

MEETING MINUTES



MEETING **Heritage Guelph**

DATE December 14, 2015

LOCATION City Hall Meeting Room C

TIME 12:00 PM – 2:00 PM

PRESENT Daphne Wainman-Wood (Chair), Mary Tivy, Michael Crawley, Bob Foster, Lynn Allingham, Charles Nixon, Bill Green, Christopher Campbell, Tony Berto, Stephen Robinson (Senior Heritage Planner), Madeleine Myhill (Clerical Assistant), Douglas McGlynn (Planning Technician)

REGRETS Uli Walle, D’Arcy McGee

DELEGATIONS Father Mark Morley (Hamilton Diocese); Jim Tarbut (Tarbut Construction); Lloyd Grinham (Grinham Architect Inc.)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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 and Addendum</u></p> <p>Moved by Tony Berto and seconded by Christopher Campbell,</p> <p>“THAT the Agenda and Addendum, for the December 14, 2015 meeting of Heritage Guelph be approved.”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest</u></p> <p>None</p>
4	<p>Adoption of Draft Minutes from the meeting of November 9, 2015 Heritage Guelph</p> <p>Moved by Mary Tivy and seconded by Tony Berto,</p> <p>“THAT the Minutes from the Heritage Guelph meeting of November 9, 2015, be approved.”</p>

5	<p><u>Matters arising from the Minutes</u></p> <p>Item 5.1 Niska Road Council Decision</p> <p>Stephen Robinson briefly summarized the outcome the December 3, 2015 Council meeting regarding the Niska Road Environmental Assessment. Staff will describe next steps at a future Heritage Guelph meeting.</p>
6	<p><u>New Business</u></p> <p>Item 6.1 Brooklyn and College Hill Heritage Conservation District</p> <p>Stephen Robinson informed Heritage Guelph members that the three appeals to the HCD were dismissed by the OMB and since November 30, 2015 the HCD designation has been in full force and effect. Stephen provided an image of the new and revised cover for the HCD Study and explained that no changes were made by the OMB to HCD Plan and Guidelines. Proposed alterations, construction and demolition will now be required to obtain an approved heritage permit.</p> <p>Item 6.2 15 Wyndham St North (Petrie Building) and 19 Wyndham St North Heritage Designation By-law (1990)-13553 Heritage permit application in conjunction with current (Phase 1) building permit application for new stairwells and proposed elevator shaft. The proponent will provide an update on the roof repairs, drainage issues and water issues and preparation for interior improvements. Applicant: Kirk Roberts (owner) with Allan Killin Architect Inc.</p> <p>Mr. Kirk Roberts (owner) provided a presentation outlining the proposed Petrie Building rehabilitation explaining that the purpose is to undertake the necessary work to make the front façade sound and deal with longstanding building structural issues. Addressing the structural issues, putting in new stairways, and adding space for an elevator shaft are their primary concern at this time for which the building permit application was recently submitted. Additional work includes updating utilities, adding a fire safety system, updating existing second floor washrooms and adding ground floor accessible washrooms. Mr. Roberts explained that all work in the upper floors of the building is on hold until a decision is reached at an upcoming OMB Hearing.</p> <p>Allan Killin, heritage architect for the project, presented Heritage Guelph members with the drawings for the proposed Phase 1 alterations. Mr. Killin also described the first round of rehabilitation that would be taking place on the façade – most of which is initial repair of horizontal pieces. Stephen Robinson reminded the committee members that the heritage designation by-law only protects the exterior of this building. Mr. Roberts stated that a “crowd funding” campaign by the Guelph/Wellington Branch of the Architectural Conservancy of Ontario (ACO) is set to begin in February with a focus on replacing missing lower sections and lost ornamentation of the front facade.</p>

Moved by Tony Berto and seconded by Bill Green,

“THAT the plan and section drawings by Allan Killin Architect Inc. for proposed Phase 1 alterations to 15 and 19 Wyndham Street North (dated 29 Oct 2015) including new stairwells and proposed elevator shaft presented by the owner at the 14 December 2015 meeting of Heritage Guelph be received, and;

THAT Heritage Guelph recommends to Council that the Phase 1 alterations proposed for 15 and 19 Wyndham Street North as in Building Permit (2015-9822) be approved.”

CARRIED

Item 6.3 72-78 Arthur Street North “Mavis Bank”

Heritage Designation By-law (2007)-18432

Preliminary consideration of two proposed options for alterations to the main house and attached coach house.

Applicant: Daryl and Kate Holmes (owner) with Kevin Crozier, B. Arch., BCIN (designer)

Stephen Robinson provided background information on the designated property and informed the committee of the owners’ desire to convert the existing fourplex into a single family home. Preliminary consideration of two proposed options for alterations to the main house and attached coach house were presented by designer Mr. Kevin Crozier. Stephen presented pictures of the property explaining the designated elements. Stephen suggested that it would be beneficial to introduce the preliminary proposals to the committee with the expectation of site visit to assess and become familiar with property.

Moved by Bob Foster and seconded by Mary Tivy,

“THAT the plan and elevation drawings by Crozier Designs Inc. for proposed alterations to 72-78 Arthur Street North (dated 8 Dec 2015) presented by the owner at the 14 December 2015 meeting of Heritage Guelph be received as a preliminary submission for discussion purposes only, and;

THAT Heritage Guelph recommends that the proponent continue to discuss and review the proposal with all relevant Planning staff so that preliminary comments and suggestions from staff and Heritage Guelph may be given due consideration before a revised proposal is brought back to the committee following an interior site visit conducted with the proponent.”

CARRIED

Item 6.4 325 Gordon Street (Newman Centre)

HCD Designation By-law (2014)-19812

Update on current building permit application to repair and restore the existing front verandah.

Applicant: Diocese of Hamilton (owner) with Lintack Architects Inc.

Stephen Robinson provided an update on the property and stated that the current building permit for the work on this property was submitted before the HCD was in effect. The front verandah is

deteriorated and the owners would like to restore to its original condition; however, the railing that is currently 31 inches on the second floor now has to be 42 inches to comply with building standards and the Ontario Building Code. The first floor verandah railing is able to remain 31 inches. In addition, the foundation of the house has been leaking and the owners would like to waterproof this. The property is also in the process of being rezoned from residential to institutional to serve as an intellectual/Catholic Centre for University of Guelph students.

Moved by Mary Tivy and seconded by Bill Green,

“THAT the site plan and elevation drawings by Lintack Architects Inc. for the proposed repair and restoration of the two-storey, wraparound verandah at 325 Gordon Street (dated June 2015) presented at the 14 December 2015 meeting of Heritage Guelph be received, and;

THAT Heritage Guelph supports the proposed repair and restoration of the two-storey, wraparound verandah in Building Permit 2015-9739 provided that the applicant includes the Dean Avenue elevation in the permit drawing set and that changes required in the upper verandah railing to conform with requirements of the Ontario Building Code are made to the satisfaction of the Senior Heritage Planner and in such a way that is in keeping with the heritage character of the property.”

CARRIED

Item 6.5 221 Woolwich St

HCD Designation By-law (1992)-14065

Pre-consultation regarding possible future severance of property and demolition and reconstruction of existing detached coach house to become an attached garage for a new building.

Applicant: Tyler Griffin of Griffin Mechanical Inc. (owner) with Lloyd Grinham of Grinham Architect Inc.

Stephen Robinson introduced the coach house at 221 Woolwich St. which is currently on the Heritage Register. Lloyd Grinham of Grinham Architects Inc. informed the committee of Tyler Griffin’s (the proponent) desire for the owner to sever the property, and demolish and reconstruct the existing detached coach house to become an attached garage for a new building. Mr. Grinham presented images of the proposed structure and Stephen presented photos of the existing coach house. Mr. Grinham explained that the structural assessment of the building revealed that it is in very poor condition – there are many overloaded and unsupported members. Stephen suggested that a site visit may be useful as a starting point to familiarize committee with property and what’s proposed.

Moved by Michael Crawley and Tony Berto,

“THAT the meeting be extended until 2:20 pm”

Moved by Michael Crawley and Tony Berto,

“THAT the structural assessment by Witzel Dyce Engineering Inc of the existing coach house at the rear of 221 Woolwich Street (fronting on Norwich St East) be received, and;

	<p>THAT the preliminary concept plan and elevation drawings by Grinham Architect Inc. for the proposed redevelopment of 221 Woolwich Street (dated 4 December 2015) presented at the 14 December 2015 meeting of Heritage Guelph be received, and;</p> <p>THAT Heritage Guelph supports in principal the proposed development concept but recommends that the proponent continue to discuss and review the proposal with all relevant Planning staff so that preliminary comments and suggestions from staff and Heritage Guelph may be given due consideration before the proponent makes a formal consent application to the Committee of Adjustment.”</p> <p style="text-align: right;">CARRIED</p> <p>Moved by Tony Berto and seconded by Mary Tivy,</p> <p>“THAT the meeting be extended until 2:30 pm”</p> <p style="text-align: right;">CARRIED</p>		
7	<p><u>Information Items</u></p> <p>Item 7.1 Heritage Guelph 2016 meeting schedule Item 7.2 Heritage Guelph contact information Item 7.3 Annual Ontario Heritage Conference at Stratford/St. Mary’s May 12-14, 2016 If members interested, applications requested. Stephen to look into possibility of assisting HG members with costs.</p>		
8	<p><u>Next Meeting</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Heritage Guelph January 11, 2016 (12-2pm) Location: City Hall, Mtg Rm C</p> </td> <td style="width: 50%; vertical-align: top;"> <p>HG Designation Working Group January 25, 2016 (12-2pm) Location: City Hall, Mtg Rm B</p> </td> </tr> </table>	<p>Heritage Guelph January 11, 2016 (12-2pm) Location: City Hall, Mtg Rm C</p>	<p>HG Designation Working Group January 25, 2016 (12-2pm) Location: City Hall, Mtg Rm B</p>
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9	<p><u>Other Matters (introduced by Heritage Guelph Members)</u></p> <p>None</p>		
10	<p><u>Adjournment</u></p> <p>Moved by Mary Tivy and seconded by Bill Green,</p> <p>“THAT the meeting be adjourned at 2:30 pm.”</p> <p style="text-align: right;">CARRIED</p>		