

AGENDA
THE SEVENTH MEETING OF THE MUNICIPAL HERITAGE
COMMITTEE

VIA ZOOM

5:00 P.M.

JUNE 9TH, 2021

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on May 12, 2021.

NEW BUSINESS

Heritage Alteration Permit and Planning Report - HAP-06-21 - 605 Talbot Street
Pages 2-13

Heritage Alteration Permit and Planning Report - HAP-03-21 - 344-360 Talbot Street
Pages 14-103

Heritage Alteration Permit and Planning Report - HAP-05-21 - 488 Talbot Street
Pages 104-124

Listing Properties on Heritage Register – Feedback Update

UNFINISHED BUSINESS

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

NEXT MEETING

To be determined

ADJOURNMENT

MEMO

DATE: May 31, 2021

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
605 Talbot Street
HAP-06-21

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,



Kevin McClure, MCIP, RPP
Planner

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

May 31, 2021

Megan Pickersgill
605 Talbot Street
St. Thomas, ON
N5P 1C6

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-06-21
Property: 605 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,



Kevin McClure, MCIP, RPP
Planner

cc: Jon Hindley, Corporate Administrative and Accessibility Clerk, City of St. Thomas

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
5/31/2021
Meeting Date:
6/09/2021

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and supporting materials

Subject: Heritage Alteration Permit for 605 Talbot Street – St. Thomas Economic Development Corporation

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of the City of St. Thomas for a heritage alteration permit to allow for a mural to be painted on both half-walls in front of the building at 605 Talbot Street. Staff consulted with the applicant on May 12, 2021, respecting the proposed heritage alteration permit. A formal application was received and deemed complete on May 28, 2021.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

St. Thomas EDC, as part of its “Track to the Future” mural project, is applying for a heritage alteration permit to paint elephant murals as part of a local scavenger hunt geared toward families. This specific heritage alteration permit for 605 Talbot Street is proposing to allow for a mural to be painted on the half-walls in front of the tourism building downtown. A simplified version of what is being proposed has been included in the submission, however, the specifics of the proposed artwork have not been finalized.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 605 Talbot Street has been identified as a contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. Based on the proposed work, the Materials - Brick (4.3.2.4) and Paint (4.3.2.5) sections would apply. The Connectivity, Wayfinding and Interpretation/Commemoration (4.7.6) subsection will also be addressed as it is zoned Railway Tourism in the City of St. Thomas By-law and the policies in Section 4.8 as they relate to Streetscape and Landscape – Public Realm as the property is also municipally owned.

4.3.2.4 Materials – Brick

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

While the HCD Plan does state that painting brick surfaces should be avoided, it does not specifically state that brick cannot be painted within the HCD area. The applicant has provided that the paint to be used is “Sherwin Williams Resilience paint”. This would appear to be an acrylic paint and would be in contravention of the policies of the HCD Plan. Should the Municipal Heritage Committee recommend approval of the brick, an appropriate paint should be provided as part of the recommendation.

4.3.2.5 Paint

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

As part of the application submission the St. Thomas EDC has provided a general concept of what is proposed to be painted on the brick walls as the final design of the artwork is not known. As the Municipal heritage committee has seen the murals that were approved through previous Heritage Alteration Permit applications, it should ensure that it is satisfied with its recommendations to Council with respect to the Paint subsection. Further, as previously identified, the proposed paint is acrylic and is to be avoided on brick surfaces.

4.7.6 Connectivity, Wayfinding and Interpretation/Commemoration

The subject lands are zoned “Railway Tourism” in the City of St. Thomas By-law 50-88. The policies and guidelines with respect to Railway Lands in Section 4.7 of the HCD Plan were reviewed in light of the zoning on the property. Subsection 4.7.6 only provides guidance on several matters, such as, “Encourage interpretive signs or plaques on or near railway buildings and track areas to inform the public of their significance to St. Thomas

and the railway's role in the shaping of the City", and "Encourage signage for wayfinding and commemoration that is of a unified and consistent look and theme". The Municipal Heritage Committee will need to determine what weight it would like to give to the guidelines provided in this subsection based on what is being proposed.

4.8.7 Commemorative Character Elements

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

The only specific guidance on murals in this section states, "consider side facades of non-contributing buildings or those that do not contain original masonry to avoid damaging or obscuring original building materials when adding new painted murals". As has been previously indicated, the property has been identified as a contributing resource. Further, the mural is proposed to be painted on a front-facing unpainted brick surface.

STAFF COMMENT:

The proposed murals would be covering two unpainted brick half-walls that front on to Talbot Street. While there has been a murals concept provided along with this application, it would be suggested that the Municipal Heritage Committee obtain more information from the applicant at its June 9th meeting to ensure that the Committee is satisfied that the mural would be complimentary to the HCD area. In addition, the Committee should consider whether it is in support of painting the existing unpainted brick surface or whether there are other alternatives that could be pursued.

As the building is a City owned property, it is Staff's understanding that any artwork would need to be reviewed by the Public Art Committee. The Municipal Heritage Committee may wish to give some consideration to preparing a response to the Public Art Committee on the proposal.

Given the policies and guidelines in the HCD Plan, it is suggested that appropriate conditions for the Heritage Alteration Permit are placed in any recommendations to Council if the Committee supports this application.

Respectfully submitted,

Kevin McClure, MCIP, RPP
Planner

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: Megan Pickersgill
Address: 605 Talbot Street
Postal Code: N5P 1C6 Phone: 519-871-3475 Fax: _____
Email: mpickersgill@stthomas.ca

2. Agent/Applicant
Name: Megan Pickersgill
Company: St.Thomas EDC
Address: _____
Postal Code: _____ Phone: _____ Fax: _____
Email: _____

Who is the primary contact?

Registered Owner Applicant/Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 605 Talbot Street

2. Legal Description: L&PS Station

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 comices, 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 comices, 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.

- Artist Mock-Up photo of site
 - Artist portfolio example of elephant art

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.

As part of the Track to the Future mural project, there are 8 elephant murals being added in 2021. An homage to Jumbo is the theme. These elephants are also intended to create a local "scavenger hunt" geared towards families. Each elephant is to be placed at such a location to encourage photos that both children and adults can be a part of as well as drive traffic and exploration through the city.

This particular elephant is intended for the half-wall behind the flower gardens at 605 Talbot St (see photo). A local artist has designed the elephant to compliment the gardens in a whimsical, soft and warm style. Florals will be part of the background to blend in with the gardens. The mockup is a simplified version of what will be a detailed design. In other words, the final design will be more intricate, but the colour scheme will remain the same.

Sherwin Williams Resilience paint will be used and is the top recommended paint for outdoor murals.

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 Megan Pickersgill, 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:

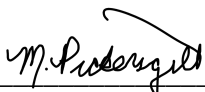
Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) 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, Megan Pickersgill of St. Thomas in the province of Ontario,
name of applicant City

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

Sworn (or declared) before me at the St. Thomas on this 12 day of May, 2021.
City Day Month Year



Signature of Owner or Authorized Agent

May 12, 2021

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, _____, 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.

Date

Signature of Owner

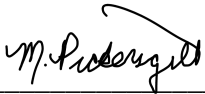
APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

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

May 12, 2021
Date


Signature of Owner

May 13, 2021

Megan Pickersgill
Tourism Manager
St. Thomas Economic Development Corporation

Megan,

As chair of the St. Thomas Downtown Development Board (DDB), I would like to voice my support for the proposed design and placement of a mural to be painted on the DDB flower garden wall at the Railway City Tourism location, 605 Talbot Street.

The placement of murals throughout the downtown has not only increased the vibrancy of our downtown, but also given residents new places to explore and avenues to learn more about our great City.

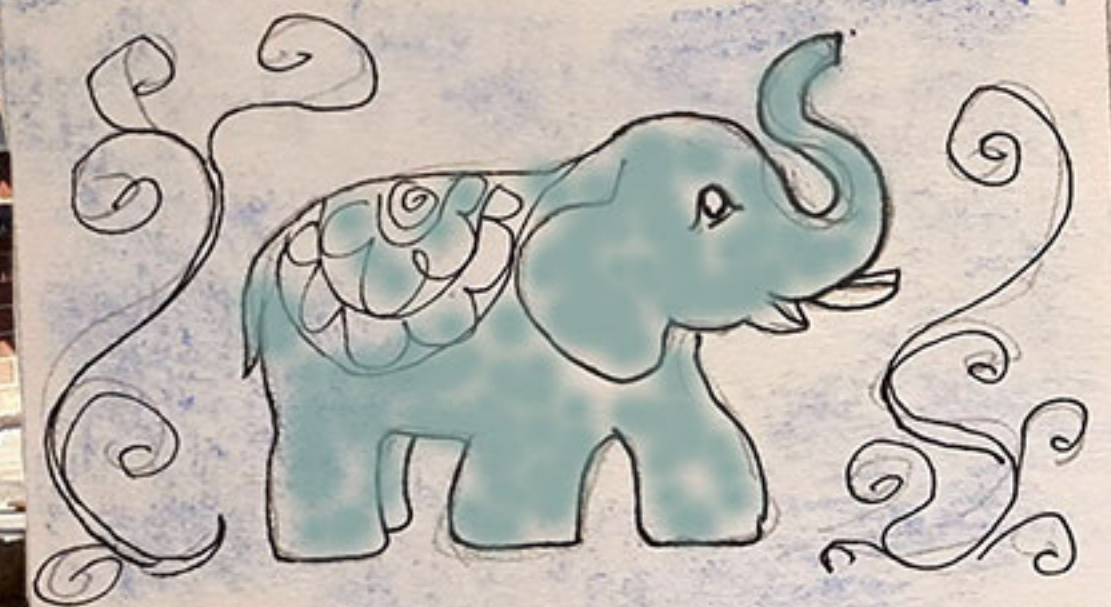
The elephant mural proposed by local artist Ann-Marie Cheung would be a welcome addition to our local art scene and would be a wonderful compliment to the gardens. This mural, as part of a series of elephants being painted throughout St. Thomas in 2021, will add a new dimension to the overall public art landscape that will attract families and young children to discover all the different elephants throughout the community as well as drive traffic downtown.

We look forward to seeing this mural come to life and further our reputation as a culturally vibrant downtown.

Best regards,

Earl Taylor, Chair, St. Thomas DDB





MEMO

DATE: May 25, 2021

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
344-360 Talbot Street
HAP-03-21

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,



Kevin McClure, MCIP, RPP
Planner

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

May 25, 2021

2247171 Ontario Inc.
296434 29th Line
Lakeside Ontario
N0M2G0

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-03-21
Property: 344-360 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,



Kevin McClure, MCIP, RPP
Planner

cc: Jon Hindley, Corporate Administrative and Accessibility Clerk, City of St. Thomas
Adam Altobelli, GeoFocus Group



Report No.
HCR-03-21

File No.
HAP-03-21

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
04/21/2021
Meeting Date:
05/09/2021

Department: Planning & Building Services Department

Prepared by: Kevin McClure, Planner

- Attachments**
- Application and Supporting Materials
 - Order to Remedy Unsafe Building
 - By-law No. 12-2016

Subject: Heritage Alteration Permit for 344-360 Talbot Street – 2247171 Ontario Inc.

ORIGIN:

An Order to Remedy Unsafe Building was placed on the properties due to structural stability concerns on February 12, 2020. City staff consulted with the applicant, and their team, on March 18, 2021 and April 14, 2021 respecting a proposed heritage alteration permit to address the City’s Order on the property and future redevelopment of the site. An application by Adam Altobelli of the GeoFocus Group on behalf of 2247171 Ontario Inc. for a heritage alteration permit was received and deemed complete on May 11, 2021 to allow for the demolition of the building.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

Through the structural assessment of the building to address the Order, the Structural Site Review Report by EXP concluded that the buildings are in a very poor and unserviceable condition and that the building requires immediate action. It was the opinion of the author of the report that the existing structure cannot be salvaged without extensive review, analysis and testing, however, the cost to complete this remediation, upgrades and all analysis would likely outweigh the cost of rebuilding the units from the ground up.

A heritage impact assessment was also prepared by a+Link Architecture Inc. to support the heritage alteration permit. This assessment analyzed the impact of the proposed demolition, new addition and alteration of the existing façade on the heritage value of the property and the surrounding area. It has been written to address the demolition of the existing structure but also provides several recommendations for redevelopment of the site to align with the policies and guideline of the Downtown St. Thomas Heritage Conservation District (HCD).

HERITAGE CONSERVATION DISTRICT PLAN:

The properties at 344-360 Talbot Street have been identified as contributing resources within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, based on the proposed work, the policies and guidelines related to Demolition of Contributing Buildings (4.5.1) would apply.

Section 4.5.1 – Demolition of Contributing Buildings

This section states that demolition of contributing buildings should only be permitted under extenuating circumstances such as catastrophic damage from fire, flood or other natural disasters, or structural instability. As has been previously stated, the heritage alteration permit process was initiated due to an Order by the City being placed on the property because of structural instability concerns related to the rear facing wall and spalling bricks. While the initial solution was to remove the rear-facing wall and structure to approximately the midpoint of the building, the structural report has now provided that it would not be cost effective to do so and that the preferred solution would be to demolish the entire building and rebuild.

The HCD Plan provides that, if the demolition of a contributing building is proposed, the application must be accompanied by a Heritage Impact Assessment (HIA) prepared by a qualified heritage professional. A number of criteria are set in this section that the HIA must address. As per the attachments to this report, an HIA has been prepared that meets the criteria.

Further, this section also states that, any new development on the property is to adhere to the HCD policies and guidelines for new construction (Section 4.6) if a new building is proposed for the site of the property to be demolished. The HIA does recommend that the original heritage facade be rebuilt to retain the heritage fabric of the building and align with the policies and guidelines of the HCD.

STAFF COMMENT:

The applicant has submitted for heritage alteration permit to demolish the building at 344-360 Talbot Street in response to an Order placed on the property by the City of St. Thomas. As per the requirements of the HCD Plan, the appropriate materials were submitted with the application for consideration by the Municipal Heritage Committee. While the current application and recommendations by the MHC to Council should be focused on the request for demolition, there are several concepts and recommendations provided in the HIA that speak to what is proposed to be redeveloped on site. It is Staff's recommendation that the MHC take this opportunity and provide early feedback and direction to the applicant based on the policies and guidelines in Section 4.6 of the HCD Plan as it relates to new development.

A subsequent Heritage Alteration Permit process will be required for the redevelopment of the site. Please note that, while the proposed preliminary concepts are generally in keeping with the zoning on the property, there is an area specific zoning along Talbot Street that speaks to building heights (attached). Initial review of the proposal may require an amendment to the City of St. Thomas By-law No. 50-88 as the rear addition would be partially in the Downtown Talbot Streetscape zone. Staff, through the redevelopment process, will need to work with the application to ensure that the proposal conforms to the zoning by-law or that appropriate steps are taken to ensure that the zoning is address through a land use planning application. Further, site plan approval for any new building(s) will also be required by the City.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

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: 2247171 Ontario Inc
Address: 296434 29th Line, Lakeside, Ontario
Postal Code: N0M 2G0 Phone: (519)274-4844 Fax: _____
Email: mikestevs@hotmail.com

2. Agent/Applicant
Name: Adam Altobelli
Company: The GeoFocus Group
Address: 111 Zenway Boulevard, Suite 29, Vaughan, Ontario
Postal Code: L4H 3H9 Phone: (416) 622-0456 Fax: _____
Email: adam@thegeofocusgroup.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: 344-360 Talbot Street, St. Thomas

2. Legal Description: LT 2-5 PL 187 ST. THOMAS; PT LT 6 PL 187 ST. THOMAS AS IN E418792; T/W &S/T INTEREST IN E418792; 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 comices, 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 comices, 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.

1- 24"x 36" drawing sheet (HAP 1) including the following:

- Key Plan
- Site Plans (Proposed + Demolition)
- Perspective Diagram
- Proposed Demolition Photos

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.

Proposed alterations are to address current City Order in place at this address.

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 Adam Altobelli, 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, Adam Altobelli of Caledon 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 Caledon on this 9th day of April, 2021.
City Day Month Year



Signature of Owner or Authorized Agent

April 9, 2021

Date

Signature of Commissioner of Oaths, etc.

Date

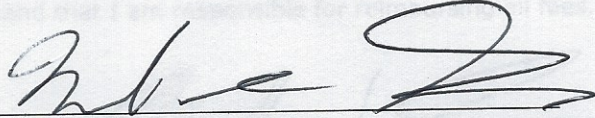
APPENDIX A - AUTHORIZATION OF OWNER

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

I, Michael Steers, am the owner of the subject lands, and I authorize Adam Altobelli, 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.

Apr 9 / 2021

Date



Signature of Owner

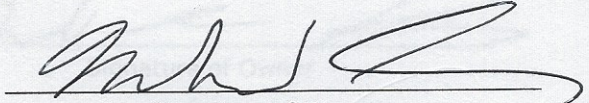
APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

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, Michael Stevers, 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.

Apr 9 / 2021
Date


Signature of Owner

HERITAGE IMPACT ASSESSMENT

344 - 360 Talbot Street
St. Thomas, Ontario

Date:
MAY 11, 2021

Prepared for:
2247171 Ontario Inc.
296331 29th Line RR3
Lakeside, ON
N0M 2G0

Prepared by:
a+LiNK Architecture Inc.
126 Wellington Road
London, ON N6C 4M8
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a+LiNK Project: 1929

a+LiNK
architecture inc.
preserve + create + sustain

HERITAGE IMPACT ASSESSMENT
344-360 TALBOT STREET, ST. THOMAS, ONTARIO

a+LiNK Architecture Inc.

11 May 2021

Project No. 2106

2247171 Ontario Inc.

296331 29th Line RR3
Lakeside, ON
N0M 2G0

Re: Heritage Impact Assessment
344-360 Talbot Street
St. Thomas, ON N5P 1B6

Attached is the Heritage Impact Assessment for the property located at 344-360 Talbot Street in regards to the residential development proposal incorporating the properties located within the Downtown St. Thomas Heritage Conservation District.

We look forward to the opportunity to present this report to the City as you may require. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,



Heritage Consultant

dipl. Arch., OAA, dipl. Arch.Tech., CAHP, OAHF

and

Tara McLaughlin
Architect, OAA
MArch., B.E.D.S, BA Hons

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City of St Thomas

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1. SUMMARY AND RECOMMENDATIONS

The client, Mr. Adam Altobelli of The Geo Focus Group of Companies, proposes to reconstruct the existing heritage facade of the property located at 344-360 Talbot Street while integrating a rear addition to provide a larger multi-unit residential building with mixed-use commercial and retail spaces on the ground level at the street entrance. The proposal retains the two storey height at the front along Talbot Street and aligns with the goals of the Downtown St. Thomas Heritage Conservation District (HCD) within which the property resides. The approach to the project reinforces the architectural merit of the listed property as part of the streetscape within the context of the HCD.

The prominent location of the site within the downtown core and Downtown St. Thomas Heritage Conservation District makes it an important property to assess for any potential impacts of a proposed development. The potential heritage impact of the proposed addition and alteration to 344-360 Talbot Street, designated under Part V of the OHA, By-Law 100-2018, on August 13, 2018, has been assessed for its impacts against the Downtown St. Thomas Heritage Conservation District Plan Policies and Guidelines, and the mitigating approaches assessed. The proposed development of a mixed-use, multi-unit residential project and integration of the cultural heritage assets of the property within the addition provides the platform for the vibrancy and character desired within the Downtown St. Thomas Heritage Conservation District. As with most additions and alterations to properties within a designated heritage district, location, height, density, and massing of proposed development provide the highest levels of impact on cultural heritage assets.

The 5 structures that currently make up the property are in very poor condition, with significant structural concerns that render them uninhabitable in their current condition. Structural remediation and removal of the majority of the rear of the buildings are required in order to meet occupancy and Ontario Building Code requirements for safety. The original facades of the 5 buildings facing Talbot Street will be carefully documented, selectively removed, and selectively rebuilt, utilizing as much of the original masonry, windows and openings, woodwork and detail elements as possible. For 360 Talbot Street, the mid-century modern facade will be removed, including the glass storefronts and marble cladding and the original facade reinstated using similar materials to the original wherever the original is not salvageable or has been removed. Any new heritage elements needed for the facade reconstruction should be addressed with a like-for-like, in situ approach using similar design, materials, proportion, profile and size to the original elements being replaced, as per guidelines and policies for conservation within Canada and Ontario. These guidelines include: Parks Canada's *The Standards and Guidelines for the Conservation of Historic Places*, and the *Ministry of Heritage, Sport, Tourism, and Culture's Eight Guiding Principles for the Conservation of Historic Properties*.

A new low density mixed-use residential development is proposed for the property, continuing the historic retail and commercial use on the main street level, and the upper apartment. The rear portion will rise 7 stories and its also programmed for residential units that will increase the overall density significantly. While still in the early stages of design, three options are proposed for the project that consider a minimum of 49 units up to 54 units spread out over the upper floors of the two storey portion at the street, and stepping back and up 4 storeys beyond the existing two at the rear. Parking will be considered for commercial and/or residential use, with options for parking utilizing the existing adjacent parking lot to the rear of the property.

The proposed design massing of the new rear addition takes on a box-like form, which will be developed in further detail to provide articulation of windows and fenestration, entrances, balconies, materials and details. At this point, the rear portion of the project (the new addition and construction) will project 7 stories from grade, balancing out the vast height difference between the adjacent 12 storey apartment building and the 2 storey heritage facades along Talbot Street. Although the zoning allows for 45 stories, the proposed 7 storeys finds a happy medium between the existing heritage building and the existing adjacent residential tower, providing a transition that

1. SUMMARY AND RECOMMENDATIONS

highlights the heritage facade while diffusing the sharp height increase of the tower adjacent.

Importantly, the addition does not negatively affect the views, vistas or other heritage elements of nearby and adjacent properties and retains as much of the heritage fabric of the original facade along Talbot Street as possible. At the same time, the approach to the building achieves safety measures, and considers the future longevity while aligning with the HCD policies and guidelines.

While the proposed development strives to achieve the majority of impact and mitigation measures identified in this document, the design for the project is still in its early stages. Many details on the articulation of new fenestration, openings and windows, doors, balconies and facade cladding will need to be further developed in order to successfully achieve the balance between new and old. The appearance of the addition needs to blend into the surrounding area but also create a sensitive and discernible condition from the original heritage context and elements. The size and location of windows, openings and doors can help to achieve this, along with consideration for appropriate sized-balconies and openings, and complementary colour and pattern choices for bricks. These decisions will help to further support the implementation of the project that meets the needs of the program while respecting the identity and character of the neighborhood and the Downtown St. Thomas HCD.

It is recommended that the original heritage facade be rebuilt to retain the heritage fabric of the building and align with the policies and guidelines of the HCD. Through this process, the original facades along Talbot Street would be carefully documented, dismantled, restored, and reconstructed in the original location of the current heritage facade along Talbot Street. Original heritage elements such as windows, doors and decorative elements such as corbels, dentils, pilasters and rooflines would be reinserted into the reconstructed facade, and replicas created where necessary. This approach is critical to aligning with the goals, principles and guidelines of the Downtown St. Thomas HCD. Further detail pertaining to the steps involved in this recommended approach have been highlighted throughout the mitigation recommendations noted in Section 7.0 of this HIA.

In conclusion, the proposed development meets many of the guidelines provided in the Downtown St. Thomas Heritage Conservation District Plan provided the recommended measures are considered as part of the approach. While we recommend further refinements in the design for consideration as the project proceeds to the detail and working drawing phase, and the inclusion of the mitigation approaches noted in Section 7.0, we believe the design is a good example of respecting and integrating the surrounding heritage value of the district with an addition that allows for harmonious connection of new and old. The retention of original heritage fabric and elements and careful dismantle and reconstruction of that facade as part of the project would achieve a successful approach to heritage conservation that could otherwise see the complete loss of the building fabric entirely. As such, the proposed addition and alterations to the municipally listed, Part V designated property at 344-360 Talbot Street would contribute to the vibrancy and character of the historically significant area, while improving the longevity of the property.

Ultimately, a safe building that also reinstates the heritage facade through reconstruction and reinsertion of original heritage elements is the best-case scenario to support the policies and guidelines of the Downtown St. Thomas HCD, while encouraging a future mixed-use development for the property at 344-360 Talbot Street in the City of St. Thomas.

2. INTRODUCTION

a+LiNK architecture inc. was retained by the client, Mr Adam Altobelli of The Geo Focus Group of Companies to provide a Heritage Impact Assessment (HIA) for the property located at 344-360 Talbot Street, St. Thomas, Ontario, in regards to the proposed residential development and adaptive reuse of the vacant listed heritage buildings designated under Part V of the OHA, located within in Downtown St. Thomas Heritage Conservation District. This report has been prepared by Ed van der Maarel, Partner, Principal Architect and Heritage Consultant (OAA, CAHP) and Tara McLaughlin, Architect and Heritage Consultant (OAA). The proposal is being submitted as part of a Heritage Alteration Permit Application for 344-360 Talbot Street, and the HIA is included as part of this HAP application. A demolition permit must be obtained from the municipality prior to any demolition work on the property, while a building permit to complete the construction of the new work, alongside the Heritage Alteration Permit to complete any alteration, restoration and repair work to the heritage elements that is also required.

The purpose of the Heritage Impact Assessment is to analyze the impact of the proposed demolition, new addition and alteration of the existing facade on the heritage value of the property and the surrounding area. The buildings are individually listed as having cultural heritage value, and designated under Part V of the Ontario Heritage Act (OHA), located within the Downtown St. Thomas Heritage Conservation District (HCD), under By-law 100-2018. The property and proposed addition are located within the downtown core of St. Thomas along Talbot Street, a major artery that runs east-west through the downtown core of St. Thomas, Ontario. The property is comprised of 5 buildings located on the south side of the street, including the addresses of 344, 346, 348, 350 and 360 Talbot Street. Currently the two storey property is vacant, but once housed businesses and retail along the street level, with apartments and offices above and to the rear of the property. The 5 structures that currently make up the property are in very poor condition, with significant structural concerns that render them uninhabitable in their current condition. A new low density mixed-use residential development is proposed for the property, continuing the historic retail and commercial use on the main street level, and the upper apartment.

This document outlines the observations of the proposed development at 344-360 Talbot Street, including demolition and addition, and considers the impact of the development on the heritage value of the listed heritage within the Part V designated Downtown St. Thomas Heritage Conservation District. The document also provides insight into the context of the property, its history and summarizes at a high level, the impact and mitigation recommendation strategies as part of the implementation process.

3. POLICIES AND TERMS OF REFERENCE

The Provincial and the Municipality has set in place a number of policies and terms of reference for the purpose of protecting, preserving, and integrating cultural heritage resources within Ontario cities. The following Policies and Terms of Reference have been used in the preparation of the this Heritage Impact Assessment:

1. THE PLANNING ACT AND PROVINCIAL POLICY STATEMENT (PPS) 2020

The Provincial Policy Statement 2020 (PPS) is the statement of the government's policies on land use planning. It applies province-wide and provides clear policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment.

The PPS is issued under Section 3 of the Planning Act and is utilized by municipalities to develop their official plans and to provide guidance and information in regards to planning matters. Specifically, and in regards to cultural heritage, the Planning Act has provisions respecting the province's cultural heritage. The PPS 2020 provides general guidance for municipalities for planning and development of communities in a number of ways by; encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes. There are also other documents produced based on the previous PPS 2014 that are useful and applicable to current Heritage Impact Assessments.

Section 2.6 of the Act, specifically 2.6.1, 2.6.3, 2.6.4 and 2.6.5 provides municipalities with rules as to the cultural resources within the community.

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

The PPS 2020 further provides definition to municipalities in regards to the terms used to describe cultural heritage.

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-Provincial Policy Statement, 2020 | 42 maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

3. POLICIES AND TERMS OF REFERENCE

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a. activities that create or maintain infrastructure authorized under an environmental assessment process;
- b. works subject to the Drainage Act; or
- c. for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a).

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

While the property is not designated under Part IV of the Ontario Heritage Act, it is located within the Downtown St. Thomas Heritage Conservation District, designated under Part V of the Ontario Heritage Act. As per City of St. Thomas By-law for Heritage Alteration Permits, a Heritage Impact Assessment is required when a property within a Heritage Conservation District (HCD) is altered, and the PPS 2020 provides the tools necessary as a Terms of Reference for the document.

2. THE ONTARIO HERITAGE ACT

The Ontario Heritage Act (OHA), R.S.O. 1990, c.0.18 is the legislation for the conservation of significant cultural heritage resources in Ontario. Part V of the OHA references Heritage Conservation Districts. Part V outlines the requirements for designation of a district and requires that all HCD's within a municipality be registered under that section. The HCD also helps to manage changes within a specified district while also protecting the cultural heritage value of the HCD. This Heritage Impact Assessment (HIA) will refer to these policies to determine the potential impacts, mitigation approaches and any conservation recommendations for the development alterations at 344-360 Talbot Street as they relate to the Downtown St. Thomas HCD principles, policies and guidelines. Ultimately, the goal of the HIA is to ensure that the new additions maintain compatibility within the neighbourhood, as well as the visual streetscape and essence of the community within Downtown St. Thomas.

3. POLICIES AND TERMS OF REFERENCE

3. CITY OF ST. THOMAS - TERMS OF REFERENCE: HERITAGE IMPACT ASSESSMENTS AND HERITAGE CONSERVATION DISTRICTS

The Heritage Impact Assessment for the property located at 344-360 Talbot Street is being submitted for as part of the Heritage Alteration Permit application, a requirement part in parcel of the demolition request to remove unstable portions of the existing buildings to accommodate a future proposed development for the site.

City of St. Thomas Heritage Impact Assessment

The City of St. Thomas does not have specific Terms of Reference for the preparation of Heritage Impact Assessments. Generally, municipal Terms of Reference are based on Provincial Policy Statements' Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the PPS. This document has provided the general terms of reference for this HIA.

City of St. Thomas Heritage Conservation District - Downtown St. Thomas

The City of St. Thomas maintains By-Laws to protect larger, condensed areas considered of high heritage value within the city boundary. These areas are known as Heritage Conservation Districts. The site at 344-360 Talbot Street is located within a Heritage Conservation District (HCD) called the *Downtown St. Thomas Heritage Conservation District*. The City designated the area under By-Law 100-2018, in 2018 after a Heritage Conservation District Plan and Study was prepared by Stantec and a+LiNK architecture inc. The district is designated under Part V of the Ontario Heritage Act.

As part of this district, policies and guidelines are put in place to assist with change management, including alterations, additions and demolitions. A Heritage Alteration Permit (HAP) Application may be required to adhere to the Heritage Conservation District Plan and By-Law when a proposed demolition and/or development permit application is made for a property within the district. The policies and guidelines that have been implemented also aim to conserve the HCD, with the primary goal of retaining the original street facades of the historic buildings and structures along the key arteries within the downtown core of St. Thomas. The historical and architectural 'Reasons for Designation' (and the district boundary) identified under Section 2.0 of the HCD Plan are important in highlighting the specific conservation and preservation requirements of the HCD. These will be further discussed through the Section 5.0 Historical Context of this HIA.

The HCD also includes key Heritage District Goals, Objectives and Principles (3.0), as well as District Policies and Guidelines (4.0), Municipal Policies (5.0), and Heritage Alteration Permits (6.0). A summary of the Heritage District Goals, Objectives and Principles are listed below, as an overview of the policies that help inform this HIA. Specific District and Municipal policies (listed under Sections 4.0 and 5.0 of the HCD) as they relate to the property at 344-360 Talbot Street will be further outlined and discussed in this HIA report under Section 7.0, Impacts. This HCD plan provides the framework to review and evaluate the proposed demolition and alterations for the property at 344-360 Talbot Street. For the complete HCD plan, refer to the *Downtown St. Thomas Heritage Conservation District Plan*. Throughout this HIA document, this plan will be referred to as the HCD plan.

Heritage District Goals, Objectives and Principles - Downtown St. Thomas

Section 3.1 of the HCD outlines the Goals and Objectives for the area. There are eleven goals and objectives that provide the framework for the conservation of the HCD over the longterm, including the approach and the recommended guidelines. The goals as listed in the HCD plan are noted in *Italics* below.

3. POLICIES AND TERMS OF REFERENCE

Goals and Objectives

The HCD Plan has been prepared to meet the following objectives:

- *Provide a framework for managing changes to existing buildings and public spaces to conserve the heritage 'look and feel' of downtown St. Thomas*
- *Conserve the historic character and heritage attributes of the downtown commercial core and railway character areas*
- *Maintain and enhance the existing downtown street wall that contains historic buildings from the late 19th and early 20th century*
- *Encourage and support existing use or adaptive re-use of contributing resources within the HCD*
- *Avoid the loss, demolition, or deterioration of heritage attributes or heritage fabric within the HCD*
- *Encourage compatible redevelopment in the downtown core to contribute to continued revitalization of the downtown*
- *Collaborate with property owners and business owners to encourage and provide incentives for the conservation, restoration and appropriate maintenance of heritage buildings*
- *Initiate other studies and programs that support the implementation of an HCD for the downtown core and the continued revitalization and enhancement of the downtown core*
- *Encourage connectivity from within the HCD to other community assets and heritage areas*
- *Encourage the enhancement of the public realm and City-owned properties within the HCD in a manner compatible with the district character*
- *Encourage the conservation of murals within the HCD*

Principles

The following principles from the *Downtown St. Thomas Heritage Conservation District Plan* outline the overall foundation for conservation that should be considered, particularly in situations where the policies and guidelines of the HCD do not specifically address a situation or issue. These principles provide the backbone for the plan, offering fundamental direction in lieu of applying specific guidelines or policies from the HCD. The following is taken directly from the HCD, indicated by *Italics*.

The principles at the core of an HCD Plan are drawn from heritage best practices established at the provincial, federal and international level through guiding documents and charters. The principles outlined in this report are derived from the 1964 Venice Charter, the 2007 Eight Guiding Principles in the Conservation of Built Heritage Properties and the 2010 Standards and Guidelines for the Conservation of Historic Places in Canada. The following principles form the basis of the HCD Policies and Guidelines:

Preserve the Historic Context - *A heritage building represents the individuals and periods from history that have been associated with it. The building records the original designer and builder's intentions as well as the historic forces that were at play when it was built. Subsequent alterations to the building also record the historic context at the time of the alterations. It is appropriate to acknowledge that a building is both a functional enclosure and a vehicle for history. As such, historical context is to be considered when planning restorations, alterations or redevelopment.*

Maintain and Repair - *All buildings require some continuous methods of conservation as they are exposed to the constant deteriorating effects of weather and wear from use. Owners are encouraged to undertake appropriate repair and maintenance activities of heritage properties.*

3. POLICIES AND TERMS OF REFERENCE

Find a Viable Social or Economic Use - Buildings that are vacant or under-utilized come to be perceived as undeserving of care and maintenance regardless of architectural or historic merit. City Council and staff should actively encourage and support appropriate forms of adaptive reuse when necessary to preserve heritage properties.

Preserve Traditional Setting - A building is intimately connected to its site and to the neighbouring landscape and buildings. Land, gardens, outbuildings and fences form a setting that should be considered during plans for restoration or change. An individual building is perceived as part of a grouping and requires its neighbours to illustrate the original design intent. When buildings need to change there is a supportive setting that should be maintained.

Preserve Original Decoration and Fittings - A building fits into its larger setting and at a smaller scale is the frame for the decorations and fittings that completed the original design. The original exterior decorations such as bargeboards, verandah trim, wood, metal or brick cornices and parapets are all subject to weathering and the whim of style. Resist the urge to remove or up-date these features or to replace them with poor reproductions of the originals. Their form and materials are an inextricable part of the original design and should enjoy the same respect as the whole building. Where practical, fittings and equipment should be preserved or re-used.

Restore to Authentic Limits - Resist the temptation to embellish a restoration and add details and decorations that would not have been part of the history of the building.

Employ Traditional Repair Methods - Deteriorated elements and materials that cannot be salvaged should be repaired or replaced with the same materials and inserted or installed in a traditional manner. In some cases, some modern technologies ensure better and longer lasting repairs than traditional methods and should be employed if proven to be an improvement.

Respect Historic Accumulations - A building is both a permanent and a changeable record of history. The alterations that have been made since the original construction also tell part of the history of the place and the building. Some of those alterations may have been poorly conceived and executed and research may determine that they can be removed. Other alterations and additions may have merits that warrant incorporating them into the permanent history of the building. In many cases, it is unnecessary to fix a point in history as the target date for restoration. It is more appropriate to aim for a significant period in the history of the building, but be flexible in accommodating more recent interventions that are sympathetic and have improved the historical or functional nature of the building.

Make New Replacements Distinguishable - The construction eras and historical progression should be self-evident. Although new work should be sympathetic to the original and match or mimic as appropriate, it should not attempt to appear as if built as part of the original.

Understand the value of a historic place - Refer to the heritage value and character defining elements to understand the significance of the HCD and to guide appropriate change.

Respect documentary evidence - When repairing, restoring or rehabilitating historic buildings or features, rely on documentary evidence such as historic photographs, drawings or physical evidence where available. Avoid restoring based on conjecture.

Design alterations with reversibility in mind - When making additions or alterations that may cover, obscure or remove original materials, consider methods that could be reversed in the future to retain the original features, materials and/or character

4. DESCRIPTION OF SITE

4.1 CITY + DOWNTOWN CONTEXT

The site of 344-360 Talbot Street is located on the south side of Talbot Street in St. Thomas, Ontario. The property is located along Talbot Street, a major commercial artery that runs east-west through the downtown core of the City. City Hall is located approximately three blocks to the east of the property, at the corner of Mondamin and Talbot Streets.

The site is also located within the Downtown St. Thomas Heritage Conservation District, included in the map below (highlighted in yellow and outlined in blue). The railway lands, also part of the HCD, are a significant feature connected to this downtown core. The district is bounded by Queen Street to the west, and the west side of Alma Street to the east. It is bounded by the properties fronting onto Talbot Street on both sides of the street. The railway lands carry along the lines north and south as well as southeast of Talbot Street.

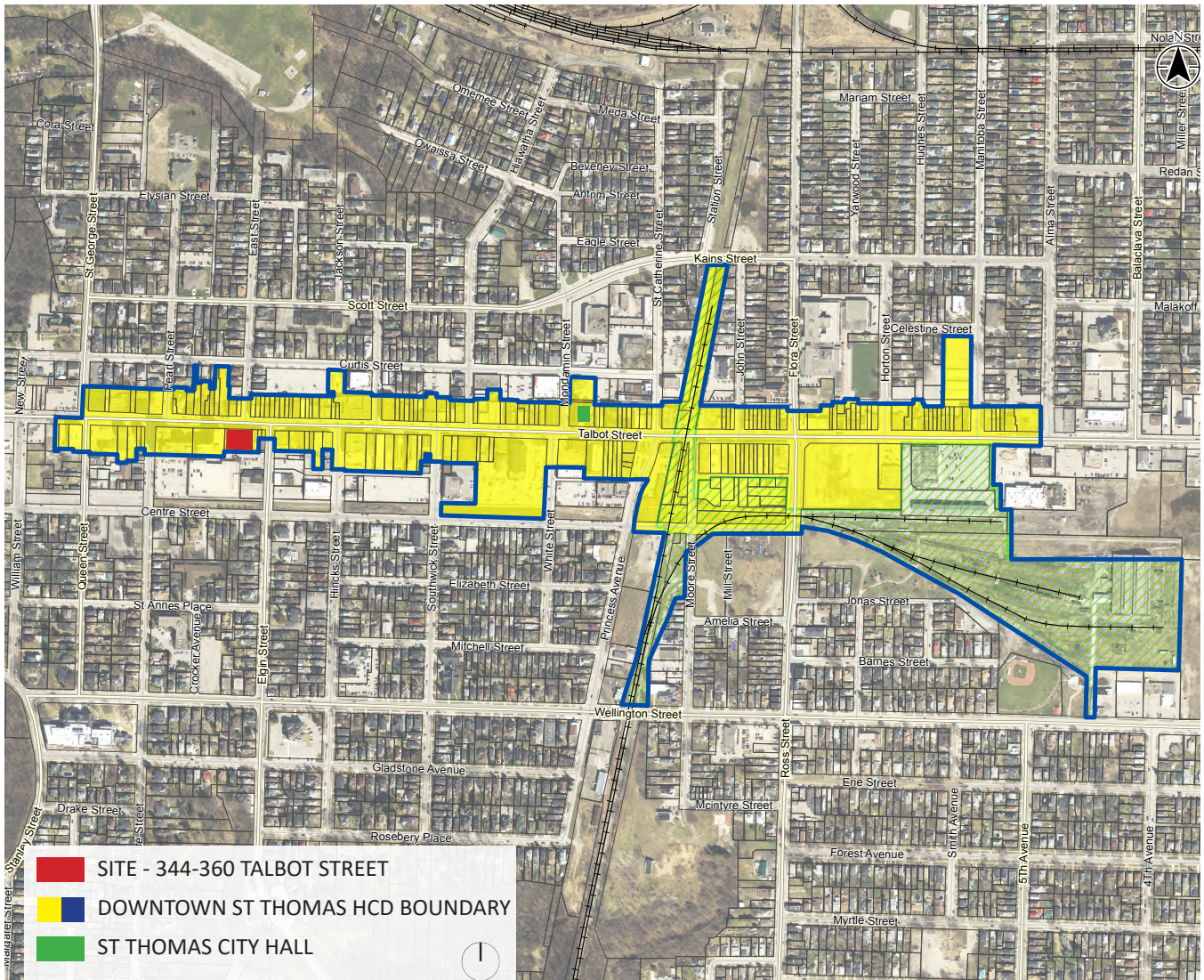


Image 1: City Context Map. Basemap: Downtown St. Thomas HCD, 2018.

4. DESCRIPTION OF SITE

4.2 NEIGHBOURHOOD CONTEXT: DOWNTOWN ST. THOMAS HERITAGE CONSERVATION DISTRICT

The site is located within the Downtown St. Thomas Heritage Conservation District, designated Part V of the OHA, under By-Law 100-2018, on August 13, 2018. The downtown core is considered to be one of the most significant commercial areas within the City of St. Thomas, and an area of high heritage value. Here there is a large proportion of commercial and retail buildings designated under Part IV of the Ontario Heritage Act, and designated or listed in the Municipal Registry of Heritage Properties for the City of St. Thomas as properties of heritage value. There are also several significant civic and institutional properties, and public spaces within the district including City Hall, Elgin Centre City Hall, the Post Office and the Public Library. The railway lands included as part of the district consist of the north-south London and Port Stanley Railway Tracks (owned by the City) between Kains Street and Wellington Street, the Canada Southern Railways Station (CASO) and railway lands south of the CASO Station, as well as the former M.C.R. Locomotive shops (now the Elgin County Railway Museum). The two areas are characteristically very different, but connect at Talbot Street near Moore Street and are linked both physically and historically.



Image 2: Neighbourhood Context + Site Map. Basemap: Google Maps, 2021.

4. DESCRIPTION OF SITE

4.3 SITE + BUILDING CONTEXT

Existing Site - 344-360 Talbot Street

344 -360 Talbot Street is located on the south side of Talbot Street, bounded by properties to the east, by Talbot Street to the north, and also bounded on the west by a narrow service laneway that connects to the rear service laneway running perpendicular to 344-360 Talbot Street, from Elgin Street (to the east) to Metcalfe Street (to the west). There is a large residential tower to the west of the laneway on the west side of the property that is 12 stories in height.

The property consists of four two storey historic structures that were formerly comprised of mixed use spaces with commercial on the street level and apartments (or office space) above. The addresses include: 344, 346, 348, 350 and 360 Talbot Street. 344-350 were built around 1891 and are reminiscent of the Edwardian style, while 360 was built in 1905 and resembles the Romanesque style. Many of the original features such as doors, windows, trimwork, and decorative elements are still present along the street facades facing Talbot Street, while others appear to have been replaced with modern versions including a few doors and windows at the street level. Some alterations have been made to the side and exterior elevations, and the street level facade of 360 Talbot Street has been altered to more closely resemble mid-century modern style with storefront windows and door system, and has since been boarded up with stone marble panelling that covers about two-thirds of the facade at grade level. This marble panel conceals red brick walls set on red stone plynths. When observed from the street level this red brick on the second level appears to have been painted white. The wood trim work and decorative details along the pilasters and rooflines of all of the structures appear to be original with some repairs made, although signs of degradation and lack of conservation are evident throughout the property.

The property at 344-360 Talbot Street is approximately 33.5 meters by 37 meters, with a building height of a 9.75 square meters. The site is currently zoned as C2 Downtown Talbot Central Commercial Zone, and the property is vacant. There is hoarding on most of the windows. The property is owned by The Geo Focus Group of Companies. The property at 344-360 is not designated under Part IV of the OHA, but is listed as a property heritage value on the City of St. Thomas Municipal Registry of Heritage Resources, and designated under Part V of the OHA as part of the Downtown St. Thomas Heritage Conservation District. Further information on the historical significance of the area and the site is included in Section 5.0 of this report.



Image 3: North Elevation of Site: 344-360 Talbot Street. Streetview: Google Maps, 2016.

5. HISTORICAL CONTEXT

5.1 NEIGHBOURHOOD HISTORICAL VALUE - DOWNTOWN ST. THOMAS CONSERVATION DISTRICT (PART V)

As outlined in the Downtown St. Thomas Heritage Conservation District Executive Summary, By-law 100-2018

The boundary of the Downtown St. Thomas HCD reflects both historical and visual considerations. The area includes most the downtown commercial core that developed between the 1870s and 1930s, containing urban form and architecture representative of these eras. It also includes remnants of former railway lands and the associated buildings which, while visually different than much of the commercial core, are historically tied to development throughout the late 19th and early 20th century. Within both areas there are concentrations of heritage properties, as well as visual cohesion noted particularly in the commercial streetscape. Both qualities contribute to the sense of time and place experienced in the downtown core and railway lands areas.

Downtown St. Thomas Heritage Conservation Plan, April 2018

5.1.1 HERITAGE CHARACTER STATEMENT

The following information noted in *Italics* is provided from the HCD plan to help frame the historic context of the district.

Description of Historic Place

The St. Thomas Downtown HCD is located in downtown St. Thomas, Ontario, Canada. The HCD consists of the properties in the downtown commercial core along Talbot Street from the west side of Queen Street to the west side of Alma Street. The HCD plan also contains remnants of the city's railway heritage including parts of the London and Port Stanley Railway tracks between Kains Street and Wellington Street and remnants of the Canada Southern tracks parallel to Talbot Street, south of the commercial core, up to and including the former M.C.R. locomotive shops.

Historic Character

The HCD Plan boundaries are connected to the development of the City of St. Thomas through the influence of the railway boom beginning in the early 1870s. Prior to the arrival of the Canada Southern Railway (C.S.R.) and Great Western Railway (G.W.R.) lines, St. Thomas was a small town with little opportunity for growth. With the construction of the railways, employment and business was brought to the community, increasing the town's size and fostering growth for it to become a prosperous city by the end of the 19th century. The area's historical importance as a railway city provides the distinctive quality required for an HCD through heritage elements such as the CASO station, railway tracks, and late 19th century building blocks.

With the opening of the C.S.R. line in 1872, the railways attracted businesses and investors of influence from larger commercial and manufacturing centres and increased accessibility to the community. These influential citizens brought with them new ideas and finances for enterprise. Numerous building blocks along Talbot Street were constructed for a variety of new businesses catering to both the city's more affluent citizens and the railway workers. The Talbot Streetscape grew substantially, moving from the west end at Stanley Street east towards the CASO station. Growth continued into the 1880s. St. Thomas became a city in 1881, with a population of 8,367. In the following year, a new city hall and county courthouse were constructed in St. Thomas and further building blocks filled in the Talbot Streetscape. More railways were constructed through St. Thomas in the late 19th century, including the Canadian Pacific Railway, Wabash Railway, Lake Erie and Detroit Railway and the Pere Marquette Railway. For its

5. HISTORICAL CONTEXT

significant railway history, St. Thomas was inducted into the North American Railway Hall of Fame in 2008 as the Railway Capital of Canada.

Built Heritage

The Downtown St. Thomas HCD contains a wealth of built heritage resources. Together the built form contributes to the character of the area and is representative of a commercial core streetscape intersected with railway character elements that make it a railway hub community that was unique in the province. The built heritage resources of the HCD consist of the commercial and mixed-use properties fronting on Talbot Street that make up the streetscape. The commercial core buildings are typically between two and four storeys in height, with flat roofs.

Architectural styles such as Italianate and Edwardian reflect the two waves of development in the downtown core: 1870-1900 and 1900-1930. Architectural details such as decorative window surrounds, decorative brickwork, decorative cornices, parapets and certain window shapes are reflective of the architectural styles. Numerous vernacular buildings and building without a defined architectural influence or ones that have been altered over time also make up the downtown commercial core character. Brick is the dominant historical building material. In many of the commercial core buildings architectural details are evidence of the prosperity of the city in the late 19th and early 20th century.

Railway Heritage

The City's railway heritage is an important theme in its historical development, as well as its current identity as the "Railway Capital of Canada." While many of the railway buildings and infrastructure have been removed since the decline of the railway, key buildings and remnants of the railway lines and yards exist. These features include the CASO station, BX Interlocking Tower, the former M.C.R. locomotive shops (now the Elgin County Railway Museum), and remnant tracks from the C.S.R. and the L.&P.S. lines. The HCD also contains a replica of the London and Port Stanley Railway Station that was demolished in the 1960s. The railway heritage elements of the HCD intersect with the commercial core area and provide a link between two different but interconnected pieces of St. Thomas's past. Many of these assets are already designated properties (the CASO Station, BX Interlocking Tower and M.C.R. Locomotive shops) or are City-owned land.

Visual Context

Key elements in the visual context that contribute to the heritage character of the proposed HCD includes viewscapes within the rail corridor. These consist of two relatively intact historical views of the rail corridor and associated rail structures; east and west at the CASO station along the rail corridor, and looking north from Moore Street at Centre Street. These are defining heritage views with heritage attributes both in the foreground and background of the viewscapes.

The visual experience of the commercial corridor is also a contributing heritage attribute of a relatively consistent massing of the commercial buildings, the dominance of brick as the façade material, the consistent set back and the length of shorter distances between side streets that retain the heritage character of the urban form.

5.2 HERITAGE ATTRIBUTES

There are specific heritage attributes listed for the district, as designated under Part V of the OHA. The key heritage attributes for the area are highlighted below. The full cultural heritage designation outlining the historical, built, railway and visual aspects can be found in the designation documents included as Appendix A of this HIA.

5. HISTORICAL CONTEXT

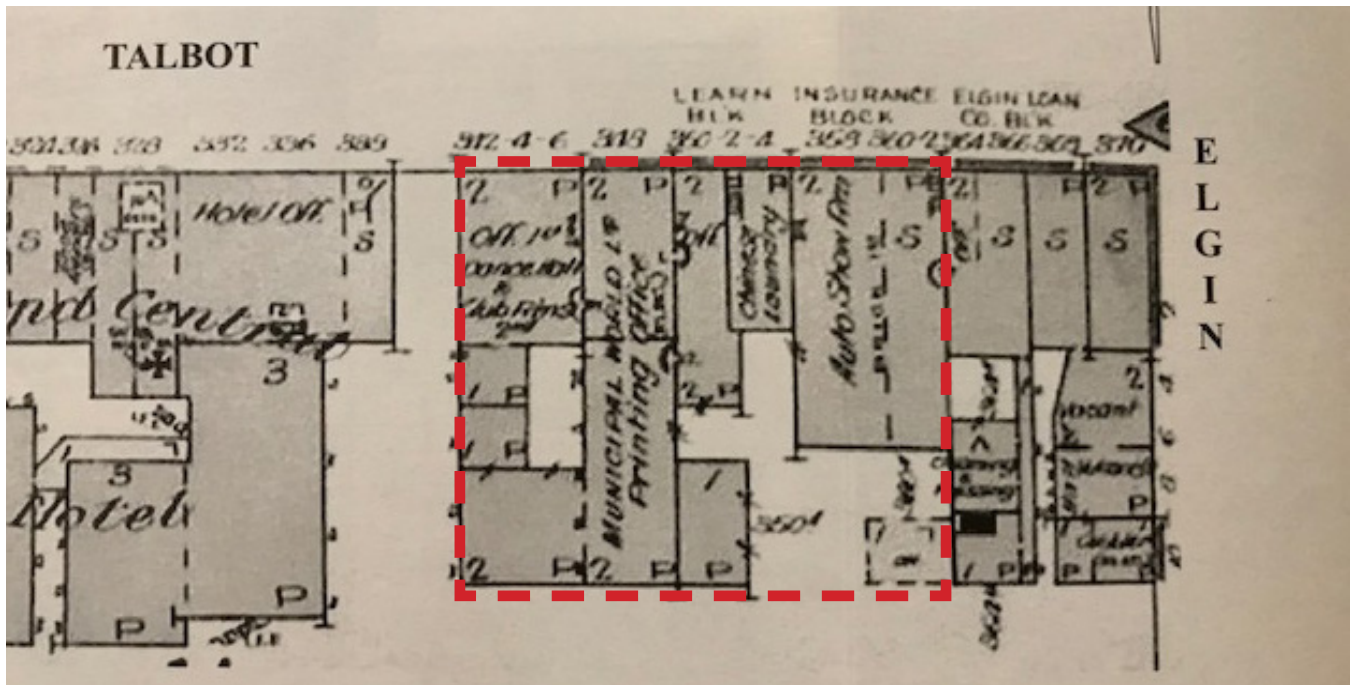


Image 4: Fire Insurance Plans of the Talbot Street (1929). The red dashed line indicates current property boundary of 344-360 Talbot Street. Source: Down the Street to Yesterday, 2000, p 232.

5.2.1 SUMMARY OF THE KEY ATTRIBUTES FOR THE DISTRICT

- The high concentration of late 19th and early 20th century commercial buildings forming a commercial street wall along Talbot Street, typically consisting of two to four storey buildings of purpose-built commercial character
- Cohesiveness of building setbacks, materials (brick), heights and massing along Talbot Street, creating a predominantly unified heritage visual experience
- The predominance of Italianate, Edwardian, and vernacular architectural influences that represent the periods of construction of most downtown buildings between 1870 and 1930
- Architectural details of the various styles and influences including: decorative brickwork, window surrounds or brick voussoirs, brick corbelling, decorative cornices, dichromatic brickwork, round arch, segmental arch or rectangular window openings, brick pilasters, classical motifs, and stone detailing
- Predominant use of brick as an exterior cladding material
- Traditional façade organization of commercial or mixed-use buildings including shop entrance, apartment entrance, and storefront display windows
- The urban form of the smaller block lengths associated with historical neighbourhoods and the laneway system to service the stores from the rear
- Remnant railway buildings and infrastructure including the CASO station, BX Interlocking tower, the former M.C.R. locomotive shops, remaining railway tracks, and open space areas that were former railway lands south of Talbot Street
- Views along the remnant railway corridors, including north-south along the London and Port Stanley tracks and east-west along the Canada Southern tracks terminating at the CASO station and locomotive shops
- Views into the district along the side streets terminating at the Talbot commercial street wall
- Views along Talbot street defined by the low profile historic street wall and City Hall tower

5. HISTORICAL CONTEXT

The Downtown St. Thomas Heritage Conservation District Plan provides the necessary references to help clarify the historic character of the area through its noted attributes. The HCD also helps to frame an understanding of the heritage value of the listed property at 344-360 Talbot Street, as it contributes to historical context of the district.

5.2 BUILDING HISTORICAL VALUE + CONTRIBUTING ATTRIBUTES: 344-360 TALBOT STREET (PART V)

The property located at 344-366 Talbot Street is listed on the Municipal Heritage Registry and designated under Part V of the OHA, as part of the Downtown St. Thomas HCD. Because it is not individually designated under Part IV of the OHA, it is likely that the property contributes to the overall streetscape of the HCD because of its sequence, form and massing, setback close to the street, as well as its general architectural merit, which is representative of the Edwardian and Romanesque styles. The massing and form of the property highlights its program typical of the area; commercial business at the street level with private apartments (or offices) at the second level. The horizontal datum between the ground and second storey are consistent across all of the structures, and they form a consistent street wall that continues throughout the corridor of Talbot Street. The fenestration and window organization is consistent throughout the property and mimics that of many of the nearby properties, specifically on the second storey. The decorative woodwork at the pilasters, entrances and rooflines are also important.

The five addresses that comprise the site at 344-360 are highlighted on the following pages, with a brief summary of their history, former uses, and contributing heritage value to the overall character of the Downtown St. Thomas HCD. Refer to Appendix B of this HIA report for the City of St. Thomas Heritage Inventory of the property addresses: 344, 346, 348, 350, and 360 Talbot Street. Further details regarding the heritage of each address can be found in Appendix E of the Downtown St. Thomas Heritage Conservation District Plan by Stantec and a+LiNK architecture inc.

5. HISTORICAL CONTEXT

CULTURAL HERITAGE VALUE - 344-360 TALBOT STREET, ST THOMAS

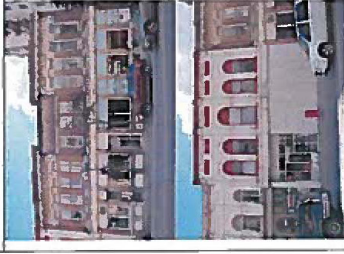
	<p>344-360 Talbot St.</p>	<p>030-240-14600</p>	<p>2247171 Ontario Inc.</p>	<p>Feb 19, 2013</p>	<p>ADM-08-13</p>	<p>Built in 1891, was Provincial Provident Institute, George T. Claris Brokers and The Municipal World. 360 was built in 1905 and included Misses Crandell Dressmakers, Robert Housley Broker and Andrew Clarke Real Estate.</p>
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Image 5: Excerpt of the property listing for 344-360 Talbot Street, Municipal Registry of Cultural Heritage Properties, "Non-Designated", City of St. Thomas.

5. HISTORICAL CONTEXT



Image 6: 344 Talbot Street, North Elevation. Google Streetview, 2021.

344 Talbot Street

Designation: PART V OHA (HCD); Listed on Register
By-law 100-2018

Two Storey
Mixed Commercial Residential, private ownership
Constructed in 1891
Edwardian Style
Historical Association with Provincial Provident
Institute, George T. Claris Brokers, Municipal World

Contributing Heritage Property within the HCD:
Four bay, brick building with decorative wood trims,
details and wood windows; Cornice, stone bands,
pilasters, dentils and colonial style broken pediment

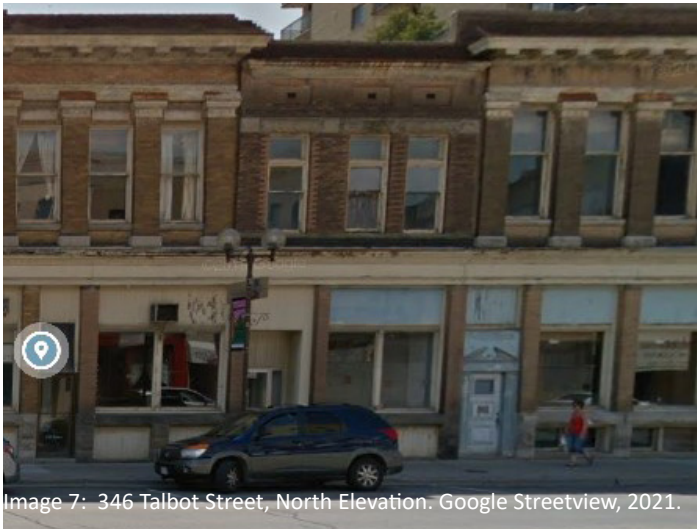


Image 7: 346 Talbot Street, North Elevation. Google Streetview, 2021.

346 Talbot Street

Designation: PART V OHA (HCD); Listed on Register
By-law 100-2018

Two Storey
Mixed Commercial Residential, private ownership
Constructed in 1891
Edwardian Style
Historical Association with Provincial Provident
Institute, George T. Claris Brokers, Municipal World

Contributing Heritage Property within the HCD:
Three bay, brick building with decorative wood trims,
details and wood windows; Cornice, stone bands,
and colonial style broken pediment

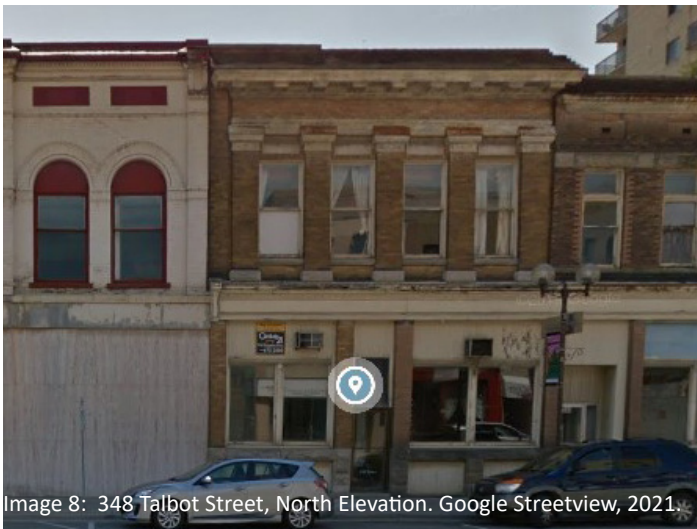


Image 8: 348 Talbot Street, North Elevation. Google Streetview, 2021.

348 Talbot Street

Designation: PART V OHA (HCD); Listed on Register
By-law 100-2018

Two Storey
Mixed Commercial Residential, private ownership
Constructed in 1891
Edwardian Style
Historical Association with Provincial Provident
Institute, George T. Claris Brokers, Municipal World

Contributing Heritage Property within the HCD:
Four bay, brick building with decorative wood trims,
details and wood windows; Cornice, stone bands,
pilasters, dentils and colonial style broken pediment

5. HISTORICAL CONTEXT



Image 9: 350 Talbot Street, North Elevation. Google Streetview, 2021.

350 Talbot Street

Designation: PART V OHA (HCD); Listed on Register
By-law 100-2018

Two Storey
Mixed Commercial Residential, private ownership
Constructed in 1891
Edwardian Style
Historical Association with Provincial Provident
Institute, George T. Claris Brokers, Municipal World

Contributing Heritage Property within the HCD:
Four bay, brick building with decorative wood trims,
details and wood windows; Cornice, stone bands,
pilasters, dentils and colonial style broken pediment



Image 10: 360 Talbot Street, North Elevation. Google Streetview, 2021.

360 Talbot Street

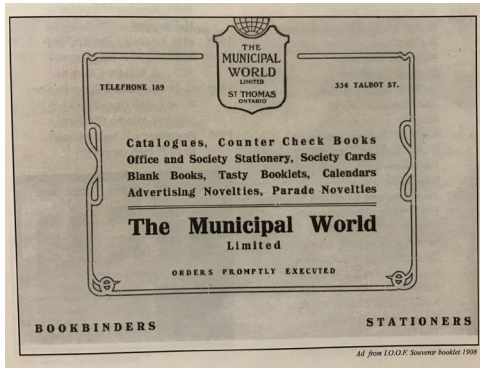
Designation: PART V OHA (HCD); Listed on Register
By-law 100-2018

Two Storey
Mixed Commercial Residential, private ownership
Constructed in 1905
Romanesque Style / Mid Century modern alteration
Historical Association with Misses Crandell
Dressmaker, St. Thomas Storage Battery Co., Robert
Housley Broker, Andrew Clarke Real Estate

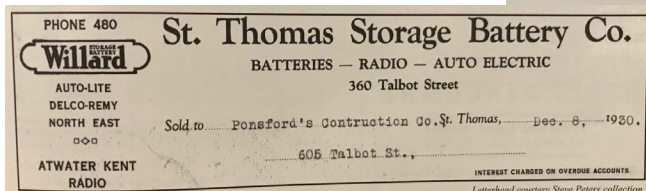
Contributing Heritage Property within the HCD:
Two bays, with central bay; arched wood windows,
cornice, pilasters, decorative brick bands

5. HISTORICAL CONTEXT

344-360 Talbot Street - Municipally Listed, Designated PART V OHA (HCD);



Images 11 and 12 Image of *The Municipal World* signage and Historic Photograph of 342-354 Talbot Street. Home of *The Municipal and Printing World*. Source: *Down the Street to Yesterday*, 2000, p 246-247.



Images 13 and 14: Image of St. Thomas Storage Battery and Co and Historic Photograph of 360 Talbot Street (1996). Home of *St. Thomas Storage Battery Co.* Source: *Down the Street to Yesterday*, 2000, p 248-249.

6. PROPOSED DEVELOPMENT

6.1 PROPOSED DEVELOPMENT

The observations of this HIA are developed from the proposal documents for 344-360 Talbot Street prepared for the client, Mr. Adam Altobelli of The Geo Focus Group of Companies. The proposal is seeking to allow for a demolition of the rear portions of the existing structures at 344-360 Talbot Street, and the construction of a new addition in the form of a 7 storey apartment building to the rear of the property, while removing and rebuilding the original historic facade walls present along Talbot Street. The use of the properties would continue as mixed use; commercial and retail space on the street level, with residential units above this and behind up to 7 stories. The surrounding area is currently and historically comprised of mixed-use commercial and residential programs. The following outline provides the key concepts for the proposed design in its early stages for 344-360 Talbot Street in St. Thomas.

6.1.2 DESIGN CONCEPT + APPROACH - 344-360 TALBOT STREET

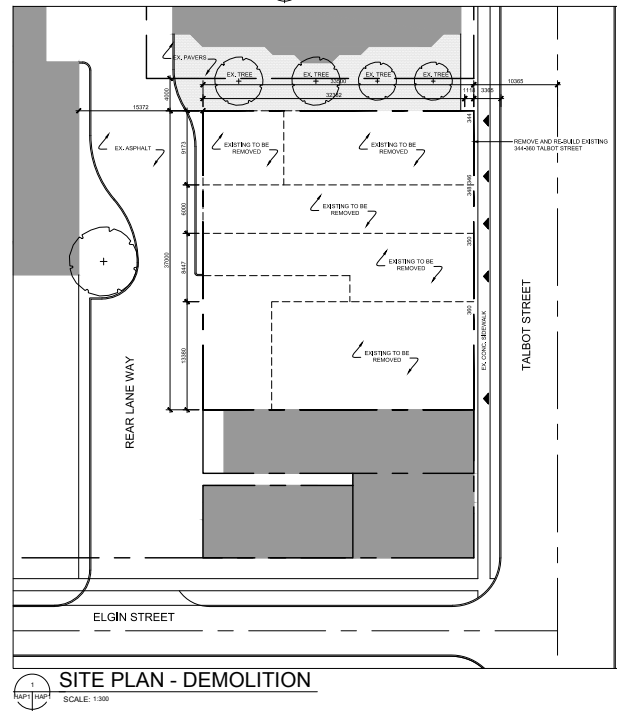
The proposed development combines the addresses of the property: 344, 346, 348, 350 and 360 Talbot Street. As noted previously in this report, the existing two storey structures along Talbot Street are located within the Downtown St. Thomas Heritage Conservation District. A purpose-built rental housing and mixed-use development is proposed that would be comprised of ground floor retail units along Talbot Street, with a multi-storey residential building situated to the rear of the property. The residential massing is stepped back from Talbot Street and is 4-storeys above the 2 storey portion along the front at the street to maintain the present street wall prevalent within the district along Talbot Street. Currently, the zoning allows for a building up to 45 meters in height, but the proposed rectangular massing of the addition would only be 20 meters. The goal of this height is to mitigate a transition in height from the 12-storey apartment building to the west, which contrasts sharply with the typical 2 storey buildings along Talbot Street, reaching a height of 7 stories.

Structural Issues and Demolition/Reconstruction

A Structural Site Review and Condition Assessment was completed by EXP Services Inc. This report has indicated that the overall condition of the building is poor, including the roof and superstructure, as well as the rear and side elevations. The floors and stairwells also presented concerns along with degradation of windows and openings. There have been several areas of collapse on the roof and rear elevations. The masonry facade system at the front/north elevation of the building appear to be in an average condition, with evidence of weathering, staining and cracks in the mortar joints. However, the existing bulk of the building structure would not be suitable for rehabilitation and is considered unsafe. For the complete review by exp, refer to the Appendix C of this HIA report.

Due to these major structural safety concerns, the intention is for the existing building façade along Talbot Street to be carefully removed and reconstructed to reflect the style, materials, proportion and quality of the original heritage facade and the surrounding context.

6. PROPOSED DEVELOPMENT



Images 15 + 16: 344-360 Site Plan indicating the structures to be removed and Proposed Site Plan of new construction. 344-360 Talbot To be removed and re-built. Drawings prepared by a+LiNK architecture inc., 2021.

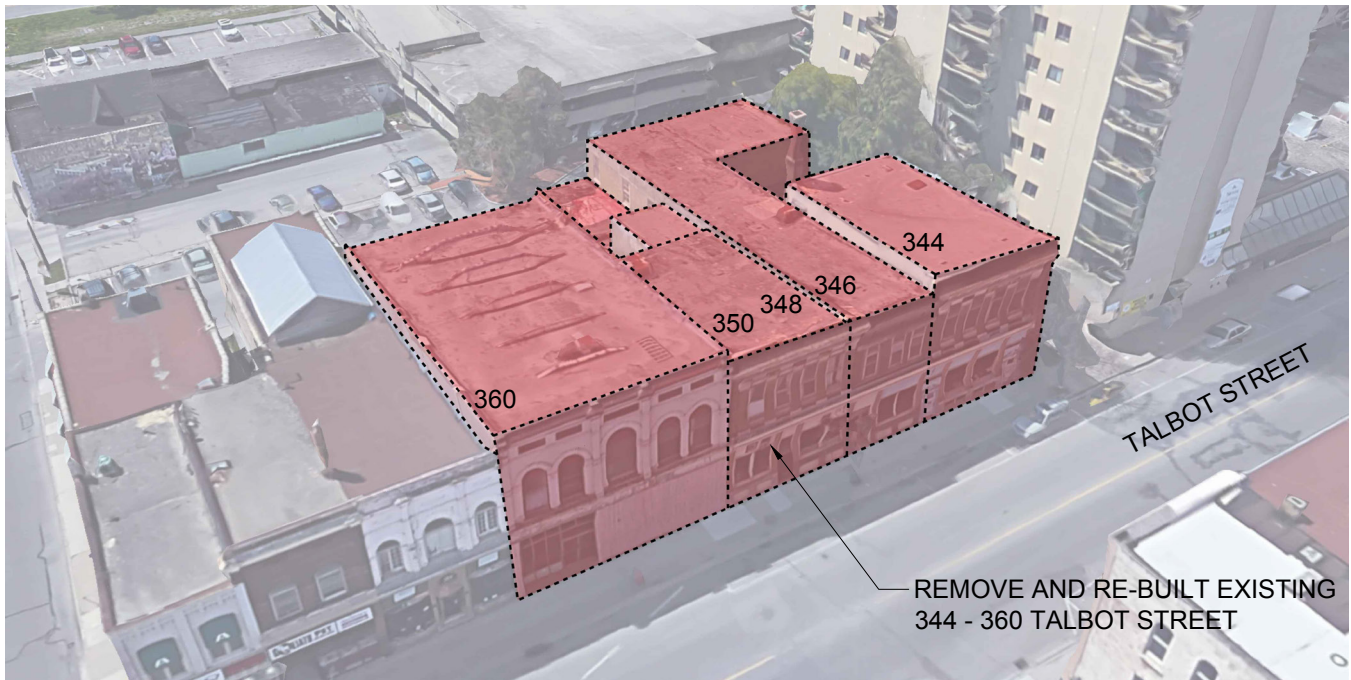


Image 17: Proposed development demolition 3D diagram for 344-360 Talbot Street. The red denotes areas of the original structures to be removed, with the original facades along Talbot Street proposed for reconstruction (images of facades) Basemap: Google Earth, 2021. Diagram prepared by a+LiNK architecture inc., 2021.

6. PROPOSED DEVELOPMENT

Proposed Massing, Form and Materials

The massing is consistent with that of the neighbourhood context in regards to elevation similarities, treatment of flat roof design, and existing site limitations. The addition will be sensitive to the existing context of the HCD, and constructed in a way that is both subordinate to, and compatible with, the existing original facades being rebuilt. The design endeavours to use materials and colours that are common to both the district, and to connect the old with the new. The principle exterior cladding of the addition is propose to be brick to maintain the existing architectural vocabulary of the heritage facades and nearby historic properties. The brick material will consider a few colour options that may vary using patterning/bands to add interest but also to discern this new addition from the original facades that are being reconstructed along Talbot Street and the surrounding area, which are more commonly brown buff brick or red brick. The scale of the residential building would be broken up with articulation of the facade through balconies along the front (upper four storeys set back and above the street level) and along the rear 7 storey facades. Large expanses of brick walls around the side and back elevations would be avoided by the provision of fenestration through windows. The sizing/proportion of the glazing would reflect the style of the surrounding context and existing buildings. Access to the residential tower would be provided from Talbot street as well as from the rear lane and along the west side laneway. All retail units on the ground floor will have direct access off of Talbot street as well as access to the rear lane. Some surface parking will be provided along the rear of the property with the possibility of parking spaces utilized within the adjacent parking structure on the southwest side of the rear service laneway.

Ultimately, improved interaction, vibrancy and harmony with the HCD are conceptual goals within the proposed development. The massing images on the following pages highlight the conceptual designs for the proposed development at 344-360 Talbot Street. At present, three options are proposed for consideration as the design is in the early schematic and massing level, Options A, B1/B2 and C. These all maintain similar approaches overall to the massing and form, with variations in the designs at rear and on the upper tower at the front (north elevation) as well as the number of units that can be accommodated. The options are highlighted in the images below and on the following page. The teal represents the massing of the new residential tower proposed for the property.

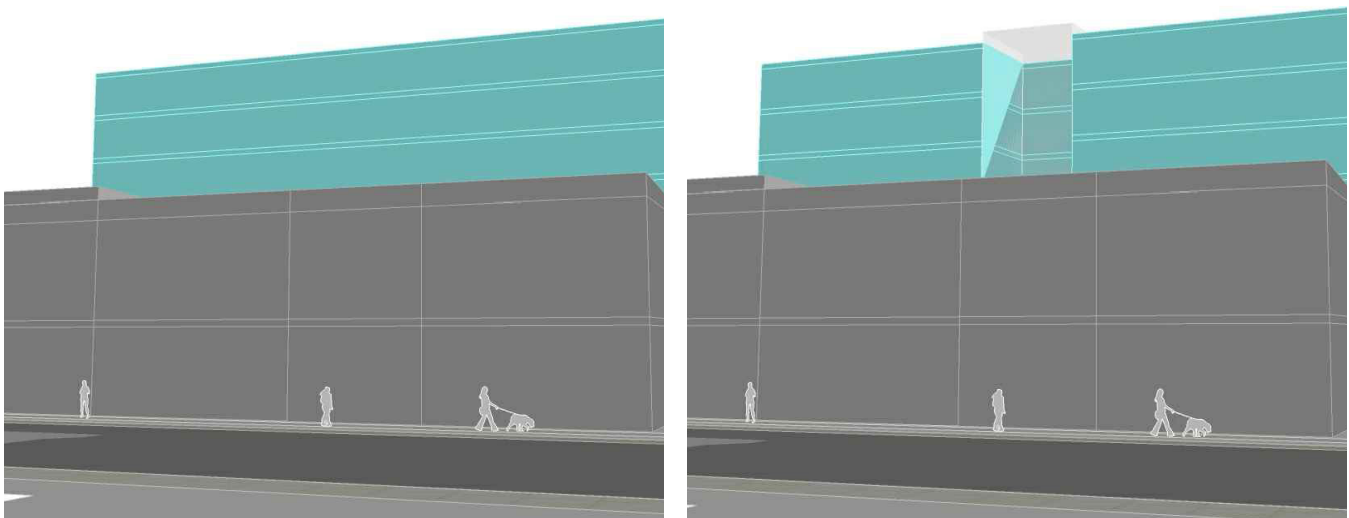


Image 18: Proposed development 3D massing diagram for 344-360 Talbot Street street facade. The grey denotes areas of the original structures proposed to be re-built and restored. The teal massing beyond indicates the proposed addition and residential tower to be constructed. Options A, B1 and C options proposed consider a similar articulation along the street corridor, with two variations in the articulation of the tower facade along Talbot Street, Option . Diagram prepared by a+LiNK architecture inc., 2021.

6. PROPOSED DEVELOPMENT

GFA - Gross Floor Area	# OF UNITS	SQ/FT
EXISTING RETAIL	-	5 610
STUDIO	7	3 211
1 BED	28	16 600
2 BED	14	15 175
CIRCULATION	-	4 385
EGRESS	-	1 350
TOTAL	49	46 330



Image 19: Option A; Proposed development conceptual 3D massing for 344-360 Talbot Street rear view (southeast). The teal massing highlights a new double-height outdoor covered space supported by large posts (wood or steel). Diagram prepared by a+LiNK architecture inc., 2021.

GFA - Gross Floor Area	# OF UNITS	SQ/FT
EXISTING RETAIL	-	5 610
STUDIO	15	7 410
1 BED	25	17 615
2 BED	11	10 960
CIRCULATION	-	3 615
EGRESS	-	2 155
TOTAL	53	47 365

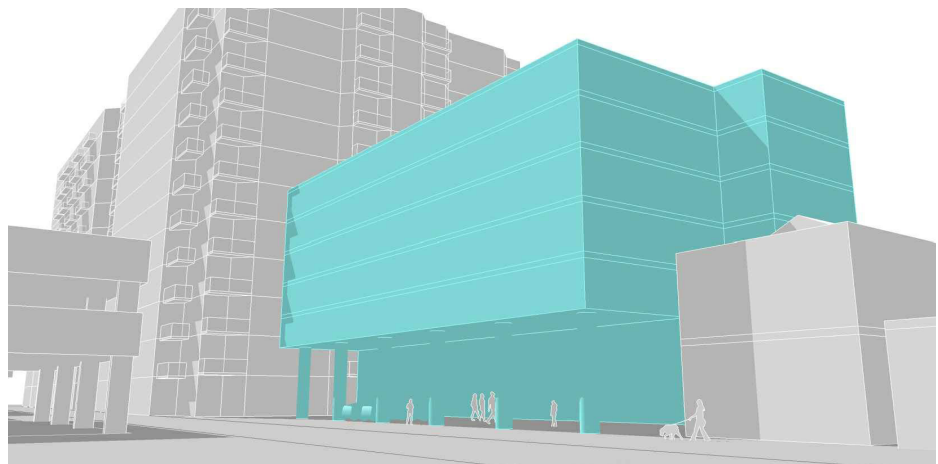


Image 20: Option B (1); Proposed development conceptual 3D massing for 344-360 Talbot Street rear view (southeast). The teal massing highlights a new single-storey outdoor covered space supported by large posts (wood or steel). This height aligns with the street level single storey. Option B(2) proposes a slightly lower single-storey covered space similar to the upper levels of the new addition. Diagram prepared by a+LiNK architecture inc., 2021.

GFA - Gross Floor Area	# OF UNITS	SQ/FT
EXISTING RETAIL	-	5 610
STUDIO	15	7 410
1 BED	25	17 615
2 BED	11	10 960
CIRCULATION	-	3 615
EGRESS	-	2 155
TOTAL	53	47 365

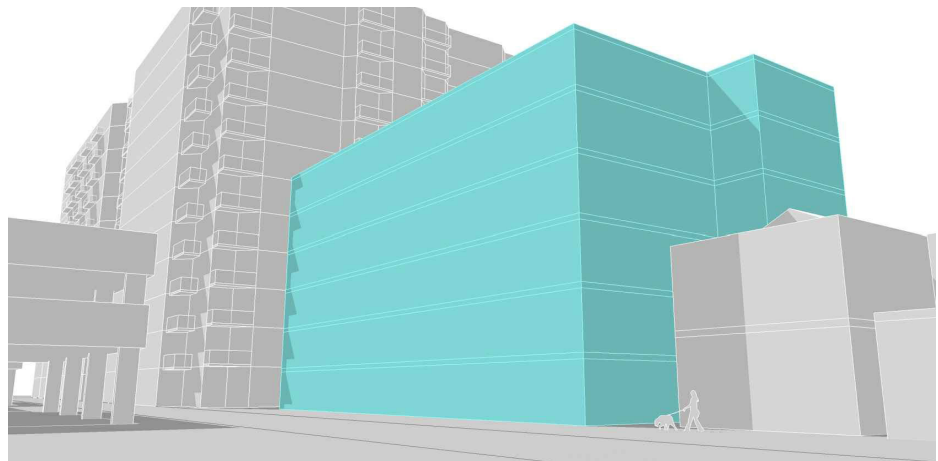


Image 21: Option C; Proposed development conceptual 3D massing for 344-360 Talbot Street rear view (southeast). The teal massing shows a proposed concept that starts at grade, creating a full urban wall along the rear laneway. Diagram prepared by a+LiNK architecture inc., 2021.

7. IMPACTS + MITIGATION: PROPOSED DEVELOPMENT

7.1 TREATMENT OF HERITAGE RESOURCES - DOWNTOWN ST. THOMAS HERITAGE CONSERVATION DISTRICT PLAN

The property located at 344-360 Talbot Street is listed as a property of Cultural Heritage Value within the HCD and on the City of St. Thomas Register of Cultural Heritage Resources. The property, however, has been altered and over time fallen into disrepair, diminishing its individual heritage value. Because it is not individually designated but is considered as a contributing resource within the HCD, it is considered of value; it contributes to the streetscape of the HCD due to its sequence, grouping, setback and alignment along the urban street wall, as well as its architectural merit as an example of Edwardian and Romanesque styles with some remaining original decorative woodwork, cornices, dentils, pilasters, fenestration organization, windows and rooflines.

Because of its listing as a Cultural Heritage Resource within the Municipality, and its designation as a contributing resource within the HCD under Part V of the OHA, a review of the impact of the proposed development at the site on the existing property is necessary.

The Downtown St. Thomas Heritage Conservation District Plan identifies policies and guidelines applicable to the proposed development at 344-360 Talbot Street, including aspects of Section 4.0 District Policies. In order to assess the impacts of the proposed development at a review of these key aspects of the HCD plan against the proposal are provided. The following is a summary of the impacts of the proposed conceptual demolition and design with specific reference to Section 4.0 of the HCD. Recommendations for mitigation are also provided for implementation in order to align with the policies and recommendations of the HCD with the goal of retaining as much of the original heritage fabric as possible. For the complete outline of all policies of the HCD, refer to the Downtown St. Thomas Heritage Conservation District Plan. Anything noted below in *Italics* are taken directly from the HCD for ease of reference.

7.1.1 DOWNTOWN ST. THOMAS HCD - SECTION 4.0 DISTRICT POLICIES

HCD 4.3 Contributing Resources - 4.3.2 Alterations

Contributing resources are properties or buildings that directly support the statement of Cultural Heritage Value or Interest and Heritage Attributes of the HCD. These buildings were constructed between the 1870s and 1930s, either as part of the commercial core or railway industry, and retain historic building fabric or heritage features that distinguish them as older buildings of a particular era, type, or place.

The boundaries of the St. Thomas HCD contain commercial and mixed-use buildings. Most the buildings have been constructed in late 19th and early 20th century. The predominant style of the buildings can be determined to be Italianate, Edwardian or vernacular. The HCD also has railway heritage lands and buildings which are important for the history and the character of the HCD.

The following sections outline the policies and guidelines to follow when making alterations and additions to contributing resources within the HCD. In general, the following process should be considered when making alterations or additions to contributing resources:

- ***(1) Protect and maintain original materials through appropriate cleaning and regular maintenance***
- ***(2) Conserve heritage value by making minimal interventions whenever possible***

7. IMPACTS + MITIGATION: PROPOSED DEVELOPMENT

- ***(3) Replace historic features in kind or with sympathetic materials when replacement is necessary***
- ***(4) Use sympathetic designs and materials that support the character of the building/ area but make new design distinguishable from historic designs when changes are required***
- ***(5) Inform restoration work with research and documentary evidence of the building's historic features (where available)***
- ***(6) Document changes and interventions when making alterations***

Within the Downtown St. Thomas HCD, there are several aspects of the existing contributing resources that are considered to be intrinsic to the character of the area. Policies and Guidelines regarding various aspects or conditions of a building that could affect the heritage of the district if alterations were completed include: *Maintenance, Setback from the Street Wall, Facade Patterns, Materials, Paint, Overcladding, Storefronts, Signage, Windows, Roofs and Parapets, Side and Rear Elevations.*

These key sections highlight the critical interventions that must be considered when planning to alter a heritage building within the Downtown St. Thomas HCD. The following provides a response to each of the six general guidelines outlined above as they apply to the proposed development at 344-360 Talbot Street, with reference to various aspects of a building that could affect the HCD, such as *Setback from the Street Wall, Materials, and Windows etc.* with consideration for the impact on the existing heritage features.

General Alterations and Additions (HCD):

- ***(1) Protect and maintain original materials through appropriate cleaning and regular maintenance***

Proposal Response and Impact:

- (1) Until this point, the building has been significantly neglected and regular routine maintenance has not been completed. As a result, major portions of the building have fallen into disrepair, decay and even collapsed beyond repair based on structural reviews by exp.

Mitigation Recommendations:

- (1) Retaining the existing heritage fabric of the street facade along Talbot Street using shoring in-place is not feasible from a cost perspective. The recommendation of this HIA is to rebuild the existing heritage facade by first dismantling the existing elements and then reconstructing it from the ground-up.
- (1) With the proposed development, retention of the original facade as the remaining heritage elements should include a rebuilding of the original structure; masonry, reinstating windows and openings, and using original materials wherever possible. Replacement of original elements with like-for-like, in-situ should be followed whenever originals cannot be reused in the reconstructed facade. A complete restoration and rehabilitation program should be implemented. Plans to return the storefront at 360 Talbot to its original 1905 condition should also be completed as part of the reconstruction of the heritage facades along Talbot Street. With the intention to rebuild the facade (utilizing original elements where possible) the longevity of the structure would then greatly improve as the reconstruction would rehabilitate the structure, renewing its lifespan. Efforts should be maintained to ensure the facade is reconstructed in a similar manner to the original, but with a routine maintenance program in place to monitor it over time, perform regular maintenance and appropriately clean the facade as needed. These align with the policies of the HCD, and the Standards for conservation, as outlined in *The Standards and Guidelines for the Conservation of Historic Places in Canada, and the Ministry of Heritage, Sport, Tourism and Culture's Eight Guiding Principles in the Conservation of Historical Properties.*

7. IMPACTS + MITIGATION: PROPOSED DEVELOPMENT

General Alterations and Additions (HCD):

- ***(2) Conserve heritage value by making minimal interventions whenever possible***

Proposal Response and Impact:

- (2) Structural assessments of the property indicate that the existing structure at 344-360 Talbot Street is in poor condition. Overall, the rehabilitation of the existing building is not possible as part of the proposed development.

Mitigation Recommendations:

- (2) As an alternative to demolition and salvaging of the existing heritage fabric, a rehabilitation plan to reconstruct and reinstate as much of the original facade as possible should be implemented. The existing building facades and heritage elements, in the recommended approach, would be thoroughly documented, and carefully dismantled. Selective elements of the original heritage facade would then be retained and reinstated in the reconstruction, which should occur from the ground up. While 344-350 Talbot Street would aim to follow this method, 360 Talbot Street has undergone alterations to the street level. These mid-century modern elements would be removed entirely, and any remaining original heritage elements carefully salvaged. The reconstruction of the facade for 360 Talbot Street would reflect the original design of the historic fabric to the early 1900's. Any heritage elements or existing original elements that cannot be re-used throughout the entire facade system of 344-360 Talbot Street would be re-built or recreated to match the former original elements in situ, with like-for-like using similar profiles, materials, shape, form and size. Areas requiring repainting would be completed and new brick masonry chosen to match the original. This intervention prevents the complete loss of heritage fabric if the buildings were demolished and the street facades not reconstructed.
- Overall, the proposal should strive to consider alterations and interventions only where necessary to accommodate the replacement elements of the heritage facade at the street that cannot be removed and reinstated, and ensuring the reconstruction of the facade follows the policies and guidelines for the conservation of built heritage, including Parks Canada's, The Standards and Guidelines for the Conservation of Historic Places, and the Ministry of Heritage, Sport, Tourism and Culture's Eight Guiding Principles in the Conservation of Historical Properties.

General Alterations and Additions (HCD):

- ***(3) Replace historic features in kind or with sympathetic materials when replacement is necessary***

Proposal Response and Impact:

- (3) The proposed development proposes to dismantle the existing heritage fabric and rebuilt it as part of the rehabilitation of the historic 2 storey facade at 344-360 Talbot Street. This aligns with the policies and guidelines of the Downtown St. Thomas HCD.

Mitigation Recommendations:

- (3) Any replacement of historic features such as original windows, doors and masonry or wood with dutchman should be done using in kind or like materials, similar in form, shape, profile and size to the original elements being replaced. Storefronts, signage and windows should be re-installed in situ as long as they are in good condition and/or can be repaired and restored. Replacement of these elements should only be considered if they are not fit for re-use, at which point they would be salvaged and stored. A masonry and window/door and wood element conservation assessment should be proposed as part of this work and completed to ascertain the condition of the existing elements. This will help identify those elements that can be retained for reconstruction, versus those elements that would be replaced and re-built with in kind or sympathetic materials as part of the facade reconstruction, rehabilitation and restoration project. The storefront of 360 Talbot Street that is a later

7. IMPACTS + MITIGATION: PROPOSED DEVELOPMENT

addition should be removed and the former storefront reconstructed to more closely resemble the original storefront, windows and entrances of the building using like or sympathetic materials if the originals cannot be utilized.

General Alterations and Additions:

- ***(4) Use sympathetic designs and materials that support the character of the building / area but make new design distinguishable from historic designs when changes are required***

Proposal Response and Impact:

- (4) The proposed reconstruction of the exterior facade along Talbot Street considers sympathetic designs and materials that support the character of the building and area.

Mitigation Recommendations:

- (4) Any new design elements proposed should be distinguishable from the original ones kept, but those that are being replicated should be done so in a way that blends it into the historic fabric but makes it discernible from the original elements.

General Alterations and Additions:

- ***(5) Inform restoration work with research and documentary evidence of the building's historic features (where available)***

Proposal Response and Impact:

- (5) The proposed development seeks to include and retain the original heritage features and fabric within the project, through reconstruction of the original facade along Talbot Street. This facade would be the face of the project along Talbot Street and tie into the Downtown St. Thomas Heritage Conservation District and its heritage elements.

Mitigation Recommendations:

- (5) Prior to deconstruction and removal, the existing heritage facade, including heritage elements should be properly documented and salvaged. Any elements that cannot be salvaged should be replicated using images, research and the documentation carried out to create the new facade and elements, including the reinstatement of any existing elements in-situ during reconstruction (from the ground up). Historical research should be carried out to recreate elements that are no longer present on the facade at the time of dismantling it to ensure that the accurate representation of the original elements can be properly created and installed (if possible) within the newly rebuilt facade. Restoration of windows, doors and other decorative elements may require a heritage conservation specialist to assist in this process.

General Alterations and Additions:

- ***(6) Document changes and interventions when making alterations***

Proposal Response and Impact:

- (6) The proposal seeks to include heritage elements and fabric as part of the proposed development, and follow the policies and guidelines set out in the Downtown St. Thomas HCD to protect the heritage elements of the property.

7. IMPACTS + MITIGATION: PROPOSED DEVELOPMENT

Mitigation Recommendations:

- (6) The first step of the process should involve careful and detailed documentation of the existing facade, and all elements being removed noted. When the facade is reconstructed, the original heritage elements that are suitable for restoration and re-installment within the facade should be included, alongside any new interventions and changes necessitated to create a reconstructed facade along Talbot Street.

HCD - 4.3. Contributing Resources: 4.3.3 Additions

Ensuring that alterations are mindful and complementary of existing heritage fabric is essential to the survival of the heritage value in the context of an HCD. Respecting scale and form, while being complementary to the original building, are key components to a successful and contemporary addition to a heritage building. Guidelines for considering additions are provided below with a review of the impacts of the proposed development at 344-360 Talbot Street in light of these elements.

4.3.3.1 Height

Policies

- ***Design additions to contributing resources to an appropriate height to contributing properties, no greater than the height of the existing building frontage on Talbot Street.***

Guidelines

- ***Rear additions may contain additional storeys only if they are set back at least five meters from the front building line. Additional storeys should not be greater than half of the original building's height (e.g. for two storey buildings, additions may extend one storey above the existing roofline, for a total of three storeys).***

Proposal Response and Impact:

The addition of the proposed development will be respectful of the original height of the heritage elements- the building facade along Talbot Street and the roofline will be the same and consistent to the original height of the former building. It will be set back to the original depth of the 2 storey heritage buildings utilizing the datum line of 344 Talbot Street where the west elevation along the west laneway ends, at which point the rear addition will step up approximately 3-4 stories, based on the allowable zoning of 45 meters but far below the height of the existing adjacent residential tower.

Mitigation Recommendations:

Due to the nature of the structural issues that necessitate the removal of the majority of the existing building, the addition should propose to include the reconstruction of the existing heritage facade along Talbot Street, tying in the addition beyond it while retaining the original heritage fabric of the building. The addition should begin directly behind the reconstructed original facade to the north of the site along Talbot Street and comprise the extents of the east and west portions of the site, with the south elevation allowing for some potential space for parking below the addition and pedestrian access.

7. IMPACTS + MITIGATION: PROPOSED DEVELOPMENT

4.3.3.2 Massing

Policies

- ***Design massing for new additions that is subordinate to the existing building. Additions should not cover or overwhelm the original structure.***
- ***Locate additions to contributing buildings at the back of the building***
- ***Use shapes and massing that are compatible with the historic building and create a harmonious look with the surrounding buildings***

Proposal Response and Impact:

The proposed addition will not overwhelm the original structure and is considerate of the size and scale of the heritage buildings within the area; stepping back and up, the proposed addition maintains a sensitive massing and form. The massing form is rectangular and reminiscent of the original buildings and surrounding context of structures along Talbot Street. Existing shadows due to the adjacent residential tower to the west of the property already contribute to the majority of the shadows experienced by the existing heritage buildings. Shadows from the proposed addition would have little impact on the heritage elements. Refer to the Shadow Study on pages 31-32.

Mitigation Recommendations:

The addition should be located behind the reconstructed heritage facade and to the rear of the building. The heritage facade should take precedence on the street, comprising as much of the original heritage fabric as possible, with the massing of the addition concealed to the rear of the property as much as possible.

4.3.3.3 Materials

Policies

- ***Preserve original material when designing additions and minimize the removal of original building structure and materials***
- ***Choose materials on additions that are distinguishable as contemporary design, and do not mimic historic architecture but complement its character***

Proposal Response and Impact:

The proposed addition considers the retention of the original facade through reconstruction as part of the project. The addition would be primarily comprised of brick, using contemporary colours and patterns to discern from the original heritage elements reinstalled through the rebuilding of the facade, and will also complement the original character of the property at 344-360 Talbot Street, and within the district as a whole. The addition highlights the symmetry of the original buildings and creates balanced facades along the south, west and north elevations with the introduction of contemporary glazing, windows and entrances as well as balconies that provide articulation in the facades. The proposal recognizes the importance of the streetscape and the visibility of the building from both Talbot Street and along the service laneway to the west.

Mitigation Recommendations:

The original heritage facade should be carefully dismantled and stored until appropriate time to begin reconstruction. As much of the original heritage fabric should be preserved as possible for the rebuilding of the new facade. Restoration work on any original elements being reused and reinstalled should also be completed, including heritage masonry, windows, doors and decorative wood elements, rooflines, corbels and dentils, as these are considered of heritage value within the Downtown St. Thomas HCD. Consideration of the impact of the addition and how it connects to the reconstructed heritage facade should also be reviewed as details of the project progress.

7. IMPACTS + MITIGATION: PROPOSED DEVELOPMENT

HCD 4.5 Demolition - 4.35.1 Demolition of Contributing Buildings

The City of St. Thomas is committed to conserving the heritage attributes of the HCD. Therefore, the demolition of contributing buildings within the heritage conservation district is strongly discouraged. Conserve, maintain and restore contributing buildings instead of allowing them to deteriorate. Demolition by neglect is not acceptable.

Policies

- ***Permit demolition of contributing buildings within the district only under extenuating circumstances such as catastrophic damage from fire, flood or other natural disasters, or structural instability. If a property owner proposes the demolition of a contributing building, council may consider the application. The application must be accompanied by a Heritage Impact Assessment (HIA) prepared by a qualified heritage professional and member of the Canadian Association of Heritage Professionals that outlines potential impacts to the heritage resources and heritage attributes of the HCD. The HIA shall contain mitigation measures where adverse impacts are anticipated. Council has the authority to refuse applications for demolition if they determine demolition does not support the goals and objectives of the HCD Plan, or if the demolition poses adverse impact on the heritage attributes of an individual property or the district heritage attributes.***
- ***Adhere to the HCD policies and guidelines for new construction if a new building is proposed for the site of the property to be demolished***

Guidelines

- ***Document buildings prior to demolition, if demolition is approved by Council. Documentation can be achieved through written/photographic form for deposition in municipal archives. Consideration shall be given to salvaging materials from the building to be demolished, and where possible, reusing the salvaged materials in future construction or site features.***
- ***Encourage commemorative or interpretive features, such as plaques or panels at the site where contributing buildings are demolished, particularly if the HIA identifies a significant person, event, group, organization, or theme associated with the property.***

Proposal Impact (Alterations):

- Overall, the proposal strives to consider the original heritage fabric through reconstruction of the original facade, while also balancing the issue of safety and structural concerns.

Mitigation Recommendations:

- The removal and reconstruction of the heritage facade is recommended as the cost to shore the existing facade in place is not feasible. In order to create a safe and stable structure for future use on the site while retaining as much of the existing heritage fabric and contributing heritage elements as possible, careful documentation, removal, restoration and reconstruction of the original heritage fabric, and reinsertion of as many heritage features as possible should be pursued. In any instance where the original elements cannot be salvaged for the reconstruction, replicas should be made using similar materials, profiles, shapes, form and sizes wherever possible, installing these in-situ (in the original former location). These new elements should be replicated and reconstructed, ensuring that any new elements are discernible from original heritage fabric but blend together so that it is seamless overall and can be identified under close inspection. Documentation of the original building should be carried out by a qualified heritage professional prior to any removal of heritage fabric using written and photographic recordings and any elements that can be salvaged carefully stored in a storage facility with temperature and humidity controls.

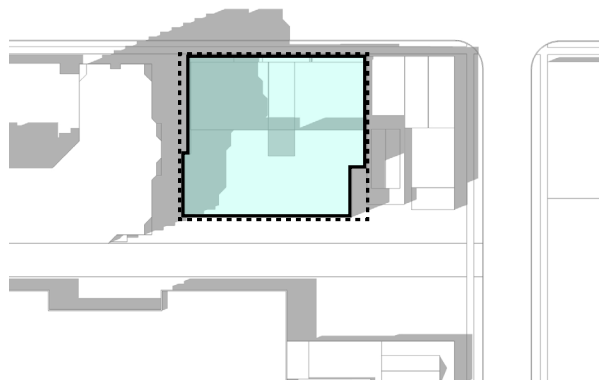
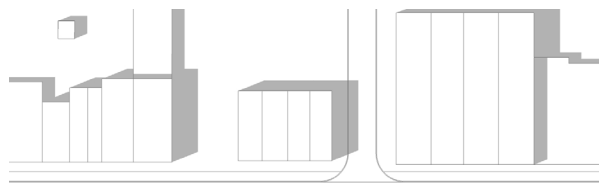
7. IMPACTS + MITIGATION: PROPOSED DEVELOPMENT

SUN STUDY

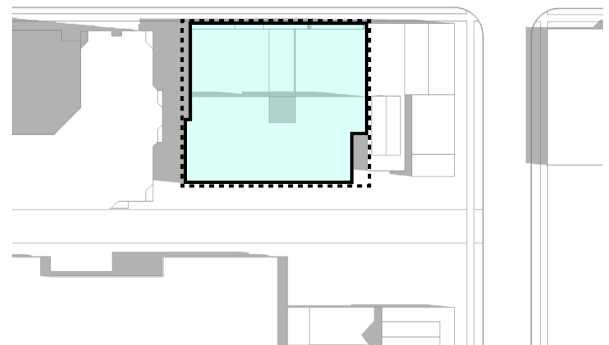
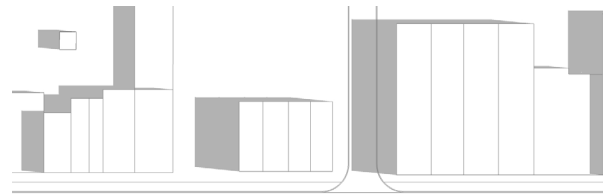
June 21 - Summer Solstice

Images c/o a+LiNK architecture inc.

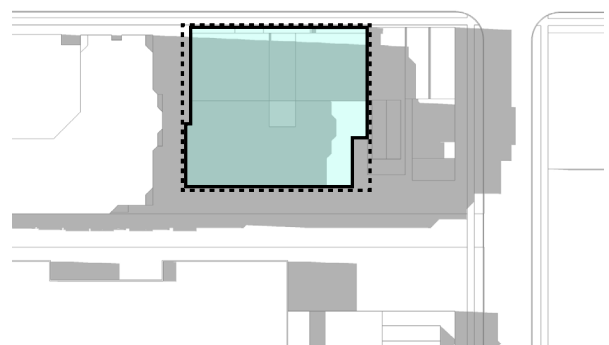
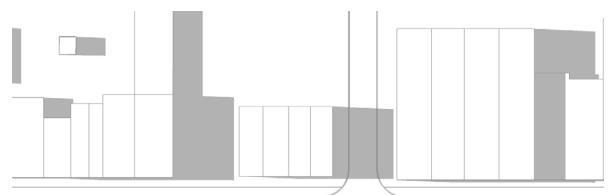
With the sun at the highest position in the sky, the proposed residential addition cast low shadows throughout the day, with some minimal shadows experienced on the roof and within the interior side yard during the west evening sun around 4pm, when the sun begins to set. The tower to the west of the property casts significant shadows at present, which will continue even with the construction of the new addition.



2:00pm



8:00am



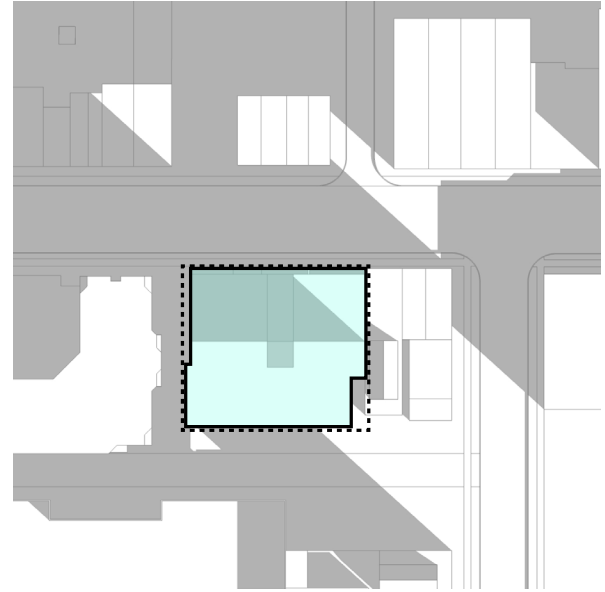
4:00pm

7. IMPACTS + MITIGATION: PROPOSED DEVELOPMENT

SUN STUDY

December 21 - Winter Solstice
Images from a+LiNK architecture inc.

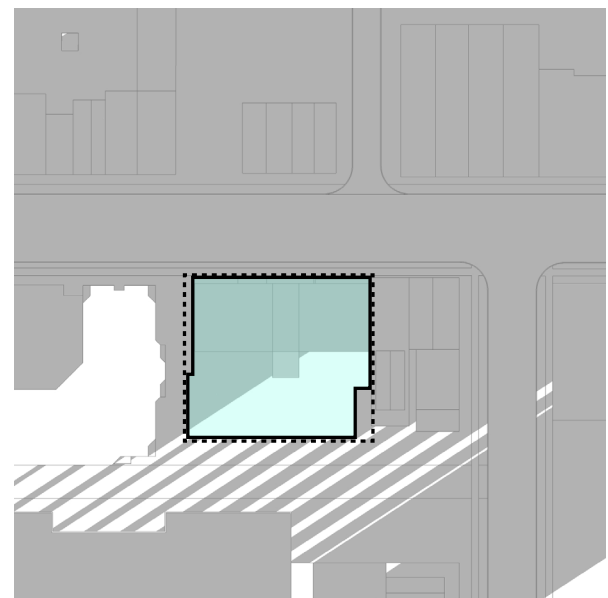
With the sun at the lowest elevation in the sky during the winter solstice, the existing building and the proposed addition are both in shade cast by shadows the adjacent residential tower. The rear addition does cast some addition shadows onto the north portion of the project, but the heritage facade will experience little impact as the shadows it experiences have been a condition of the building since inception due to the north-facing facade and since the tower adjacent was constructed. The proposed rear addition will not have a major impact of the heritage fabric through shading.



8:00am



2:00pm



4:00pm

8. RESOURCES

Government Documents

1. Her Majesty the Queen in Right of Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.
2. Ministry of Municipal Affairs and Housing. *Ontario Provincial Policy Statement, Under the Planning Act*. 2014.
3. Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*. 'Info Sheet #5, Heritage Impact Assessments and Conservation Plans.' 2005.
4. Ontario Heritage Trust. *Ontario Heritage Act, R.S.O. 1990 c. O.18: Part IV and V Designated Properties*. Version July 1, 2019.
5. Ontario Heritage Trust. Ontario Heritage Register: Part V Designating By-Law 100-2018 Downtown St. Thomas Heritage Conservation District. August 13, 2018. Retrieved April 2021.

Municipal Documents

1. City of St. Thomas - *Municipal Register of Cultural Heritage Properties Non-Designated*.
2. Player, Diana. *Down the Street to Yesterday*. St. Thomas Local Architectural Conservancy Advisory Committee. 2000.
3. Stantec, a+LiNK architecture inc. *Downtown St. Thomas Heritage Conservation District Plan*. For the City of St Thomas. April 2018.

Other

1. Map Images: *St. Thomas, Ontario*. 2018-2021. Google Maps, <https://www.google.ca/maps/place/St.Thomas+ON>
2. a+LiNK architecture inc. *Drawings: Proposed Site Plan and Conceptual 3D Renderings*. 2021.
3. a+LiNK architecture inc. *Shadow Study*. 2021.

9. APPENDICES

- APPENDIX A - *Part V Designating By-Law 100-2018
Downtown St. Thomas Heritage Conservation District*
Ontario Heritage Register, Ontario Heritage Trust,
August 13, 2018, Retrieved April 2021
- APPENDIX B *Cultural Heritage Resources - Non-Designated,
344-360 Talbot Street*
Municipal Registry
City of St Thomas
- APPENDIX C Structural Site Review and Condition Assessment
exp engineers, April 12, 2021
- APPENDIX D *Proposed Drawings: Proposed Site Plan and Conceptual 3D
Renderings*
a+LiNK Architecture Inc., 2021
- APPENDIX E *Shadow Study* - a+LiNK Architecture Inc., 2021

a+LiNK
architecture inc.
preserve + create + sustain

APPENDIX A

Part V Designating By-Law 100-2018, Downtown St. Thomas Heritage Conservation District

Ontario Heritage Register, Ontario Heritage Trust, August 13, 2018, Retrieved April 2021.

(NOTE - Schedule 2 - HCD not included in appendices)

CITY OF ST. THOMAS

BY-LAW NO. 100-2018

**A By-law to Adopt the Downtown Heritage Conservation District Plan
and Designate a Heritage Conservation District Known as
the Downtown St. Thomas Heritage Conservation District.**

WHEREAS pursuant to Subsection 41. (1) of *the Ontario Heritage Act*. R.S.O.1990, c 0/18, the Council of the municipality may by by-law designate the municipality or any defined area thereof as a heritage conservation district;

AND WHEREAS pursuant to Subsection 41.1 (1) of *the Ontario Heritage Act*. R.S.O. 1990, c 0/18, the Council of the municipality may by by-law adopt a Plan for the heritage conservation district;

AND WHEREAS the Official Plan for the City of St. Thomas contains policies relating to the establishment of heritage conservation districts;

AND WHEREAS it is intended to designate the area defined by the by-law as a heritage conservation district;

AND WHEREAS it is intended to adopt the Downtown St. Thomas Heritage Conservation District Plan;

**THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS ENACTS AS
FOLLOWS:**

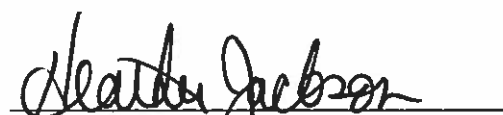
1. The area shown on Schedule "1" hereto annexed and forming part of this by-law is hereby designated as a Heritage Conservation District.
2. The Downtown St. Thomas Heritage Conservation District Plan, attached as Schedule "2" is hereby adopted.
3. This by-law shall come into force in accordance with Section 41 of *The Ontario Heritage Act*, R.S.O. 1990, either on the day following the last day of the prescribed appeal period or as otherwise provided by subsection 41(10) of the Act.

READ a First and Second time this 13th day of August, 2018.

READ a Third time and FINALLY PASSED this 13th day of August, 2018.

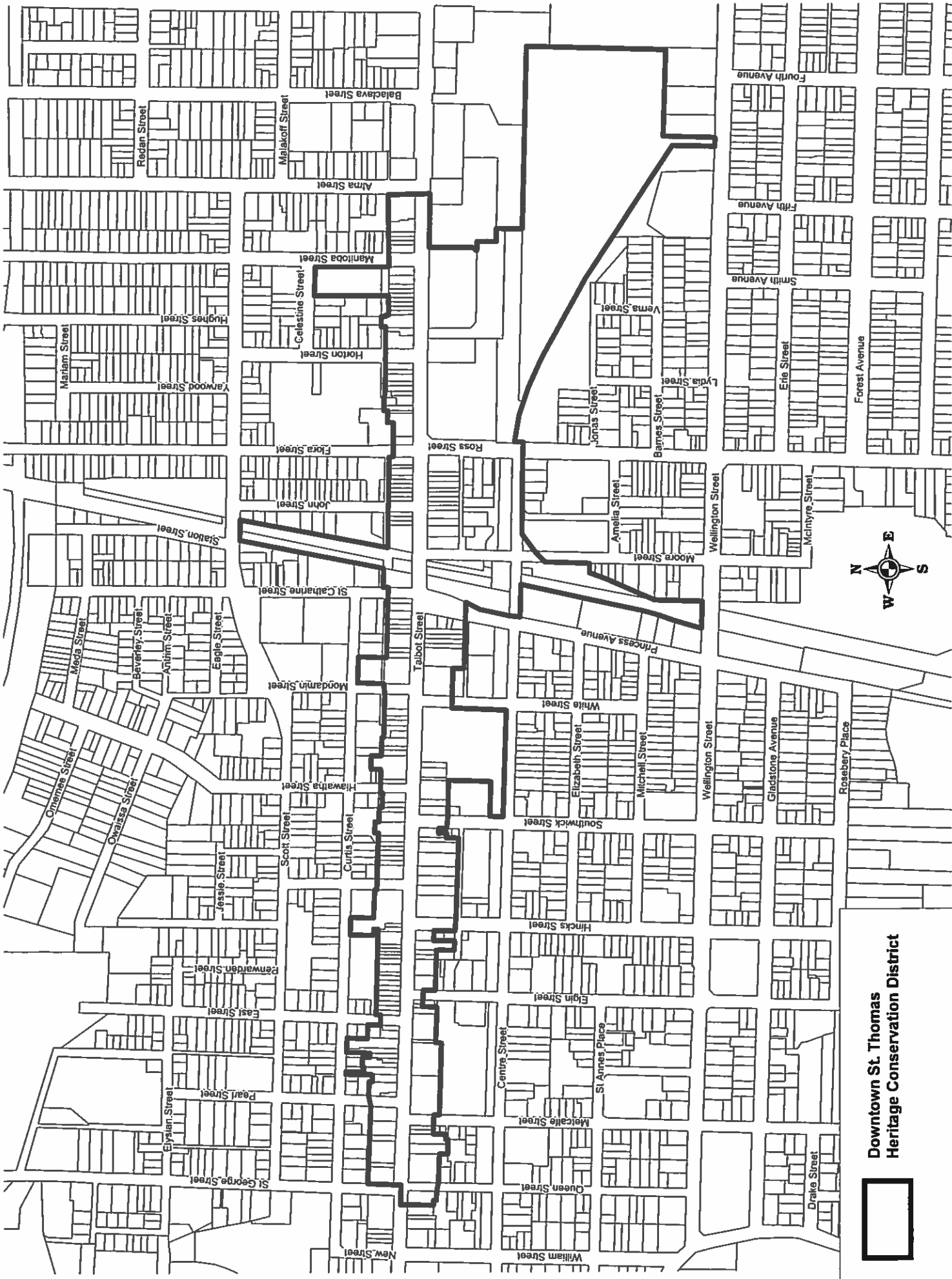


Maria Konefal, City Clerk



Heather Jackson, Mayor

Location Plan



This is Schedule "1" to By-Law 100-2018
 Passed this 13th Day of August, 2018.


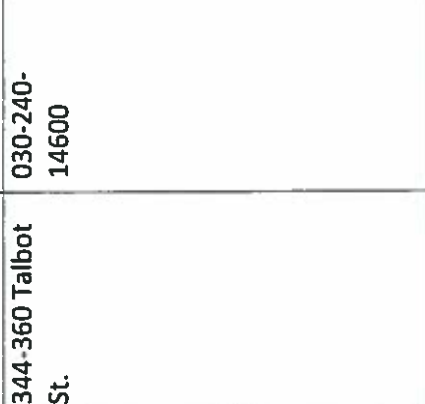




Maria Konefal
 Maria Konefal, City Clerk

Heather Jackson
 Heather Jackson, Mayor

Schedule "2" – Downtown St. Thomas Heritage Conservation District Plan

APPENDIX B

Cultural Heritage Resources - Non-Designated, 344-360 Talbot Street, Municipal Registry
City of St Thomas

	<p>288 Talbot St.</p>	<p>030-240-13700</p>	<p>Jay Patry Enterprises 2247171 Ontario Inc.</p>	<p>Feb 19, 2013</p>	<p>ADM-08-13</p>		<p>Built in 1880, was Roadnight's Hotel and Hotel Albany.</p>
	<p>344-360 Talbot St.</p>	<p>030-240-14600</p>	<p>2247171 Ontario Inc.</p>	<p>Feb 19, 2013</p>	<p>ADM-08-13</p>		<p>Built in 1891, was Provincial Provident Institute, George T. Claris Brokers and The Municipal World. 360 was built in 1905 and included Misses Crandell Dressmakers, Robert Housley Broker and Andrew Clarke Real Estate.</p>
	<p>364-366 Talbot St.</p>	<p>030-240-14900</p>	<p>Dale & Christie Brown</p>	<p>Feb 19, 2013</p>	<p>ADM-08-13</p>		<p>Built in 1885, was the Carriage Trimming Shop, Wagon Shop and Blacksmith, William Copeman Carriages, London Free Press and Huron and Erie Loans.</p>
	<p>368 Talbot St.</p>	<p>030-240-15000</p>	<p>Dagmar Wendt and Ruben Vega</p>	<p>Feb 19, 2013</p>	<p>ADM-08-13</p>		<p>Built in 1905, was Youmans Undertakers, Youmans Insurances and Isaac Cassis Fruits.</p>
	<p>370 Talbot St.</p>	<p>030-240-15100</p>	<p>1724873 Ontario Limited</p>	<p>Feb 19, 2013</p>	<p>ADM-08-13</p>		<p>Built in 1893, was Robert Pincombe Butcher, Pincombe Brothers Butchers, H.T. Pincombe Meats and Pincombe Real Estate.</p>
	<p>247-251 Talbot St.</p>	<p>010-010-15500</p>	<p>2612571 Ontario Inc.</p>	<p>Feb 19, 2013</p>	<p>ADM-08-13</p>		<p>Built in 1871-1874, first two bays by Joseph McAdams, second half by John McLean. There is strong street presence, 2nd floor slender arched windows and the site of renowned historical and art societies. Companies included: McAdams Grocers, Manual Training Public School, Griffin Dry Goods, Stephen Corbett Boots, Locke and McLachlin Auctioneers, John McLean Barrister and Womens Art Association.</p>

APPENDIX C

Structural Site Review and Condition Assessment - exp engineers, April 12, 2021



1266 South Service Road
Unit C1-1 Stoney Creek, ON L8E 5R9 CANADA
T: 905.525.6069 • www.exp.com

April 12, 2021

VIA E-MAIL
(adam@thegeofocusgroup.com)

2247171 Ontario Inc.
c/o The GeoFocus Group
29 – 111 Zenway Blvd.
Vaughan, ON L4H 3H9
Attention: Adam Altobelli

Project: Structural Site Review Report – 344-360 Talbot St, St Thomas, ON
EXP Project No.: HAM-21007239-A0

Subject: Structural Site Review & Condition Assessment

Dear Sir:

On Tuesday April 5th, 2021 EXP Services Inc visited the site at 344 – 360 Talbot St, St. Thomas, Ontario to review the structural condition of each of the respective units of the noted address. The attendees at the site were the below undersigned. The visit was requested by the The GeoFocus Group on behalf of 2247171 Ontario Inc., with the purpose to identify the current structural state of the buildings for future use or upgrade.

The assessment consisted of an on-site visual walk-through and review of the structural components visible and accessible from a ground vantage point. Due to the nature of the review and the state of the building, there may be conditions which may be unexpected or encountered that may have not been explored as in depth within the scope of this report.

Existing Structural Systems:

Units 344 – 360 are attached two – storey mixed use units with one basement level. The age of the structure was not identified at the time of the review however it appears that the buildings would be between 60 – 100 years old. As a result, each of the units appears to have gone through many renovations and alterations throughout its history.

The main structural composition involves load bearing timber floor framing supported on timber framed stud walls and masonry shared party walls. Where visible, the floor framing of the ground and second floor appeared to be 2 x 12 sawn timber at approximately 16” spacing. The masonry walls separating the units in many cases were shared party walls, built up of brick masonry, measuring 13 ½” in width. Within units, timber framing was measured to be 2 x 6 sawn timber stud walls. Stud walls were spanning significant floor to floor heights without timber blocking in visible areas.

Within each of the units it appeared that the framing was altered or additions were made to the original structure. These areas were mainly structural steel framing supporting timber floor framing.

Within the basement, the ground floor timber framing was supported by a rubble foundation (beneath masonry party walls) and timber framing (beam and columns) that were sawn timber of varying sizes and shapes.

It is our assumption that the roof structure is timber framing, however given that all ceilings were still in place at the time of review it was not clear to determine the framing type (long span truss or roof joist.)

The exterior of the building, including façade system, is a brick masonry structure. Over the years, various renovations and infills to windows are apparent throughout the units.

Observations:

In general, the building and identified units are in **highly poor condition**. It appears that the building has been either abandoned or condemned for many years. It is clear that there are no mechanical HVAC systems or piping that is functioning within the building. Furthermore, there are very large openings and failures in the building facade, windows and doors that are allowing exterior elements to infiltrate and continuously damage the building.

The following are structural observations made during our site review:

1. From our inspection of some lower roof areas, the roof appears to be considerably beyond its service length and there are significant failures. In addition, there are large debris, and dirt build up on the roof because of a lack of proper functioning roof drains (Photograph 2.)
2. The poor condition of the roof has likely contributed to several roof structure collapses. At the time of our review there were 5 locations where we identified structural collapse of the roof structure. These collapses have also led to visible signs of water ingress into the building (Photograph 3.)
3. The masonry façade system at the frontage of the building appeared to be in average condition. In general, there were some cracking within the mortar joints and considerable weathering and staining to the bricks (Photograph 9.)
4. Along the north side of the building, the masonry façade also appeared to be in average condition. Similar to the front façade, there appeared to be mortar joint cracking and considerable weathering and staining to the bricks.
5. Along the back side of the building, the masonry façade system has shown several areas of collapse. In one area, a collapse has left a large opening in the exterior wall. The area is un-shored and poses a significant safety concern. The area has been fenced off (Photographs 1, 13.)
6. Above the roof, there appears to be an addition to the existing chimney which appears to be in poor condition. The top of the chimney appears to have many loose bricks that may have fallen on to the

lower roof. This may pose a safety concern if the chimney's condition continues to deteriorate (Photograph 4.)

7. All additional façade elements including windows, doors, and paneling are all in very poor condition and should be replaced. In many areas the paneling appears to have failed and a past owner has patched it with plywood (Photograph 5, 10.)
8. Many openings through both load bearing timber and masonry walls appear to have been completed without the appropriate lintel design (Photograph 12.)
9. In several areas the second floor framing composition has been altered. In two (2) specific areas it was visible that the floor framing joists were not tight to the underside of the floor. The joists were "hovering" in mid air and not directly supporting the floor.
10. There are existing stairwells from ground floor to access the basement (in each unit), these stairs are unsafe and not designed according to acceptable building code.
11. There are existing stair wells from ground floor to second floor, these stairs are also unsafe. The stair has experienced significant movement and stair treads slope down. The handrails are very low and also very loose.
12. The floor composition in many areas was not visible at the time of the review. Most of the areas had moist carpet or floor finishes had covered the timber planks.
13. Similar to the floor composition, the roof structure was not visible as a result of ceilings being installed, however there was clear evidence of roof leaks through soaked ceiling tiles (Photograph 11.)

Additional photos of similar conditions have been identified in Appendix A. In addition, a database of all photos taken during our review has been downloaded and saved on our EXP server.

Summary and Conclusions:

In our opinion, based on the site condition review, the existing units from 344 – 360 Talbot St are in a **very poor and unserviceable condition**. The state of the building poses a life safety concern and without considerable restoration and renovation should not be used or habited by the community. Further to the interior of the building, the area to the back side of the building should be properly secured and brick shored up, as it poses a safety concern to the exterior community.

The building has sat for several years, without maintenance, in an un-heated state and left exposed to water ingress and exposed to freezing temperatures. The impact to the structure is evident with multiple collapses, sagging of floor framing and other unsafe conditions. Beyond the impact to the overall structural impacts, there will be significant underlying issues such as mold and additional remediation within wall and ceiling spaces. **The building requires immediate action**. If the building is left in this state for a continued time frame the impacts to the structure will continue to deteriorate and likely experience continued collapses and additional safety concerns.

It is our opinion that the existing structure can not be salvaged without extensive review, analysis and testing. In addition, the remediation of all designated substances within the building will need to be assessed,

investigated, and removed. The building will require a new HVAC system in order to keep the structure heated and upgrades to all façade and roof systems to protect against the exterior elements. The cost to complete this remediation, upgrades, and all analysis will likely outweigh the cost of re-building the units from the ground up. A suggested method of action going forward would be to demolish the existing buildings and re-build the units with modern day construction methods.

We hope this letter fulfills your requirements, feel free to contact the undersigned for further information.

Best regards,



Paolo Marcello, M.Eng., P.Eng.
Manager Buildings Division - Hamilton

Shamim Zubery, P.Eng.
Lead Structural Engineer - Hamilton

Enclosure
Appendix A – Site Review Photographs

cc: L. Scott



Appendix A – Site Review Photographs





Photograph 1 – Back of Building: Collapse of Brick Facade



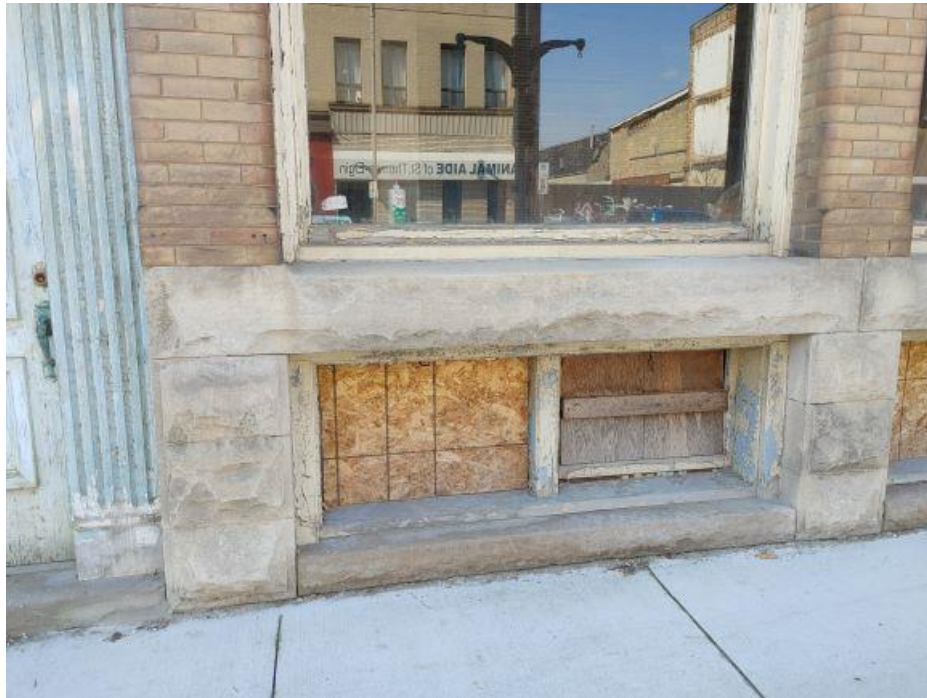
Photograph 2 – Low Roof: Debris and Abandoned Roof top Unit



Photograph 3 – Roof Collapse on Low Roof



Photograph 4 – Damaged Chimney



Photograph 5 – Frontage of Building: Damaged Panelling Replaced with Plywood



Photograph 6 – Renovation in Unit 360: Level 2 Framing Removed – Masonry Wall Unbraced at Level 2





Photograph 7: Additional Façade Collapses on Back of Building



Photograph 8: Roof Framing Sagging at Unit 360 and Roof Leak at Midspan



Photograph 9: Boarded Up Windows with Plywood at Frontage of Building



Photograph 10: Damaged window frame (Typical)



Photograph 11: Evidence of Many Roof Leaks



Photograph 12: Opening Through Brick Wall Without Proper Lintel



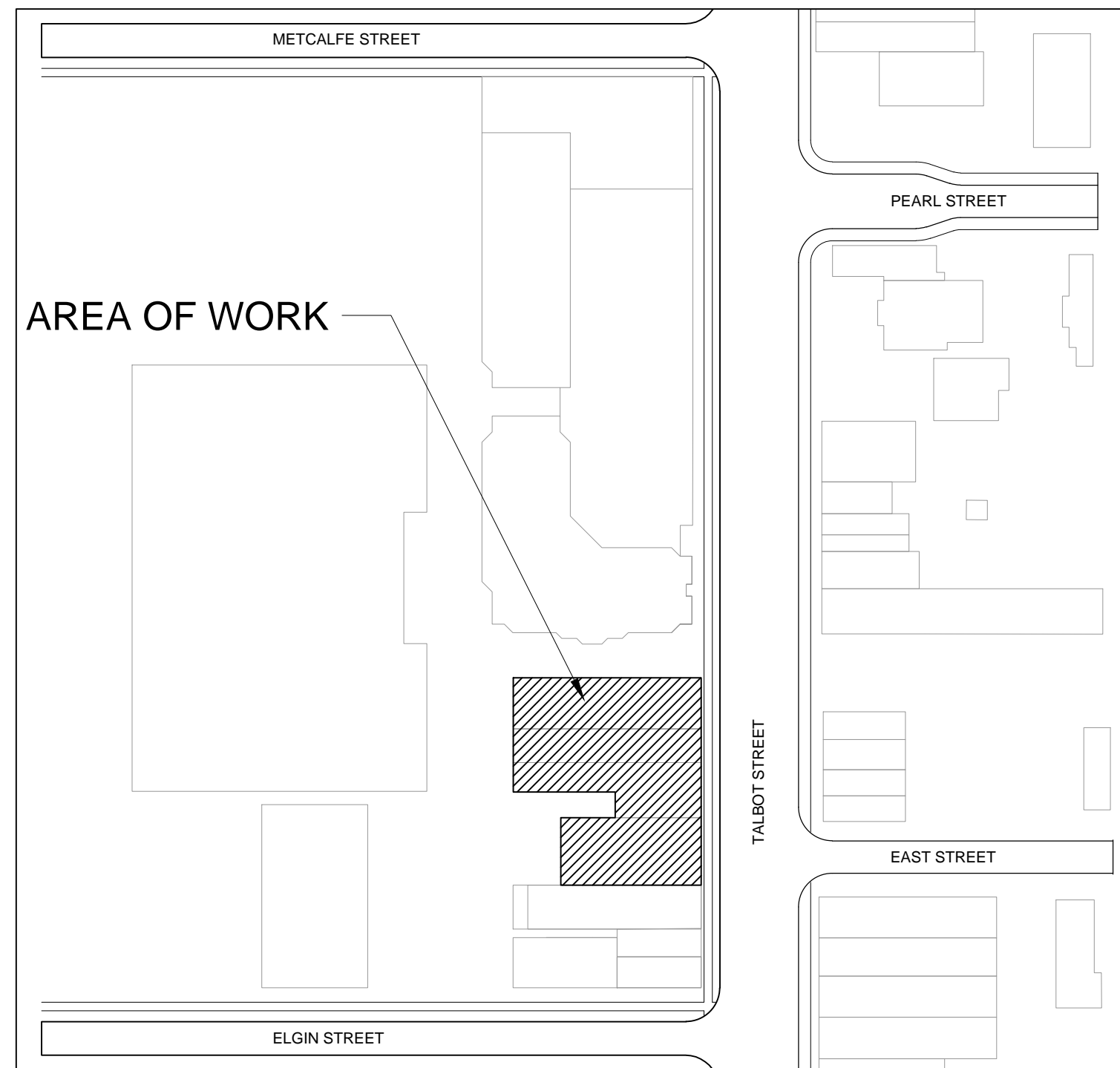
Photograph 13: Large Damage to Back of Building Brick Façade



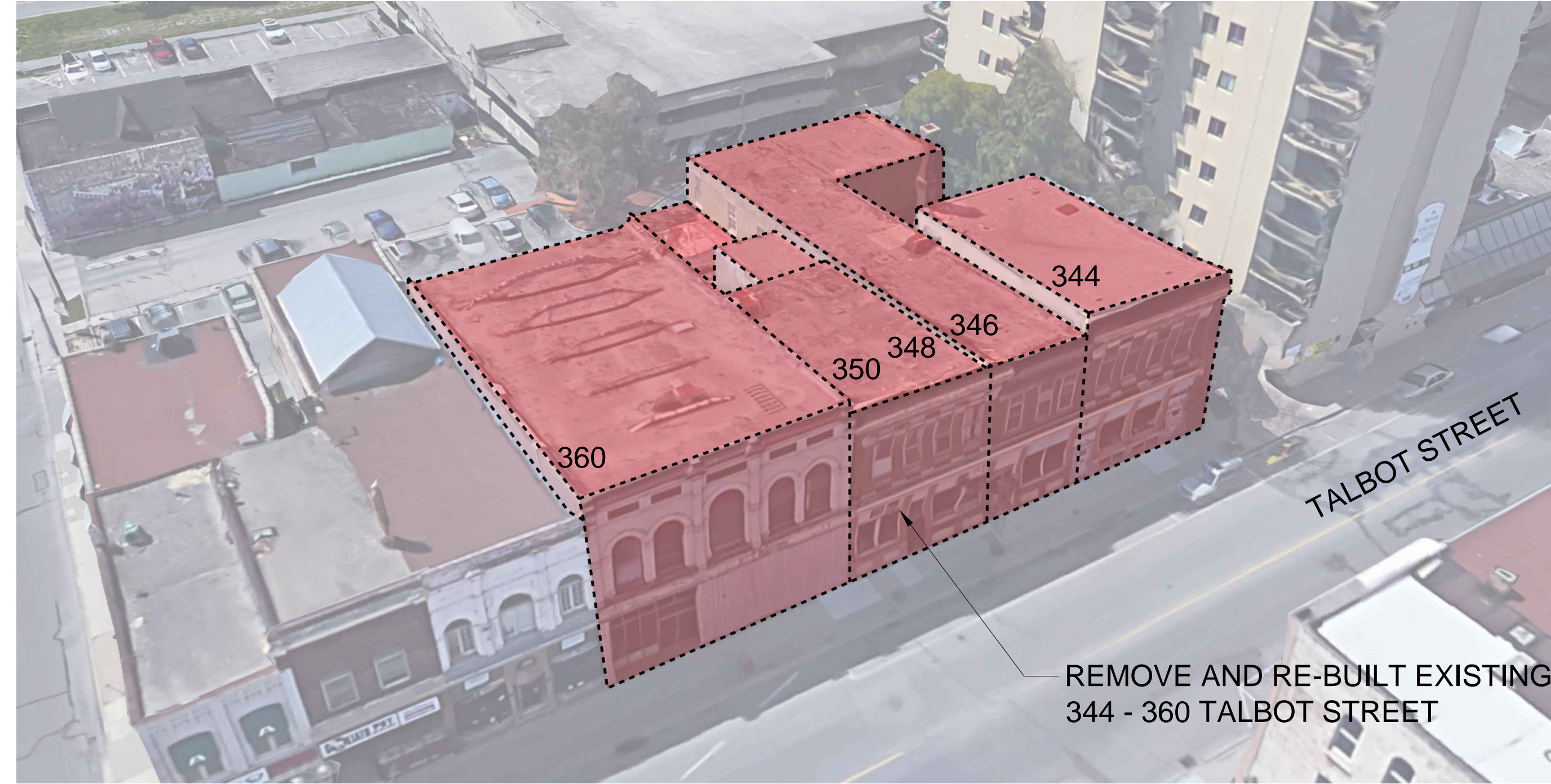
Photograph 14: Opening through Load Bearing Wall (No Lintel, No Blocking)

APPENDIX D

Proposed Drawings: Proposed Site Plan and Conceptual 3D Renderings - a+LiNK architecture inc., 2021



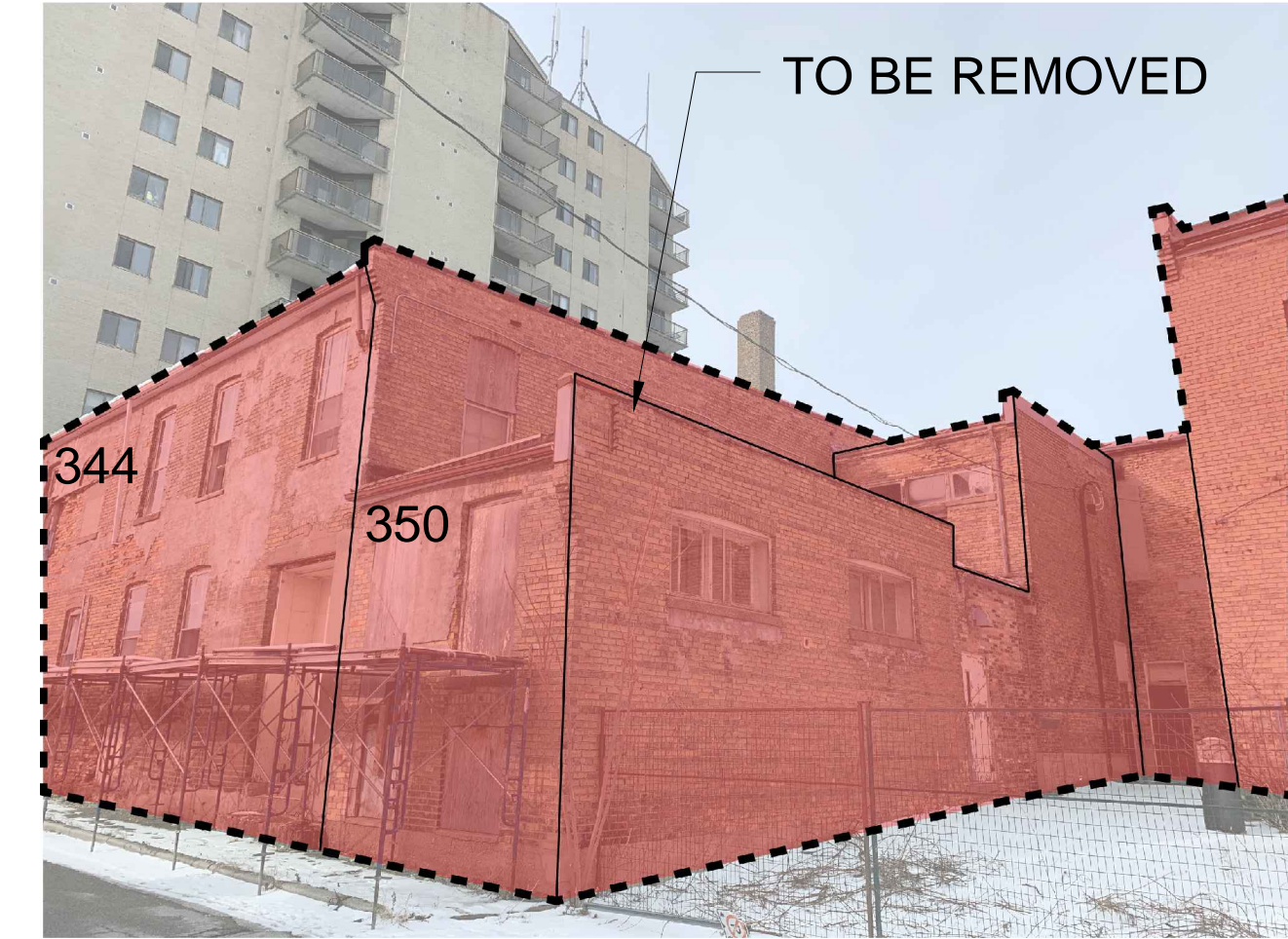
7 KEY PLAN
HAP1 | HAP1 | SCALE: 1:1000



6 PERSPECTIVE DIAGRAM
HAP1 | HAP1 | SCALE: N.T.S.



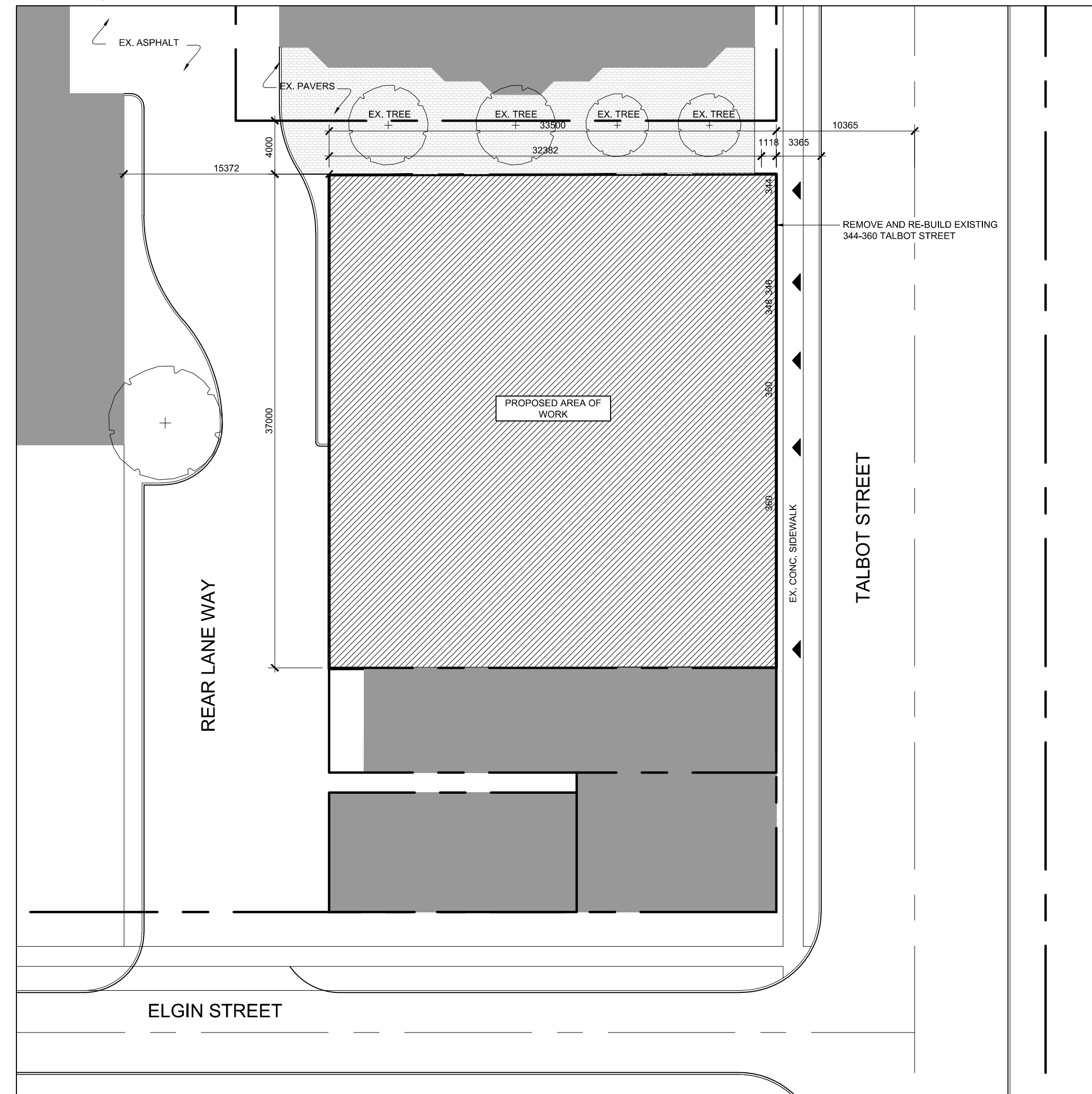
5 REAR DEMOLITION PHOTO
HAP1 | HAP1 | SCALE: N.T.S.



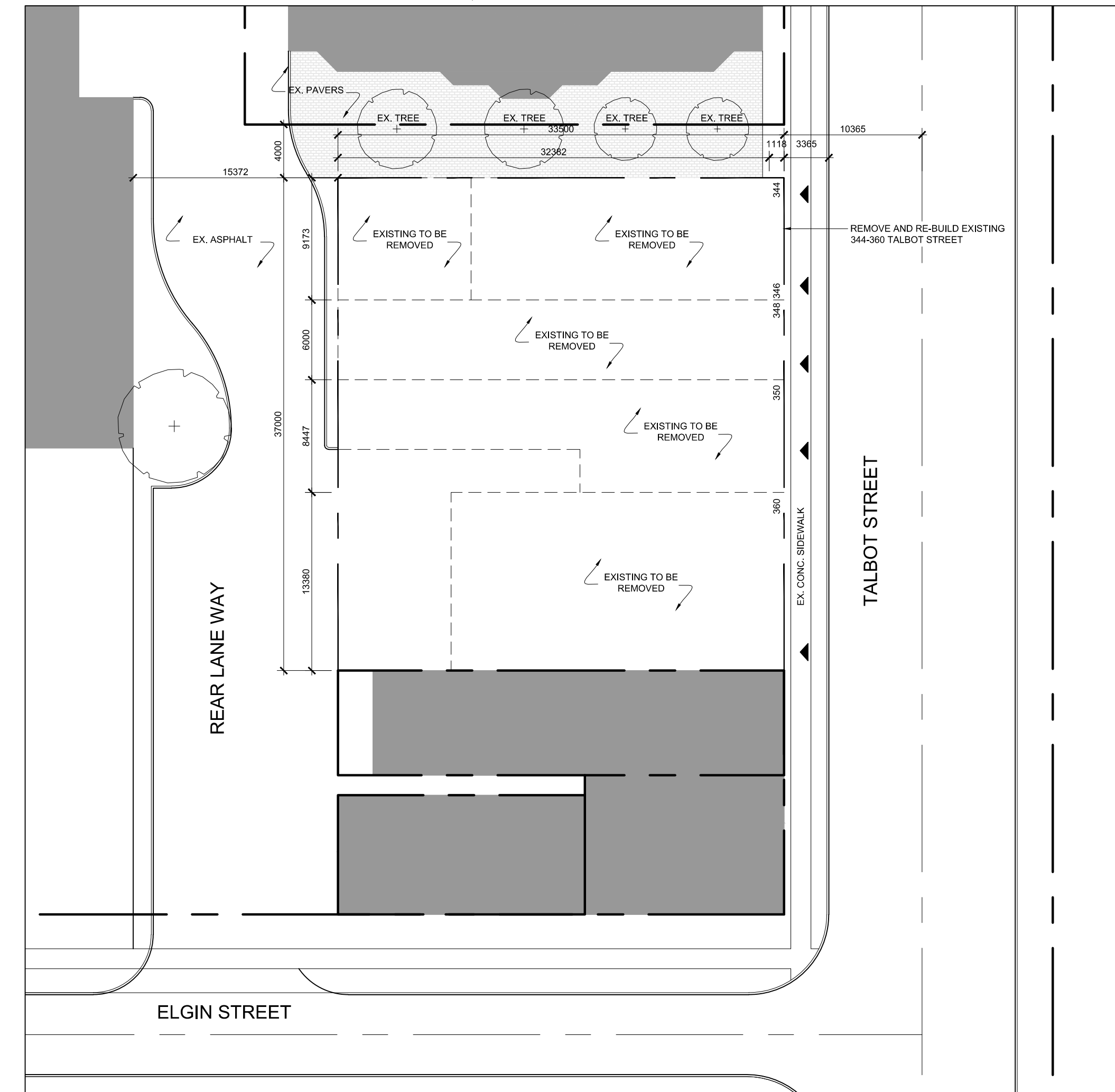
4 REAR DEMOLITION PHOTO
HAP1 | HAP1 | SCALE: N.T.S.

LEGEND	
[Hatched Box]	EXISTING TO REMAN
[Solid Grey Box]	EXISTING BUILDING
[Stippled Box]	EXISTING PAVERS
[Dotted Box]	GRASS / SOD
[Tree Symbols]	EXISTING TREE / PLANT TO REMAIN.
[Tree Symbols]	DEMO & REMOVE EXISTING TREE / PLANT.
[Tree Symbols]	PROPOSED TREE / PLANTING.
[Dashed Line]	PROPERTY LINE
[Dashed Line]	SETBACK LINE
[Dashed Line]	CENTRE LINE OF ROAD
[Dashed Line]	EXISTING FENCE
[Dashed Line]	DEMOLITION
[Circle]	M.H. MAN HOLE
[Circle with Center]	H.P. HYDRO POLE
[Arrow]	ENTRANCE / EXIT
[Solid Line]	EX. / EXIST. EXISTING
[Dashed Line]	RES. RES.

3 SITE LEGEND
HAP1 | HAP1 | SCALE: N.T.S.



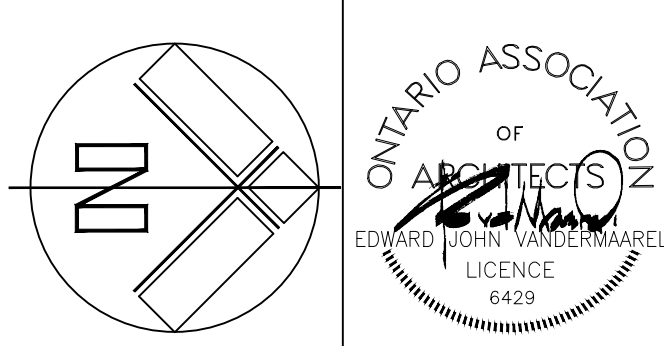
2 SITE PLAN - PROPOSED
HAP1 | HAP1 | SCALE: 1:300



1 SITE PLAN - DEMOLITION
HAP1 | HAP1 | SCALE: 1:300

Set No.		
NOTES:		
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.		
2. DO NOT SCALE DRAWINGS.		
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.		
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".		
5. THE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.		
6. AREA CALCULATIONS ARE APPROXIMATE.		
7. DATE FORMAT: YYYY-MM-DD		
ISSUE & REVISION DESIGNATION LETTER (A) = ISSUE, No. (1) = REVISION		
No.	Date	Issued For / Revisions
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NOT FOR CONSTRUCTION
2021.04.09

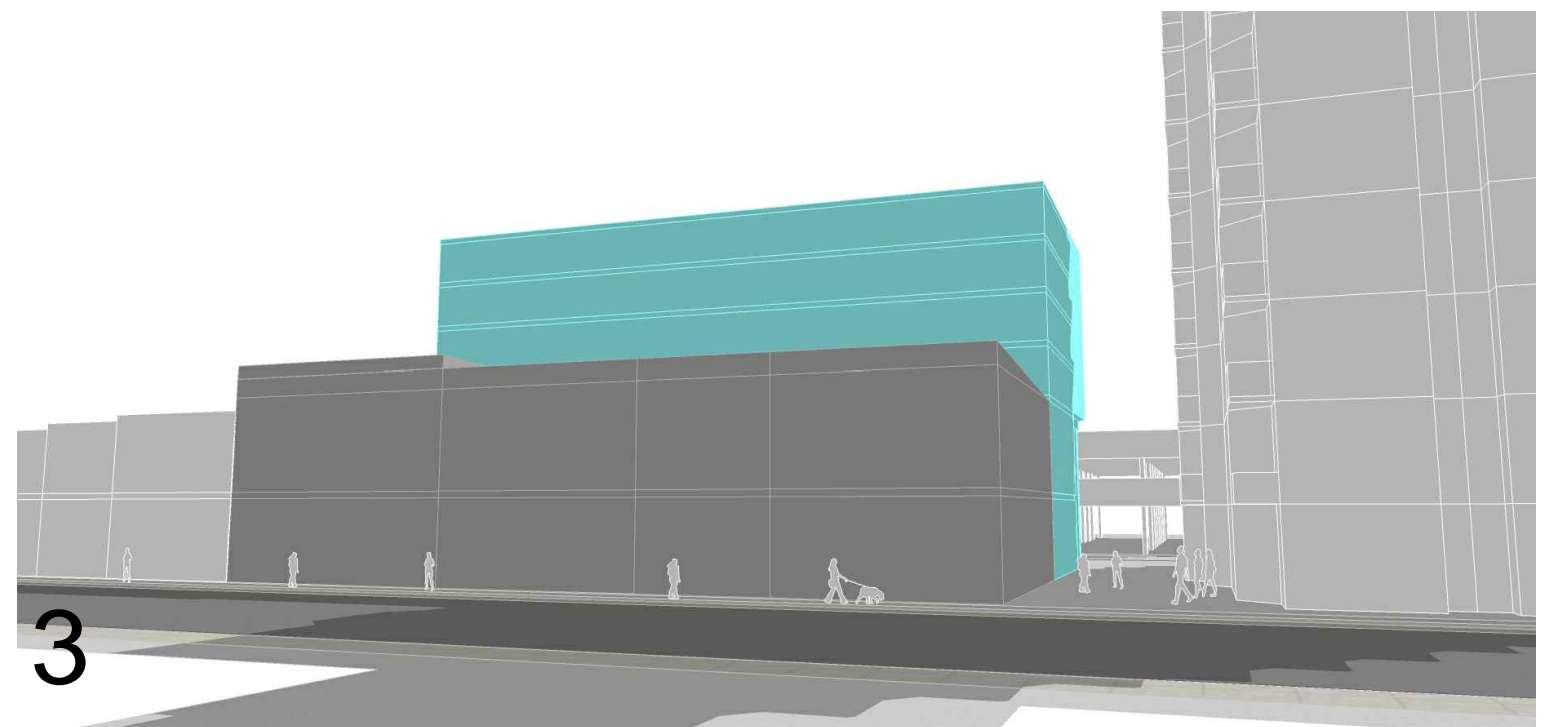
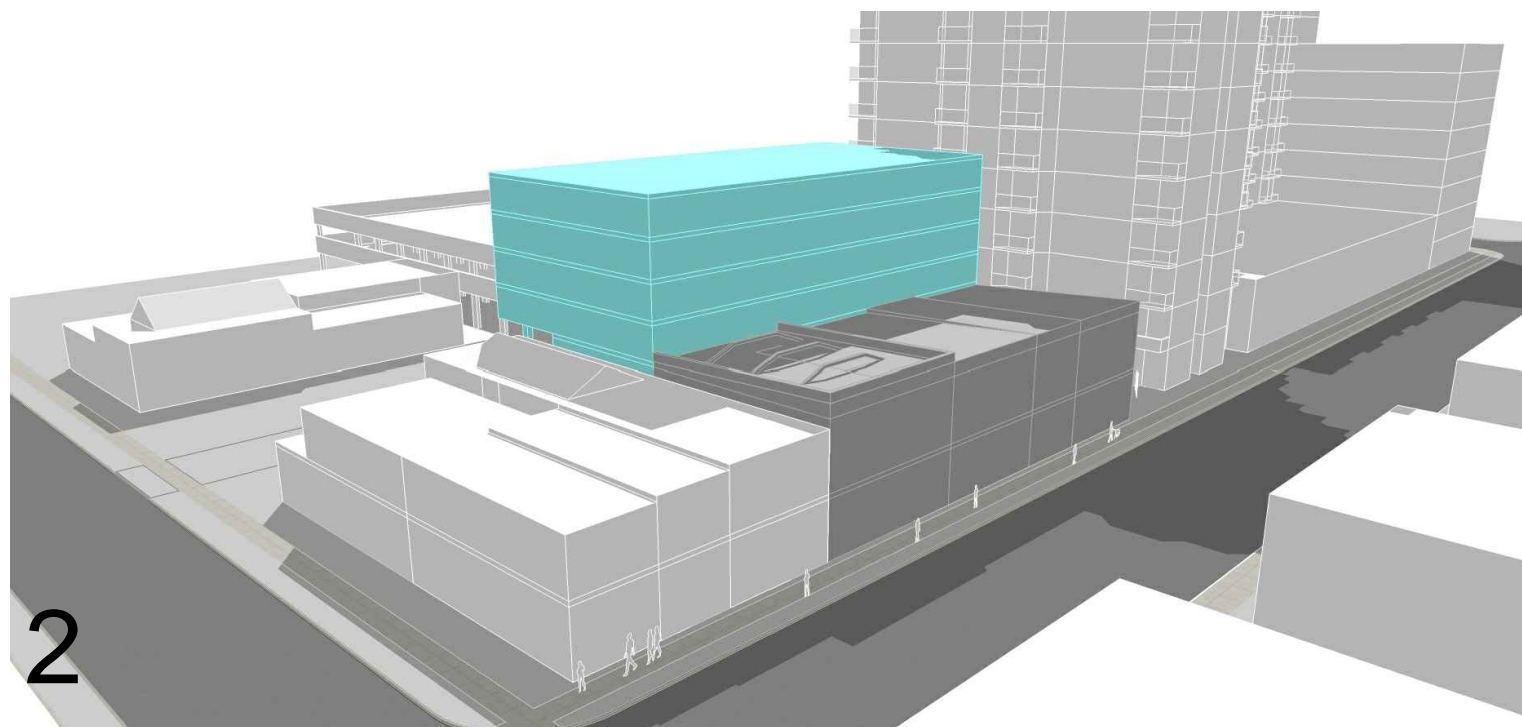
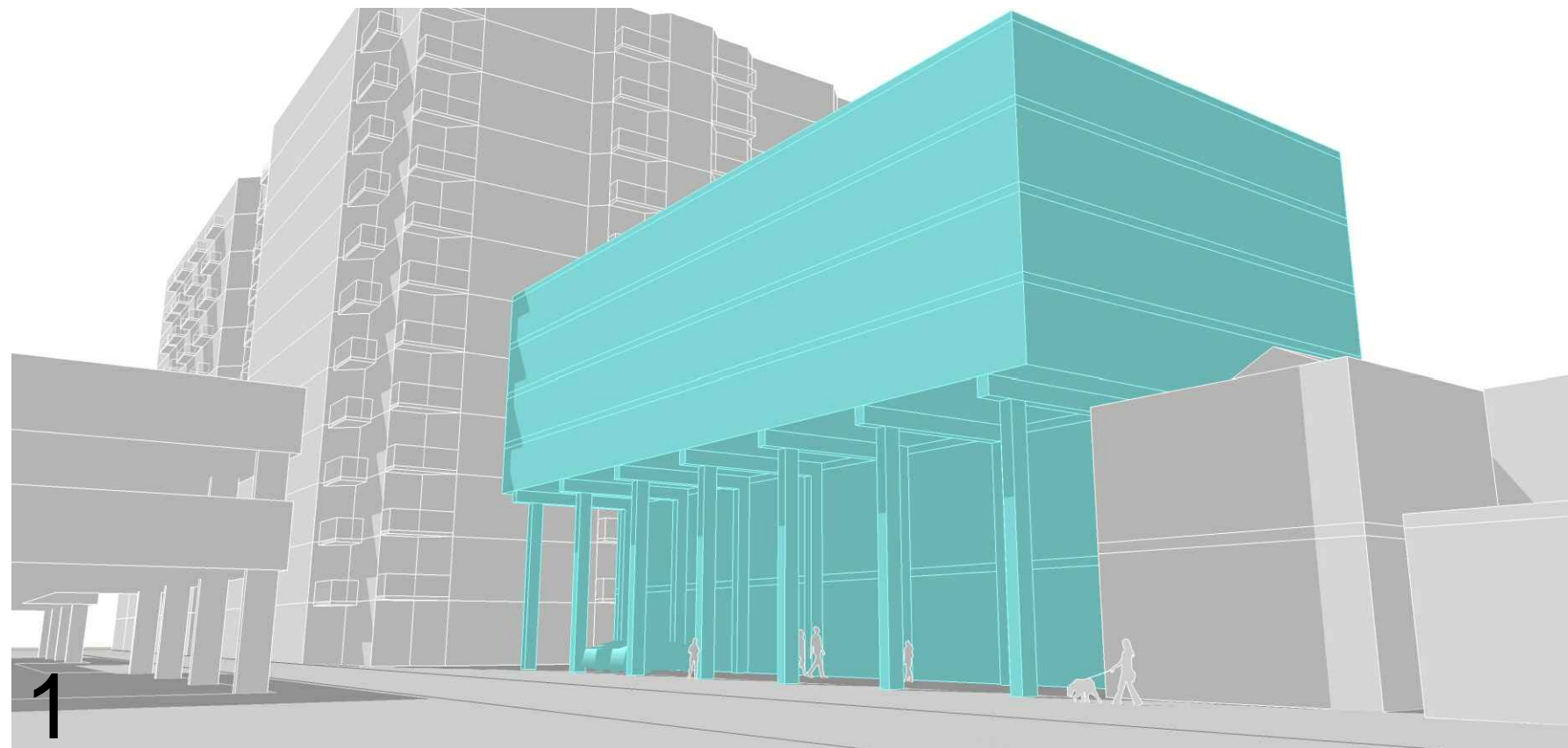


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126 WELLINGTON ROAD, LONDON ON N6C 4M8

Project: HERITAGE ALTERATION PERMIT
344-360 TALBOT ST.
ST. THOMAS ON

Drawing: **SITE PLAN, KEY PLAN & SITE LEGEND**

Drawn By: CT	Job Captain: AL	Project No.:
Scale: AS SHOWN	2106B	
Plot Date: 2021.05.06	Sheet No.:	HAP 1
Current Issue: A	Current Revision:	



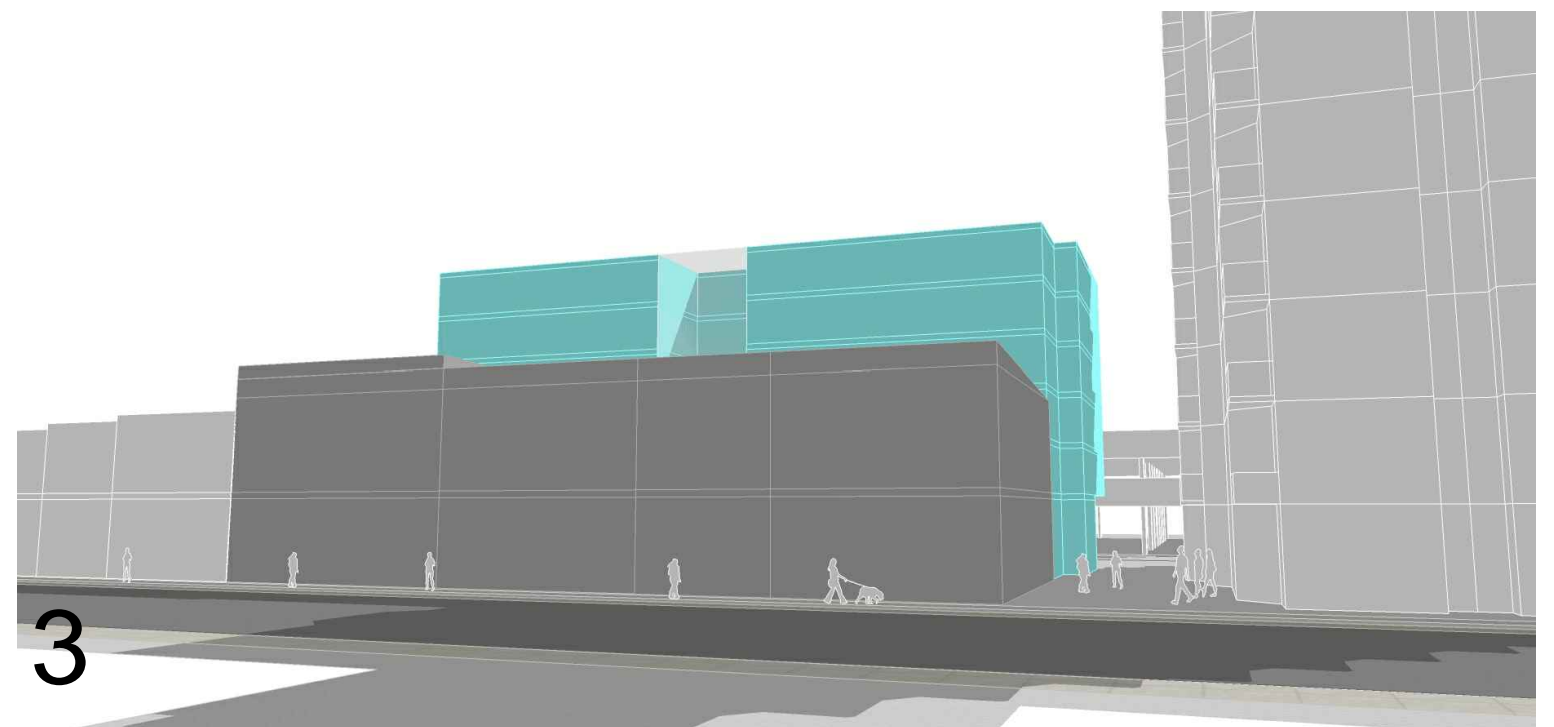
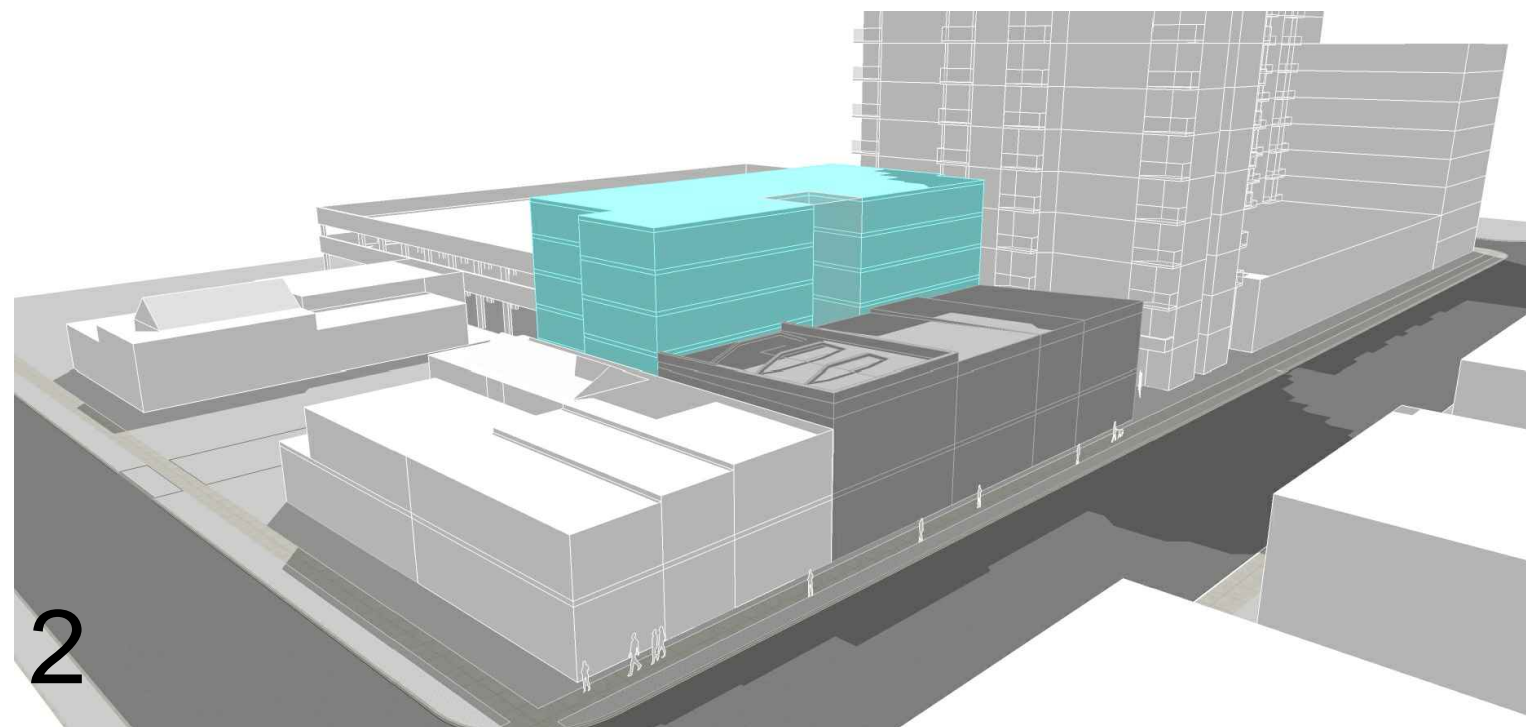
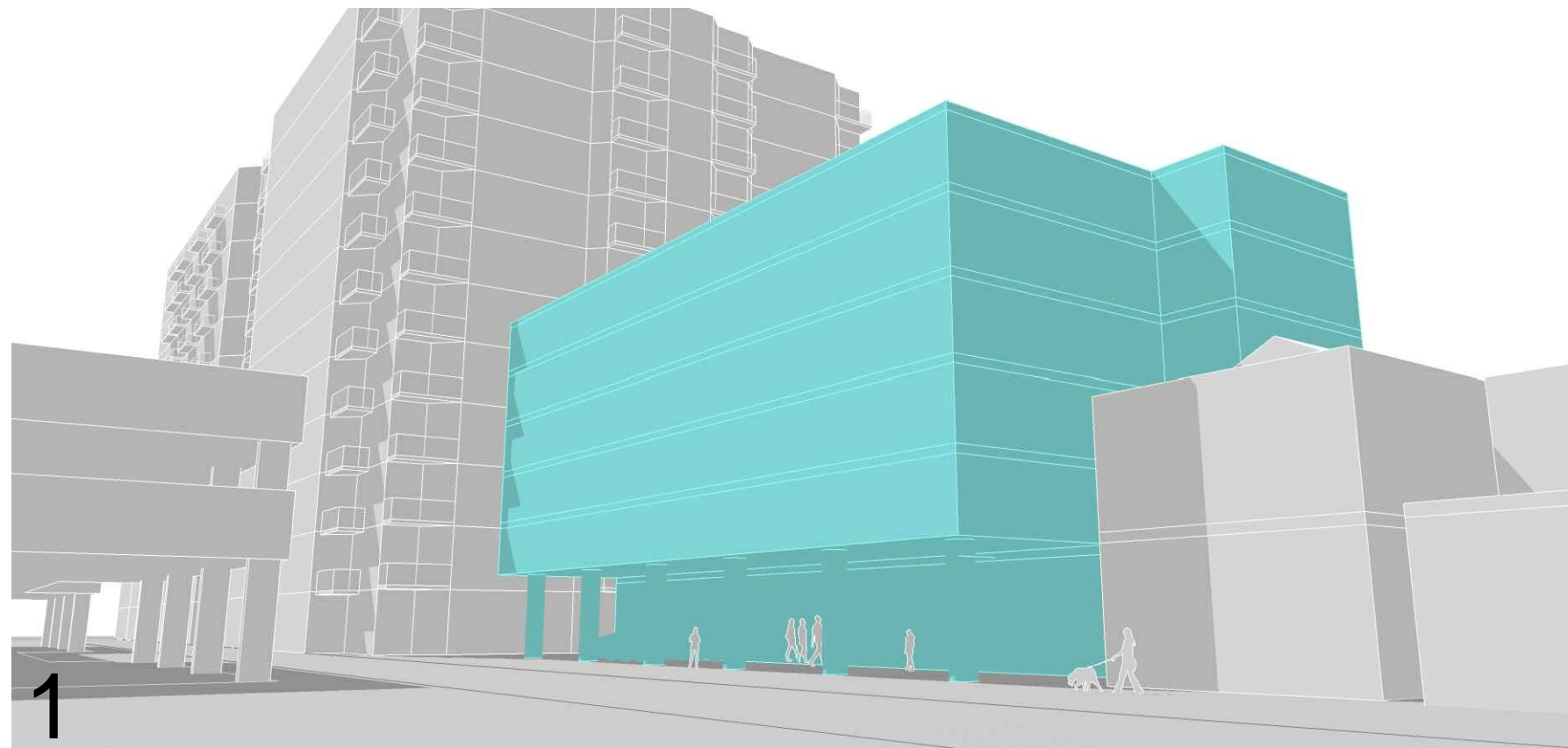
DATE 2021.04.09

SCALE N.T.S.

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OPT A - PROPOSED DEVELOPMENT TO
 344 - 360 TALBOT ST.
 ST. Thomas, ONT





DATE 2021.04.09

SCALE N.T.S.

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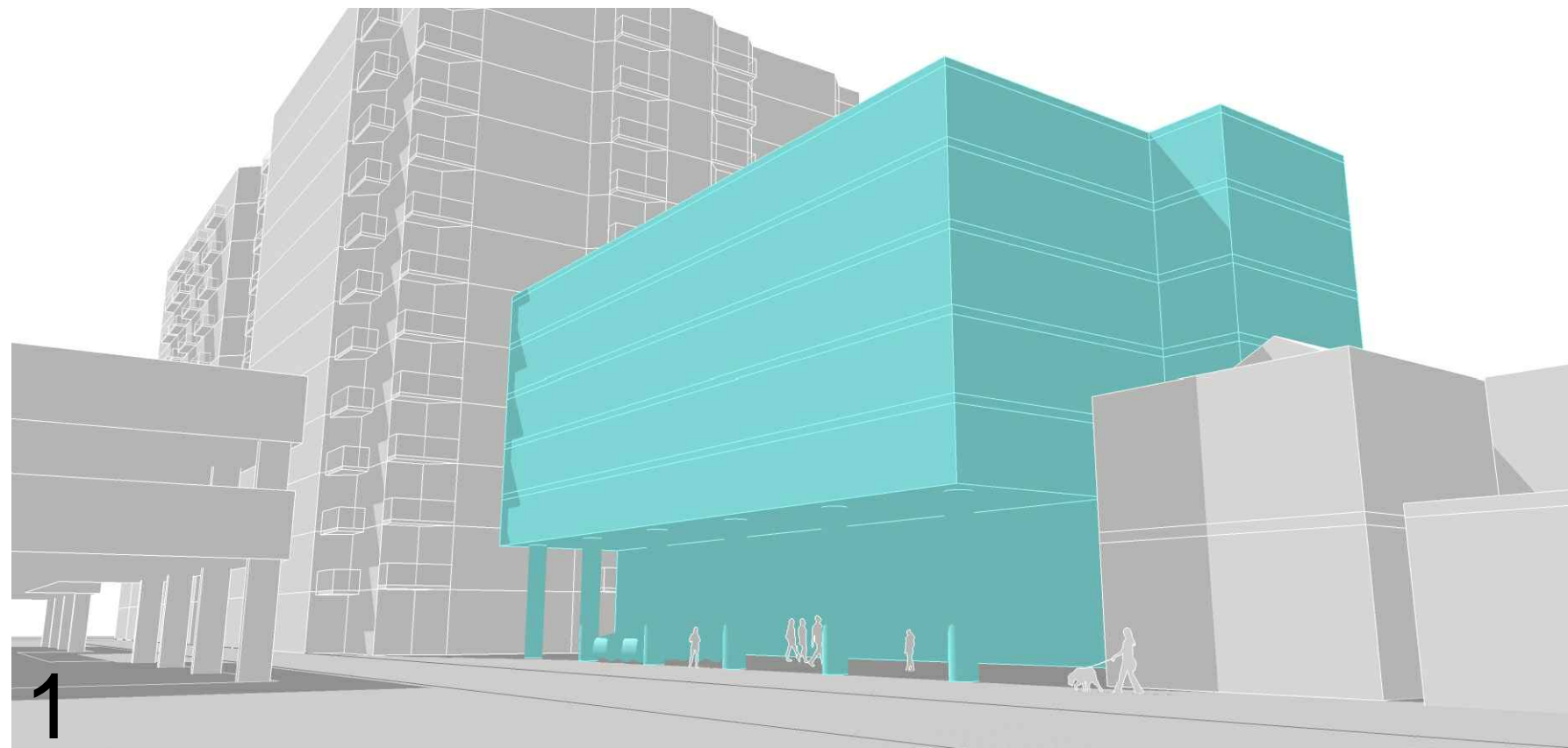
OPT B1 - PROPOSED DEVELOPMENT TO
344 - 360 TALBOT ST.
ST. Thomas, ONT

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126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca

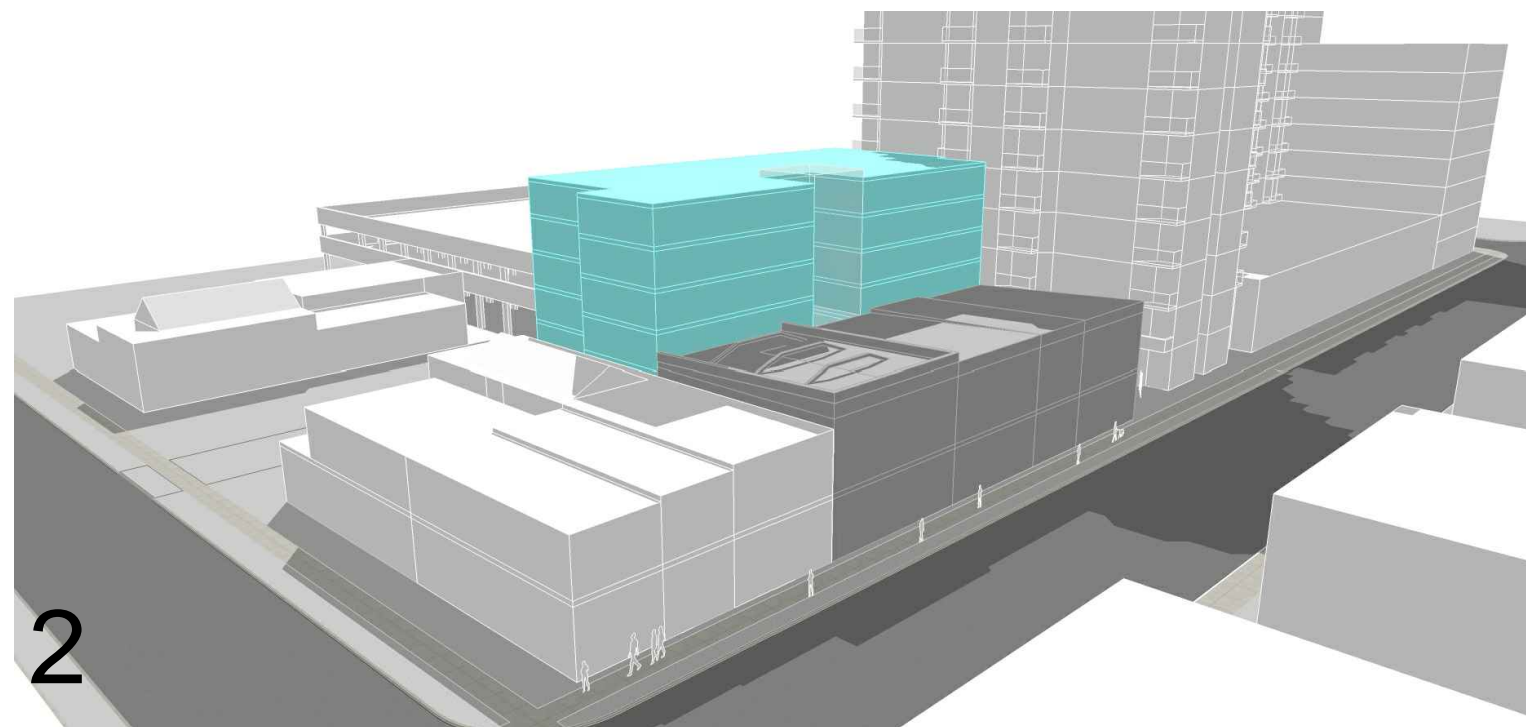


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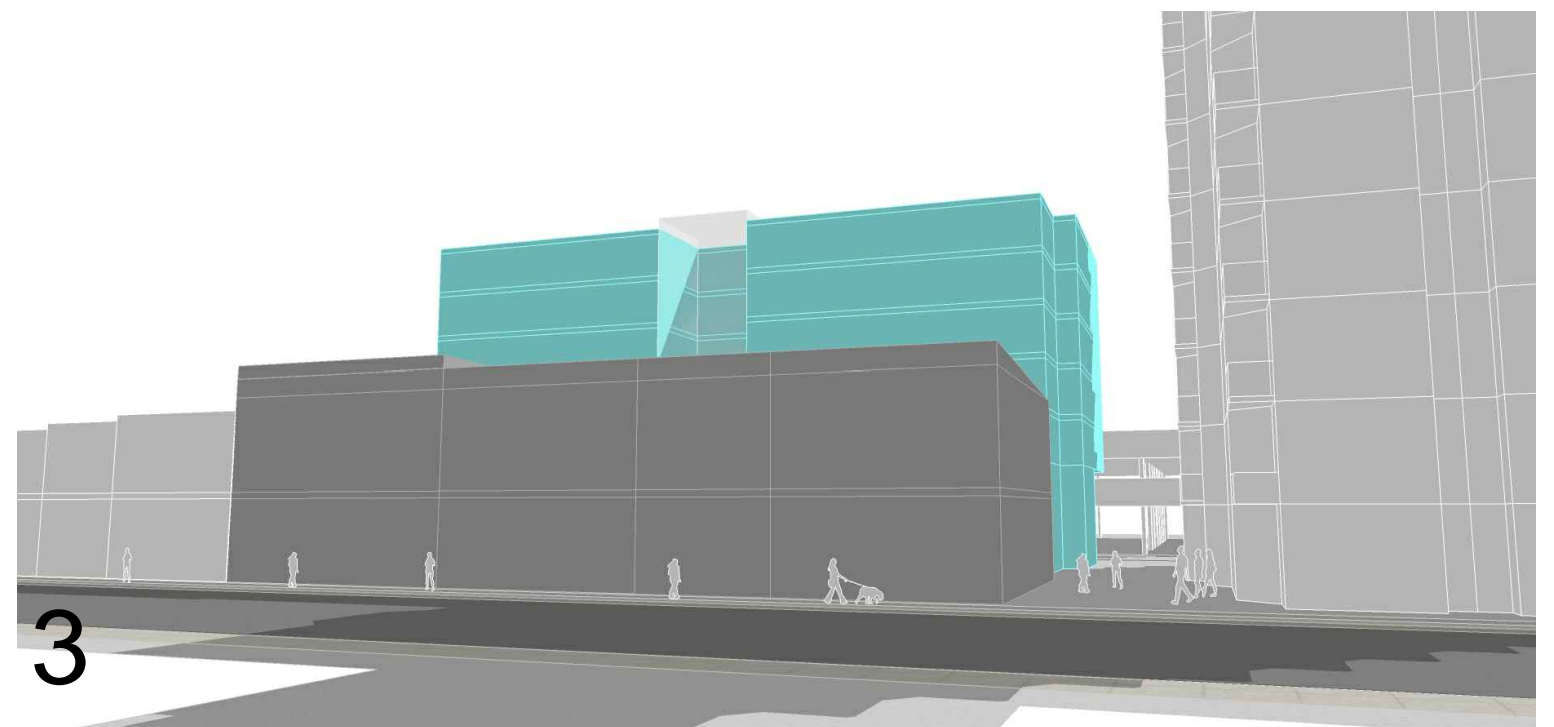
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1



2



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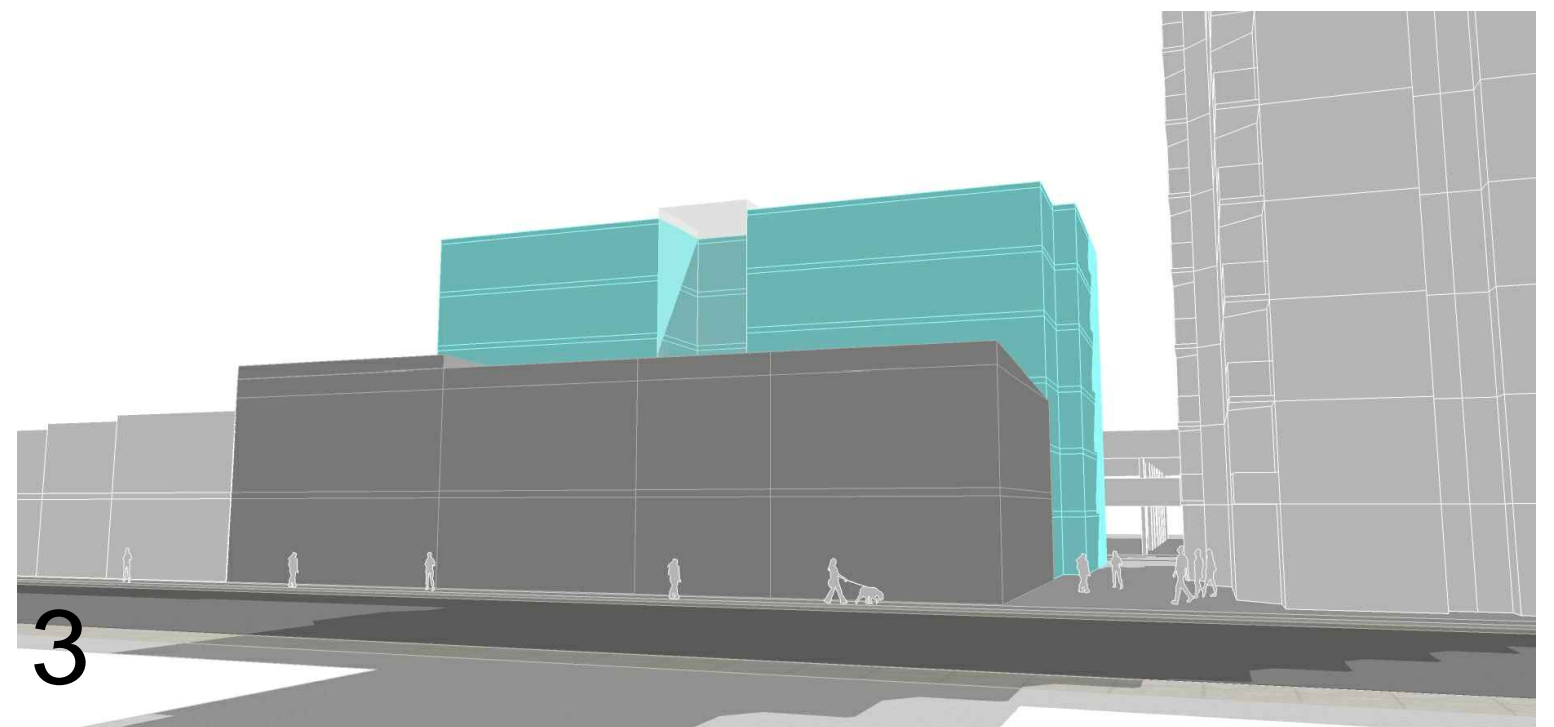
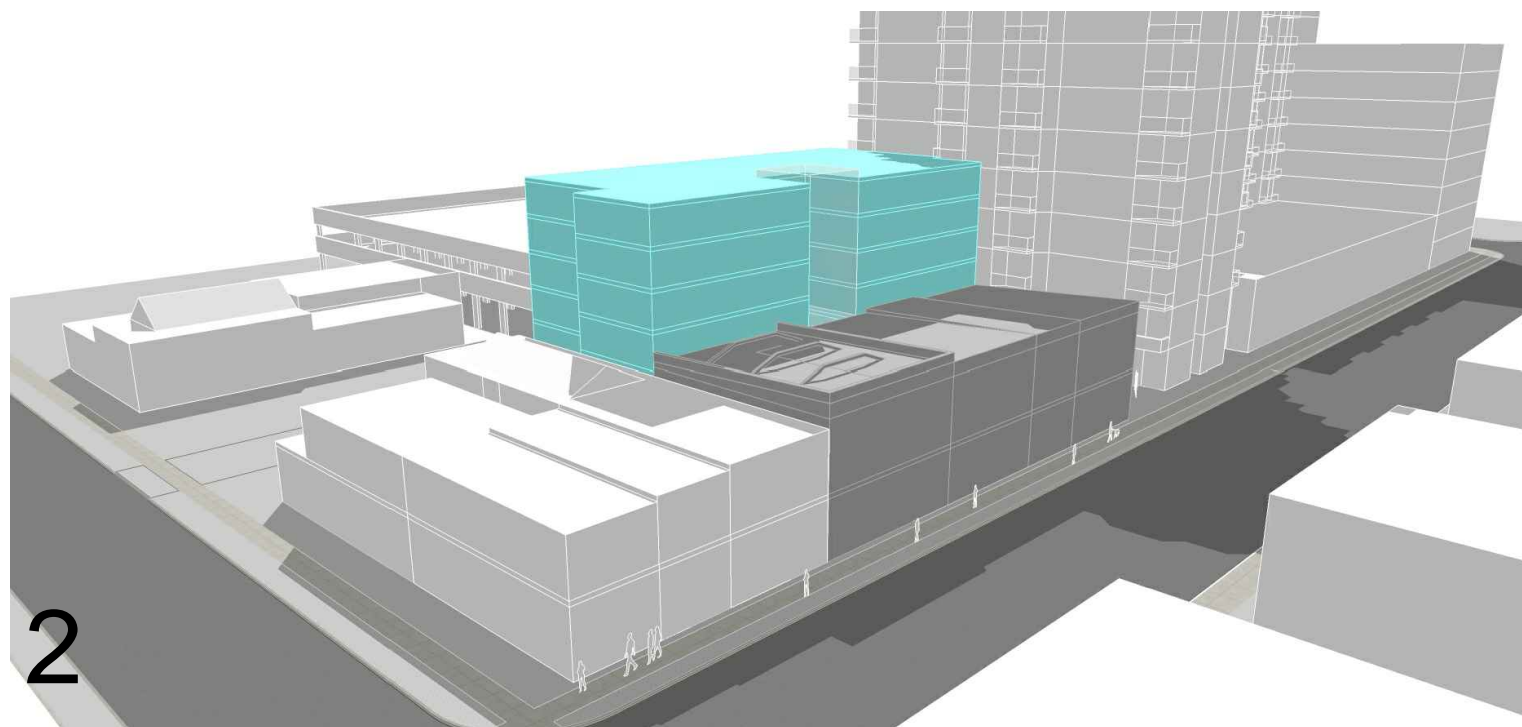
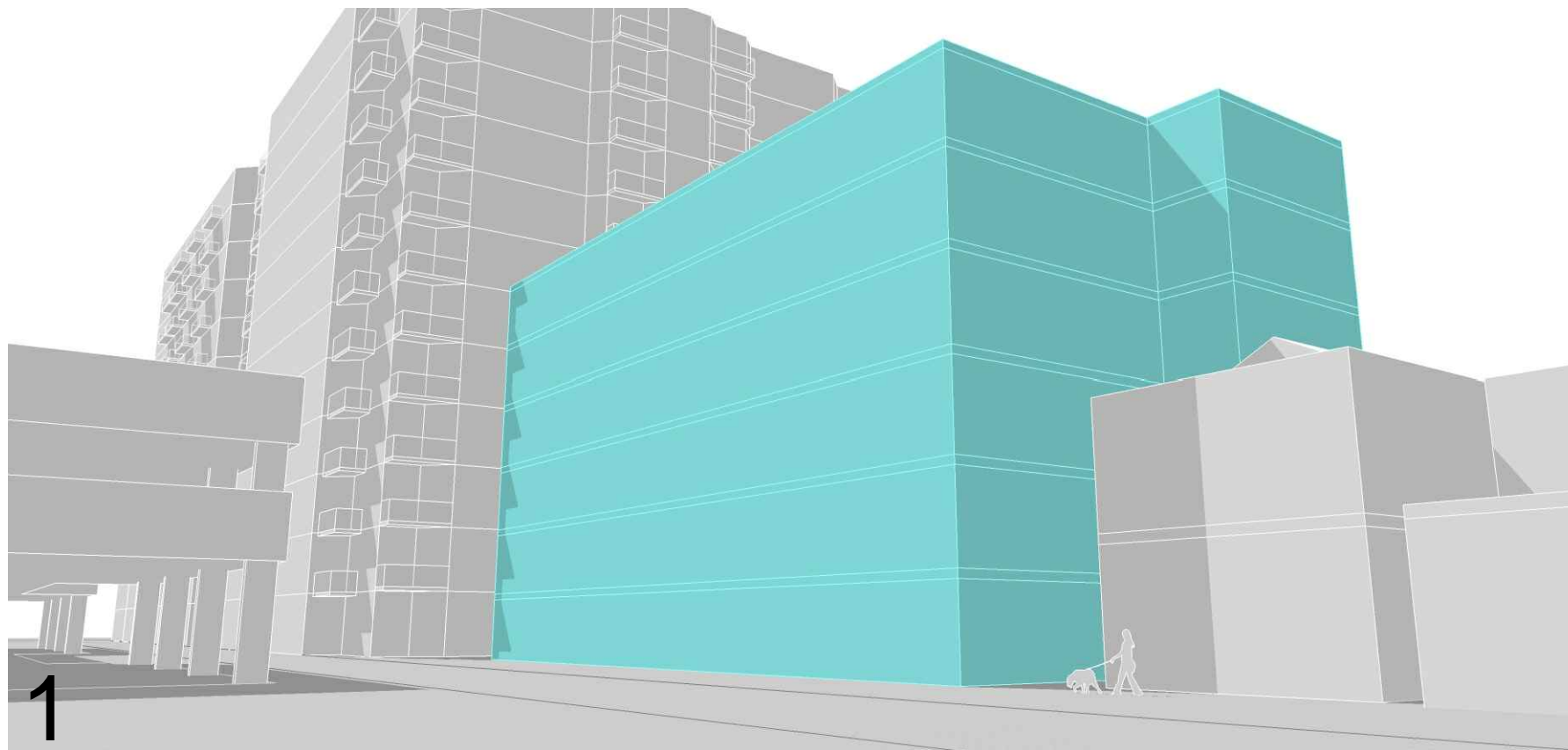
OPT B2 - PROPOSED DEVELOPMENT TO
344 - 360 TALBOT ST.
ST. Thomas, ONT

DATE 2021.04.09

SCALE N.T.S.

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DATE 2021.04.09

SCALE N.T.S.

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OPT C - PROPOSED DEVELOPMENT TO
 344 - 360 TALBOT ST.
 ST. Thomas, ONT

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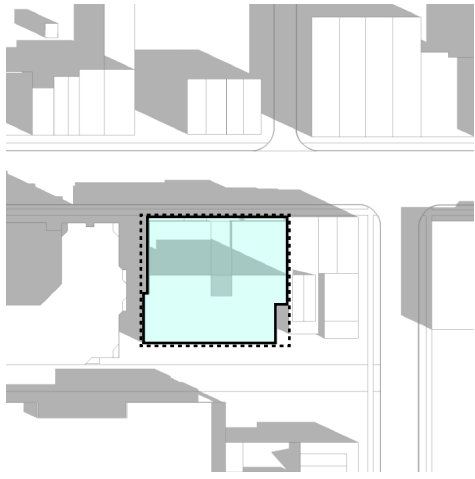
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SK2-4A

APPENDIX E

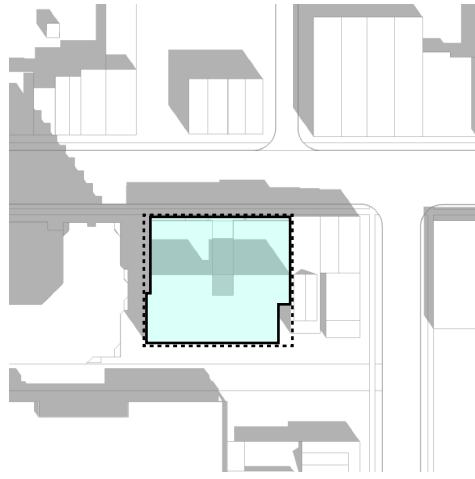
Shadow Study - a+LiNK architecture inc., 2021

SHADOW STUDY |

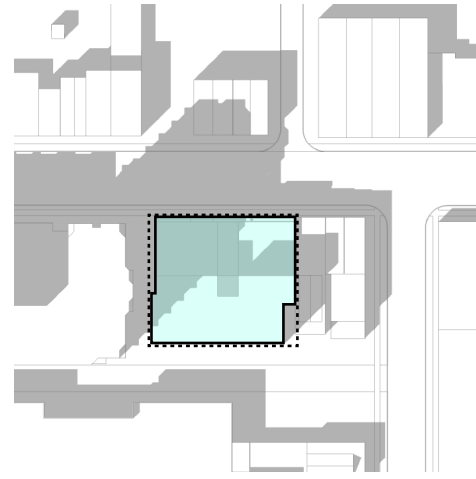


Spring Equinox - March 20

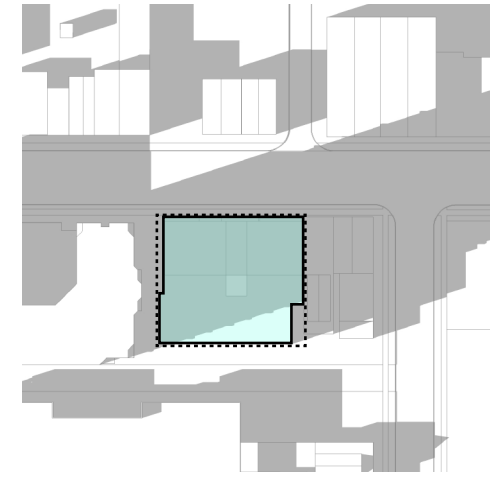
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10:00 am



2:00 pm

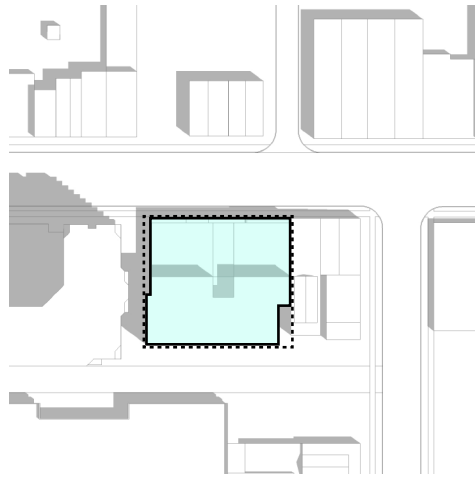


4:00 pm



Summer Solstice - June 21

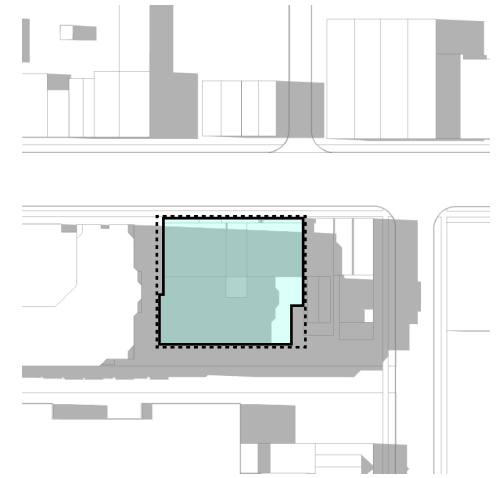
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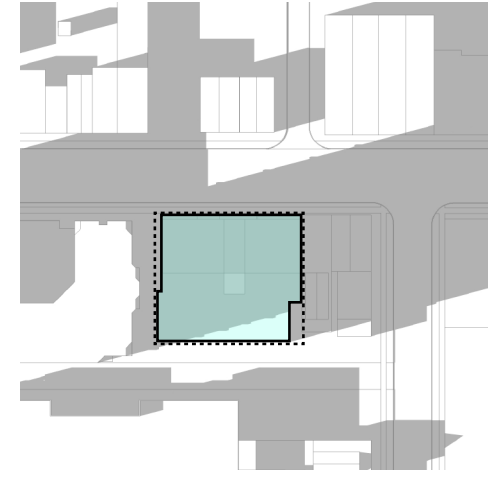
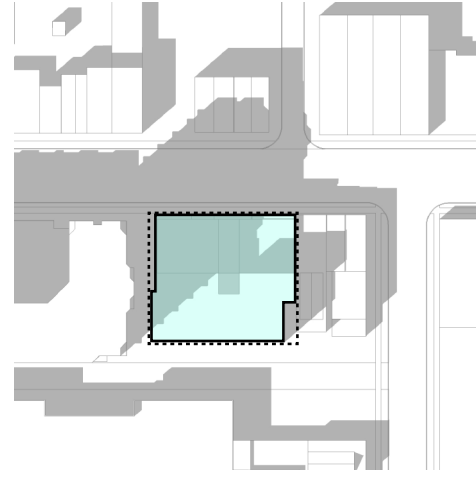
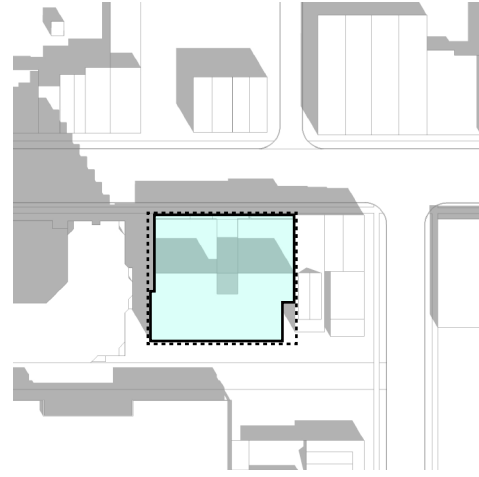
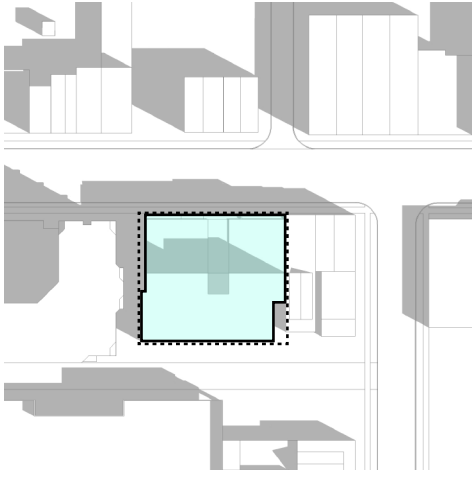


4:00 pm

DATE: 2021.05.05

PROPOSED IN-FILL DEVELOPMENT TO
551 + 555 WATERLOO STREET, LONDON, ON

SHADOW STUDY |

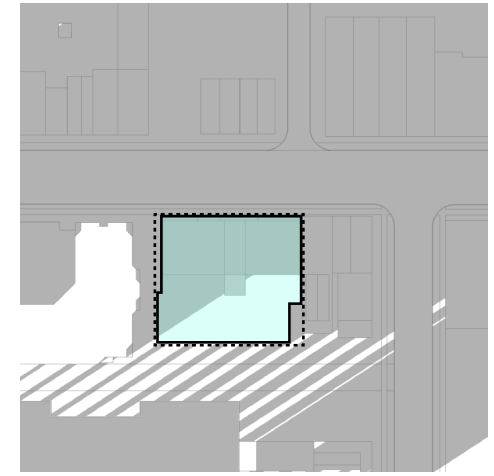
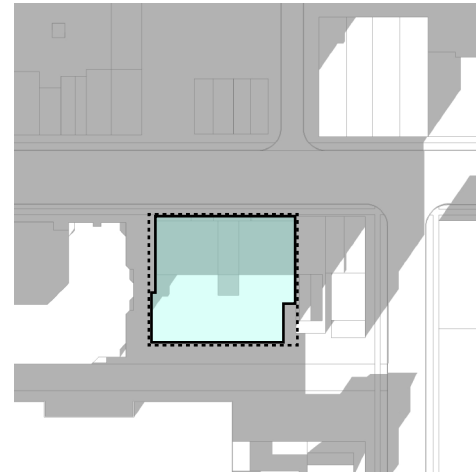
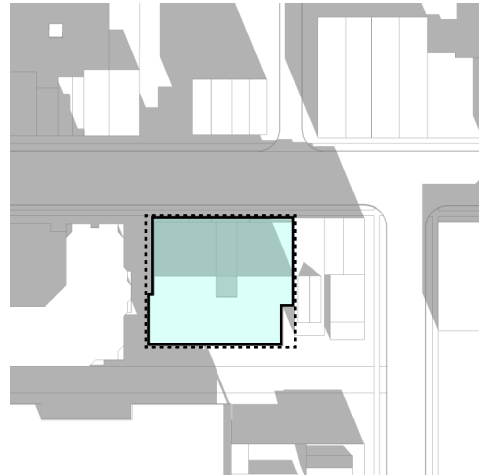
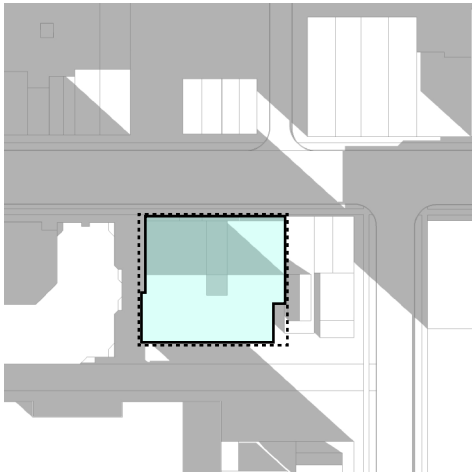


Fall Equinox - September 22 8:00 am

10:00 am

2:00 pm

4:00 pm



Winter Solstice - December 21 8:00 am

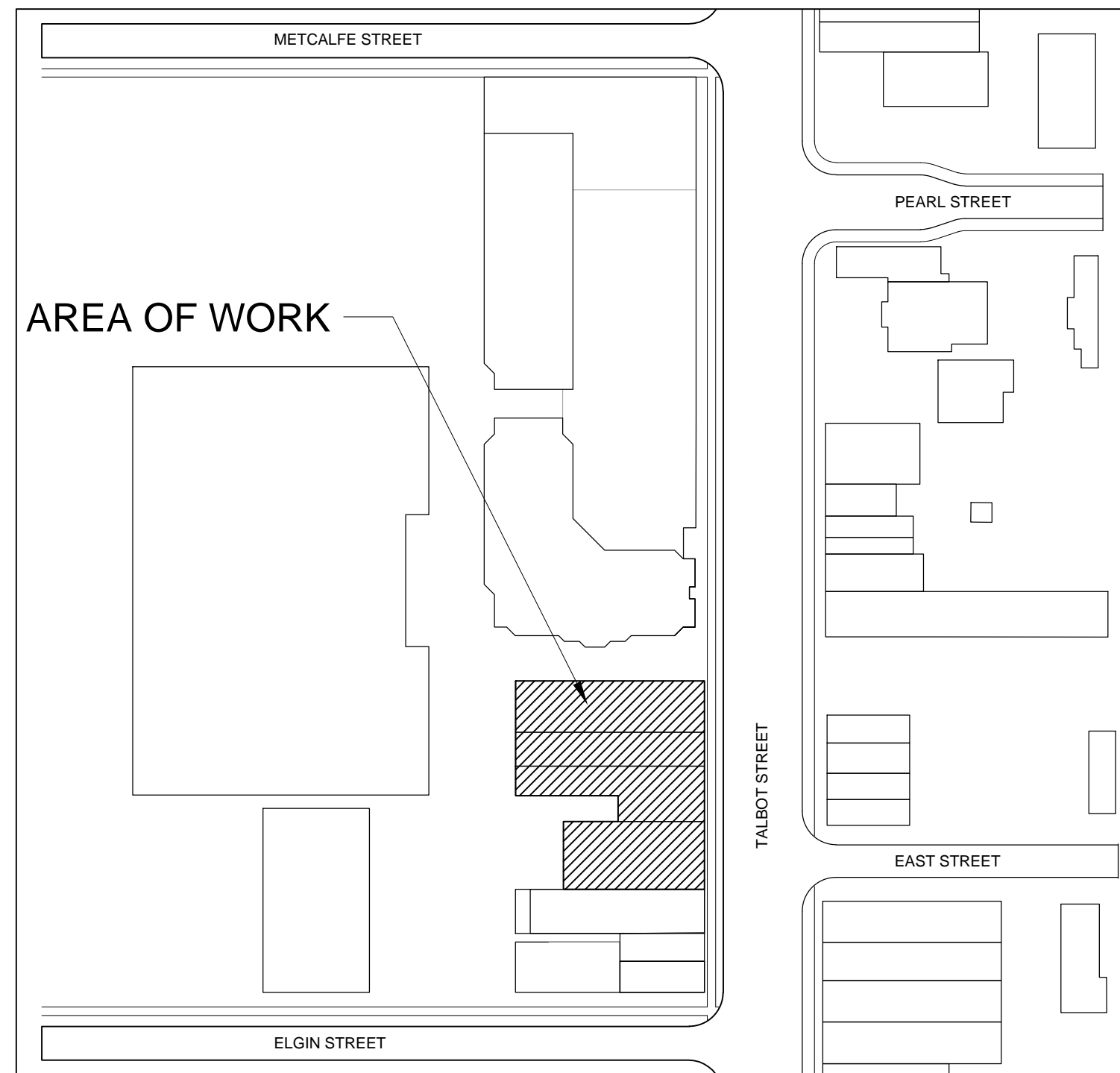
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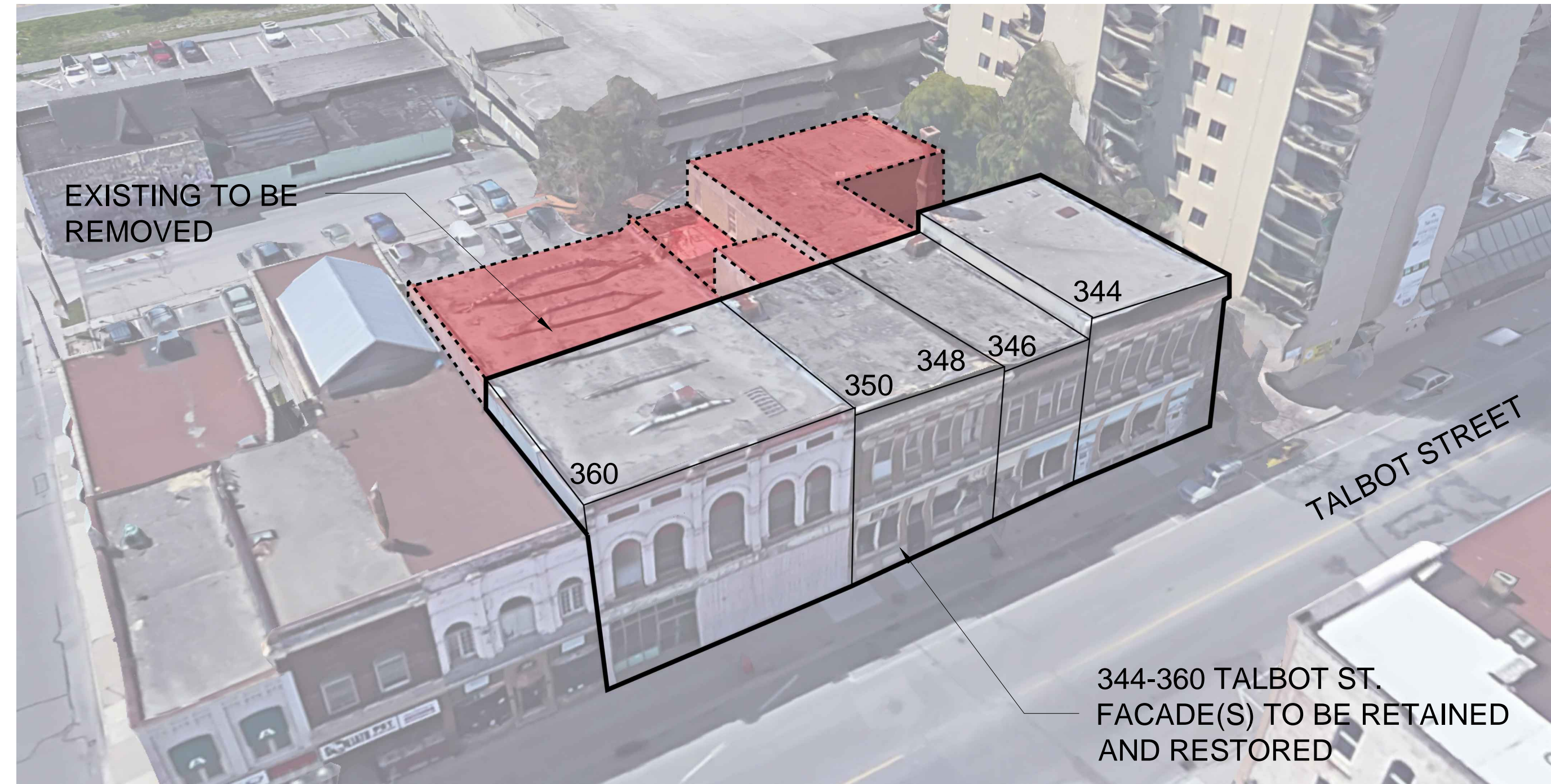
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DATE: 2021.05.05

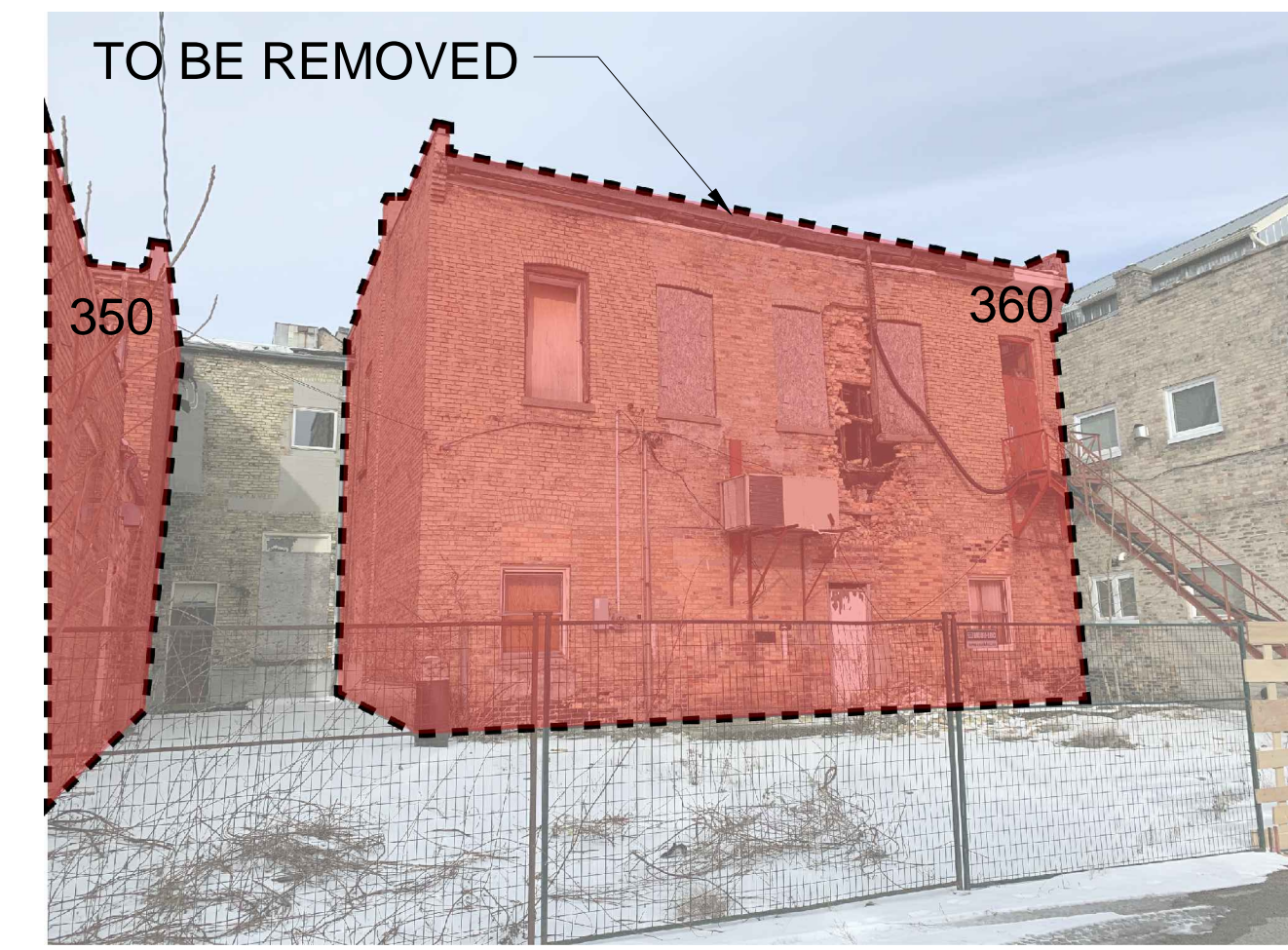
PROPOSED IN-FILL DEVELOPMENT TO
551 + 555 WATERLOO STREET, LONDON, ON



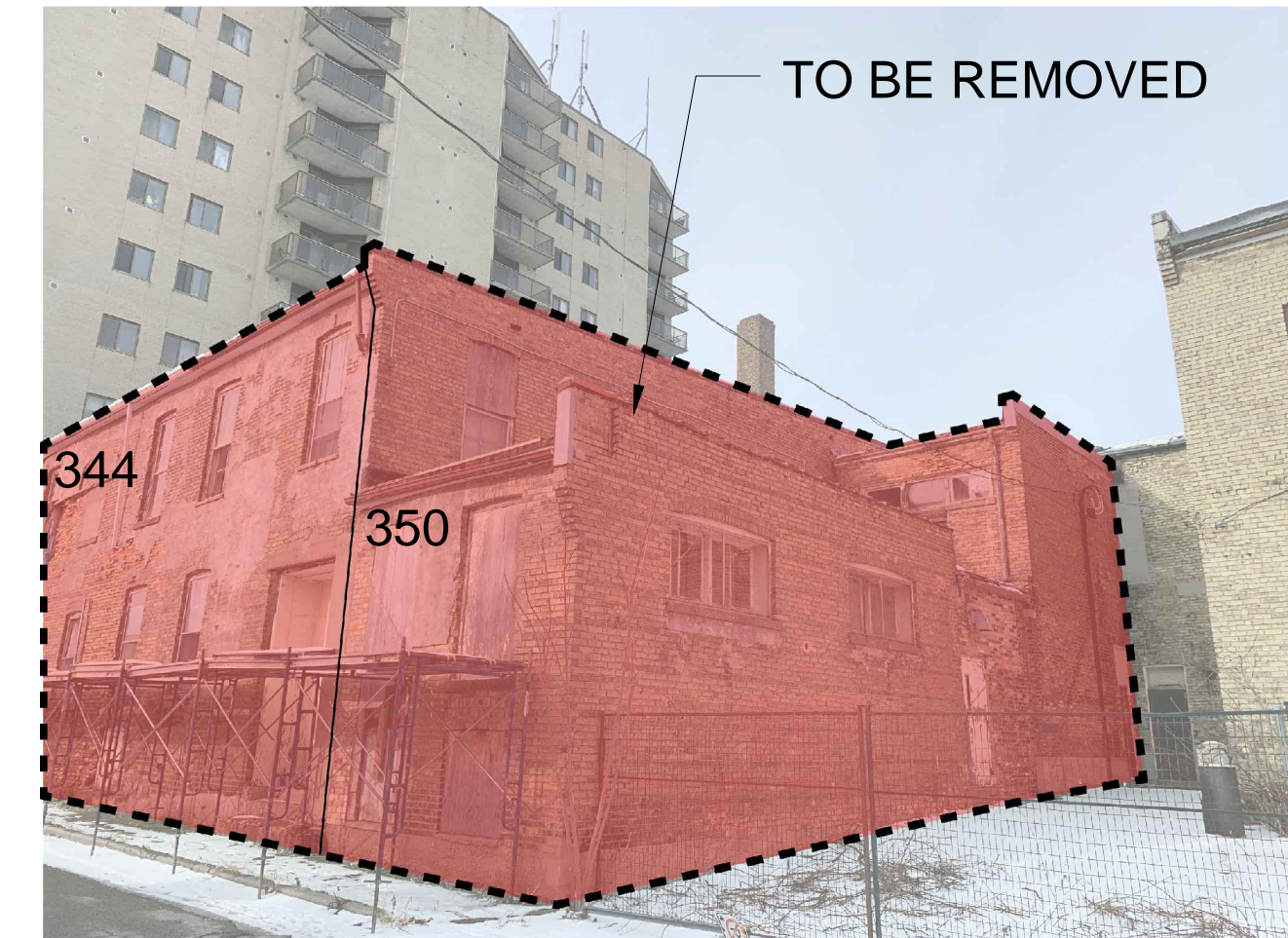
7
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KEY PLAN
SCALE: 1:1000



6
HAP1 HAP1
PERSPECTIVE DIAGRAM
SCALE: N.T.S.



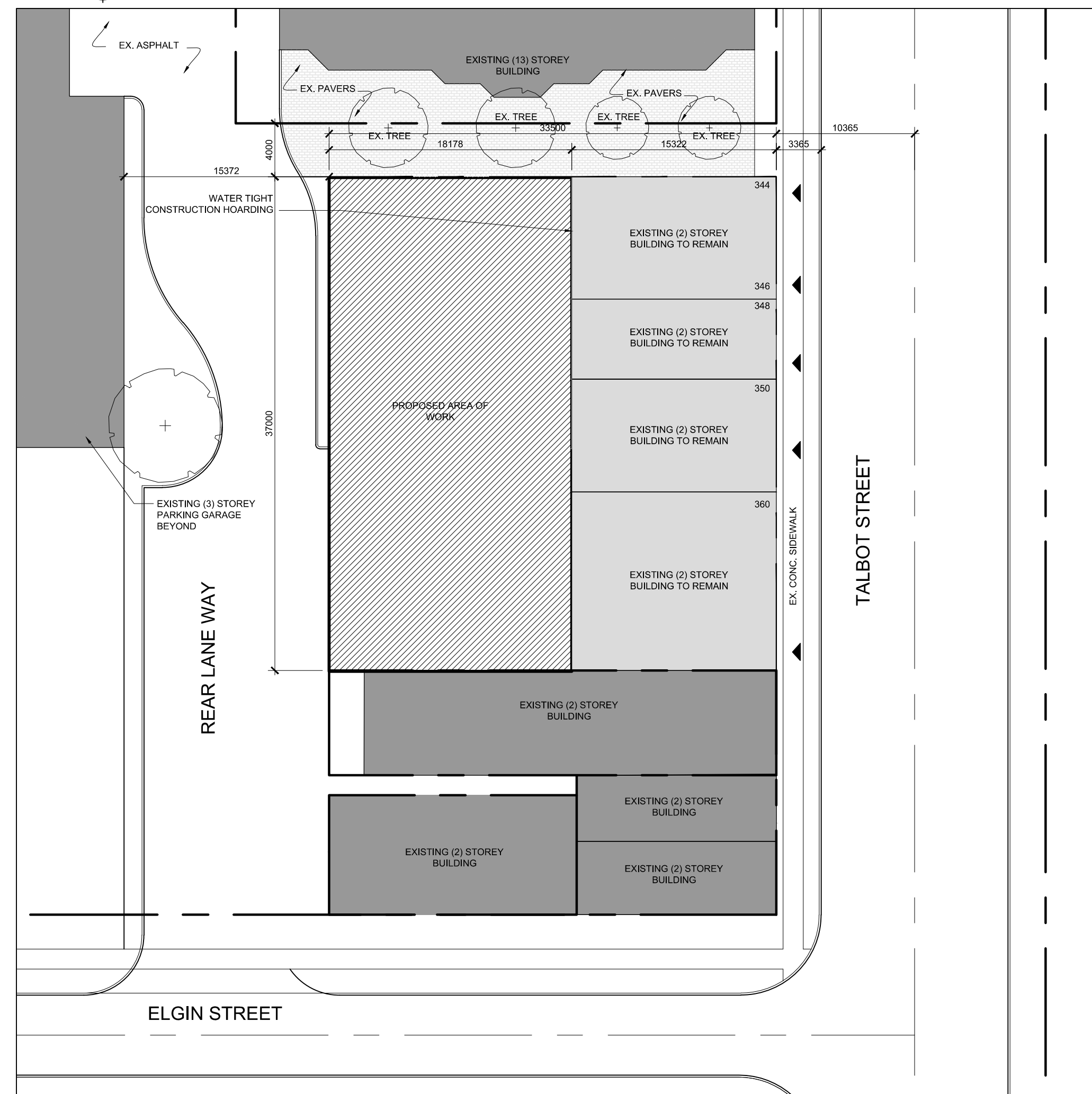
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HAP1 HAP1
REAR DEMOLITION PHOTO
SCALE: N.T.S.



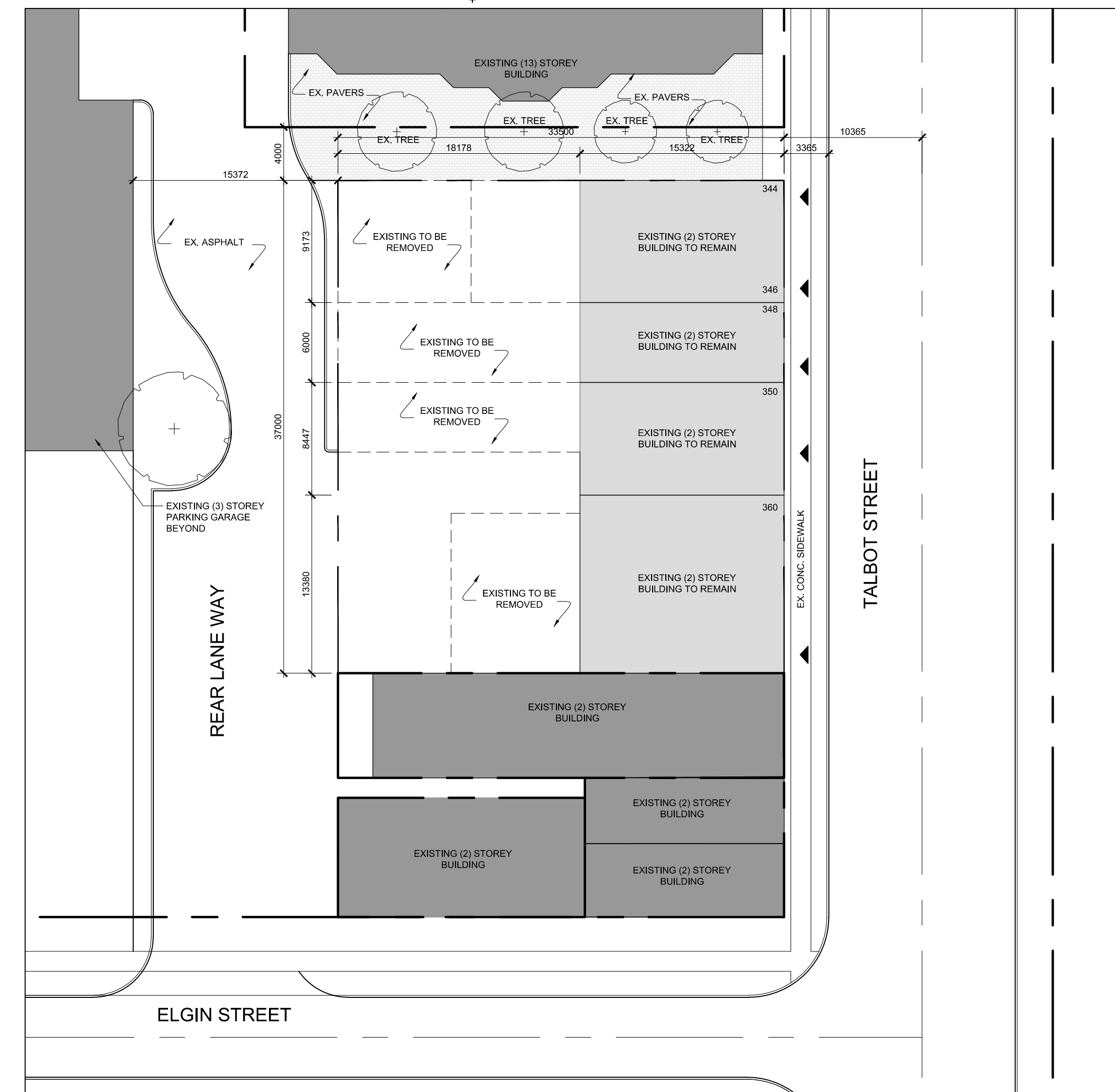
4
HAP1 HAP1
REAR DEMOLITION PHOTO
SCALE: N.T.S.

	PROPOSED
	EXISTING TO REMAIN
	EXISTING BUILDING
	EXISTING PAVERS
	GRASS / SOD
	EXISTING TREE / PLANT TO REMAIN.
	DEMO & REMOVE EXISTING TREE / PLANT.
	PROPOSED TREE / PLANTING.
	PROPERTY LINE
	SETBACK LINE
	CENTRE LINE OF ROAD
	EXISTING FENCE
	DEMOLITION
	M.H. MAN HOLE
	H.P. HYDRO POLE
	ENTRANCE / EXIT
	EX. / EXIST. EXISTING
	RES. RES.

3
HAP1 HAP1
SITE LEGEND
SCALE: N.T.S.



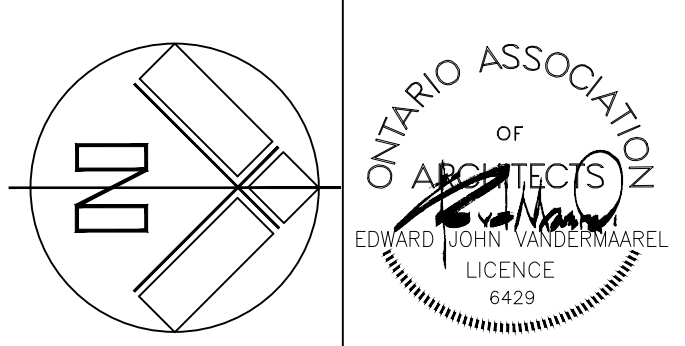
2
HAP1 HAP1
SITE PLAN - PROPOSED
SCALE: 1:300



1
HAP1 HAP1
SITE PLAN - DEMOLITION
SCALE: 1:300

Set No.	
NOTES:	
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.	
2. DO NOT SCALE DRAWINGS.	
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.	
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".	
5. THE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.	
6. AREA CALCULATIONS ARE APPROXIMATE.	
7. DATE FORMAT: YYYY-MM-DD	
ISSUE & REVISION DESIGNATION LETTER (A) = ISSUE, No. (1) = REVISION	
No.	Date Issued For / Revisions
A	2021.04.09 ISSUED FOR HAP REVIEW

NOT FOR CONSTRUCTION
2021.04.09



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126 WELLINGTON ROAD, LONDON ON N6C 4M8

Project:
HERITAGE ALTERATION PERMIT
344-360 TALBOT ST.
ST. THOMAS ON

Drawing:
SITE PLAN, KEY PLAN & SITE LEGEND

Drawn By: CT	Job Captain: AL	Project No.:
Scale: AS SHOWN		2106B
Plot Date: 2021.04.09	Sheet No.:	HAP 1
Current Issue: A	Current Revision:	



ORDER TO REMEDY UNSAFE BUILDING

PURSUANT TO SECTION 15.9 (4) OF THE BUILDING CODE ACT, S.O. 1992, c.23

City of St. Thomas

Building Services
Planning & Building Services Dept
P.O. Box 520
545 Talbot Street
St. Thomas, ON N5P 3V7
(519) 631-1680

Order No.: ORU-20-002

Order Date: 12 February 2020

Permit No.: N/A

ORDER APPLIES TO:

Municipal Address: **344-360 TALBOT STREET, St. Thomas, ON N5P 1B6**

Legal Description: **PLAN 187 LOTS 2 TO 5 PT LOT 6**

ORDER ISSUED TO:

2247171 Ontario Inc
c/o Matt McLennan
296331 29th Line RR3
Lakeside, ON N0M 2G0

AND

Matt McLennan
185 Lake Margaret Trail
St. Thomas, ON
N5R 0B7

TAKE NOTICE that as the property described above is owned by you, or in which you have an interest, and has been inspected on or about 10 February 2020 has been found to pose a danger to the health or safety of any person in the vicinity.

YOU ARE HEREBY ORDERED to correct the contraventions itemized in the attached **Schedule "A"** which must be complied with on or before the dates provided in attached Schedule "B".

Sandy Dale, CPSO
Building Inspector
Building Services, City of St. Thomas

Note:

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [Building Code Act, 1992 s. 20]
- The Chief Building Official may prohibit the use or occupancy of the building; and may cause the building to be renovated, repaired or demolished to remove the unsafe condition or take such other action as he or she considers necessary for the protection of the public. [Building Code Act, 1992 s. 15]
- Failure to comply with this Order is an offence which could result in a fine. [Building Code Act, 1992 s. 36]
- No construction affected by this Order is to be covered until inspected and approved. [Building Code Act, 1992 s. 13]

SCHEDULE "A"

Municipal Address: **344-360 TALBOT STREET, St. Thomas, ON N5P 1B6**

Legal Description: **PLAN 187 LOTS 2 TO 5 PT LOT 6**

The following unsafe conditions were observed at the above noted address:

ITEM	LOCATION and UNSAFE CONDITION	
1.	<p>LOCATION #1: South (rear) wall of building with Municipal address #344-346 Talbot Street, St.Thomas (see attached item#1 for specifics to location#1)</p> <p>UNSAFE CONDITION: Part of the existing rear multiple wythe brick wall is deteriorating. The wall has cracking and spalling of bricks and failing mortar. Brick and brick pieces are loose and falling to the city sidewalk below.</p>	
	REFERENCE	
	BCA 15.9(2)	<p>A building is unsafe if the building is,</p> <p>(a) Structurally inadequate or faulty for the purpose for which it is used; or</p> <p>(b) In a condition that could be hazardous to the health or safety of persons in the normal use of the building, persons outside the building or persons whose access to the building has not been reasonably prevented.</p>
ITEM	LOCATION and UNSAFE CONDITION	
2.	<p>LOCATION #2: South (rear) wall of building with Municipal address #350-360 Talbot Street, St.Thomas (see attached item#1 for specifics to location#2)</p> <p>UNSAFE CONDITION: Part of the existing rear multiple wythe brick wall is deteriorating. The wall has cracking and spalling of bricks and failing mortar. Brick and brick pieces are loose and falling to the ground below where there is a door into the building and parking spaces. This wall is seriously deteriorated, and appears to no longer be structural adequate</p>	
	REFERENCE	
	BCA 15.9(2)	<p>A building is unsafe if the building is,</p> <p>(a) Structurally inadequate or faulty for the purpose for which it is used; or</p> <p>(b) In a condition that could be hazardous to the health or safety of persons in the normal use of the building, persons outside the building or persons whose access to the building has not been reasonably prevented.</p>

A Building Permit is required before any alteration or repair is made to a building or any system therein or before any demolition work is undertaken.

SCHEDULE "B"

Municipal Address: **344-360 TALBOT STREET, St. Thomas, ON N5P 1B6**

Legal Description: **PLAN 187 LOTS 2 TO 5 PT LOT 6**

REQUIRED ACTION:

- 1) The building owner shall provide barricades to restrict access to the sidewalk by the public on the portion of the sidewalk which extends along the rear of #340-346 Talbot **forthwith and before 5:00pm Tuesday February 18, 2020. (see attached item#1 for specifics to location #1)**
- 2) The building owner shall provide barricades to protect users of the door at the rear of #350-360 Talbot Street **forthwith and before 5:00pm Tuesday February 18, 2020. (see attached item#1 for specifics to location #2)**. Alternatively – if this section of the building is vacant and the door is not a required exit or egress, the door may be boarded up and made inaccessible.
- 3) The building owner shall maintain the barricades to protect users of the parking spaces rear of #350-360 Talbot Street **until all work is complete. (see attached item#1 for specifics to location#2)**.
- 4) The building owner shall provide scaffolding which allows use of the city sidewalk by pedestrians, while protecting the users of the city sidewalk extending along the rear of #340-346 Talbot **on or before 5:00pm Monday March 9, 2020. (see attached item#1 for specifics to location #1)**
- 5) The building owner shall retain a professional engineer to either repair or demolish the building. The engineer retained by the owner is to provide written conformation to Mrs. Sandy Lale, Building Inspector, **on or before 5:00pm Friday March 20, 2020 (slale@stthomas.ca)** that they have been retained to address the structural requirements and prepare a written report.
- 6) The building owner is to provide an engineering report prepared by a Professional Engineer to Mrs. Sandy Lale **on or before 5:00pm Friday April 17, 2020**. The engineering report is to summarize the structural integrity of the unsafe locations noted above, in relation the building as a whole. The report shall outline the design of temporary shoring, repairs and stabilization of the damaged masonry and provide direction to correct any structural concerns or describe the process to safely demolish the building.
- 7) The building owner is to apply for a building permit to remove the unsafe conditions, via repairs or demolition of the building, specified in item#6 above **on or before 5:00pm Friday May 8, 2020**.
- 8) The building owner is to coordinate and commence the building repairs or demolition per the issued permit **on or before 5:00pm Friday May 29, 2020**.

A Building Permit is required before any alteration or repair is made to a building or any system therein or before any demolition work is undertaken.

NOTE:

A Right-of-Way permit is required before blocking of City Sidewalks. Contact the Environmental Services Department for more information regarding this.

This property is registered as a Designated Heritage Property. As such, any reconstruction or proposal for demolition must be approved by the Heritage Committee prior to the issuance of a building permit.

A Building Permit is required before any alteration or repair is made to a building or any system therein or before any demolition work is undertaken.

344-360 TALBOT - ITEM #1





Portion of
City Side Walk
to Be Protected

ITEM #1

PG 3 of 3



Barricade
to be
maintained

Door to
be protected

CITY OF ST. THOMAS

BY-LAW NO. 12-2016

A By-law to amend By-law 50-88

THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS ENACTS
AS FOLLOWS:

1. By-law 50-88 as amended is further amended by adding to subsection 4.3 the following paragraph:

“4.3.6 DOWNTOWN TALBOT STREETSCAPE

Notwithstanding any other provision of this by-law, the following regulations shall apply to any new development or redevelopment within the lands shown in heavy solid line on Schedules “1”, “2” and “3” to this by-law, and such Schedules shall be added to and form part of By-law 50-88 as amended and shall be known as “Schedule DT1”, “Schedule DT2” and “Schedule DT3” respectively to By-law 50-88 as amended:

- 4.3.6.1.1 Minimum Building Height: 2 stories
- 4.3.6.1.2 Maximum Building Height: 3 stories
- 4.3.6.1.3 Setback from Talbot Street: In order to maintain a street related building form, new buildings shall be have a setback of NIL from the Talbot Street frontage.
- 4.3.6.1.4 Access to Talbot Street: No new access points to Talbot Street for motor vehicles shall be permitted.
- 4.3.6.1.5 Parking Landscape Buffer: New parking lots shall be located a minimum of 3 metres from the Talbot Street frontage.”

2. Zoning Map 15 to By-law 50-88 as amended is further amended by zoning the lands outlined in heavy solid lines on Schedule “A” hereto as “C2-15” and such Schedule shall be added to and form part of By-law 50-88 as amended and shall be known as “Special Zoning Map 15-30” to By-law 50-88 as amended.

3. By-law 50-88 as amended is further amended by adding to subsection 13.6 the following paragraph:

“13.6.15 Special Zone

- (a) Area Affected
C2-15 as shown on Special Zoning Map 15-30.
- (b) Additional Permitted Buildings and Structures
Notwithstanding any other provision of this by-law, a maximum of 12 townhouse units may be permitted in conjunction with a permitted residential use within the area affected.
- (c) Definition
Notwithstanding any other provision of this By-law, for the purposes of this Subsection 13.6.15, a Dwelling Unit shall mean one or more habitable rooms occupied or designed to be occupied by one or more persons.”

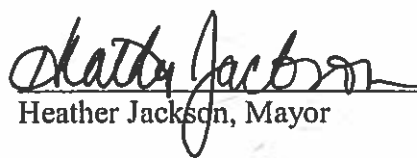
4. In anticipation of the eventual consolidation of By-law 50-88 and all amendments to such By-law, including this amendment, Schedule "B" to this Bylaw is hereby adopted, such Schedule being Zoning Map 15 to By-law 50-88 amended to include the changes made in such Zoning Map by all amendments to By-law 50-88 to date, including this amendment.

READ a First and Second time this 18th day of January, 2016.

READ a Third time and FINALLY PASSED this 18th day of January, 2016.



Maria Konefal, City Clerk



Heather Jackson, Mayor

Schedule DT1

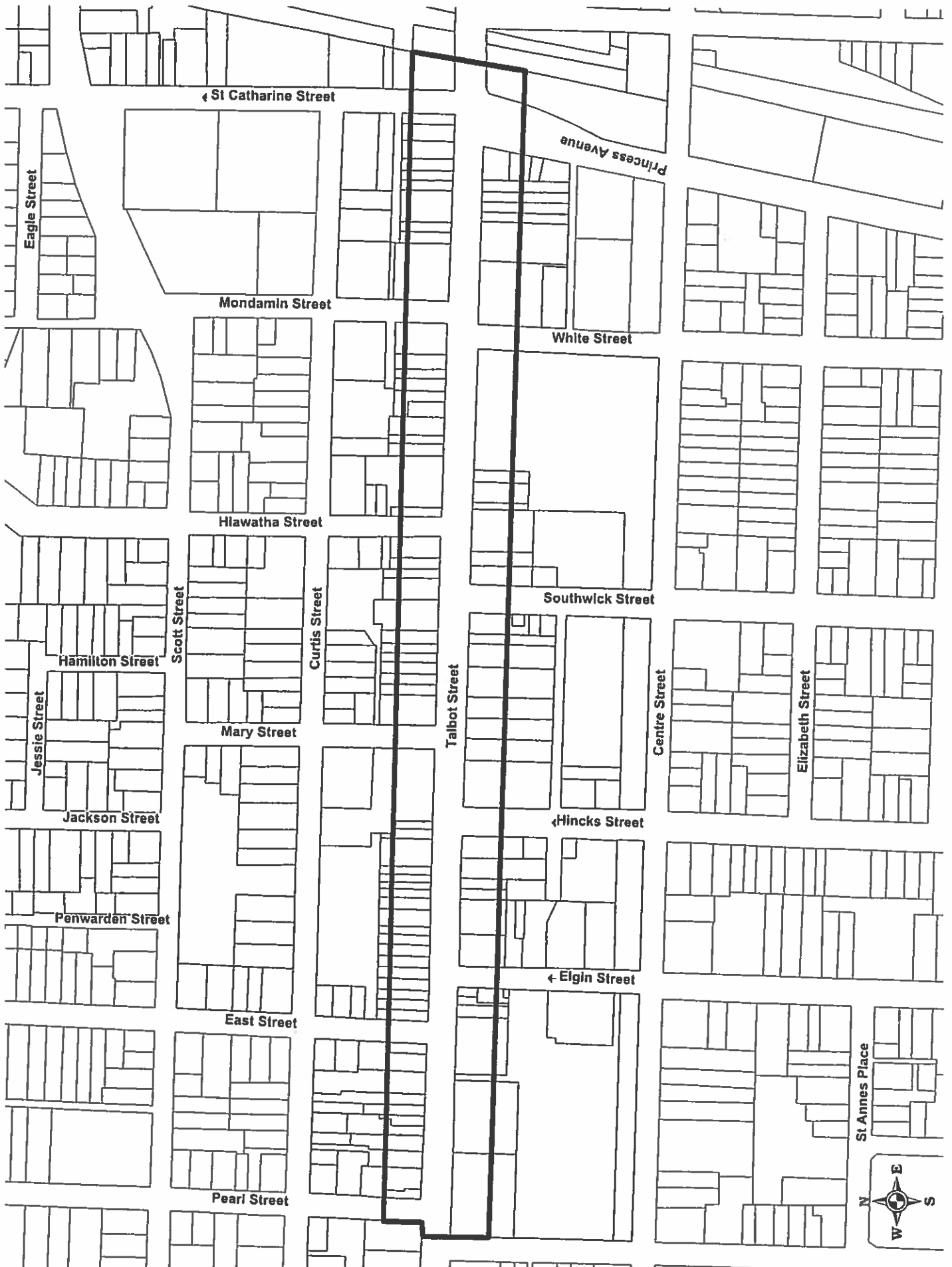


This is Schedule "1" to By-Law 12-2016
Passed this 18th Day of January, 2016.

Maria Konefal
Maria Konefal, City Clerk

Heather Jackson
Heather Jackson, Mayor

Schedule DT2

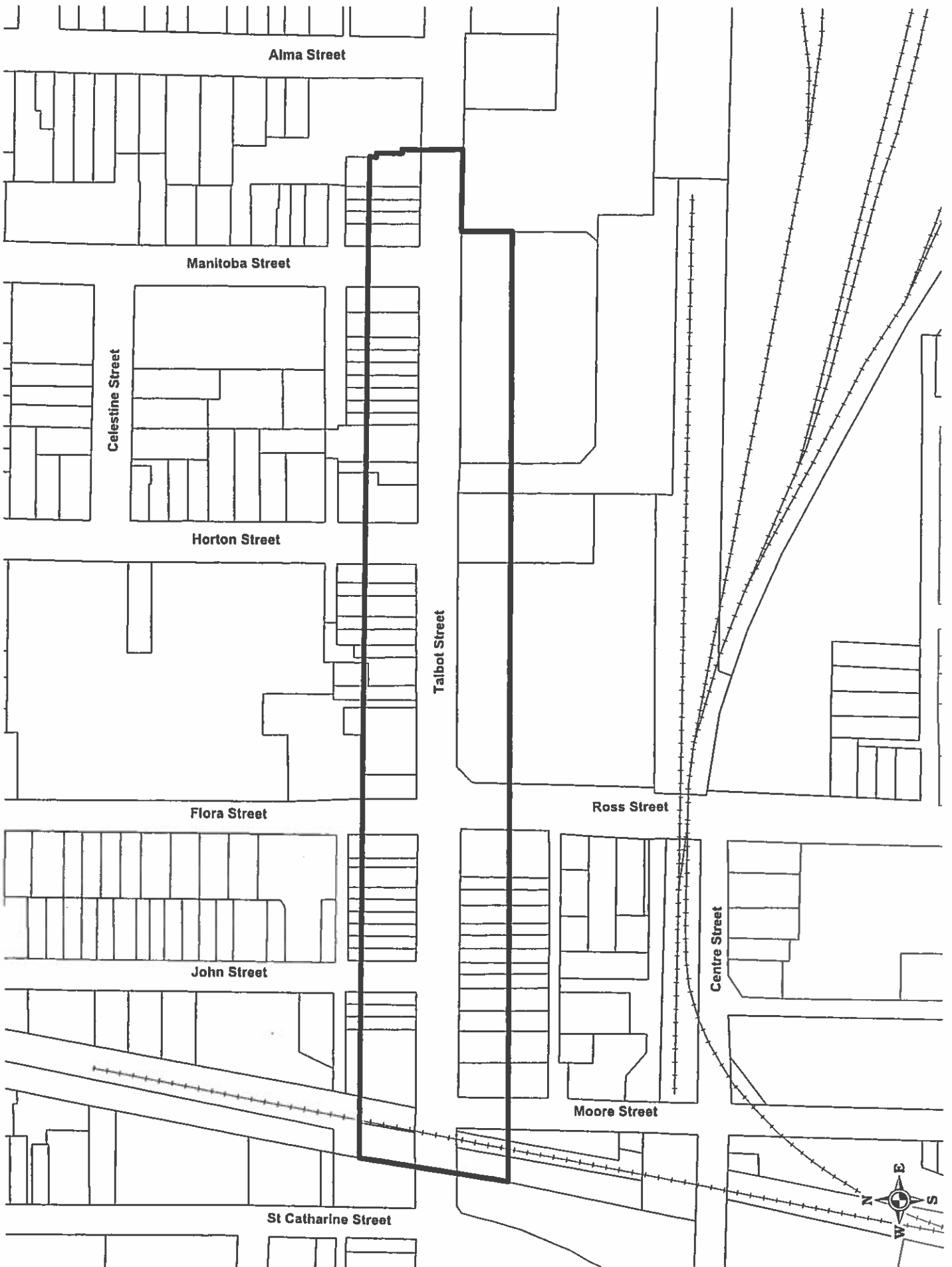


This is Schedule "2" to By-Law 12-2016
Passed this 18th Day of January, 2016.

Maria Konefal
Maria Konefal, City Clerk

Heather Jackson
Heather Jackson, Mayor

Schedule DT3

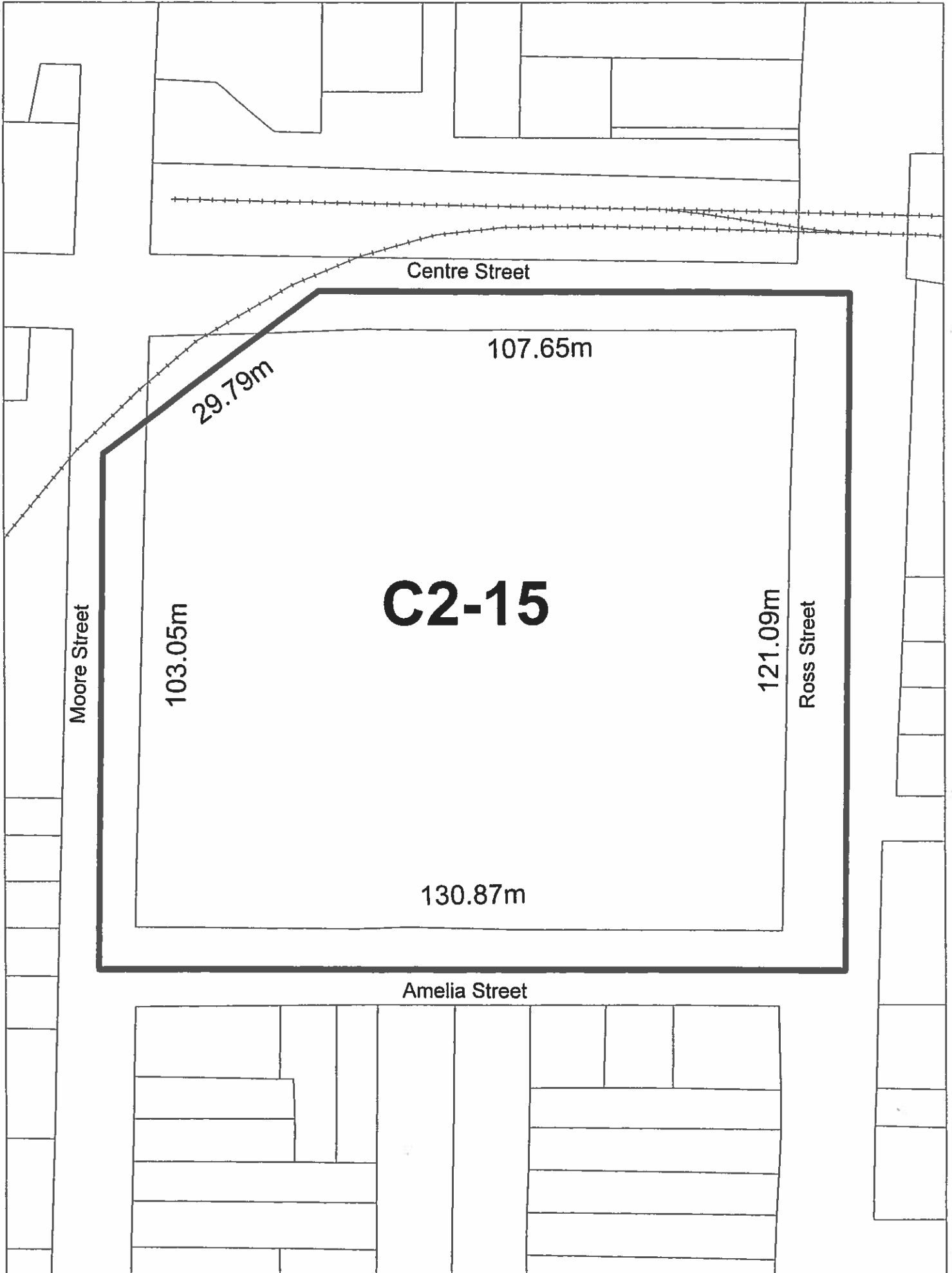


This is Schedule "3" to By-Law 12-2016
Passed this 18th Day of January, 2016.

Maria Konefal
Maria Konefal, City Clerk

Heather Jackson
Heather Jackson, Mayor

Special Zoning Map 15-30



This is Schedule "A" to By-Law 12-2016
Passed this 18th Day of January, 2016.

Maria Konefal

Maria Konefal, City Clerk

Heather Jackson

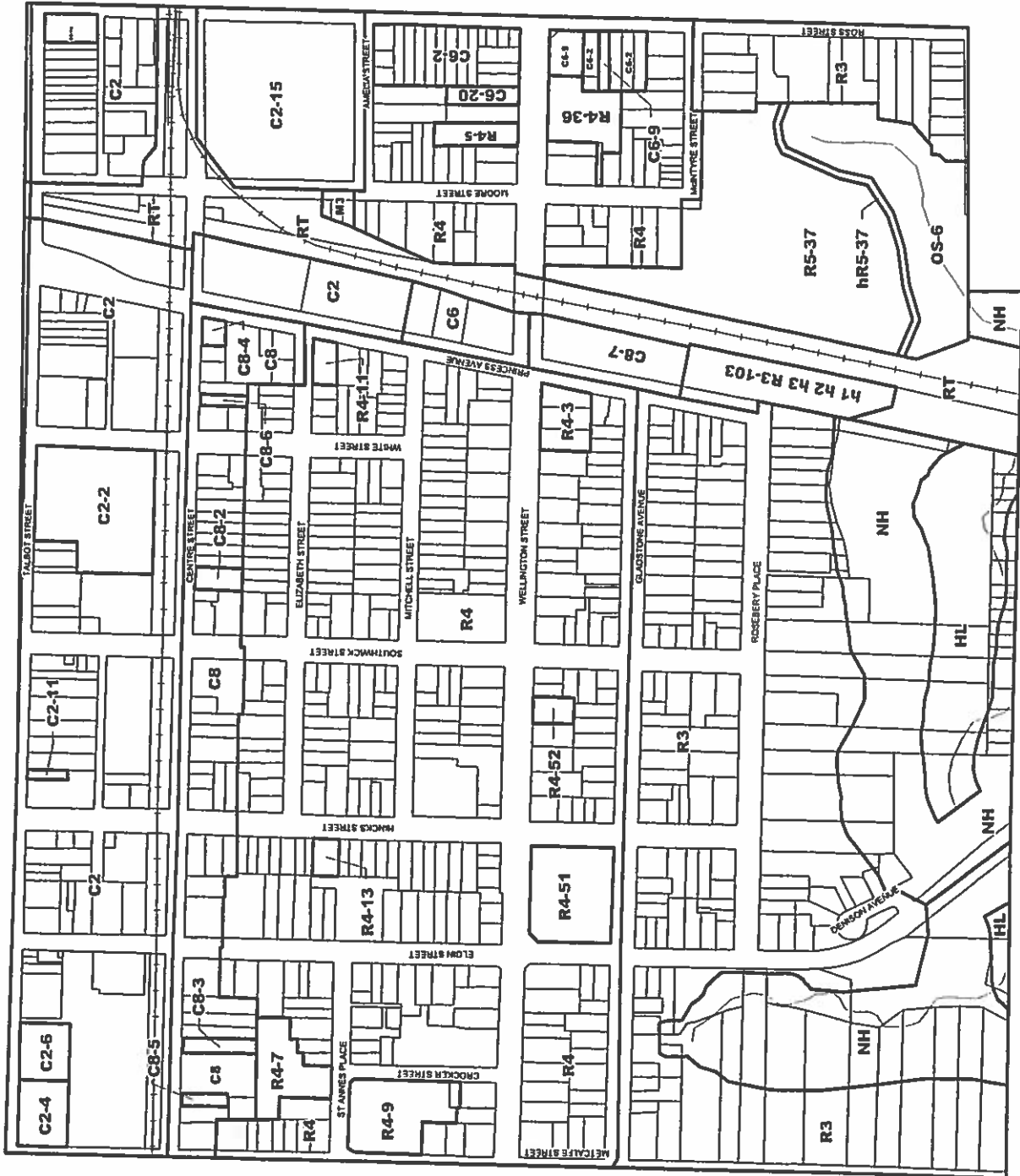
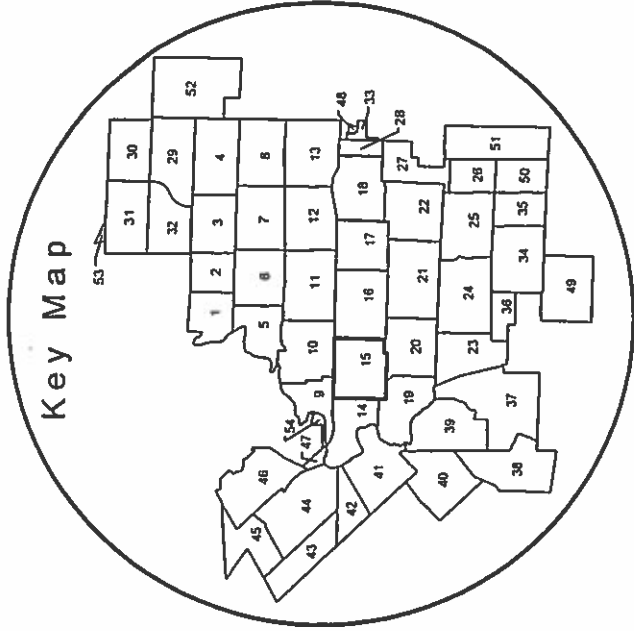
Heather Jackson, Mayor

This is Schedule "B"
to By-Law 12-2016
Passed this 18th Day
of January, 2016.

Maria Konefal
Maria Konefal, City Clerk

Heather Jackson
Heather Jackson, Mayor

Zoning Map 15



MEMO

DATE: May 31, 2021

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
488 Talbot Street
HAP-05-21

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,



Kevin McClure, MCIP, RPP
Planner

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

May 31, 2021

Harrison Cole
18-1 Morrison Drive
St. Thomas, ON
N5R 4S6

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-05-21
Property: 488 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,



Kevin McClure, MCIP, RPP
Planner

cc: Jon Hindley, Corporate Administrative and Accessibility Clerk, City of St. Thomas



Report No.
HCR-05-21

File No.
HAP-05-21

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
05/31/2021
Meeting Date:
06/09/2021

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and supporting documentation

Subject: Heritage Alteration Permit for 488 Talbot Street – Harrison Cole

ORIGIN:

An application has been submitted by the City of St. Thomas for a heritage alteration permit to allow for brick repairs and window alterations on the second floor and parapet at 488 Talbot Street. City staff consulted with the applicant on May 26, 2021, respecting the proposed heritage alteration permit. A formal application was received and deemed complete on May 28, 2021.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The applicant is looking to undertake various brick cleaning and repairs to the building. These include repointing and replacing brick where required, rebuilding a pilaster, and restoring the decorative dichromatic brickwork. The current second floor window is also to be removed and the original three openings are to be restored with segmental arch windows. As part of the application, there has been a request to remove the existing chimney that is not being used to utilize the brick in some of the repairs.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 488 Talbot Street has been identified as a contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, policies in Section 4.3 as they relate to contributing resources would apply for the review of a heritage alteration permit. Based on the proposed work, the policies related to Façade Patterns (4.3.2.3), Materials: Brick (4.3.2.4), Windows (4.3.2.9), Roofs and Parapets (4.3.2.10) and Side and Rear Elevations (4.3.2.11) 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. Further, there is policy that speaks to avoiding changes to the existing façade elements by removing and altering architectural elements.

The applicant is proposing to alter the existing façade pattern by removing the second-floor bay window and reconstructing the three window openings that appeared to have previously existed based on surrounding brickwork. While the policies speak to avoiding changes to existing façade and architectural elements, there are also guidelines that speak to the avoidance of making imitations based on conjecture rather than evidence in documents or existing building elements. To support the proposed change, the applicant has provided photographic evidence of the façade that shows the style and location of the window openings prior to the current conditions.

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 façade using appropriate materials and techniques as per the HCD Plan. Of note, to help achieve some of the repairs, the applicant is looking to utilize brick from a chimney that is currently not being used. As will be discussed later in this report, the Municipal Heritage Committee will need to determine whether it recommends the demolition of the feature to assist with the repairs.

Section 4.3.2.9 - Windows

Most of the policies in this section speak to the conservation or repair of original windows or discouraging the replacement of original windows with contemporary windows that are radically different than the original. However, there are also policies that speak to, “avoid blocking or altering the shape and size of existing historic window openings.”, “avoid replacing original windows with units that are radically different than original in proportion, colour, functionality and configuration”, and “allow for replacement of contemporary windows with other contemporary windows. Maintain the original shape and opening of the window”.

The applicant has acknowledged that the existing single window opening will be altered to allow for the creation of three new windows. As per the guidelines in this section, they provide that, “if some windows have already been updated with contemporary units, they may be replaced with historically accurate windows based on documentary evidence or existing windows”. As was previously provided, the applicant has submitted photo evidence of pre-existing conditions of the second floor.

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. The HCD Plan specifically states, “Elements of the roof and parapet assemblies include: cupolas, turrets, cresting, chimneys, gutters, gables, eaves, parapets, dormers, soffits and fasciae, and components, such as the cladding, substructure, insulation, vapour controls, flashing and ventilation”. Further, there is direction to conserve, maintain and restore character defining roof and parapet features and original historic roofing materials.

The applicant is seeking to repair the brick parapet where structurally unsound in preparation for new flashing. This would be consistent with the policies and guidelines of the HCD Plan. It is important to note that the applicant acknowledges that the proposed removal of the chimney would contravene the policy that speaks to the conservation and maintenance of character defining features.

4.3.2.11 – Side and Rear Elevations

Section 4.3.2.11 provides policy direction on Side and Rear Elevations that states that “typically, HCD policies and guidelines focus on the front façade of buildings as these are most often experienced in the public realm”. The policies and guidelines for side and rear elevations are intended to protect important views of the HCD at street corners or where the backs of buildings are publicly visible. Only the second-storey westerly wall of the building can be seen from Talbot Street, that said, the policies of this section state, “maintain, repair, conserve or restore original cladding materials on side or rear elevations where possible.

The applicant is proposing to repoint the entire side of the building where required. Of note, this is the side of the building where the current chimney exists. Depending on whether the Municipal Heritage Committee approves of its demolition, consideration should be made as to how the location is reconstructed.

STAFF COMMENT:

While Staff is of the opinion that the proposed work meets the general intent of the Downtown St. Thomas Heritage Conservation District Plan, the Municipal Heritage Committee will need to review the appropriate policies and guideline of the HCD Plan to determine whether it is satisfied with the scope of work as proposed.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

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: Harrison Cole

Address: 18-1 Morrison Drive, St. Thomas

Postal Code: N5R 4S6 Phone: 519-637-6396 Fax: _____

Email: hcole@colemunro.com

2. Agent/Applicant

Name: _____

Company: _____

Address: _____

Postal Code: _____ Phone: _____ Fax: _____

Email: _____

Who is the primary contact?

Registered Owner Applicant/Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 488 Talbot St

2. Legal Description: PLAN 3 BLK E PT LOT 1

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

Alteration to Building/Property New Construction Demolition

2. How is the property designated?

- Individually Designated Property Part of the Heritage Conservation District Both

3. 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 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

4. 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.

5 HJW\YX`XcW a Ybhg`]bWl XY. `A UgcbfmGWtdY`cZK cf_ž HCD Policies, Comments,`GY[a YbhU`5fW\YX`K]bXck`
GdYWgž`<Yf]hU[Y`D\chcg`

5. 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 Masonry Scope of work, and attached document which outline how the project conforms to the policies and guidelines in the HCD.

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 Harrison Cole, 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, Harrison Cole of St. Thomas in the province of Ontario,
name of applicant City

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

Sworn (or declared) before me at the St. Thomas on this 26 day of 05, 2021.
City Day Month Year


Signature of Owner or Authorized Agent

05/26/21
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, _____, 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.

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, Harrison Cole, 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.

05/26/2021

Date



Signature of Owner

488 Talbot Street Façade Project

4.3.2.9 Windows

Windows in the heritage area are important elements that contribute to the vertical and horizontal patterns of the district.

Policies

1. Conserve, repair and maintain rather than remove all important character- defining elements to windows and doors including but not limited to: steel, aluminum and wood frames and windows, muntin and sash profiles, dimensions of openings, operable double and single hung windows, original opening mechanisms and hardware and decorative surrounds
2. Retain original wood framed windows wherever possible. Heritage windows can be as efficient as new thermal units if they are maintained properly. If maintained, they are longer lasting than the newer thermal units
3. Replace original windows when they cannot be repaired. Keep current proportions and glazing configuration. Keep operable
4. Avoid blocking or altering the shape and size of existing historic window openings. It is strongly discouraged to seal windows shut
5. Avoid replacing original windows with units that are radically different than original in proportion, colour, functionality and configuration
6. Allow for replacement of contemporary windows with other contemporary windows. Maintain the original shape and opening of the window

Guidelines

1. If some windows have already been updated with contemporary units, they may be replaced with historically accurate windows based on documentary evidence or existing windows

Being that the current window sizing, material, and proportions contravene the window policies outlined in section 4.3.2.9, I am proposing to replace the bay window with three segmental arched units with operable sashes in a profile similar to that of the original units. Replacing the 1960s era bay window with operable sash windows that match the adjacent building and the massing of the original façade, follows the policies and guidelines outlined in section 4.3.2.9, specifically policy #6 and guideline #1 which state that contemporary windows can replace contemporary windows, but that the replacement proportion, functionality, and size should match that of the original opening based on historical evidence.

4.3.2.10 Roofs and Parapets

The roofline of a streetscape in an HCD is not uniform but of similar heights. Roofs and parapets make up an important part character defining elements and they are most important when visible from street level. Elements of the roof and parapet assemblies include: cupolas, turrets, cresting, chimneys, gutters, gables, eaves, parapets, dormers, soffits and fasciae, and components, such as the cladding, substructure, insulation, vapour controls, flashing and ventilation. Roofs and parapets are particularly exposed to the elements more than any other part of the building and their maintenance is critical.

Policies

1. Conserve, maintain and restore character defining roof and parapet features and original historic roofing materials
2. Maintain the original roof shape of the building (e.g. flat, gabled, hipped, etc.) and maintain the original pitch (high pitch, medium pitch, low pitch)
3. Set features such as mechanical equipment, penthouses, and other rooftop elements back from the façade line so that the new features are not visible from street level

Guidelines

1. Protect and maintain rooftop features by ensuring that water is properly drained through gutters, downspouts, and roof drains
2. Repair based on historical evidence or replace in kind or with sympathetic materials when roof materials are deteriorated
3. Allow for contemporary roofing materials such as asphalt, metal, and composites where non-original roofing materials exist
4. Consider neutral colours (grey, black, brown) for roof pitches visible from the street

Included in the mason's scope of work is the repairing and rebuilding of the brick parapet following all the property heritage masonry techniques and materials. This includes the repair/replacement of the decorative dichromatic brick pattern. Included in the masonry scope of work is the removal of the brick chimney along the west wall and using the bricks from that chimney in the façade restoration. While not directly facing Talbot street, the brick chimney can be seen from certain angles. While the rest of the project fits the policies and guidelines in section 4.3.2.10, the removal of the brick chimney does contravene policy 1 which says to conserve and restore character defining roof and parapet elements.

4.3.2.11 Side and Rear Elevations

Typically, HCD policies and guidelines focus on the front façade of buildings as these are most often experienced in the public realm. Within the HCD, many rear and side elevations are visible from side streets and parking areas. As such, guidelines have been prepared to address side and rear elevations.

Policies

1. Maintain, repair, conserve or restore original cladding materials on side or rear elevations where possible
2. Maintain and upkeep side and rear elevations in accordance with the City of St. Thomas Property Standards by-law

3. Compliment the character of the HCD on rear elevations regarding material type, and proportion of material (e.g. brick/masonry or siding sizes compatible with surrounding buildings), and colour. Contemporary cladding materials are permitted on rear elevations of new construction but should be compatible with the character of the area. District Policies and Guidelines

Guidelines

1. Consider rear elevations not on corners for delivery access facilities, utility services, parking, outbuildings, satellite dishes, required roof vents, skylights, solar panels, and metal chimneys

This project includes a spot repaint of the entire side elevation of the building using appropriate heritage masonry materials and techniques. Maintenance of the brick side elevations is important to the character of our downtown and fits the policies and guidelines of section 4.3.2.11, specially policy #1 which says to maintain and restore original cladding materials on side and rear elevations.

SCOPE OF WORK



Two Rivers Restoration

Heritage Masonry

488 Talbot Street

Alexandre Krucker
Two Rivers Restoration
189 Huron Street
Guelph, ON N1E5L9

tworiversrestoration.ca
519.400.3633
info@tworiversrestoration.ca

DELIVER TO

Harrison Cole
488 Talbot Street, St. Thomas, ON N5P 1C2

519.852.0941
hcole@colemunro.com

PROJECT OVERVIEW

- Clean brickwork
- Replace deteriorated brickwork
- Repoint deteriorated mortar joints
- Restore three original window openings and install new sills
- Rebuild left brick pilaster to ensure brickwork is tied back into the building
- Repair brick parapet where structurally unsound, in preparation for new flashing
- Remove unused chimney stacks and retain salvageable bricks for repair work
- Restore original decorative dichromatic brickwash



Our Approach

Historic masonry structures often require repair due to natural weathering and previous improper repairs. It is important to use material that is compatible with original building construction and make repairs that match surrounding work. The goal is not to disguise the age of the building but to restore structural integrity while preserving heritage building elements.

Understanding original materials and method help us to decide best practice when performing repair work. This building was built with lime-based mortar and soft, porous brick. Replacement material will also use lime and brick that can provide a close match in quality and appearance.

Portland cement can have a disastrous effect on historic masonry by inhibiting the natural egress of water and being harder than original masonry units. This can lead to premature spalling and cracking.

The best source of replacement masonry units can be from the building itself as it provides a perfect match in quality, appearance, and dimensions. Often the reverse side of bricks are in good condition and the brick can be flipped and return to its same position allowing it to provide more use.

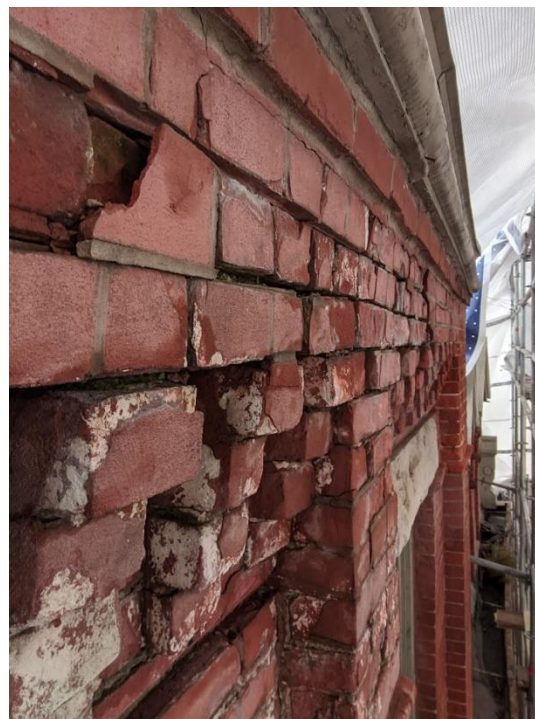


Figure 1 Previous cement repair on fourth floor of commercial building has led to further deterioration and public safety hazard

Building Description

Two-storey, 19th century Italianate Ontario-vernacular commercial building in downtown St. Thomas. Buff brick construction with decorative dichromatic brickwork, red and black colour washed. Two distinct string-course features (top to bottom): Red washed brick courses with buff brick header course; three course buff brick in saw tooth pattern surrounded by basketweave coloured brickwork. Three windows with segmental arches using dichromatic patterns. Pilasters feature decorative brickwork with dichromatic colouring.

- Listed as ‘*Contributing*’ to Downtown St. Thomas Heritage Conservation District (2018).
- The Free Library Building (Upper Block) (1884), 486-488 Talbot Street.¹
- Period of construction 1894. The Free Library Building/Upper Block. Built by J.S. Upper.²

¹ Downtown St. Thomas Heritage Conservation District Study, 3.10

² City of St. Thomas Heritage Inventory, p.215.

BRICK REPLACEMENT

1. Deteriorated masonry units to be removed carefully with Arbortech or other tools to maximize salvageable material.
2. Deteriorated masonry is defined as: loose, spalled, eroded, cracked or otherwise unsound.
3. If salvaged brick has a sound reverse face the brick will be replaced in situ.
4. If no salvaged brick is available a suitable matching brick in colour and permeability will be substituted: *Vintage Brick*, Leicester Multi Cream.
5. Mortar will be a 1:3 ratio of sharp sand to pozzolanic lime mortar (PHL 3.5).
6. Mortar colour match to be determined on site using a blend of mineral mortar dye (Interstar).



REPOINTING

1. All equipment used for the removal of existing mortar shall be designed and used to minimize damage to masonry units and operated by competent workers. These include hand chisel, pneumatic chisels, and Arbortech.
2. Grinders will only be used to cut a relieving slot in hard or cement mortar to minimize damage from hand chisels.
3. Deteriorated mortar to be removed to a minimum depth of 25mm and cleaned out.
4. Mortar will be a 1:3 ratio of sharp sand to pozzolanic lime mortar (PHL 3.5).
5. Mortar colour match to be determined on site using a blend of mineral mortar dye (Interstar).
6. Tooling to match profile of existing joints.
7. Newly pointed masonry to be protected from rain and harsh winds until initial set is achieved.



BRICK WASH

Site observations show that the building has several dichromatic features that use red and black washes on buff brick. Observations of the adjoining building show where colour was used to achieve patterns.

Two Rivers Restoration can explore reinstating the brick wash on replacement brickwork to blend in with the surrounding finish if desired. Our brick wash is a traditional blend of mineral dye, water, and alum. Providing a lasting but breathable finish to the masonry.

*It is important that colour-matching and test panels are completed before work is initiated to ensure quality of final product.



Figure 2 Red Wash applied to historic brick in Toronto, Ontario

MASONRY CLEANING

Site observations show soiling on the parapet and where cloth awnings were once above three windows on second storey.

Client has indicated a desire to do a gentle clean of the brick surface to expose deteriorated masonry in heavily soiled areas and ensure repair work matches the look of the existing brickwork.

Two Rivers Restoration offers a gentle water cleaning system designed for use on historic masonry buildings. This system uses the ThermaTech® hot pressure washer system created in the UK for work on sensitive masonry structures.³ In addition, chemical products produced by EacoChem will be used for the removal of stains and other heavy soiling. These include *OneRestore* or *Heritage Restorer*.⁴

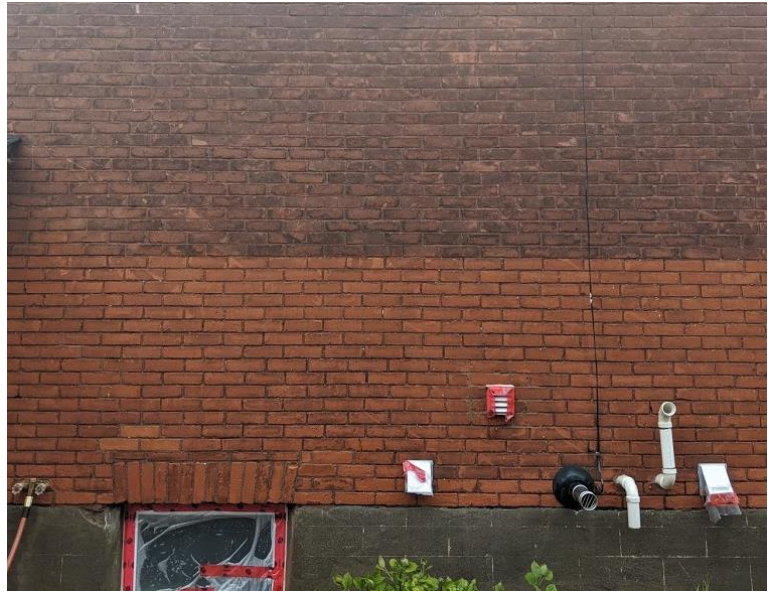


Figure 3 Gentle steam pressure wash cleaning on heavily soiled brickwork

³ [ThermaTech Stone Masonry Cleaning Machine & Paint Removal System \(restorative-products.com\)](http://restorative-products.com)

⁴ [Eaco Chem's Product Line-Up](#)

PILASTER REPAIR

Site observation shows significant separation of brick pilaster on the left side of façade. It is unclear if the pilaster was ever properly tied back into the structure with a full header return. Additionally, diagonal brick pattern on face of the pilaster differs from the other two pilasters on the building indicating the possibility that this pilaster's construction was influenced by changes made to the building in the form of an addition or severance.

The gap in the return ranges from approximately an inch to several inches at the top.

Recommendations:

- **Closer observations be made to determine the severity of the displacement.**
- **All half-brick (fake headers) be removed and replaced with full headers and brick ties to ensure pilaster is sufficiently secured to the structure.**
- **Large voids to be filled with brick and packed with mortar.**



MUNICIPAL GUIDELINES REVIEW

Downtown St. Thomas Heritage Conservation District**4.3.2.3 Façade Patterns:**

Policies

- Maintain and restore existing windows and doors in their original sizes...
- Maintain and restore existing architectural elements that divide and break up the façade into smaller sections
- Maintain and restore existing parapets and rooflines

Guidelines

- Should there be a part of the building that is beyond repair and cannot be restored, use materials, and forms that restore by existing evidence or replace in kind or with sympathetic materials
- Avoid making imitations based on conjecture rather than evidence in documents or existing building elements

4.3.2.4 Materials: Brick

Policies

- 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...
- 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...
- Choose and 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.
- Choose materials that are similar in kind, colour, strength, and durability when using mortar and masonry units to replace existing deteriorated units. Using materials that are incompatible can cause more damage in the long term.



Contract - Detailed

Sales Rep Name: Foster, Kent
Sales Rep Phone: 416-768-1260
Sales Rep Fax: 905-362-5362
Sales Rep E-Mail: FosterKS@pella.com

Customer Information	Project/Delivery Address	Order Information
425 - Kent Foster 72 Stone Chruch Road Hamilton, Ontario Primary Phone: (416) 7681260 Mobile Phone: Fax Number: E-Mail: fosterks@pella.com Contact Name: Great Plains #: 1004210152 Customer Number: 1008277833 Customer Account: 1004210152	370 - Harrison Cole Lot # , County: Owner Name: Owner Phone:	Quote Name: 370 - Harrison Cole - WOOD CLAD Order Number: 425 Quote Number: 13843814 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: HST Cust Delivery Date: None Quoted Date: 3/24/2021 Contracted Date: Booked Date: Customer PO #:

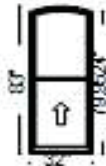
Customer Notes: ADD INSTALLATION = \$2,400.00 + HST

Line #	Location:	Attributes	Qty
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10 FRONT
Frame Radius = 43.52351"

Pella® Reserve, Traditional, Single Hung, 32 X 83, Black

3



PK #
2085

Viewed From Exterior

1: Traditional, 3283 Single Hung, Equal
Frame Size: 32 X 83 X 79 15/16
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Interior Color / Finish: Unfinished Interior
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00781-00001, ER 20, Egress Not Calculated
Grille: No Grille,
Wrapping Information: 6" Installation Clips, Branch Supplied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 225".

Rough Opening: 32 - 3/4" X 83 - 3/4"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com



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