

MEETING MINUTES



MEETING **Heritage Guelph**

DATE March 8, 2010

LOCATION City Hall Committee Room 'B'
TIME 12:00 Noon

PRESENT Paul Ross (Chair), Mary Tivy, Susan Ratcliffe, Norm Harrison, Betty-Lou Clark, Doug Haines, Martin Bosch, Christopher Campbell, Lorraine Pagnan, Joel Bartlett, Connie Fach (Recording Secretary), Stephen Robinson (Senior Heritage Planner), Jackie Mercer (Planning Student)

In attendance for the portion of the meeting dealing with 148 Delhi Street were Colin Ferguson and Paul Morris (Homewood Health Centre), Michael McLelland (E.R.A. Architects) and Phil Goodfellow (Montgomery Sisam Architects).

In attendance for the portion of the meeting dealing with 505 York Road was Orval Gates.

REGRETS Leanne Piper, Lesley Hayward, Lori Gaiardo

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p>Welcome and Introduction Paul Ross offered condolences from the Committee to Betty-Lou Clark regarding the recent loss of her husband. Stephen Robinson introduced Jackie Mercer, a Planning student at the University of Guelph, and welcomed her to the meeting.</p>
2	<p><u>Approval of Agenda:</u> Moved by Martin Bosch and seconded by Lorraine Pagnan, “THAT the Agenda for the March 8, 2010 meeting of Heritage Guelph be adopted with the addition of requested updates regarding: College Avenue School; Jane’s Walk; CHO News article.” <p style="text-align: right;">CARRIED</p> </p>
3	<p><u>Declaration of Pecuniary Interest:</u> None</p>

4	<p><u>Approval of Meeting Minutes from the February 8, 2010</u></p> <p>Moved by Susan Ratcliffe and seconded by Doug Haines,</p> <p>“THAT the Minutes of the Heritage Guelph meeting of February 8, 2010 be adopted as written.”</p> <p style="text-align: right;">CARRIED</p>
5	<p>Matters Arising from the February 8, 2010 meeting of Heritage Guelph</p> <p>None to report</p>

6	<p>Business Items</p> <p>6.1 148 Delhi Street – Homewood Health Centre</p> <p>Representing the Homewood Health Centre, Michael McClelland of ERA Architects presented an update on the preliminary design work for the renewal of the Centre. Mr. McClelland advised on the new standards for mental health facilities. The need to expand is directly related to the consideration of room size, common space relative to rooms. Mr. McClelland confirmed that the key features of the site relate to cultural landscape, the site’s relationship to the river and relation of the heritage buildings to the grounds. He noted that the current building capacity is stretched and needs to function better. The proposed “U” shaped addition to the east of the Manor Building would provide for better functionality and meet the new requirements and has been located to have the least impact on the cultural landscape of the site.</p> <p>The option being discussed would see most of the Manor Building demolished (with the exception of the original centre block that faces the river) and a new 4-storey building built in its place. Norm Harrison stated that he feels the removal of the Delhi Street façade of the Manor Building is not an issue. The removal of the back wings (those facing the river), however, is something the Heritage Guelph would not support. Mr. McClelland advised that the Hospital would look at options to retain those wings. Mr. McClelland thanked the Committee for voicing their concerns and suggestions and assured them that they would all be considered. He expressed a need to proceed and advised that a preliminary Site Plan Application will be submitted shortly. Heritage Guelph will continue to have opportunities to provide input in the design proposal process. Paul Ross thanked the Mr. McClelland and the other representatives for attending and advised that a small group of Committee members would be appointed to work with the Homewood Health Centre toward a mutually agreeable solution.</p>
	<p>6.2 505 York Road</p> <p>Orval Gates, a real estate agent, attended the meeting at this time, representing the owner of 505 York Road. This 4,000 sq. ft. building has been vacant for approximately seven years and the owner wishes to seek relief from the current restrictive zoning which allows only a photofinishing business. The site can accommodate 8-10 parking spaces. Stephen Robinson has been conducting research to try to determine the actual age of the building and additions. It is likely that the building was built in the late 1920s and was used shortly after as the York Road Baptist Church. Mr. Gates advised that the owner has no interest in demolishing the building in</p>

	<p>whole or in part. He advised that there was interest in a bagel business occupying the existing building but this use does not comply with the zoning designation. Lorraine Pagnan suggested that there should be relief from the Zoning By-law to allow varied uses of heritage buildings and relief from current regulations such as parking in order to maintain occupied heritage buildings. Mr. Gates noted that the adjacent restaurant would support this use as its hours of operation would be offset to those of the restaurant and it would allow the possibility of a reciprocal agreement with the owner of the Greek Garden as it relates to parking. Stephen Robinson will continue his investigation and attempt to establish a level of significance of this building. Before he left the meeting, Mr. Gates was thanked by the Committee for his attendance.</p>
<p>6.3</p>	<p>47 Alice Street Stephen Robinson updated the Committee on the status of the designation process for subject property. The designation of 47 Alice Street is currently on hold and the building is not considered to be at risk.</p> <p>Moved by Lorraine Pagnan and seconded by Doug Haines,</p> <p>“THAT Heritage Guelph request that City Council support any planning application that may be forthcoming to allow flexibility for a non-residential, low impact service, similar to the bike shop currently occupying the accessory structure at 47 Alice Street and, further, that the City support flexibility with zoning regulations for legal non-conforming uses for heritage buildings, as recommended in the St. Patrick’s Ward Community Improvement Plan.”</p> <p style="text-align: right;">CARRIED</p> <p>Stephen Robinson will advise the Director of Community Design and Development Services of Heritage Guelph’s opinion regarding this property and request a follow-up response.</p>
<p>6.4</p>	<p>Guelph Museum Fundraiser Martin Bosch advised that the Guelph Civic Museum Fundraiser Board is working to raise \$500,000 by the end of August for the renovation project. Martin will be contacting each Committee member to solicit donations and would like to address the ACO Branch for this purpose also. Susan Ratcliffe agreed to arrange this for him.</p>
<p>7</p>	<p>Sub-Committee and Committee Representative Updates</p> <p>Landscape Betty-Lou Clark reported that GUFF has expressed concerns with how the proposed Official Plan amendments affect trees. They would like to see stronger language used to address tree preservation.</p> <p>Designation Minutes of the sub-committee meeting held on February 22, 2010 were distributed for information. Doug Haines reported on the sub-committee’s desire to designate one property per month. Doug noted that College Avenue School is on the School Board’s redundancy list. It is a Pagani design and members felt that protection of this building is warranted. Stephen</p>

	<p>Robison will start an information file as well as the process to have this property added to the Heritage Registrar.</p> <p>Moved by Lorraine Pagnan and Betty-Lou Clark,</p> <p>“THAT the minutes of the Designation Sub-Committee be accepted.”</p> <p style="text-align: right;">CARRIED</p> <p>Communications</p> <p>Susan Ratcliffe advised that the ACO could submit the nomination for the Prince of Wales Award and Heritage Guelph cannot. The submission deadline is April 30th. It was suggested that the City’s Natural Heritage Strategy be added as a City initiative.</p> <p>The committee agreed to nominate Ben Polley for his recent work on 60 Manitoba Street as well as for the ACO Provincial Award.</p> <p>For the Stone Hammer award for artisan/planner/architect, the Committee would like to nominate The Ventin Group Architects for their work on the County of Wellington Court House</p> <p>The Committee would like to nominate Chris Clark of the Guelph Tribune and the Guelph Arts Council Walking Tour for the Ontario Heritage Trust Community Recognition Program.</p> <p>Moved by Doug Haines and seconded by Betty-Lou Clark,</p> <p>“THAT the minutes of the Communications Sub-Committee be accepted.”</p> <p style="text-align: right;">CARRIED</p>
	<p>Jane’s Walk</p> <p>Susan Ratcliffe advised that “Jane’s Walk” is on May 1 and 2 and encouraged members to offer to guide walks by showing and speaking about different areas of the city. Susan spoke of a recent meeting with Evelyn Bird and will be hosting a walk based on her material on coach houses. Members were asked to let Susan know by the end of March if they were interested in hosting a walk.</p> <p>Downtown Secondary Plan - Public Open House – March 9, 2010</p> <p>Paul Ross reminded the committee of the Public Open House Meeting for the Downtown Secondary Plan for the future of the downtown being held tomorrow evening from 6 – 9:30 at City Hall. He encouraged all members to attend for information and input on this discussion regarding key high level points related to cultural heritage.</p> <p>York District – no report</p> <p>Official Plan Review</p> <p>Copies of the Draft Official Plan Policies for Cultural Heritage Resources were distributed to members and will be emailed to those members not in attendance. Members are asked to review this material</p>

	<p>and prepare comments, which are required prior to the next regular meeting. A special meeting will be held on March 22 at 12 Noon in City Hall Committee Room 'B' to deal with these comments and concerns. All interested committee members are invited to attend.</p> <p>Joel Bartlett questioned whether property standards of heritage properties should be included in this policy review and Stephen Robinson agreed to look into this.</p> <p>River Systems – no report</p> <p>Commemorative Naming Policy Committee Susan Ratcliffe advised that the committee would be meeting on March 18th to review the many submissions received and apply the matrix in order to make their recommendations to Council.</p>
8	<p>Information Items and Handouts Mary Tivy advised that she will be attending the Preservation Conference in Albuquerque with Wendy Shearer and will be speaking on the redevelopment of the former Loretto Convent.</p> <p>Stephen Robinson circulated a copy of a study of the Guelph Correctional Centre by Carl Grottenthaler which was provided by Leanne Piper.</p>
9	<p>Next Meeting Monday, March 22, 2010 in City Hall Meeting Room B</p>

ACTION ITEMS

ITEM #	ASSIGNED TO	DUE DATE	DESCRIPTION
	Stephen	Ongoing	Contact owners of 88 London Road West and report back to committee
	Susan	Ongoing	Provide access to Jeremy Shute's mapping of streams and waterways in the city.
	Doug	Ongoing	Review Gil Stelter's literature and Guelph's 125 year booklet to identify criteria for Municipal Register reconsideration/correction.
	Stephen	Ongoing	Include 94 Maple Street as a possible addition to a future expansion of the municipal register.
	Stephen	Ongoing	Initiate discussion with various City departments, and the Downtown Guelph Business Association, to co-ordinate efforts to deal with potential incentives for maintenance

			issues for buildings in the downtown core.
	Paul/Stephen		Meet with City staff in related departments to determine how a co-ordinated team approach can be used to ensure that heritage properties maintain compliance with Property Standards and all relevant City By-laws.
	Stephen		Investigate the University's Master Plan.
	Leanne		Work on the nomination for the Prince of Wales Award.
	Stephen		Follow-up on the length of time and nature of use of the temporary link at 3 Forest Street/87 Mary Street.
	Stephen		Investigate the location of the numbered stones from the former gates on Stone Road West and add this feature to the list of heritage resources that are not captured by the current studies for the York District Study.
	Stephen		Follow up with the owner of 64-80 Gordon Street and his agent to see if their opinion has changed since meeting with the sub-committee.
6.1	Paul		Appoint a working group to consult with the Homewood regarding their proposed redevelopment.
6.2	Stephen		Continue to investigate the level of significance of 505 York Road.
6.3	Stephen		Advise Director of CDDS of Heritage Guelph's opinion regarding 47 Alice Street.
7b	Stephen		Start file and process to have College Avenue School added to the Heritage Register.
7c	Susan, Mary, Lorraine		Awards Nominations