

Heritage Guelph Committee Meeting Minutes

Monday February 10, 2020

From 12:00pm to 2:00pm

Marg MacKinnon Meeting Room, Guelph City Hall, 1 Carden St.

Members present:

P. Brian Skerrett, Chair

Arlin Otto

James Smith

Kesia Kvill

Michael Crawley

Michael Winters

Members absent:

Bob Foster

Charles Nixon

David Waverman

Staff present:

Stephen Robinson, Senior Heritage Planner

Garrett Meades, Planning Clerk – Policy

Call to Order

The meeting was called to order by the Chair at 12:02 pm

Acknowledgements

Disclosure of Pecuniary Interest

None

Approval of Minutes

Moved by Kesia Kvill

Seconded by Arlin Otto

That the minutes from the January 13, 2020 Meeting of the Heritage Guelph Committee be approved.

Carried

Items for Discussion

Bill 108 and Changes to the Ontario Heritage Act

Stephen Robinson provided a presentation on changes being proposed by the Provincial Government to the Ontario Heritage Act and its regulations through Bill 108.

70 Fountain Street East/75 Farquhar Street

Stephen Robinson provided staff recommendations regarding a Cultural Heritage Resource Impact Assessment prepared by CHC Limited and submitted by Skydev as part of their application for an Official Plan and Zoning Bylaw amendment (OZS19-015) for a 25-storey mixed use building on the subject property.

The staff recommendation is as follows:

That the listed built heritage resource at 70 Fountain Street East /75 Farquhar Street has cultural heritage value or interest as it is a rare example in Guelph of the International Style in architecture and demonstrates the work of T. Allan Sage an architect who is significant to the Guelph community; and

That the heritage attributes of the subject property include the; scale, massing and method of dealing with the sloping site, limestone and dark granite veneer exterior walls, glazed and solid panel curtain wall sections; and

That the development (OZS19-015) proposes complete demolition of the listed built heritage resource at 70 Fountain Street East /75 Farquhar Street with a mitigation plan to salvage only the limestone and dark granite veneer panels for reapplication in the upper areas of the podium of the proposed building; and

That while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council protect 70 Fountain Street East / 75 Farquhar Street through individual designation under section 29, Part IV of the Ontario Heritage Act, and;

That Heritage Guelph has no objection to the property known as 70 Fountain Street East / 75 Farquhar Street being removed from the Municipal Register of Cultural Heritage Properties, and;

That Heritage Guelph encourages the proponent to consider retaining heritage attributes and salvageable elements of the building (e.g. exterior limestone and granite veneer panels) for possible reuse and integration into proposed new construction on the property, and;

That although the listed built heritage resource at 70 Fountain Street East /75 Farquhar Street is a representative example of mid-20th century development and architectural design in the downtown area, it is not physically, visually or historically linked to its surroundings, and;

That a 3 to 6-storey building proposed on this site with appropriate setbacks for upper floors would not only be more appropriate in relative scale with the adjacent protected heritage properties but would also serve to maintain and support the historic scale, massing and character of the Market Grounds area of the Old Downtown cultural heritage landscape;

That Heritage Guelph advises Council that the proposed building design and the related Cultural Heritage Resource Impact Assessment (CHC Limited - Nov 29, 2019) should be revised to better integrate the salvaged elements into the podium design and reduce the overall building form to better integrate with the site and its historical context.

Committee members recommended removing portions of the staff recommendation to form the recommendations from the Committee.

Motion

Moved by Kesia Kvill

Seconded by Arlin Otto

That the listed built heritage resource at 70 Fountain Street East /75 Farquhar Street has cultural heritage value or interest as it is a rare example in Guelph of the International Style in architecture and demonstrates the work of T. Allan Sage an architect who is significant to the Guelph community; and

That the heritage attributes of the subject property include the; scale, massing and method of dealing with the sloping site, limestone and dark granite veneer exterior walls, glazed and solid panel curtain wall sections;

That the built heritage resource at 70 Fountain Street East/75 Farquhar Street be retained on the Heritage Register

Carried

Motion

Moved by Arlin Otto

Seconded by Kesia Kvill

That a 3 to 6-storey building proposed on this site with appropriate stepbacks for upper floors would not only be more appropriate in relative scale with the adjacent protected heritage properties but would also serve to maintain and support the historic scale, massing and character of the Market Grounds area of the Old Downtown cultural heritage landscape

Amendment

Moved by James Smith

Seconded by Kesia Kvill

That a 3 to 6-storey building proposed on this site with appropriate stepbacks for upper floors would not only be more appropriate in relative scale with the adjacent protected heritage properties including; the Alling House at 81 Farquhar Street, the Drill Hall at 72 Farquhar Street and the Armoury at 7 Wyndham Street South, but would also serve to maintain and support the historic scale, massing and character of the Market Grounds area of the Old Downtown cultural heritage landscape.

Carried

Motion as Amended

Moved by James Smith

Seconded by Kesia Kvill

That a 3 to 6-storey building proposed on this site with appropriate stepbacks for upper floors would not only be more appropriate in relative scale with the adjacent protected heritage properties including; the Alling House at 81 Farquhar Street, the Drill Hall at 72 Farquhar Street and the Armoury at 7 Wyndham Street South, but would also serve to maintain and support the historic scale, massing and character of the Market Grounds area of the Old Downtown cultural heritage landscape.

Carried

Motion

Moved by Arlin Otto

Seconded by James Smith

That Heritage Guelph recommends that Council issue a Notice of Intention to Designate the property 70 Fountain Street East/75 Farquhar Street under section 29, Part IV of the Ontario Heritage Act.

Carried

120 Huron Street

Financial assistance in the form of a tax increment based grant has been approved by Council for the conservation of the heritage attributes of the property through the development and rehabilitation of 120 Huron Street. One of the requirements of the financial agreement is that the property be protected under a heritage designation bylaw under section 29, Part IV of the Ontario Heritage Act. Staff are preparing a report that will recommend that Council issue a notice of intention to designate the property under the Act.

The Cultural Heritage Resource Conservation Plan for 120 Huron Street (prepared by CHC Limited) has already described the building as having a "grand, solid, and handsome exterior." The Northern Rubber Company factory building has design or physical value as it is a representative example of a style, type, expression, material or construction method, demonstrating a degree of technical achievement. The reinforced concrete building has similarities with American architect Louis Kahn's industrial building designs.

It has contextual value in that it is physically and visually linked to its surroundings. It is important in defining, maintaining and supporting the character of this part of St. Patrick's Ward.

Heritage Attributes:

Reinforced concrete structure (posts and beams), roof parapet, 'breakfront' design feature on west elevation, red brick panels between columns, window openings with multi-pane style windows, concrete front entrance stair, interior mushroom-shaped concrete support posts

Motion

Moved by James Smith

Seconded by Michael Crawley

That Heritage Guelph recommends that Council issue a Notice of Intention to Designate the property at 120 Huron Street under section 29, Part IV of the Ontario Heritage Act and that the Heritage Guelph Designation Working Group be given the direction to finalize the statement of significance and the list of heritage attributes with the Senior Heritage Planner.

Carried

HG Designation Working Group Report

James Smith provided updates on a variety of items that are being worked on by the Heritage Guelph Designation Working Group. The properties include; 70 Fountain Street East/75 Farquhar Street, 120 Huron Street, 245 Dublin Street North, 328 Victoria Road South, the former Guelph Correctional Centre (785 York Rd), Woodlawn Cemetery (760 Woolwich St) and 225 Waterloo Avenue.

Guelph Arts Council Announces Doors Open Guelph 2020 Sites

An update was given about the upcoming 2020 Doors Open Guelph Event. Committee members were asked to reach out and volunteer with the event if able to.

Our Energy Guelph and Heritage Conservation

P. Brian Skerrett provided information in regard to the organization Our Energy Guelph. The Committee expressed interest in inviting this organization to an upcoming committee meeting to learn more about how this initiative could be symbiotic with heritage conservation efforts in the city.

Next Meetings

HG Designation Working Group – February 24, 2020

Heritage Guelph - March 9, 2020 (Room B), Guelph City Hall

Adjournment

Moved by Kesia Kvill

Seconded by Michael Crawley

That the Heritage Guelph Meeting be adjourned at 1:51 pm

Carried