

ADDENDUM

**Heritage Guelph Meeting
12:00 noon – 2:00 pm**

Monday, May 9, 2016

1 Carden St., City Hall

COMMITTEE ROOM C

Additional Information for Current Agenda Items

Item 5.1

Heritage Guelph - Committee Terms of Reference

Circulation of revised draft Terms of Reference document.

Item 5.3

5 Douglas Street (Gummer Building)

Heritage Permit Application HP16-0010

In pre-consultation with the applicant, the Senior Heritage Planner determined heritage permit application HP 2016-0010 to be major in nature and would require consultation with Heritage Guelph before approval could be considered through delegation of authority. The proposed alteration will also require a Site Plan Approval amendment and approval of any related building permits.

Heritage Planning staff recommendation:

Whereas, the heritage attributes protected by heritage designation By-law (2008)-**18531** include “the front and side exterior stone walls, including all original door and window openings, including sills, surrounds, and dressings”; and

That, Heritage Guelph is of the opinion that the heritage attributes of the designation by-law do not describe the pre-cast concrete, ground floor front exterior and its openings either as part of the original 1870s stone building or as a heritage attribute and the proposed alterations do not pose a negative impact to the heritage attributes protected by the designation by-law; and

That Heritage Guelph supports Heritage Permit HP2016-0010, a proposal to alter the existing retail window and door openings of the Gummer Building at 5 Douglas Street as presented in plan and elevation drawings by L. Alan Grinham Architect Inc. (dated April 13 2016) presented at the May 9 2016 meeting of Heritage Guelph.

Item 6.1

15 Wyndham Street North (Petrie Building) and 19 Wyndham Street North

Heritage Permit HP16-0011

Delegations: Kirk Roberts and Peregrine Wood (Owners); Philip Hoad (Empire Restoration)

In pre-consultation with the applicant, the Senior Heritage Planner determined heritage permit application HP 2016-0011 to be major in nature and would require consultation with Heritage Guelph before approval could be considered through delegation of authority. The proposed alteration will also require approval of any related building permits and sign permits.

Heritage Planning staff recommendation:

Whereas, the heritage attributes protected by heritage designation By-law (1990)-**13553 include "the complete exterior of the original building including the entire original stamped galvanized iron street façade, the shape and form of the building and its roof and all exterior building details and embellishments"; and**

That Heritage Guelph is of the opinion that the proposed alterations represent proper heritage conservation practice and do not pose a negative impact to the heritage attributes protected by the designation by-law; and

That Heritage Guelph supports Heritage Permit HP2016-0011 proposing: storefront replacement and the extension of elevator shaft, 3rd floor (19 Wyndham St N) and 4th floor (15 Wyndham St N) to accommodate a prospective tenant as presented in plan (A1.0 –A1.4), elevation (A2.1) and section (A3.1) drawings by Allan Killin Architect Inc. (dated March 25 2016) presented at the May 9 2016 meeting of Heritage Guelph.

Item 6.2

72-78 Arthur Street North (Mavis Bank)

Heritage Permit HP16-0005

In pre-consultation with the applicant, the Senior Heritage Planner determined heritage permit application HP 2016-0005 to be major in nature and would be reviewed by Heritage Planning staff and Heritage Guelph who prepare advice and recommendations to be included **in the planning staff report for Council's consideration**. According to Sections 33 and 34 of Part IV of the *Ontario Heritage Act*, Council is required to consider heritage permit applications which propose to **"erect, demolish or remove any building or structure on the property"**.

The proposed demolition, construction and alterations to the property will also require approval of any related variances, building permits and a tree permit.

Heritage Planning staff recommendation:

Whereas, the heritage attributes protected by heritage designation By-law (2007)-18432 include:

- all exterior elevations of stucco-over-stone construction;
- all hipped and gabled rooflines;
- all original window and door openings including their locations and construction;
- two large twin-flued **"white" brick chimneys including their corbelled caps**, located at the south end and the rear wing of the house;
- bow-roofed trellis and lattice wrap-around verandah;
- tooled stone window sills; and

- the 6 panes over 6 sash windows below the east verandah and on the Arthur Street elevation;
- **Mavis Bank's location fronting onto the federally-**designated heritage river, the Speed River;
- all major trees on the property, including the two black walnut trees located in front of the Arthur Street elevation; and

That, Heritage Guelph is of the opinion that the heritage designation by-law does not describe, either as part of the original stone dwelling or as a heritage attribute, the following:

- **attached accessory building (a former "coach house" converted for residential use)**
- addition under verandah roof on south-east side of house
- second floor addition attached to the east **2-storey "bumpout"**
- 1-storey, detached shed near the east property line
- shrub and minor tree removals; and

That Heritage Guelph is of the opinion that the following new construction proposed for the subject property is in keeping with proper heritage conservation practice and does not pose a negative impact to the heritage attributes protected by the designation by-law:

- 2-storey, attached garage with breezeway connection to dwelling
- new Arthur Street entry and mudroom in the stone dwelling
- east verandah expansion and partial infill of under existing verandah
- related alterations
- reinstate stair landing window on street elevation
- create new window openings on street elevation
- new, low stone walls at north property line; and

That Heritage Guelph supports Heritage Permit HP2016-0005 for partial demolition, new construction and alterations as presented in site plan (H1), floor plans (H2-H4), perspectives (Cover sheet and H5), and elevations (H6-H11) by Kevin Crozier of Crozier Designs Inc. (dated April 19 2016) presented at the May 9 2016 meeting of Heritage Guelph.