

AGENDA
THE SIXTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

COMMITTEE ROOM #304
VIA ZOOM

5:00 P.M.

OCTOBER 14TH, 2020

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on August 19th, 2020.

NEW BUSINESS

Heritage Alteration Permit and Planning Report HAP-09-20 – 801-805 Talbot Street
Pages 2-27

Heritage Mapping Students Update

2021 Budget **Pages 28-29**

91 Metcalfe Street

Urban Design Guidelines Recommendation

Municipal Heritage Committee Consultation / Heritage Alteration Permit Enforcement

Town of Amherstburg - Bill 108 Amendments **Pages 30-31**

A copy of a letter addressed to the Minister of Heritage, Sport, Tourism and Culture Industries was received from Tammy Fowkes, Deputy Clerk, Town of Amherstburg regarding support for the Conservation Review Board to continue hearing appeals under the Ontario Heritage Act.

UNFINISHED BUSINESS

Heritage Home Inventory/Proposed Listed Properties

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

NEXT MEETING

To be determined

ADJOURNMENT

City of St. Thomas

OCT 08 2020

City of St. Thomas

MEMO

DATE: October 8, 2020

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
801-805 Talbot Street
HAP 09-20

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)

October 8, 2020

City of St. Thomas

Brian Bolt
6297 Highland Lane
Union, Ontario
N0L 2L0

OCT 08 2020

City Clerks Dept.

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-09-20
Property: 801-805 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
Mehdi Mirzazadeh, Pario Engineering



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>OCT 04 2020</u>	Consultation Date: <u>OCT 11 20</u>
	Date Application Deemed Complete: <u>OCT 07 2020</u>	File Number: <u>HAP 04-20</u>

OWNER/APPLICANT

1. Property Owner
Name: BRIAN B. BOLT
Address: 6297 HIGHLAND LN
Postal Code: N6L 2L2 Phone: 519-633-6435 Fax: _____
Email: lightningbolt @ rogers.com

2. Agent/Applicant
Name: Mehdi Mirzazadeh
Company: Pario Engineering,
Address: 553 Basaltic Road, Concord, ON
Postal Code: L4K 4W8 Phone: 905-296-4809 Fax: 905-857-9196
Email: mehdi.mirzazadeh@pario.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: 803 Talbot Street, St. Thomas, ON

2. Legal Description: Commercial & Residential Building
805, 00801 - TALBOT ST PLAN 115 LOT 61 w 1/2 LOT 62

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.

- Drawings
 - Siteplan
 - Photographs
 - Engineering report

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.

Collapse of the parapet walls on South / front and West elevations due to a wind event

A new parapet wall, constructed of bricks with the same size and shape as the original ones, will be erected on South elevation with the same height as the original parapet wall.

The damaged and / or displaced bricks of the West elevation will be replaced. The undamaged crumbled bricks will be reused. The new bricks will be painted to match the existing bricks.

Acrylic paints, which create a non-permeable coating, will not be used on new bricks so that moisture to dry through the brick.

NOTE: please see extra sheet attached to this form.

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 Mehdi Mirzazadeh, P.Eng., 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, Mehdi Mirzazadeh, P.Eng. of Vaughan 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 _____ on this _____ day of _____, 20____.
City Day Month Year

M.M. Mirzazadeh
Signature of Owner or Authorized Agent

October 2nd, 2020
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 S. BOLT, am the owner of the subject lands, and I authorize MEHDI MIRZAZADCH 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.

Oct 2/20
Date

Brian S. 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 J. 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.

OCT 2/20
Date

Brian J. Bolt
Signature of Owner

Application for Heritage Permit – Extra Sheet**Address:** 803 Talbot St., St. Thomas, ON**Agent:** Pario Engineering

The replacement of the collapsed sections of the parapet walls above the South and West elevations will not change the original shape of the wall and / or the fascia of the building, and as indicated in the drawings, the new materials and / or bricks shall be the same as the original ones. In addition, the restoration of the parapet walls and the chimneys shall be carried out in conformance with the *"Downtown St. Thomas Heritage Conservation District Plan"*.

Section 4.1, 4.2 and 4.3 of *"Downtown St. Thomas Heritage Conservation District Plan"* were reviewed. Having reviewed the plan and learned about the plan guidelines and requirements, we would like to bring the following items to the committee's attention:

- The character-defining roof features and materials such as chimneys, roof profiles, parapets, soffits and others will be conserved and restored to original shape.
- The character-defining elements to the façade, i.e., the brick masonry and decorative brick work, and metal parapet caps will be replaced with sympathetic materials to match the existing ones.
- No change will be made to the massing and type of the roof since the damaged sections of the flat roof covering will be repaired and/or replaced per existing.
- No change to the general rectangular/cuboid massing and height of the building.
- The existing parapets and rooflines of the building will be maintained and conserved.
- The existing façade elements will not be removed and the architectural elements will not be removed and / or changed.
- The rhythm of windows in the façade that make up the traditional mixed-use (commercial / residential) façade pattern in the HCD will be maintained.
- Acrylic paints, which create a non-permeable coating, will not be used on new bricks so that moisture to dry through the brick.
- Elaborate brick detailing will be preserved.
- No new mechanical equipment and / or roof top elements will be added, and the two broken brick chimneys will be replaced at their original location. The height and material of the new chimneys will be the same as the original ones as described in the drawings and / or report. It is worth noting that none of the chimneys will be visible from the street level.



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
CONSULTATION REQUEST FORM

Office Use: Request Accepted By: _____ Date: _____ Reference #: _____

Type of Application

This is a consultation request for (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning By-law Amendment |
| <input type="checkbox"/> Draft Plan of Subdivision | <input type="checkbox"/> Draft Plan of Condominium |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Consent | <input checked="" type="checkbox"/> Heritage Alteration Permit |

Registered Owner

Name: Brian Bolt Email: lighteningbolt.com
 Address: 803 Talbot St.
 Postal Code: N5P 1E4 Phone: (519) 520-8753 Fax: _____

Applicant/Agent (if applicable)

Name: _____ Email: _____
 Company: Bolton Property Restoration
 Address: 60 Enterprise Drive London ON
 Postal Code: N6N 1A7 Phone: 519-652-1172 Fax: _____

Subject Property

Municipal Address: 803 Talbot St. St. Thomas
 Legal Description: _____

Description of Proposal (please provide a separate sheet of paper if required)

Current Property Owner

*If an applicant/agent is advancing this Consultation Request, see Appendix B - Authorization of Owner.

Brian Bolt Brian Bolt Sept 22/20
 Owners Name (Print) Signature of Owner Date


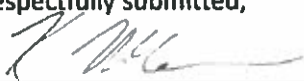

Appendix B – Authorization of Owner

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

I, Brian Bolt, am the owner of the subject lands, and I authorize _____, 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.

Sept 22/20
Date

Brian L. Bolt
Signature of Owner

	Report No. HCR-09-20
	File No. HAP-09-20
Directed to: Chair and Members of the Municipal Heritage Committee	Date Authored: 10/07/2020 Meeting Date: 10/14/2020
Department: Planning & Building Services Department	Attachments · Engineering Report
Prepared by: Kevin McClure, Planner	
Subject: Heritage Alteration Permit for 801-805 Talbot Street – Brian Bolt	
<p>ORIGIN: An application has been submitted by Pario Engineering on behalf of Brian Bolt for a heritage alteration permit to allow for the reconstruction of the parapet walls at 801-805 Talbot Street. City staff consulted with the applicant on October 1, 2020 respecting the proposed heritage alteration permit. A formal application was received on October 4, 2020 and deemed complete on October 7, 2020.</p> <p>PROPOSED HERITAGE ALTERATION PERMIT SUMMARY: Pario Engineering reached out to City of St. Thomas Staff for a heritage alteration permit as the result of structural damage to the parapet wall at 801-805 Talbot Street due to extreme winds. This specific heritage alteration permit is proposing to allow for the reconstruction of the parapet wall at the corner of Manitoba and Talbot Street and along the entirety of the frontage of the building on Talbot. The intention, as provided in the structural engineering report that is attached, is to repair the damaged sections of the parapet while restoring the corbelling details to the entirety of the front and side facades.</p> <p>HERITAGE CONSERVATION DISTRICT PLAN: The property at 801-805 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 Roofs and Parapets (4.3.2.10) and Side and Rear Elevations (4.3.2.11) subsections would apply.</p> <p><u>4.3.2.10 Roofs and Parapets</u> The roofs and parapets subsection of the HCD Plan recognizes how these elements provide an important part of the character of the streetscape. A policy of this subsection provides, “conserve, maintain and restore character defining roof and parapet features and original historic roofing materials”, while the guidelines state that, “Repair based on historical evidence or replace in kind or with sympathetic materials when roof materials are deteriorated”.</p> <p>The work proposed through the Heritage Alteration Permit is seeking to repair and restore the parapet walls that were damaged due to a wind event. This work is also proposing to restore the character details of the parapet walls that were previously removed at the corner of Talbot and Manitoba Streets. This would be in keeping with the policies and guidelines of the HCD Plan.</p> <p><u>4.3.2.11 Side and Rear Elevations</u> 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.</p> <p>As has been previously spoken to, the proposal is seeking to repair and restore the character defining elements of the parapet wall that fronts on Manitoba Street and would be consistent with the details of the wall further north that do not require repair as a result of the wind event.</p> <p>STAFF COMMENT: In my opinion, a heritage alteration permit to allow for the repair of the parapet wall on the building at 801-805 Talbot Street would be in keeping with the policies of the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing resources.</p>	
Respectfully submitted,  Kevin McClure, MCIP, RPP Planner	Reviewed By:  Jim McCoomb, MCIP, RPP Manager of Planning Services



Via Email: michelle.elliott@scm.ca

ClaimsPro
746 Baseline Road East, Unit 210
London, ON
N6C 5Z2

July 15, 2020

Our File: 35315-400885

Attention: Michelle Elliott

**Re: Engineering Assessment of the Damage to the Roof and Parapet Walls
due to the Wind Event**

Claim Number: 36010-236382
Date of Loss: Jun 10, 2020
Insured: Brian Bolt
Loss Location: 801-807 Talbot Street, St. Thomas, ON

Dear Ms. Elliott:

Introduction

At your request, Pario Engineering & Environmental Sciences LP (Pario) attended the above-mentioned loss location and conducted an independent structural engineering assessment to assess the damage to the roof and parapet walls that occurred as a result of the wind event on or about June 10, 2020.

The undersigned from Pario attended the site on June 12, 2020, and met the insured, the property manager, and the staff of the contracting company on site. After the attendance, the instructions on use and installation of extra membrane were provided to the contractor to prevent the potential collapse of the undamaged sections of the parapet walls and ensure the safety of the pedestrians and the residents of the building.

A select set of photographs, taken at the time of our site attendance, is attached to this report to illustrate and substantiate our findings. A set of drawings which illustrate the scope of work for future restoration is attached as well.

This report is based on a visual review and, as such, no testing or intrusive investigation was performed.

Description

The insured building, with an approximate building area of 4000 square feet (40' W × 100' L, approximately), was located on the North side of Talbot Street and the East side of Manitoba Street. The building was attached to 809 Talbot Street, and a parking lot was located at the rear of the building.

The building has a commercial section on the ground level and a residential section on the second level (Figure 1 and Figure 2). Based on Ontario Building Code 2012, the major occupancy of the first and second levels of the building can be classified as Group E and C, respectively.

Access to the first and second levels (“the stores and residential units”) was provided on the South elevation. Extra access to the interior of the building was provided at the rear elevation of the building.

The building was constructed in the late 1800s or early 1900s. The exterior walls of the building were constructed of bricks (Figure 1 to Figure 4). The flat roofing system used to cover the building was either “Ethylene Propylene Diene Monomer (EPDM)” or “Modified Bitumen”.

The parapet cap flashings covered tri-wythe masonry parapet walls. The thickness of the South and West parapet walls was 10½" and the East Wall was 12½", approximately. The height of the parapet walls varied along the length of the West wall; however, the height was approximately 37" near the middle section of the West wall. The height of the cap flashing was approximately 27" at that section.

Scope of the Investigation

To perform the visual examination and engineering assessment, the following steps were carried out:

- i) The roof system of the building and the collapsed parapet wall were visually examined.
- ii) The layout of the roof was measured and a sketch of the roof was prepared.
- iii) A number of photographs were taken of the roof and exterior of the building for the purpose of photographic documentation.

Observations and Evaluations

- The bricks of the entire South parapet wall, as well as the front section of the West parapet wall with an approximate length of 30 feet, were crumbled and/or collapsed (Figure 5, Figure 7, and Figure 8).

NOTE: The damaged sections of the parapet walls were covered at the time of attendance on June 12, 2020.

- The entire cap flashing of the South parapet wall, as well as the cap flashing of the damaged section of the West parapet wall, were damaged (Figure 1 to Figure 5, Figure 7, and Figure 8).
- No damage was observed to the rear section of the West parapet wall and its cap flashing. In fact, the North section of the parapet wall with an approximate length of 70 feet was undamaged. Figures 5 and Figure 6 show the undamaged section of the parapet wall.
- Several locations on the roof were damaged due to the impact from the flying debris and / or from the broken brick chimneys as shown in Figure 5 and Figure 9.
- Two brick chimneys were broken and displaced. One was located near the South-West corner, that was covered with the membrane at the time of the attendance, and the other chimney was located near the middle section of the roof. The location of the chimney is shown in Figure 9.

Conclusions

The damage to the building as a result of the wind event was collapse of the entire South parapet wall, and the front section of the West parapet wall. It seems the damage to the front parapet wall was more severe since the entire South parapet wall collapsed as a result of the wind event.

The damage to the insured building is categorized as structural, so a building permit for future restoration is required.

Recommendations

1. The damaged sections of the parapet walls shall be re-constructed. The thickness of the new parapet wall shall not be less than 10½" or tri-wythe brick.
2. New parapet cap flashing shall be installed on the new parapet walls
3. The damaged sections of the roof covering shall be repaired and patched. If repair of the damaged sections of the EPDM / Bitumen roof covering is not possible, a new layer of that material shall be used to cover the entire section of the roof with damaged covering.
4. The broken brick chimneys shall be reconstructed at their original locations.

Building Code Compliance

- The height of the parapet walls above the adjacent roof surface shall not be more than three times the parapet wall thickness, and parapet walls shall be solid from the top of the parapet to not less than 12 inch (300 mm) below the adjacent roof level per Article 9.20.65 of Ontario Building Code 2012.
- Flashing shall be installed over the back and top of parapet walls per Article 9.20.13.3 of OBC 2012.

Closing Remarks

Pario Engineering & Environmental Sciences LP conducted an independent assessment and review to determine the extent of damage, occurred as a result of the wind event, to the roof covering system and parapet walls of the insured building and provided recommendations for future restoration.

The structural engineering evaluation does not include a comprehensive evaluation of the entire building and only covers the areas affected by the loss. Therefore, Pario is not responsible for pre-existing deficiencies, if any, in the structure / structural elements of the dwelling, nor for the specific structural engineering assessment that requires the identification of hidden or as-built structural conditions. Such evaluation is beyond the scope of the recent assessment and review conducted by Pario staff on the insured dwelling.

No structural analysis and/or Code compliance review was conducted for this report; however, a few articles of OBC 2012 were included in this report so that the future repair

and/or replacement of the damaged / affected components of the roof be carried out in accordance with Ontario Building Code.

A building permit is required for the repair and/or replacement of the damaged structural components of the insured building. The present report and the drawings shall be included in the building permit application package and submitted to City of St. Thomas.

We trust you will find all in order with our structural engineering assessment and that the above will be sufficient for your purposes in advancing this claim; however, should you have any questions or concerns, please do not hesitate to contact the undersigned.

Finally, we reserve the right to review any additional documentation, evidence and/or information that becomes available and to amend any expressed opinions in this report and/or provide additional opinions, as necessary.

Yours truly,

**PARIO ENGINEERING &
ENVIRONMENTAL SCIENCES LP**

Mehdi Mirzazadeh, Ph.D., CFEI
Structural Forensic Engineer

/mm/jr/sf
Encl.

cc: Via Email: joseph.beauchamp@ca.belfor.com
Mr. Joseph Beauchamp, Belfor



Joshua Rose, P.Eng., CET

DRAWINGS

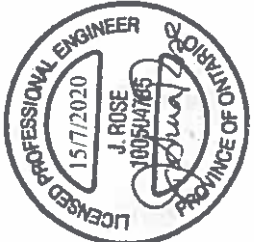
pario 

GENERAL NOTES:

1. ALL INFORMATION SHOWN AND DESCRIBED AS EXISTING SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES SHALL BE REPORTED TO PARIO ENGINEERING & ENVIRONMENTAL SCIENCES.
2. DRAWINGS SHALL NOT BE SCALED UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR.
4. THE SCOPE OF WORK OUTLINED ON THESE DRAWINGS SATISFIES THE MINIMUM REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.). DEVIATIONS FROM THE REQUIRED MINIMUMS MUST BE GREATER THAN OR EQUAL TO THE OUTLINED SCOPE OF WORK. PARIO ENGINEERING & ENVIRONMENTAL SCIENCES MUST BE NOTIFIED OF ANY CHANGES PRIOR TO COMMENCING WITH THE WORK. ALL RECONSTRUCTION AND REPAIR MUST BE IN ACCORDANCE WITH THE O.B.C.
5. ALL FRAMING COMPONENTS AFFECTED BY THE REPLACEMENT OF CORRESPONDING SUPPORT MEMBERS MUST BE TEMPORARILY SUPPORTED FOR THE DURATION OF THE REPLACEMENT WORK.
6. ALL NAILING MUST BE IN ACCORDANCE WITH TABLE 9.23.3.4 OF THE 2012 O.B.C.

GENERAL NOTES:

1. ALL INFORMATION SHOWN AND DESCRIBED AS EXISTING SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES SHALL BE REPORTED TO PARIO ENGINEERING & ENVIRONMENTAL SCIENCES.



pario
ENGINEERING & ENVIRONMENTAL SCIENCES

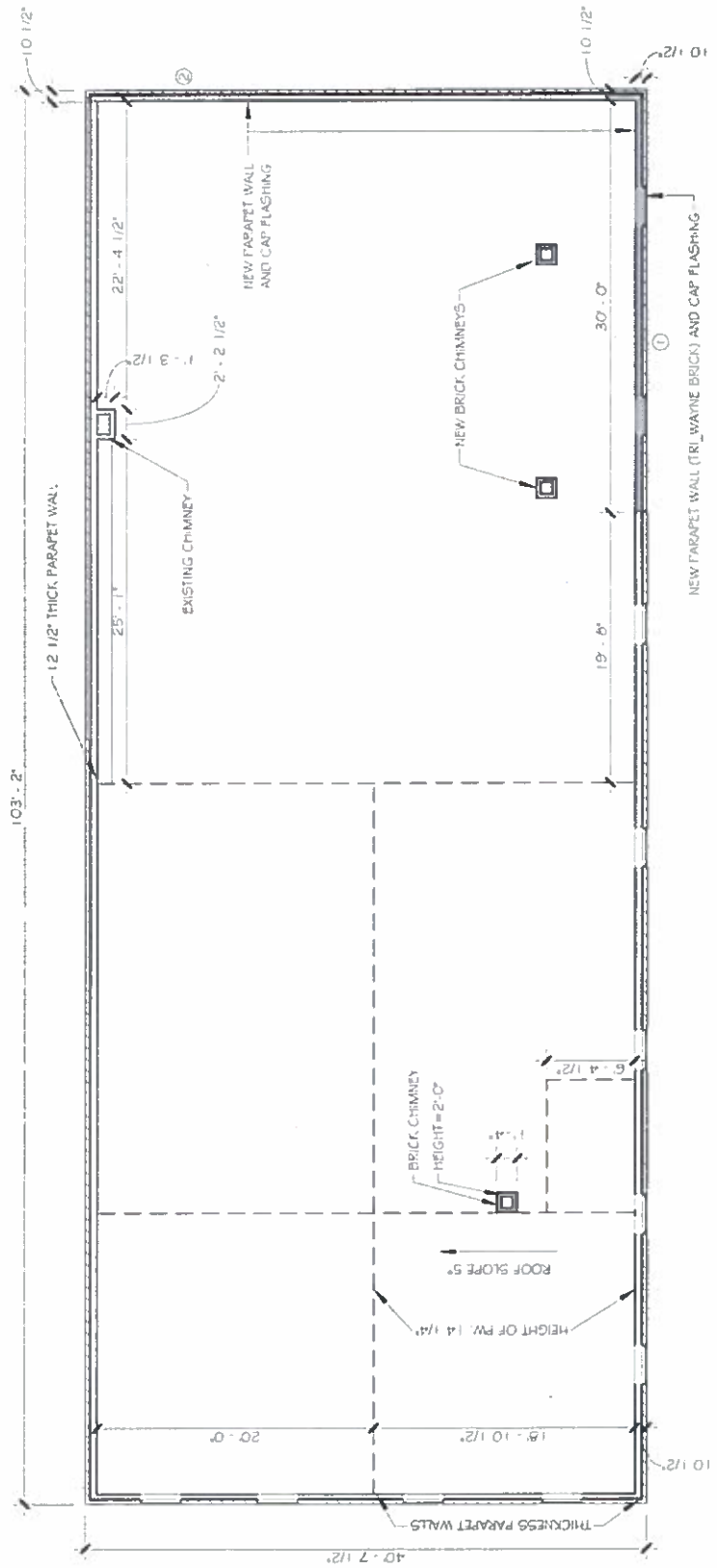
Head office:
553 Beaulieu Road, Unit B, Concord, Ontario • L4K 4W8 • PARIO@SCIENCES.CA
Telephone: 905.877.7979 • Toll free: 1 888 762 4887 • Facsimile: 905 857 8196

DRAWING TITLE:	MAIN FLOOR PLAN
INSURED:	Brian Bell
LOCATION:	603 Talbot Street, St. Thomas, ON
DATE OF LOSS:	JUNE 10, 2020
DATE:	JUNE 24, 2020
DRAWN BY:	GTV
SCALE:	1" = 10'-0"
FILE NO.:	35315-400885
DRAWING NO.:	S-1

Drawings remain the property of PARIO ENGINEERING & ENVIRONMENTAL SCIENCES

NOTES:

1. HEIGHT OF THE WEST PARAPET WALL VARIES. THE HEIGHT OF THE WALL AND CAP FLASHING NEAR THE END OF DAMAGED SECTION WERE 1'-1" AND 2'-3", RESPECTIVELY.
2. THE APPROXIMATE HEIGHT OF SOUTH PARAPET WALL USED TO BE 2'-7". THE ENTIRE SOUTH PARAPET WALL WAS CRUMBLING/COLLAPSED AT THE TIME OF INSPECTION.
3. THE NEW BRICK CHIMNEYS SHALL HAVE A MINIMUM HEIGHT OF 2'-0", SIMILAR TO THE ORIGINAL ONES.
4. THE DAMAGED SECTIONS OF THE ROOF COVERING SHALL BE REPAIRED AND PATCHED, IF REPAIR NOT POSSIBLE. THE ENTIRE SECTION WITH DAMAGED SPOTS TO BE REPLACED



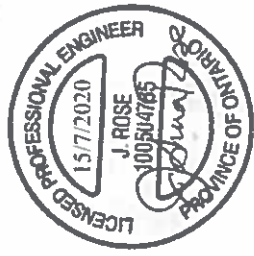
1 MAIN FLOOR PLAN
S-1 1" = 10'-0"

NOTES:

- THE HEIGHT OF THE PARAPET WALLS ABOVE THE ADJACENT ROOF SURFACE SHALL NOT BE MORE THAN THREE TIMES THE PARAPET WALL THICKNESS, AND PARAPET WALLS SHALL BE SOLID FROM THE TOP OF THE PARAPET TO NOT LESS THAN 12 INCH (300 MM) BELOW THE ADJACENT ROOF LEVEL PER ARTICLE 9.20.6.5 OF ONTARIO BUILDING CODE 2012.
- FLASHING SHALL BE INSTALLED OVER THE BACK AND TOP OF PARAPET WALLS PER ARTICLE 9.20.1.3.3 OF OBC 2012.

GENERAL NOTES

1. ALL INFORMATION SHOWN AND DESCRIBED AS EXISTING SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES SHALL BE REPORTED TO PARIO ENGINEERING & ENVIRONMENTAL SCIENCES.
2. DRAWINGS SHALL NOT BE SCALED UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR.
4. THE SCOPE OF WORK OUTLINED ON THESE DRAWINGS SATISFIES THE MINIMUM REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.). DEVIATIONS FROM THE REQUIRED MINIMUMS MUST BE GREATER THAN OR EQUAL TO THE OUTLINED SCOPE OF WORK. PARIO ENGINEERING & ENVIRONMENTAL SCIENCES MUST BE NOTIFIED OF ANY CHANGES PRIOR TO COMMENCING WITH THE WORK. ALL RECONSTRUCTION AND REPAIRS MUST BE IN ACCORDANCE WITH THE O.B.C.
5. ALL FRAMING COMPONENTS AFFECTED BY THE REPLACEMENT OF CORRESPONDING SUPPORT MEMBERS MUST BE TEMPORARILY SUPPORTED FOR THE DURATION OF THE REPLACEMENT WORK.
6. ALL NAILING MUST BE IN ACCORDANCE WITH TABLE 9.23.3.4 OF THE 2012 O.B.C.



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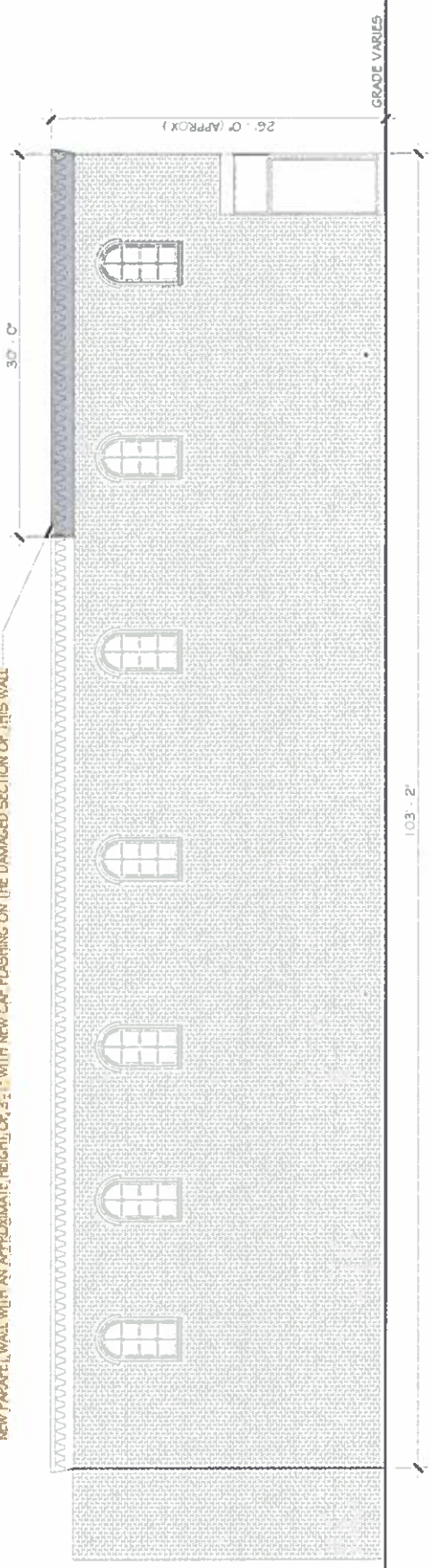
Head Office:
553 Brantford Road, Unit B, Cambridge, Ontario • L4R 4W6 • PARIO@ESCSJIA
Telephone: 800.557.7979 • Toll Free 1.888.762.4187 • Facsimile: 800.857.3116

DRAWING TITLE:	WEST ELEVATION
INSURED:	Brian Bell
LOCATION:	603 Talbot Street, St. Thomas, ON
DATE OF LODG:	JUNE 10, 2020
DATE:	JUNE 24, 2020
DRAWN BY:	JCC
SCALE:	As indicated
FILE NO:	35315-400885
DRAWING NO:	S-2

ALL RIGHTS RESERVED. THE PROPERTY OF PARIO ENGINEERING & ENVIRONMENTAL SCIENCES

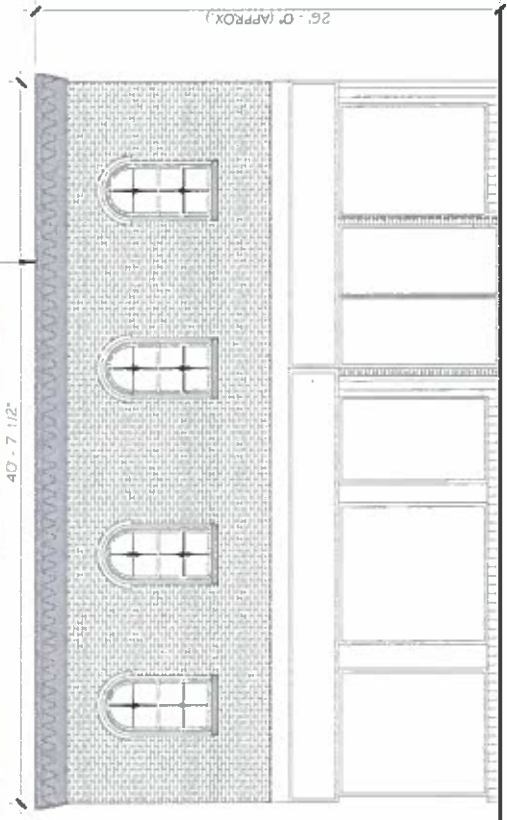
NOTE:
NEW PARAPET WALL SHOULD MATCH UNDAMAGED EXISTING SECTION OF THE PARAPET WALL

NEW PARAPET WALL WITH AN APPROXIMATE HEIGHT OF 2'-1" WITH NEW CAP FLASHING ON THE DAMAGED SECTION OF THIS WALL



1 WEST ELEVATION
1" = 10'-0"

NEW PARAPET ABOVE THE EXISTING SOUTH WALL WITH NEW CAP FLASHING THE APPROXIMATE HEIGHT OF THE WALL 2'-7"



2 SOUTH ELEVATION
1/8" = 1'-0"

C:\P\2023\35315-040885.rvt



1 SITE PLAN
SP-1 1" = 20'-0"

GENERAL NOTES

- THESE PLANS ARE PREPARED FOR THE PURPOSE OF DETAILING REPAIRS TO THE EXISTING BUILDING AT THE LOCATION ADDRESSED IN THE TITLE BLOCK BELOW, DAMAGED AS A RESULT OF WIND.
- ARCHITECTURAL, ELECTRICAL, HVAC, PLUMBING, SEPTIC SYSTEM, AND LANDSCAPING DESIGN BY OTHERS (IF APPLICABLE).

USE AND OCCUPANCY

- BUILDING HEIGHT = 2 STOREY
- BUILDING AREA = 1191.57 = 350 m² (NO CHANGE)
- NO CHANGE OF USE IS PROPOSED

DESIGN LOADS

- GROUND SNOW LOAD, S_s = 1.4 kPa
- GROUND RAH LOAD, S_r = 0.4 kPa
- LIVE LOAD (DUE TO SNOW), S = 1.52 kPa (DIV. B, PART 4, 2012 OBC)

CONSTRUCTION NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS.
- CONTRACTOR TO REPORT ANY DISCREPANCIES OR UNSUITABLE CONDITIONS TO PARO ENGINEERING & ENVIRONMENTAL SCIENCES PRIOR TO CONTINUING WITH THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND WEATHER PROTECTION DURING ALL STAGES OF CONSTRUCTION NOT SPECIFICALLY DETAILED BY THESE PLANS.
- THE REQUIREMENTS OF DIVISION 'C', PART 1, SUBSECTION 1.2 "GENERAL REVIEW" DO APPLY TO THE PROPOSED WORK DETAILED ON THESE PLANS. PARO ENGINEERING & ENVIRONMENTAL SCIENCES MUST COMPLETE A GENERAL REVIEW OF THE STRUCTURAL REPAIRS TO THE BUILDING. DURING REPAIRS, THE CONTRACTOR MUST CONTACT PARO ENGINEERING & ENVIRONMENTAL SCIENCES FOR INSPECTIONS AT STAGES INDICATED IN DIVISION 'C', PART 1, ARTICLE 1.3.5.1 "PRESCRIBED NOTICES" PERTAINING TO THE STRUCTURAL PORTION OF THE REPAIRS. CONSTRUCTION IS NOT TO CONTINUE UNTIL WRITTEN APPROVAL IS RECEIVED FROM PARO ENGINEERING & ENVIRONMENTAL SCIENCES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR PENETRATING ALL SMOKE WITHIN THE BUILDING AT ALL LOCATIONS.

ROOF NOTES

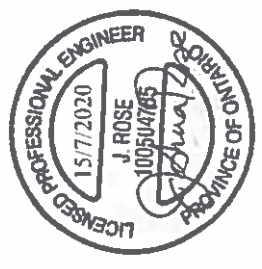
- INSTALL PASSIVE ROOF VENTS AS PER THE EXISTING CONFIGURATION AND IN CONFORMANCE WITH DIVISION B, ARTICLE 9.19.1.2. OF THE 2012 OBC.
- PROVIDE MOOR VENTS AT EVERY TRUSS OR RAFTER SPACE.
- INSTALL 1.8m (6'-0") WIDTH OF ICE AND WATER SHIELD ALONG FULL PERIMETER AND AFFECTED VALLEYS PRIOR TO INSTALLING ASPHALT SHRINKLES
- ROOF OVERHANG AND FINISHES TO MATCH EXISTING INCLUDING VENTED ALUMINUM SOFFIT, FASCIA AND EAVESTROUGH.

NOTE:

- CONTRACTOR TO CONTACT PARO ENGINEERING & ENVIRONMENTAL SCIENCES WHEN ALL REPAIR WORKS HAVE BEEN COMPLETED. CONTRACTOR MUST NOT CONCEAL STRUCTURE UNTIL PARO ENGINEERING & ENVIRONMENTAL SCIENCES HAS COMPLETED THE GENERAL STRUCTURAL REVIEW OF THE BUILDING.
- PARO ENGINEERING & ENVIRONMENTAL SCIENCES HAS PROVIDED A REPAIR SPECIFICATION FOR THE WIND RELATED DAMAGES TO THE STRUCTURE ONLY AND IS NOT RESPONSIBLE FOR OTHER ASPECTS OF THE BUILDING STRUCTURE.

GENERAL NOTES:

- ALL INFORMATION SHOWN AND DESCRIBED AS EXISTING SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES SHALL BE REPORTED TO PARO ENGINEERING & ENVIRONMENTAL SCIENCES.
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- ALL FRAMING COMPONENTS AFFECTED BY THE REPLACEMENT OF CORRESPONDING SUPPORT MEMBERS MUST BE TEMPORARILY SUPPORTED FOR THE DURATION OF THE REPLACEMENT WORK.
- ALL NAILING MUST BE IN ACCORDANCE WITH TABLE 9.23.3.4 OF THE 2012 O.B.C.



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Telephone: 905.927.7919 • Toll Free: 1.888.762.4817 • Facsimile: 905.927.9198

DRAWING TITLE:	SITE PLAN
INSURED:	Brian Bolt
LOCATION:	603 Talbot Street, St. Thomas, ON
DATE OF LOGS:	JUNE 10, 2020
DATE:	JUNE 24, 2020
DRAWN BY:	JCC
SCALE:	N.T.S.
FILE NO:	35315-040885
DRAWING NO.:	SP-1

DRAWINGS BEHOLD THE PROPERTY OF PARO ENGINEERING & ENVIRONMENTAL SCIENCES

PHOTOGRAPH PRESENTATION

pario 



Figure 1. The front (South) elevation of the building



Figure 2. The West elevation of the building



Figure 3. The East section of the parapet wall on South elevation



Figure 4. The West section of the parapet wall on South elevation



Figure 5. The South section of the roof covered the damaged areas and South and West parapet walls with membrane



Figure 6. The North / undamaged section of the roof



Figure 7. The East section of the roof adjacent to the South parapet wall



Figure 8. The West section of the roof adjacent to the South parapet wall



Figure 9. The patched section of the roof at the broken and displaced brick chimney location

ACCOUNT	DESCRIPTION	2020 ACTUAL JAN-JUL	2019 ACTUAL AUG-DEC	Previous 12 Month Actuals	2020 ANNUAL BUDGET	VARIANCE (\$)	VARIANCE (%)	2020 ANNUAL BUDGET	2021 PROPOSED BUDGET	2021 BUDGET INCREASE
MUNICIPAL HERITAGE										
REVENUE										
31-5-01-1-0002-908C	National Trust for Canada funding		\$ 2,962.50	\$ 2,962.50	\$ 3,950.04	-\$ 987.54	-\$ 0.25	\$ 3,950.04	\$ 3,950.04	\$ -
31-5-01-1-0002-948C	Book Sales		\$ 1,407.14	\$ 1,407.14		\$ 1,407.14	\$ -			\$ -
	TOTAL REVENUE		\$ 4,369.64	\$ 4,369.64	\$ 3,950.04	\$ 419.60	\$ 0.11	\$ 3,950.04	\$ 3,950.04	\$ -
EXPENSES										
31-5-01-1-0002-3011	Reg Part-time Wages		\$ 611.52	\$ 611.52	\$ 6,114.96	-\$ 5,503.44	-\$ 0.90	\$ 6,114.96	\$ 6,114.96	\$ -
31-5-01-1-0002-312C	All Statutory Benefits		\$ 48.75	\$ 48.75	\$ 515.04	-\$ 466.29	-\$ 0.91	\$ 515.04	\$ 515.04	\$ -
31-5-01-1-0002-407E	Secretarial Support	\$ 583.31	\$ 416.65	\$ 999.96	\$ 999.96		\$ -	\$ 999.96	\$ 999.96	\$ -
31-5-01-1-0002-501E	Program Supplies				\$ 1,500.00	-\$ 1,500.00	-\$ 1.00	\$ 1,500.00	\$ 1,500.00	\$ -
	TOTAL EXPENSES	\$ 583.31	\$ 1,076.92	\$ 1,660.23	\$ 9,129.96	-\$ 7,469.73	-\$ 0.82	\$ 9,129.96	\$ 9,129.96	\$ -
	TOTAL MUNICIPAL HERITAGE	\$ 583.31	-\$ 3,292.72	-\$ 2,709.41	\$ 5,179.92	-\$ 7,889.33	-\$ 1.52	\$ 5,179.92	\$ 5,179.92	\$ -

MUNICIPAL HERITAGE COMMITTEE

REVENUE		2021
		Proposed
31-5-01-1-0002-9080	National Trust for Canada funding	
31-5-01-1-0002-9480	Book Sales	
31-5-01-1-0002-9499	Map Advertising Revenue	
31-5-01-1-0002-7063	Council Grant	5,500
TOTAL REVENUE		5,500
EXPENSES		
31-5-01-1-0002-3011	Reg Part-time Wages	2,500
31-5-01-1-0002-3120	All Statutory Benefits	500
31-5-01-1-0002-4076	Secretarial Support	1000
31-5-01-1-0002-5019	Program Supplies	1,500
TOTAL EXPENSES		5,500
<hr/>		
TOTAL MUNICIPAL HERITAGE COMMITTEE		



The Corporation of The Town of Amherstburg

September 21, 2020

VIA EMAIL

Hon. Lisa McLeod, Minister of Heritage, Sport, Tourism and Culture Industries
6th Flr, 438 University Ave,
Toronto, ON
M7A 1N3

Re: Request for Consideration of Amendments to Bill 108 re. The Ontario Heritage Act

At its meeting of September 14, 2020, Council passed the following for your consideration:

Resolution # 20200914-258:

"WHEREAS Royal Assent has been granted to Bill 108 entitled 'More Homes, More Choice Act, 2019' on June 6, 2019; and,

WHEREAS Schedule 11 of Bill 108 contains amendments to the Ontario Heritage Act which require appeals under the Ontario Heritage Act to be heard by the Local Planning Appeal Tribunal not the Conservation Review Board; and,

WHEREAS the Conservation Review Board is an adjudicative tribunal that, through the mandate provided by the Ontario Heritage Act, considers a number of matters such as:

- The proposed designation of a property as having cultural heritage value or interest;
- Applications for the repeal of a By-law on a specific property;
- Applications related to the alteration of a property covered by a By-law; and,
- Matters related to archaeological licensing. **AND,**

WHEREAS Schedule 11 of Bill 108 will come into effect on a date to be proclaimed by the Lieutenant Governor; and,

WHEREAS the Local Planning Appeal Tribunal are not experts in heritage matters unlike members of the Conservation Review Board; and,

WHEREAS the Local Planning Appeal Tribunal decisions are binding decisions unlike the Conservation Review Board non-binding recommendations; and,

WHEREAS the Ontario Heritage Act provides a means for municipalities to protect and preserve the cultural heritage value or interest of the municipality for generations to come; and,

WHEREAS the Conservation Review Board currently provides reports to municipal council's setting out its findings of fact, and its recommendations so that a final decision can be rendered by municipalities about what is valuable in their community;

WHEREAS the Town of Amherstburg remains committed to the preservation and protection of property of cultural heritage value or interest;

Website: www.amherstburg.ca

271 SANDWICH ST. SOUTH, AMHERSTBURG, ONTARIO N9V 2A5
Phone: (519) 736-0012 Fax: (519) 736-5403 TTY: (519)736-9860

NOW THEREFORE BE IT RESOLVED THAT the Town of Amherstburg strongly recommends that Schedule 11 of Bill 108 be amended to remove the powers provided to the Local Planning Appeal Tribunal, retaining authority for hearing certain appeals by the Conservation Review Board; and,

BE IT FURTHER RESOLVED THAT the Town of Amherstburg strongly recommends that Schedule 11 of Bill 108 be amended to return the authority for final decisions to municipal council's as the elected representative of the communities wherein the property and its features of cultural heritage value exist; and,

BE IT FURTHER RESOLVED THAT a copy of this motion be sent to the Honourable Doug Ford, Premier of Ontario, Lisa McLeod the Minister of Heritage, Sport, Tourism and Culture Industries, Andrea Horwath, MPP and Leader of the Official Opposition and the Ontario NDP Party, MPP John Fraser Interim Leader of the Ontario Liberal Party, Mike Schreiner MPP and Leader of the Green Party of Ontario, Taras Natyshak MPP Essex County; and,

BE IT FURTHER RESOLVED THAT a copy of this motion be sent to the Association of Municipalities of Ontario (AMO), all MPP's in the Province of Ontario, the County of Essex and all Municipalities in Ontario for their consideration."

We strongly recommend that the Ontario government consider amendments to Bill 108 to return the final authority to municipal Council's to determine what is of cultural heritage value or interest in their communities with the benefits of the expert and professional advice provided by the Conservation Review Board.

Regards,



Tammy Fowkes
Deputy Clerk, Town of Amherstburg
(519) 736-0012 ext. 2216
tfowkes@amherstburg.ca

cc:

The Right Hon. Doug Ford, Premier of Ontario
Andrea Horwath, MPP, Leader of the Official Opposition and the Ontario NDP Party
John Fraser, MPP and Interim Leader of the Ontario Liberal Party
Mike Schreiner, MPP and Leader of the Green Party of Ontario
Taras Natyshak, MPP of Essex County
All Ontario Municipalities