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This month's Heritage [#Guelph](#) meeting starts soon. This is what we're talking about today:



MEETING PREVIEW: Heritage Guelph Meeting for April 11, 2023

April's Heritage Guelph committee meeting will see work continue on key heritage protections, but there are also some matters where heritage protections might be removed. If you're inte...

<https://guelphpolitico.ca/2023/03/31/meeting-preview-heritage-guelph-meeting-for-april-...>

Chair Epp calls the meeting to order.

First up is 785 York Rd: Ontario Reformatory Powerhouse and Chimney Cultural Heritage Resource Impact Assessment and a presentation from Miranda Bunton and David Addington at Infrastructure Ontario.

Infrastructure Ontario has prepared a report for about environmental remediation efforts that have to happen on this part of the site, and the best, cheapest and most direct way to ensure that all the contamination is cleaned up is to demolish the building and the chimney.

Background deets:

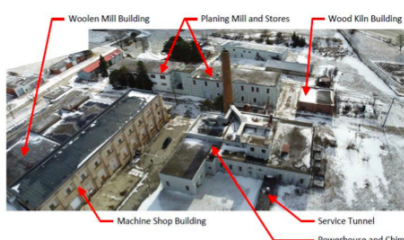
Heritage Status

Provincial:

- Cultural Heritage Evaluation (CHE) completed in 2006
- Recognized as a Provincial Heritage Property of Provincial Significance (PHPPS) in 2008 and Statement of Cultural Heritage Value or Interest (SCHVI) approved; SCVI updated in 2019
- Strategic Conservation Plan (SCP) completed in 2009; updated 2019
- The powerhouse/chimney and service tunnel not recognized as contributing heritage structures

Municipal:

- Portions of the property designated under Part IV of OHA in 2021
- Various buildings including the powerhouse/chimney and service tunnel listed on register in June 2022 (not designated)



Remediation efforts have been underway for a while:

Soil Remediation Activities

Summary of Previous remediation:

- Early 1990's: underground fuel storage tanks removed from NW side of powerhouse; groundwater & soil contamination identified
- Groundwater pump and treat system installed (1996 to 2006 & 2010); wasn't effective in fully treating PHC impacted groundwater
- 2011 & 2012: building condition assessments - identification of requirements to bring building back to usable state
- 2019: focused remediation/removal of soils north of powerhouse sidewall; noted that groundwater coming from beneath powerhouse with strong PHC odours



Button says that they had hoped that the contamination was limited, but its continued to seep through the ground. Soil will need to excavated down to the bedrock or 4 metres.

What and where that's going to look like:

Soil Remediation Activities (Cont'd)

Summary of Anticipated remediation:

- 2023: PHC impacts remain under along sidewalls adjacent to tunnel, north and under powerhouse (under footings)
- Contamination extends less than 2 m from south wall of powerhouse
- To meet legislative requirements (related to depth/slope setbacks), limits of excavation extend beyond the south wall of the powerhouse & beyond the chimney
- If contamination is left untreated, PHC's will continue to contaminate soils/groundwater and potentially migrate further over time (potentially off-site)



Source: GHD, November 2021

Pros and cons:

HIA – Overview of Impacts of Proposed Demolition

Positive Impacts:

- Remediation of soil/water and prevention of further spread of contamination plume
- Reduction of provincial liability associated with health & safety, environmental risk
- Allowing for future productive use of site

Negative Impacts:



- Loss of a predominant and original structures within utility area of site
- Possible vibration issues to adjacent heritage structures during demolition process



Button says that they didn't just jump to demolition, it was the last of a lot of options looked at:



HIA – Summary of Alternative Options to Demolition

- 1) **Do nothing:**
 - Obligation to remove contamination. Not an option
- 2) **Relocate powerhouse:**
 - Given the building's poor structural condition, no projected productive use and cost associated with relocation, not a feasible option
- 3) **Retain all structures with remediation:**
 - Positive Impacts:** In-situ retention of local heritage resources; potential for adaptive reuse of utility area
 - Adverse Impacts:** very high costs of stabilizing/underpinning buildings during remediation; potential for damage to structures from underpinning; vibration impacts to adjacent heritage buildings from underpinning; uncertainty of whether it's possible to effectively remediate or off-gas vapours with building in place (presence of vapours may make building unusable for extended period of time)



HIA – Summary of Alternative Options to Demolition (Cont'd)

- 4) **Retention of chimney or partial retention with remediation**
 - Positive Impacts:** retain prominence of the chimney; a portion of the chimney could be retained to present opportunity for interpretation & commemoration; reduced liability associated with securing/maintaining vacant buildings
 - Adverse Impacts:** The extent of required soil excavation/remediation extends under chimney; potential for damage to chimney from demolition of powerhouse; costs of restoring and maintaining chimney; isolation of chimney from its historic context as part of utility complex
- 5) **Retention of a portion/wall of the powerhouse with remediation:**
 - Positive Impacts:** Increases commemorative opportunities; Prevents complete loss of entire building
 - Adverse Impacts:** Results in loss of buildings including contextual loss; continued cost and liability to maintain/secure remaining portion; stabilization issues during demolition; may limit adaptive reuse opportunities



So that's how we arrived at the preferred option:

HIA – Preferred Option & Recommended Mitigation Measures

- Given the extent of environmental remediation and costs associated with retaining buildings with no identified program use, IO's preferred approach is full demolition of the powerhouse/chimney and service tunnel to fully remediate soil/groundwater and vapours

Proposed Mitigation Measures for Preferred Option:

- Development of Interpretation & Commemoration Plan
- Prior to demolition, as found-drawings and photo documentation of all structures to be prepared
- Development of a Salvage Plan to assess & identify materials for salvage and retention
- Development of detailed monitoring strategies by structural engineer to ensure protection of adjacent heritage structures

Questions for the Infrastructure Ontario duo? Member Tilley asks why it seems like nothing was done between 2010-19. Brunton says there was stuff done at other points on the site, contamination not limited to power house area.

Tilley asks about the costs of preserving vs demo. Addington says the amount is in the hundreds of thousands, "approaching a million" for remediation and protection. This option costs about a third of that.

Tilley asks about demolition as a last resort. Addington agrees that it should be a last resort, but health & safety and environment purposes are considerations, and that especially applies here.

Cllr Downer asks about the purpose of the presentation, can motions or recommendations be made? Epp says she asked this and while the City has not legislative power, the committee can still pass a motion.

Downer asks if there was a conversation plan around this part. Brunton says there was, it was completed in 2019 and was approved by the minister.

Downer asks if that was shared with HG. Brunton says part of the work with this is community engagement. This is not a demo request.

Downer asks if IO's mind is made up and a demo is coming, or if there's still room for feedback? Brunton says IO's has identified their ideal approach, but they want to hear the committee's feedback on any mitigation measures, and goes to final decision.

Downer asks if this will go to the full council in anyway. Brunton says the demo permit will go through regular channels. Heritage Planner Jack Mallon notes that council receives the minutes of HG in info report.

Tilley asks if committee can get the HIA if its been completed. Brunton says the HIA has not been completed yet, and that this part of the process.

Member Cameletti asks the longevity of upgrades to the structure if saved. Addington says he's not sure, there might be further capital repairs down the road, and the costs he provided are ballpark, and inflation is always a factor.

No further questions. Epp thanks the IO duo for the presentation.

Next: Consultation for the Guelph Private Tree Bylaw Review Timea Filer, Urban Forestry Field Technician, will present, and the consultant Margot Ursic is also on the line.

High level facts: 23% canopy cover in Guelph, more than half of that is on private land. 70% are 15 cm in diameter or less, and 90% are 30 cm or less. Guelph's tree pop. is on the young side.

Much of this information was covered at least week's Ward 5 town hall, and is based on a presentation you can find on the Have Your Say page. Find applicable links here:



RECAP: Ward 5 Town Hall Talks Trees and Answers Housing Questions

There was an experiment in pre-post-pandemic constituent engagement with a hybrid town hall hosted by Ward 5 Councillors Leanne Caron and Cathy Downer. Much of the town hall was focused on the Priv...

<https://guelphpolitico.ca/2023/04/06/recap-ward-5-town-hall-talks-trees-and-answers-h...>

Relevant:

Heritage trees in the current bylaw

Part 1 - Definitions

- "Heritage Tree" means a tree designated under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18, as amended or replaced from time to time, or included in the City's Municipal Register of Cultural Heritage Properties

Part VI - Issuance of Permits

- 6. In deciding whether or not to issue a Permit in respect of a Regulated Tree, an Inspector shall consider the following criteria: ... (e) whether the Regulated Tree is a Heritage Tree



There are also some caveats when it comes to the one Heritage Conservation District that currently exists in the City:

Brooklyn Hill Heritage Conservation District

Part A: Plan and Guidelines, Section 4.6.5

(a) The damage or destruction of any tree greater than **20 centimetres in diameter** at 1.4 metres above ground requires approval of a heritage permit where it is located within the **front yard or exterior side yard** and contributes to the heritage value or visual character of the Heritage Conservation District (i.e. trees that contribute to the canopy that overarches the public realm). The heritage permit approval **may include conditions for replacement** planting of such trees.



Some of those allowances are a bit bigger than what's in the current private tree bylaw.

Questions from the committee?

Tilley asks about how the current bylaw works if the property is heritage but not the trees.

Ursic says the rules in the HCD apply to lots <0.2 ha, so it doesn't apply to most properties in the HCD.

Downer notes that in the CHB district, most of the heritage trees are in backyards, but only front and side yard trees are protected. Would like to see protections on all properties under 1/2 acre for trees of a certain size.

Member Abou-Jaoude asks about regulating larger lot sizes. Ursic says the intent was to protect the larger lots since they're more target for new development/clear cutting.

Moving on to 49 Norfolk Street: Staff Report on Intention to Designate. This was deferred from last month. Staff are asked if they've finally been able to get in touch with the owner and apparently there are still issues here.

Heritage planner Victoria Nagy says that the owner will be able to delegate when this comes to the council meeting if they wish.

Tilley notes that HG didn't have access to some of the background materials through staff, but he was able to get them and has a long list of questions. Nagy says that's fine to email them to her.

Tilley asks to see the final heritage designation before it comes to council for approval. Nagy says they can do that. Due date is two weeks internally, so she will circulate it so long as HG understands that's the final report. If committee has Qs get them in soon.

Tremblay from the clerks office corrects and says if there's anything HG wants in the report, they need to make that motion now. Downer says this is problematic, that advisory groups are not getting the final form of a report before it goes to council.

This is the recommendation:

Recommended Motion:

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 49 Norfolk Street pursuant to Part IV, Section 29 of the Ontario Heritage Act in accordance with the statement of significance provided with Item 2.4 of the Heritage Guelph agenda dated March 13, 2023

Mallon says that its staff's intention that any changes made to the report after today, come from Heritage Guelph.

Epp notes an addendum to highlight the notes outlined by committee members. Member Carroll asks how will committee be made aware of any changes to the final report. Epp suggests that Nagy reply all to members of committee when changes are made so that it's on one thread.

Epp suggests adding the line in quotes to the end of the motion: "And including all revisions noted at April 2023 meeting".

Motion approved by committee.

Tilley asks about the possibility of a designation working group, that might help with the facilitation of some of this. Tremblay says they will need to look at meeting procedures policy to figure out how that's going to work. Epp suggests making it an agenda item for May.

Next: 47 Alice Street: Staff Report on Intention to Designate. Nagy says this has been part of "corporate memory" for a while and they're finally bringing it to the finish line.

Photo from 1950 and a book called Alice Street: A Memoir.



Nagy explains that the old Valeriot shoe shop is an example of how new Italian immigrants to Guelph in the early 20th century adapted to their new homes and set up neighbourhood centric services to help their fellow new Canadians who settled in the Ward.

Under the new regulation 569/22, the heritage designation has to meet 2 of 9 criteria, and this property scores four:

Design/Physical Value

The subject property meets Criterion 1 of Ontario Regulation 569/22 being of design value or physical value because it is a rare and representative example of a building type. The configuration of the property, with a family-occupied dwelling detached from a family-operated shop, is now rare in the St. Patrick's Ward neighbourhood. The buildings on the subject property incorporate simple 1920s period materials and construction techniques that survive with good historic integrity.

Historical/Associative Value

The subject property meets Criteria 4 and 5 of Ontario Regulation 569/22 being of historical value or associative value because it has direct associations with a theme that is significant to the Guelph community, and it yields information that contributes to an understanding of a community or culture. The dwelling/shop combination contributes to an understanding of the inter-war period of immigration to Guelph (1919-1939), notably of the Italian population in St. Patrick's Ward. It was a cultural practice to establish a place of business near to their place of residence, and Alice Street is a good physical representation of this. The property is representative of an important period in the history of St. Patrick's Ward and in the development of Guelph. In addition, Vincent Valeriot operated his shoe repair business out of the auxiliary building until the 1970's.

Contextual Value

The subject property meets Criterion 6 of Ontario Regulation 569/22 being of contextual value as it is important in defining, maintaining or supporting the character of an area. The dwelling and shop retain their original configuration and orientation to each other and to Alice Street. The shop continues as a long-standing 'anomaly' on the streetscape and is visually distinct as the closest structure to the street. Alice Street today has largely the same residential and 'smaller scale industry' built form that it did in its initial period of development. The close proximity of the shop to the street gives it visual prominence, making it important to the character of the streetscape.

Heritage Attributes

The following elements of the property at 47 Alice Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- All original window and door openings and hip roof line as seen from Alice Street, of the front (north) elevation of the one-storey, 1924 dwelling;
- All original window and door openings and open gable roof line as seen from Alice Street of front (north) and west elevations of the one-storey auxiliary building formerly used as a shoe shop;
- The original wood window frames and sashes on the front and west sides of the auxiliary building relative to Alice Street; and
- The placement of the dwelling and auxiliary building within the parcel of land and relative to each other.

Fun fact: the City of Guelph issued a notice of intention to designate 47 Aline on May 26, 2008. The owner objecting and the file was heard at the Conservation Review Board. In Dec 2008 they said there was enough evidence to designate.

After that though the City did not pursue designation due to relations with the owner. Since then, the new owner has been contacted and the hope is that this will be a friendlier process.

Staff is looking to have this staff report from to council on May 9.

Questions? Member Waverman thanks Nagy for including the setback as one of the heritage attributes saying this sort of thing often gets overlooked. Nagy credits senior heritage planner Robinson who wrote the original report in '08.

Cameletti asks if the Valeriotos were involved in developing this report. Nagy says they were in '08 and some of the images in the presentation were donated from the Valeriotos to Guelph Museums.

Nagy says she, Robinson and Mallon met with the current property owners to go over the attributes and most of the things identified had to do with the build form and placement. This is mostly a move to stop future demolition.

Tilley asks about taking this to council again as process. Nagy says it's because they didn't chase it after the CRB hearing, but it's essentially the same application. Nothing much changed in 15 years except support of owner. A "no brainer".

Tilley asks if there any other properties like this that were all lined up for approval but it was never approved. Robinson doesn't believe so.

Recommendation approved unanimously.

Recommended Motion:

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 47 Alice Street pursuant to Part IV, Section 29 of the Ontario Heritage Act in accordance with the statement of significance provided with Item 3.3 of the Heritage Guelph agenda dated April 11, 2023

Next. 20 Cityview Drive: Cultural Heritage Resource Impact Assessment. Robinson presenting.

This about the barn. It's on the heritage register, but there's some doubt about its prominence.

The barn is listed as a non-designated built heritage resource on the Municipal Register of Cultural Heritage Properties.

20 Cityview Dr N

PT Lot 33, Plan 53

Built

Barn - Stable with hay barn above, gable roof, 1 storey side extension.



In order for the Intention to Demolish application to be deemed complete, a satisfactory CHRIA report was required to be received by Heritage Planning staff. The completed CHRIA is now before Heritage Guelph for their comments regarding a recommendation to remove the barn from the heritage register.

Heritage Status of Buildings on the Property



Heritage Planning Staff, 2022

There are three buildings on the subject property but only the barn has heritage status as it is listed as non-designated heritage on the Municipal Register of Cultural Heritage Properties.

Neither the small shed nor the existing dwelling on the property have any heritage status as they have not been listed on the City's heritage register.

As the property is now subject to a Draft Plan of Subdivision as a prescribed event under the Ontario Heritage Act, there is no legislative authority to protect the dwelling or shed with the provisions of the Ontario Heritage Act.

The property is subject to a draft plan subdivision, so there's no protection now for either the house or the shed. Robinson says there's indication that the beams in the barn bear indication that they were reclaimed from another building, likely an older barn.



Heritage Planning Staff, 2022



Heritage Planning Staff, 2022

Robinson says that there's a modern framing too that suggests that this barn was built around the mid-20th century. So...

Conclusion and Recommendation

Heritage Planning staff concur with the findings of the Cultural Heritage Resource Impact Assessment provided by MHBC in that the subject barn building does not have sufficient cultural heritage value to merit protection under the Ontario Heritage Act.

Staff have no objection to the removal of the property known as 20 Cityview Drive North from the Municipal Register of Cultural Heritage Properties.

Abou-Jaoude asks if there was any agriculture function on this property recently. Robinson says this was historically agriculture land, the whole area was.

Tilley asks if there's any info that can pinpoint the date of construction. Robinson says this area is not traditionally where fire plans would take it into account. Report from MHBC had a couple of historical maps, in 1906 there was residence but no indication of barn.

Nick Bogaert from MHBC says by the 1950s the house and the barn were definitely there on the property because they have a photo, but they can't confirm if that's the same barn in the same spot back to turn of 20th c. Barn shows use of rubble in foundation.

Motion approved with one objection from Tilley.


Recommended Motion:

THAT Heritage Guelph advises City Council that they have no objection to the removal of the property known as 20 Cityview Drive North from the Municipal Register of Cultural Heritage Properties.

Motion to extend meeting past 2 pm for the last item? Passes unanimously.

Last item: 65 Delhi Street: Conservation Plan with presentation by Deb Westman, +VG Architects.

Robinson says that staff are satisfied that this development will properly preserve the heritage attributes. He reminds that the intention to designate is coming up at next week's planning meeting.



City Council Preview – What's on the Agenda for the April 18 Meeting?

This month's planning meeting, again delayed a week because of a special occasion, will be a pretty big one. It's not because of the heritage designation or the request for a sign bylaw...

<https://guelphpolitico.ca/2023/04/07/city-council-preview-whats-on-the-agenda-for-the-...>

No questions from committee so we go to the motion:

Recommended Motion:

THAT Heritage Guelph's comments on the Conservation Plan for 65 Delhi Street be provided to the General Manager of Planning and Building Services and to the applicant for consideration in the site plan approval process

Motion approved unanimously.

And that's it for this month's Heritage Guelph meeting!

