

Woolwich Heritage Committee Minutes

Wednesday May 16, 2018

The Committee met on the above date commencing at 7:00 p.m. at the Township of Woolwich Administration Building, 24 Church St. W., in the Dodie Hummel Room.

Present: Bonnie Bryant, Laurie Breed, Marg Drexler, Terry Rohr, Hans Pottkamper, David Voogd,

Guests: Amanda Stellings (Polocorp), Ron Paleczny, and Owen Scott (CHC Limited)

Present from Township Staff: Jeremy Vink, Senior Planner

Call to Order

Adoption of the Minutes

Moved by Hans and seconded by Terry, that the minutes of the April 11, 2018 meeting be approved as printed. Motion was carried.

Jacobstettel House – Presentation by Polocorp

Bonnie turned the floor over to the applicants for the property at 16 Isabella Street.

Amanda introduced Owen Scott the heritage expert and Ron, the property owner.

Owen reviewed the heritage attributes, as per page 26 of his report. There are some parts of the house people may consider heritage attributes but they are not because of age, alterations or would restrict people from using the home.

Owen noted that the development will allow create about a 0.5 ha. parcel for 16 Isabella Street separate from the remainder of the development.

Hans asked how compatible will the proposed dwellings be to the existing home? They will be bungalows and bungalows with loft (scale), with a mix of single and semi-detached units around 1600 square feet. There are no elevations plans or renderings of the proposed units at this time. Lots will have large 40 foot frontages with double garages. Houses backing onto rail line will be brick and rest of the dwellings will be brick and siding. The units will be in behind and not easily seen from the street.

Ron noted that the homes are going to be marketed to seniors and will be higher end homes, with varying styles of homes with no two homes side by side will be similar in façade treatment.

They will consider options to integrate characteristics of the area into the homes, such as front porches.

*7:12 - Marg entered meeting

Is there any risk of damage to the heritage building as part of the of the construction?
Owen said there was not.

Owen reviewed the handout showing the property in 1981, 1982 – 2018 and the proposed site plans. The former driveway in 1982 along the side of the dwelling will be more intrusive than the proposed access to the new development.

Is the proposed parking to the rear of 16 Isabella going to be built? Amanda noted it is just to show the maximum parking development on the site depending on the use proposed by a future owner.

There were concerns from the Committee that the number of homes (i.e., density) may detract from the heritage dwelling.

Committee would like to see some renderings of the dwellings to determine if it will be reflective of the character.

Lot sizes of the proposed units relative to the area was discussed.

Once they are further along, Polocorp will provide some concept housing designs/renderings.

What do they want from the Heritage Committee? Amanda noted that they would like the Committee to review the report, provide comments and support moving forward with the designation.

The delegation left the meeting.

Proposed Zoning By-law Amendment 3/2018 (land surrounding the Jacobstettel House)

Jeremy reviewed the process on moving forward with the heritage designation process and the zoning process running concurrently. Staff will be proceeding to review the heritage aspects, comment to the developer, have a final report from the applicant and then proceed to a recommendation to Council on the heritage designation. It is likely the heritage report will come to Council before the recommendation on the zoning application.

The Committee continued to consider the development and have the following comments related to the heritage:

- Suggest that vibration studies will need to be part of the development to ensure road works will not damage the dwelling.
- Applicants should provide an impact analysis on the proposal of moving the wrought iron fence.
- The applicant needs to provide additional information for the proposed development in terms identifying and protecting the contextual values of the heritage dwelling. This includes considering a larger parcel size for the proposed property for 16 Isabella, and the impacts of the adjacent development. As part of this the Committee requests that housing facade treatments of the new units should support, enhance and reflect the heritage dwelling in terms of materials, colours, façade and addition of porches. The Committee will request that details should be provided to address these concerns, including being provided renderings.

A memo will be forwarded to Polocorp outlining the Committee's comments over the next few weeks.

Maryhill Candidate Cultural Heritage Landscape and cell tower proposal

A brief update was provided. Staff is working with the company about placement options. A staff report will be provided to Council at a future date for Council to take a formal position on the cell tower.

The Committee discussed how to proceed with CHL report. It needs to be presented to Council and needs Council support to move forward. How and when this is presented is important. This will item will be reviewed this fall.

Ghost Communities Signage

Hans provided an update. Della is away and unable to finish the design at this time. The Region noted that any sign about 4 foot wide, will need two posts and costs about \$500 to \$1000 per sign. Hans will review the sign options to see if smaller signs with one post would be more reasonable in price.

Spring Plaque dedication

Two sites chosen for the dedication were the Chalmers Church and West Montrose Bridge. Laurie will contact the owner of the Chalmers Church to see if they would be willing to be part of this. Hans will contact the Region to get approval to the plaque the bridge.

June meeting – tour and dinner

Meeting will start at 6:00 p.m. with a tour at Maryhill Inn followed by a tour of the Church and cemetery at 6:30 p.m.. Dinner will at Frannies in Shantz Station around 7:15 or 7:30 pm. Bonnie will make the dinner arrangements.

Adjournment

Moved by Laurie, seconded by Hans that the meeting be adjourned.