

AGENDA
THE SECOND MEETING OF THE MUNICIPAL HERITAGE
COMMITTEE

COMMITTEE
ROOM #304

5:00 P.M.

FEBRUARY 12, 2020

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on January 15, 2020.

NEW BUSINESS

Heritage Alteration Permit and Planning Report HAP-01-20 - 403 Talbot Street Pages 2-8

Heritage Alteration Permit and Planning Report HAP-02-20 - 277-283 Talbot Street Pages 9-24

Committee Representative - CIP Evaluation Committee

19 Flora Street

UNFINISHED BUSINESS

Heritage Home Inventory

Proposed Listed Properties

Designation By-laws - 423 Talbot Street and 47 Jonas Street

Trinity Anglican Church - 55 Southwick Street - Potential Heritage Designation

NEXT MEETING

To be determined

ADJOURNMENT

MEMO

DATE: February 10, 2020

ATTENTION: Melanie Knapp, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
403 Talbot Street
HAP-01-20

Please find attached a notice of receipt for Heritage Alteration Permit within the City of St. Thomas. The applicant has consulted with Planning & Building Services Department Staff and the application has been deemed complete.

As per the Heritage Alteration Permit process, the attached material is being provided for your circulation to the Municipal Heritage Committee for consideration and recommendation to Council. In scheduling a meeting with the Municipal Heritage Committee and the applicant, please copy the Planning & Building Services Department for our records.

Through the consultation process, Planning & Building Staff have attached a report for the Municipal Heritage Committee's consideration.

If you have any questions, please contact the Planning & Building Services Department.

Regards,



Crystal Penney
Planning & Building Services Coordinator

NOTICE OF RECEIPT FOR HERITAGE ALTERATION PERMIT
(Section 42(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended)

February 10, 2020

Nicholas Sirenko
2701 Riverside Drive
Suite NO122
Ottawa, ON
K1A 0B1

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-01-20
Property: 403 Talbot Street

Pursuant to Section 42(3) of the Ontario Heritage Act, as amended, this letter is notice that the information and material required through the City of St. Thomas' Application for Heritage Alteration Permit has been provided and the application is thereby considered complete.

Council of the City of St. Thomas has 90 days from the issue of receipt of this notice to make a decision to grant or refuse this application.

The Secretary of the Municipal Heritage Committee has been circulated this notice and application for inclusion on the next available meeting agenda date. You will receive a separate notice of confirmation of your Municipal Heritage Committee meeting date and time. It is advisable for you or a representative to attend this meeting to present and respond to questions on your Heritage Alteration Permit application.

Please contact the Planning & Building Services Department at 519-633-2560 if you have any questions.

Yours truly,



Crystal Penney
Planning & Building Services Coordinator

cc: Melanie Knapp, Corporate Administrative and Accessibility Clerk, City of St. Thomas
St. Thomas Economic Development Corporation

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
2/10/2020
Meeting Date:
2/12/2020

Department: Planning & Building Services Department

Attachments
· Application

Prepared by: Kevin McClure, Planner

Subject: Heritage Alteration Permit for 403 Talbot Street – Nicholas Sirenko

ORIGIN:

An application has been submitted by St. Thomas Economic Development on behalf of Nicolas Sirenko for a heritage alteration permit to allow for the erection of a mural on the building at 403 Talbot Street. City staff consulted with the applicant on January 14th, 2020 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on February 7th, 2020.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

St. Thomas Economic Development, as part of its initiative to look for more sites within the City to display public art, are applying for a heritage alteration permit for 403 Talbot Street to allow for the installation of a 10 foot by 16 foot mural that will sit approximately 4 inches above the sidewalk. The mural itself will be on a panel that will be adhered to the wall using concrete screws. A mock-up of the proposed mural is to be presented at the committee meeting as there are confidentiality agreements currently in place until it is revealed.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 403 Talbot Street has been identified as a non-contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, policies in Section 4.4 as they relate to non-contributing resources would apply for the review of a heritage alteration permit. Based on the proposed work, only the Signage (4.4.3.6) subsection would apply.

4.4.3.6 Signage

The signage subsection of the HCD Plan provides the following policy direction; “Adhere to the City of St. Thomas Signage By-law”, “Install signage in a manner that avoids covering windows or important elements of the building façade”, and “Avoid internally illuminated signs”.

The mural is proposed to be installed on a blank wall on the corner of Talbot Street and Mary Street. A Historic Downtown St. Thomas sign currently exists at this location and will be replaced by the mural. The mural will not be internally illuminated and will be required to adhere to the City’s Signage By-law.

STAFF COMMENT:

In my opinion, a heritage alteration permit to allow for the installation of a mural at 403 Talbot Street would be in keeping with the policies of the Downtown St. Thomas Heritage Conservation District Plan as they relate to non-contributing resources.

Respectfully submitted,

Reviewed By:


 Kevin McClure, MCIP, RPP
 Planner


 Jim McCoomb, MCIP, RPP
 Manager of Planning Services

Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

Pursuant to Section 33(2) and Section 42(2.1) of the Ontario Heritage Act

OFFICE USE:	Date Application Received: <u>FEB 07 2020</u>	Consultation Date: <u>Jan 14, 2020</u>
	Date Application Deemed Complete: <u>FEB 07 2020</u>	File Number: <u>HAP 01-20</u>

OWNER/APPLICANT

1. Property Owner
 Name: Nicholas Sirenko
 Address: 2701 Riverside Drive Suite NO122, Ottawa ON
 Postal Code: K1A0B1 Phone: 613 734 6083 Fax: _____
 Email: _____

2. Agent/Applicant
 Name: Megan Pickersgill / Sean Dyke
 Company: St. Thomas Economic Development Corporation
 Address: 545 Talbot Street
 Postal Code: N5P 3V7 Phone: 519 631 1680 x4104 Fax: _____
 Email: mpickersgill@stthomas.ca sdyke@stthomas.ca

Who is the primary contact?

Registered Owner Applicant/Agent

*Note: Unless otherwise requested all communications will be sent to the Applicant.

*Please indicate the method of communication you would like to be contacted by.

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 403 Talbot Street

2. Legal Description: Canada Post Building

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?
 Alteration to Building/Property New Construction Demolition

2. Check all types of work that would happen in your proposed project:

- demolition of a building or part of a building, such as a building façade
- removal of a building to a different location on site or to another site
- erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
- structural intervention that affects the external appearance of a building
- repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- alteration of roofline or skyline by changes to cornices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
- removal or addition of architectural detail, such as storefront cornices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies
- erection of a sign
- alteration of streets and their boulevards, squares, parking lots

3. Please list below, any documents included with this submission (drawings, site plan, specifications, photographs and other documents as needed to illustrate the project). Requirements will depend on the scale of the project.

- mural design
- street mock up (please note this is to help visualize, and dimension are not 100% accurate)

- dimensions are 10x16 ft and the mural will sit approximately 4" above sidewalk level
- panels do not require backing and will be affixed directly to the wall using 1.5" concrete screws.
- depth of panels are approximately 4-6mm

4. Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV individual designation by-law or Part V Heritage Conservation District Plan design guidelines. Attach additional page(s) if needed.

- the St. Thomas Economic Development Corporation, in partnership with the DDB and other community partners, is undertaking a downtown mural project. This mural installed on panels would be the first of this project.

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Ontario Heritage Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I Sean Dyke, the Owner or Authorized Agent, hereby agree and acknowledge that the
(Print name of Owner or Authorized Agent)

information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

AFFIDAVIT OR SWORN DECLARATION

I, Sean Dyke of St. Thomas in the province of Ontario,
name of applicant City

make oath and say (or solemnly declare) that the information required under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the St. Thomas on this 12 day of FEB, 2020.
City Day Month Year


Signature of Owner or Authorized Agent

FEB 12
January 14, 2020
Date


Signature of Commissioner of Oaths, etc.

FEB 12, 2020
Date

Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 18, 2022.

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, Nicholas Sirenko, represent Canada Post, the owner of the subject lands, and I authorize Sean Dyke (CEO of the St. Thomas Economic Development Corporation), to act on our behalf as the agent for the submissions required for the Heritage Alteration Permit Application relating to the installation of a mural on the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

2020/02/06

Date

N. Sirenko

Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

I, Nicholas Sirenko, represent the owner of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process. The St. Thomas Economic Development Corporation (EDC) will be responsible for all fees associated with this application and process.

2020/02/06

Date

N. Sirenko

Signature of Owner

Date

Signature of EDC Representative

MEMO

DATE: February 10, 2020

ATTENTION: Melanie Knapp, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
277-283 Talbot Street
HAP-02-20

Please find attached a notice of receipt for Heritage Alteration Permit within the City of St. Thomas. The applicant has consulted with Planning & Building Services Department Staff and the application has been deemed complete.

As per the Heritage Alteration Permit process, the attached material is being provided for your circulation to the Municipal Heritage Committee for consideration and recommendation to Council. In scheduling a meeting with the Municipal Heritage Committee and the applicant, please copy the Planning & Building Services Department for our records.

Through the consultation process, Planning & Building Staff have attached a report for the Municipal Heritage Committee's consideration.

If you have any questions, please contact the Planning & Building Services Department.

Regards,



Crystal Penney
Planning & Building Services Coordinator

NOTICE OF RECEIPT FOR HERITAGE ALTERATION PERMIT
(Section 42(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended)

February 10, 2020

KRQ Enterprises – George Qubty
319 Wellington Road
London, Ontario
N6C 4P1

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-02-20
Property: 277-283 Talbot Street

Pursuant to Section 42(3) of the Ontario Heritage Act, as amended, this letter is notice that the information and material required through the City of St. Thomas' Application for Heritage Alteration Permit has been provided and the application is thereby considered complete.

Council of the City of St. Thomas has 90 days from the issue of receipt of this notice to make a decision to grant or refuse this application.

The Secretary of the Municipal Heritage Committee has been circulated this notice and application for inclusion on the next available meeting agenda date. You will receive a separate notice of confirmation of your Municipal Heritage Committee meeting date and time. It is advisable for you or a representative to attend this meeting to present and respond to questions on your Heritage Alteration Permit application.

Please contact the Planning & Building Services Department at 519-633-2560 if you have any questions.

Yours truly,



Crystal Penney
Planning & Building Services Coordinator

cc: Melanie Knapp, Corporate Administrative and Accessibility Clerk, City of St. Thomas

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
2/10/2020
Meeting Date:
2/12/2020

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

Application and submitted materials

Subject: Heritage Alteration Permit for 277-283 Talbot Street – KRQ Enterprises (George Qubty)

ORIGIN:

An application has been submitted by KRQ Enterprises (George Qubty) for a heritage alteration permit to allow for façade alterations to the second and third storey of the building at 277-283 Talbot Street and to recognize the existing work that has already been completed on the first storey. City staff consulted with the applicant on January 30th, 2020 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on February 7th, 2020.

BACKGROUND:

The property at 277-283 Talbot Street is zoned Downtown Talbot West Commercial Zone (C1) which allows for residential use. The applicant, as part of a proposal to convert the building entirely to a residential use applied for 2 building permits to complete that work. The first permit that was applied for in November of 2017 and the scope of the work was limited to interior renovations of the upper units. This permit was closed in October of 2018. A further permit was applied for in April of 2019 with a scope of work that was limited to interior renovations of the main floor. An inspection was undertaken on November 8, 2019 where it was discovered that the lower façade alterations were already complete.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The applicant has applied for a heritage alteration permit for 277-283 Talbot Street to recognize the existing façade work that has already been completed on the first floor of the building and to seek permission to undertake new work on the second and third floor façade. The intention of this new work is to paint the existing painted surfaces on the upper floors to be more consistent with the new brick and trim colour at street level, that the existing metal cladding on the parapet is to be replaced with new cladding that has additional trim detail, and that additional trim may be added between the first and second floor.

Photos of pre-construction conditions compared to post-construction conditions at street level have been provided as an attachment to this report along with an artist rendering of the proposal with colour samples.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 277-283 Talbot Street has been identified as a contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, policies in Section 4.3 as they relate to contributing resources would apply for the review of a heritage alteration permit. Based on the proposed work, the policies relating to Façade Patterns (4.3.2.3), Materials (4.3.2.4), Paint (4.3.2.5), Overcladding (4.3.2.6), Storefronts (4.3.2.7), and Roof and Parapets (4.3.2.10) would apply.

4.3.2.3 Façade Patterns

Within the Façade Patterns section of the HCD Plan (4.3.2.3), there are policies that state a desire to, “maintain and restore existing windows and doors in their original sizes. If interior room configurations are changed avoid visual changes that affect the exterior façade”, “maintain and restore existing architectural elements that divide and break up the façade into smaller sections”, “avoid covering up and building in existing openings”, and “avoid changing the existing façade element by removing and altering architectural elements”. Further, the guidelines speak to avoiding “making imitations based on conjecture rather than evidence in documents or existing building elements”.

It would appear as though the windows at street level were reduced due to the conversion of the main floor from a commercial use to residential. This would contravene this subsection of the HCD Plan, however, as it will be noted later in the report, this is an overall concern with respect to properties that are zone C1 on Talbot Street based on the HCD Plan being structured around a traditional commercial/mixed-use streetscape and the zone permitting residential at grade.

4.3.2.4 Materials

The HCD Plan also provides direction with respect to materials in subsection 4.3.2.4. Based on the nature of the proposed work, the brick policies and guidelines would apply. The original brick and stonework of the storefronts was replaced with a similar colour brick when the exterior of the building was altered for residential

use. The policies of this subsection mainly speak to the maintenance and restoration of existing brick surfaces and the avoidance of painting brick. While the new brick on the lower level is not proposed to be painted, the brick surfaces on the second floor will be repainted to be more consistent with the lower level. These surfaces have already been painted in the past. As such, it would be recommended that the applicant conform to the policy that speaks to the avoidance of painting exterior brick masonry surfaces with acrylic paint.

4.3.2.5 Paint

As has been previously indicated, no previously unpainted brick surfaces are proposed to be painted in the proposal. The only policy within this subsection states, *“avoid painting masonry surfaces including brick as it prevents the proper drying of the brick and ultimately damages the masonry”*. However, there are guidelines that speak to colour selection within the HCD area and choosing colours that complement the character of the HCD. The applicant has provided colour samples that they are proposing to use on the building façade. None of the colours proposed are overly bright and would be in keeping with what is existing in the area.

4.3.2.6 Overcladding

There is a policy within subsection 4.3.2.6 that speaks to the avoidance of *“covering up original facades and elements with materials that do not compliment the HCD, drastically change the look of the building, damage the original materials and create “blank walls”*. The upper portion of the existing building is currently covered by a thin material. While there are guidelines in subsection 4.3.2.6 that speak to overcladding and its removal, specifically, *“remove existing overcladding to reveal, repair, restore or appropriately replace historical elements underneath”*. The applicant is seeking to remove the existing overcladding and replace it with new cladding that provides some additional detailing. They are not proposing to cover up façade elements that have not already been previously covered.

4.3.2.7 Storefronts

The Storefront subsection of the HCD plan provides, *“storefronts are on the ground floor of a building and they usually make up the commercial part of the building. They form the commercial core of the street and are a character defining element of commercial buildings”*. As has been previously stated in the report, the area west of Pearl Street on Talbot is zoned “Downtown Talbot West Commercial Zone (C1)” and allows for residential use at grade. As such, the policies in this subsection that provide direction to, *“conserve, maintain and restore features such as display windows, doors, transoms, cornices, corner posts and the materials they are made from, wherever possible”, “avoid altering the geometry of the storefronts, such as recessed shop entrances and the width of the building and the display windows”, and to “replace in kind or in a manner compatible to the character of the HCD where conservation and restoration of original storefront materials is not possible”* are at odds with what is allowed in the by-law. Further, there is no direction within the HCD Plan that would speak to residential at grade. Given this policy gap, the applicability of this subsection as it relates to residential development on the main floor in the C1 zone is in question.

4.3.2.10 Roofs and Parapets

As has been spoken to in the overcladding section of the report, the applicant is proposing to replace the existing overcladding material with a similar cladding that has additional detailing. This would also include re-capping the parapet in a similar colour material to the trim surfaces that are proposed to be painted. The policies of this subsection state, *“conserve, maintain and restore character defining roof and parapet features and original historic roofing materials”*. Further, the guidelines provide *“protect and maintain rooftop features by ensuring that water is properly drained through gutters, downspouts and roof drains” and “repair based on historical evidence or replace in kind or with sympathetic materials when roof materials are deteriorated”*. The applicant has indicated that the existing cladding is deteriorating and is proposing to restore what currently exists.

STAFF COMMENT:

As has been indicated in this report, the applicant applied for building permit for interior work to convert the main floor from a commercial use to residential use. This is part of an overall proposal to convert the entire building to a residential building which is permitted in the C1 zone on Talbot Street. While the interior work was approved, this resulted in exterior changes that were completed without a Heritage Alteration Permit.

The applicant is now seeking approval of the work that has already been completed on the ground floor of the building and looking for permission to undertake additional work on the second and third storey so that the façade is more cohesive in appearance.

The Downtown St. Thomas Heritage Conservation District Plan generally provides policies and guidelines that aim to conserve a traditional main street look and feel of the mixed-use buildings along Talbot. However, the C1 zone on this section of Talbot Street provides challenges in the implementation of those policies as residential uses are permitted at street level. While the work proposed on the second and third floors would generally conform to the policies and guidelines of the HCD Plan, the applicability of the policy direction for storefronts comes in to question when residential use is permitted.

Staff will be reviewing options to address the C1 zoned portion of the district as it relates to future proposals for street level residential development.

In my opinion, a heritage alteration permit to allow for the alteration of the second and third floor would be in keeping with the policies of the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing resources.

-13-

Respectfully submitted,

Reviewed By:



Kevin McClure, MCIP, RPP
Planner



Jim McCoomb, MCIP, RPP
Manager of Planning Services

Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

Pursuant to Section 33(2) and Section 42(2.1) of the Ontario Heritage Act

OFFICE USE:	Date Application Received: <u>FEB 07 2020</u>	Consultation Date: <u>Jun 30, 2020</u>
	Date Application Deemed Complete: <u>FEB 07 2020</u>	File Number: <u>HAP 02-20</u>

OWNER/APPLICANT

1. Property Owner
Name: KRQ Enterprises - George Qubty
Address: 319 Wellington Rd.- London , Ontario
Postal Code: N6C 4P1 Phone: 5196192006 Fax: _____
Email: gqubty1@gmail.com

2. Agent/Applicant
Name: _____
Company: _____
Address: _____
Postal Code: _____ Phone: _____ Fax: _____
Email: _____

Who is the primary contact?

Registered Owner Applicant/Agent

*Note: Unless otherwise requested all communications will be sent to the Applicant.

*Please indicate the method of communication you would like to be contacted by.

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 277-283 Talbot Street- St Thomas

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?
 Alteration to Building/Property New Construction Demolition

2. Check all types of work that would happen in your proposed project:

- demolition of a building or part of a building, such as a building façade
- removal of a building to a different location on site or to another site
- erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
- structural intervention that affects the external appearance of a building
- repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- alteration of roofline or skyline by changes to cornices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
- removal or addition of architectural detail, such as storefront cornices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies
- erection of a sign
- alteration of streets and their boulevards, squares, parking lots

3. Please list below, any documents included with this submission (drawings, site plan, specifications, photographs and other documents as needed to illustrate the project). Requirements will depend on the scale of the project.

Attached : Description of proposed work- including drawings showing proposed colors - Picture of original condition - current condition in relation to the new proposed elevation.

4. Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV individual designation by-law or Part V Heritage Conservation District Plan design guidelines. Attach additional page(s) if needed.

See attached write up

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Ontario Heritage Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I George Qubty, the Owner or Authorized Agent, hereby agree and acknowledge that the
(Print name of Owner or Authorized Agent)

information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

AFFIDAVIT OR SWORN DECLARATION

I, George Qubty of London in the province of Ontario,
name of applicant City

make oath and say (or solemnly declare) that the information required under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the St Thomas on this 07 day of 02, 2020.
City Day Month Year

[Signature]
Signature of Owner or Authorized Agent

Feb 06, 2020
Date

[Signature]
Signature of Commissioner of Oaths, etc.

Feb 13, 2020
Date

Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 18, 2022.

Application Revised: September 2018

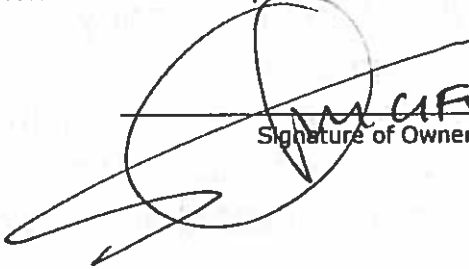
APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, GEORGE QUBTY, am the **owner** of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

FEB 06, 2020
Date


Signature of Owner

Notes and information related to Section 4 of the application.

- 1- These improvements were undertaken as a result of the needs to maintain the property and building envelop /front elevation which was in dire state and required upgrades to maintain the integrity of the building , other reason for the alteration was a reflection of the changes in the zoning, converted to "Residential "in this part of Talbot Street.
 - 2- As owners, we have put a lot of efforts and investment to ensure that the building historical features and character were conserved and any upgrades were carefully designed to be sympathetic with the existing heritage features of the property to ensure that the heritage 'look and feel' is preserved as part of St. Thomas Downtown.
 - 3- The alteration and proposed upgrades of the property serve a key objective of the HCD Plan to redevelopment the Core area of St. Thomas and contribute to revitalization of the downtown.
 - 4- We have started a process of building restoration, upgrades, improvement and maintenance in the last three years and this process is still ongoing, as the property was in dire need of such upgrades- this was planned in a **two phase** approach.
-

5- Phase -1 : Seeking approval for :

**Attached Layout – phase 1 Restoration & Redevelopment
Work completed under Phase I – Restoration & Redevelopment**

- Removing all the yellow Awnings.
 - Install new arched windows on all three levels floors to complement the existing building features, window openings and elevation.
 - Main floor front has been distorted from its original 1879 condition, with fake veneer cladding and the “mix/match” shop windows and doors, various materials and colors. Over the years the lower portion of the building elevation has been modified without proper consideration of the building code or envelop integrity.
 - Part of Phase-1 upgrades, on the main level has started in July 2019, as a result of the permit to convert the main floor into new residential units in accordance with the new zoning, west of Pearl street, the fake veneer cladding and shop windows were removed due to their deteriorating condition and replaced with sympathetic materials: brick cladding, façade patterns and new windows that reflect and complement the upper two floors.
 - Brick, façade patterns material and alterations conform to Part V with Heritage Conservation District Plan design guidelines and were constructed in accordance with section 4.3.2.4 & 4.3.2.3 of HCD guidelines.
-

6- Phase -2: Beautification front elevation: **Seeking approval for:**

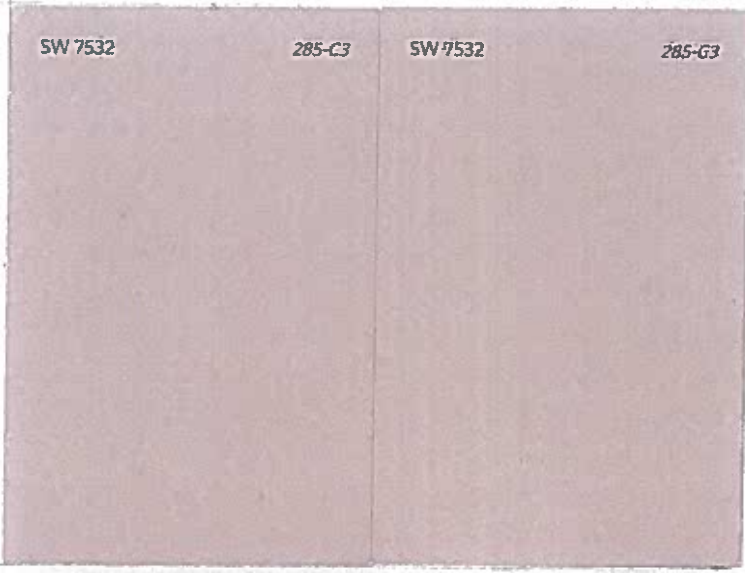
Attached Building Elevation layout with the proposed colors to the existing painted brick and painted vertical and horizontal patterns.

A summary of the proposed alteration that we are seeking approval for:

- Repair and repoint as required the brick on the second and third level – currently painted: Area A as shown on the attached Layout.
 - New paint with the proposed attached colors will be applied on the already painted brick ONLY.
Area A – shown new paint – URBAN PUTTY
 - Vertical and horizontal Façade Pattern AREA B, shown on the attached layout will be painted with accent – ROLLER COASTER.
 - AREA C- pattern features and letters/ Masonic Symbol will be painted with BLACK MAGIC to match the window frames.
 - All ground level doors will be painted – CRABBY APPLE
-

- The upper section – AREA D, of the building will be over cladded in accordance with Section 4.3.2.6 with patterns as shown on the proposed layout and will be painted – URBAN PUTTY
 - Proposed alterations will conform to Part V with Heritage Conservation District Plan design guidelines in accordance with section 4.3.2.5 Paint and 4.3.2.6 Over- Cladding.
-

1



UPPER BRICK + URBAN PUTTY

2



ACCENT TRIM

3

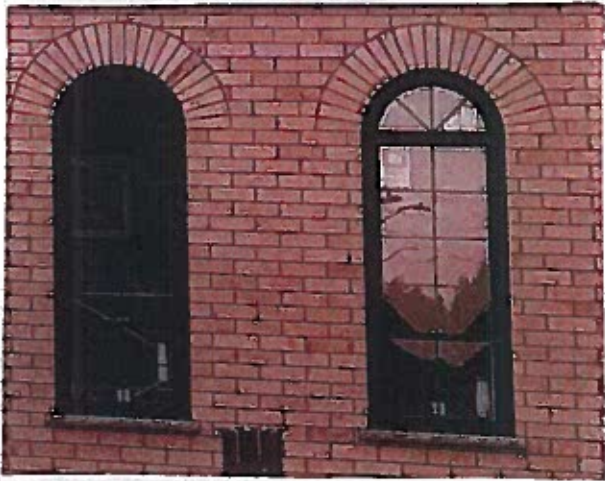


DOORS CRABBY APPLE

4

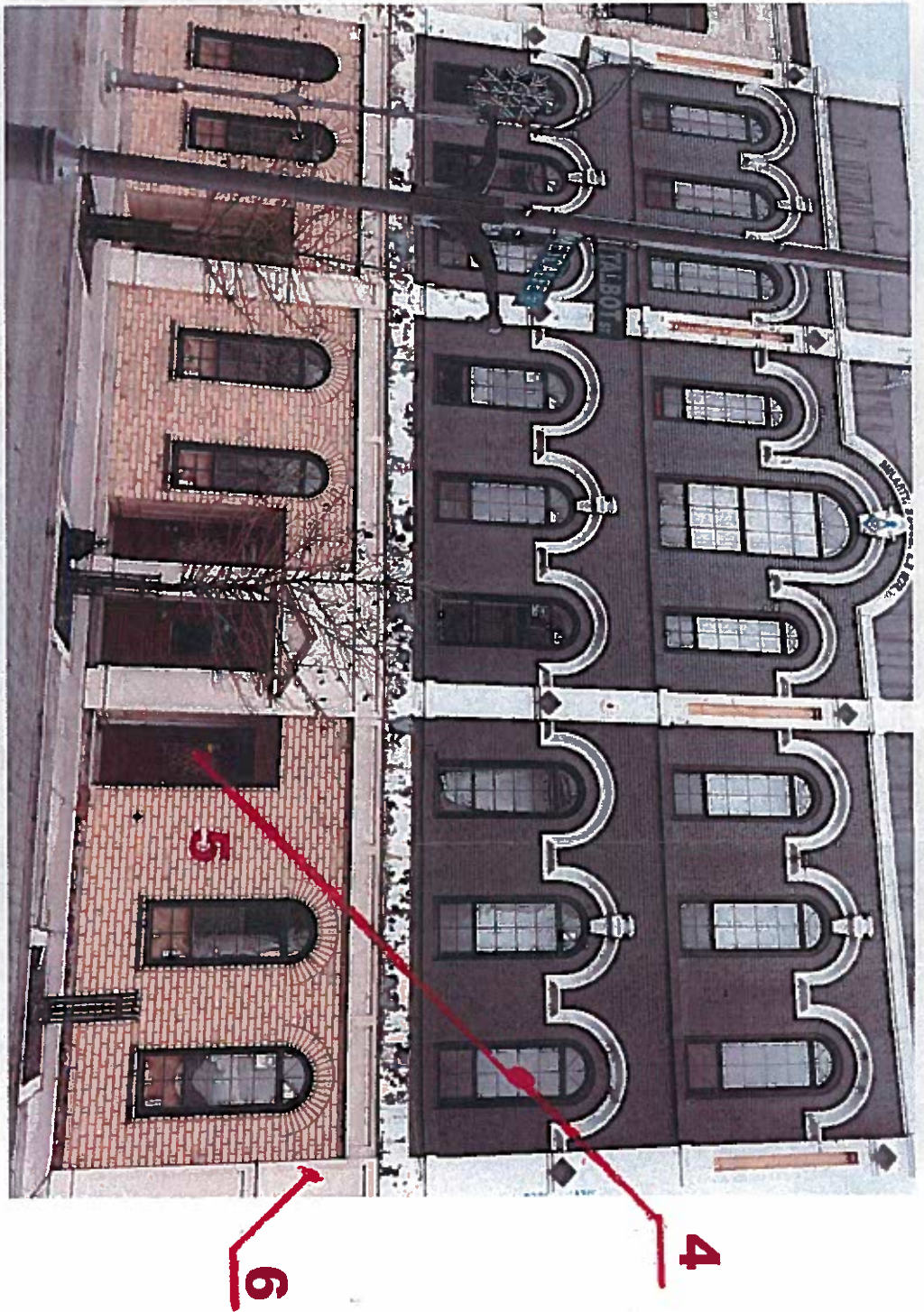


WINDOW FRAMES



EXISTING BRICK

281 TALBOT ST.

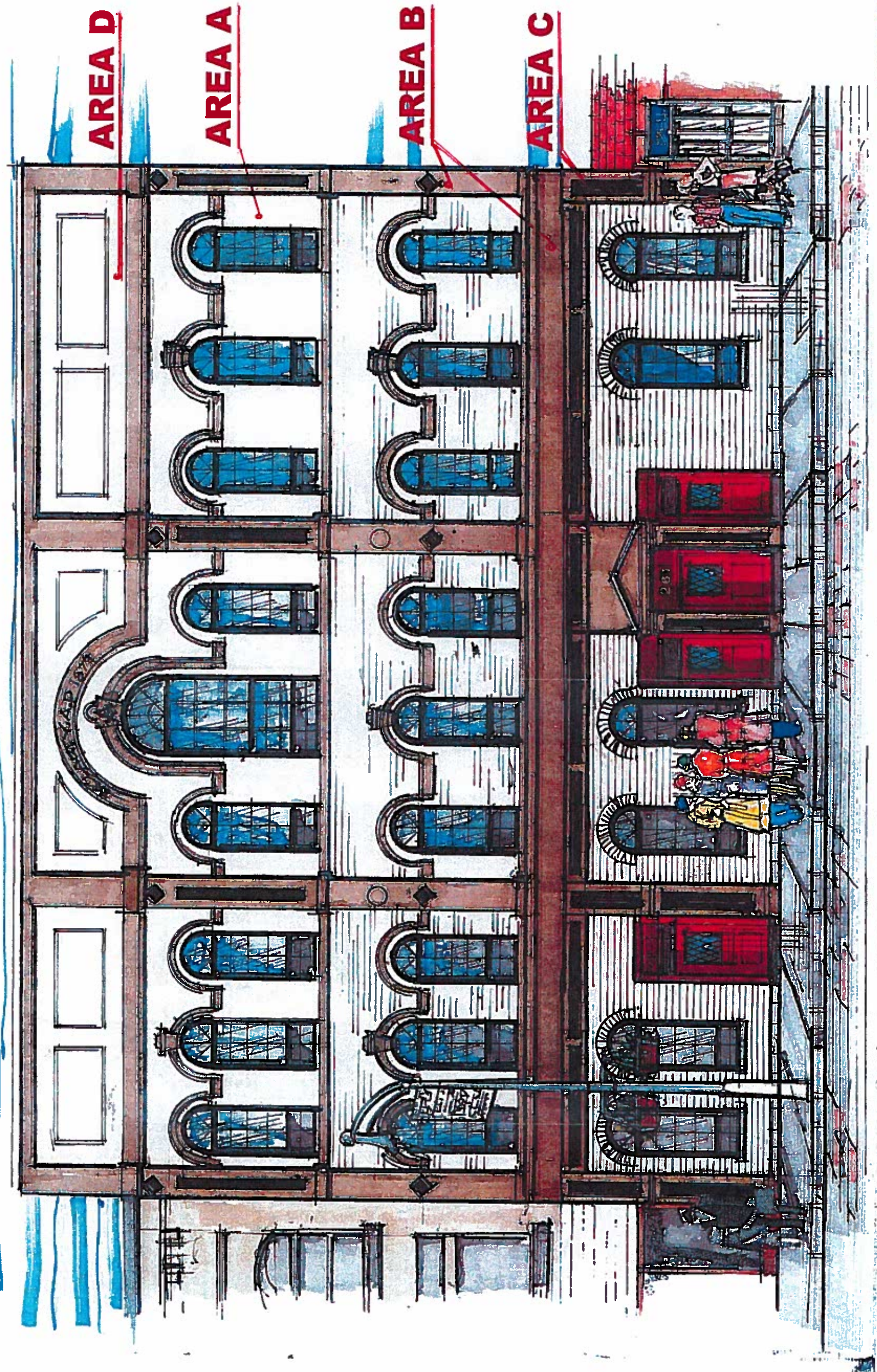


277 -283 Talbot Street –Old Elevation

PHASE 1- Restoration & Redevelopment

- 1- Remove Awnings
- 2- Install new Arched windows
- 3- Remove fake veneer cladding
- 4- Remove and replace all the old windows and doors
- 5- Construction – new brick
- 6- Construction of new vertical and horizontal Façade Patterns

277 -283 Talbot Street – Current



PHASE 2- BEAUTIFICATION