

AGENDA
THE THIRD MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

COMMITTEE ROOM #304
BY TELECONFERENCE

5:00 P.M.

JUNE 10TH, 2020

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on February 12, 2020.

NEW BUSINESS

Heritage Alteration Permit and Planning Report HAP-03-20 - 801-807 Talbot Street
Pages 2-10

Heritage Alteration Permit and Planning Report HAP-04-20 - 745 Talbot Street **Pages 11-20**

Heritage Alteration Permit and Planning Report HAP-05-20 - 633 Talbot Street **Pages 21-30**

Heritage Alteration Permit and Planning Report HAP-06-20 - 707 Talbot Street **Pages 31-40**

Heritage Alteration Permit and Planning Report HAP-07-20 - 9 Princess Avenue
Pages 41-50

Heritage Alteration Permit and Planning Report HAP-08-20 - 630 Talbot Street **Pages 51-60**

Letter of Support - Mural Program - St. Thomas Downtown Development Board **Page 61**

UNFINISHED BUSINESS

Committee Representative - CIP Evaluation Committee

19 Flora Street **Page 62**

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

JUN 03 2020

City Clerks Dept.

MEMO

DATE: June 2nd, 2020

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
801-807 Talbot Street
HAP-03-20

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

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
5/22/2020
Meeting Date:
6/10/2020

Department: Planning & Building Services Department

Prepared by: Kevin McClure, Planner

Attachments
· Application

Subject: Heritage Alteration Permit for 801-807 Talbot Street – Brian Bolt

ORIGIN:

An application has been submitted by St. Thomas Economic Development on behalf of Brian Bolt for a heritage alteration permit to allow for the erection of a mural on the side of the building at 801-807 Talbot Street. City staff consulted with the applicant on April 23rd, 2020 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on May 22nd, 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 several heritage alteration permits throughout the downtown core of St. Thomas. This specific heritage alteration permit for 801-807 Talbot Street is proposing to allow for the installation of a 25-foot wide by 10-foot tall mural on the side of the building that fronts on to Manitoba Street. The mural itself will be on panels that will be adhered to the wall. A mock-up of the proposed dimensions and location of the mural is attached to this report. The specific artwork to be placed on the panels is not known at this time.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 801-807 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 Signage (4.3.2.8) and Side and Rear Elevations (4.3.2.11) subsections would apply.

4.3.2.8 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 brick wall that has been previously painted on the corner of Talbot Street and Manitoba Street. A portion of a previous opening to the building that has been filled in by concrete block would be covered by the proposed mural. As such, it would not appear to be covering any important elements of the building façade. Further, the mural will not be internally illuminated and will be required to adhere to the City’s Signage By-law.

4.3.2.11 Side and Rear Elevations

The side and rear elevations subsection acknowledges that the focus of the HCD Plan policies relate to the front façade of buildings. However, it also recognizes that the side and rear elevations of building on certain properties can be seen within the HCD. As such the policies speak to the maintenance and repair of those elevations and that they should complement the character of the HCD.

There are numerous murals within the HCD area, and the Municipal Heritage Committee has previously granted a permit for another mural proposal by the EDC on Talbot. This would be in keeping with the policies of the HCD Plan.

STAFF COMMENT:

In my opinion, a heritage alteration permit to allow for the installation of a mural on the side of the building at 801-807 Talbot Street would be in keeping with the policies of the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing resources.

Respectfully submitted,

Reviewed By:




Kevin McClure, MCIP, RPP
Planner

Jim McCoomb, MCIP, RPP
Manager of Planning Services

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

May 26th, 2020

Brian Douglas Bolt
6297 Highland Lane
Union, ON
N0L 2L0

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-03-20
Property: 801-807 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: Jon Hindley, Corporate Administrative and Accessibility Clerk, City of St. Thomas
St. Thomas Economic Development Corporation

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.

Site Plan Mockup (Please note this is to help visualize where the mural will be located. Dimensions are not 100% accurate)

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 on the side of the building will be part of this revitalization 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 _____ day of _____, 2020.
City Day Month Year

Brian D. Boldt
Signature of Owner or Authorized Agent

May 5/20
Date

Signature of Commissioner of Oaths, etc.

Date

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, Brian Douglas Bolt, am the owner of the subject lands, and I authorize Sean Dyke, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

May 5/20
Date

Brian D. Bolt
Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

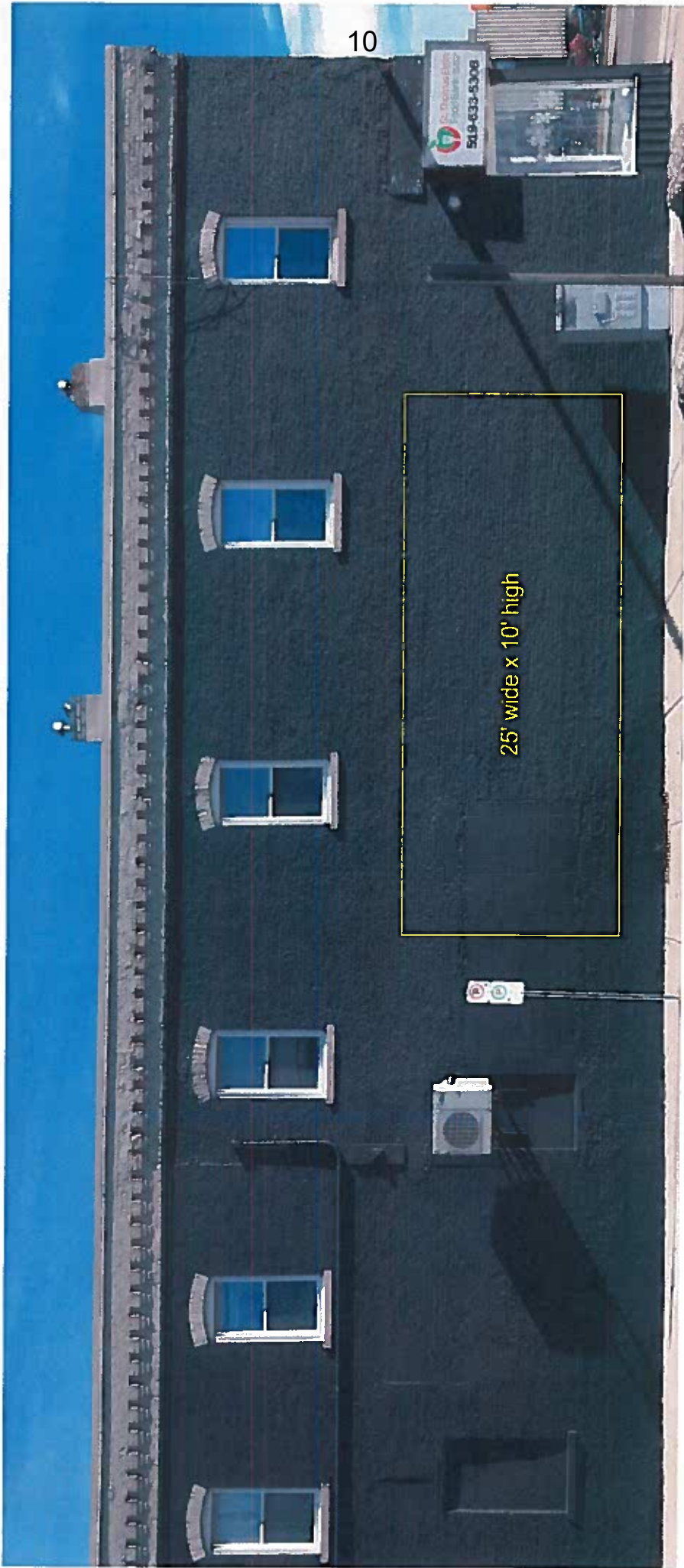
In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by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

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

I, BRIAN BOLT, 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.

May 5/20
Date

Brian A. Bolt
Signature of Owner



City of St. Thomas

JUN 03 2020

City Clerks Dept.

MEMO

DATE: June 2nd, 2020

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
745 Talbot Street
HAP-04-20

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

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
5/22/2020
Meeting Date:
6/10/2020

Department: Planning & Building Services Department

Prepared by: Kevin McClure, Planner

Attachments
· Application

Subject: Heritage Alteration Permit for 745 Talbot Street – Elgin-St. Thomas Youth Employment Counselling Centre

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of the Elgin St. Thomas Youth Employment Counselling Centre for a heritage alteration permit to allow for a mural to be painted on the front and rear of the building at 745 Talbot Street. City staff consulted with the applicant on April 23rd, 2020 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on May 22nd, 2020.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

St. Thomas EDC, as part of its initiative to look for more sites within the City to display public art, are applying for several heritage alteration permits throughout the downtown core of St. Thomas. This specific heritage alteration permit for 745 Talbot Street is proposing to allow for two separate murals to be painted on the building. The first proposed mural is to be spray-painted directly on the brick of the rear of the building that fronts on to a Horton Street parking area. While the specific size and design is not known at this time, it is proposed to be in line with the programming that is provided through the Talbot Teen Centre. A separate mural is to be painted on the front of the building with the size and design also not currently known at this time. However, through the consultation process, it was indicated that the mural would reflect the vibrancy of the community.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 745 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, the Paint (4.4.3.4) and Side and Rear Elevations (4.4.3.9) subsections would apply.

4.4.3.4 Paint

The paint subsection of the HCD Plan provides the following guidelines; *“Choose a paint scheme that compliments the existing colours of the contributing resources in the HCD, based on a historic colour palette or neutral shades that complement the historic character. Avoid overly bright or neon colours”.*

As the St. Thomas EDC currently has not commissioned an artist for these mural projects as of yet, the size and design of the artwork has not been determined as of yet. Given the lack of information at this time, the HCD Plan would guide that any paint or colour scheme that is proposed for the site be complementary to the historic character of the district.

4.4.3.9 Side and Rear Elevations

This subsection of the HCD Plan provides similar policy direction that the side and rear elevations of non-contributing buildings should be complementary to the character of the HCD through the choice of materials and colours. As has been previously stated in relation to the paint guidelines, an artist has not been commissioned for the mural that is proposed for the rear of the building. As such, the size, design, and colour scheme has not been determined. Given the lack of information, it is difficult to determine whether the proposed artwork would complement the character of the HCD.

4.8.7 Commemorative Character Elements

Within the Streetscape and Landscape – Public Realm section of the HCD Plan, there is a subsection on Commemorative Character Elements that recognizes the commemorative signs and plaques, murals and railway themed features that exist in the HCD area. While this subsection has policies that are generally linked to historically or railway themed murals, street furniture, etc., there is recognition of how banners and artwork also contributes to the visual quality of the streetscape.

Further, this section also suggests that side facades of non-contributing buildings or those that do not contain original masonry be considered to avoid damaging or obscuring original building materials when adding new painted murals.

STAFF COMMENT:

Given the lack of information on the actual proposed design, it is difficult to determine whether a heritage alteration permit to allow for the painting of a mural on the front and rear of the building at 745 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. It would be suggested that the Municipal Heritage Committee obtain more information related to the proposed artwork prior to making its recommendation.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

Reviewed By:



Jim McCoomb, MCIP, RPP
Manager of Planning Services

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

May 26th, 2020

Elgin St. Thomas Youth Employment Counselling Centre
745 Talbot Street
St. Thomas, ON
N5P 1E3

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-04-20
Property: 745 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: Jon Hindley, Corporate Administrative and Accessibility Clerk, City of St. Thomas
St. Thomas Economic Development Corporation



PLANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633.2560 f. (519) 633.6581

9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

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>MAY 15 2020</u>	Consultation Date: <u>April 23/20</u>
	Date Application Deemed Complete: <u>MAY 26 2020</u>	File Number: <u>HAP 04-20</u>

OWNER/APPLICANT

1. Property Owner

Name: Edin-St. Thomas Youth Employment Counselling Centre

Address: 745 Talbot St. St. Thomas

Postal Code: N5P 1E3 Phone: 519-631-8820 Fax: _____

Email: JVanBosnyk@employmentservicesedin.ca

2. Agent/Applicant

Name: Megan Pickersgill / Sean Dyck

Company: Railway City Tourism

Address: 605 Talbot St. St. Thomas

Postal Code: N5P 1C6 Phone: 519-631-1680 x4132 Fax: _____

Email: mpickersgill@stthomas.ca / sdyck@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: 745 Talbot St. St. Thomas
N5P 1E3

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

Alteration to Building/Property New Construction Demolition

NUM 1111111

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, dormers, 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 on TTC building (rear of 745 Talbot St).
Painted directly on brick with spray paint. Size of design
to be determined. - max size 14'9" (h) x 22'6" (w)

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 EDC in Partnership with the DDB and other community partners, is undertaking a downtown mural 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 _____, 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, _____ of _____ in the province of _____
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 _____ on this _____ day of _____, 20____.
City Day Month Year

Signature of Owner or Authorized Agent

Date

Signature of Commissioner of Oaths, etc.

Date

Application Revised: September 2018

N O N I M I N I S T R A T I O N

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, Jackie Van Ryswyk, am the owner of the subject lands, and I authorize Megan Pickersgill/Sean Dyck to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

May 5, 2020
Date

J. Van Ryswyk
Signature of Owner

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, Jackie Van Ryswyk 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.



May 5, 2020
Date

J. Van Ryswyk
Signature of Owner

NOM 171117 UN



City of St. Thomas

JUN 03 2020

City Clerks Dept.

MEMO

DATE: June 2nd, 2020

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
633 Talbot Street
HAP-05-20

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

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
5/25/2020
Meeting Date:
6/10/2020

Department: Planning & Building Services Department

Prepared by: Kevin McClure, Planner

Attachments
· Application

Subject: Heritage Alteration Permit for 633 Talbot Street – Vernon Martin

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of Vernon Martin for a heritage alteration permit to allow for a mural to be painted or placed on the side of the building at 633 Talbot Street. City staff consulted with the applicant on April 23rd, 2020 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on May 25nd, 2020.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

St. Thomas EDC, as part of its initiative to look for more sites within the City to display public art, are applying for several heritage alteration permits throughout the downtown core of St. Thomas. This specific heritage alteration permit for 633 Talbot Street is proposing to allow for an approximately 10-foot by 13-foot mural to be placed on the side of the building. The preference is for the mural to be painted on the brick, however, they have indicated that they would be open to have it erected on a sign instead. While the specifics of the mural are not known at this time, the theme is intended to be in keeping with the building’s history as Lemon’s Drug Store.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 745 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 Materials (4.3.2.4), Paint (4.3.2.5), Signage (4.3.2.8) and Side and Rear Elevations (4.3.2.11) subsections would apply.

4.3.2.4 Materials – Brick

The policies that relate to brick within the materials subsection state that there should be an avoidance of painting brick masonry surfaces with acrylic paints due to potential moisture issues that could occur. Further, Plate 6: Considerations for Maintaining Brick in the HCD notes that, “a large percentage of the brick surfaces in the HCD have been painted. Avoid painting masonry or using abrasive cleaning techniques”.

While the HCD Plan does state that painting brick surfaces should be avoided, it does not specifically state that brick can’t be painted within the HCD area.

4.3.2.5 Paint

The introductory paragraphs to the paint subsection of the HCD Plan states that mineral based paints are appropriate for surfaces such as brick, however, the policies in this section state that you should, “avoid painting masonry surfaces including brick as it prevents the proper drying of the brick and “ultimately damages the masonry”. Further, the following guidelines for paint provide; “Avoid painting with colours that do not complement the character of the HCD, such as overly bright or neon colours.”, and to, “Consider cohesive color schemes. Paint can have a dramatic effect on the building, highlighting different elements such as windows, trim, sculptural detail, etc”.

As the St. Thomas EDC currently has not commissioned an artist for this mural project, the final size and design of the artwork is not known. Given the lack of information at this time, the HCD Plan would guide that any paint or colour scheme that is proposed for the site be complementary to the historic character of the district.

4.8.7 Commemorative Character Elements

Within the Streetscape and Landscape – Public Realm section of the HCD Plan, there is a subsection on Commemorative Character Elements that recognizes the commemorative signs and plaques, murals and railway themed features that exist in the HCD area. What has been proposed is a mural that recognizes the historic use of the building as Lemon’s Drug Store.

While the proposed theme would be in keeping with the intent of the commemorative character elements, this section provides that side facades of non-contributing buildings or those that do not contain original masonry be considered to avoid damaging or obscuring original building materials when adding new painted murals. The property is a contributing building, as such, a mural installed on a sign would appear to be more appropriate.

4.3.2.8 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 applicant has indicated that the preference would be to paint the mural directly on the building but would be amenable to having it installed on a sign should that be the direction that they receive. The mural is proposed to be installed on a blank brick wall that is inset next to the corner storefront window at Talbot Street and John Street. The proposed sign would be covering a brick surface but could potentially be installed to minimize impacts to the underlying brick. Further, the mural would not be internally illuminated and will be required to adhere to the City's Signage By-law.

4.4.3.9 Side and Rear Elevations

The side and rear elevations subsection recognizes that the HCD policies and guidelines focus on the front façade of buildings as these are most often experienced in the public realm. However, there is acknowledgement that many rear and side elevations are visible from side streets and parking areas.

There are numerous murals within the HCD area, and the Municipal Heritage Committee has previously granted a permit for another mural proposal by the EDC on Talbot that was installed in a similar manner as a sign. This would be in keeping with previous direction.

STAFF COMMENT:

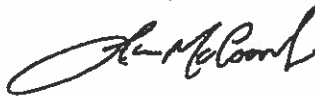
Based on the information provided and direction in the HCD Plan, it would appear to be more appropriate to have the proposed mural installed as a sign instead of painting on the unpainted brick. Further, given the lack of information on the actual proposed design, it is difficult to determine whether a heritage alteration permit to allow for the painting of a mural would be in keeping with the paint policies as they relate to colour schemes for the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing resources. It would be suggested that the Municipal Heritage Committee obtain more information related to the proposed artwork prior to making its recommendation.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

Reviewed By:



Jim McCoomb, MCIP, RPP
Manager of Planning Services

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

May 26th, 2020

Vernon Martin
633 Talbot Street
St. Thomas, ON
N5P 1C9

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-05-20
Property: 633 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: Jon Hindley, Corporate Administrative and Accessibility Clerk, City of St. Thomas
St. Thomas Economic Development Corporation

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>April 30/2020</u>	Consultation Date: <u>April 23/20</u>
	Date Application Deemed Complete: <u>MAY 26 2020</u>	File Number: <u>HAP 05-20</u>

OWNER/APPLICANT

1. Property Owner
 Name: Vernon Martin
 Address: 633 Talbot St. St Thomas, ON
 Postal Code: N5P 1C9 Phone: 519-777-8776 Fax: _____
 Email: Vernon@boldrenovations.ca

2. Agent/Applicant
 Name: Megan Pickersgill or Sean Dyke
 Company: St. Thomas Economic Development Corporation
 Address: 545 Talbot St. St. Thomas ON
 Postal Code: N5P 3V7 Phone: 519-631-1680 FAX: x4132 or 4104
 Email: mpickersgill@stthomas.ca or 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: 633 Talbot St. 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.

Mural proposed for the side of the building facing John St. Max size of proposed mural 9'5" x 12'6". Building owner would prefer to paint on bricks with appropriate paint, but is open to erecting a sign. Proposed theme would be in keeping with the building's history as Lemon's Drug Store. They feel that it would be more in keeping with Heritage to paint the bricks.

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.

St. Thomas EDC in Partnership with the Downtown Development Board and other community partnerships is undertaking a downtown mural 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 _____ day of _____, 20____.
City Day Month Year



Signature of Owner or Authorized Agent

April 30 2020

Date

Signature of Commissioner of Oaths, etc.

Date

Appendix B – 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, Vernon Martin, am the owner of the subject lands, and I authorize Megan Pickersgill/Sean Dyke, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

04/29/20

Date



Signature of Owner

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, Vernon Martin, 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.

April 29 2020

Date



Signature of Owner



City of St. Thomas

JUN 03 2020

City Clerks Dept.

MEMO

DATE: June 2nd, 2020

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
707 Talbot Street
HAP-06-20

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

Directed to: Chair and Members of the Municipal Heritage Committee

Department: Planning & Building Services Department

Prepared by: Kevin McClure, Planner

Attachments
· Application

Subject: Heritage Alteration Permit for 707 Talbot Street – Sandy Vasquez

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of Sandy Vasquez for a heritage alteration permit to allow for a mural to be painted on the side of the building at 707 Talbot Street. City staff consulted with the applicant on April 23rd, 2020 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on May 25nd, 2020.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

St. Thomas EDC, as part of its initiative to look for more sites within the City to display public art, are applying for several heritage alteration permits throughout the downtown core of St. Thomas. This specific heritage alteration permit for 707 Talbot Street is proposing to allow for an approximately 65-foot by 12-foot mural to be painted on the side of the building which is currently unpainted concrete block. The specifics of the proposed artwork is not known at this time as they are looking for approval prior to commissioning an artist for the work.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 707 Talbot Street has been identified as a non-contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, the 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, the Paint (4.4.3.4) and Side and Rear Elevations (4.4.3.9) subsections would apply.

4.4.3.4 Paint

The paint subsection of the HCD Plan provides the following guidelines; *“Choose a paint scheme that compliments the existing colours of the contributing resources in the HCD, based on a historic colour palette or neutral shades that complement the historic character. Avoid overly bright or neon colours”*.

As has been indicated in previous mural reports for the St. Thomas EDC, artists for these projects have not been commissioned as they are looking to receive approval from Council prior to circulating requests for proposals. Given the lack of information at this time, the HCD Plan would guide that any paint or colour scheme that is proposed for the site be complementary to the historic character of the district.

4.4.3.9 Side and Rear Elevations

Similar to the policy direction for “paint”, the side and rear elevations of non-contributing buildings should be complementary to the character of the HCD through the choice of materials and colours. As has been previously stated, an artist has not been commissioned for the proposed. As such, the design and colour scheme has not been determined. Given the lack of information, it is difficult to determine whether the proposed artwork would complement the character of the HCD, however, the proposal would be covering up the currently blank concrete block wall at the side of the building.

4.8.7 Commemorative Character Elements

The Streetscape and Landscape – Public Realm section of the HCD Plan, provides direction on Commemorative Character Elements, such as commemorative signs, murals and railway themed features that exist in the HCD area. While this subsection has policies that are generally linked to historically or railway themed murals, there is recognition of how artwork can contribute to the visual quality of the streetscape.

Further, this section also suggests that side facades of non-contributing buildings or those that do not contain original masonry be considered to avoid damaging or obscuring original building materials when adding new painted murals.

STAFF COMMENT:

While there is a lack of information on the actual proposed design, the proposed mural would be covering an existing blank concrete block wall that acts as one side of an alley along Talbot Street in the downtown core. It would be suggested that the Municipal Heritage Committee obtain more information related to the proposed artwork prior to making its recommendation to ensure that it is satisfied that the mural would conform to the policy direction and guidelines as they relate to colour schemes being complimentary to the HCD area.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

Reviewed By:



Jim McCoomb, MCIP, RPP
Manager of Planning Services

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

May 26th, 2020

Sandy Vasquez
707 Talbot Street
St. Thomas, ON
N5P 1E1

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-06-20
Property: 707 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: Jon Hindley, Corporate Administrative and Accessibility Clerk, City of St. Thomas
St. Thomas Economic Development Corporation

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>MAY 15 2020</u>	Consultation Date: <u>April 23/20</u>
	Date Application Deemed Complete: <u>MAY 26 2020</u>	File Number: <u>HAP 06-20</u>

OWNER/APPLICANT

1. Property Owner
Name: Sandy Vasquez
Address: 707 Talbot Street, St. Thomas, ON
Postal Code: N5P 1E1 Phone: 519-637-8071 Fax: _____
Email: sales@ctpccomputers.com

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: 707 Talbot Street, St. Thomas, ON

2. Legal Description: 707 Talbot Street

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.

Site Plan Mockup (Please note this is to help visualize where the mural will be located. Dimensions are not 100% accurate)

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 painted on the side of the building will be part of this revitalization 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 _____ day of _____, 2020.
 City Day Month Year

 Signature of Owner or Authorized Agent Date

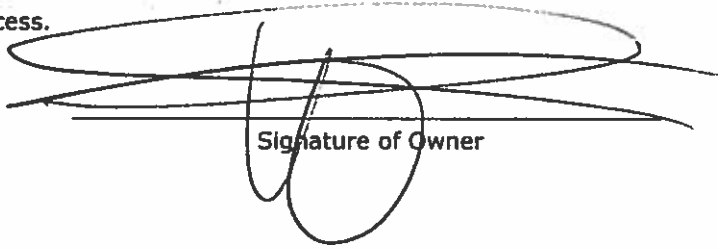
 Signature of Commissioner of Oaths, etc. Date

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, Sandy Vasquez, am the owner of the subject lands, and I authorize Sean Dyke, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

Feb 7/20
Date


Signature of Owner

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.

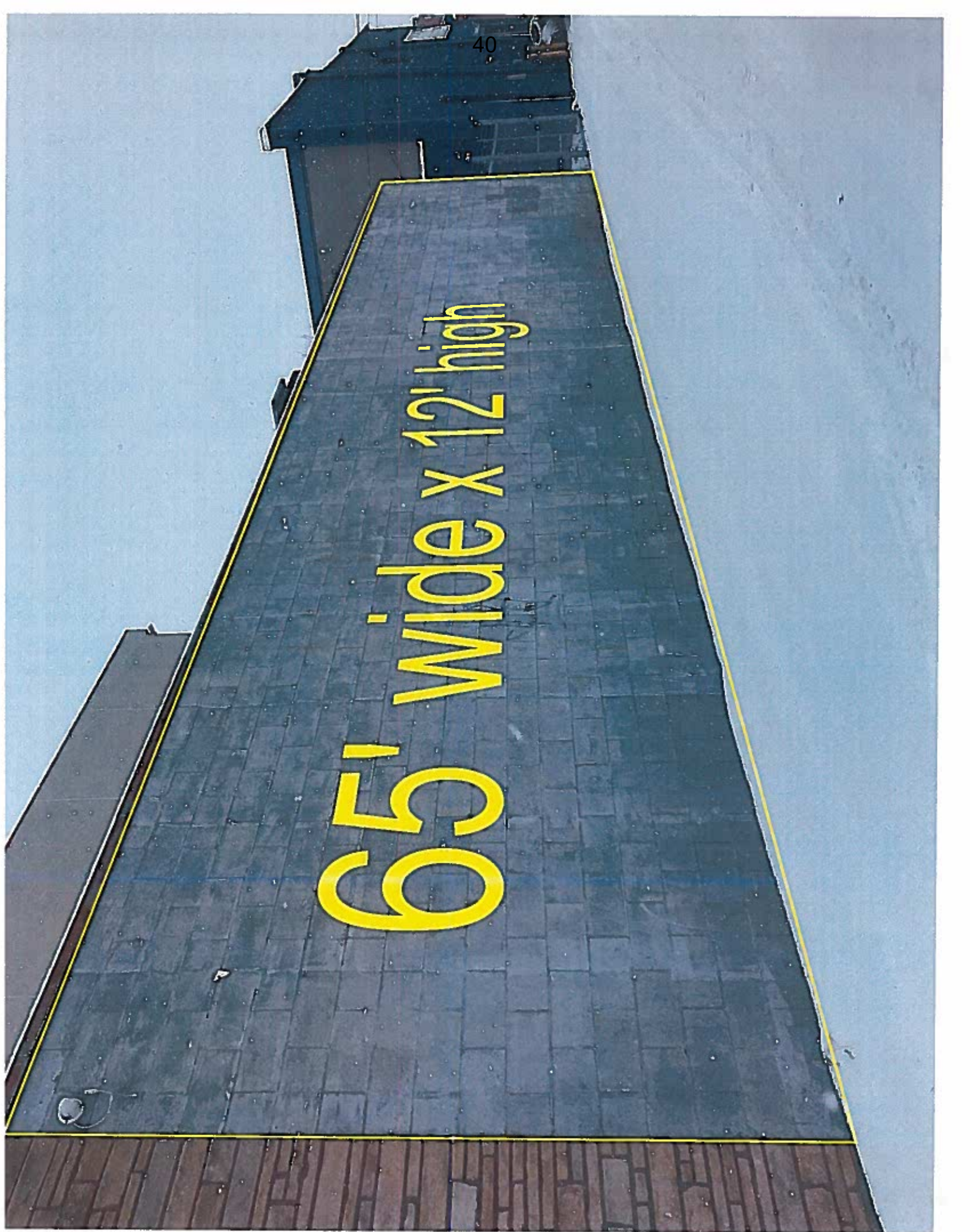
***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, _____, 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.

Date

Signature of Owner

65' wide x 12' high



City of St. Thomas

JUN 08 2020

City Clerks Dept.

MEMO

DATE: June 8th, 2020

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
9 Princess Avenue
HAP-07-20

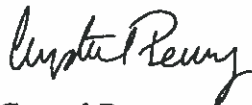
Please find attached a notice of receipt for Heritage Alteration Permit within the City of St. Thomas. The applicant has consulted with Planning & Building Services Department Staff and the application has been deemed complete.

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)

June 8th, 2020

Andy Lerikos
9 Princess Avenue
St. Thomas, ON
N5R 3V3

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-07-20
Property: 9 Princess Avenue

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: Jon Hindley, Corporate Administrative and Accessibility Clerk, City of St. Thomas
St. Thomas Economic Development Corporation



PLANNING & BUILDING SERVICES DEPARTMENT
t. (519) 633 2560 f. (519) 633,6581
9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

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: JUN 04 2020	Consultation Date: JUN 04 2020
	Date Application Deemed Complete: JUN 04 2020	File Number: HAP 07-20

OWNER/APPLICANT

1. Property Owner
 Name: Andy Lenkos
 Address: 9 Princess Ave
 Postal Code: N5P 3V3 Phone: 519-851-9925 Fax: _____
 Email: owner@legendslavem.ca

2. Agent/Applicant
 Name: Megan Pickersgill / Sean Dyke
 Company: St. Thomas Economic Development Corporation
 Address: 646 Talbot Street
 Postal Code: N5P 3V7 Phone: 519-631-1680 x4104 Fax: _____
 Email: mpickers@stthomas.ca / edyke@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: 9 Princess Ave
 2. Legal Description: _____

TYPE OF WORK PROPOSED

1. What kind of permit is required?

2. Is this a new building on the 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.

- photo of potential mural location - please note it would encompass the entire rear (East facing side) of the building in question.

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.

Part of the Railway City mural project
The title of this mural will be thanking our frontline workers and will be a signature piece of the 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 3 day of 06, 20 20.
City Day Month Year

Signature of Owner or Authorized Agent

JUNE 3 2020
Date

Signature of Notary Public, etc.

JUNE 8/2020
Date

Application Revised: September 2011

Application Revised: September 2011

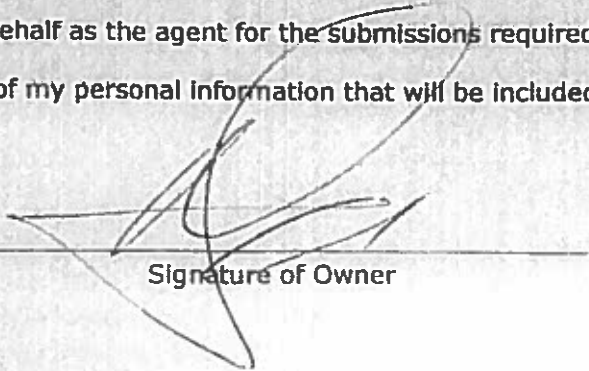
APPENDIX A - AUTHORIZATION OF OWNER

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

I, ANDY CERIKOS, am the owner of the subject lands, and I authorize GBAN DYKE/ MEGAN PICKERSALL to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

JUNE 3 2014

Date



Signature of Owner

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, ANDY LERIKOS, 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.

JUNE 3 2020
Date

[Signature]
Signature of Owner



Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
6/5/2020
Meeting Date:
6/10/2020

Department: Planning & Building Services Department

Prepared by: Kevin McClure, Planner

Attachments
· Application

Subject: Heritage Alteration Permit for 9 Princess Avenue – Andy Lerikos

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of Andy Lerikos for a heritage alteration permit to allow for a mural to be painted on the rear of the building at 9 Princess Avenue. City staff consulted with the applicant on June 4th, 2020 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on June 4th, 2020.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

St. Thomas EDC, as part of its initiative to look for more sites within the City to display public art, are applying for several heritage alteration permits throughout the downtown core of St. Thomas. This specific heritage alteration permit for 9 Princess Avenue is proposing to allow for a mural to be painted on the rear of the building. The specifics of the proposed artwork are not known at this time as they are looking for approval prior to commissioning an artist for the work, however the proposed theme is a thank you to frontline workers.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 9 Princess Avenue has been identified as a non-contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, the 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, the Paint (4.4.3.4) and Side and Rear Elevations (4.4.3.9) subsections would apply.

4.4.3.4 Paint

The applicant is proposing to paint the entirety of the rear brick wall of the building. As such, the paint subsection of the HCD Plan provides the following guidelines; *“Choose a paint scheme that compliments the existing colours of the contributing resources in the HCD, based on a historic colour palette or neutral shades that complement the historic character. Avoid overly bright or neon colours”*.

As has been indicated, an artist for this project has not been commissioned as the St. Thomas EDC is looking to receive approval for a mural in this location from Council prior to circulating requests for proposals. As only the theme is known for this location, the HCD Plan provides guidelines that a paint scheme is chosen compliments the existing colours of the contributing resources in the heritage conservation district and that overly bright or neon colours are avoided.

4.4.3.9 Side and Rear Elevations

A policy for the side and rear elevations of non-contributing buildings also provides that these elevations should be complementary to the character of the HCD through the choice of materials and colours. As has been previously stated, an artist has not been commissioned for the proposed. At this time, only the theme for the mural is known. The design and colour scheme will be determined once an artist is commissioned. While the current façade is a blank brick wall with service doors at the rear of the building, it is difficult to determine whether the proposed artwork would be complementary to the character of the HCD.

4.8.7 Commemorative Character Elements

The only specific guidance on murals comes within the Streetscape and Landscape – Public Realm section of the HCD Plan. This section provides direction on Commemorative Character Elements, such as mural and railway themed features that exist in the HCD area. While this subsection has policies that are generally linked to historically or railway themed commemorative elements, there is a guideline that speaks to new painted murals.

The guideline specifically states, *“consider side facades of non-contributing buildings or those that do not contain original masonry to avoid damaging or obscuring original building materials when adding new painted murals”*. The building at 9 Princess Avenue has been identified as a non-contributing building.

STAFF COMMENT:

While only the theme of the mural is currently known, the proposed mural would be covering an existing blank brick wall with service entrances for the commercial businesses that front on to Princess Avenue. Given the lack of information at this time, it would be suggested that the Municipal Heritage Committee obtain more information from the applicant at its June 10th meeting to ensure that the Committee is satisfied that the mural would be complimentary to the HCD area.

Respectfully submitted,

Reviewed By:



Kevin McClure, MCIP, RPP
Planner



Jim McCoomb, MCIP, RPP
Manager of Planning Services

City of St. Thomas

JUN 08 2020

City Clerks Dept.

MEMO

DATE: June 8th, 2020

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
630 Talbot Street
HAP 08-20

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)

June 8th, 2020

Wendell Graves
545 Talbot Street
St. Thomas, ON
N5P 3V7

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-08-20
Property: 630 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: Jon Hindley, Corporate Administrative and Accessibility Clerk, City of St. Thomas
St. Thomas Economic Development Corporation

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>JUN 08 2020</u>	Consultation Date: <u>April 23/20</u>
	Date Application Deemed Complete: <u>JUN 08 2020</u>	File Number: <u>HAP 08-20</u>

OWNER/APPLICANT

1. Property Owner
 Name: Corporation of the City of St. Thomas
 Address: 545 Talbot Street
 Postal Code: N5P 3V7 Phone: 519-631-1680 Fax: _____
 Email: wgraves@stthomas.ca

2. Agent/Applicant
 Name: Sean Dyke
 Company: St. Thomas Economic Development Corporation
 Address: 545 Talbot Street
 Postal Code: N5P 3V7 Phone: 519-631-1680 x4134 Fax: _____
 Email: sdike@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: 630 Talbot Street

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 parking, 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, dormers, 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.

photo of site

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.

- part of the railway city mural 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 8 day of June, 20 20.
City Day Month Year

[Signature]
Signature of Owner or Authorized Agent

June 8/20
Date

[Signature]
Signature of Commissioner of Oaths, etc.

June 8/20
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.

y. The City of St. Thomas am the owner of the subject lands, and I authorize
The St. Thomas E. D. C., to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

June 5/20
Date


Signature of Owner


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.**

y. The City of St. Thomas, 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.

June 5/20
Date


Signature of Owner



Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
6/5/2020
Meeting Date:
6/10/2020

Department: Planning & Building Services Department

Prepared by: Kevin McClure, Planner

Attachments
· Application

Subject: Heritage Alteration Permit for 630 Talbot Street – City of St. Thomas

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of the City of St. Thomas for a heritage alteration permit to allow for a mural to be painted on both walls of the adjacent buildings at 630 Talbot Street. The property is currently used as a walkway to the Moore Street parking lot. City staff consulted with the applicant on April 23, 2020 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on June 5, 2020.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

St. Thomas EDC, as part of its initiative to look for more sites within the City to display public art, are applying for several heritage alteration permits throughout the downtown core of St. Thomas. This specific heritage alteration permit for 630 Talbot Street is proposing to allow for a mural to be painted on the walls of the adjacent buildings that line the walkway to the Moore Street parking lot. The proposed theme for the mural is the environment and sustainability with thoughts of an “urban jungle”, however, the specifics of the proposed artwork are not known at this time as they are looking for approval prior to commissioning an artist.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 630 Talbot Street has been identified as a contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As has been described, the property acts as a public walkway and there is no building. Staff reviewed Appendix “E” – Heritage Inventory and the property is also defined as “contributing” however, there are no building elements identified, and it is acknowledged as a “public walkway”. While no building exists, the 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 Materials (4.3.2.4), Paint (4.3.2.5), and Side and Rear Elevations (4.3.2.11) subsections would apply. However, as the property also functions as a public walkway, the policies in Section 4.8 as they relate to Streetscape and Landscape – Public Realm were also reviewed.

4.4.3.4 Paint

The applicant is proposing to paint the entirety of the side walls of the walkway. As such, the paint subsection of the HCD Plan provides the following guidelines; *“Choose a paint scheme that compliments the existing colours of the contributing resources in the HCD, based on a historic colour palette or neutral shades that complement the historic character. Avoid overly bright or neon colours”.*

An artist for this project has not been commissioned as the St. Thomas EDC is looking to receive approval for a mural in this location from Council prior to circulating requests for proposals. Only a theme of “the environment and sustainability” is known at this time, with a direction toward the art reflecting an “urban jungle” at this location. The HCD Plan provides guidelines that a paint scheme should be chosen that compliments the existing colours of the contributing resources in the heritage conservation district and that overly bright of neon colours are avoided.

4.4.3.9 Side and Rear Elevations

A policy for the side and rear elevations of non-contributing buildings also provides that these elevations should be complementary to the character of the HCD through the choice of materials and colours. As has been previously stated, an artist has not been commissioned for the proposed. At this time, only the theme for the mural is known. It is important to note that the current façade is a blank wall that has been skim-coated with what appears to be a concrete-type material. That being said, it is difficult to determine whether the proposed artwork would be complementary to the character of the HCD.

4.8.7 Commemorative Character Elements

Within the Streetscape and Landscape – Public Realm section of the HCD Plan, there is a subsection on Commemorative Character Elements that recognizes the commemorative signs and plaques, murals and railway themed features that exist in the HCD area.

The only specific guidance on murals in this section states, “consider side facades of non-contributing buildings or those that do not contain original masonry to avoid damaging or obscuring original building materials when adding

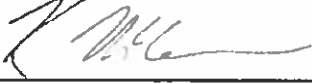
new painted murals". As has been previously indicated, while the property has been identified as contributing, no building exists, and no building elements were identified in the heritage inventory. Further, the wall surfaces have already been covered with a concrete-type material.

STAFF COMMENT:

While only the theme of the mural is currently known, the proposed mural would be covering two existing blank walls that flank a public walkway to the Moore Street parking lot. Given the lack of information at this time, it would be suggested that the Municipal Heritage Committee obtain more information from the applicant at its June 10th meeting on the nature of the proposal to ensure that the Committee is satisfied that the mural would be complimentary to the HCD area.

Respectfully submitted,

Reviewed By:



Kevin McClure, MCIP, RPP
Planner



Jim McCoomb, MCIP, RPP
Manager of Planning Services



545 Talbot Street, P.O. Box 520
St. Thomas, ON N5P 3V7
519-633-5248
info@downtownstthomas.com
www.downtownstthomas.com

June 8, 2020

The Corporation of the City of St Thomas
545 Talbot Street
St Thomas ON N5P 3V7

Attn: Maria Konefal, City Clerk and Council

Dear Mayor Preston and City Councillors,

On behalf of the St Thomas Downtown Development Board, I would like to offer our support for the Mural Program being developed for the City, and especially the murals being proposed for Downtown St Thomas.

Murals offer a unique way to present our artistic culture to both St Thomas residents and people who visit our fine city. There are currently a number of impressive murals in Downtown St Thomas that present our railway heritage. However, there is room for many more throughout both our Downtown and the City.

It is our wish that City of St Thomas Council support the proposed mural program as presented.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Earl Taylor". The signature is stylized with a large initial "E" and a long horizontal stroke extending to the right.

Earl Taylor
Chair - St Thomas Downtown Development Board

Hindley, Jon

From: Penney, Crystal
Sent: June 3, 2020 3:35 PM
To: Hindley, Jon
Subject: SPC 06-19 - 19 Flora Street

Hi Jon,

Further to my email to Melanie Knapp on March 12th, I understand that the Municipal Heritage Committee meeting, previously scheduled for March 18th, 2020, was cancelled due to COVID-19. The site plan meeting, originally scheduled for April 8th, was also cancelled due to the pandemic.

I would appreciate it if you could add 19 Flora Street (SPC 06-19) to your next agenda for discussion.

The Site Plan Control Committee met on February 26th, 2020 where Russell Schnurr provided a PowerPoint presentation on behalf of the Municipal Heritage Committee with concerns regarding the proposed development. The Site Plan Committee requested that the Heritage Committee submit something in writing so that we are able to advise the Owner of the concerns and have the Owner's consultant respond accordingly. To date, the site plan committee has not received any written comments.

The next site plan meeting will be held on June 11th, however, given the short time period the committee may postpone discussing this item until a later date.

The site plan committee would appreciate receiving comments as soon as possible.

Thanks,

Crystal Penney

Planning & Building Services Coordinator
 Planning and Building Services
 Central Elgin Planning Office
 9 Mondamin Street
 St. Thomas, Ontario
 N5P 2T9

(☎) Phone 519-631-1680 ext 4186 | (☎) Phone 519-633-2560 | (☎) Fax 519-633-6581 (✉) cpenney@stthomas.ca | www.stthomas.ca
[City of St. Thomas Official Facebook Page](#)



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