

# MEETING MINUTES



MEETING **Heritage Guelph**

DATE November 12, 2012

LOCATION City Hall Committee Room 'B'

TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Paul Ross, Tony Berto, Joel Bartlett, Christopher Campbell, Bill Green, Russell Ott, Martin Bosch, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary); Todd Salter (General Manager of Planning Services)

REGRETS Susan Ratcliffe, Doug Haines, Lorraine Pagnan, Mary Tivy

DELEGATION Owen Scott (Landplan Collaborative Ltd) representing Jamieson family property owners on James Street East (Rick Jamieson and Dennis Jamieson); Nosam Properties Inc. (Bob Mason); University of Guelph (Jill Vigers) and the Upper Grand District School Board (Janice Wright).

## DISCUSSION ITEMS

ITEM #	DESCRIPTION
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 Bill Green,</p> <p><b>“THAT the Agenda for the meeting of November 12, 2012 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><u>Approval of Meeting Minutes from October 9, 2012</u></b></p> <p>Moved by Paul Ross and seconded by Tony Berto,</p> <p><b>“THAT the Minutes from the meeting of October 9, 2012 be approved.”</b></p> <p style="text-align: right;">CARRIED</p>

5	<p><b><u>Matters Arising from Previous Minutes</u></b></p> <p>No Items</p>
6	<p><b>New Business</b></p> <p><b>Item 6.1</b>  <b>Brooklyn and College Hill Heritage Conservation District</b></p> <p>Delegation – Owen Scott (Landplan Collaborative Ltd) representing: Jamieson family property owners on James Street East (present were Rick Jamieson and Dennis Jamieson); Nosam Properties Inc. (Bob Mason); University of Guelph (Jill Vigers) and the Upper Grand District School Board (Janice Wright).</p> <p>Stephen Robinson provided some background on the boundary currently acknowledged by Council for the proposed Brooklyn and College Hill Heritage Conservation District. Stephen informed the Committee that a staff report will be presented at the December 10 meeting of the Planning, Building, Engineering and Environment (PBEE) Committee with two recommended alternative HCD boundaries for Council’s consideration. Stephen reviewed alternative Options A and B noting that there are four major heritage character areas encompassed in the boundary – the Speed and Eramosa Riverscape, the original Brooklyn neighbourhood, the original College Hill residential area and the portion of the old Dundas Road in this area.</p> <p>Neither alternative HCD boundary options include the Wellington Street dam, most of the properties along James Street East, the University of Guelph property south of University Avenue East, the Macdonald Stewart Art Centre property or the corner commercial buildings at the northwest corner of Gordon Street and College Avenue West. Option B removes all of the James Street East properties whereas Option A keeps the buildings on the Gordon Street/James Street East corner and the former railway power station.</p> <p>Owen Scott advised that he and his clients are in support of Option B. Owen stated that there are eight different land uses on the James Street East parcels and in his opinion these properties are of mixed heritage value. Owen added that James Street East was never part of the original Brooklyn neighbourhood area and that the properties at 220 Gordon Street and 22 James Street East can always be individually designated if necessary. Owen raised concerns with the HCD boundary along the river suggesting that his clients feel that that 5 m buffer inland of the high water mark is not necessary and that the HCD boundary should follow the actual property lines in this area.</p> <p>Paul Ross raised a concern regarding 346 Gordon Street, the two-storey brick house owned by the University of Guelph at the southeast corner of University Avenue East. The University’s Campus Master Plan shows a large building being proposed on the property and Paul is concerned that the University will put a tall building on these lands that does not fit with the surrounding area. Jill Vigers, an architect with the University, suggested that there could be opportunities for discussion between the property owner and the City if the University decided to develop this portion of the campus. Owen Scott added that a trigger would be in place for a Heritage Impact Assessment of such development if the area were to become adjacent to a designated Heritage Conservation District.</p> <p>Moved by Martin Bosch, Seconded by Bill Green,</p>

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**“That Heritage Guelph supports the boundaries for the Brooklyn College Hill Heritage Conservation District Plan as shown in Option B at their meeting on November 12, 2012.”**

Discussion took place among the committee members on the differences between Options A and B and the need for the buffer along the river.

Moved in Amendment by Paul Ross, Seconded by Tony Berto,

**“That the motion be amended to include that the City will enter into discussion with the University of Guelph regarding height and scale limits and appropriate setbacks with respect to the redevelopment of 346 Gordon Street.”**

Moved in Amendment by Tony Berto, Seconded by Bill Green,

**“That with either Option A or B as recommended, that the boundary lines should follow the University of Guelph’s property line at the river’s edge.”**

The motions were voted on in descending order and a recorded vote was requested.

Moved in Amendment by Tony Berto, Seconded by Bill Green,

**“That with either Option A or B as recommended, that the boundary lines should follow the University of Guelph’s property line at the river’s edge.”**

Voting for: Russell Ott, Joel Bartlett, Tony Berto, Paul Ross, Christopher Campbell, Martin Bosch, Bill Green (7)

Voting against: (0)

CARRIED

Moved in Amendment by Paul Ross, Seconded by Tony Berto,

**“That the motion be amended to include that the City will enter into discussion with the University of Guelph regarding height and scale limits and appropriate setbacks with respect to the redevelopment of 346 Gordon Street.”**

Voting for: Russell Ott, Joel Bartlett, Tony Berto, Paul Ross, Christopher Campbell (5)

Voting against: Martin Bosch and Bill Green (2)

CARRIED

Moved by Martin Bosch, Seconded by Bill Green,

**“THAT Heritage Guelph supports the boundary for the Brooklyn College Hill Heritage Conservation District Plan as shown in Option B at their meeting on November 12, 2012.**

**AND THAT the City will enter into discussion with the University of Guelph regarding height and scale limits and appropriate setbacks with respect to the redevelopment of 346 Gordon Street.”**

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**AND THAT with either Option A or B as recommended, that the boundary lines should follow the University of Guelph's property line at the river's edge.”**

Voting for: Russell Ott, Joel Bartlett, Martin Bosch, Bill Green (4)

Voting against: Tony Berto, Paul Ross, Christopher Campbell (3)

CARRIED

**Item 6.2**

**80 Waterloo Avenue**

Stephen Robinson provided an update on the Site Plan Review Application for the property at 80 Waterloo Avenue which was discussed at the September 10 meeting of Heritage Guelph. The outstanding issues included the choice of materials as a way for the new design to be more in keeping with the heritage character of Waterloo Avenue. Stephen advised that the proponent has submitted a change in materials from those previously shown, however they have decided against using the recommended brick and went instead with a mixture including some limestone.

The committee raised concerns with the aluminum panels and the finishes proposed in pre-cast concrete. The committee requested that they be provided with coloured renderings and more detailed information on the combination of the three proposed exterior materials and their respective finishes.

The Committee members requested that Stephen Robinson provide their comments to the applicant. Heritage Guelph would like to see all application submissions show their proposal in context of the streetscape.

**Item 6.3**

**80 Simmonds Drive (Wilson Farmhouse)**

Stephen Robinson provided an update on the Conservation Review Board Hearing that took place in June 2012 for the Wilson Farmhouse located at 80 Simmonds Drive. Stephen advised that the Conservation Review Board report recommends that Council proceed with the designation of the property. Stephen pointed out that the CRB report agrees the house has physical/design value noted that the report stated the importance of the farmhouse being in its original location.

Paul Ross congratulated Stephen for all his work on this designation process and his representation at the CRB Hearing.

**Item 6.4**

**1858 Gordon Street**

Stephen Robinson provided some background information on an Application for Consent (Severance) submitted to the Committee of Adjustment for the listed heritage property at 1858 Gordon Street. Stephen advised that there are currently three structures indicated as heritage features of the property: a stone farmhouse, heavy timber bank barn and a log structure. Stephen has requested a deferral of the CofA application until planning staff can understand the current condition of the heritage features and provide proper comments. Stephen will try to arrange a site visit with the owner and take photos of the structures.

	<p><b>Item 6.5</b> <b>35 Skov Crescent</b></p> <p>Stephen Robinson provided some background information on Applications for Consent (Severance) and Minor Variance submitted to the Committee of Adjustment for the listed heritage property at 35 Skov Crescent.</p> <p>The applicant is seeking approvals to create a new lot for a new house beside the heritage house. The listing of 35 Skov Crescent in the Heritage Register only mentions the house being situated on a large lot and does not mention any views to be protected. The variance is to allow for a front yard setback being less than what is required under the Zoning By-law. The Committee raised concerns that the new house would block some of the existing views of the heritage house.</p> <p>Moved by Christopher Campbell and seconded by Tony Berto,</p> <p><b>“That Heritage Guelph objects to the variances being requested to the Committee of Adjustment for the property at 35 Skov Crescent in order to conserve a reasonable view of the listed property from Cote Drive.”</b></p> <p style="text-align: right;">CARRIED</p> <p><b>Item 6.6</b> <b>1 Douglas Street (signage for Zoup)</b></p> <p>Stephen Robinson provided background information and presented sample images of Zoup restaurant signage designs in regard to a request for new signage on the front left shop front area of the Gummer Building at 1 Douglas Street. The committee suggested that as long as the proposed signage is restricted to the sign board area they didn't have any concerns with the design.</p> <p>Moved by Paul Ross and seconded by Martin Bosch,</p> <p><b>“That Heritage Guelph support in principle the sign for Zoup at 1 Douglas Street as presented at their meeting of 12 November 2012 and request to see the final concept design drawings before approval.”</b></p> <p style="text-align: right;">CARRIED</p>
7	<p><b><u>Working Group Reports</u></b></p> <p><b>Item 7.1</b> <b>Communications</b></p> <p>Stephen Robinson advised that he has salvaged two freestanding “heritage” theme sign boards from Stone Road Mall and these are available for use in Heritage Guelph promotions.</p> <p><b>Item 7.2</b> <b>Designation Research and Heritage Review</b></p> <p>Stephen Robinson advised that he was made aware of limestone repointing being done at a designated property at 74 Liverpool Street. The owner has had Doug Burpee Masonry repoint the side wall and</p>

	<p>would like to repoint the front wall in the spring 2013. Stephen added that he has no concerns with the mason completing the work on the side wall as proposed but has asked the owner to come to Heritage Guelph with an overall conservation plan for the front elevation repointing before work begins in the spring 2013.</p> <p>Stephen Robinson advised that he has received inquiries about the possibility of designating a bur oak tree located on the property boundary of 67 and 69 Dean Avenue. Judy Martin of Guelph Urban Forest Friends (GUFF) would like to see the tree designated using the Ontario Heritage Act and is trying to convince the property owner(s) to request the designation of the tree. Stephen noted that it is possible that the tree is a remnant of a former 19<sup>th</sup>-century laneway that lead from Maple Street south to 11 Yeadon Drive and that, if so, it may have historical significance.</p> <p>Christopher Campbell offered to attend an upcoming subcommittee meeting to discuss heritage trees.</p> <p><b>Item 7.3</b> <b>Policy Review</b></p> <p>Stephen Robinson advised that the draft Guelph Innovation District Secondary Plan has been released. Stephen also added that he has spoken to Don Kudo in the City's Engineering Department about the design for the widening of York Road as discussed at our last meeting. Stephen advised that Don feels that it is premature for Engineering staff to attend a Heritage Guelph meeting at this point as designs haven't been prepared yet. Engineering staff will attend a future meeting to discuss draft plans.</p>
8	<p><b><u>Information Items</u></b></p> <p>No updates provided</p>
9	<p><b><u>Next Meeting</u></b></p> <p>Working Group Meeting(s) – Monday, November 26, 2012 in City Hall Meeting Room “B” Regular Meeting - Monday, December 10, 2012 in City Hall Meeting Room “B”</p>
10	<p><b><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></b></p> <p>Moved by Tony Berto, Seconded by Christopher Campbell</p> <p><b>“That the meeting be adjourned.”</b></p> <p style="text-align: right;">CARRIED</p> <p>Adjourn –2:35 pm</p>