

THE THIRD MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

VIA ZOOM

MARCH 10TH, 2021

5:01 p.m. The meeting convened.

ATTENDANCE

Members

Russell Schnurr, Chair
Councillor Steve Peters
Harrison Cole
Steven McLarty-Payson
Tino Clarke
Ryan Belanger
Jennifer Childs

City Officials

J. Hindley, Corporate Admin & Accessibility Clerk
K. McClure, Planner

Others

Taylor Brydges, Student
Matt Litwinchuk, Student
Dominic Mescia, Domus Developments
Meaghan Rivard, Stantec

Absent

Joe Docherty

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Steven McLarty-Payson - Harrison Cole:

THAT: The minutes of the meeting held on February 10, 2021 be confirmed.

Carried.

NEW BUSINESS

59 Walnut Street – Proposed Designation - Appendix “A”

Ms. Meaghan Rivard, Stantec provided a Power Point presentation relating to updated plans for the re-zoning application of 59 Walnut Street and the Committee’s recommendation to Council to designate the property under the Ontario Heritage Act.

Ms. Rivard advised that the plan is to preserve the historic residence on the property and that the revised plans eliminate the townhouses along Walnut Street and reduces the total number of units in the buildings along Stanley Street and the rear of the property. She further advised that the proposed changes allow for dedicated outdoor amenity space along Walnut Street with fewer tree removals and a clear view to the historic residence.

Ms. Rivard advised that the developer supports the eventual heritage designation of the house and would prefer a postponement of the heritage recommendation at this time to separate it from the planning process and keep the re-zoning application before Council on track.

The Chair advised that Council had deferred the Committee’s recommendation report at this time and that Council makes the decision regarding heritage designation.

The members discussed the fact that development applications often spark research and consideration of a heritage designation recommendation.

Councillor Peters asked whether a new archaeological assessment of the property has been completed.

Ms. Rivard advised that there may be a previous archaeological assessment conducted on the property that could be reviewed.

The members inquired about the monument on the property.

CONFIRMED _____ CHAIRMAN

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Mr. Dominic Mescia, Domus Developments advised that while it suffered a little damage from recent road construction it would be kept on the property.

The members discussed the existing park-like setting and unobstructed view of the house.

The members discussed the proposed parking layout and lack of pedestrian connection to the historic house and that parking spaces north of the house appear to disrupt the view from the street.

Ms. Rivard advised that there needs to be a balance between providing the required parking spaces with open and landscaped space. She further advised that some of the Committee's comments relating to parking and the design of the property would be better addressed at the public meeting regarding the Zoning By-law amendment scheduled for April 12, 2021.

Ms. Rivard advised that the new plans have allowed for an increased setback for the building fronting on Stanley Street, which allows more trees to be preserved.

The members agreed by consensus that they would not be changing the recommendation to designate the property.

91 Metcalfe Street

The Chair advised that Ms. Sue Margetts, 91 Metcalfe Street had tried to reach out through the Committee's Facebook page and that he had called and left her a message.

The members discussed the quality restoration work that was completed on the front columns of 91 Metcalfe Street.

The members discussed any potential for a program to acknowledge or celebrate appropriately completed alterations and restoration projects of heritage properties.

The members inquired about any such program that Architectural Conservancy Ontario may have.

Holy Angels Church - 502 Talbot Street

The Chair advised that Council had approved the fencing alterations at Holy Angels Church.

Urban Design Guidelines

The Chair advised that the Planning and Building Services Department is working on a report for Council's consideration regarding urban design guidelines.

344-350 Talbot Street

The Chair advised that a Heritage Alteration Permit application may be filed for demolition work at the rear of 344-350 Talbot Street due to the failing condition of the rear walls.

The members discussed the ability of developers to maintain the height of existing buildings and facades fronting on Talbot Street, while building higher at the rear of a property.

Site Plan Control Notices

The Chair advised that site plan control documents for the 1025 Talbot Street development show a tie to the industrial heritage of the site.

The Chair advised that site plan control documents for the Curtis Street development, which was part of the yard area of the former Scott Street public school show a large four storey building.

Council Chambers Renovations

The Chair advised that plans are underway for some renovations inside the Council Chambers in City Hall.

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Councillor Peters advised that staff were requested to consult with the Municipal Heritage Committee regarding the project.

Final Student Update - Appendix "B"

Taylor Brydges and Matt Litwinchuk provided a Power Point presentation regarding updates to the MapMe program, heritage property registry, and the Talbot Street Brochure.

Mr. Litwinchuk advised that the Talbot Street brochure was now 40 pages and includes 1.5 pages of blank space for advertising.

The members discussed which non-contributing properties should remain on the brochure.

Mr. Litwinchuk advised that quotes for 500 brochures were received from Scott's Printing, Van Pelt's Print Plus and Impressions Printing, with Impressions Printing coming in at the lowest cost.

The members discussed receiving printing quotes for 2,000 brochures from Van Pelt's Print Plus and Impressions Printing.

The Chair advised that the Downtown Development Board is willing to solicit sponsorship interest from its businesses and that the intent is for the sponsorship revenue to cover the printing costs.

The members inquired about having sponsor logos near their property listing in the brochure.

The Chair advised that re-formatting the brochure would be difficult, particularly when changes are made to it in future.

Ms. Brydges advised that with the help of the members, Elgin County Archives, and photographs taken by Mike Lindsay, there are now 309 complete properties in the MapMe program with a photo and description. She further advised that there are 20 properties remaining without a photo and 77 remaining without a description and that more should be completed in the next few weeks.

The members discussed the completeness of the registry for the Old St. Thomas Church, Courthouse, and Wellington Central areas and that it can be used for future listing of properties.

The members expressed their appreciation to the students for their work over the last number of months.

UNFINISHED BUSINESS

Heritage Home Inventory/Proposed Listed Properties

The members discussed the fact that although 59 Walnut Street is not currently listed or designated, it has been included on heritage walking tours for years and is located in a historically identified neighborhood. The members further discussed the fact that not all residents of the area understand that there are only a few designated properties.

The members discussed the benefits to listing and designating properties, including the requirement for notification of demolition intent and the fact that developers have to reference it when there is infill development being proposed in the surrounding area.

The members discussed using a blanket approach to listing properties in a certain area.

The Chair advised that there must be care used in the terminology to ensure that an area is not identified as a heritage conservation district.

The members discussed organizing walking tours in the Spring to identify other potential properties to be listed.

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The members discussed the need for confirmation of a notification process to the owner of a property that is being considered for designation.

The members discussed inviting the Director of Planning and Building Services to a future meeting.

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

Request for Alterations – Michigan Central Railway Trestle

Committee Representative – CIP Evaluation Committee

The members discussed the CIP program and the changes coming in future.

The Chair advised that no one had expressed interest in being a Heritage Committee representative on the CIP Evaluation Committee. He suggested that perhaps a new member to the Committee may be interested.

NEXT MEETING

The Chair advised that a special meeting may be required before the next regularly scheduled meeting to deal with some potential urgent Heritage Alteration Permit applications.

The next meeting is scheduled to take place on April 14, 2021 at 5:00 p.m.

ADJOURNMENT

7:17 p.m. The meeting adjourned.