

MEETING MINUTES



MEETING **Heritage Guelph**

DATE May 9, 2016

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

PRESENT Daphne Wainman-Wood (Chair), Tony Berto, Mary Tivy, Bob Foster, Charles Nixon, Christopher Campbell, Bill Green, Michael Crawley, Uli Walle, Melissa Aldunate (Manager of Policy Planning and Urban Design), Stephen Robinson (Senior Heritage Planner), Madeleine Myhill (Clerical Assistant)

REGRETS David Waverman

PROPOSERS
5.3 - Jason Ashdown (Skyline Group of Companies);
6.1 - Kirk Roberts, Peregrine Wood, Philip Hoad (Empire Renovation);
6.2 - Daryl Holmes and Kate McNeil-Holmes, Kevin Crozier (Crozier Designs Inc.)

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>Moved by Bill Green and seconded by Uli Walle,</p> <p>“THAT the Agenda, for the May 9, 2016 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><u>Adoption of Draft Minutes from the meeting of April 11, 2016 Heritage Guelph</u></p> <p>Moved by Mary Tivy and seconded by Charles Nixon,</p> <p>“THAT the Minutes from the Heritage Guelph meeting of April 11, 2016 be approved.”</p> <p style="text-align: right;">CARRIED</p>

5	<p><u>Matters Arising from the Minutes</u></p> <p>Item 5.1 Heritage Guelph - Committee Terms of Reference Item has been deferred to the next meeting.</p> <p>Item 5.2 Call for Nominations - Chair of Heritage Guelph Item has been deferred to the next meeting.</p> <p>Item 5.3 5 Douglas Street (Gummer Building)</p> <p>Stephen Robinson described Skyline Group of Companies’ desire to occupy the entire ground floor of the Brownlow/Gummer Building at 5 Douglas Street. To accommodate this change, Skyline is proposing to change the existing right front door to a window and change the far right ground floor window to become a door for tenants to access the upper levels of the building separate from Skyline. The existing left front entrance would be changed to a window. Stephen presented images of the property along with the proposed elevation and floor plan. Stephen explained that the designation by-law protects the original stone exterior walls (the original 1870s façade) above the first floor. The main floor front is not the original exterior of the building allowing for more flexibility for alterations to the main level façade. Stephen expressed that he does not feel the alterations would have a negative impact on the building but did mention that the alterations should be sympathetic and compatible. HG discussed the potential design of the main floor façade once alterations have occurred. Jason Ashdown explained that the intention would be to have the alterations match the look and materials of existing façade.</p> <p>Moved by Bill Green and seconded by Christopher Campbell,</p> <p>THAT Heritage Guelph is of the opinion that the heritage attributes of the designation by-law for the Brownlow/Gummer Building at 5 Douglas Street 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 that the alterations at the May 9 2016 meeting of Heritage Guelph do not pose a negative impact to the heritage attributes protected by the designation by-law; and</p> <p>THAT Heritage Guelph supports heritage permit HP2016-0010, a proposal to alter the existing retail window and door openings of the Brownlow/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.</p> <p style="text-align: right;">CARRIED</p>
6	<p>New Business</p> <p>Item 6.1 15 and 19 Wyndham Street North (Petrie Building)</p> <p>Stephen Robinson introduced the property owners and their metal restoration consultant Philip Hoad of Empire Restoration. Kirk Roberts gave an update on: the proposed conservation plan for the historic front façade; the proposed storefront replacement; extensions of elevator shaft; an addition to 3rd floor at #19; and an addition to 4th floor at #15 to accommodate a prospective tenant. Kirk</p>

described the original building permit plans and explained that the store fronts have been demolished and a permit has been obtained to put new store fronts in. He presented drawings of the proposed new store front for HG comments and questions. Kirk explained that the elevator has presented some unforeseen challenges and described how they have addressed these issues and will continue to address them. He also explained their plans to create a 4th floor by extending the existing attic to a new rear stairwell and elevator, while extending the third floor of #19 and insulating and cladding the exterior of the rear wall as well as the 4th floor.

Moved by Mary Tivy and seconded Bob Foster,

THAT the meeting be extended to 2:15 pm.

CARRIED

Moved by Mary Tivy and seconded by Bob Foster,

THAT HG supports heritage permit HP2016-0011 in principle, involving: the conservation of the historic front façade; an addition to the 4th floor of #15 extending the existing attic to a new rear stairwell and elevator; extending the third floor of #19; insulating and cladding the exterior of the rear wall and the 4th floor. The proponents will circulate finalized documents prior to approval of the building permit. The documents accepted in principle are those presented at the meeting today.

CARRIED

Moved by Uli Walle and seconded by Mary Tivy,

THAT Heritage Guelph convenes an extraordinary meeting in two weeks' time to review the draft Committee Terms of Reference.

CARRIED

Item 6.2 72-78 Arthur Street North (Mavis Bank)

Stephen Robinson introduced the owners and their designer Kevin Crozier of Crozier Designs Inc. Kevin Crozier explained the owner's plans to demolish the existing 2-storey, attached "coach house" as well as a 1-storey, detached storage shed and the non-original infill within the wraparound verandah. Mr. Crozier described the proposed construction of: a second storey east addition; a new 2-storey, attached garage with breezeway connection to the dwelling; a new Arthur Street entry; and the reincorporation and partial infill of the existing verandah. A tree inventory and impact study was recently conducted by an arborist to ensure that the construction would not impact either the two black walnut trees protected under the designation by-law or any as well as other significant trees on the property.

Moved by Bill Green and seconded by Bob Foster,

That Heritage Guelph supports Heritage Permit HP2016-0005 for 72-74 Arthur Street North proposing 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

	<p>Heritage Guelph. Any further revisions that are minor in nature may be dealt with by the Senior Heritage Planner.</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.3 Introduction of Caroline Morrow, Heritage Research Assistant Item deferred to a future meeting.</p> <p>Item 6.4 Research Tour of Guelph Civic Museum/Archives Item deferred to a future meeting.</p> <p>Item 6.5 Heritage Guelph member profiles – group discussion Item deferred to a future meeting.</p>		
7	<p><u>Next Meeting</u></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Heritage Guelph Meeting May 24, 2016 (2-4pm) Location: City Hall, Mtg Rm C</p> </td> <td style="width: 50%; vertical-align: top;"> <p>HG Designation Working Group To be determined at next meeting</p> </td> </tr> </table>	<p>Heritage Guelph Meeting May 24, 2016 (2-4pm) Location: City Hall, Mtg Rm C</p>	<p>HG Designation Working Group To be determined at next meeting</p>
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8	<p><u>Adjournment</u></p> <p>Meeting adjourned 2:15 pm</p>		