

# Meeting Minutes



City of Guelph

## **Heritage Guelph Committee (HG)**

May 27, 2019

City Hall Meeting Room B

From 12:00-2:00pm

Meeting Chair: P. Brian Skerrett

Present: P. Brian Skerrett, James Smith, Kesia Kvill, Michael Crawley, Bob Foster, Mary Tivy, Stephen Robinson (Senior Heritage Planner), Melissa Aldunate (Manager Policy Planning and Urban Design), and Hayley Nabuurs (Heritage Research Assistant)

Absent: Arlin Otto, David Waverman, and Charles Nixon

### **Agenda Items**

All are welcomed by the Chair.

#### **Items 1, 2, and 3**

**Item 1** – Call to Order

**Item 2** – Acknowledgements

**Item 3** – Disclosure of Pecuniary Interest - None

**Item 4** - Approval of Minutes of the May 13, 2019 meeting.

### **AMENDMENT**

Moved by: P. Brian Skerrett

Seconded by: Kesia Kvill

Carried – unanimous

**THAT approval of the minutes of the May 13, 2019 meeting of Heritage Guelph be deferred to the June 10, 2019 meeting.**

### **Matters Arising from the Minutes**

#### **Item 5**

**Draft Cultural Heritage Action Plan (CHAP) released for Council and public comment**

Discussion of current draft document presented to Council Planning on April 8, 2019.

View staff report and CHAP document on Council Planning agenda at:

- Staff presented Community Consultation Presentation and lead workshop based on the CHAP online survey questions
- Concerns were expressed by committee members on not being consulted on the completed draft CHAP before it was presented to Council
- Expressed concern that it was not clear how previous comments from HG were incorporated into the draft presented to Council
- Concerns about what being labelled as a candidate CHL means for property owners and suggested that it be clarified in the CHAP
- Discussion concerning how priority is being determined for the candidate CHLs; cultural heritage significance (as per the City of Kitchener study) versus risk
- Requested the inclusion of an index illustrating the risks being analyzed for prioritization

### **CHAP survey questions**

#### **Do you feel that all the cultural heritage landscapes in Guelph are identified on this map and in Table 1?**

- Staff asked if there are any areas not identified in the draft CHAP that should be included, the committee agreed with the selected areas;
- One member expressed that the Niska Road area should be removed since in their opinion HG had already dealt with this area and that the McNeil Campus should also be removed.

#### **Do you agree with the five cultural heritage landscapes identified as high priority in Part E – Table 2 (Page E-3)?**

- Staff asked if there is agreement with the five priority CHLs, committee members will send individual comments to staff
- One member disagreed with priority being given to Exhibition Park, Ward West and St. George's Park;
- One member suggested that the Junction should be moved into the top 5;
- Suggestion that Catholic Hill should be high priority because it is the most significant site in the city
- Concerns expressed by committee members about designated CHLs being included in the map and table and suggestion that they be included in the report as designated;
- Members asked for the table to be re-ordered to group CHLs by priority rather than by identification number

### **Financial Incentives: Are there additional types of incentives that the City should offer heritage property owners beyond those outlined in Part C – Incentives?**

- Staff presented financial incentives from CHAP and sought comment
- Concerns expressed by committee members about Part IV and Part V property attributes being properly defined when applying for financial incentives;

- Concern expressed that incentives should not apply to properties just because they are within an HCD;
- Suggestion that tax relief should be considered;
- Suggestion that “stick” (as in “carrot and stick”) approach should also be used such as taxing vacant land owners at a higher property tax rate to keep the buildings occupied;
- Discussion about the use of grants as a financial incentive
- Suggestion that City could provide restoration workshops and design guidelines to property owners and offer technical support for restoration activities (e.g. ACO workshop on how to repair windows).

**Cultural Heritage Promotion: Are there other actions the City should take to promote cultural heritage resources?**

- Would like to see further detail provided about the tourism websites cited in the CHAP including web address
- Would like the CHAP to address interpretive panels;
- Discussion about educating local real estate agents about the CHAP as one form of promotion;
- Comments that the CHAP could include mention of social media.

**Additional Comments**

- Concerns from committee members about a lack of Indigenous acknowledgment in the draft CHAP and suggestion that it should be included in Section E
- Noted the need to organize committee time to discuss the recommendations for extant barns in the city
- Questions raised about possibility that the CHAP may result in an increase in requests to be removed from the heritage register
- Brutalist mid-century buildings are not addressed however not aware of an area that isn’t already captured in the CHAP;
- Should clarify the prioritization of CHLs in terms of work plan; should better explain the definitions of low, medium and high risk; should consider assessing priority in terms of cultural heritage significance; should explain how arrived at low, medium and high priorities for the CHLs.

Moved by: James Smith

Seconded by: Kesia Kvill

**Carried – unanimous**

**THAT the meeting be extended to 2:30 p.m.**

**Next Meetings**

Heritage Guelph: June 10, 2019 (12:00 noon-2:00 p.m.) City Hall, Mtg Rm C

HG Outreach Working Group: June 24, 2019 (10:30 a.m.-12:00 noon) City Hall, Mtg Rm B

HG Designation Working Group: June 24, 2019 (12:00 noon-2:00 p.m.) City Hall, Mtg Rm B

**Adjournment**

Moved by: Kesia Kvill

Seconded by: Michael Crawley

**Carried – unanimous**

# Meeting Minutes



City of Guelph

## **Heritage Guelph Committee (HG)**

September 9, 2019

Guelph City Hall, Committee Room C, 1 Carden Street

From 12:05 to 2:15 p.m.

Meeting Chair: P. Brian Skerrett

Present: P. Brian Skerrett, Arlin Otto, James Smith, Kesia Kvill, Mary Tivy, Michael Crawley

Absent: Bob Foster, David Wavernan, Charles Nixon

Staff Present: Stephen Robinson (Senior Heritage Planner), Melissa Aldunate (Manager, Policy Planning and Urban Design), Abby Watts (Development Planner); Dolores Black (Council and Committee Coordinator)

### **Agenda Items**

All were welcomed by the Chair

### **Items 1, 2 and 3**

**Item 1**, Call to order and review of agenda

**Item 2**, Acknowledgements

**Item 3**, Disclosure of Pecuniary Interest - None

**Item 4**, Approval of Minutes of the July 8, 2019 meeting.

Moved by: Kesia Kvill

Seconded Arlin Otto

**Carried – unanimous**

**THAT the minutes of the July 8, 2019 meeting of Heritage Guelph be approved.**

### **Item 5, Cultural Heritage Action Plan**

Also present: Dan Currie and Nick Bogaert of MHBC Consultants

Stephen Robinson (Senior Heritage Planner) provided clarification of the use of the term "candidate" cultural heritage landscape and identified there are five cultural heritage landscapes that have already been protected by a heritage designation bylaw.

- It was noted that there are some errors and omissions regarding the heritage attributes, for example, 'Catholic Hill'. Staff requested committee members to submit the errors and omissions to staff.
- Dan Currie provided information regarding the prioritization of the cultural heritage landscapes as they pertain to the action plans. He explained that areas where development is active are considered higher risk and lower risk areas were those that were more stabilized, and the prioritization was not just a reflection of the value of the cultural heritage resource. He also advised they will be refining the property boundaries to eliminate vagueness.
- Dan Currie noted five properties are higher priority than the other cultural heritage landscapes due to the higher risk of change happening and the possibility of heritage attributes being compromised or lost.
- Dan Currie also stated the study was conducted to determine whether cultural heritage landscapes met the heritage criteria and that the details would be addressed later in the process.
- The committee requested details regarding the criteria used to determine risks.
- The consultants advised they examined building permit data and demolition permit data using GIS from the City and reviewed the density of the permits issued broken down by year.
- The question was raised whether building permit applications and not just demolition permit attempts could be used and the consultants advised it would be difficult to obtain that data.
- Dan Currie explained the Exhibition Park CHL area covered more than the park and extended to Woolwich Street and the streets joining Exhibition Street to Woolwich Street.
- Further clarification regarding the boundaries was requested.
- The validity of the vulnerability of the Exhibition Park area compared to Catholic Hill was questioned and details regarding the number of heritage properties that sought demolition permits was requested.
- A concern was raised regarding investing tax dollars on higher income properties.
- Stephen Robinson clarified that there are numerous properties within CHLs that are not listed on the heritage register and the concern is not just demolition but also alterations to the areas. He noted the types of development and alterations that are being approved could seriously compromise the cultural heritage value.
- It was stated that the criteria regarding mass, street height, frontages, etc. need to be clear but also need to be broader to be adaptable.
- The committee also inquired about the number of Committee of Adjustment applications that have been proposed and advised that demolitions and building permits are not a full enough metric.
- A preference was voiced to have the Waterloo Avenue CHL given higher priority due to the importance of part of that area for black history involved.
- Staff will send out an email with a deadline for the committee members to submit their comments .

#### Financial Components

- Dan Currie noted that grant programs are well-received and effective and they will be recommending them as incentives as part of the final Cultural Heritage Action Plan

#### Remaining Farm Barns

- Stephen Robinson provided information regarding farm barns within the city and advised that he is in the process of establishing an inventory and is working on descriptions for each of the barns.
- Stephen Robinson will be including the inventory of extant farm barns be included in the Cultural Heritage Action Plan with a staff recommendation.

- There was a request for a clear definition of a farm barn and clarification of the criteria used to include the barn in the inventory.

Coordination with outreach initiatives of culture, tourism, and community investment at Guelph, doors open

- Stephen Robinson advised that there is good potential for the City to work with others in the outreach, such as Doors Open, Guelph Tourism and others.
- Staff advised that initiatives involved when the City discusses or considers actions that affect indigenous properties/groups would be coordinated through Culture, Tourism and Community Investment.
- The committee inquired about potential awards for heritage and staff advised there is potential but it will not form part of the Cultural Heritage Action Plan.
- Melissa Aldunate clarified that the City is investigating how to best move forward on indigenous matters, website development and advised that Tourism has been approached regarding special events/tours and other ideas and those initiatives will arise out of the Cultural Heritage Action Plan but will not be included within the plan.
- Melissa Aldunate advised archaeological assessments are not part of the Cultural Heritage Action Plan.

Moved by: Kesia Kvill

Seconded by: Mary Tivy

**Carried – unanimous**

**That the Cultural Heritage Action Plan information be received.**

#### **Item 6, 12 Forbes Avenue**

Also Present: David Brix, Terraview Homes

- Stephen Robinson provided details of the proposed development of the property
- David Brix provided details of the building construction and advised that the new dwelling will meet Energy Star requirements and he was able to keep the existing garage.
- Questions were raised regarding the windows and casements, the garage and setbacks.
- Stephen Robinson advised he has been working with the designer and is close to providing his approval of the development and believes he will be able to reach agreement with the proponent shortly.

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Moved by:

Seconded by:

**Carried – unanimous**

**That the Heritage Committee endorse the proposed design for 12 Forbes Avenue, subject to the satisfaction of the Senior Heritage Planner.**

Moved by: Mary Tivy

Seconded by: Kesia Kvill

**Carried – unanimous**

**That the Heritage Guelph Terms of Reference be suspended to extend the meeting ten minutes beyond 2:00 p.m.**

**Item 7, Heritage Guelph Designation Working Group Report** – James Smith

- Discussion ensued regarding the number of plaques needing to be completed, the budget for the plaques and where the plaques should be located on the properties.
- The committee is hoping to get the approval process completed so the plaques can be finished by the end of the year.
- It was suggested by Heritage Guelph that an action plan should be developed to protect significant views of significant cultural heritage resources.

**Adjournment**

Moved by: Mary Tivy

Seconded by: Kesia Kvill

**Carried – unanimous**

**Next Meetings of Heritage Guelph:**

Heritage Guelph: October 15, 2019 (12:00 noon-2:00 p.m.) City Hall, Mtg Rm C

HG Designation Working Group: September 23, 2019 (10:30 noon-2:00 p.m.) City Hall, Mtg Rm

B