

# City of Guelph

Meeting Minutes



Meeting: Heritage Guelph (the Municipal Heritage Committee)  
 Date: March 14th, 2005  
 Time: 12 noon  
 Location: Council Committee Room C  
 Present: Leanne Piper – Chair; Ian Panabaker - Heritage Planner; Cathy Downer - City Council Representative; Betty-Lou Clark; Cecelia Paine; Kevin O'Donnell; Susan Ratcliffe; Lesley Hayward; Joel Barlett; Paul Ross; Gil Stelter; Norm Harrison; Cheryl Coutts – Recording Secretary.  
 Regrets: Pat Nicholls; Owen Chinnery.

Item #	Description	Action By:
1.	<p><b><u>Approval of Agenda:</u></b></p> <p>Addition to 5f) update from Communications Committee - workload            7) GE Water presentation            Business Arising – Civic Admin update            Next Meeting – March 29<sup>th</sup>, 2005 – CCRC.</p> <p>The following motion was made by Paul Ross and seconded by Lesley Hayward:</p> <p><b>“That the Heritage Guelph agenda for March 14th, 2005 be accepted as amended.”</b></p> <p style="text-align: right;">Carried</p>	
2.	<p><b><u>Declaration of Pecuniary Interest:</u></b></p> <p>none</p>	
3.	<p><b><u>Approval of Minutes from the February 28th, 2005 Meeting:</u></b></p> <p>Page 5 of 6 – 129 Elizabeth Street motion – change “savage” to “salvage”.</p> <p>The following motion was made by Paul Ross and seconded by Betty-Lou Clark:</p> <p><b>“That Heritage Guelph approves the minutes as amended for Feb 28th, 2005 meeting.”</b></p> <p style="text-align: right;">Carried</p>	



4.	<p><b><u>Matters Arising:</u></b> (Action Items from February 28th, 2005 meeting)</p> <p><b>Civic Administration Centre</b></p> <p>As directed by Council, the design committee has looked at multi-use functions for the project. The POA Court House may appear to be a good fit for the existing City Hall building. The library programme appears to be too large an additional use for the site. Other uses are being raised through a series of workshops being held by the CAO to try and get a sense of what agencies need what future space. This may provide interim tenants for expansion space built into the City Hall side of the project at the beginning. The committee will be bringing a recommendation to Council soon on moving forward with the architect in order to examine the project at the level of detail required.</p> <p>There is still a concern, following the recent newspaper articles, that the Winter Fair Wall is under threat.</p> <p>The following motion was made by Cathy Downer and seconded by Lesley Hayward:</p> <p><b>“THAT the Chair of Heritage Guelph draft a letter, to be submitted to Council when the design committee report is available, confirming to Council the value of the Winter Fair Wall and its contribution to the project.”</b></p> <p style="text-align: right;">Carried</p>	LP
5.	<p><b><u>Business Items:</u></b></p> <p><b>b) 138 Wyndham Street North – Post Office:</b></p> <p>Legal issues arose regarding pursuing the designation of the site without consent from Canada Post. The recommendation to Council has been deferred by Senior Management until clarification could be made. Canada Post reiterated that it would not allow designation under its ownership – but had no problem with the process being started while they still owned it. This did not give Legal much assurance and they advised that Council may not be comfortable with this approach.</p> <p>The following motion was made by Paul Ross and seconded by Cecelia Paine:</p> <p><b>“THAT Heritage Guelph recommends an ‘Greensheets’ report be provided to Council outlining the steps Heritage Guelph has taken with the sale of the</b></p>	IP



	<p>property and the plan to wait until the new owner is identified before proceeding with the designation recommendation to Council.”</p> <p style="text-align: right;">Carried</p> <p><b>c) Community Heritage Ontario (CHO) Update:</b></p> <p>Paul has approached Liz Sandals, MPP regarding the ongoing delay in passing Bill 60. PR feels that the efforts by advocates to make the government aware of the need for the legislation is having an effect.</p> <p>The following motion was made by Paul Ross and seconded by Betty-Lou Clark:</p> <p><b>“THAT Heritage Guelph write a letter to Ms. Sandals with a copy to Guelph City Council expressing the committee’s support in seeing Bill 60 passed.”</b></p> <p style="text-align: right;">Carried</p> <p>Cultural Heritage is being better defined and recognized under the 2005 Provincial Policy Statement. Paul distributed the excerpts on Cultural Heritage to the committee.</p> <p>The approaching implementation of Bill 124 – the new Building Code Act – will have substantial impacts on the work of the committee. Starting July 1<sup>st</sup>, there will now be time requirements for the issuance of permits, including demolition permits. CHO and the Ministry of Culture are evaluating how cultural issues can be addressed within the new frameworks and will be advising MHCs.</p> <p>In addition, IP stated that the new Act will prevent the installation of conditions on the issuance of the building permit – staff are now evaluating how to address this long-standing practice. (For example in Committee of Adjustment decisions).</p> <p>CHO News – There is an article regarding a Heritage District in Collingwood and due to public interest, it has been enlarged.</p> <p>The following motion was made by Lesley Hayward and seconded by Cecelia Paine:</p> <p><b>“THAT Heritage Guelph thanks Paul Ross for his update from the CHO Board meeting.”</b></p> <p style="text-align: right;">Carried</p>	<p style="text-align: center;">LP</p> <p style="text-align: center;">All</p>
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d) Committee of Adjustment Items (March 22<sup>nd</sup> Meeting):

**161 Waterloo – change of legal non-conforming use:**

The following motion was made by Norm Harrison and seconded by Kevin O'Donnell:

**“THAT Heritage Guelph notifies the Committee that the property at 161 Waterloo Ave is identified in the City’s Inventory of Heritage Structures. Heritage Guelph also notifies the Committee that the adjacent building at 151 Waterloo Ave, Torrance School is a building that is designated under the Ontario Heritage Act.**

**Heritage Guelph supports the re-use of this building and supports application A-30/05.”**

Carried

**81 Edinburgh Street N/4 Southhampton:**

The following motion was made by Cathy Downer and seconded by Betty-Lou Clark:

**“THAT Heritage Guelph notifies the Committee that the property at 81 Edinburgh Street N is identified in the Inventory of Heritage Structures and the property at 4 Southhampton is on the Couling Inventory.**

**Heritage Guelph has no comment on the applications B-10/05 and A-31/05.”**

Carried

**145 Kingsmill Avenue:**

The following motion was made by Paul Ross and seconded by Cathy Downer:

**“THAT Heritage Guelph notifies the Committee that the property at 145 Kingsmill Avenue is identified in the Couling Inventory.**

**Heritage Guelph supports the proposed variances in the parking regulations as set out in A-26/05 as the proposed design is sensitive to the existing**



**structure.”**

Carried

**23 Barton Street:**

The following motion was made by Betty-Lou Clark and seconded by Norm Harrison:

**“THAT Heritage Guelph notifies the Committee that the property at 23 Barton Street is one of the older homes in the neighbourhood.**

**Heritage Guelph does not support application B-39/05, A122/05 and A-123/05 as it has concerns that this application would set a precedent for the neighbourhood, which is predominantly post-war bungalows on larger lots.”**

Carried

**58 Alma Street North:**

The following motion was made by Paul Ross and seconded by Cecelia Paine:

**“THAT Heritage Guelph notifies the Committee that the property at 58 Alma Street N is identified in the City’s Inventory of Heritage Structures.**

**Heritage Guelph would like to request deferral of this item in order for the applicant to consult with the committee and so that the committee can review the site.**

**Should the Committee of Adjustment decide to grant the variance, Heritage Guelph requests the following conditions be placed on application B-12/05 and A-27/05 and A-28/05:**

**THAT the applicant consult with Heritage Guelph about the design prior to issuance of Building Permit;**

**THAT the successful move of the house be a condition for the severance application B-12/05.”**

Carried



	<p><b>47 Glasgow Street :</b></p> <p>The following motion was made by Cathy Downer and seconded by Betty-Lou Clark:</p> <p><b>“THAT Heritage Guelph supports the proposed additions as shown in the Orchard Studio drawings dated February 2005, for the house at 47 Glasgow Street South and notifies the Building Department that the committee has reviewed the design.”</b></p> <p style="text-align: right;">Carried</p> <p><b>129 Elizabeth Street: C of A Follow-up</b></p> <p>Planning will be meeting with the applicant to discuss the proposed designs. This application will come back to the committee upon resubmission by the applicant.</p>	IP
6.	<p><b>1141 Paisley Road:</b></p> <p>Joe Wolfond, from Armel, was present to discuss the potential demolition of the house located at 1141 Paisley Road. Armel is proposing to lower the drumlin in light of the proposed reshaping of Paisley Road. As the house sits on the drumlin, Armel feels that the slope from the house will be left high and dry. Armel is willing to give the house away as they don't want the house to stay where it is. Heritage Guelph is interested in designating the house and potentially incorporating it in the Service Commercial zone for any future developments. Joe will notify IP as a possible time when the Committee can have a site visit.</p> <p>(no motion was made at this time)</p> <p><b>463 Speedvale Ave West:</b></p> <p>Representatives from GE were present to discuss the stone farmhouse and outbuildings located on their property at 463 Speedvale W. They feel this building is a risk to the public. They consider the demolition an investment in site safety. There is some contamination on the site due to historic adjacent land uses – IP has confirmed this the City engineers – the adjacent water tower lands are also affected. GE has neither plans to sell the property nor use the property in the foreseeable future.</p>	



	<p>Gil has uncovered the Tweedsmuir article on the property. The original owner was David Kennedy – a local pioneer legend. The house was built by subsequent owners. Several well known personages lived there over the years. The house is worthy of designation.</p> <p>The committee discussed the options available. The absence of a use leaves very little room to maneuver. The Committee would like the owners to consider investing the money in mothballing the structure instead of demolition.</p> <p>The following motion was made by Paul Ross and seconded by Susan Ratcliffe:</p> <p><b>“THAT Heritage Guelph does not support demolition of 463 Speedvale Ave West and will start collecting information to formulate a designation recommendation to Council.</b></p> <p><b>AND THAT Heritage Guelph ask the owner to consider “mothballing” the heritage house with long-term measures including roofing, concrete block infill at the windows, a steel access door and proper interior ventilation. This approach would provide the potential for restoration in future when the environmental issues are abated.”</b></p>	<p>GS</p> <p>LP/IP</p>
7.	<p><b>Information Items:</b></p> <p>a) Heritage Coordinator’s Update: (deferred due to time)</p>	
8.	<p>Date of next meeting: Monday March 29th at noon at City Hall.</p> <p>The meeting ended at 2:15 pm.</p>	

Items from Previous Minutes:

Item #	Assigned To	Due Date	Description
	Ian		Update the workplan to reflect the time it took to complete each task.
	Ian/Leanne		To investigate the Trillium grant program in relation to the committee’s website development