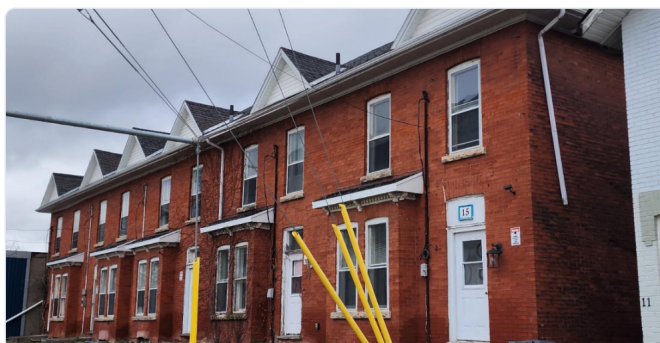




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Feb 5, 2024 · 66 tweets · [adamadonaldson/status/1754550014053933079](https://twitter.com/adamadonaldson/status/1754550014053933079)

Coming up at High Noon, it's this month's Heritage Guelph meeting! This is the Politico preview of what's coming up:



MEETING PREVIEW: Heritage Guelph Meeting for February 5, 2024

It's been a busy few weeks for Heritage Guelph, and this meeting promises to be one of the busiest. On this agenda, there's some administrative work for the committee, and there are som...

<https://guelphpolitico.ca/2024/01/29/meeting-preview-heritage-guelph-meeting-for-febr...>

Chair Epp has called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof? Member Carroll notes that her work involves one of the two items under 2.1, appointing a delegate to the council planning meeting on 2187 Gordon St and 331 Clair Road East.

Epp notes that the owners of 408 Willow Road have asked for an amendment to the heritage attributes, so Epp asks for a motion to defer item #3.1, which is passed.

Item #2.1, Member Cameletti has volunteered to delegate to next week's planning meeting, and Member Abou-Jaoude volunteers as well. Abou-Jaoude asks about expectations, and Planner Mallon says it's about providing the committee's POV on designating.

In both instances, the property owners have objected to the heritage designation for 2187 Gordon (b/c it's too expensive to fix) and 331 Clair (b/c they feel like the committee jumped the gun).

Motion to appoint the two members to delegate to council is approved.

Next, Transition of Heritage Guelph Meetings to Hybrid Meetings. Mallon says that going forward, they'd like to offer each meeting in hybrid format; he's taken the liberty of booking the MacKinnon meeting room for the rest of the year, but there will still be a virtual option.

Motion THAT Heritage Guelph meetings be hosted in a hybrid format, both virtually and in-person at City Hall is approved.

Next, Advisory Committees of Council Governance Framework Phase 2. You may recall from another meeting that the city clerks office is in the middle of the second phase of a revamp of advisory committees like Heritage Guelph:



This Week at Council: Mad Money, Madder Residents

It was a very busy 30 hours at council this week with three meetings. First up, there was Committee of the Whole with one item main item about governance. Next, a special meeting of council that de...

<https://guelphpolitico.ca/2023/11/12/this-week-at-council-mad-money-madder-residents/>

Dylan McMahon, Manager of Legislative Services Department / Deputy City Clerk, will give a brief presentation, but he says that he wants to here from the committee about how they think HG aligns with City work and how it can align better.

Phase 2 is about reviewing all the ACs to make sure they align with the new framework that council approved last year. This could mean that committees will be revamped, dissolved, amalgamated, or left alone. It will also mean more resources for ACs.

List of the 14 ACs:

- Accessibility Advisory Committee*
- Committee of Adjustment*
- Guelph Economic Development Advisory Committee
- Guelph Museums Advisory Committee*
- Heritage Guelph
- Municipal Property and Building Commemorative Naming Committee
- Natural Heritage Advisory Comm.

(cont'd)

- Planning Advisory Committee*
- Property Standards Committee*
- Public Art Advisory Committee
- Tourism Advisory Comm.
- Transit Advisory Comm.
- Waste Resource Innovation Centre Public Liaison Advisory Comm.
- Water Conservation and Efficiency Public Advisory Comm.

*Required by legislation.

After today there will be a meeting of the chairs in late spring/early summer, and then they will be coming back to the committee with a draft of proposed changes in the late summer/early fall.

***No decisions have been made!

Reminder: The Framework...

ACOC Governance Framework Commitments

1. ACOCs are an important form of community engagement.
2. ACOCs should help shape the City's strategic goals.
3. ACOCs should adopt a deliberative approach.
4. ACOCs should contribute lived and professional expertise.
5. ACOCs should include members with diverse identities and perspectives.
6. There should be clear communication between ACOCs and City Council.
7. ACOCs should be adequately resourced.

First, which strategic goals does HG contribute to?

Future Guelph Strategic Plan Themes	Future Guelph Strategic Plan Theme Objectives	
Foundations	<ol style="list-style-type: none">1. Be an employer of choice2. Advocate for our City3. Lead with accountability4. Maintain the City's healthy financial position	Q1: Which strategic goals does your ACOC currently contribute to?
City Building	<ol style="list-style-type: none">1. Improve housing supply2. Grow and care for our community spaces and places3. Make it easier to get around	
Environment	<ol style="list-style-type: none">1. Be a leader in climate action2. Empower the community to help create a sustainable city	Q2: Which goals could it potentially contribute to?
People and Economy	<ol style="list-style-type: none">1. Grow Guelph's economy2. Make downtown a vibrant place for everyone3. Support community well-being	

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Epp says that HG fulfils the "Foundations" goal in protecting the City's heritage, but also in "City Building" for ensuring that the past is integrated. Member Corman adds that this is also about place making.

Abou-Jaoude agrees about "City Building", protecting heritage helps build economic prosperity by ensuring that Downtown Guelph is unique and vibrant. (See the DG HCD.) He also adds that HG could contribute to policy planning around zoning (in terms of added responsibility).

Epp adds that heritage could do more under "support community well being" under the "People and Economy" theme. Carroll adds that they could help generate ideas for adaptive re-use.

McMahon says community well-being has come up at a couple of ACs, wonders if that's a primary or secondary consideration for HG. Abou-Jaoude says it's primary, community well-being important b/c community participates in things like HCD

More integration between Planning Advisory Committee and Heritage Guelph? Possible. Might be a way to work towards common goals, McMahon notes.

Community Plan. Same questions?

Community Plan Themes	Future Guelph Strategic Plan Theme Objectives	
We are home	<ul style="list-style-type: none"> • Have housing that works for us • Keep Guelph a safe City • Love our neighbourhoods and keep them strong • Keep our big, small city vibe 	<p>Q1: Which strategic goals does your ACOC currently contribute to?</p> <p>Q2: Which goals could it potentially contribute to?</p>
We protect the environment	<ul style="list-style-type: none"> • Protect and sustain what we have • Reclaim what might otherwise be wasted • Go further than any other city • Prepare for the future • Steward our resources 	
We create value	<ul style="list-style-type: none"> • Be a global innovation leader • Support collaboration and tell our Guelph story better • Leverage our unique character • Foster inclusive prosperity • Harness our discovery engines 	
We are community	<ul style="list-style-type: none"> • We understand community • Build and sustain strong, meaningful and reciprocal relationships • Make truth and reconciliation a reality in Guelph • Work within and across systems to eliminate discrimination and barriers • Respect, pace and the 'fierce urgency of now' • Create and hold safe, inclusive spaces • Stories and information belong to the people who share them • Use intentional and shared language and understanding 	

Cllr Downer notes that "stewards of our resources" might be key. It's not necessarily environmental, which was the intention, but heritage is a resource that we don't want to waste. There have been issues about the City getting good stewards.

Member Wood mentions "We are home" and "love our neighbourhoods and keep them strong". It's about maintaining the feeling of the city and differentiating Guelph from other cities.

"Leverage our unique value" under "We create value" seems like an obvious HG aspect, Corman says. Wood adds that there's a definite emphasis on placemaking.

Next steps: There will be meetings with all the remaining ACs, there will be that future meeting with chairs and vice-chairs, plus meetings with the City's leadership teams. This topic will come up again in Q3, and then a recommendation goes to council in Q4.

Next, 40 Spring Street: Notice of Amendment of Heritage Designation Bylaw (2004)-17606. The property owner is looking to sever a portion of their property, but they need the blessing of the committee.

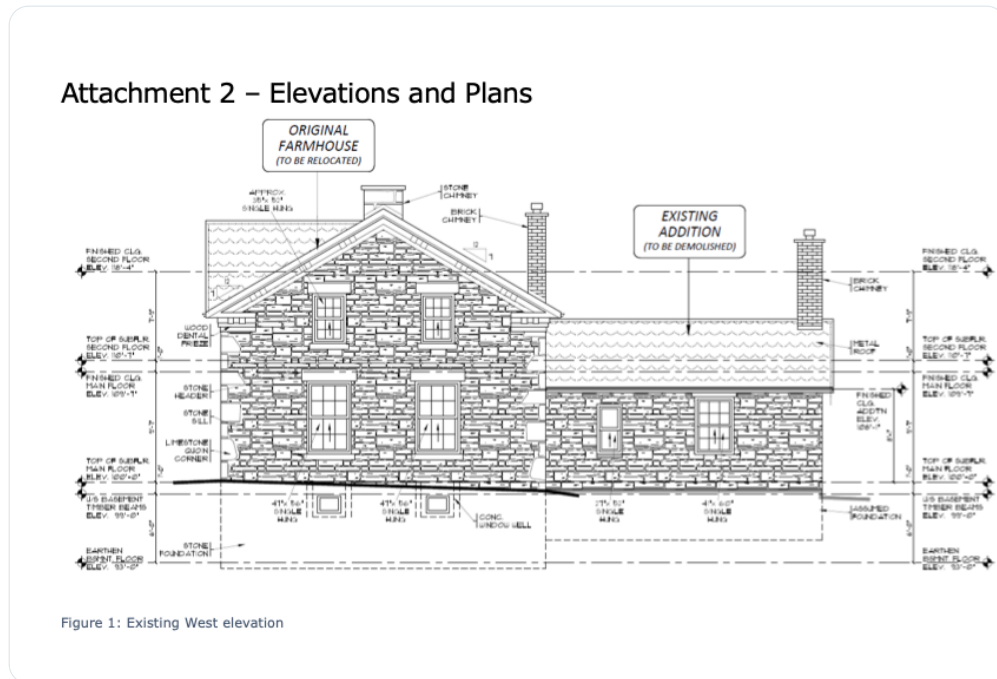
Heritage staff have no issues b/c severing the property has no impact on attributes of the property.

Abou-Jaoude asks if there was a request for impact assessment, why this move? Senior heritage planner Robinson says since there was no impact on the attributes, staff felt no impact assessment was required. The property being added to the property next door to allow for hot tub.

Motion THAT Heritage Guelph supports the proposed amendment to heritage designation By-law (2004)-17606 as presented in the staff report dated February 5; and THAT Heritage Guelph recommends that City Council give notice of the proposed by-law amendment pursuant to Part IV...

Motion approved.

Next, 331 Clair Road East - Heritage Permit Application. This item was added in the amended agenda, and it's a request to remove the "tail", the summer kitchen, which was always part of the plan. Got to do it before bat roosting season.



Mallon says they negotiated with the property owner to not include the summer kitchen as part of heritage attributes, and it should not damage the stone walls of the main house.

Abou-Jaoude asks if the demo will be handled by a contractor that "knows what they're doing". Mallon says yes, and notes that the owner will be salvaging material for re-use later, more of a "deconstruction".

Corman asks about the steps to prevent damage to the original house, but that may be a question for the delegate, which brings us too...

Emily Elliot, from MHBC Planning. She says Mallon covered everything, so she's just here to express support for the motion and answer questions. The house will be moved and converted for common amenity space. Shoring will be used as necessary.

No questions for Elliot, so we go to the motion...

THAT Heritage Guelph provides the following comments to the General Manager, Planning and Building Services with respect to the heritage permit application for 331 Clair Road East: (cont'd)

The proposed removal of the summer kitchen at 331 Clair Road East does not negatively impact the heritage attributes identified in the Notice of Intention to Designate issued November 23, 2023.

Motion approved.

Next, 15-23 Fountain Street: Cultural Heritage Evaluation Report. These are the presently vacant row houses across from the municipal parking lot in the south end of Downtown. Mallon's report notes that they do not meet the criteria for heritage designation.

It's pretty typical example of late 19th century rowhouse, part of a series of quick builds for working class housing to support Guelph's industrial boom. They were built by the uncle of famous Guelph tenor Edward Johnson.

So why designation?

- 1) Lost integrity in last half-century, lost porches & windows.
- 2) No high degree of craftsmanship or artistic merit.
- 3) No tech, scientific achievement.
- 4) No unique historical significance
- 5) No greater understanding of community/culture

Also:

- 6) Area's undergone tremendous change in last 100 years, lost context
- 7) Not a landmark.

Mallon notes that working class housing is more difficult to designate given the restrictions, and calls it a good case study for the committee. Corman asks if the building is not still "historically linked" even if the area has changed.

Mallon says even he sometimes finds the limitations of the criteria "asinine" but he goes by what he can defend at the OLT. Believes that there are more representative examples elsewhere in the City, and that means holding on to maximum integrity. He wishes had something.

Carroll asks if Mallon's worried that all future working class housing designations will have the same issues? Mallon says it's harder to meet the design and historical criteria, and all it requires is a limited amount of change.

Mallon notes that they are about to start Ward West district study, which will preserve between 100-300 working classes houses. Protecting these properties is easier under Part V versus Part IV.

Mallon notes that the only real heritage feature left is the red brick. The porches would have added more value and they were there as late as the 70s when the Couling list was put together:



Woods notes that it's important to keep in mind that they're limited by the provincial criteria, which is very different from their own personal criteria. Corman says that she thinks the property does meeting the criteria so she wants to separate the motions.

Recommended Motion:

THAT the comments provided by Heritage Guelph members on the '15-23 Fountain Street East: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

THAT Heritage Guelph advise City Council that 15-23 Fountain Street East does not meet the provincial criteria for determining cultural heritage value or interest as outlined in O. Reg 9/06

First part of the motion approved.

Downer asks what happens if HG disagrees with staff assessment. Mallon says that they would hire a consultant to prepare a second opinion.

Epp says that this is a "tough one" because it's playing in a grey area. It feels dismissive, but the designation needs to meet a set criteria. Epp's motion adds words "based on current research" to the second motion. Corman still doesn't like that.

Corman suggests setting it aside for the time being. Wood asks Corman about criteria Corman thinks this property fulfils, and she says 1,4,5 and 8.

Epp suggests a motion to retain the property on the priority list until more research is done, or pass the other motion with her amended suggestion. She adds that there's uncertainty about who's going to do that research.

Downer asks if more time is going to change staff opinion. Mallon says no, unless they "find out John Diefenbaker was born there" or something. Downer says it's decision time.

Epp adds that she's not comfortable hiring a consultant knowing that they might reach the same conclusion. Downer adds that she's sad about this potential loss, but they also have to look at home to defend at OLT. there are other row houses.

Corman asks if its okay if they let the first motion stand. Epp thinks they have to vote on the second part too and Mallon says that the preference is to have closure so that they can move on to other proprieties.

Downer asks if there can be a motion of "no action". Epp asks for a vote on the first motion THAT Heritage Guelph advise City Council *based on current research* that 15-23 Fountain Street East does not meet...

The motion is approved 3-2.

Sorry, it was approved 4-2. (CORRECTION)

Next, 108 Queen Street: Cultural Heritage Evaluation Report. It's the old John Mitchell farmhouse, first built 5 years after Guelph was founded. Robinson says property owners have been contacted, and they do not support any intention to designate.

Regardless, the house meetings four out of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 569/22.



This an evaluation report, so this is not being sent to council yet. No questions for Robinson.

Motion THAT the comments provided by Heritage Guelph members on the '108 Queen Street: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration is approved.

Announcements:

Downtown Heritage Conservation District Study Open House is on February 20, 2024 at 4:30 pm.

That's a wrap for this meeting of Heritage Guelph!



@threadreaderapp unroll please!

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