

## **ADDENDUM**

**Heritage Guelph Meeting  
12:00 noon – 2:00 pm**

**Monday, January 11, 2016**

**1 Carden St., City Hall**

**COMMITTEE ROOM C**

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### **Additional Information for Current Agenda Items**

#### **Item 7.1      14 Forbes Avenue**

Heritage Planning staff comments:

No motion is required from Heritage Guelph at this time.

As a consent application has not yet been made to the Committee of Adjustment, the proponent is only seeking initial feedback regarding the proposed severance and the accompanying Cultural Heritage Resource Impact Assessment. The subject property is designated under Part V of the *Ontario Heritage Act* as it is within the Brooklyn and College Hill Heritage Conservation District. The proposed severance will require a recommendation from Heritage Planning staff and Heritage Guelph when comments are requested by the Committee of Adjustment. Under Section 42 of the *Ontario Heritage Act* any alteration on the exterior of the property (including but not limited to) the proposed demolition and construction of a new dwelling on the new lot will be required to obtain a heritage permit approved by Council. A staff report to Council will require a recommendation from Heritage Guelph.

#### **Item 7.2      404 Willow Road**

Heritage Planning staff comments:

No motion is required from Heritage Guelph at this time.

The proponent (Ministry of Transport) is seeking initial feedback regarding their recent Cultural Heritage Evaluation Report on 404 Willow Road as part of their consideration of impacts to cultural heritage resources near a future grade separation at Willow Road and the Hanlon Expressway. The subject property is designated under Part V of the *Ontario Heritage Act* as it is within the Brooklyn and College Hill Heritage Conservation District. Following a site visit with City staff and Heritage Guelph later in January, MTO staff will delegate at the February meeting of Heritage Guelph to further discuss the item.

### **Item 7.3      5 Arthur Street South**

Heritage Planning staff comments:

Fusion Homes have applied to the Committee of Adjustment for consent to sever a new lot containing the heritage buildings at 5 Arthur Street South.

A two-stage Cultural Heritage Conservation Plan (CHCP) for the heritage buildings at 5 Arthur Street South has been undertaken by Fusion Homes as a requirement of Zoning By-law Amendment ZC1305. To date, the proponent has submitted to the satisfaction of Planning staff and Heritage Guelph Stage 1 of the Cultural Heritage Conservation Plan (CHCP). The CHCP Stage 1 has determined the heritage attributes of the property and guides its stabilization, interim maintenance, and temporary uses of the heritage buildings and includes measured elevation, plan and section drawings. CHCP Stage 1 was completed prior to Site Plan Approval of Phase 1 of the Metalworks redevelopment. CHCP Stage 2 will guide the proposed reuse, redevelopment and long-term maintenance of the heritage buildings.

Heritage Planning staff have informed the Committee of Adjustment that following the completion of the Cultural Heritage Conservation Plan (CHSP) Stage 2 for the heritage buildings, Heritage Guelph intends to recommend to City Council that an intention to designate the heritage buildings within the property to be severed be published under Part IV of the Ontario Heritage Act.

#### **Staff Recommendation:**

Heritage Planning staff support the approval of the proposed severance of 5 Arthur Street South (B-1/16) provided that the following condition be added to an approval of the proposed severance.

That the Cultural Heritage Conservation Plan (CHSP) Stage 2 for the heritage buildings on land to be severed from 5 Arthur Street South be completed prior to Site Plan Approval of Phase 4 of the Metalworks development or prior to the approval for redevelopment of the heritage buildings and its associated property, whichever comes first.

## **Additional Agenda Items**

### **Item 7.4 Update on recent street tree removals near 14 Forbes Avenue**

Heritage Planning staff comments:

No motion is required from Heritage Guelph at this time.

Section 4.7.6 of the Brooklyn and College Hill HCD Plan and Guidelines state that when street trees enter into a hazardous condition (e.g. trees that are dead, dying or structurally compromised) should be removed and replaced.

Section 4.6.5 states that removal of dead or dying trees or hazardous trees is exempt from requiring a heritage permit were a report prepared by an arborist is submitted to the City.

Three hazardous trees were recently removed from the boulevard in front of 14 Forbes Avenue by City Forestry staff. Heritage Planning provides this to Heritage Guelph simply as an information report.

### **Item 7.5 176 York Road** Non-listed property (Couling Building Inventory)



Heritage Planning comments:

The applicant is requesting to demolish the existing dwelling and garage on the subject property, and eventually rebuild a single detached dwelling.

176 York Road is not designated under the *Ontario Heritage Act* and is not listed (as non-designated) in the City of Guelph's *Municipal Register of Cultural Heritage Properties* according to Section 27 of the Ontario Heritage Act. However, the property was included in the Couling Inventory in 1974 and therefore, recognized as a potential built heritage resource according to Guelph's Official Plan.

According to OP Policy 4.8.5 (5) - All properties identified on the Couling Building Inventory that have not been listed on the Municipal Register shall be considered as potential built heritage resources until considered otherwise by Heritage Guelph.

Section 27, Subsection 4 of Part IV of the *Ontario Heritage Act* states that restriction on demolition applies only if a property is listed in the register before any application is made for a permit under the *Building Code Act*, 1992 to demolish or remove a building or structure located on the property.

The Senior Heritage Planner has conducted research to assess the the property's very limited cultural heritage value. The property has very little architectural value as many unsympathetic alterations have occurred even (before 1974). While the Senior Heritage Planner supports the retention of built heritage resources, staff does not recommend that Council move to protect the subject property by individual designation under the *Ontario Heritage Act*.

**Staff recommendation:**

While Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council move to protect 178 York Road by individual designation under the *Ontario Heritage Act* and that Heritage Guelph has no objection to the demolition of the subject property.

**Item 7.6      74 Paisley St / 23 Cambridge Street**

Designated property

Delegation: Karen Hunter (owner)



Heritage Planning staff comments:

No motion is required from Heritage Guelph at this time.

The property owner is seeking initial feedback regarding their preliminary conceptual plan to add a conservatory to the west elevation of the house. The Senior Heritage Planner will present photos taken at a recent preliminary site visit.