

AGENDA
THE EIGHTH MEETING OF THE MUNICIPAL HERITAGE
COMMITTEE

VIA ZOOM _____

5:00 P.M.

DECEMBER 15TH, 2020

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on October 14th, 2020.

NEW BUSINESS

Heritage Alteration Permit and Planning Report - HAP-11-20 - 244-248 Talbot Street
Pages 2-18

Request for Alterations – Holy Angels Parish – 502 Talbot Street **Pages 19-36**

Request for Alterations – Michigan Central Railway Trestle **Pages 37-39**

Heritage Alteration Permit and Planning Report - HAP-10-20 - 468-470 Talbot Street
Pages 40-51

Urban Design Guidelines

Reference Committee Presentation

UNFINISHED BUSINESS

Heritage Home Inventory/Proposed Listed Properties

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

59 Walnut Street

Alma College Development

NEXT MEETING

To be determined

ADJOURNMENT

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: _____	Consultation Date: _____
	Date Application Deemed Complete: _____	File Number: _____

OWNER/APPLICANT

1. Property Owner
Name: Thomas Wong

Address: 85 Hudson Crescent, Kitchener ON

Postal Code: N2B 2V7 Phone: 416-806-9568 Fax: _____

Email: thomaswong@rogers.com

2. Agent/Applicant
Name: Lashia Jones

Company: Stantec Consulting Ltd.

Address: 600-171 Queens Avenue, London ON

Postal Code: N6A 5J7 Phone: 226-268-5392 Fax: _____

Email: lashia.jones@stantec.com

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: 244 Talbot Street, St. Thomas ON

2. Legal Description: PT LT 12 S/S Talbot St BTN William St and Queen St PL 23 St. Thomas as in E359830; St. Thomas; S/T Easement over PT2 11R8727 in favour of PTS 1, 3, 4, 5, 6 & 9 11R8727 As set out in CT9533 & E459884; St. Thomas

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, 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.

Drawings include "Building Envelope Rehabilitation: masonry brick exterior repairs 244 Talbot Street, St. Thomas, ON" prepared by Remy Consulting Engineers Ltd. Dated December 3, 2020.

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

See Attachment A.

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, Lashia Jones, 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, Lashia Jones of London in the province of Ontario,
name of applicant City

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

Sworn (or declared) before me at the City of London on this 14 day of December, 2020.
City Day Month Year



Signature of Owner or Authorized Agent

December 14, 2020

Date

Signature of Commissioner of Oaths, etc.

Date

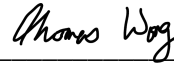
APPENDIX A – AUTHORIZATION OF OWNER

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

I, Thomas Wong, am the owner of the subject lands, and I authorize Lashia Jones, 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.

December 14, 2020

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, Thomas Wong, 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.

December 14, 2020
Date

Thomas Wong
Signature of Owner

DESCRIPTION OF PROPOSED ALTERATIONS

The property owner is proposing to conduct alterations to repair and restore exterior brick masonry on the property at 244 Talbot Street, located within the Downtown St. Thomas Heritage Conservation District (HCD). The building is constructed of a multi-wythe brick wall that has become damaged over time in several sections and needs repair to avoid continued damage and public safety concerns.

East Façade

The proposed work consists of removing approximately 12 feet (3.65 m) of the northmost section of the existing multi-wythe brick wall on the east elevation (facing Queen Street) on all three floors. Damaged brick will be disposed of and bricks from the interior layers of the multi-wythe wall will be salvaged for re-use. The building is currently being shored on the interior to prepare for structural stabilization. Following the removal of the multi-wythe wall, a new reinforced concrete block wall will be constructed atop a reinforced concrete beam set on the existing masonry foundation. The existing sloped metal cladding on the roof at the section where the brick will be replaced is proposed to be removed and rebuilt to address issues of water leakage in the building, which had contributed to the existing brick damage (refer to Section A-5 of drawing relating to the east wall section).

The replacement bricks are proposed to be unpainted. The owner is proposing to repaint the remaining painted brick wall (that which does not require repairs) a red colour to match the shade of the restored brick to maintain a coherent and consistent appearance of the east façade.

North Façade

On the north façade, the existing features of the building (i.e., parapet wall, brick window surrounds, brick cladding) are to remain in place. Repair will be undertaken on any damaged elements using salvaged bricks from the interior wythe wall on the east façade. Helical brick tie anchors will be installed through the masonry joints to connect the brick wythe to the wood stud wall at the third floor. On the third floor, ties will be spaced every 16 inches (40.64 cm) horizontally and two feet (60.96 cm) vertically. On the second floor, the ties will be installed every two feet (60.96 cm) horizontally and vertically.

A structural steel channel or beam may be installed along the top of the first-floor wall (above the storefront windows and entrances) to provide lateral support. The installation of the channel or beam is dependent on the condition of the existing wooden beam and is to be verified by the engineering consultants following a detailed inspection during the brick repair. The channel or beam will be bolted to the interior face of the brick wall and connected to brackets installed on the load bearing interior and exterior walls.

South and West Façades

No work is proposed on the south and west façades as part of this heritage alteration permit application.

CONFORMITY WITH THE DOWNTOWN ST. THOMAS HCD PLAN

The Downtown St. Thomas HCD Plan provides policies and guidelines for the alteration of buildings within the HCD. The property at 244 Talbot Street is identified as a “contributing” resource. As a result, policies related to the alterations of building materials on contributing resources (Section 4.3.2.4) were consulted.

The HCD Plan provides the following policies regarding brick:

- Avoid painting surfaces (especially exterior) such as brick masonry with acrylic paints as they create a non-permeable coating that does not allow for moisture to dry through the brick
- Clean masonry with gentle techniques where original brick has been heavily soiled, has graffiti or paint that is damaging to the masonry. However, any type of masonry cleaning is damaging to the material, so it is recommended that cleaning is done only when necessary.
- Avoid abrasive cleaning methods, such as sandblasting, sanding disks and grinders, as they clean by removing a small portion of the brick surface and permanently damage the material. Cleaning methods recommended for brick are water cleaning, the gentlest cleaning method, and chemical cleaning. Examples of cleaning with water are low pressure water cleaning and using detergents. When cleaning with water keep in mind freezing temperatures and time needed for brick to dry. Moisture is masonry's biggest challenge. The freezing of water under the surface of the brick will cause spalling.
- Maintain and restore brick masonry by using appropriate techniques for repointing and using compatible mortar. Older buildings use high lime content mortar, which is weaker than contemporary Portland cement mortar. Using appropriate mortar will prevent further deterioration. For more information on mortar type and mortar strength refer to Appendix C [of the HCD Plan].
- Choose an appropriate mortar when repointing historic masonry. The mortar in masonry assembly is the sacrificial element, being the weakest in strength. Mortar strength should be appropriate to the brick so that all the thermal expansion happens at the mortar joints first. For more information on mortar type and mortar strength refer to Appendix C.
- Choose materials that are similar in kind, colour, strength and durability when using mortars and masonry units to replace existing deteriorated units. Using materials that are incompatible can cause more damage in the long term.

The proposed alterations at 244 Talbot Street are in keeping with the policies of the HCD Plan, as they maintain and repair existing brick on the building that is a heritage attribute that contributes to the HCD character. Compatible lime-based mortar (not detailed in the engineering drawings) is to be used, and work will be overseen by a qualified masonry specialist with experience in heritage buildings.

Replacement bricks for the damaged sections of the building will be similar in kind, colour, strength and durability as they are being taken from an existing internal wythe constructed of the same brick as the exterior. The replacement brick is proposed not to be painted, and the remaining painted brick will be repainted in a colour to match the replacement brick for a consistent and coherent appearance.

Brick Masonry Exterior Repairs

For Discretionary Purposes Only

NOVEMBER 24, 2020 - RCEL PROJECT NO.: 1976A-20



THIS DRAWING IS PROVIDED BY AND IS THE PROPERTY OF RCEL CONSULTING ENGINEERS LTD. (RCEL). THE CONTRACTOR MUST VERIFY AND ACCEPT THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED ON THIS DRAWING. RCEL DOES NOT WARRANT ANY INFORMATION FROM THE INFORMATION CONTAINED HEREIN. RCEL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING ELEVATION, STRUCTURAL DRAWINGS, OR ANY OTHER INFORMATION PROVIDED TO THE ARCHITECTURAL CONSULTANT. THE ARCHITECTURAL CONSULTANT'S DRAWINGS SHALL BE THE BASIS FOR THE CONTRACTOR'S WORK. ALL WORK MUST CONFORM TO ALL APPLICABLE CANADIAN AND LOCAL BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS IN RESPECT TO THE DEVELOPMENTAL CONDITION OF THE EXISTING SITE AND STRUCTURES.

DRAWING SCHEDULE			
DRAWING NO.	DRAWING TITLE	REVISIONS	DATE
A-0	COVER PAGE		12/03/2020
A-1	SITE PLAN		12/03/2020
A-2	NORTH ELEVATION		12/03/2020
A-3	EAST ELEVATION		12/03/2020
A-4	WEST ELEVATION		12/03/2020
A-5	WALL SECTIONS		12/03/2020
A-6	DETAILS		12/03/2020
A-7	CONSTRUCTION NOTES		12/03/2020

NOTES

1. EXAMINE ALL DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO OBTAIN ALL APPLICABLE LOADS REFERRED THEREAFTER TO CONSULTANT.
2. ALL DESIGN LOADS GIVEN ON THE DRAWINGS ARE SPECIFIED WORKING LOADS, EXCEPT FOR STRUCTURAL, STEEL, MEMBER FORCES WHICH ARE FACTORED LOADS.
3. THE STRUCTURE HAS BEEN DESIGNED FOR WIND AND SEISMIC LOADS IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 ONTARIO BUILDING CODE FOR REFERENCE OF WIND PRESSURE AND RESISTANCE DATA, SEE FOUNDATION PLAN DRAWINGS.

GENERAL NOTES AND TYPICAL DETAILS

THE GENERAL NOTES AND TYPICAL DETAILS ARE APPLICABLE TO ALL STRUCTURAL CONDITIONS NOT SPECIFICALLY NOTED OR REFERENCED ON STRUCTURAL DRAWINGS. THESE NOTES, DETAILS AND DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.

THESE DRAWINGS ARE FOR THE USE OF THE CONSULTANT CLIENT ONLY. ALL INFORMATION SHOWN APPLIES TO THIS PROJECT ONLY AND IS NOT TO BE USED FOR ANY OTHER PROJECT. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONDITIONS AND ACTIONS MADE BY THIRD PARTIES BASED ON THE DRAWINGS AND THE SOLE RESPONSIBILITY OF SUCH PARTIES.

THESE DRAWINGS ARE THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

BOOKS AND STANDARDS

DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE 2015 ONTARIO BUILDING CODE.

PROJECT: ST THOMAS ONTARIO



General Site Plan

NO.	REVISIONS	DATE
1	ISSUED FOR CLIENT REVIEW	

APPROVED BY: AG

CLIENT: 2735125 ONTARIO INC.

PROJECT: Consulting Services For Building Envelope Rehabilitation
244 TALBOT STREET
ST THOMAS, ON

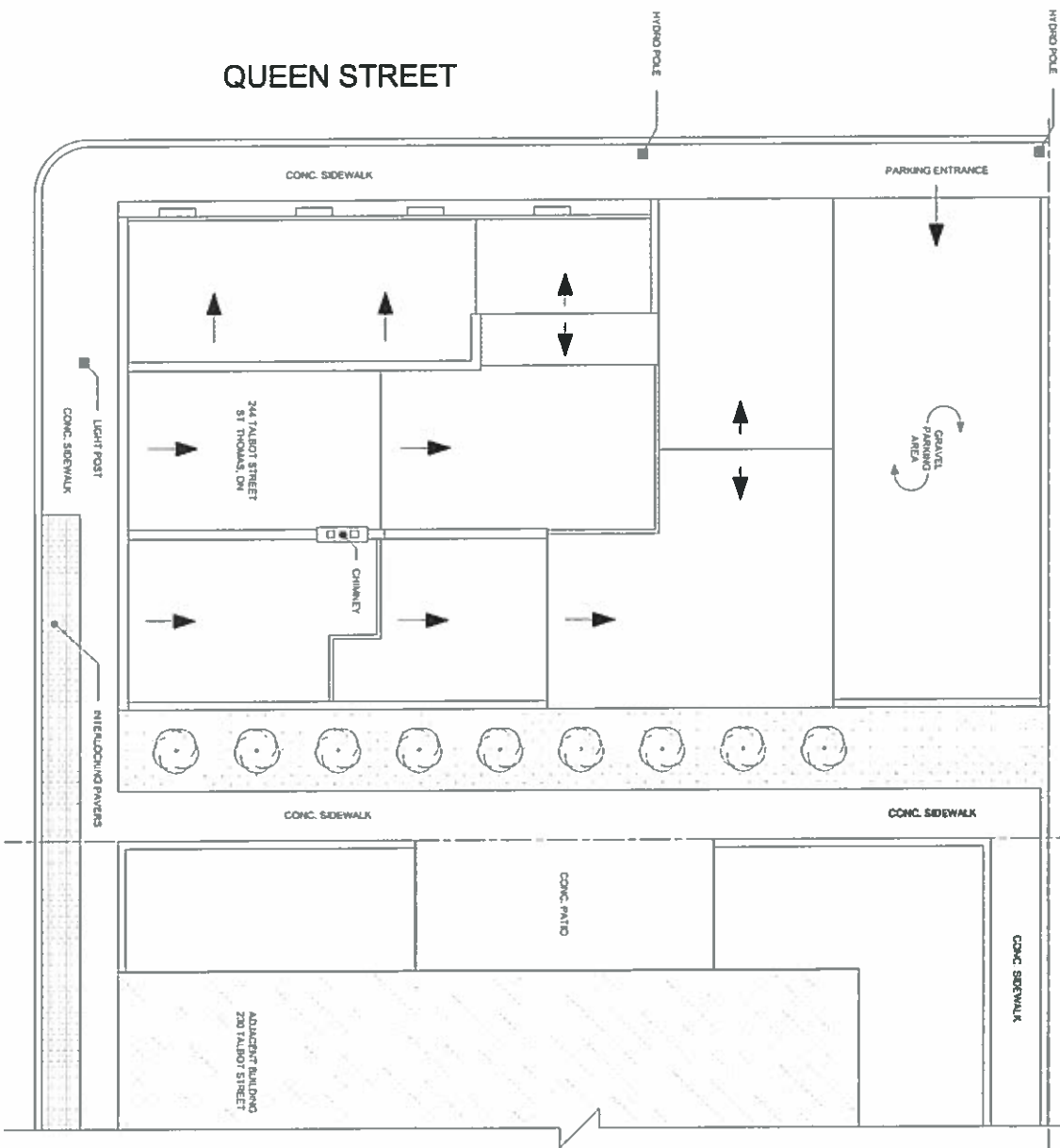
TITLE: BUILDING ENVELOPE REHABILITATION

DISCIPLINE: ARCHITECTURAL
PROJECT NUMBER: 1976A-20
DATE: 12/03/2020
DRAWN BY: AG
DESIGNED BY: AG
CHECKED BY: DC

SCALE: A-0

REVISION NO: 00
SCALE: N.T.S.

Preliminary Not For Construction For Discussion Purposes Only



REBEL
 REBEL CONSULTING ENGINEERS LTD
 3420 MANWATER ROAD, UNIT 104
 BURLINGTON, ONTARIO
 L7M 3A7
 (905) 638-1911
 www.rebel-engineers.com

THIS DRAWING IS PROVIDED BY AND IS THE PROPERTY OF REBEL CONSULTING ENGINEERS LTD (REBEL).
 THE CONTRACTOR MUST VERIFY AND ACCEPT THE ACCURACY OF ALL INFORMATION AND CONDITIONS ON SITE AND MUST NOTIFY REBEL OF ANY VARIATIONS FROM THE INFORMATION CONTAINED WITHIN.
 REBEL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING STRUCTURAL DRAWINGS. REBEL'S RESPONSIBILITY IS LIMITED TO THE ARCHITECTURAL DRAWINGS WHICH REFER TO THE ARCHITECTURAL EXISTING DIMENSIONS KNOWN TO PROCEEDING WITH THE WORK.
 ALL WORK MUST CONFORM TO ALL APPLICABLE LOCAL, PROVINCIAL AND/OR NATIONAL CODES AND REGULATIONS. REBEL'S LIABILITY IS LIMITED TO THE DIMENSIONAL CONDITION OF THE EXISTING SITE AND STRUCTURES.

NO.	REVISIONS	DESCRIPTION
1	ISSUED	ISSUED FOR CLIENT REVIEW

APPROVED BY: AG

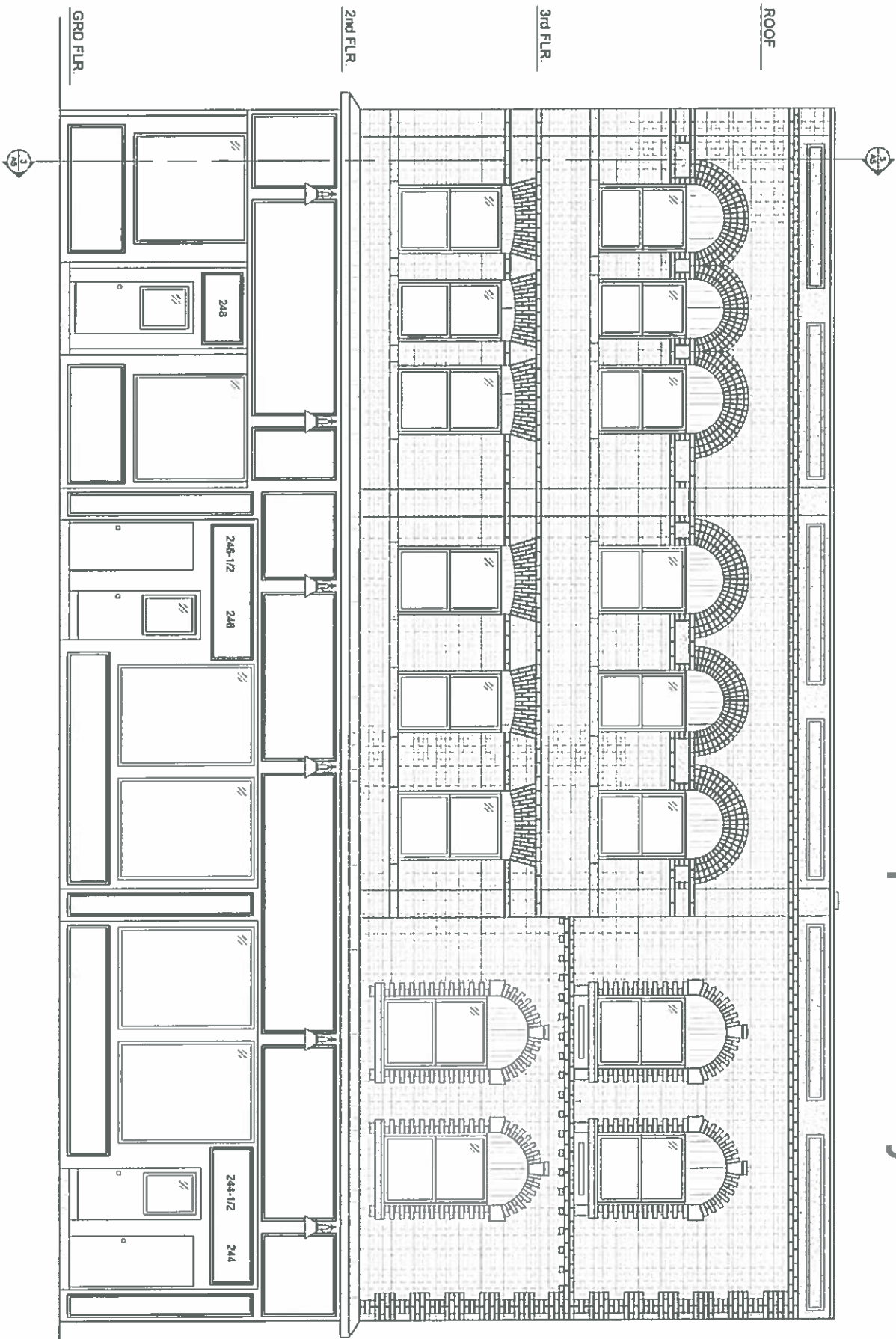
CLIENT: 2735125 ONTARIO INC

PROJECT: Consulting Services For Building Envelope Rehabilitation
 241 Talbot Street
 St. Thomas, ON

TITLE: SITE PLAN

DATE: 1978A-20
 DATE: 12/07/00
 DRAWN BY: JS
 CHECKED BY: AG
 DESIGNED BY: DC
 INVOICE NO: A-1
 SCALE: 1/8" = 1'-0"

Preliminary Not For Construction For Discussion Purposes Only



RELIANT CONSULTING ENGINEERS LTD
 3025 HANWATER ROAD, UNIT 104
 BURLINGTON, ONTARIO
 L7N 3A7
 (905) 638-1811
 www.relianteng.com

THIS DRAWING IS PROVIDED BY AND IS THE PROPERTY OF RELIANT CONSULTING ENGINEERS LTD. (RELIANT). THE CONTRACTOR MUST VERIFY AND ACCEPT THE ACCURACY OF ALL INFORMATION AND CONDITIONS ON SITE AND MUST NOTIFY RELIANT OF ANY VARIATIONS FROM THE INFORMATION CONTAINED HEREIN. RELIANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SOVEREIGN DEPARTMENTS' STRUCTURAL DRAWINGS. ALL INFORMATION AND CONDITIONS ON SITE MUST BE REFERRED TO THE APPROPRIATE SOVEREIGN DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK. ALL WORK MUST CONFORM TO ALL APPLICABLE CANADIAN AND LOCAL CODES AND REGULATIONS. RELIANT IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY CAUSED OUT OF ANY REASON OR IN RESPECT TO THE ENVIRONMENTAL CONDITION OF THE EXISTING SITE AND STRUCTURES.

NO.	REVISIONS	DESCRIPTION
1	DATE	REVISION
2	DATE	REVISION
3	DATE	REVISION
4	DATE	REVISION
5	DATE	REVISION
6	DATE	REVISION
7	DATE	REVISION
8	DATE	REVISION
9	DATE	REVISION
10	DATE	REVISION

APPROVED BY: **AG**

DATE: _____

CLIENT: **2755/125 ONTARIO INC.**

PROJECT: **Consulting Services For Building Envelope Rehabilitation**

244 Tabor Street
 St. Thomas, ON

DATE: _____

SCALE: **3/8" = 1'-0"**

PROJECT: **ARCHITECTURAL**

DATE: **15TH JULY 2012**

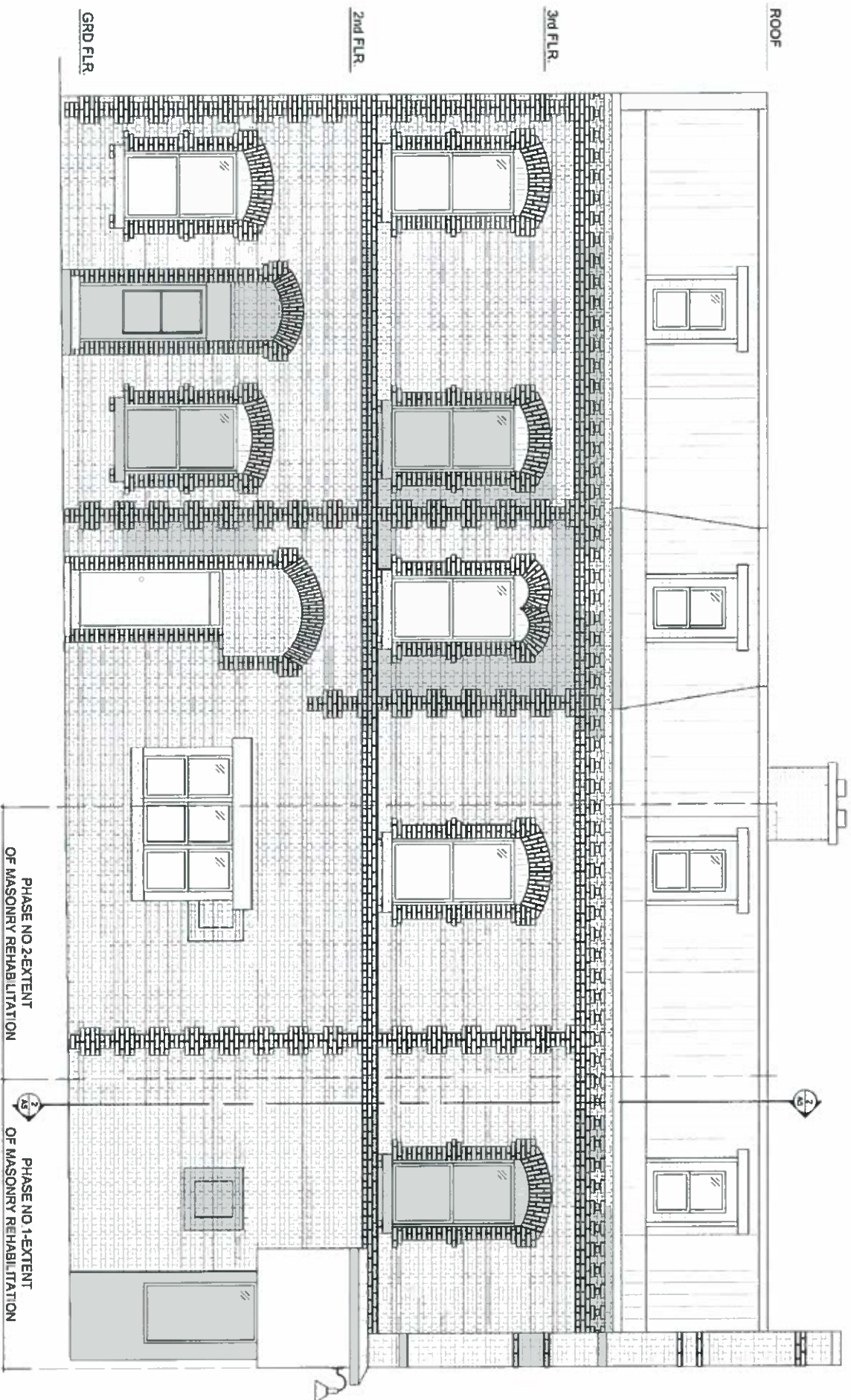
DESIGNED BY: **JK**

CHECKED BY: **AG**

DATE: **12/07/2012**

SCALE: **A-2**

Preliminary Not For Construction For Discussion Purposes Only



RELY CONSULTING ENGINEERS LTD.
 3425 HARVESTER ROAD, UNIT 104
 BURLINGTON, ONTARIO
 L7N 3A7
 (905) 638-1911
 www.relyengineers.com

THIS DRAWING IS PROVIDED BY AND IS THE PROPERTY OF RELY CONSULTING ENGINEERS LTD. (RELY).
 THE CONTRACTOR MUST VERIFY AND ACCEPT THE ACCURACY OF ALL INFORMATION AND CONDITIONS ON SITE AND MUST NOTIFY RELY OF ANY VARIATIONS FROM THE INFORMATION CONTAINED WITHIN.
 RELY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, EXISTING OR PROPOSED STRUCTURAL DRAWINGS, OR THE INFORMATION AND CONDITIONS PROVIDED HEREIN TO THE APPROPRIATE CONTRACTING TRADES PRIOR TO PROCEEDING WITH THE WORK.
 ALL WORK MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
 TRADE SPECIFICATIONS FOR ALL MATERIALS SHALL BE OBTAINED AND APPROVED BY RELY WITH RESPECT TO THE ENVIRONMENTAL CONDITION OF THE EXISTING SITE AND STRUCTURES.

NO.	REVISIONS	DESCRIPTION
1	ISSUED FOR CLIENT REVIEW	
2		
3		
4		
5		
6		
7		
8		

APPROVED BY: **AJO**

CLIENT: **2756126 ONTARIO INC**

PROJECT: **Consulting Services For Building Envelope Rehabilitation**

244 Tabor Street
 Shelburne, ON

DATE: **18/04/20**

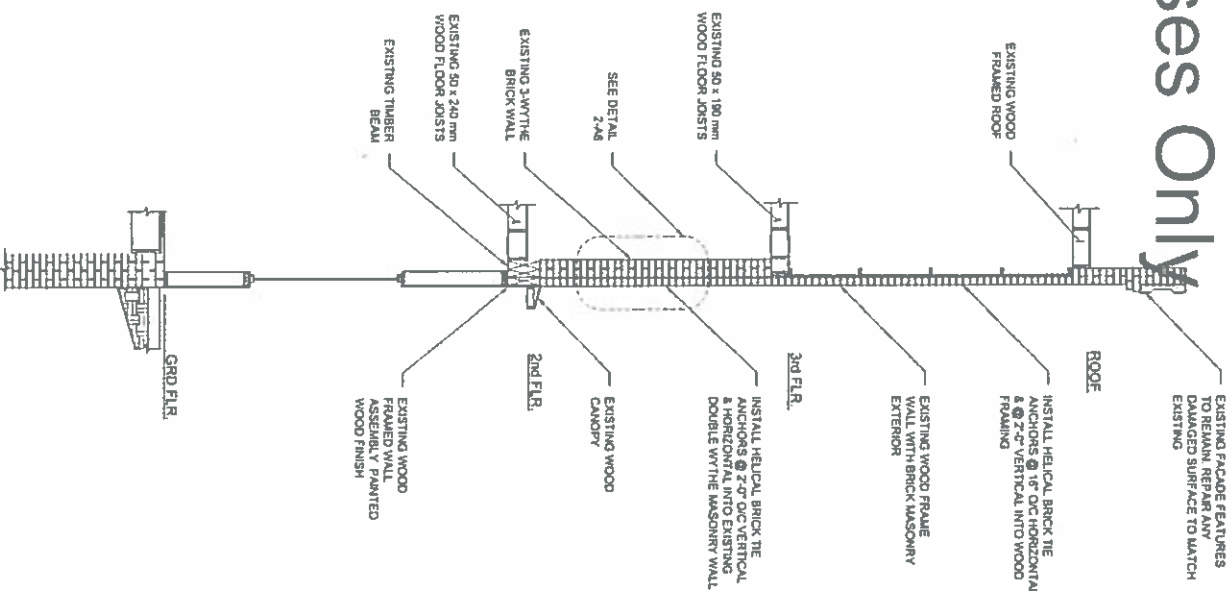
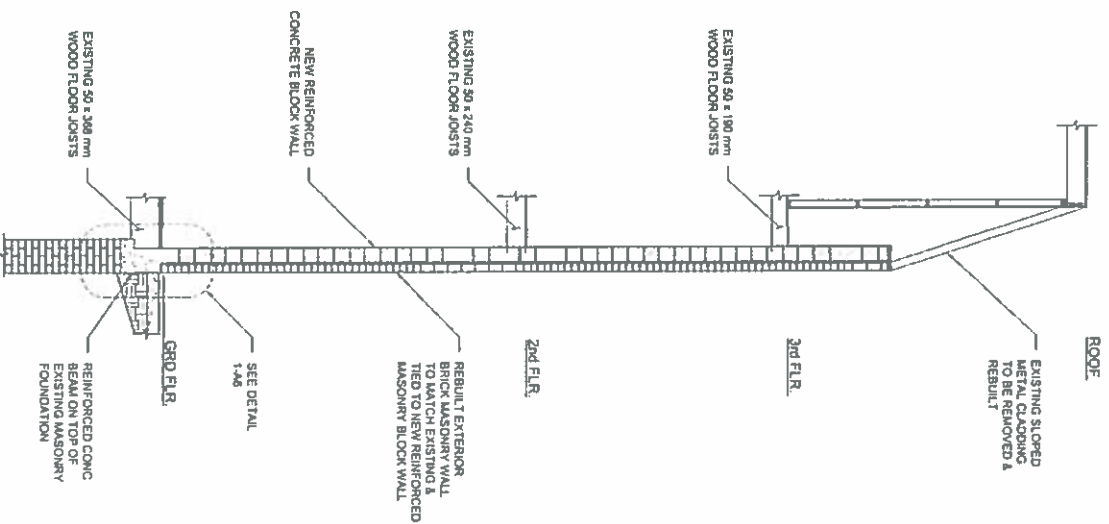
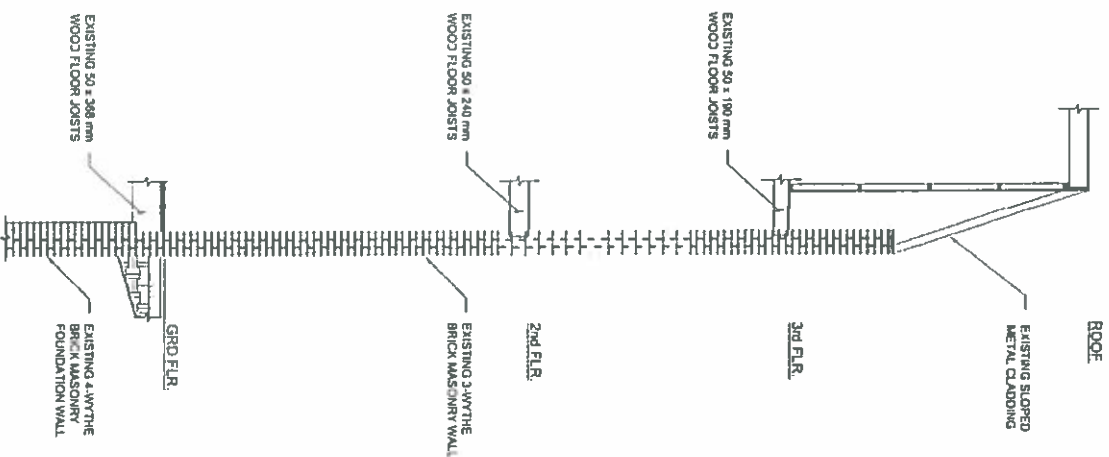
DRAWN BY: **JK**

CHECKED BY: **DC**

SCALE: **3/8" = 1'-0"**

REVISION NO: **A-3**

Preliminary Not For Construction For Discussion Purposes Only



RELIY CONSULTING ENGINEERS LTD.
 3425 HARBINGER ROAD, SUITE 104
 BURLINGTON, ONTARIO
 L7M 3K7
 (905) 509-1911
 www.reliy.com

THIS DRAWING IS PROVIDED BY A/E/C IN THE PROPERTY OF RELIY CONSULTING ENGINEERS LTD. (RELIY).
 THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS OF THE WORK. NO DIMENSIONS OR ANY VARIATIONS FROM THE INFORMATION CONTAINED HEREIN.
 RELIY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DRAWING. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE WORK.
 ALL WORK MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE WORK.
 THESE OTHERS ARE NOT TO BE INTERFERED WITH AND SHALL BE MAINTAINED IN THE ORIGINAL CONDITION OF THE EXISTING SITE AND STRUCTURES.

NO.	REVISIONS	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

APPROVED BY: **AG**

CLIENT: **2755125 ONTARIO INC.**

PROJECT: **Consulting Services For Building Envelope Rehabilitation**

244 Tabor Street
 Stratford, ON

TITLE: **WALL SECTIONS**

DATE: **1978A-20**

DRAWN BY: **JN**

CHECKED BY: **AG**

DATE: **12/07/2020**

SCALE: **3/8" = 1'-0"**

REVISION NO. **A-5**

ARCHITECTURAL: **RELIY CONSULTING ENGINEERS LTD.**

PROJECT MANAGER: **1978A-20**

DATE: **12/07/2020**

DRAWN BY: **JN**

CHECKED BY: **AG**

DATE: **12/07/2020**

SCALE: **3/8" = 1'-0"**



Report No.
HCR-11-20

File No.
HAP-11-20

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
12/14/2020
Meeting Date:
12/15/2020

Department: Planning & Building Services Department

Prepared by: Kevin McClure, Planner

Attachments
· Submission Materials

Subject: Heritage Alteration Permit for 244-248 Talbot Street – Thomas Wong

ORIGIN:

An application has been submitted by Stantec Consulting Ltd. on behalf of Thomas Wong for a heritage alteration permit to allow for the repair of the east and north façade of the building at 244-248 Talbot Street. City staff consulted with the agent and owner in July 2020 and has had several email and telephone conversations prior to their formal application that was received on December 14, 2020. Further, it was deemed complete on December 14, 2020.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

To address the unsafe condition of the existing façade, and to facilitate the removal of the scaffolding around the building, the applicant is proposing to remove approximately 12 feet of brick at the northeast corner to allow for structural stabilization work to the building and then to reconstruct the brick wall. The sloped metal cladding on the roof in this area is to be replaced, including other repairs to the parapet wall, brick window surrounds, and brick cladding that were damaged when the corner of the building failed in 2018.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 244-248 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, Materials - Brick (4.3.2.4), Paint (4.3.2.5), Roofs and Parapets (4.3.2.10), and Side and Rear Elevations (4.3.2.11) subsections would apply.

4.3.2.4 Materials - Brick

Brick is recognized as an important construction material within the HCD area. As such, this section provides policies and guidelines for “brick” with the majority of the policy direction being focused on maintenance and restoration of brick to avoid deterioration.

The policies speak to choosing *“materials that are similar in kind, colour, strength and durability when using mortars and masonry units to replace existing deteriorated units. Using materials that are incompatible can cause more damage in the long term”*. Further, there are additional policies that provide direction on maintenance and restoration, and the painting of brick.

The applicants are seeking to repair the exterior wall using appropriate materials and techniques as per the HCD Plan. There are additional policies that speak to avoiding the painting of brick. The consultant’s letter stated that the replacement brick is to be unpainted and the remaining painted brick will be painted in a colour to match the replacement brick for a consistent and coherent appearance.

4.3.2.5 Paint

As paint and paint colours can have an impact on the heritage characteristics and architectural elements of the HCD area, this section provides policies and guidelines on paint. They include avoiding painting masonry surfaces and ensuring that colours are complimentary with the character of the HCD. As has been stated, the replacement bricks are not proposed to be painted, however, the exterior bricks that have been previously painted will be repainted to match the replacement brick colour to allow for a more cohesive appearance of the wall.

4.3.2.10 Roofs and Parapets

The policies in this subsection speak to the conservation, maintenance, and restoration of character defining roof and parapet features. Further, there is direction to maintain the original roof shape, with guidelines on protecting rooftop features be ensuring that water is properly drained.

The applicant is seeking to repair the damaged section of the metal sloped roof at the northeast corner of the building using sympathetic materials and to ensure that the building is properly waterproofed to minimize the possibility for future façade failure.

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.

As has been previously spoken to, the proposal is seeking to repair and restore the exterior side wall that fronts on to Queen Street. The long-term solution should ensure that the materials and colour is consistent with what exists pre-demolition.

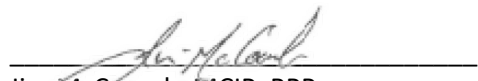
STAFF COMMENT:

A heritage alteration permit has been applied for to allow for repair of the north and east façade of the building at 244-248 Talbot Street. Approximately 12 feet of brick at the northeast corner of the building will be removed to allow to for building structural work to be completed. Upon the completion of the structural work, this section will be re-bricked using a combination of salvaged brick from the demolition of the wall and replacement brick where existing brick cannot be used. The metal roof is be repaired in this section of the building, as well as proper waterproofing to ensure the longevity of the repair. Additional brick repairs to the north façade are also proposed along the parapet wall, brick window surrounds, and brick cladding.

It is Staff’s opinion that a heritage alteration permit for the proposed work would be in keeping with the policies and guidelines of the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing resources, and would allow for the removal of the scaffolding at the corner of Talbot and Queen Street.

Respectfully submitted,

Reviewed By:



Kevin McClure, MCIP, RPP
Planner

Jim McCoomb, MCIP, RPP
Manager of Planning Services

To:

Nov.30/2020

St. Thomas Heritage Committee and/or Municipal Council.

Holy Angels Parish has endured numerous, serious “events” over the last several years related to issues caused by homeless individuals trying to camp next to our Church and Rectory. These incidents have escalated over recent months to a point where our priests have been threatened and fires have been set immediately adjacent to these buildings. Municipal Police and Fire Departments have been involved with these trespass events with no solutions to the problem realized.

It is now incumbent upon the Parish to do something before these buildings are destroyed !

Two concepts have been developed and presented to the Municipal Building Department as well as the Heritage Committee representatives for review, advice and/or approval.

Note: The HCDP is silent re: fencing and arson protection except for 6.2.3 below.

The Application Proposal (galvanized steel) conforms to the HCDP guidelines as follows:

4.3.2.6 – does not cover up existing architectural elements.

4.3.2.10 – grey, galvanized security screen intended to minimize visual impact from street level.

4.3.2.11 – maintains clear access to underground utilities / storm sewer serving the buildings.

4.3.3.1 and .2 – design creates a harmonious look with the surrounding buildings.

4.5.1 and 5.1 – assists to manage vandalism, personal threats to occupants and arson (fire) created by homeless individuals.

6.2.3 – conforms to temporary alterations or actions in an emergency “where a building is at risk.”

Better to have the buildings in-situ rather than only photographs following a catastrophic loss by fire.

Wood Fencing:

Additional sketches showing a prior concept desired by the Occupants for an enclosed “courtyard” is included as an additional option - if preferred by the Committee.

The wood fence however, would require an angled portion to resist any attempt to scale over the fence at the verandah railing. I do not believe the Committee would accept this design as it would be contrary to several basic guidelines that I have demonstrated above.

Thank you.

Joe Liebrechts – Holy Angels Parish Property Committee Chair.



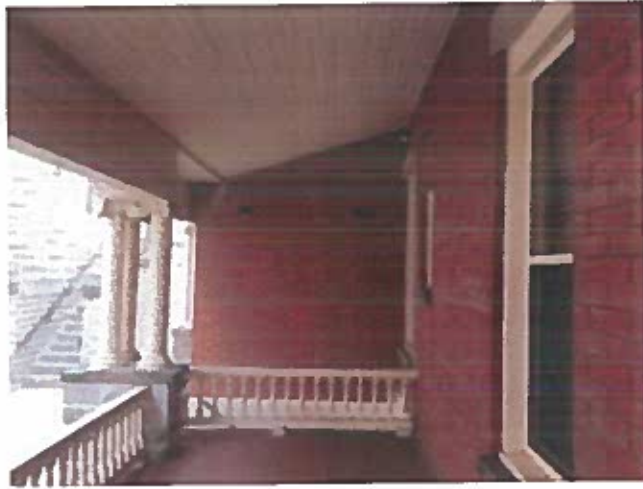
'A1



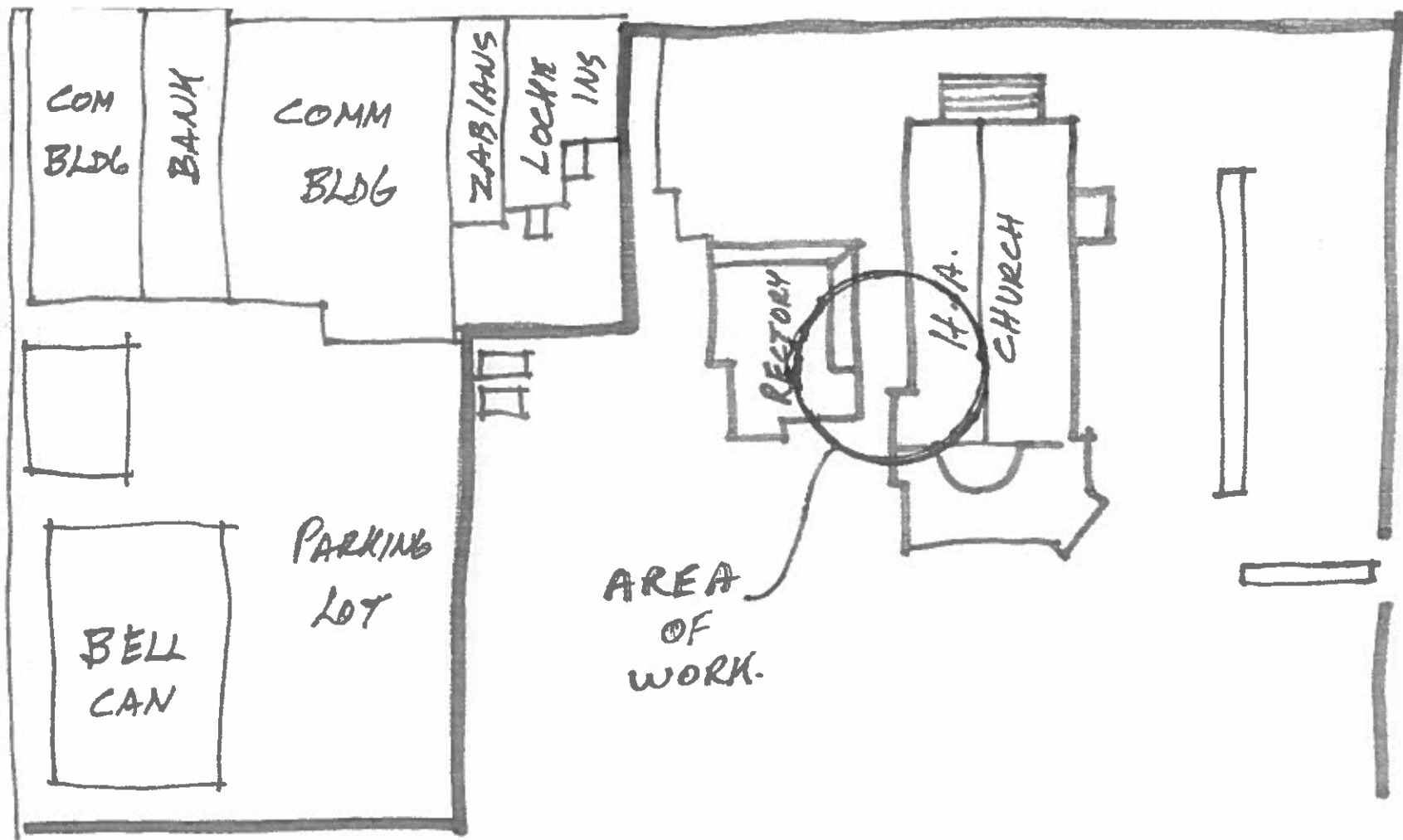








TALBOT ST

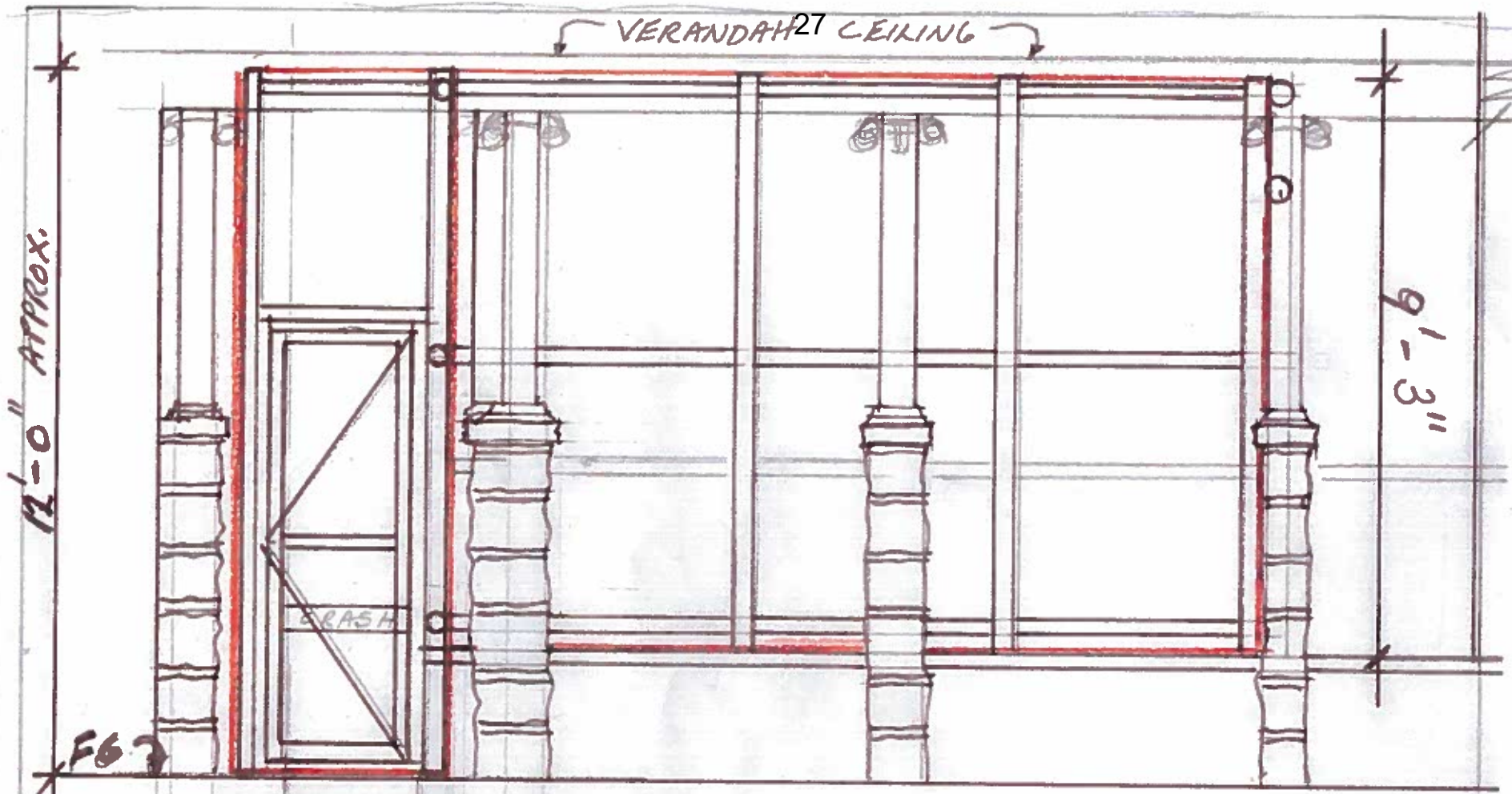


WHITE ST

AREA OF WORK.

CENTRE ST

Location:		Holy Angels Church 502 Talbot St. St Thomas	
Project:		Security Fencing	
Drawn By:	Scale:	Drawing#: 1 of 7	
J.L.	NTS		
Date:	2020-11-21	Site Plan	



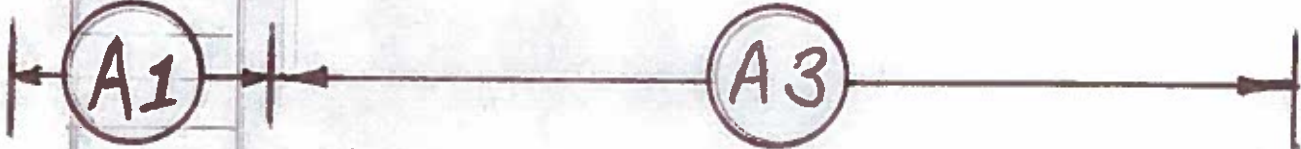
12'-0" APPROX.

VERANDAH 21 CEILING

9'-3"

BRASH

F63



NOTE:
ALL SCREENS TO
BE 3/16" Ø MIN.

Location:	Holy Angels Church 502 Talbot St. St Thomas	
Project:	Security Fencing	
Drawn By:	Scale:	Drawing#:
J.L.	NTS	4 of 7 Rectory
Date:	2020-11-21	Elevation

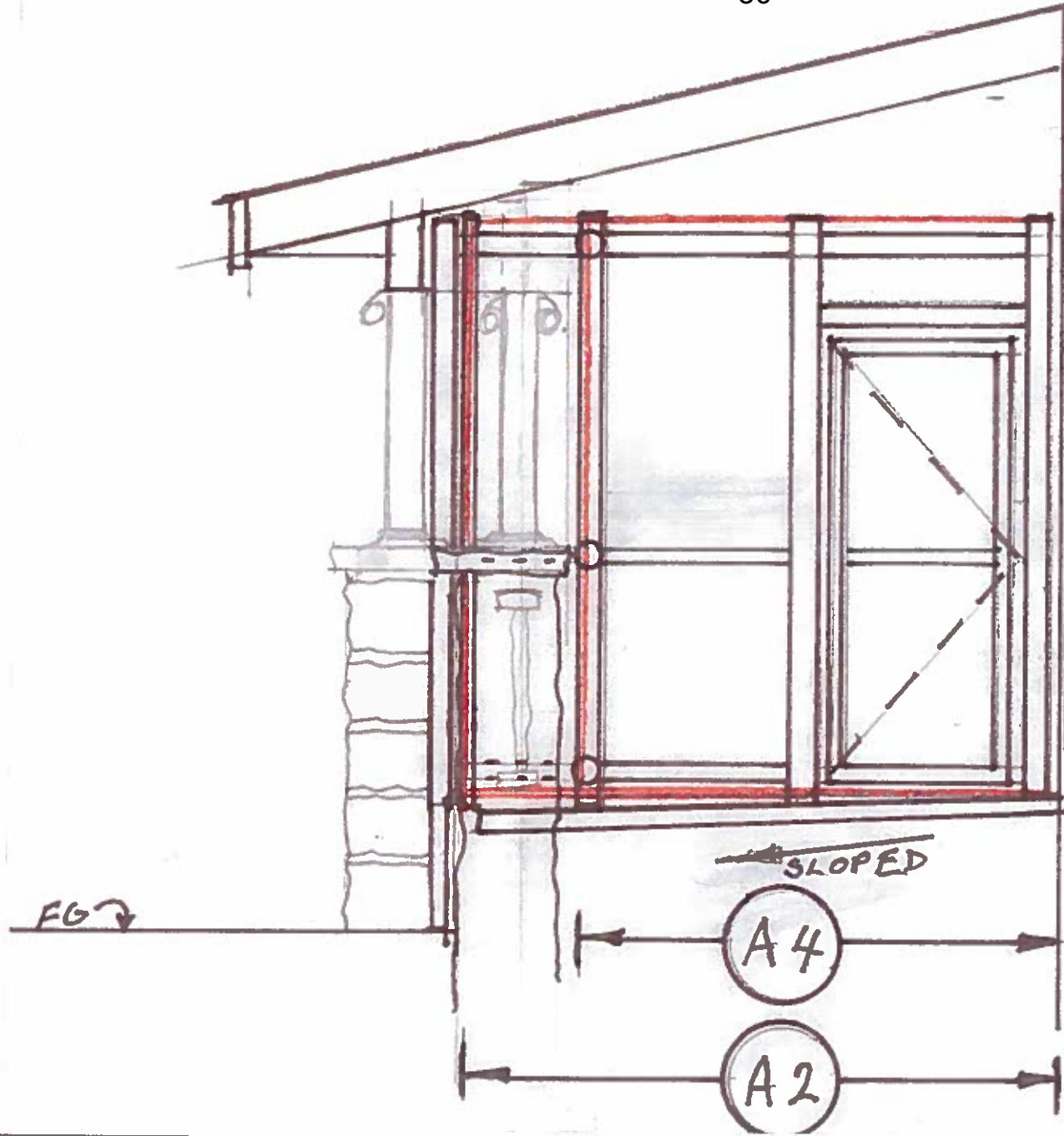


Fence Frame Sections (Ref. Drawings)										
Rectory	Pricing	Length	Height	3' x 7' gate @ 1.5" dia. Frame	Posts @ 2" dia.	Cross rails @ 1.5" dia.	Concrete anchors - optional	Connect brackets	Gate Hdwr	Ext. Grd. Crash bar & latch
A 1	Required	6' - 8"	12' - 0"	Y	2	2 pcs	0	3	Y	Y
A 2	Required	9' - 0"	9' - 3"	N	2	3 pcs	1	wall - 2	N	N
A 3	Optional	25' - 0"	9' - 3"	N	4 + 1 filler	9 pcs	4	post - 4	N	N
A 4	Optional	7' - 3"	9' - 3"	Y	3	5 pcs	1	wall - 3	Y	lockable latch only
Church										
B 1	Required	13' - 5"	11' - 0"	Y	3	8 pcs	1	wall - 3	Y	Y
B 2	Required	5' - 3"	11' - 0"	N	2	3 pcs	1	post - 3, wall 3	N	N

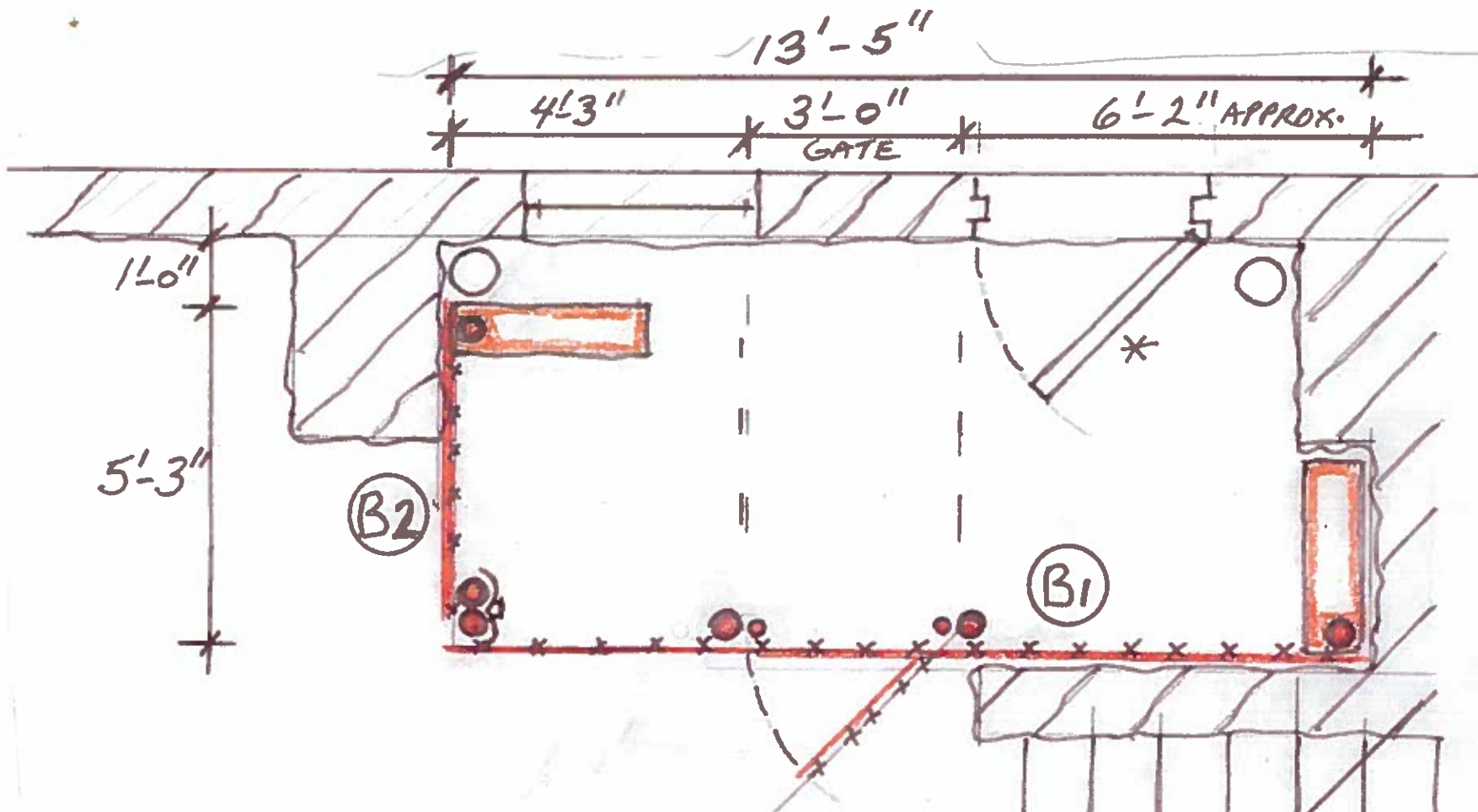
Note:

- 1) Screen fabric not shown on Frame Elevation Drawings for clarity reasons. Provide shop drawing for Owner review/ approval
- 2) All screen fabric to be 3/16" dia. Min.
- 3) Screens to be similar (or approved equal) to existing sections located adjacent to on site sea containers and as per photo.
- 4) Concrete anchors to also match existing if deemed necessary.
- 5) Crash bars to be exterior grade c/w all necessary hardware and latch. Provide manufacturers brochure for Owners review / approval
- 6) Owner must conform to Fire Code and Municipal Designated Heritage Bylaws.
- 7) Therefore sections listed "Required" would be considered as priority and would be required ASAP to eliminate current arson threats.
- 8) Sections listed as "Optional" are considered as additional "Temporary" pending Heritage Committee approvals
- 9) Please indicate (on your quote) the time required for completion of fabrication and on site work following a Purchase Order.
- 10) Contractor to have WSIB Clearance and Third Party Liability Insurance coverage.

Location:		Holy Angels Church 502 Talbot St. St Thomas	
Project:		Security Fencing	
Drawn By:	Scale:	Drawing#:	7 of 7
J.L.	NTS	Fence	
Date:	2020-11-21		Details



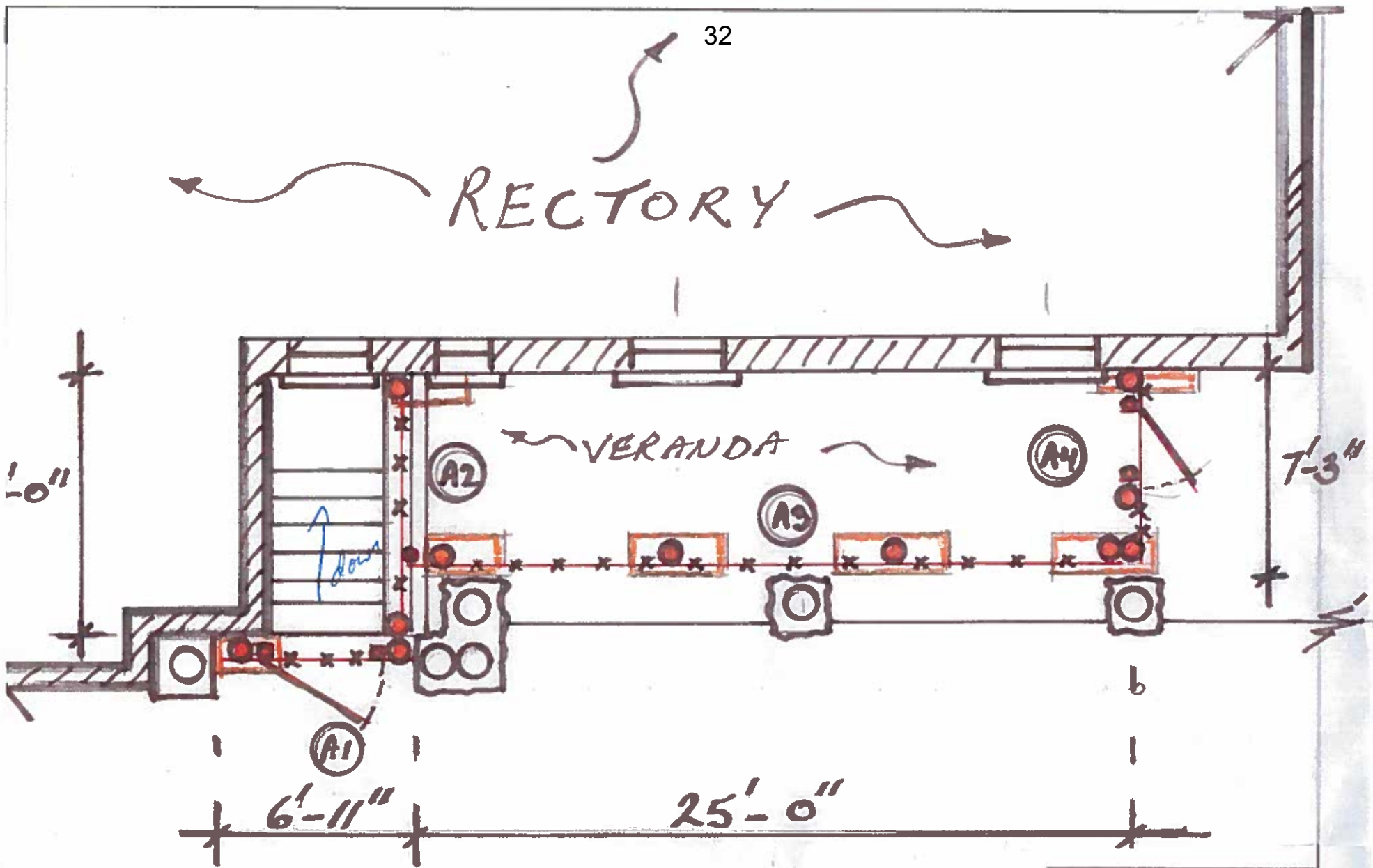
Location:	Holy Angels Church 502 Talbot St. St Thomas	
Project:	Security Fencing	
Drawn By:	Scale:	Drawing#:
J.L.	NTS	5 of 7 Rectory
Date:	2020-11-21	Elevation



NOTE :
 * FIRE EGRESS

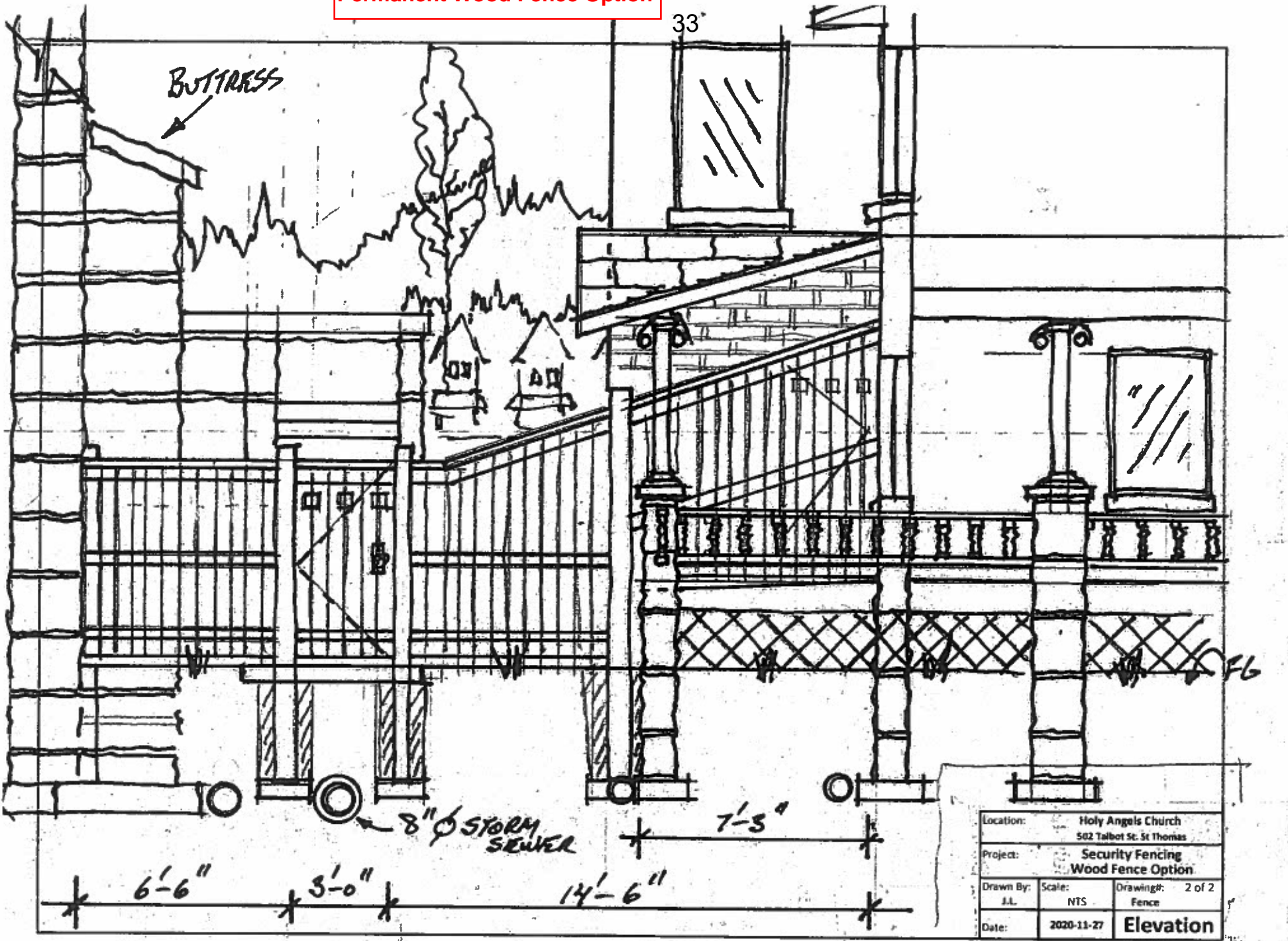
Location:		Holy Angels Church 502 Talbot St. St Thomas	
Project:		Security Fencing	
Drawn By:	Scale:	Drawing#:	3 of 7
J.L.	NTS	Church	
Date:	2020-11-21	Plan View	

RECTORY



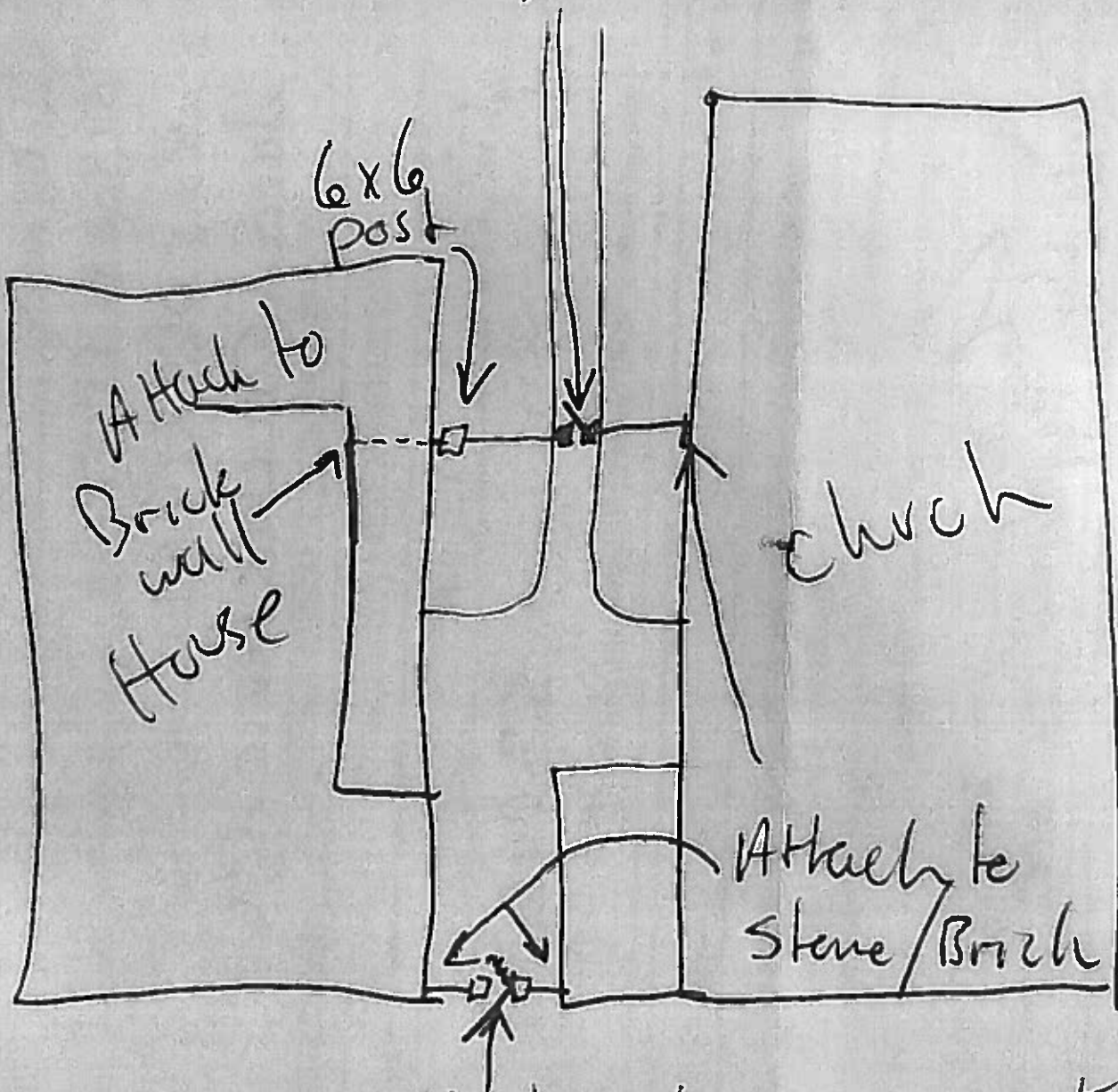
Location:		Holy Angels Church 502 Talbot St. St Thomas	
Project:		Security Fencing	
Drawn By:	Scale:	Drawing#:	2 of 7
J.L.	NTS	Rectory	
Date:	2020-11-21	Plan View	

Permanent Wood Fence Option



Location:		Holy Angels Church 502 Talbot St. St Thomas	
Project:		Security Fencing Wood Fence Option	
Drawn By:	Scale:	Drawing: 2 of 2	
J.L.	NTS	Fence	
Date:	2020-11-27	Elevation	

2 steel posts on concrete



2-Steel post on concrete





CITY OF ST. THOMAS

EXTRACT FROM THE COUNCIL MINUTES OF:

December 8th, 2020

To: Members of the Municipal Heritage Committee

Re: St. Thomas Elevated Park – Michigan Central Railway Trestle

THAT: The letter received from Serge Lavoie, President, On Track St. Thomas requesting an alteration to paint a mural on the Michigan Central Railway Trestle be referred to the Municipal Heritage Committee.

Carried.



Corporate Administrative & Accessibility Clerk

STEEP
— ST. THOMAS —
ELEVATED PARK

A project of On Track St. Thomas
A member of the Railworks coalition
Mailing Address: 750 Talbot Street, Box 205, St. Thomas ON N5P 1E2
Email: admin@elevatedpark.ca Phone 519-859-7763

November 5, 2020

Members of Council
City of St. Thomas
PO Box 520,
545 Talbot St.
St. Thomas ON N5P 3V7

On Track St. Thomas has entered into an agreement with the St. Thomas Economic Development Corporation giving it permission to erect a painted mural on one of the piers of the MCR Bridge, St. Thomas Elevated Park. Specifically, it will be on the eastern facing surface of Pier 9, immediately to the east of Fingal Line and to the west of Sunset Drive.

We have no objection to this mural and in fact believe that it would be a worthy addition to Canada's first and only elevated park. As the MCR bridge was designated under the Ontario Heritage Act in By-law 138-2015, it may be necessary for council approve this addition to the structure. Full details of the scope of the work and proposed design will be supplied by St. Thomas EDC.

Sincerely,

St. Thomas Elevated Park
On Track St. Thomas



President

St. Thomas Elevated Park Mural Description

Muralist: Daniel Bombardier

The new mural at the St. Thomas Elevated Park will be painted on the eastern-facing surface of Pier 9 on the MCR Bridge, which is located immediately to the east of Fingal Line and west of Sunset Drive. Complimenting the vintage of the structure, the mural design will look like a classic film scene set in St. Thomas, referencing both the heritage of the site and the history of train travel & culture in the community. The intent is to cover the entire surface of the pier, making this a mural of staggering size and scope for St. Thomas. Residents and visitors can expect a landmark photo-spot that encapsulates the romance and grandeur of travel by rail.

MEMO

DATE: December 8, 2020

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
468-470 Talbot Street
HAP 10-20

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



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: _____	Consultation Date: _____
	Date Application Deemed Complete: _____	File Number: _____

OWNER/APPLICANT

1. Property Owner
Name: LINSEY HOLMINGS
Address: RR #5 ST. THOMAS
Postal Code: N5P 3S9 Phone: 519 631 0401 Fax: _____
Email: _____

2. Agent/Applicant
Name: MARK DEEGEMANS
Company: MD CONSTRUCTION
Address: 5 HORO ROAD, ST. THOMAS
Postal Code: N5P 2N5 Phone: 519 631 7576 Fax: 519 631 6624
Email: info@mdconstruction1987.com

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: 466-470 TALBOT ST.
ST. THOMAS, ONT

2. Legal Description: PLAN 3 Block E Part Lot 3

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.

ENGINEERS ASSESSMENT REPORT
PHOTOGRAPHS

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.

[Empty box for explanation of alterations and conformity to guidelines]

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 MARK DEEGMANS, 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, Mark Deegmans of St. Thomas in the province of Ont
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 8th day of December 2020.
City Day Month Year

Mark Deegmans
Signature of Owner or Authorized Agent

DECEMBER 8, 2020
Date

Signature of Commissioner of Oaths, etc.

Date


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, CASEY WILHEMS, 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.

DECEMBER 8/20
Date

x 
Signature of Owner

STEPHEN SELF ENGINEERING

Structural Engineers

10147 Iona Road
Iona Station, ON N0L 1P0
519-317-6884<https://www.stephenselfeng.com/>

Mr. Kevin McClure
City of St. Thomas
Planning and Building Services Dept.
Central Elgin Planning Office
9 Mondamin St.
St. Thomas, ON
N5P 2T9

2 December 2020

**Re: Structural Condition Assessment Report of Brick Wall at 470 Talbot Street,
St. Thomas, ON**

Dear Kevin,

On November 26th, 2020 at noon, we visited and conducted a site examination at 470 Talbot Street, St. Thomas, ON. The purpose of the visit was to confirm that the existing (3) or (4) wythe brick wall requires a prompt repair. The exterior brick wythe, along the west wall fronting Southwick Street, has separated from the adjacent brick wythes on the second storey. The brick is visibly bowing at the second storey window lintels and requires prompt removal as it is currently a hazard to the public. The failure of the brick is due to the deterioration of the brick and its subsequent tensile failure at locations of high stress around the window openings. While only a portion of the exterior brick wythe has separated from the adjacent brick, the rest of the second storey exterior face will probably fail in the future. A further investigation should be conducted once the visibly failing brick has been removed.

The following remediation steps should be done this year:

1. Block access to the sidewalk along the east side of Southwick Street. Mark from MD Construction has already completed this step.
2. Remove the exterior brick wythe in all the locations where the brick has separated from the other brick wythes. This removal will likely result in some portions of the wall falling to the ground. Appropriate precautions should be taken to ensure that no person is present beneath the hazard zone.

3. Provide a temporary exterior finish to prevent water from infiltrating into the rest of the wall.

Once the wall has been temporarily repaired, a permanent solution will have to be implemented next year. This will likely consist of providing a new brick exterior face that is adequately tied back to the existing wall.

Sincerely,

Stephen Self

Stephen Self, P.Eng Cert. of Authorization #100201103











Report No.
HCR-10-20

File No.
HAP-10-20

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
12/08/2020
Meeting Date:
12/09/2020

Department: Planning & Building Services Department

Prepared by: Kevin McClure, Planner

Attachments
· Engineering letter

Subject: Heritage Alteration Permit for 468-470 Talbot Street – Lindsay Holdings

ORIGIN:

An application has been submitted by MD Construction on behalf of Lindsay Holdings for a heritage alteration permit to allow for the eventual repair an exterior side wall at 468-470 Talbot Street that fronts on to Southwick Street. City staff had corresponded with the agent for the applicant on a number of occasions through email and telephone since the end of November and the beginning of December. A formal application was received on October 8, 2020 and deemed complete on October 8, 2020.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

MD Construction approached the City of St. Thomas' Environmental Services department for issuance of a road occupancy permit to allow for the repair of a side wall that was deemed structurally unsafe. Through that process, Staff confirmed that the proposed work would require a heritage alteration permit. Specifically, the applicant is looking to demolish the existing sections of the exterior wall and install a temporary exterior finish to prevent further damage. The extent of the reconstruction work is currently not known, however, the work is proposed to be completed next year when the weather is better.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 486-470 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, Façade Patterns (4.3.2.3), Materials - Brick (4.3.2.4), Paint (4.3.2.5) and Side and Rear Elevations (4.3.2.11) subsections would apply.

4.3.2.1 Façade Patterns

This section of the HCD plan recognizes that façade patterns are important architectural elements of building design. The policies provide direction on maintaining and restoring the elements that divide and break up the façade into smaller sections and to avoid covering up and building in existing openings.

The engineering letter acknowledges that the scope of work to date is to address the deteriorating state of the exterior wall by demolishing the affected areas and providing a temporary fix. The long-term intent is to repair the wall when the weather is better in the new year. There are guidelines that speak to instances where parts of buildings are beyond repair, however, the policy intent of this section should be maintained. As such, any such future repairs to the exterior wall should maintain the pre-demolition façade pattern.

4.3.2.4 Materials - Brick

Brick is recognized as an important construction material within the HCD area. As such, this section provides policies and guidelines for "brick" with the majority of the policy direction being focused on maintenance and restoration of brick to avoid deterioration.

However, there are policies that speak to choosing *"materials that are similar in kind, colour, strength and durability when using mortars and masonry units to replace existing deteriorated units. Using materials that are incompatible can cause more damage in the long term"*. As there is a temporary solution to cover the opening as a result of demolition, it is recommended that any solution should minimize potential impacts to the structural integrity of the remaining brick.

There are additional policies that provide direction on maintenance and restoration, and the painting of brick. Any long-term solution for the repair of the exterior wall should use appropriate materials and techniques as per the HCD Plan. Further, while there are policies that speak to avoiding the painting of brick, there is acknowledgement that it could be done subject to the use of appropriate paints. The existing façade is already painted. As such, to allow for the blending of the repair with the existing wall, painting should be permitted subject to the policies of the Plan.

4.3.2.5 Paint

As paint and paint colours can have an impact on the heritage characteristics and architectural elements of the

HCD area, this section provides policies and guidelines ⁵¹on paint. They include avoiding painting masonry surfaces and ensuring that colours are complimentary with the character of the HCD. As has been previously stated, the exterior brick wall has already been painted. Subject to the use of appropriate paints and colours that will not negatively impact the long-term structural integrity of the wall or HCD area, it would appear to be in keeping with the policies and guidelines of the Plan.

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.

As has been previously spoken to, the proposal is seeking to repair and restore the exterior side wall that fronts on the Southwick Street. The long-term solution should ensure that the materials and colour is consistent with what exists pre-demolition.

STAFF COMMENT:


A heritage alteration permit has been applied for to allow for repair of the exterior side wall of the building at 468-470 Talbot Street. Given the time of year and the immediate concern, the repair has been proposed in two stages. First, the structurally unstable sections of the wall are to be removed and a temporary fix is to be applied to get through the winter months. A demolition permit to address the immediate would be required and a heritage alteration permit is needed. Secondly, as the long-term solution for repair is not currently known and could be impacted by the extent of damage during the removal of the structurally unstable sections of the wall. It would be Staff's recommendation, should the Municipal Heritage Committee recommend this application, that appropriate conditions are placed on the permit to address the demolition of the structurally unstable portions of the wall and to help guide its repair to pre-demolition conditions.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

Reviewed By:



Jim McCoomb, MCIP, RPP
Manager of Planning Services