



MINUTES

Rod Rolleman was in the Chair. Also present at the meeting were Benedict Benninger, Jaimee Gadson, Mary-Jean Page, Philip Ruhlman.

Staff Present: Michelle Schaeffe, Township Planner

CONVENE: 7:00 P.M.

Chair Councillor Rod Rolleman

1. CALL TO ORDER

Chair calls meeting to order at 7:00 p.m.

2. APPROVAL OF THE AGENDA

3. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

None reported.

4. PRESENTATIONS

4.1 MHBC – Dan Currie and Rachel Redshaw: 34 Manley Street Draft CHIA for Proposed Consent (Creation of a New Lot)

The Committee offered the following comments:

- Concerned about garages in the back. The material be similar to house in use of brick as opposed to siding. Applicant confirmed that they will be under 5.2 m and material will be brick. It was noted that this style of detached garages is common in the area.
- School is a prominent feature on the street. Heritage buildings also consist of those across the street from 34 Manley Street. The neighbourhood including Manley Street is one the oldest areas in Ayr. The design of the proposed development needs to reflect and be compatible with the heritage of the neighbourhood.
- The Robert Shipley Report speaks to a potential Heritage Conservation District in this area.



- Most streets in older areas of Ayr are named after a prominent person. Township wants confirmation that Manley Street is not associated with the Manley's. Applicant advised that there is no record of the Manley's owning any land on Manley Street.
 - o Rachel Redshaw of MHBC provided a correction and further clarification on March 4, 2019 and March 11, 2019 that the statement that the Manley's did not own land on Manley Street is incorrect, as she thought the question was only with respect to the subject lands and the adjacent contiguous listed properties. Rachel Redshaw does not know the chain of title of every property on Manley Street. There is no 'direct' association with Daniel Manley and the building on the subject lands and adjacent properties based on MHBC's research. Manley did own land in the vicinity, as Manley spearheaded a Roman Catholic Church at the corner of Gibson Street and MacDonald Street. The Manley family were Irish Catholics, who immigrated to the United States with other Irish residents in the area predating the built heritage on the subject land.
- Material samples were provided, it was noted by the applicant that the size of the bricks would be smaller than that shown of the brick provided.
- The existing dwelling should be re-bricked to enhance cultural heritage. Use of a brick that is similar to other brick styles of heritage homes in the neighbourhood, similar to brick used for Philip Ruhlman's house.
- More detail should be provided in the porches, similar to other porches in the area.
- Applicant noted that they may remove the trees in front of the existing and proposed dwellings.

5. INFORMATION UPDATE / DISCUSSION ITEMS

5.1 Code of Conduct

5.2 Election of Vice Chair

Moved by Jaimee Gadson
Seconded by Mary-Jean Page

THAT the Heritage Advisory Committee elect Benedict Benninger as Vice Chair for the term 2018 – 2022.

CARRIED

5.3 Revised Township CHIA Terms of Reference November 2018

Updated Committee on changes made to Township CHIA.



5.4 Draft CHIA for 34 Manley Street

Committee discussed the development proposal and made the following additional comments:

- The owner stated that they may remove the trees in front of the dwellings, which is contrary to the tree preservation plan. Committee would like to see trees preserved.
- Recommend breaking up roof-line to create a lower roof-line.
- Would like a height comparison that provides height in terms of metres for adjacent properties; report only notes height in terms of one-storey, two-storey etc.
- Concerned about the massing in terms of the depth of the proposed dwellings.
- CHIA is 132 pages which is a lengthy document to review. An executive summary should be provided.
- More detail should be provided in the CHIA on features such as porches and windows. Provide illustrative photographic examples of what they are intended to look like.
- Garage elevations as well as elevations for all sides of the proposed dwellings should be provided in the CHIA.
- Conservation Strategy Section does not provide a Strategy. No recommendations have been provided on conservation. This Section should be revised to include a Conservation Strategy.
- Concerned about the construction impacts of building the new house on the dwelling and foundation of 24 Manley Street.
- Brick samples provided do not match that illustrated in the CHIA. Need to ensure what is proposed is what is actually built including an accurate materials board.
- Recommend using yellow brick on both dwellings, similar to those in the neighbourhood.
- Recommend porches similar to that in the neighbourhood that are more historical (turn posts). Cornices should be provided.

5.5 Cultural Heritage Landscape Study for the Township of North Dumfries In partnership with Region of Waterloo and Heritage Resource Centre University of Waterloo

Moved by Benedict Benninger
Seconded by Philip Ruhlman

THAT the North Dumfries Municipal Heritage Committee



recommend to Council that Staff be directed to advise the Region of Waterloo that the Township of North Dumfries does not support the Terms of Reference proposed by the Region of Waterloo for a Cultural Heritage Landscape Study;

AND THAT the North Dumfries Municipal Heritage Committee recommend to Council that Staff be directed to recommend to the Region of Waterloo that the Terms of Reference be revised to focus on the Community of Ayr whereby a more detailed study would be completed including the mapping of 'Significant' Cultural Heritage Landscape boundaries and policies to be included in the Township Official Plan in accordance with the Provincial Policy Statement.

CARRIED

5.6 Prioritization of Heritage Projects

Discussed Ayr HCD and alternative planning tools such as the Community Planning Permit System (formerly called the Development Permit System). Brampton used Development Permit System to preserve cultural heritage in Downtown Brampton. Committee noted that Township should use a tool that cannot easily be changed by a future Council. Noted that an Ayr HCD would provide longer-term protection than a Community Permit System.

Re-evaluating Listed properties should focus on Ayr as a first priority.

Installation of the Toll Master's Plaque is a priority.

Ice House should be included as a priority. Committee recommended establishing the Ice House and surrounding area (e.g. lawn bowling area) as a heritage precinct. Public access to the river should be provided. Funding has been provided in the Budget for a Restoration Plan.

A Staff Report with a proposal will be prepared on the Heritage Lighting in Centennial Park.

5.7 Training Session

A training session is being organized for the Heritage Advisory Committee.



6. OTHER BUSINESS

6.1 The Gore Subdivision

The Committee expressed concerns with the clear cutting of trees at The Gore Subdivision (266 and 280 Northumberland Street).

Committee would like clarification from CAO Andrew McNeely on if a Tree Preservation Plan was approved by Staff.

7. ADJOURNMENT

Moved by Jaimee Gadson
Seconded by Mary-Jean Page


THAT WHEREAS business before this Heritage Advisory Committee Meeting has been completed at 9:34 p.m.

AND be it resolved that this meeting adjourns and meets again on Thursday March 28, 2019.

CARRIED



Chair



Recording Secretary

