this would be a multi-step process with the first step being the Evaluation Report.</p> <p>Committee members commented that they would like to see a Tree Inventory done for the property as there are a number of potential heritage trees that could be impacted by future development. They also noted that it would be interesting to see an original survey of property before the Homewood was built and the land partially severed off to see how it has developed over the years.</p> <p>Item 6.2 41, 43 and 45 Wyndham Street South and 53 Surrey Street East</p> <p>Delegation – Owen Scott (CHC Limited)</p>

Stephen Robinson advised that he has received a request to remove the properties located at 41, 43 and 45 Wyndham Street South and 53 Surrey Street East from the Municipal Register.

Owen Scott provided a review of his Cultural Heritage Resource Impact Assessment report for the properties. Owen indicated that the approved zoning for the properties is for large buildings and not detached, single family dwellings and that the properties will eventually be redeveloped. Owen added that there are no immediate plans for demolishing the houses.

Some Committee members made the following comments:

- That it is premature to remove the properties from the Heritage Register with no demolition application submitted and does see heritage value in the houses
- That the houses are not located in a residential area and doesn't see heritage value in buildings

Moved by Bill Green and seconded by Mary Tivy,

“THAT Heritage Guelph receive the Cultural Heritage Resource Impact Assessment prepared for the proponent by CHC Limited (dated July 15, 2014) for the buildings located at 41, 43 and 45 Wyndham Street South and 53 Surrey Street East;

AND THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph has no intention of recommending that Council designate the buildings in question and has no objection to the proposed removal of the buildings located at 41, 43 and 45 Wyndham Street South and 53 Surrey Street East from the *Municipal Register of Cultural Heritage Properties*”

CARRIED

Item 6.3

83 Essex Street – BME Church

Delegations – Marva Wisdom and Allan Brown (Guelph Black History Society)

Stephen Robinson reviewed some photos and advised that the Guelph Black Historical Society is looking to add a ramp to the rear of the former BME Church building at 83 Essex Street. Stephen added that the exterior walls are designated under the designating by-law.

Marva Wisdom advised that the building has been renamed “Heritage Hall”. Marva added that they are looking to make the hall accessible so that other organizations are able to use it and that they would like to have the work done for September 20th, 2014.

Joel Bartlett (architect) provided a review of the plans for the ramp. Joel indicated that the ramp will be at the back of the building with a new opening to be created into the rear wall of the building. Joel added that there may be a need for additional security lighting and that they will be salvaging the stone that they are removing for re-use. Joel also added that they will be looking at putting on addition onto the back in the future and that the addition would use the new opening being created. They are also looking at removing the platform on the interior to have the opening level with the floor.

	<p>Moved by Bill Green and seconded by Tony Berto,</p> <p>“THAT Heritage Guelph has no objection to the proposed design for a wheelchair access ramp to the rear door at 83 Essex Street as presented at the August 25, 2014 meeting of Heritage Guelph.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.4 79 Carden Street – Guelph Train Station</p> <p>Stephen Robinson advised that the City is looking at replacing the temporary ramp for the Train Station located at 79 Carden Street. Stephen reviewed the drawings for the ramp and some additional photos.</p> <p>Moved by Tony Berto and seconded by Mary Tivy,</p> <p>“THAT Heritage Guelph has no objection to the proposed temporary ramp access to the front door of the Guelph Train Station at 79 Carden Street as presented at the August 25, 2014 meeting of Heritage Guelph.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.5 Wilson Farmhouse Demolition</p> <p>Mary Tivy advised that she would like to put forward a motion with respect to the demolition of the Wilson farmhouse as indicated at the last meeting.</p> <p>Moved by Mary Tivy and seconded by Susan Ratcliffe,</p> <p>“THAT Heritage Guelph regrets the demolition of the Wilson Farmhouse by the City of Guelph, a decision made in the opinion of Heritage Guelph in contravention of the City's Official Plan; of the ruling of the Conservation Review Board; of the City's original intent to designate the structure; and of the advice of the City's Municipal Heritage Advisory Committee.”</p> <p style="text-align: right;">CARRIED</p>
7	<p><u>Information Items</u></p> <p>Item 7.1 17 Kent Street</p> <p>Delegation – Susan Watson (owner) and David McCauley (architect)</p> <p>Stephen Robinson advised that the owners of the listed heritage house at 17 Kent Street are looking to replace the roof and showed some recent photos of the house. Stephen added that they will not</p>

	<p>require a building permit for the work being done.</p> <p>David McCauley advised that they have had a roof conservation report done and reviewed the findings of the report. David added that they are looking to do some repairs this year and then the major work next year.</p> <p>Item 7.2 75 Cardigan Street – Guelph Youth Music Centre</p> <p>Due to the lack of quorum at this point in the meeting, this item was not covered.</p> <p>Item 7.3 Brief update on 2014 Façade Improvement Grants</p> <p>Due to the lack of quorum at this point in the meeting, this item was not covered.</p> <p>Item 7.4 Upcoming Site Visits – 30 Norwich Street and 665 Woolwich Street</p> <p>Due to the lack of quorum at this point in the meeting, this item was not covered.</p> <p>Item 7.5 Update on repairs to fire damage at 25 Manor Park Crescent</p> <p>Due to the lack of quorum at this point in the meeting, this item was not covered.</p> <p>Item 7.6 Update on alterations to 106 Carden Street, Royal Hotel</p> <p>Due to the lack of quorum at this point in the meeting, this item was not covered.</p> <p>Item 7.7 Heritage Conservation District decision meeting at Council – September 8</p> <p>Due to the lack of quorum at this point in the meeting, this item was not covered.</p>
8	<p><u>Next Meeting</u></p> <p>Regular Meeting – Monday, September 8, 2014 in City Hall Meeting Room “B” Working Group Meeting(s) – Monday, September 22, 2014 in City Hall Meeting Room “B”</p>
9	<p><u>Other Matters (introduced by Heritage Guelph Members)</u></p> <p>None</p>
10	<p><u>Adjournment</u></p> <p>With the departure of one Heritage Guelph member, quorum was lost and the meeting was adjourned at 2:10 p.m.</p>