

# August 17, 2021 Special Heritage Committee – YouTube Transcript

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we have

okay took the words out of my mouth um i don't need to to state anything more other than it's being recorded um and that you are consenting to have your likeness and comments recorded and posted on youtube um roll call uh myself if people would just announce their presence please John Levak, Matt

you want to do you want to acknowledge that you are online well Matt's turned his his speaker off uh yes oh there we are okay Barb thank you thank you

um Courtenay yes president thank you um Jeff you're here Mary you disappeared i saw your picture up here a minute ago are you still did not intentionally disappear oh okay hi Mary you're here thank you yeah um all right that that i think that's the roll call i have no opening remarks to make about this other than it is a special meeting being having been called by Jeff to discuss matters concerning the property in question 85 queen so we um we i would ask that uh if there's any pecuniary interests uh they be disclosed um at this time and if there are none move ahead to the committee reports and i see that we need a motion to receive the report could i have a motion concerning what is now known as 47 Whitcombe Way the old Stewart farm house which was my error was 66 Queen not as previously stated so could i have a motion that we received this report

okay seconded all in favor aye

okay um Jeff would you um introduce the report and discuss what you need to discuss please yes thank you very much chariman uh this special meeting of the heritage meeting our heritage committee has been called to provide the committee with information related to the structure

located at 47 Whitcombe Way previously municipal addressed as 66 Queen street while no action or decision is required from the committee it's important under the heritage act that the committee be informed of heritage matters occurring in the community this meeting also serves to provide the public with community information that may be a public interest staff are available during this meeting to help answer questions relating to the committee's role and authority in situations like this as well as potential next steps as the committee will recall and as the staff uh report highlights the committee has twice previously commented on matters regarding this property first in 2018 to consider the heritage impact assessment and the subsequent demolition permit in 2019. today in attendance are both the township chief building official uh as well as the townships municipal clerk to answer any questions the committee may have also in attendance is Stephanie Saliba the property owner who is registered as a delegate for today's meeting at this time chair i would recommend that the committee pass a motion to permit Stephanie's delegation uh before proceeding on into the details of the report

so moved could i have a second make that motion thanks Mary seconder all seconded then um all in favor all right paper okay carried okay thanks Jeff carry on great well if i could just ask the clerk to move Stephanie from the attendees over to the panelists to make her presentation

super it looks like um chair Arnold that Stephanie's on camera here so we'll just ask Stephanie if you're okay with that to conti to begin actually her presentation not to continue sorry hi guys um oh there we go thank you i i'd like to thank everybody for coming first of all and spending some time so much time with me last week um i think the i think what Jeff's prepared for us today really touches on everything that i was hoping to say um i i think it's very detailed and it includes all the information that we need moving forward um i did also i didn't really prepare a presentation for everybody i did attach some documents to the end um they're not they're not well wrote i was quite emotional and got it done quick um but it does touch on my intentions moving forward um if we do see this property having to come this house having to come down which it once we review everything that's the direction it seems to be going in um i do see that there's a heritage meeting in october um i would love to circle back on ways i mean it'll be here before we know it um if we do find this property this house coming down i would like to circle back in all the ways that we can move in um honoring the history that was using the materials that we can salvage um and and using them in the new build and other ideas too you know i've been thinking of ways in which if the house has to come down we could honor it with stones somewhere you know like there's so much in this house that obviously was forged from the land that i would hate to see go anywhere so that's my intentions moving forward i think i really clearly stated my feelings and in the in the letters and lists and that's about it other than thanks for everybody and working on this property as long as you guys have there's so much

about it that i'm still learning um but that's that's really all i i don't have much else to say at this point

thank you Stephanie yeah no problem appreciate that um Jeff would you like to carry it forward from here i mean i think we've all received the reports that have been prepared are there any further comments or questions that people have on those reports

Jeff do you have any further comments to make i guess the only comment would make um chair Arnold is that staff are available if there are questions towards staff and i see Stephanie's still on the screen i'm not sure um Stephanie if you're available for questions or of the committee as well of course absolutely i mean we're here let's talk about our concerns and where we'd like to see things go right

okay anyone on the committee like to make some comments Mary John i would i would dearly like to make some comments am i commenting hello um to the delegate or am i commenting on the report

um i guess you can comment on anything you like Mary

well you're not restricted first of all i would like to you know my um my regrets to the homeowner for what clearly has been a terrible experience and um and acknowledge that you went into this with um

objectives that were very much in line with this committee's hope for the future of the property and so i am you know i appreciate your equally broken heart about this and uh i would also like it to be put on the record that the developer did not live up to his requirements in the draft of subdivision regarding the upkeep of this property while it was empty and while it was waiting for development and i think that that really contributed to the demolition of this building and in future and i don't know what the property standards people have to say about this or the building inspectors but in future i would like to uh make sure that this does not happen again as a past chair of this committee i asked on several occasions to speak to the developer to inspect the property to make sure that he was following the list of requirements as outlined in the i guess the approved draft of subdivision and he refused to allow us access and then eventually

just completely stopped replying to my requests um so i think that this in my experience of sitting on many heritage committees is something that is called demolition by neglect

and it occurs frequently and it is always a consequence of the lack of maintenance of empty buildings and just finally to say that it was not that the developer was unaware of what those requirements were we communicated them to him very explicitly and i offered further ongoing assistance in that regard and mostly it's about keeping moisture and humidity out of the building because that's what encourages rot and uh there i've i can't say it any i don't think any more clearly than that i'm i don't i don't sorry first heritage meeting i'm not really sure how this works but i appreciate everything you said because there was a moment and i'm not gonna i'm not gonna lie i was a little disappointed i thought to myself where where was the follow-through you know where where was the accountability where were where was the town and i and again i mean this and no disrespect to anybody but i was mortified to see it in such that state and now to have to come down i mean if if we were if this was our intent we would have bought elsewhere and not paid for the insurance for such an old property and not so to have gone into something with such heart and then to have seen that over the last

you know years and years that there was nothing and then reports and i wasn't sure where the accountability was at this point i'm just you know i i've pulled myself together and i'm like okay well it is what it is now we just have to focus on how to move forward but i'm so glad you said that because there are so many other properties in plus lynch that are absolutely stunning that i'm sure hold more history that i'm even aware of all over the place Milton everywhere and i and i i worked in restoration for many years so i appreciate preserving the process of preservation and i i too although i'm not a part of a committee and i i haven't moved to town yet i would like to see that this not happen to another home of its age i mean like this the the land in itself speaks um it's sad that a house that was forged from its ground just was left there to rot and and uh if i can just move through you ch mr chair say that uh in 2006 when this house was sold it was in fine shape and

it had it had survived quite well for 150 years and in 15 years it's it's collapsed so uh i don't know what uh perhaps Mr. Bunn can tell us or someone else can tell us how we go about uh effectively avoiding this with other properties in the future in the township and also i just want i will stop talking in a minute but this property in my mind was absolutely an essential part of our built history it it um was built by one of the first settlers first European settlers in the township and uh the Calfass family has an indelible imprint on this township and to lose the family home in this way is a tragedy in my mind so there i agree

thank you Mary um your points are well taken um Stephanie i i have a curiosity question i'm looking at the pictures right now of the demolition what kind of equipment was brought in there there's a massive hole behind the house that i don't recall being there being that Mary stated we were denied permission to access the house but we did walk around it and we were very aware that the brick annex that had been attached to the back of the house was um really had no architectural merit or as far as we knew any cultural merit attached to the building but it appears as though a massive piece of equipment has been used here to tear down what what was not a very substantial uh structure and i'm very curious about it and and you must you you i should make note and Mary mentioned alluded to it um as a committee we are an advisory committee we have no power we can't order anything to happen so

we're really reporting to council as to the situations that we look at and and advise and advise counsel correctly matt if you'd be is that am i correct in in my summation of that in a sort of a thumbnail sketch yes but i'd probably defer to staff either the clerk or deputy clerk yeah correctly answer that so it's sorry starting if you just go back to my curiosity question

i guess what were they doing back there um so it was my husband the owner of the property as well the first hole to over to your left is a cellar entrance so when we removed blath and plaster it was very clear that the deterioration of the wood was absolutely crazy and now we're in there and we're walking and we're moving and the structural beams on the main level that are accessible in the basement required a lot to hold up um we needed to gain access in there to hold up to add in supports so we didn't create the hole in the foundation it was the seller it was the cellar door that we went in through with a little tiny skid steer understood i understand that yeah okay that that that clarifies why there was such a massive uh hold and that's how you had to access it yeah and unfortunately the basement the interior basement access you can see in videos that i've taken that i can share with the committee and aid or whatever um we have a video and the basement stairs like the stairs to get in there there they were non-existent the half of them were gone some of them there were two basement accesses inside the home um that were in extremely poor shape because the basement had so much water in it for so long so those wooden stairs at the bottom were completely just rotted so in order to access the basement you had to do it from the cellar door outside which had been left open for probably a very long time so before we purchased the home we had to remove all that water in just to have our structural engineer go in there to determine what kind of damage moisture and whatnot was there in doing so you can see where well you can't but we could see where those those big beautiful beams that were taken from the property they go right into the stone there's wood in the stone and they go right into it and tie into it like um no i understand you know like it ties right here at the wall right they were they were essentially rotting from the wall so in order for us to safely continue we had to get in there lift the weight of that main level and you can make sure it didn't come down right sometimes i mean questions like this you have to

move quickly you don't really have time to delegate and talk and and you just have to get in there and work right so Stephanie promise you you don't have to explain your actions well you know i've spent obviously many nights since you did what you had to do or tried to do but as Mary said um i i'm really sorry that that it ended up like this um it not only is it uh you know it it not only emotionally upsetting when something like this that you've just bought false down it it also uh kind of changes what you're going to do with the the property from here on the end yeah John honoring what it is do you have any comments John on this you've looked at this we've all looked at this property over the years as Mary said we've we were all very fond of that place however John do you have any comments well absolutely um you know when you know we we started this several years ago and we did the heritage impact assessment um i i always wondered about the point that Mary you know raised about the enforcement of the conditions that were put in that impact assessment and you know as you know we attempted to go in and just to look at the property and we were kind of stunning by doing that the only way that this type of situation is not going to occur is if we get some element of teeth into a situation like this where there's a heritage impact assessment and there's conditions that are put on the uh the owner especially at the owner's developer i don't know matt like is there is you know it's been said that we have no power but somebody must have some power because to just you know let a property go down like this and nothing anybody else could do is just watch it happen that can't be acceptable there's got to be some way to go back on the the owner and and look at the conditions of the hia and um and do something about it um i think we need some at least some recommendations out of this on how we can uh put a little bit more muscle into this type of thing to avoid this type of tragedy from happening again can i speak to that John for sure i'll lower my hand now well i think that

the property standards perhaps should have could have looked into this um and i'm not sure in this municipality how that operates um but that would have been one method of um of you know tracking this put it that way and i i don't really underst i don't know what that what one might call what the terms of the contract were between the developer and the township uh as they were spelled out whether he had whether there were to be some kind of series of inspections that would have been helpful which would have

made the rest of his development condition on passing those inspections of course had the property been designated then that would have been um probably part of part of that designation would have uh process would have taken care of those steps um nonetheless uh somebody i'd like to know since we really don't have power who in the township would have in this case and another question if i may um direct it at the homeowner is i have had discussions with other historians in the township who insist that that brick annex preceded the stone building and was there any sense that the building that was actually being shored up by that brick annex and that's how it contributed to the collapse um when we removed we he removed

Dave via the owner um we removed level by level slowly because of what's behind it and when we did i believe in a sense it was because first of all the foundation for that brick addition was on a cr it was just poured around this big massive granite stone which in obviously over time would have worked in keeping that foundation basement and everything there and then when we removed um the walls exposing behind the stairwell because they had it was the original home stairwell and then the kitchen for the farmhand when you went up the stairs it was all um what was that what's that wood um it was all paneling when we removed the paneling essentially there was like no mortar so and we found this through the house too that they were very like for example additions went on and they were like this and then just mortared on the outside they weren't tied in whatsoever um and that was kind of what we noticed when taking it down so when you look at the pictures you can see very a very clean fall at certain sections essentially there was nothing tying anything in there and i would i would believe that over time that stone would have

used that brick addition as its means of staying up right and then again removing laughing plaster and and although we were very careful in everything we did we were the first to get in there and start moving things right um but yeah it's still on site actually there's a rubble pile outside of the um the safety fencing and some of that rubble is what we've kind of pulled in hopes of using elsewhere well you can see that it's mortared on one side and just really exposed stone on the other if you were to take a stick and just kind of like bang at it it's and again this was all just lime mortar right like with all this moisture and the water what happens to a lime mortar base right it just deteriorates so i don't know if it was due if that lack of mortar was because water ran down there over the years or if it just was a lack of mortar but essentially when we took it off rebels were falling like it was falling down we did have i guess an over secure sense that it was like a two foot stone like we we felt confident in it that it was excuse my language but essentially a brick [ \_\_\_ ] house you know like it felt so strong um and then yeah when we got back the next morning that that entire wall right down to that foundation was gone and you can see such a clean fall right so again i do believe that yes it just to touch on what Mary was talking about as well is that in it not being where it was had it i still think that even if a new tarp was put on and the seller was closed that we still would have seen substantial deterioration on the property but beca and like the other problem with it is is even if it didn't experience um the amount of moisture and rot that it has it structurally really wasn't sound like it was essentially one dwelling and they just kept adding on walls to each other to each other to each other without tying them in so we would have run into a major problem in trying to figure out how to get in there and chip away to essentially tie those in to move forward for the next 150 years right um so even despite the rain and the rot there were other issues still very present in the way that home was built over its time

so like as much as i agreed the developer avoids me now completely and i rely on him he will not answer my calls he will not return my emails and i'm i'm sorry that you experienced that for so long Mary because it's driving me crazy um but he's not all to blame you know they didn't have engineers and structural this the farmer did his best and it probably wouldn't have lasted on another 150 years had it even been watertight simply because again that they just there was no i have pictures of inside too if anybody afterwards wants to send me their email i can most definitely send more pictures but you can see that nothing is tied in um which was alarming to me before we lost that wall honestly i was thinking oh my goodness what do we do now um we discovered a lot left from plaster down John if i can just say like a restoration architects are familiar with this issue and it's amazing what they can mediate um and i don't think you had access to one and i don't think the developer did and um so what you're telling us then is that there was some um existing uh vulnerabilities in the building that then perhaps were um exacerbated by the the humidity and the water and you know accessing yeah right and working yeah and you know like starting the work on the home yeah the certainly the developer was advised to um keep the building ventilated to get rid of all the moisture and it was full of mold it was like i'm also a mold remediation technician and i can tell you right now we had there's fungus there's mold there was algae there was there was more going on there now and again luckily it was all wet so we were able to safely remove that but it okay it's really unfortunate it is thank you that's thank you Mary um do any of the other committee members care to make any comments at this point

if not Jeff would you like to make any comment on the engineering reports i'm sure we've all looked at them um they are they are uniformly negative in the uh in my opinion on the chances of salvaging this building whatsoever i guess there's going to be a lot of rubble rubble stone available but i i am i drawing an incorrect conclusion from that Jeff you going to speak to the township or what does the township want to do here so uh through you chair Arnold um i'm not an engineer so i don't want to pretend if you want to try to interpret something uh we do have our chief building official on the call who has been out at the site and is much more familiar with what's been going on in terms of the structure um i do want to just point out before we move on to maybe Andrew speaking um through sure it looks like Barb might have tried to have a comment i'm not sure i just seen you moving or actioning towards that so i just want to give you an opportunity before we continue on yeah i don't i can't see that sorry about that no sorry thank you thank you for that Jeff and and sorry John i just wanted to and and my apologies to to um Stephanie as well because the point i'm going to make is a little bit more about heritage um impact assessment and um property this was the first time that this committee had been actively involved in such a document and if i recall we spent a great deal of time um with representatives of this um uh company uh to come up with a form to make it accurate and to make it responsible um i i believe we had at least two meetings and there was a lot of uh work Mary in particular spent a lot of hours um working with this consulting company to come up with a workable document that would hope going forward would be the



model for us to use um with this outcome i'm a little dismayed at all this uh we've done all this hard work um and it correct me if i'm wrong but i do believe that we have uh representation from the county as well uh assisting us with this document so um i'm i want to know too about accountability and about the value of these documents and the efforts that this committee put into it and how we we can be more responsive and better equipped and one of my understanding that um the process of going through this was to assist staff in making pardon me but at the counter decisions for both the developer and the homeowner coming in and somehow we have failed here so what is the corrective and and how do we improve on this and i'm thinking that of i guess Courtenay and and of Jeff and perhaps um Matthew i'm you probably haven't had another uh document like this either but uh we need we need to be better thanks Barb well said Jeff would you care to pick up on that or Courtenay no i don't

oh thank you Barb for the question um so i i think i agree with with most of what's been said here today that there was an awful lot of work that went into um

reviewing the hia and commenting on it the structural reports were done the committee made some comments um and were invested in the process and you know attempting to preserve as much of this property as possible with the developer and this information was provided to council who ultimately um were the authority to approve the the subdivision agreement that went forward and i think where what we've learned from looking back as staff on this is that perhaps there's some areas where the wording of the agreement can be improved to to help us identify um you know if inspections are needed if there are any more obligations put on the developer throughout the process and have the agreement point to that specifically i know the hia and the structural report had various recommendations and a very detailed um very detailed of what what what was the committee and council were looking for i feel like perhaps the wording in the agreement could be revised if we were ever to see something like this again to assist staff and the developer and the potential purchaser so that it was more clear what the expectations were going through the process

any further comments that anyone would like to make yes thank you

if i could mr chair oh thanks matt sorry i can't i i can't i'm not getting everybody showing on the screen i i did hear your voice yes of course matt please proceed but i don't want to step on on Barb's toes if she had another any follow-up questions or comments so i can i can wait until she's because i i appreciate what she was saying um go ahead counselor gloria and thank you Courtenay for that explanation um i appreciate that perspective

thank you yeah i think i think this certainly is a learning opportunity and and it was our first time through doing a heritage assessment and it's a transition i think it's it's it's fair to see this as a transition from wholly relying on goodwill to moving into something that at this when i look back on it it's it's served to not only inform the the land whoever owned the property whether it was a developer or the ultimate owner of what the heritage features the important heritage features were on the property and through the engineering reports that were done over over time or initially um how to how to preserve the building in its form that it was so that best use could be made of the structure

and that goodwill portion carried on from there it was looking back it was clearly done as a as a informed the landowner what needed to be done what was valuable and the requirement was in the development agreement to do those assessments so that the owner would have full awareness of what was needed so it would be in their purview to enact those the the i think the committee had an expectation that some of those outcomes from the heritage impact assessment and the engineering report might have made it into the ultimate subdivision agreement as Courtenay mentioned that that isn't what happened in moving them from just good will to accountable actions and i think this is where some of the learning takes place and i expect that as we in in the future meetings of the committee we may we may get some staff reports um helping us understand these processes um because even myself i wasn't clear as to what the expectations were as we went through this even though it's abundantly clear looking backwards what the obligations that came out of this were and so i think it is a learning opportunity both for the committee members council and for staff and um as we as we kind of move from that holy goodwill um without any any legislative backup to um having a registry and in the future if there's other more more developments that may include a structure like this um how to turn that good will into accountable action so i don't think it's it's it's not necessarily a i don't want to say it's not a bad news story because there's a lot of pain going around here but um we can't change where we are on this one but we can certainly change how we approach the next one and um learn from what's happened here so thank you staff i don't know if staff have any comments they want to make regarding some of the comments that were made about accountability and obligations under the development agreement or under the subdivi plan a subdivision but um you know that's it that's all i have to say thank you thanks Councillor Bulmer that was um i think you're right um there's not we were it's yesterday's story now unfortunately but um

certainly this is a topic that i think that as a committee we want to address perhaps at our next meeting um rather than at this point in time this is probably not the appropriate venue to discuss this in any great great length um any other committee member like to make any further

comments at this point and if not maybe we could turn it back to Jeff comments on the engineering reports or to our building representative as to what the next steps are certainly for us at this point John yes Mary uh Stephanie had her hand up i don't know where she's gone right now no yeah i keep losing people here i'm sorry i do apologize if i'm missing the hand up because sometimes people come and go on my screen uh Stephanie did you have any comments that you would like to make at this point yeah um i don't think it's necessarily yesterday's news i mean we still have artifacts in the ground dating back to 1830 when the aboriginals settled on the land there's still very much although we can't physically see it the ground itself is still very much

of major interest to Puslinch there are so many artifacts in this ground that show a timeline of settlement um so i mean of course i don't plan on doing anything there but in 20 40 years when we sell this property i would like to know that the next person is gonna do you know what i mean like i still feel like there is still invested interest in on this property um because of what the ground pools so i would like to circle back at a later date like i can assure everybody we don't have to worry about it i won't be digging anything up it'll stay safely in its lane because i value that but it does show a period of settlement and plus lunch and that's beautiful that's that's history um and it would be a shame that if we just ignored that and then in 20 40 years from now when people are building condominiums or or condos all this stuff's just dug up and and and gone you know um it would be nice to see somewhere from now to the time in which a new owner will come into play that something's been done to ensure i'm not really sure maybe there's law with the with the archaeology report i i don't i don't really know maybe there's already something protecting the stuff that's in the ground outside the heritage committee but i would like to see that when the time comes that we leave this land that that stuff in the ground is protected because it's as it sounds right now because it was not may you know because it's not protected under the hit the heritage of ontario what would come of this stuff in the ground if we were to sell the property right like i i would like maybe for that to be thought of and maybe brought up at an another meeting or i'm not really sure but i just wanted to touch on that because although the physical structure is coming down the land still holds very much more history than just the house that was the Calfass Stewart home right it shows the aboriginals settling on the land the early um europeans coming you know what i mean like it showed there's so much in there that it would be a shame for us just to close the book and say oh well a new owner has it she's going to build a new house let's do better on the next one um there's still interest here right and what if uh we bought this hoping to make it last again so if we were to spend the hundreds of thousands of dollars that it's going to require to remediate whatever stone we can from this home i'd like to know that this is still a part of heritage we took what you know the Calfass and Stewarts took from the land and we also made it a part of our home with our own two hands we're building this house ourselves there are no contractors we are the contractors just as the Calfass family was just as the Stewart family was ours will be too so in future time to come the stone and the wood that came from the land so long ago will

still very much be intact in this new home plus the stuff in the ground so it's just something to think about um in i guess future years so anyways that's it that's all thanks for cause we can talk about engineering thank you very much

um any further comments well i'm not sure how you're to protect that stuff in the ground because you're going to have to dig a pretty deep hole to put the foundation in for the new house no we're going to come right up to Whitcombe and the stuff is all on highway 6. it's already designated i know exactly where it is on the site plan and it will not be touched during construction okay

i value it very much yeah right like there there's there's not too many people that can say hey i have artifacts in my front yard from when the aboriginals settled in this land right it won't be touched well Stephanie be careful with that europe is uh is just well let's not tell anybody with archaeological sites that are excavated okay let's not tell anybody it's there let's just all make an effort to know that in the future you you're entitled to do whatever you want with it but no she's not cool that's what we're saying this is what this is it would be nice to see what's actually there we do you know but that's another that's again another story outside the purview of this meeting but you know thank you for your thoughts on that i think you guys i think you guys can hold more power than you're sitting here thinking right now you know like there are lots of things that can be done in courts to preserve no no Stephanie no no no no let's not go down that road oh well no i'm just saying Mary you've got your hand up there you've got some comments a couple of things the um the archaeological site that is between the house and highway 6 is under the jurisdiction of the ministry of culture and whatever it is right now so that legally can't be disturbed John and um as well at this point in time Mary but you know it's just we don't we don't live in forever things change um the other thing is that uh Stephanie in the past uh what we've done not we but what what has happened with other committees is when a historic property is being demolished for whatever reason uh it's the the demolition is is photographed and documented so that and i would be very i would be very happy to take on that role if you would um be comfortable with it or ask you to do it often we ask homeowners so that every stage of that demolition is uh is recorded and there's the sorts of things that you're talking about are part of the you know that log of that house the record of that house it's you know it's sort of a sunset moment um and if uh if there are things that there there very well may be things that surface that are uh um not visible at the moment but uh i would i would think that that would might be something you could do and um or we could do we could assist you with and uh so that there's some sense of completion with this property and that it doesn't feel abandoned i know it doesn't to you but that it doesn't to um the the resonance of pus lynch um or the the local historians who who uh cherish it so much yeah um i've documented everything from the time we call it well from before we closed um i have hundreds of the photos um we when we were taking out the lath and plaster and the trim and baseboards um

and we're actually we're gonna honor the same style when we rebuild but the corners and again i'm i'm not in construction but the detailing of the doors had little squares well behind some of them um it signed from 1916. so it's the only thing that that's come and two beer bottles it's the only thing that we have found in the walls um or anything that resembles you know somebody once living there other than the graffiti um but yeah so we saved them i set them aside um again it's just a little piece of wood with a pencil signature uh Morrison 1916. um but yeah yeah of course that's okay and that's what i was talking about earlier with i was thinking you know if if anything else i know that there's that little uh heritage park beside us i would be more than happy to even find somebody to make one of those bronze plaques of like an inc like you know when they um

yeah like where they carve into the plaque a picture of what was and some of that like we thought we talked about that big granite stone we took out of the ground and having the one side like a side flattened to it and having the old Calfax Stewart home etched into it and it's time of because it came out of the ground like the whole house did right they literally just kind of built their foundation around it um so we've been talking about lots of ways that we could try and honor it outside of just reusing it on our brand new like everybody else's house right so

um do you are you interested in further discussions around that absolutely yeah um i'm very much an advocate for interpretive panels and i may be the only voice on this committee that is so enthusiastic about them but those are essentially um

you know two-dimensional panels the kind you might see in that and then

i don't know an outdoor park um provincial park where there's images and script and uh it's just yeah like a monument yeah well less of a monument and more of a communication device that shows what was there and why it was important and and um uh anyway um i'm open to it i'm i'm i'm i very much appreciate your interest and energy and attitude and

i can't tell you how important that is at this stage that we have a homeowner who's really on with the program yeah thank you great

Courtenay yes thank you mr chair um we have uh Mayor Seeley in our gallery in the attendee section and he has his hand up requesting to make a comment so with the chair's permission if

this is the right time if perhaps we could receive uh Mrs. Saliba's delegation however the committee chooses to receive it whether for information or or whichever is your at your discretion and then um with your permission we could move Mayor Seeley over thanks thanks Courtenay greetings Mayor Seeley sorry um mr chairman not yet uh just procedurally if um if appropriate if we could if the the committee's done if we could receive Mrs. Saliba's delegation and um we could send her to back to the attendee section and then we could uh bring Mr. Mayor Seeley i still move seconder second thank you thanks Mary all in favor all right all right carried

okay Courtenay over to you

all right just one moment here and i will move Mayor Seeley over

hello everyone can you see me yep i apologize i'm on vacation with my family but i felt it important to attend uh is this an appropriate time to go into my comments mr chair thanks mayor thank you thank you for attending um i want to first start off by saying that uh i appreciate all the work that this committee does for you know even this house as it appears it's going to come down um i do agree that uh we have to look at some options to us to strengthen some language to ensure that this uh doesn't repeat itself it's extremely disappointing i i did not catch the delegations delegation so i'll have to go back uh Courtenay i assume this is recorded similarly to our uh council meetings but um i i'm a little concerned that uh you know there's an individual being taking a lot of the blame for the for this uh circumstance and that's the original developer and and they are not in attendance um to you know defend themselves and i i feel there's there's you know equal amount of responsibility for this uh i think that going forward if we're going to have a heritage building i'm looking at those photos of the shoring up and it you know to me that doesn't look like anywhere near the appropriate amount of additional infrastructure in the in the building to ensure that there wouldn't be a collapse now i'm not implying that uh you know this was you know for or you know an intended act but along with giving us more teeth we need to ensure that we have a set of standards that would ensure that you know if this wall needs to stay that this is what you must do to ensure it doesn't and we don't have a oops it fell down and we lose 200 years of history i find it you know a little suspect about you know discussing already the new home when this just transpired over a week so what it does mean is we really need we as in the council myself along with your input we need to strengthen up our language and get some policies in place and get a register going i'm extremely disappointed this house came down so i just i just felt a little concerned that the developer was taking a lot of the responsibility and didn't have the ability to defend himself and that there's equal blame on this one um but not with the heritage committee so Matthew's probably cringing in the seat because i'm i'm speaking like this but i saw the passion in the

members of the committee how much work they've put in and just to you know be like oh i'll put up a new house we can't let this happen again so i will commit to this committee i will do whatever it takes to facilitate that we strengthen this language we get the register in place and ensure that we can protect these stone structures or whatever the heritage building would be in the future thank you thank you mr mayor

Courtenay would you like to carry it forward from here tomorrow just a question uh Mayor Seeley are you looking to stay on or are you requesting me move back to the attendees section

Courtenay you can just move me back to the gallery please thank you

um and mr chair just with your permission we we do have our our delegate with her hand raised but perhaps if the committee decides um i know that our cbo is also here to speak to some of the structural reports um and perhaps the committee would like to do that uh prior to having um the delegates speak again but just a suggestion to consider yes if with the committee's permission i'd like to hear the engineering or summary of the engineering work that's been done prior to hearing any anything else at this point

everyone's in agreement

all right can everyone hear me perfect

as you can see we've had a few reports here already from some engineers from spm the engineer on behalf of uh the owner visited the site shortly after uh they started the demo part of the world collapsed

they provided that report as soon as they could to me they kind of let me know this was happening and then i visited the site shortly thereafter actually dropped by that on saturday to verify what's in the report saying that was quite unstable unsafe to occupy uh so first and foremost i was looking to make sure that they were making it possible for the general public around it so they had defense the property we have they have large boarding vents in the front and then they have another interior fence around the technology itself uh having received the report from sbm recommending that uh walls that were going to

and maybe as a result of taking down the rest of the building more of it broken down we had we had a gm blue plan do a peer review of that engineer and just for our due diligence to make sure that um we are covered from the township side and if we were to if i was to go forward as a chief like there's no issue an emergency order actually to demo it would be covered in that way as you can see from the pictures it's in it's in pretty rough shape but even if you're not an engineer you can see that the abilities

it's not a good situation for safety and health and safety is the most important thing that i need to look out for as a family official and i certainly don't want to leave this bed so i'm agreeing with what's been suggested in the reports that uh they need to come down and it really is cost prohibitive for uh the owner to really try to retain what's there i think the focus should be on salvage and commemoration at this point but happy to answer anyone's direct questions

i'm not seeing i Courtenay do i just pop this back to you or

mr chair i'm not sure if you wanted to just um

the members my my audio was not good for that um do any of the other committee members have any comments on Andrew's report

um i do yes um um when you use the term cost prohibitive um has the cost been analyzed of uh stabilizing the remainder section

um i don't know if the owner is undertaking that but i just from construction experience and what they need to do really in order to make the the building safe they're going to remove the loose section uh we have a full front wall there that was relying on a mid floor supporting that wall and that's no longer there and the wood that's in between the stone has deteriorated to the point that your you basically have several hinges along that wall that could give any time so the story would be a lot of money to be involved i can't speculate on what that would be but i know it would be cheap



and um may i ask another question um our mayor's suggested that there were two factors that contributed to the failure of that wall one was the inherent instability caused by probably some original construction and second by uh you know deterioration but also then by inappropriate support during the demolition of that brick um edition or whatever we want to call it is that is that also something that Andrew that you would uh identify that the the the method of removal and uh showing up could have been better

well just to be clear i am not an engineer myself but any sort of restoration that would be undertaken would be supervised by an engineer and they would provide the recommendation on some of any uh rixing uh during demolition and

but a common way of racing would be to support each floor joist with some crib walls uh from what i note that the owner had braced this kind of uh after it kind of all happened so they were just doing their best to make sure they were going to no further collapse right right at this point no one should even not do the building it's unsafe and the order has already applied for a full demolition permit and that but i think she's expressed certainly and fully willing to to help comparative materials that could be recouped from the demolition

thank you Courtenay the audio with Mr. Hartholt is is really um uh blurry and fuzzy and i'm wondering if uh in the recording of this meeting you think it will be um easier to hear thanks Mary i noticed that a bit too Andrew is it is it a headset perhaps that you're using or is it just a laptop audio is there any way to to just see if that could be improved a little bit i am on i am on a headset so i've had multiple meetings today and hasn't been a problem but is it cutting in and out is that what's happening it more just sounds a little bit garbled um

we do have the ability to produce a transcript from our videos if required to make that a little bit easier if it's not um audible but uh it would sound the recording would sound like it sounds now Mary okay thank you

okay any further comments

i don't see any hands being raised okay i'm i'm not sure where we go from here Courtenay or Andrew

what's the next step do we do we need a motion to accept the engineer's reports as written

um so mr chair are you talking about just next steps procedurally are you more referring to the cbo talking about next steps with the building well i think well the engineer's report's pretty clear about that do we accept the engineers reports i mean i'm not sure that we have any authority to approve or disprove the the engineers reports or make any comments there on other than to either accept them or reject them

so a resolution could come from the committee to receive them for information if that's what's being done and there's no direction coming from the committee and and that could be um i believe we already passed a resolution to receive the report itself so perhaps Jeff i'm not sure how the minutes are laid out but if we need an additional one to just receive the reports and perhaps Andrew's uh verbal presentation uh through you chair we when we passed the original or sorry when we moved and seconded the original motion it was just received the report for information and given that the uh the engineering reports are a component or a schedule to my report i think it's sufficient that we just use the original recommendation that is receive it as information know we have received yeah yeah okay i misunderstood how we awarded it originally it sounded as if that we were approving the the motion was to to receive them but we have received them okay that's that's i'm good with that um Andrew okay i i guess i mean you need a resolution from the the committee to

accept the the recommendations of the uh of the engineering report i i'm not quite sure what you what we want here

uh i i don't particularly need a resolution i think you just need to receive it as a information um as if not on the register there i can issue a demolition permit based on the information i have already

okay thank you Andrew

any further comments

uh Courtenay did i understand that the delegate wished to make some closing remarks she she does have her hand raised so with the committee's approval i can move her over thank you again my apologies i can't see that

please do

everybody hear me okay um first of all i just wanted to thank Mr. Seeley for sitting in on the message um i thought maybe since he wasn't at the beginning of the meeting and maybe he hasn't had an opportunity to read the itinerary of this meeting but i wanted to take this opportunity to introduce myself to him as a new member of his community my name's Stephanie i'm 34 i'm a mother of five i don't have a lot of money this was not intentional and the reasons we have new plans already is because we have a contract loan a construction loan one that requires us to meet timelines otherwise we're left with covering interest and again with five children we're just trying to delegate our budget accordingly so we can make this home next year there was nothing intentional about this and if anything was intentional it was probably the failure to remediate this building to ensure its preservation and as a new member of your community one bringing five children to it i'd like you to know that i absolutely love my community i've always been on the pta i've always been a coach within sports towns teams so i do hope that despite the speculation of this being intentional you can go home tonight with your family and understand that i'm making this my home and the intentions was not to tear it down if it was i wouldn't have spent 35 000 on an insurance policy that was due in full if my intentions were on tearing this house down we would have bought any other property like we have with the last 10 we've rebuilt our intentions were to be endeavorous to challenge ourselves to use my remedial work that i've spent time and insurance doing and put it to practice and i'm sorry that i'm an emotional person but i do sit here very disappointed in that welcome to immediately deem us intentional and destructive excuse me Stephanie Stephanie can i interrupt i'm sorry sorry please i must

right sorry mr chair um just to just muted just for a moment miss Saliba just so that the chair could have an opportunity to speak because he's chairing the meeting i'm i'm disturbed by what i've just heard i'm insulted by with with what i've just heard um this committee did not set out to accuse anyone of anything so if the delegate wishes to continue speaking i would ask them to treat this committee with the respect it is due the individuals with the respect they are due and please do not accuse us of things that are highly improper and totally uncalled for thank you you may continue if you wish

i apologize for that misunderstanding and nowhere in what i said was i trying to accuse the heritage committee of anything the mayor did come on here and say that he believes it intentional that it's suspicious that we already have new plans for a new build that was all i was referring to i plan on working with you guys i in no way meant any disrespect whatsoever i was just sat in to hear that he deems it suspicious because we already have new plans we were to have permits for to to continue with this build by september 1st for our construction lender i'm sorry that when i heard him come and accuse two people that he has yet to meet i mean we've wanted to be a part of the Puslinch community Puslinch community for a very long time and for our first interaction with the mayor to be that of pretty much saying that he sees it intentional because who would already have new plans a week later while people that have sold their soul to everybody to make this home happen for their children that's who we have a three-year-old that's going to be starting school next year it was my hope that she'd be starting school in our canoe community so i did reply with but that was not intended at the heritage committee whatsoever not at all thank you Stephanie um your uh your emotion is very clear and very heartfelt but i think we're moving off topic here entirely for the reasons that we are of all of us have taken away from the holiday so if we could um if we could just move on on to the conclusion of this meeting i think it would be appreciated uh Jeff have you got any further comments

are there no comment for myself mr chair Courtenay any further comments no further comments thank you mr chair you're welcome um any committee members have any further comments

if there are no further comments i would ask for a motion to terminate or adjourn the meeting

i'll do that thank you seconder

thank you thanks Barb all in favor all right hi hi thank you all uh declare the meeting adjourned or terminated