

MEETING MINUTES



MEETING **Heritage Guelph**

DATE April 24, 2017

LOCATION City Hall Meeting Room C
TIME 12:00 PM – 2:00 PM

PRESENT Christopher Campbell (Chair), Daphne Wainman-Wood, Mary Tivy, David Waverman, Bob Foster, Michael Crawley, Bill Green, Tony Berto, Charles Nixon, Stephen Robinson (Senior Heritage Planner), Madeleine Myhill (Planning Clerk)

REGRETS None

DELEGATIONS Kirk Roberts (15 Wyndham St N); Arun Hindupur (City of Guelph Engineering); Jack Turner (GM BluePlan), Andrew Janes (City of Guelph Engineering)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<u>Welcome and Opening Remarks</u> Christopher Campbell welcomed everyone to the meeting.
2	<u>Approval of Agenda and Addendum</u> Moved by Tony Berto and seconded by Bill Green, “THAT the Agenda and Addendum for the April 24, 2017 meeting of Heritage Guelph be approved.” CARRIED
3	<u>Declaration of Pecuniary Interest</u> Christopher Campbell – 13 Stuart Street
4	<u>Adoption of Draft Minutes</u> Moved by Daphne Wainman-Wood and seconded by Mary Tivy, “THAT the Minutes from the Heritage Guelph meeting of March 27, 2017 be approved.” CARRIED

Matters Arising from the Minutes

Item 5.1 15 Wyndham Street North (Petrie Building)

Kirk Roberts (owner) provided a presentation and informed the Committee of the most recent updates regarding the restoration of the Petrie Building metal facade. While the vertical surfaces of the exterior are in decent condition, the many of the horizontal surfaces have been heavily damaged and replaced with galvanized sheet steel. No final decisions have been made on the surface coating and treatment for the exterior; however, the facade will be cleaned with a type of abrasive as close to the bare metal as possible, and coated with the proposed finish. Ed Bowkett, metal restoration specialist, has been assisting with this process. Kirk concluded with commentary on the difficulties he has encountered with the fourth floor renovations, including discussions of Building Code requirements that are in conflict with heritage restoration efforts.

Moved by Bill Green and seconded by Tony Berto,

THAT Heritage Guelph supports the approval of heritage permit application HP17-0005 for the proposed cleaning, coating and conservation of the metal façade elements of the Petrie Building at 15 Wyndham Street North as described at the April 24, 2017 meeting of Heritage Guelph by the property owner and based on a conservation proposal provided by Ed Bowkett, metals conservator to be carried out by Empire Restoration and Bowkett & Company; and That any change to the scope of work or other details that are minor in nature may be dealt with by the Senior Heritage Planner.

CARRIED

5.2 1123 York Road

Stephen Robinson provided an update regarding the recommended revisions to the Cultural Heritage Resource Conservation Plan for this listed (non-designated) property. The property owners have agreed to set back the connector walls of the new addition to the farmhouse, and when the windows are replaced they will be replaced with windows suited to the original form.

Moved by Tony Berto and seconded by Bill Green,

THAT Heritage Guelph supports the recommendations contained in the revised Heritage Conservation Plan for 1123 York Road prepared by CHC Limited (dated April 17, 2017) which includes proposed site plan and elevation drawings by BJC Architects (dated March 15, 2017); and

THAT any further changes to the site plan, elevations or Heritage Conservation Plan document that are minor in nature may be dealt with by the Senior Heritage Planner through the Site Plan Review process.

CARRIED

5.3 Designation Plaques

Stephen Robinson and Heritage Guelph members reviewed the final wording for the heritage

	<p>designation plaques for: Kathleen Street; 13 Evergreen Drive; Stone Road Bridge; 65 Wyndham Street North; 341 Forestell Road; 1453 Gordon Street. Some minor edits were made.</p> <p>Moved by Mary Tivy and seconded by Bob Foster,</p> <p>THAT Heritage Guelph supports the revised wording proposed at the April 24, 2017 meeting of Heritage Guelph for the following heritage designation plaques: 11 Evergreen Drive; Stone Road Bridge; 18 Kathleen Street; 65 Wyndham Street North; 341 Forestell Road; 1453 Gordon Street.</p> <p style="text-align: right;">CARRIED</p>
6	<p><u>New Business</u></p> <p>6.1 59 Carden Street (Old City Hall)</p> <p>Stephen Robinson informed the Committee that the repair and repainting of three wood window sashes has been recommended in a restoration proposal by Alan Stacey of Heritage Mill. Stephen presented images and provided some background information – the initial painting work from the building restoration is failing and this heritage permit would commence a sequential restoration. Three windows would be removed, repaired and repainted as these three have been identified as needing immediate attention.</p> <p>Moved by Tony Berto and seconded by Mary Tivy,</p> <p>THAT Heritage Guelph supports the approval of heritage permit application HP17-0004 for the repair and repainting of selected wood window sashes at 59 Carden Street according to a restoration proposal by Alan Stacey of Heritage Mill Historic Building Conservation (dated January 17, 2017); and</p> <p>THAT any change to the scope of work or other details that are minor in nature may be dealt with by the Senior Heritage Planner.</p> <p style="text-align: right;">CARRIED</p> <p>6.2 21 Tiffany Street West</p> <p>Stephen Robinson informed the Committee that the property owners have submitted a demolition permit application for 21 Tiffany St W, a potential built heritage resource recognized in the Couling Architectural Inventory. Stephen presented images and explained that his research has indicated the house was likely built close to 1900. Stephen reviewed the land title abstract for the property and recommended to the Heritage Guelph members that the subject property does meet any of the criteria that determine cultural heritage value.</p> <p>Moved by Mary Tivy and seconded by Michael Crawley,</p> <p>THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council move to protect 21 Tiffany Street West through individual designation under the Ontario Heritage Act.</p>

CARRIED

6.3 785 York Road (Guelph Reformatory Lands)

Stephen Robinson informed Heritage Guelph that a preliminary Heritage Impact Assessment (HIA) has been submitted by Amec Foster Wheeler for the York Road Environmental Design Study. Stephen informed the Committee that the HIA is not at a point where it is ready to present to the Committee and needs more detail and more explicit explanations regarding the impact to heritage features within the three proposed options.

Arun Hindupur, Infrastructure Planning Engineer with the City, reviewed the three options that have been suggested by the Environmental Design Study. Option 1 would leave everything as is which would be most sympathetic to heritage features while disregarding natural heritage and wildlife/fish. Option 2 and Option 3 are similar, but Option 3 is the consultant's preferred option which leaves heritage features in situ but without year-round water flow over them. April Nix, Environmental Planner with the City, provided further clarification and detail regarding the proposed options and took questions from Heritage Guelph members. Heritage Guelph members raised concerns about the lack of understanding pertaining to the realignment effects on each heritage feature suggesting that each feature should be examined individually.

Moved by Mary Tivy and seconded by Tony Berto,

**THAT the report titled Original Report: Heritage Impact Assessment, York Road Environmental Design Study prepared by Amec Foster Wheeler Environment and Infrastructure (dated March 2017) be received; and
THAT Heritage Guelph requires revision to the Heritage Impact Assessment to address concerns of heritage planning staff and Heritage Guelph.**

CARRIED

6.4 Norwich Street Bridge

Jack Turner from GM Blue Plan Engineering provided a presentation with images explaining that significant deterioration of the existing Norwich Street bridge is presenting safety concerns. Jack reviewed the suggested alternatives and Alternative 2 has been identified as the preferred option as it would put a new bridge within the trusses of the old bridge, and would require some moderate repairs to the existing bridge with no impact to its cultural heritage value. Alternative 2 would also address the safety concerns of the existing bridge and take loading off of the trusses.

Moved by Mary Tivy and seconded by Charles Nixon,

THAT the meeting of April 24, 2017 be extended to 2:20 PM.

CARRIED

Moved by Daphne Wainman-Wood and seconded by Mary Tivy,

THAT Heritage Guelph supports the recommendation of Option 2 (retention of existing bridge with sympathetic modification) as the preferred option as described in the Cultural Heritage Evaluation and Heritage Impact Assessment prepared by ASI Archaeological &

	<p>Cultural Heritage Services (dated November 2016) for the Norwich Bridge Municipal Class Environmental Assessment; and THAT Heritage Guelph will be consulted for their comments and recommendations during the detail design stage of the Environmental Assessment as part of a heritage permit application process.</p> <p style="text-align: right;">CARRIED</p>		
7	<p><u>Information Items</u></p> <p>7.1 13 Stuart Street</p> <p>Stephen Robinson informed the Committee of staff preparation of a recommendation to designate 13 Stuart Street pursuant to Part IV of the Ontario Heritage Act. The property owner has demolished the interior of this dwelling without the required building permit. This item will be coming to the May 8 meeting of Heritage Guelph with a recommendation to consider designation of the property which would be then recommended to Council in June.</p> <p>7.2 Heritage Guelph – Conservation Recognition Program</p> <p>Deferred to next meeting.</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 Meeting May 8, 2017 (12-2 PM) Location: City Hall, Mtg Rm C</p> </td> <td style="width: 50%; vertical-align: top;"> <p>HG Designation Working Group May 22, 2017 (12-2 pm) Location: City Hall, Mtg Rm B</p> </td> </tr> </table>	<p>Heritage Guelph Meeting May 8, 2017 (12-2 PM) Location: City Hall, Mtg Rm C</p>	<p>HG Designation Working Group May 22, 2017 (12-2 pm) Location: City Hall, Mtg Rm B</p>
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9	<p><u>Adjournment</u></p> <p>Moved by Tony Berto and seconded by Michael Crawley,</p> <p>“THAT the meeting be adjourned at 2:28 pm.”</p> <p style="text-align: right;">CARRIED</p>		