

AGENDA
THE FOURTH MEETING OF THE MUNICIPAL HERITAGE
COMMITTEE

VIA ZOOM

5:00 P.M.

MAY 4, 2022

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on March 9, 2022.

NEW BUSINESS

Heritage Alteration Permit and Planning Report - HAP-08-22 - 321 Talbot Street
Pages 2-12

Heritage Alteration Permit and Planning Report - HAP-02-22 - 367 Talbot Street
Pages 13-25

Heritage Alteration Permit and Planning Report - HAP-03-22 - 361 Talbot Street
Pages 26-35

Heritage Alteration Permit and Planning Report - HAP-04-22 - 613 Talbot Street
Pages 36-46

Heritage Alteration Permit and Planning Report - HAP-05-22 - 755 Talbot Street
Pages 47-58

Heritage Alteration Permit and Planning Report - HAP-06-22 - 10 Princess Avenue
Pages 59-69

Heritage Alteration Permit and Planning Report - HAP-07-22 - 614 Talbot Street
Pages 70-81

Student Project Ideas

NEXT MEETING

June 8, 2022

ADJOURNMENT

MEMO

DATE: April 21, 2022

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
321 Talbot Street
HAP-08-22

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)

April 21, 2022

Craig Hansford
600 Oxford Street West
London Ontario
N6H 1T9

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-08-22
Property: 321 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
Lisa Rattray, McBain Signs & Graphic Design



Report No.
HCR-08-22

File No.
HAP-08-22

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
04/21/2022
Meeting Date:
05/11/2022

Department: Planning & Building Services Department

Attachments
· Application
· Supporting materials

Prepared by: Kevin McClure, Planner

Subject: Heritage Alteration Permit for 321 Talbot Street – Craig Hansford

ORIGIN:

An application has been submitted by McBain Signs & Graphic Design on behalf of Craig Hansford for a heritage alteration permit to allow for a new retail tenant sign at 321 Talbot Street.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

A new non-illuminated sign for “The Annex”, is proposed to be erected on the side of the building above the existing storefront. In addition, vinyl lettering, as shown in the supporting documentation will be applied to the storefront windows.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 321 Talbot Street has been identified as a contributing resource within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, policies in Section 4.3 of the Heritage Conservation District Plan would apply for the review of a heritage alteration permit. Based on the proposed work, the policies related to Signage (4.3.2.8) would apply.

Section 4.3.2.8 – Signage

The policies of this section require signage to adhere to the City of St. Thomas Signage By-law, for signage to be installed in a manner that avoids covering windows or important elements of the building façade, and to avoid internally illuminated signs.

The applicant is proposing to erect a non-internally illuminated sign above the storefront and place vinyl lettering on the windows. The proposed sign would not cover any important or character defining elements of the building. Further, while lettering is proposed on the windows, this would not be covering the windows themselves.

STAFF COMMENT:

In my opinion, the proposed heritage alteration permit would be in keeping with the policies and guidelines of the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing buildings.

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: Craig Hansford

Address: 600 Oxford Street West London ON

Postal Code: N6H 1T9 Phone: 519-520-0226 Fax: _____

Email: info@maverickrealestateinc.com

2. Agent/Applicant

Name: Bernie Quiring or Lisa Rattray

Company: McBain Signs & Graphic Design

Address: 126 Elm Street, St Thomas

Postal Code: N5R 1J1 Phone: 519-637-8427 Fax: _____

Email: bernie@mcbainsigns.ca

Who is the primary contact? Bernie Quiring or Lisa Rattray

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: 321 Talbot Street St Thomas Ontario N5P 1B5

2. Legal Description: 321 Talbot Street St Thomas Ontario N5P 1B5

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.

Attached please find two mock up designs of the storefront as well a description of the project proposal

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.

Install new exterior signage on the storefront and windows at 321 Talbot Street, St Thomas ON N5P 1B5.
The sign is not an illuminated sign and will be installed within an existing frame on the storefront.

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 Bernie Quiring, 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:

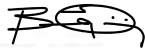
Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) 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, Bernie Quiring 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 April, 2022.
City Day Month Year


Signature of Owner or Authorized Agent

April 12, 2022
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, Craig Hansford, am the owner of the subject lands, and I authorize McBain Signs & Graphic Design, 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.

April 12, 2022
Date

DocuSigned by:
Craig Hansford
6C35241913BC4A1
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, Craig Hansford, am the **owner** of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

April 12, 2022
Date

DocuSigned by:
Craig Hansford
Signature of Owner

STATE OF CALIFORNIA - DEPARTMENT OF REVENUE

NOTICE TO CREDITORS: The undersigned, the executor of the estate of the decedent, hereby gives notice that the decedent has died and that the estate is being administered in accordance with the provisions of the California Probate Code.

The decedent's last known address is [Address]. The decedent died on [Date].

The executor of the estate is [Name], who is qualified to act as executor under the laws of the State of California. The executor is authorized to take any action necessary to administer the estate.

Executed on [Date] at [City], California.
[Signature]

[Signature]

the ANNEX
an addiction resource centre

the ANNEX

an addiction resource centre

the ANNEX

HOURS OF OPERATION

MON: 9-9
TUES: 9-9
WED: 9-9
THURS: 9-9
FRI: 9-9
SAT-SUN: CLOSED

We're on
YOUR Side!

20'0"

3'6"

the ANNEX
an addiction resource centre

the ANNEX

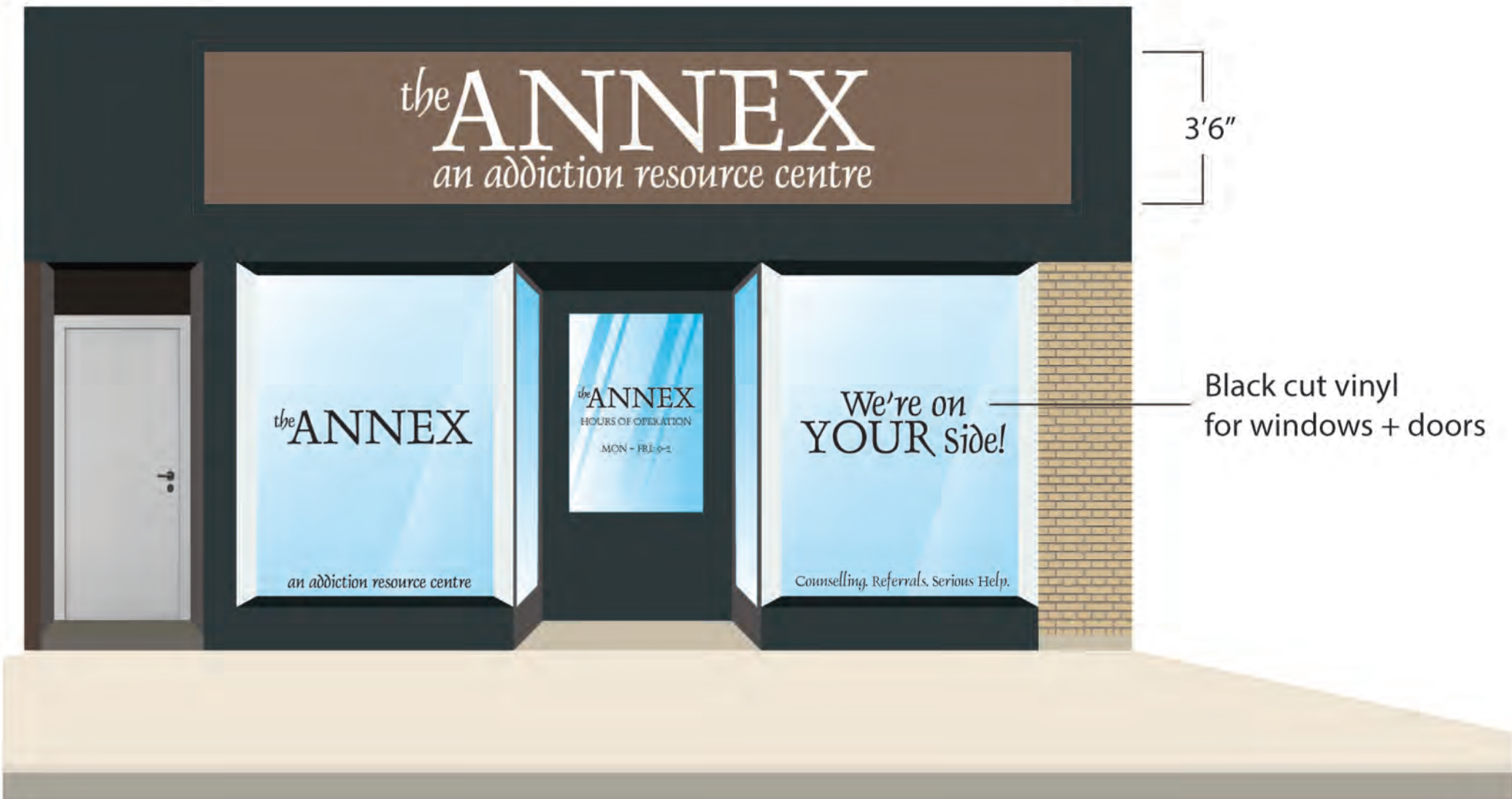
an addiction resource centre

the ANNEX
HOURS OF OPERATION
MON - FRI 9-1

We're on
YOUR Side!

Counselling, Referrals, Serious Help.

Black cut vinyl
for windows + doors



MEMO

DATE: April 20, 2022

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
367 Talbot Street
HAP-02-22

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)

April 20, 2022

2232041 Ontario Limited
c/o Mark Wales
367 Talbot Street
St. Thomas ON
N5P 1V7

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-02-22
Property: 367 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
Megan Pickersgill / Sean Dyke, St. Thomas EDC

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
4/20/2022
Meeting Date:
5/11/2022

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and supporting materials

Subject: Heritage Alteration Permit for 367 Talbot Street – St. Thomas Economic Development Corporation

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of 2232041 Ontario Limited for a heritage alteration permit to allow for a mural to be painted on west wall of the building at 367 Talbot Street. Staff consulted with the applicant on February 11, 2022, respecting the proposed heritage alteration permit. A formal application was received and deemed complete on April 20, 2022.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

This is one of several applications that have been submitted as part of the St. Thomas EDC and as its “Track to the Future” mural project. The particular theme for this property has been identified as an “intersection of antiquity and modernity”. This specific heritage alteration permit for 367 Talbot Street is proposing to allow for a mural to be painted on the full extent of the west-facing wall that fronts on to a walkway to the Curtis Street parking lot. Examples of artwork that this particular artist has created has been included in the submission, along with a proposed colour palette, however, the specifics of the proposed artwork have not been finalized.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 367 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 Paint (4.3.2.5) and Side and Rear Elevations (4.3.2.11) subsections would apply. However, as the property also functions as a public walkway, the policies in Section 4.8 as they relate to Streetscape and Landscape – Public Realm were also reviewed.

4.3.2.5 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”. It should be noted that the wall appears to be skim-coated with a concrete-type material.

Final artwork for this project has not been completed, however, examples of art and a proposed colour scheme has been submitted as part of this applications. Only a theme of “an intersection of antiquity and modernity” has been provided at this time. The HCD Plan provides guidelines that a paint scheme should be chosen that compliments the existing colours of the contributing resources in the heritage conservation district and that overly bright of neon colours are avoided.

Several murals have been approved through previous Heritage Alteration Permit applications. The Municipal Heritage Committee should ensure that it is satisfied with its recommendations to Council with respect to the Paint subsection.

4.3.2.11 Side and Rear Elevations

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

4.8.7 Commemorative Character Elements

Within the Streetscape and Landscape – Public Realm section of the HCD Plan, there is a subsection on Commemorative Character Elements that recognizes the commemorative signs and plaques, murals and railway themed features that exist in the HCD area. While the walkway would appear to be solely on private property, the facades act as part of the public realm.

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 non-brick surface.

STAFF COMMENT:

The proposed mural would be covering a sidewall that fronts on to a walkway to the Curtis Street parking lot from Talbot Street. While there has been a murals concept provided along with this application, it is suggested that the Municipal Heritage Committee obtain more information from the applicant at its scheduled meeting to ensure that the Committee is satisfied that the mural would be complimentary to the HCD area.

Further, while there has been previous Council support for the “Track to the Future” murals project, the Municipal Heritage Committee should consider the cumulative effects of murals within the HCD area, and the spirit of the HCD Plan.

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: 2232041 Ontario Limited c/o Mark Wales
Address: 367 Talbot Street
Postal Code: N5P1V7 Phone: 519-637-0700 Fax: _____
Email: mark@markwales.ca

2. Agent/Applicant
Name: Megan Pickersgill / Sean Dyke
Company: St. Thomas EDC
Address: 545 Talbot Street.
Postal Code: N5P 3V7 Phone: 519-631-1680 x4132 Fax: _____
Email: mpickersgill@stthomas.ca / sdyke@stthomas.ca

Who is the primary contact?

Registered Owner Applicant/Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 367 Talbot Street

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?
 Alteration to Building/Property New Construction Demolition

2. Check all types of work that would happen in your proposed project:
- demolition of a building or part of a building, such as a building façade
 - removal of a building to a different location on site or to another site
 - erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
 - structural intervention that affects the external appearance of a building
 - repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
 - removal of 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 of site
 - Photo of the exterior wall in question

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

- As part of the Track to the Future mural project, this mural will be painted in the alley on the West Wall of the building.
 - Colour scheme of warm golds, bronzes, and neutral colours.
 - Proper paint will be used for exterior wall painting, such as Sherwin Williams Resilience line.

- see attached concept design for visual representation

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 _____ day of _____, 20_____.
s City Day Month Year


Signature of Owner or Authorized Agent

03/08/2022
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, 2232041 Ontario Limited, am the owner of the subject lands, and I authorize Megan Pickersgill, 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.

2022/03/10

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, **2232041 Ontario Limited**, 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.

2022/03/10

Date

A handwritten signature in black ink, appearing to read "Mark Waler", written over a horizontal line.

Signature of Owner



Proposed Mural Colour Palette

Main Colours



Secondary / Accent Colours









PROHIBITED ACTIVITIES
NO PARKING
NO LOITERING
NO VANDALISM
NO ALCOHOL
NO DRUGS
NO WEAPONS
NO ANIMALS
NO SMOKING
NO OPEN FLAMES
NO OBSCENE MATERIALS
NO NUDITY
NO SEXUAL HARASSMENT
NO DISCRIMINATION
NO HATE SPEECH
NO VIOLENCE
NO THREATS
NO STOLEN PROPERTY
NO ILLEGAL ACTIVITIES
NO VIOLATION OF CITY ORDINANCES
NO VIOLATION OF STATE LAWS
NO VIOLATION OF FEDERAL LAWS
NO VIOLATION OF INTERNATIONAL LAWS
NO VIOLATION OF HUMAN RIGHTS
NO VIOLATION OF ENVIRONMENTAL LAWS
NO VIOLATION OF LABOR LAWS
NO VIOLATION OF CONSUMER PROTECTION LAWS
NO VIOLATION OF FINANCIAL LAWS
NO VIOLATION OF HEALTH AND SAFETY LAWS
NO VIOLATION OF EDUCATION LAWS
NO VIOLATION OF CULTURAL HERITAGE LAWS
NO VIOLATION OF HISTORIC PRESERVATION LAWS
NO VIOLATION OF ARCHITECTURAL LAWS
NO VIOLATION OF LAND USE LAWS
NO VIOLATION OF ZONING LAWS
NO VIOLATION OF PLANNING LAWS
NO VIOLATION OF TRANSPORTATION LAWS
NO VIOLATION OF UTILITIES LAWS
NO VIOLATION OF PUBLIC WORKS LAWS
NO VIOLATION OF INFRASTRUCTURE LAWS
NO VIOLATION OF COMMUNICATIONS LAWS
NO VIOLATION OF MEDIA LAWS
NO VIOLATION OF INFORMATION TECHNOLOGY LAWS
NO VIOLATION OF CYBERSECURITY LAWS
NO VIOLATION OF DATA PROTECTION LAWS
NO VIOLATION OF PRIVACY LAWS
NO VIOLATION OF FREEDOM OF INFORMATION ACT LAWS
NO VIOLATION OF TRANSPARENCY LAWS
NO VIOLATION OF ACCOUNTABILITY LAWS
NO VIOLATION OF ETHICS LAWS
NO VIOLATION OF INTEGRITY LAWS
NO VIOLATION OF HONESTY LAWS
NO VIOLATION OF FAIRNESS LAWS
NO VIOLATION OF EQUALITY LAWS
NO VIOLATION OF JUSTICE LAWS
NO VIOLATION OF EQUITY LAWS
NO VIOLATION OF DIGNITY LAWS
NO VIOLATION OF RESPECT LAWS
NO VIOLATION OF KINDNESS LAWS
NO VIOLATION OF COMPASSION LAWS
NO VIOLATION OF EMPATHY LAWS
NO VIOLATION OF TOLERANCE LAWS
NO VIOLATION OF PATIENCE LAWS
NO VIOLATION OF SELF-CONTROL LAWS
NO VIOLATION OF MODERATION LAWS
NO VIOLATION OF RESTRAINT LAWS
NO VIOLATION OF DISCRETION LAWS
NO VIOLATION OF WISDOM LAWS
NO VIOLATION OF COURAGE LAWS
NO VIOLATION OF BRAVERY LAWS
NO VIOLATION OF COURTESY LAWS
NO VIOLATION OF POLITENESS LAWS
NO VIOLATION OF GRACIOUSNESS LAWS
NO VIOLATION OF GENEROSITY LAWS
NO VIOLATION OF BENEVOLENCE LAWS
NO VIOLATION OF CHARITABILITY LAWS
NO VIOLATION OF KINDNESS LAWS
NO VIOLATION OF COMPASSION LAWS
NO VIOLATION OF EMPATHY LAWS
NO VIOLATION OF TOLERANCE LAWS
NO VIOLATION OF PATIENCE LAWS
NO VIOLATION OF SELF-CONTROL LAWS
NO VIOLATION OF MODERATION LAWS
NO VIOLATION OF RESTRAINT LAWS
NO VIOLATION OF DISCRETION LAWS
NO VIOLATION OF WISDOM LAWS
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NO VIOLATION OF BRAVERY LAWS
NO VIOLATION OF COURTESY LAWS
NO VIOLATION OF POLITENESS LAWS
NO VIOLATION OF GRACIOUSNESS LAWS
NO VIOLATION OF GENEROSITY LAWS
NO VIOLATION OF BENEVOLENCE LAWS

STEPH
BOUTARI

MEMO

DATE: April 20, 2022

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
361 Talbot Street
HAP-03-22

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)

April 20, 2022

Mihaela Sirbu
361 Talbot Street
St. Thomas ON
N5P 1V7

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-03-22
Property: 361 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
Megan Pickersgill / Sean Dyke, St. Thomas EDC



Report No.
HCR-03-22

File No.
HAP-03-22

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
4/20/2022
Meeting Date:
5/11/2022

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and supporting materials

Subject: Heritage Alteration Permit for 361 Talbot Street – St. Thomas Economic Development Corporation

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of Mihaela Sirbu for a heritage alteration permit at 361 Talbot Street to allow for the removal of the “Hakim Optical glasses” on the easterly sidewall and for it to be painted to complement the mural that will be painted on west wall of the building at 367 Talbot Street. Staff consulted with the applicant on February 11, 2022, respecting the proposed heritage alteration permit. A formal application was received and deemed complete on April 20, 2022.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

This is one of several applications that have been submitted as part of the St. Thomas EDC and as its “Track to the Future” mural project. There is no specific mural proposed for this wall other than for the removal of the decorative glasses and the painting of the wall to compliment the mural proposed for 367 Talbot Street. A colour palette and details have not been provided other than what was included in the application package.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 367 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 Paint (4.3.2.5) and Side and Rear Elevations (4.3.2.11) subsections would apply. However, as the property also functions as a public walkway, the policies in Section 4.8 as they relate to Streetscape and Landscape – Public Realm were also reviewed.

4.3.2.5 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”. It should be noted that the wall appears to be skim-coated with a concrete-type material.

It would appear as though the applicant is proposing to paint the entire side façade with a complementary colour to the mural that is proposed at 367 Talbot Street. The details on colour were not provided as part of the application. The HCD Plan provides guidelines that a paint scheme should be chosen that compliments the existing colours of the contributing resources in the heritage conservation district and that overly bright or neon colours are avoided.

Several murals have been approved through previous Heritage Alteration Permit applications and several buildings have been painted over in the downtown. The Municipal Heritage Committee should ensure that it is satisfied with its recommendations to Council with respect to the Paint subsection.

4.3.2.11 Side and Rear Elevations

A policy for the side and rear elevations of contributing buildings also provides that these elevations should be complementary to the character of the HCD through the choice of materials and colours. As has been previously stated, proposed colour has not been provided for this location. It is important to note that the current façade is a blank wall that has been skim-coated with what appears to be a concrete-type material and the applicant is proposing to remove the decorative glasses on the wall and repair their locations. That being said, it is difficult to determine whether the proposed work would be complementary to the character of the HCD.

4.8.7 Commemorative Character Elements

Within the Streetscape and Landscape – Public Realm section of the HCD Plan, there is a subsection on Commemorative Character Elements that recognizes the commemorative signs and plaques, murals and railway themed features that exist in the HCD area. While the walkway would appear to be solely on private property, the facades act as part of the public realm.

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 painting is proposed on a non-brick surface.

STAFF COMMENT:

The proposed work would be occurring on a sidewall that fronts on to a walkway to the Curtis Street parking lot from Talbot Street. No specific details have been provided along with this application, other than the paint colour will complement the mural proposed at 637 Talbot Street. It is suggested that the Municipal Heritage Committee obtain more information from the applicant at its scheduled meeting to ensure that the Committee is satisfied that the mural would be complimentary to the HCD area.

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: Mihaela Sirbu _____
Address: 361 Talbot St _____
Postal Code: N5P 3X1 Phone: _____ Fax: _____
Email: mikyella2@yahoo.ca _____

2. Agent/ Applicant
Name: Sean Dyke/ Megan Pickersgill _____
Company: St. Thomas EDC _____
Address: 545 Talbot St. _____
Postal Code: _____ Phone: _____ Fax: _____
Email: sdyke@stthomas.ca/mpickersgill@stthomas.ca _____

Who is the primary contact?

Registered Owner Applicant/ Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 361 Talbot St _____

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

Alteration to Building/ Property New Construction Demolition

2. Check all types of work that would happen in your proposed project:
 - demolition of a building or part of a building, such as a building façade
 - removal of a building to a different location on site or to another site
 - erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
 - structural intervention that affects the external appearance of a building
 - ✓ repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
 - removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
 - alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
 - alteration of roofline or skyline by changes to 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.

- Site photo of the proposed wall

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.

In continuation of the Track to the Future Mural project we propose to paint the wall at 361 Talbot St a single shade to clean up and complement the mural opposite. The building owner requests the Hakim Optical glasses remaining on the side of the building be removed to additionally clean up the look of the property.

The entire wall will be finished using appropriate exterior paint.

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, _____ of _____ City _____ in the province of _____,
name of applicant

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

Sworn (or declared) before me at the _____ on this _____ day of _____, 20____
City Day Month Year



Signature of Owner or Authorized Agent

Date



Signature of Commissioner of Oaths, etc.

Date

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, Mihaela Sirbu _____, 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.

March 21, 2022

Date



Mihaela Sirbu / 2022-03-21 16:41 EDT

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, Mihaela Sirbu, 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.

2022-03-21
Date


 Mihaela Sirbu / 2022-03-21 16:41 EDT
Signature of Owner



MEMO

DATE: April 20, 2022

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
613 Talbot Street
HAP-04-22

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)

April 20, 2022

ARK Property Group
613 Talbot Street
St. Thomas ON
N5P 3V7

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-04-22
Property: 613 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
Megan Pickersgill / Sean Dyke, St. Thomas EDC



Report No.
HCR-04-22

File No.
HAP-04-22

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
4/20/2022
Meeting Date:
5/11/2022

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and supporting materials

Subject: Heritage Alteration Permit for 613 Talbot Street – St. Thomas Economic Development Corporation

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of ARK Property Group for a heritage alteration permit to allow for a mural to be painted on the west facing wall of the building at 613 Talbot Street. Staff consulted with the applicant on February 11, 2022, respecting the proposed heritage alteration permit. A formal application was received and deemed complete on April 20, 2022.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

This is one of several applications that have been submitted as part of the St. Thomas EDC and as its “Track to the Future” mural project. The applicant has provided some general examples of what they are hoping to have recreated on the wall of the property, however, final artwork has not been provided. This specific heritage alteration permit for 613 Talbot Street is proposing to allow for a mural to be painted on the full extent of the west-facing wall that fronts the parking lot. Examples of artwork that they are hoping to have created has been included in the submission, however, the specifics of the proposed artwork have not been finalized.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 613 Talbot Street has been identified as a non-contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. Based on the proposed work, the Paint (4.4.3.4) and Side and Rear Elevations (4.4.3.9) subsections would apply. Policies in Section 4.8 as they relate to Streetscape and Landscape – Public Realm were also reviewed as this is the only section of the Plan that speaks specifically to murals.

4.4.3.4 Paint

This section of the Plan only provides guidelines on paint that states, “Choose a paint scheme that compliments the existing colours of the contributing resources in the HCD, based on a historic colour palette or neutral shades that complement the historic character. Avoid overly bright or neon colours”.

Final artwork for this project has not been completed, however, examples of art has been submitted as part of this applications. The HCD Plan provides guidelines that a paint scheme should be chosen that compliments the existing colours of the contributing resources in the heritage conservation district and that overly bright or neon colours are avoided. Please note that the property received a previous Heritage Alteration Permit (Permit# 02-19) that allowed the building to be painted the existing white colour.

Several murals have been approved through previous Heritage Alteration Permit applications. The Municipal Heritage Committee should ensure that it is satisfied with its recommendations to Council with respect to the Paint subsection.

4.4.3.9 Side and Rear Elevations

A policy for the side and rear elevations of non-contributing buildings provides that these elevations should be complementary to the character of the HCD through the choice of materials and colours. As has been previously stated, final artwork has not been provided for this location. At this time, only a general theme for the mural is known. It is important to note that the current façade is a blank white painted wall. That being said, it is difficult to determine whether the proposed artwork would be complementary to the character of the HCD.

4.8.7 Commemorative Character Elements

Within the Streetscape and Landscape – Public Realm section of the HCD Plan, there is a subsection on Commemorative Character Elements that recognizes the commemorative signs and plaques, murals and railway themed features that exist in the HCD area. While the building would appear to be solely on private property, the facade acts as part of the public realm as the wall faces a parking lot and the St. Thomas Railway Tourism building.

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 non-

contributing resource. Further, the mural is proposed to be painted on a concrete block surface.

STAFF COMMENT:

The proposed mural would be covering a sidewall that fronts on to a parking lot for 613 Talbot Street and the St. Thomas Railway Tourism building. While there has been a murals concept provided along with this application, it is suggested that the Municipal Heritage Committee obtain more information from the applicant at its scheduled meeting to ensure that the Committee is satisfied that the mural would be complimentary to the HCD area.

Further, while there has been previous Council support for the "Track to the Future" murals project, the Municipal Heritage Committee should consider the cumulative effects of murals within the HCD area, and the spirit of the HCD Plan.

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: ARK Property Group
Address: 613 Talbot St
Postal Code: _____ Phone: 519.860.2252 Fax: _____
Email: info@arkpropertygroup.ca

2. Agent/ Applicant
Name: Megan Pickersgill/Sean Dyke
Company: St. Thomas EDC
Address: 545 Talbot St
Postal Code: N5P3V7 Phone: 519.631.1680 x 4104 Fax: _____
Email: mpickersgill@stthomas.ca/sdyke@stthomas.ca

Who is the primary contact?

Registered Owner Applicant/Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 613 Talbot St

2. Legal Description:

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?
 Alteration to Building/ Property New Construction Demolition

2. Check all types of work that would happen in your proposed project:

demolition of a building or part of a building, such as a building façade

removal of a building to a different location on site or to another site

erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall

structural intervention that affects the external appearance of a building

– repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining

removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material

alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls

alteration of roofline or skyline by changes to 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 of the site
- photo of the exterior wall in question

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

- As part of the Track to the Future mural project, this mural will be painted on the back west facing and side south-facing walls.
- Colour scheme will be neutral or with a vintage aesthetic (see attached example)
- Proper paint will be used for the exterior wall painting, such as Sherwin Williams Resilience Line
- See attached concept for a visual representation of the direction this project will take.

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, Matt McLennan, 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 16 day of March, 2022
City Day Month Year


Matt McLennan / 2022-03-28 16:14 EDT
Signature of Owner or Authorized Agent

March 28th, 2022
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, Matt McLennan _____, am the owner of the subject lands, and I authorize Megan Pickersgill / Sean Dyke _____, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

March 28, 2002

Date



Matt McLennan / 2022-03-28 16:14 EDT

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, Matt McLennan , 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.

 2022-03-28
Date


 Matt McLennan / 2022-03-28 16:14 EDT
Signature of Owner



MADE POSSIBLE BY GRAFFITI HEART, OHIO CITY INC., AND SOLO BLOCK CREW

@GREETINGSTOUR

Greetings from



MEMO

DATE: April 20, 2022

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
755 Talbot Street
HAP-05-22

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)

April 20, 2022

Wallis Residential Homes Inc.
76 Wellington Street
St. Thomas ON
N5R 2R1

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-05-22
Property: 755 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
Megan Pickersgill / Sean Dyke, St. Thomas EDC



Report No.
HCR-05-22

File No.
HAP-05-22

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
4/20/2022
Meeting Date:
5/11/2022

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and supporting materials

Subject: Heritage Alteration Permit for 755 Talbot Street – St. Thomas Economic Development Corporation

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of Wallis Residential Homes Inc. for a heritage alteration permit at 755 Talbot Street to allow for the painting of a mural on the easterly sidewall at the rear of the building that faces the Horton Farmers Market. Staff consulted with the applicant on February 11, 2022, respecting the proposed heritage alteration permit. A formal application was received and deemed complete on April 20, 2022.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

This is one of several applications that have been submitted as part of the St. Thomas EDC and as its “Track to the Future” mural project. There is no specific mural proposed for this wall other than a statement of design concept that was submitted as part of the applications package. A colour palette and details have not been provided other than the provisions that the “colour scheme will be in keeping with the heritage elements of the area complimentary to the adjacent Horton Farmers Market”.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 755 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 Paint (4.3.2.5) and Side and Rear Elevations (4.3.2.11) subsections would apply. However, as the property also functions as a public walkway, the policies in Section 4.8 as they relate to Streetscape and Landscape – Public Realm were also reviewed.

4.3.2.5 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”. It should be noted that the brick wall appears to have been previously painted.

It would appear as though the applicant is proposing to paint the majority of the easterly rear sidewall facing the Horton Farmers Market with a mural. The details on colour were not provided as part of the application other than a theme. The HCD Plan provides guidelines that a paint scheme should be chosen that compliments the existing colours of the contributing resources in the heritage conservation district and that overly bright or neon colours are avoided.

Several murals have been approved through previous Heritage Alteration Permit applications and several buildings have been painted over in the downtown. The Municipal Heritage Committee should ensure that it is satisfied with its recommendations to Council with respect to the Paint subsection.

4.3.2.11 Side and Rear Elevations

A policy for the side and rear elevations of contributing buildings also provides that these elevations should be complementary to the character of the HCD through the choice of materials and colours. As has been previously stated, a proposed colour scheme or mural artwork has not been provided for this location. It is important to note that the current façade is brick wall that has been previously painted. That being said, it is difficult to determine whether the proposed work would be complementary to the character of the HCD.

4.8.7 Commemorative Character Elements

Within the Streetscape and Landscape – Public Realm section of the HCD Plan, there is a subsection on Commemorative Character Elements that recognizes the commemorative signs and plaques, murals and railway themed features that exist in the HCD area. While the wall would appear to be solely on private property, the facade acts as part of the public realm as it faced the Horton Farmers Market.

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 brick has been previously painted.

STAFF COMMENT:

The proposed work would be occurring on a sidewall that fronts on to the Horton Farmers Market. No specific details have been provided along with this application, other than the paint colour will complement the mural proposed at 755 Talbot Street. It is suggested that the Municipal Heritage Committee obtain more information from the applicant at its scheduled meeting to ensure that the Committee is satisfied that the mural would be complimentary to the HCD area.

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: Wallis Residential Homes Inc.

Address: 76 Wellington St.

Postal Code: N5R 2R1 Phone: 519-860-3468 Fax: _____

Email: residentialcaresstthomas@gmail.com

2. Agent/ Applicant

Name: Sean Dyke / Megan Pickersgill

Company: St. Thomas Economic Development Corp

Address: 545 Talbot St.

Postal Code: N5P 3V7 Phone: 519-871-3475 Fax: _____

Email: mpickersgill@stthomas.ca

Who is the primary contact?

Registered Owner Applicant/ Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 755 Talbot St.

2. Legal Description:

SUMMARY OF WORK PROPOSED

2. Check all types of work that would happen in your proposed project:

- demolition of a building or part of a building, such as a building façade
- removal of a building to a different location on site or to another site
- erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
- structural intervention that affects the external appearance of a building
- repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- alteration of roofline or skyline by changes to cornices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
- removal or addition of architectural detail, such as storefront cornices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies
- erection of a sign
- alteration of streets and their boulevards, squares, parking lots

3. Please list below, any documents included with this submission (drawings, site plan, specifications, photographs and other documents as needed to illustrate the project). Requirements will depend on the scale of the project.

- Artist Mock up of the Site
- Photo of the exterior wall in question

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

- As a continuation of the Track to the Future Mural project, in keeping with the heritage of the Horton Market and Downtown atmosphere of community, a mural here supports the forward momentum of our community.
- This mural will be painted on the back East facing wall of a building that has already been painted and a mural will enhance the area.
- colour scheme will be in keeping with the heritage elements of the area complimentary to the adjacent Horton Farmers Market
- Proper paint will be used for exterior wall painting, such as Sherwin Williams Resilience Line
- see attached concept designs for visual representation

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:

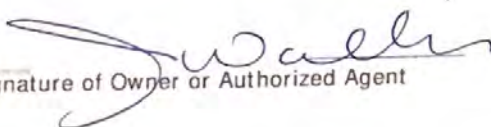
Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) 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 _____ on this _____ day of _____, 20____
City Day Month Year


Signature of Owner or Authorized Agent

Mar 21/2022
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, Jeanette Wallis, am the owner of the subject lands, and I authorize Sean Dyke / Megan Pickersall to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

Mar 21 / 22
Date

J Wallis
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, Jeanette Walkis, 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.

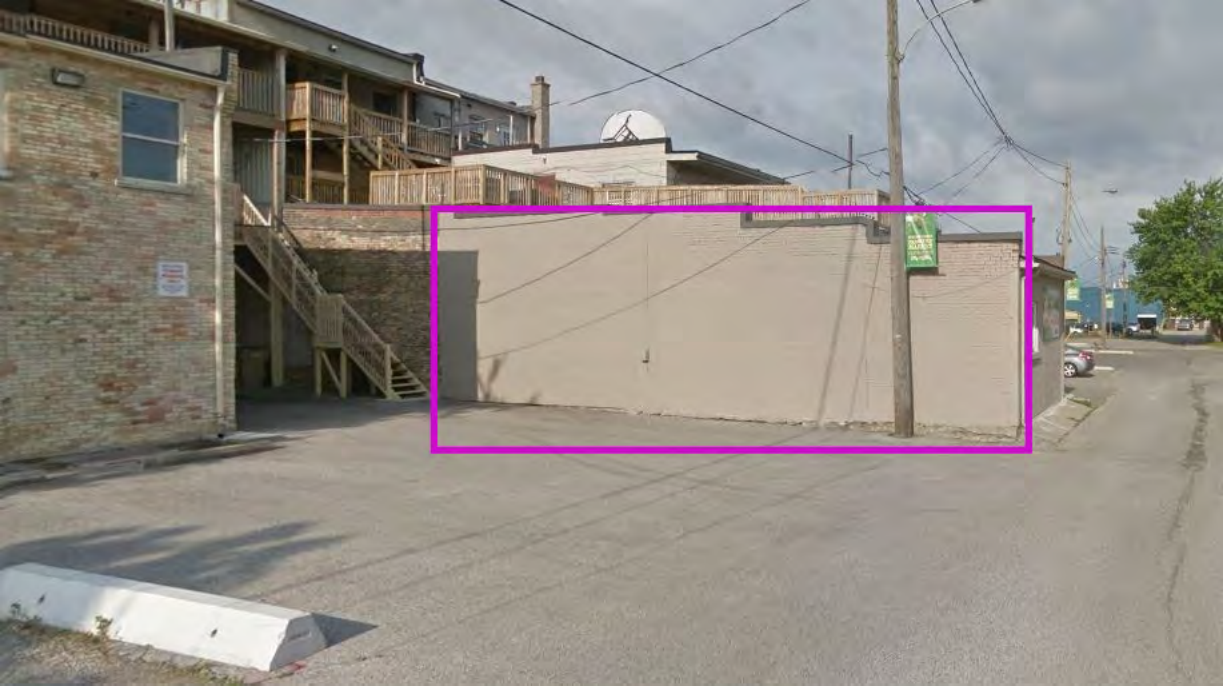
Mar 21 / 22
Date

J. Walkis
Signature of Owner

Statement regarding design concept at 755 Talbot:

Design is currently in progress by Andrew Lewis Design, the artist responsible for the creation and incredibly moving execution of Heroes (poppy mural located at 9 Princess Ave). This mural quickly became one of the most impactful in our community.

The overall concept for the wall at 755 Talbot will focus around the Horton Farmers' Market and the community impact it offers. The market is a place of connections – it connects St. Thomas to the surrounding county, local food and to one another. Colour scheme will reflect the natural elements of a Saturday morning at the market and incorporate concepts of food security, building connections and community. The wall which is currently a painted concrete block wall will become an extension of the market and the surrounding businesses creating a greater sense of warmth and atmosphere.





S P I N N A K E R S
NORTHWEST ALE

MEMO

DATE: April 20, 2022

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
10 Princess Avenue
HAP-06-22

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)

April 20, 2022

City of St. Thomas
c/o Sandra Datars Bere
545 Talbot Street, PO Box 520
St. Thomas Ontario
N5P 3V7

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-06-22
Property: 10 Princess Avenue

Pursuant to Section 42(3) of the Ontario Heritage Act, as amended, this letter is notice that the information and material required through the City of St. Thomas' Application for Heritage Alteration Permit has been provided and the application is thereby considered complete.

Council of the City of St. Thomas has 90 days from the issue of receipt of this notice to make a decision to grant or refuse this application.

The Secretary of the Municipal Heritage Committee has been circulated this notice and application for inclusion on the next available meeting agenda date. You will receive a separate notice of confirmation of your Municipal Heritage Committee meeting date and time. It is advisable for you or a representative to attend this meeting to present and respond to questions on your Heritage Alteration Permit application.

Please contact the Planning & Building Services Department at 519-633-2560 if you have any questions.

Yours truly,



Kevin McClure, MCIP, RPP
Planner

cc: Jon Hindley, Corporate Administrative and Accessibility Clerk, City of St. Thomas
Megan Pickersgill / Sean Dyke, St. Thomas EDC

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
4/20/2022
Meeting Date:
5/11/2022

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and supporting materials

Subject: Heritage Alteration Permit for 10 Princess Avenue – 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 at 10 Princess Avenue to allow for the painting of a mural on a portion of the southerly wall that fronts the driveway access to the White Street parking lot from Princess Avenue. Staff consulted with the applicant on February 11, 2022, respecting the proposed heritage alteration permit. A formal application was received and deemed complete on April 20, 2022.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

This is one of several applications that have been submitted as part of the St. Thomas EDC and as its “Track to the Future” mural project. There is no specific mural proposed for this wall other than a concept for a visual representation of the direction they are anticipating the project to take that was submitted as part of the applications package. Further, a colour palette and details have not been provided other than the provisions that the “colour scheme will be in keeping with the natural elements to be included in the mural”.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 10 Princess Avenue has been identified as a non-contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. Based on the proposed work, the Paint (4.4.3.4) and Side and Rear Elevations (4.4.3.9) subsections would apply. Policies in Section 4.8 as they relate to Streetscape and Landscape – Public Realm were also reviewed as this is the only section of the Plan that speaks specifically to murals.

4.4.3.4 Paint

This section of the Plan only provides guidelines on paint that states, “Choose a paint scheme that compliments the existing colours of the contributing resources in the HCD, based on a historic colour palette or neutral shades that complement the historic character. Avoid overly bright or neon colours”.

Final artwork for this project has not been completed, however, an example of art has been submitted as part of this applications. The HCD Plan provides guidelines that a paint scheme should be chosen that compliments the existing colours of the contributing resources in the heritage conservation district and that overly bright or neon colours are avoided.

Several murals have been approved through previous Heritage Alteration Permit applications. The Municipal Heritage Committee should ensure that it is satisfied with its recommendations to Council with respect to the Paint subsection.

4.4.3.9 Side and Rear Elevations

A policy for the side and rear elevations of non-contributing buildings provides that these elevations should be complementary to the character of the HCD through the choice of materials and colours. As has been previously stated, final artwork has not been provided for this location. At this time, only a general theme for the mural is known. It is important to note that the location of the proposes mural is partially concrete block and brick, as indicated in the attached photo. That being said, it is difficult to determine whether the proposed artwork would be complementary to the character of the HCD.

4.8.7 Commemorative Character Elements

Within the Streetscape and Landscape – Public Realm section of the HCD Plan, there is a subsection on Commemorative Character Elements that recognizes the commemorative signs and plaques, murals and railway themed features that exist in the HCD area. While the wall is solely on private property, the south-facing facade act as part of the public realm as it is adjacent to the driveway access to the White Street parking lot.

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 non-contributing resource. Further, the mural is proposed to be partially painted on a concrete block surface and

brick surface.

STAFF COMMENT:

The proposed mural would be covering a southerly wall that fronts on to a driveway access to the White Street parking lot at 10 Princess Avenue. While there has been a murals concept provided along with this application, it is suggested that the Municipal Heritage Committee obtain more information from the applicant at its scheduled meeting to ensure that the Committee is satisfied that the mural would be complimentary to the HCD area.

Further, while there has been previous Council support for the “Track to the Future” murals project, the Municipal Heritage Committee should consider the cumulative effects of murals within the HCD area, and the spirit of the HCD Plan.

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: City of St. Thomas _____
Address: 10 Princess Ave _____
Postal Code: _____ Phone: _____ Fax: _____
Email: _____

2. Agent/ Applicant
Name: Sean Dyke/ Megan Pickersgill _____
Company: St. Thomas EDC _____
Address: 545 Talbot St _____
Postal Code: N5P 3V7 Phone: 519.631.1680 x 4104 Fax: _____
Email: sdyke@stthomas.ca/mpickersgill@stthomas.ca _____

Who is the primary contact?

Registered Owner Applicant/ Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 10 Princess Ave _____

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

Alteration to Building/ Property New Construction Demolition

2. Check all types of work that would happen in your proposed project:

demolition of a building or part of a building, such as a building façade

removal of a building to a different location on site or to another site

erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall

structural intervention that affects the external appearance of a building

– repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining

removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material

alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls

alteration of roofline or skyline by changes to 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 of the site
- photo of the exterior wall in question

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

- As part of the Track to the Future mural project, this mural will be painted on the side south-facing walls.
- Colour scheme will be in keeping with the natural elements to be included in the mural
- Proper paint will be used for the exterior wall painting, such as Sherwin Williams Resilience Line
- See attached concept for a visual representation of the direction this project will take.

The inn would like permission to continue the mural on their east facing fence as well

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, _____ of _____ in the province of _____,
name of applicant City

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

Sworn (or declared) before me at the _____ on this _____ day of _____, 20_____
City Day Month Year

Signature of Owner or Authorized Agent

Date

Signature of Commissioner of Oaths, etc.

Date

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, Sandra Datars Bere _____, am the owner of the subject lands, and I authorize Megan Pickersgill _____, 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.

March 21, 2022

Date

Sandra Datars Bere



Sandra Datars Bere / 2022-03-21 14:17 EDT

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, Sandra Datars Bere, 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.

2022-03-21
Date

Sandra Datars Bere
 Sandra Datars Bere / 2022-03-21 14:17 EDT
Signature of Owner





MEMO

DATE: April 20, 2022

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
614 Talbot Street
HAP-07-22

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)

April 20, 2022

City of St. Thomas
c/o Sandra Datars Bere
545 Talbot Street, PO Box 520
St. Thomas Ontario
N5P 3V7

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-07-22
Property: 614 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
Megan Pickersgill / Sean Dyke, St. Thomas EDC

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
4/20/2022
Meeting Date:
5/11/2022

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and supporting materials

Subject: Heritage Alteration Permit for 614 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 at 614 Talbot Street to allow for the painting of a mural on the westerly sidewall of the building that faces Moore Street. Staff consulted with the applicant on February 11, 2022, respecting the proposed heritage alteration permit. A formal application was received and deemed complete on April 20, 2022.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

This is one of several applications that have been submitted as part of the St. Thomas EDC and as its “Track to the Future” mural project. There is no specific mural proposed for this wall other than an artist’s mock-up of a potential design concept that was submitted as part of the applications package. A colour palette and details have not been provided other than the provision that the “colour scheme will mimic that of the vintage rail travel posters included in the conceptual mock-up”.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 614 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 Paint (4.3.2.5) and Side and Rear Elevations (4.3.2.11) subsections would apply. However, as the property also functions as a public walkway, the policies in Section 4.8 as they relate to Streetscape and Landscape – Public Realm were also reviewed.

4.3.2.5 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”. It should be noted that the wall proposed to be painted by a mural appears to be of concrete block construction and not brick.

It would also appear as though the applicant is proposing to paint the majority of the westerly side wall facing Moore Street. The details on colour were general in nature in that they would mimic the vintage rail travel posters included in the mockup. The HCD Plan provides guidelines that a paint scheme should be chosen that compliments the existing colours of the contributing resources in the heritage conservation district and that overly bright of neon colours are avoided.

Several murals have been approved through previous Heritage Alteration Permit applications and several buildings have been painted over in the downtown. The Municipal Heritage Committee should ensure that it is satisfied with its recommendations to Council with respect to the Paint subsection.

4.3.2.11 Side and Rear Elevations

A policy for the side and rear elevations of contributing buildings also provides that these elevations should be complementary to the character of the HCD through the choice of materials and colours. As has been previously stated, a final colour scheme or mural artwork has not been provided for this location. It is important to note that the current façade would appear to be of concrete block wall construction. That being said, it is difficult to determine whether the proposed work would be complementary to the character of the HCD.

4.8.7 Commemorative Character Elements

Within the Streetscape and Landscape – Public Realm section of the HCD Plan, there is a subsection on Commemorative Character Elements that recognizes the commemorative signs and plaques, murals and railway themed features that exist in the HCD area. The building and wall are on City of St. Thomas property and could be considered part of the public realm. Further, the wall itself front on to Moore Street and the railway corridor to the west.

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 and the wall is of concrete block construction.

STAFF COMMENT:

The proposed work would be occurring on a sidewall that fronts on to Moore Street and the railway corridor. No specific details have been provided along with this application other than a general concept of what the art could look like and a general colour scheme at 614 Talbot Street. It is suggested that the Municipal Heritage Committee obtain more information from the applicant at its scheduled meeting to ensure that the Committee is satisfied that the mural would be complimentary to the HCD area.

Further, while there has been previous Council support for the “Track to the Future” murals project, the Municipal Heritage Committee should consider the cumulative effects of murals within the HCD area, and the spirit of the HCD Plan.

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: <u>APR 12 2022</u>	Consultation Date: _____
	Date Application Deemed Complete: _____	File Number: _____

OWNER/APPLICANT

1. Property Owner
Name: City of St. Thomas
Address: 614 Talbot Street
Postal Code: N5P 1C8 Phone: _____ Fax: _____
Email: _____

2. Agent/Applicant
Name: Sean Dyke / Megan Pickersgill
Company: St. Thomas EDC
Address: 545 Talbot Street
Postal Code: N5P 3V7 Phone: 5196311680 x4104 Fax: _____
Email: sdyke@stthomas.ca / mpickersgill@stthomas.ca

Who is the primary contact?

Registered Owner Applicant/Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 614 Talbot Street

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

Alteration to Building/Property New Construction Demolition

2. Check all types of work that would happen in your proposed project:

- demolition of a building or part of a building, such as a building façade
- removal of a building to a different location on site or to another site
- erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
- structural intervention that affects the external appearance of a building
- repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- alteration of roofline or skyline by changes to cornices, overhangs, eaves, parapets, chimneys, dormers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
- removal or addition of architectural detail, such as storefront cornices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies
- erection of a sign
- alteration of streets and their boulevards, squares, parking lots

3. Please list below, any documents included with this submission (drawings, site plan, specifications, photographs and other documents as needed to illustrate the project). Requirements will depend on the scale of the project.

- conceptual mock-up (please note this is conceptual, the actual designs will appear different, but within the framework of this concept of vintage rail travel posters)
- photo of exterior wall in question

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

- as part of the Track to the Future Mural Project, this mural will be painted on the west facing wall.
- colour scheme will mimic that of the vintage rail travel posters included in the conceptual mock-up
- proper paint will be required for exterior wall painting, such as Sherwin Williams Resilience Line

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 April, 2022.
City Day Month Year

Megan Pickersgill
Signature of Owner or Authorized Agent

April 12, 2022
Date

Crystal Marie Penney
Signature of Commissioner of Oaths, etc.

April 12/22
Date

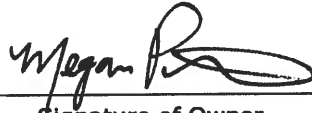
APPENDIX A – AUTHORIZATION OF OWNER

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

I, *Megan Pickersgill, am the owner of the subject lands, and I authorize Sean Dyke / Megan Pickersgill, 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.

April 12, 2022

Date



Signature of Owner

* On April 4 2022 City Council authorized the St. Thomas EDC to act as the applicant for 614 Talbot Heritage Alteration Permit

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 (St. Thomas EDC), am the **owner** of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

April 12, 2022

Date



Signature of Owner





CANADIAN PACIFIC

