

AGENDA
THE NINTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

VIA ZOOM

5:00 P.M.

NOVEMBER 9, 2022

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on October 5, 2022.

NEW BUSINESS

Heritage Alteration Permit - HAP-13-22 - 305-309 Talbot Street **Pages 2-12**

Heritage Alteration Permit - HAP-14-22 - 341 Talbot Street **Pages 13-23**

Request for Alterations - 36-44 St. Catharine Street - Former PUC Building **Pages 24-42**

Request for Alterations - 40 Princess Avenue - Princess Avenue Playhouse **Pages 43-47**

449 Talbot Street - Rear Exterior Deck & Stair Replacement **Pages 48-50**

Plans are being circulated for the Committee's information, as a Heritage Alteration Permit is not required for the proposed work.

NEXT MEETING

To be determined.

ADJOURNMENT

MEMO

DATE: October 28, 2022

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
305-309 Talbot Street
HAP-13-22

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)

October 28, 2022

Glen Roberts
305 Talbot Street
St. Thomas, ON
N5P 1B5

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-13-22
Property: 305-309 Talbot Street

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

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

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

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

Yours truly,



Kevin McClure, MCIP, RPP
Planner

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



Report No.
HCR-13-22

File No.
HAP-13-22

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
10/28/2022
Meeting Date:
11/09/2022

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

- Application
- Photographs

Subject: Heritage Alteration Permit for 305-309 Talbot Street – Glen Roberts

ORIGIN:

The applicant approached City Staff with respect to the requirement for a heritage alteration permit based on the recommendation of a Municipal Heritage Committee member. City staff consulted with the applicant on October 17, 2022 regarding a proposed repair to the parapet at 305-309 Talbot Street. An application was submitted on October 18, 2022.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The applicant is looking to paint and repair the parapet at 305-309 Talbot Street. As part of the repair work, they are also looking to add a wire barrier to prohibit pigeons from roosting on the parapet.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 305-309 Talbot Street has been identified as a contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, the policies related to Section 4.3.2.10 - Roofs and Parapets would apply.

The policies in this section provide direction to *“Conserve, maintain and restore character defining roof and parapet features and original historic roofing materials”* and there is guidance to *“Repair based on historical evidence or replace in kind or with sympathetic materials when roof materials are deteriorated”*.

From the photos that were provided, various sections of the parapet need repair. Additionally, to restore the look and protect the materials, the owner is looking to have it repainted. The only request that would not have specific policies and/or guidance would be the desire of the owner to install a wire barrier to stop birds from roosting on the building.

STAFF COMMENT:

Based on the proposed scope of work, save and except the proposed wire barrier to prohibit birds from nesting, Staff question the need for a heritage alteration permit given that Section 6.2.4, Table 1, exempts the repair and restoration of existing elements and the painting of all other surfaces other than brick. As such, it would be Staff’s position that the proposed repair and painting should be approved, and the Committee should determine whether they are in acceptance of the proposed wire barrier.

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>OCT 18 2022</u>	Consultation Date: _____
	Date Application Deemed Complete: <u>APR 19 2022</u>	File Number: _____

OWNER/APPLICANT

1. Property Owner
 Name: Glen ROBERTS
 Address: 305 TALBOT ST APT 1
 Postal Code: N5P 1B5 Phone: 226 377 9702 Fax: _____
 Email: grobarts54@HOTMAIL.COM

2. Agent/Applicant
 Name: Glen ROBERTS
 Company: 1237146 ONT LTD
 Address: 305 TALBOT ST APT 1
 Postal Code: N5P 1B5 Phone: 226 377 9702 Fax: _____
 Email: grobarts54@HOTMAIL.COM

Who is the primary contact?

Registered Owner Applicant/Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 305 307 309 TALBOT ST
ST THOMAS ONT.

2. Legal Description: _____

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.

PHOTOGRAPHS

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.

DO REPAIRS AS REQUIRED TO EXISTING STRUCTURE (PARAPET)
 REPAINT STRUCTURE AND ADD WIRE BARRIER
 TO KEEP THE PIGEONS FROM ROOSTING

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 Glen Roberts, 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, Glen Roberts of ST THOMAS in the province of ONT,
name of applicant City

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

Sworn (or declared) before me at the ST THOMAS on this 18 day of 10, 20 22.
City Day Month Year


Signature of Owner or Authorized Agent

18/10/22
Date

Signature of Commissioner of Oaths, etc.

Date

APPENDIX A – AUTHORIZATION OF OWNER

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

I, _____, am the owner of the subject lands, and I authorize
_____, to act on our behalf as the agent for the submissions required for all
matters relating to the subject lands, and to provide any of my personal information that will be included in this
application or collected during the planning process.

Date

Signature of Owner

APPENDIX B - ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, Glen Roberts, 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.

18/10/22
Date

[Signature]
Signature of Owner



Barbershop





barbershop

TSHIRT JUNG



MEMO

DATE: October 28, 2022

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
341 Talbot Street
HAP-14-22

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)

October 28, 2022

Amrinder Singh
17 Villagewood St.
Brampton, ON
N6P 0E9

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-14-22
Property: 341 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
Oreste Caputo



	Report No. HCR-14-22
	File No. HAP-14-22
Directed to: Chair and Members of the Municipal Heritage Committee	Date Authored: 10/28/2022 Meeting Date: 11/09/2022
Department: Planning & Building Services Department	Attachments <ul style="list-style-type: none"> · Application · Photographs
Prepared by: Kevin McClure, Planner	
Subject: Heritage Alteration Permit for 341 Talbot Street – Amrinder Singh	
<p><u>ORIGIN:</u> This application is in relation to the Order of the Property Standards Officer that was placed on the property and the associated Heritage Alteration Permit application (File No. HAP-11-220) that was approved to remove the stucco at the rear of the building at 341 Talbot Street. The required brick repairs have been made to address the order and the applicant has applied for a new permit to allow for siding to be installed at the rear of the building to address the remaining components of the Order and based on the comments that were received by the Municipal Heritage Committee at its October meeting.</p> <p><u>PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:</u> The applicant is looking install board and batten vinyl siding on the rear of the building at 341 Talbot Street. The product information and proposed colour (sand) are shown in the photos that are attached to this report.</p> <p><u>HERITAGE CONSERVATION DISTRICT PLAN:</u> The property at 341 Talbot Street has been identified as contributing resources within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, based on the proposed work, the policies and guidelines related to Overcladding (4.3.2.6) and Rear and Side Elevations (4.3.2.11) would apply.</p> <p><u>Section 4.3.2.6 – Overcladding</u> This section of the HCD Plan provides that <i>“Overcladding is not an appropriate substitute for maintenance. Covering up deteriorated facades does not solve the problem of regular maintenance and may create more serious problems such as rotting, rusting, cracking and spalling of brick and deterioration of mortar joints, which can cause serious structural issues”</i>.</p> <p>Notwithstanding the policies of the HCD Plan, the application of the stucco and its subsequent removal has left a compound on the brick that would be difficult to remove without overall damage to the façade. Based on this reasoning, the MHC at its October meeting was satisfied that the rear façade could be covered.</p> <p><u>Section 4.3.2.11 – Rear and Side Elevations</u> Policies in Section 4.3.2.11 state, <i>“Maintain, repair, conserve or restore original cladding materials on side or rear elevations where possible”, and “Compliment the character of the HCD on rear elevations regarding material type, and proportion of material (e.g. brick/masonry or siding sizes compatible with surrounding buildings), and colour. Contemporary cladding materials are permitted on rear elevations of new construction, but should be compatible with the character of the area”</i>.</p> <p>As was provided in the overcladding section of this report, the preference is for rear elevations to be restored or repaired. While contemporary cladding materials are permitted on elevations of new construction, the applicant is seeking to install new vinyl siding to address the state of the brick based on the compound that remains on</p>	

16
the brick due to the installation of the stucco. Based on the comments received by the MHC, the siding and colour proposed by the applicant has been chosen to be compatible with the surrounding area.

STAFF COMMENT:

The Municipal Heritage Committee is aware of the history of the property at 341 Talbot Street and the applicant's attempts to address the Order of the Property Standards Officer that was placed on the subject lands. Based on the comments that were received at the delegation to the committee at its October meeting, the applicant is proposing to install siding on the rear of the building. The applicant has provided product information for the board and batten siding that they are proposing to use. The Committee, through its recommendations, should ensure that it is satisfied with the product and colour that is being proposed and indicate any preferences with respect to the orientation of its installation as discussed during the delegation by the applicant in October.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

Proposed Siding and Colour (Sand)



Product Information



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: Amrinder Singh
Address: _____
Postal Code: _____ Phone: 6479688493 Fax: _____
Email: amrinder.hayer@gmail.com

2. Agent/Applicant
Name: Dreste Caputo
Company: _____
Address: 7281 Kilborne Rd
Postal Code: N6P 1K5 Phone: 519 317 7500 Fax: _____
Email: alorahomes@rogers.com

Who is the primary contact?

Registered Owner Applicant/Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 341 Talbot St. St. Thomas, On

2. Legal Description: _____

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.

We propose cladding in a beige color. Please see attached photo as this is how it will be installed with a break in the middle.

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.

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 Oreste Caputo, 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, Oreste Caputo of London in the province of Ontario
name of applicant City

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

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


Signature of Owner or Authorized Agent

12 Oct 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, Amrinzee Simen, am the owner of the subject lands, and I authorize
Oreste Caputo, to act on our behalf as the agent for the submissions required for all
matters relating to the subject lands, and to provide any of my personal information that will be included in this
application or collected during the planning process.

Oct 4 - 2022

Date

Amrinzee Simen

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

Oct 4-2022
Date

Amanda Siven
Signature of Owner





TKFV Holdings Ltd.
3836 Colonel Talbot Rd.
London, ON N6P 1H5

Date: Friday Oct 28, 2022

To: The City of St.Thomas

In Regards to By-Law No 136-98 for building 36-44 St.Catherine Street.

In an effort to maintain the historical characteristics of the building and repairing where necessary we have completed and or are working on the following:

- Concrete has been patched and repaired on skirt (see supporting photos)
- All bricks have been re-pointed, no change to brick colour.
- New windows have been ordered from Provincial Glass and Mirror LTD. keeping original sizes and characteristics. Top 22 windows have been replaced. Waiting for one that broke on install to be replaced. The rest of the windows are yet to come in. Muntins for all windows are on backorder. (see supporting quote and drawings)
- Top limestone moulding trim has been repaired and three areas that were beyond repair have been replaced with identical product from Allstone Quarry Products Ltd. (See supporting shop drawings).
- Top limestone moulding trim detail has been painted on Scott St side, and primed on St.Catherines St. side. Colour : Benjamin Moore 2127-20 Black Ink (see supporting photos)
- Stairs on St.Catherine Street side have been repaired

Please reach out to us if you require anything further.

Regards,

Nemésia Demelo.

CONCRETE REPAIR ON SKIRT
(COURTYARD SIDE)

25



CONCRETE REPAIR ON
SKIRT (SCOTT.ST SIDE)



BEFORE



NOW



NOW



NOW

CONCRETE REPAIR ON
SKIRT (COURTYARD
SIDE)

27



BEFORE



NOW

LIMESTONE TRIM REPAIRED AND PRIMED – ST. CATHERINE ST.
STAIRS REPAIRED



LIMESTONE TRIM REPAIRED/REPLACED AND PAINTED BLACK – SCOTT ST.



BEFORE



NOW

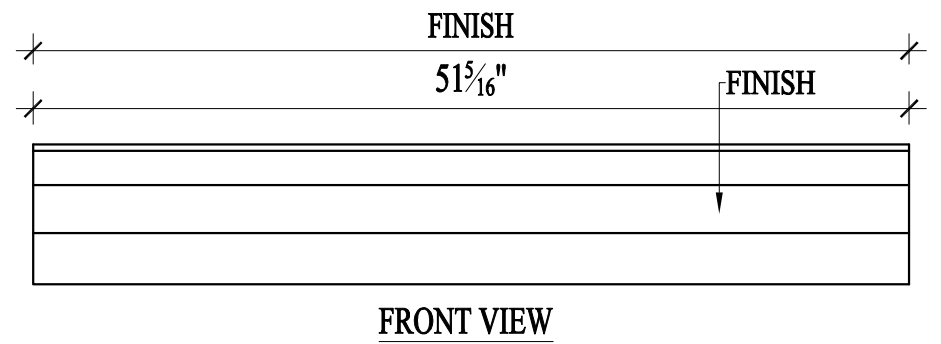
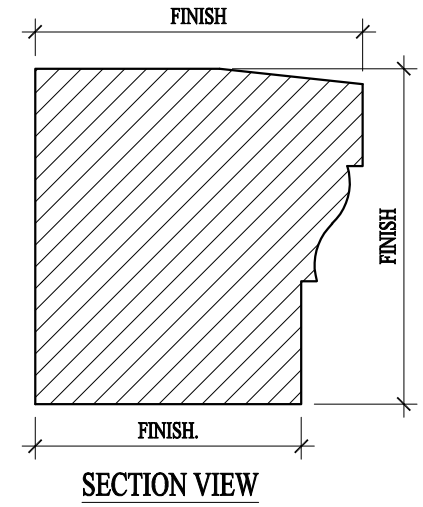
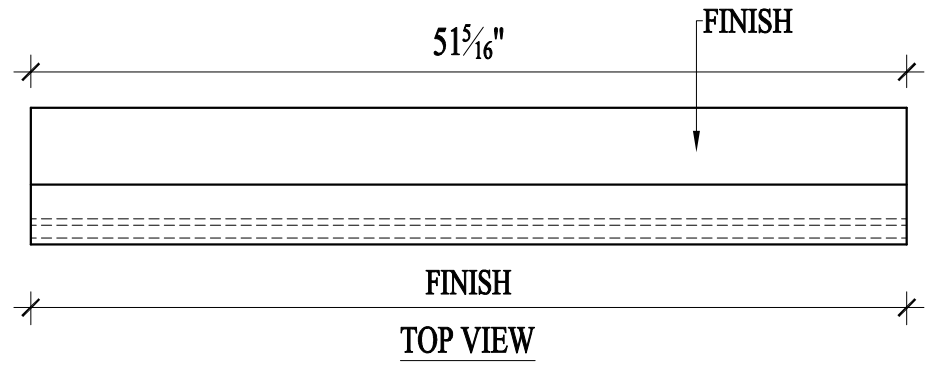
MARK	LENGTH	HEIGHT	DEPTH	PCS	CUFT
D1	51 5/16"			3	

MATERIAL: **INDIANA LIMESTONE** FINISH: **LIGHT HONED**

DESCRIPTION: **MOULDING**

SCALE: **N.T.S**

DRAWN BY: *Evance*



APPROVED BY:



March 4, 2022

TKFV Holdings
3836 Colonel Talbot Rd.
London, ON., N6P 1H5

Attn: Ken De Melo
Ph: (519) 868-5414

**Project: 44 St. Catherine St.,
St. Thomas, ON.**

Thank you for the opportunity to supply pricing for the above project as listed below.

Supply & Install

- Thirty-seven (37) aluminum windows using a 4 ¼" deep, thermally broken commercial window system with ¾" wide x 1/8" high stick-on aluminum muntins (22 fixed windows @ 32" wide x 61" high with 3 wide x 4 high simulated bays, 4 awning windows @ 32" wide x 61" high with 3 wide x 4 high simulated bays, 1 fixed window @ 72" wide x 70" high curved top window with 6 x 4 simulated bays and 10 fixed windows @ 72" wide x 128" high curved top windows with 6 x 7 simulated bays)
- Seven (7) aluminum windows using a 4 ¼" deep, thermally broken commercial window system {1 bathroom awning window @ 24" wide x 33" high and six (6) fixed basement windows @ 72" wide x 24" high}
- Two (2) aluminum entrances using a 2" x 4 ½" thermally broken commercial storefront system {1 @ 72 ½" wide x 88 ½" high with a 38 ½" wide x 86 ½" high door opening with two (2) 30" high side lites and 1 @ 63" wide x 122" high with a 40" wide x 84" high door opening, full width transom and two (2) equal width side lites}.
- Door to be narrow stile with 3 stainless steel butt hinges, m.s. lock, cylinder, thumb turns, 1" dia. push/pull, manual closer, sweep and 4" threshold, each.
- Aluminum finish to be #29 Black anodized.
- Glazing to consist of 6mm clear tempered sealed glass units.

Notes

- Price based on required lift equipment supplied by customer.
- Price based on work performed during PGM normal business hours (m-f / 8-4)
- All final site measurements required.

Please Note Exclusions: *all demolition (other than noted), supply or installation of barrier free operators and/or electronic access control devices, electrical supply, chases, wiring and hook-ups, miscellaneous exterior/interior trim/flashing/sills (other than listed above), adequate support to anchor entrances/screens/windows, structural integrity of openings, preparation of openings, wood blocking, air/vapour barriers, miscellaneous insulation, non-standard hardware, H.M. doors and/or frames, millwork glazing, mirror(s), window filming, engineering, shop drawings, final cleaning, Harmonized Sales Tax.*

TOTAL PRICE: All Taxes Extra

This quotation is valid **30** days

Best regards,

Dale Smith – Senior Estimator
Provincial Glass & Mirror Ltd.

Ken Demelo

Please sign here to indicate approval of quotation and fax/email back to estimator's attention along with PO# if account customer. Cash customers are required to pay a 50% deposit to proceed.



September 12th, 2022

TKFV Holdings Ltd.
3836 Colonel Talbot Rd.
London, ON., N6P 1H5

Attn: Ken De Melo
Ph: (519) 868-5414

Project: 44 St. Catherine St., St. Thomas, ON.

This letter is issued in response to the request by Sinem showing frame sizes ordered for the above project.

Please sign and date back to me at your earliest convenience.

_____ Dated _____
(On behalf of TKFV Holdings)

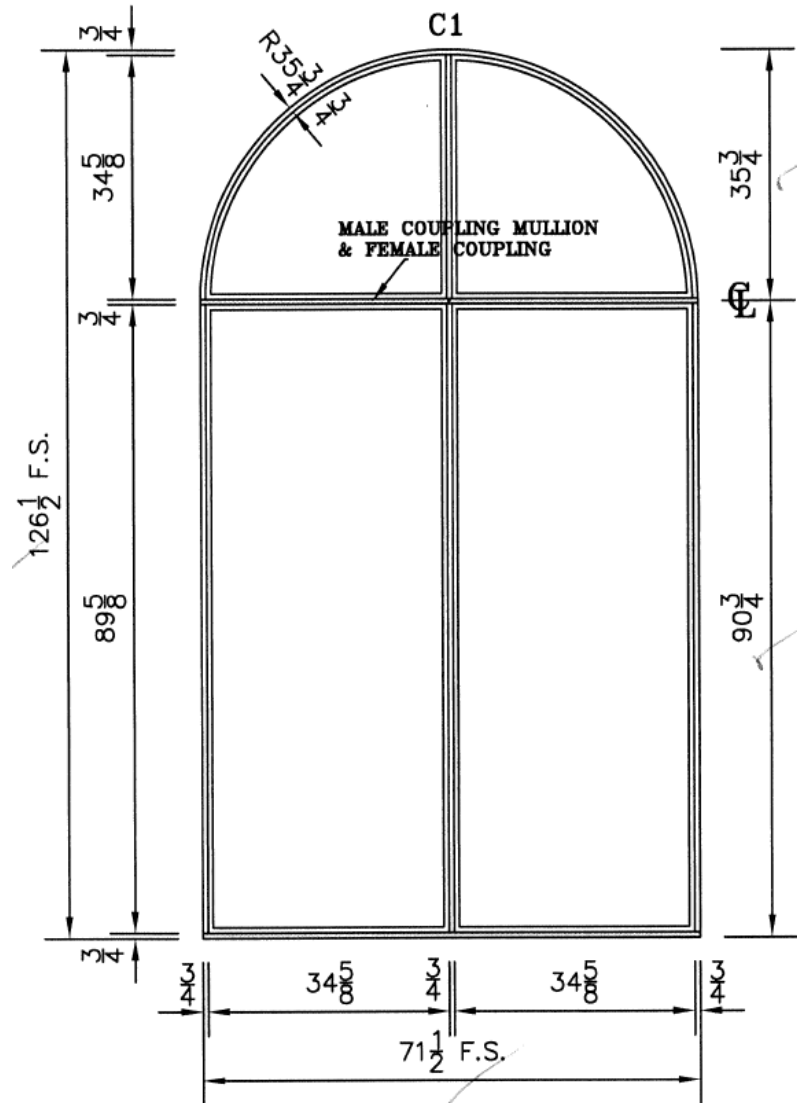
If you have any questions, comments, or concerns, please contact me anytime.

Best regards,

Aakash Dave, Project Manager
Provincial Glass & Mirror Ltd.



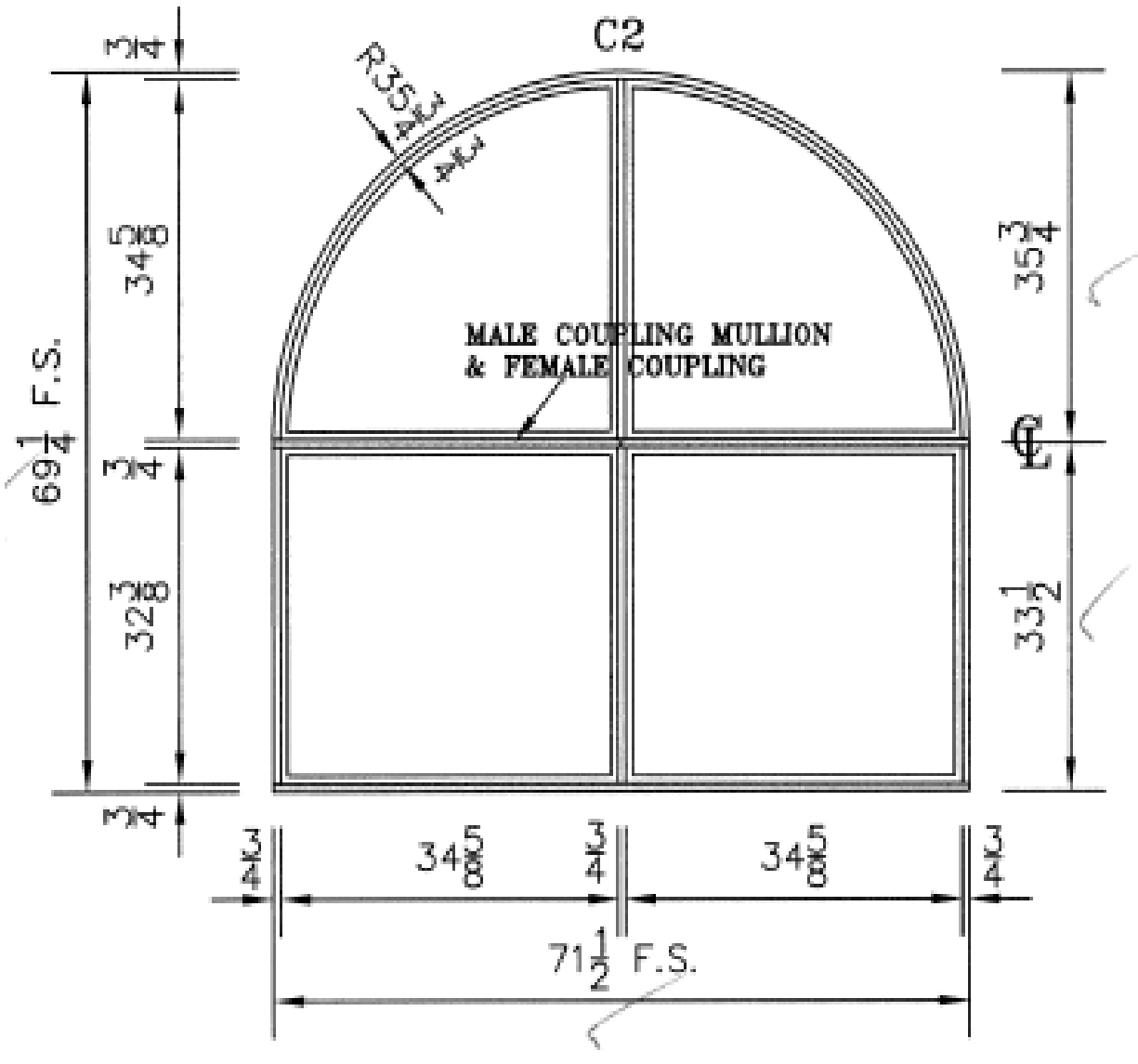
Frame #1



QTY: 10



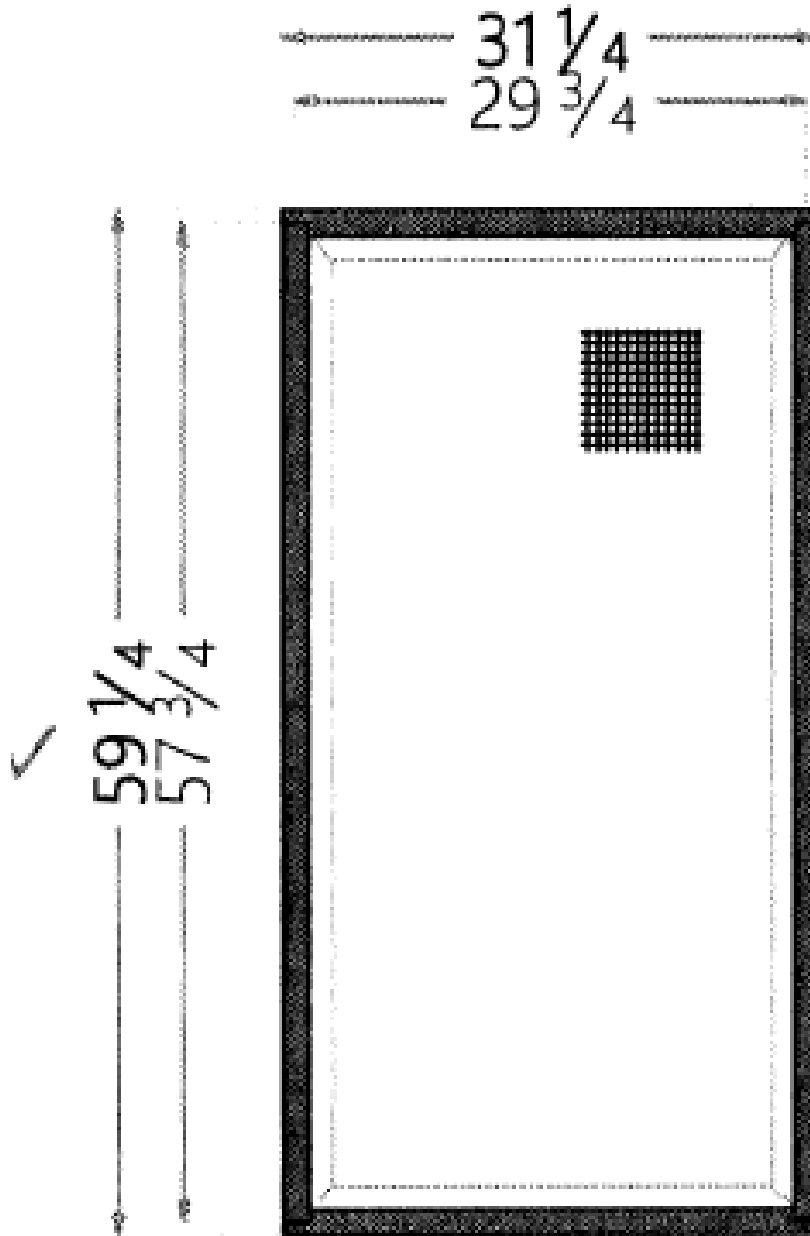
Frame #2



QTY: 1



Frame #3

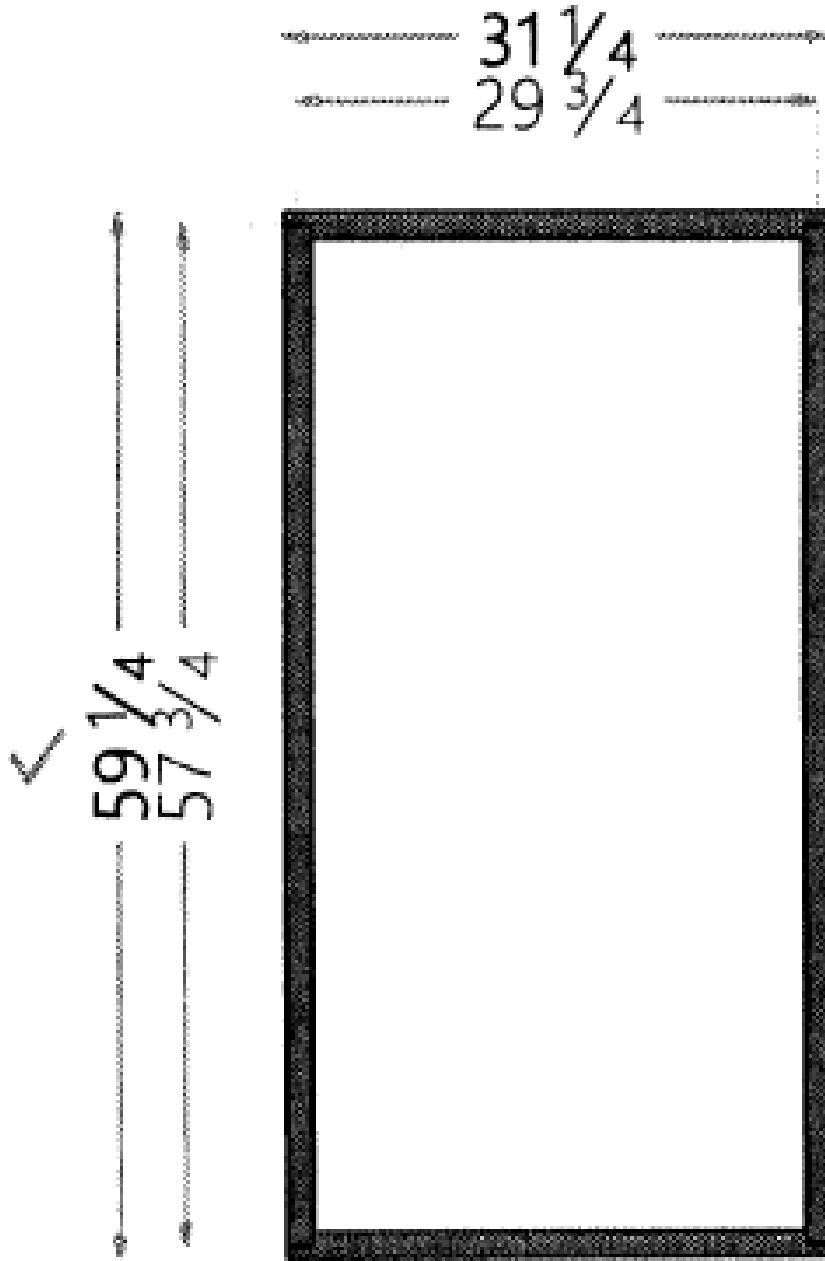


Exterior View

QTY: 4



Frame #4

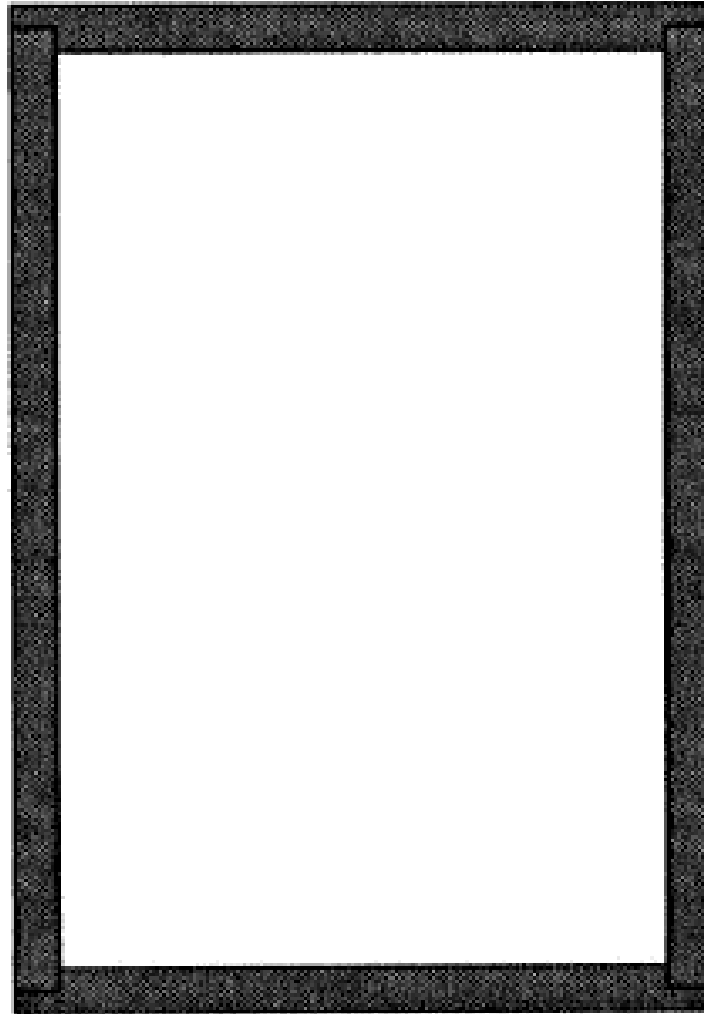
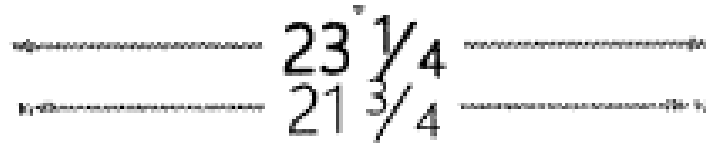


Exterior View

QTY: 22



Frame #5

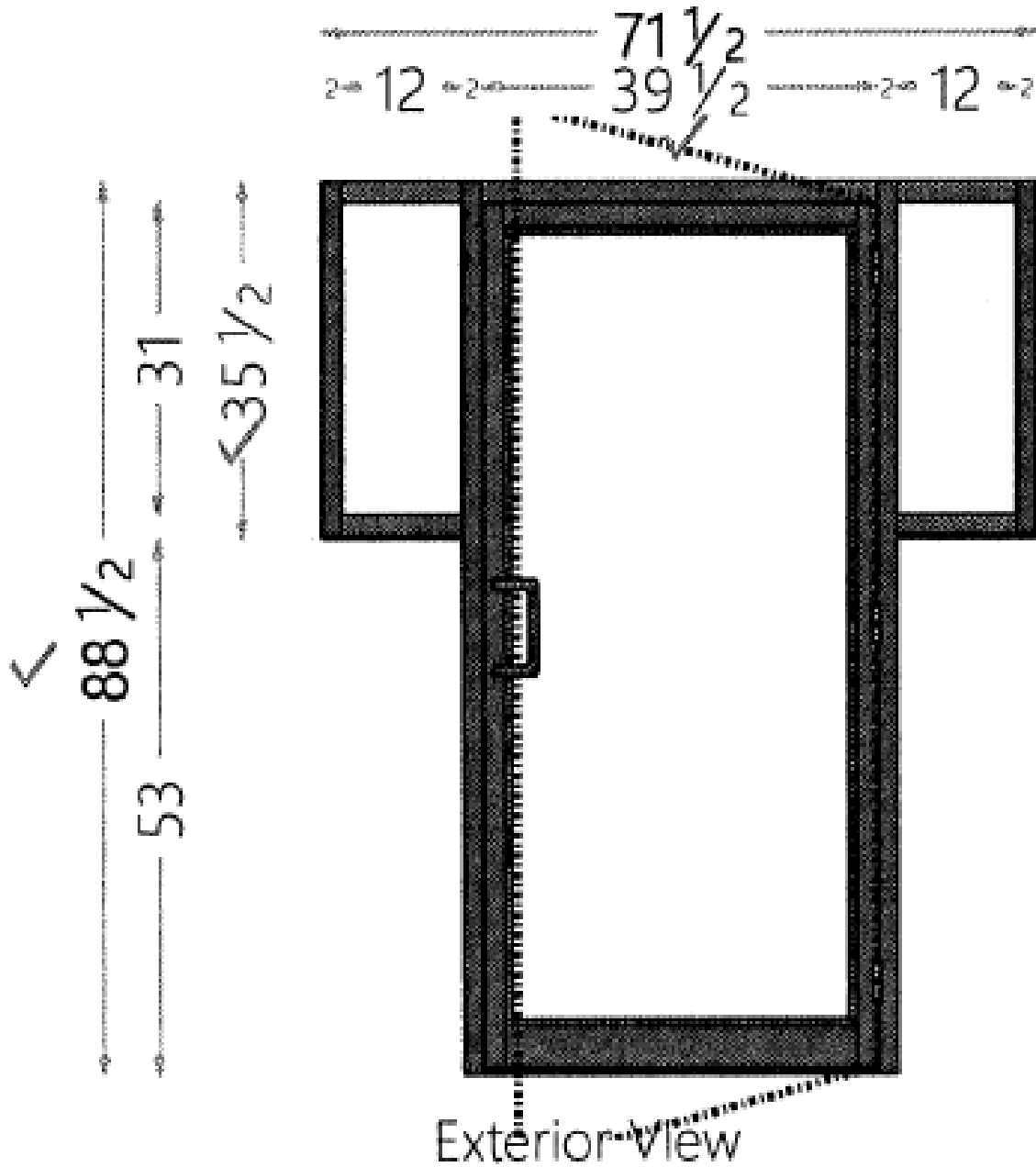


Exterior View

QTY: 1



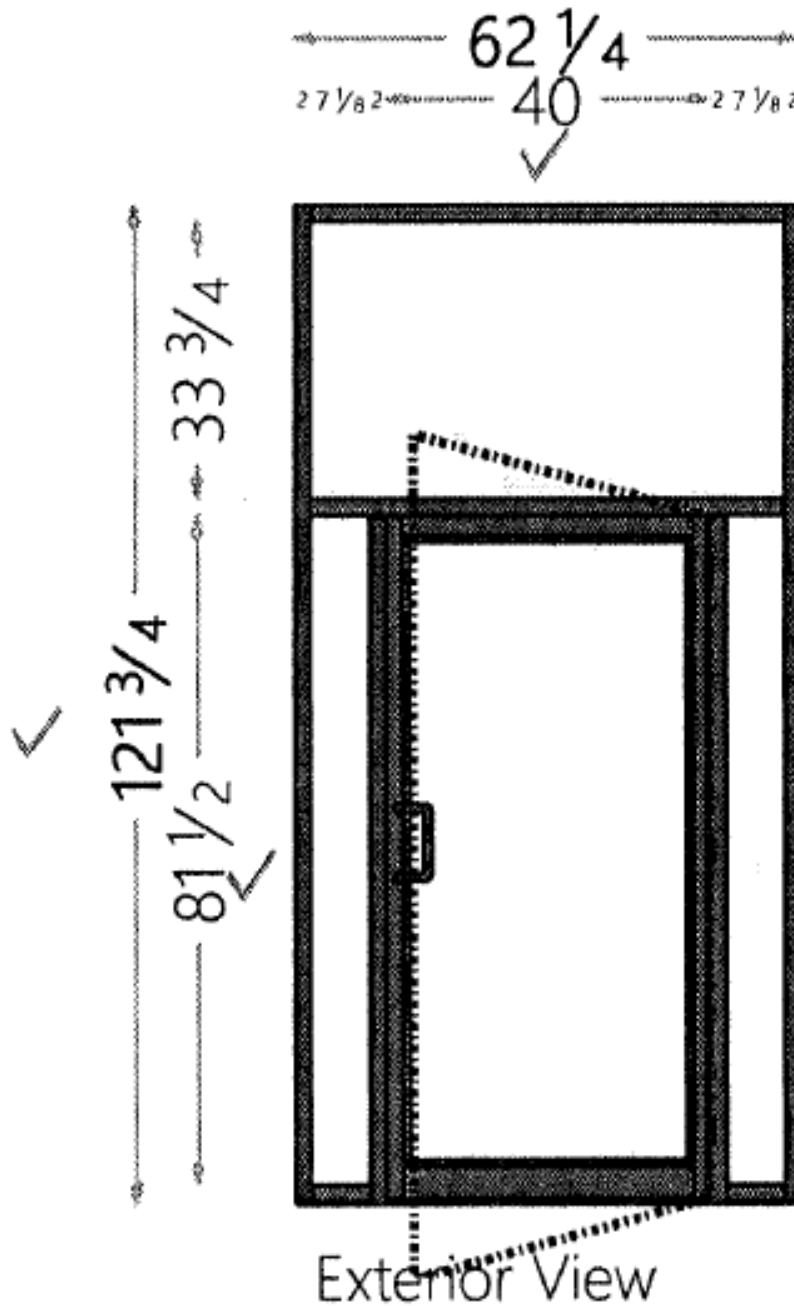
Frame #6



QTY: 1



Frame #7



QTY: 1

Designed by/for:

Date: 10/27/2022

**ARCHITECTURAL GUIDE SPECIFICATION
SECTION 088000 GLAZING**
Note to Specifiers:

The specifications below are suggested as desirable inclusions in glass and glazing specifications (section 088000), but are not intended to be complete. An appropriate and qualified Architect or Engineer must verify suitability of a particular product for use in a particular application as well as review final specifications. Oldcastle BuildingEnvelope® assumes no responsibility or liability for the information included or not included in these specifications.

APPROVED GLASS FABRICATOR**Oldcastle BuildingEnvelope®****GLAZING PRODUCTS****Glass Standards**

1. USA - Annealed float glass shall comply with ASTM C1036, Type I, Class 1 (clear), Class 2 (tinted), Quality-Q3. Canada - Annealed float glass shall comply with CAN/CGSB-12.3-M, Quality-Glazing.
2. USA - Heat-strengthened float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind HS. Canada - Heat-strengthened float glass shall comply with CAN/CGSB-12.9-M, Type 2-Heat-Strengthened Glass, Class A-Float Glass.
3. USA - Tempered float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind FT. Canada - Tempered float glass shall comply with CAN/CGSB-12.1M, Type 2-Tempered Glass, Class B-Float Glass.
4. USA - Laminated glass to comply with ASTM C1172. Canada - Laminated glass to comply with CAN/CGSB-12.1-M, Type 1-Laminated glass, Class B-Float Glass.
5. USA & Canada - Glass shall be annealed, heat-strengthened or tempered as required by codes, or as required to meet thermal stress and wind loads.

www.obe.com/systemselect
 **Oldcastle BuildingEnvelope®**

Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect® calculates center of glass data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (CalcEngine) with thermal performance per NFRC 100, 200 & 500. Glass data is from following sources: 1. LBNL International Glazing Database (IGDB) v70.0; 2. Vendor supplied data; 3. LBNL Optics 6; 4. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness. Framing system values and glass spacer values determined per LBNL THERM 7.4. Thermal values are in both Imperial (IP) and Metric (SI) units.

Monolithic Vision Glass
(Vertical)

1. Glass heat-treated by the horizontal (roller hearth) process shall have the inherent roller wave distortion running parallel to the bottom edge of the glass as installed when specified.

MONOLITHIC VISION LITE PERFORMANCE CHARACTERISTICS

1. Monolithic: 3mm (1/8") Guardian Clear
2. Performance Characteristics

Thermal		Optical	
Winter U-factor (Btu/h·ft ² ·F):	1.04	Visible Light Transmittance:	90%
Winter U-factor (W/m ² ·K):	5.90	Visible Light Reflectance (outside):	8%
Solar Heat Gain Coefficient:	0.87	Visible Light Reflectance (inside):	8%
Shading Coefficient:	1.00	Total Solar Transmittance:	85%
Light to Solar Gain:	1.03	Total Solar Reflectance (outside):	8%
		Ultraviolet Transmittance:	74%

Sealed Insulating Glass (IG)
Vision Glass (Vertical)

1. IG units consist of glass lites separated by a dehydrated airspace that is hermetically dual sealed with a primary seal of polyisobutylene (PIB) or Thermoplastic Spacer (TPS) and a secondary seal of silicone or an organic sealant depending on the application.
2. USA - Insulating glass units are certified through the Insulating Glass Certification Council (IGCC) to ASTM E2190. Canada - Insulating Glass units are certified through the Insulating Glass Manufacturers Alliance (IGMA) to either the IGMAC certification program to CAN/CGSB-12.8, or through the IGMA program to ASTM E2190.

IG VISION UNIT PERFORMANCE CHARACTERISTICS

1. Exterior Lite: 6mm (1/4") Guardian Clear
2. Cavity: 1/2" (Air Fill)
3. Interior Lite: 6mm (1/4") Guardian Clear
4. Performance Characteristics

Thermal		Optical	
Winter U-factor (Btu/h·ft ² ·F):	0.47	Visible Light Transmittance:	80%
Winter U-factor (W/m ² ·K):	2.69	Visible Light Reflectance (outside):	15%
Solar Heat Gain Coefficient:	0.74	Visible Light Reflectance (inside):	15%
Shading Coefficient:	0.85	Total Solar Transmittance:	67%
Light to Solar Gain:	1.08	Total Solar Reflectance (outside):	13%
		Ultraviolet Transmittance:	51%

Morning John, as per our meeting this morning at City Hall ,please see “bullit” points below :

Removal of elevator : non functioning at most times especially in cold weather .
(our busiest time of the year)

Heritage image : with removal of the outside elevator , the “ heritage look of this designated building will be restored on the north side of the building .

New Ramp accessibility : ramp will be built coming up the parking lot(North to south) with new lighting and easy access to our new electric door. (a more suitable space for accessibility)

A grant from southwest tourism to build this project with timelines attached to construction.

We understand this has to go to Heritage Committee Nov 9. /2022 as well as minor variance and building permit applications .

Please feel free to contact me if you require further information .

Barry Darbyshire (contractor) will be our point person for technical and building issues ..

Regards

David McCormick
VP Elgin Theatre Guild
519 719 6885

Corporation of the City of St. Thomas
CONSULTATION REQUEST FORM

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

Type of Application

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

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

Registered Owner

Name: Elgin Theatre Guild Inc. Email: Scratchmccormick@hotmail.com (1)
Elgintheatre.guild@gmail.com (2)
 Address: 40 Princess Avenue
 Postal Code: N5P 4H4 Phone: 519-719-6885 Fax: _____

Applicant/Agent (if applicable)

Name: Dave McCormick Email: Scratchmccormick@hotmail.com
 Company: Vice-President Elgin Theatre Guild
 Address: Same as above
 Postal Code: _____ Phone: _____ Fax: _____

Subject Property

Municipal Address: 40 Princess Avenue, St. Thomas, ON. N5P 4H4
 Legal Description: Same as above

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

New rap design as per City Planning Department request.
See attached new drawings.

Current Property Owner

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

Elgin Theatre Guild Inc Dave McCormick Per Oct. 24, 2022
 Owners Name (Print) Signature of Owner Date
 E.T.G.

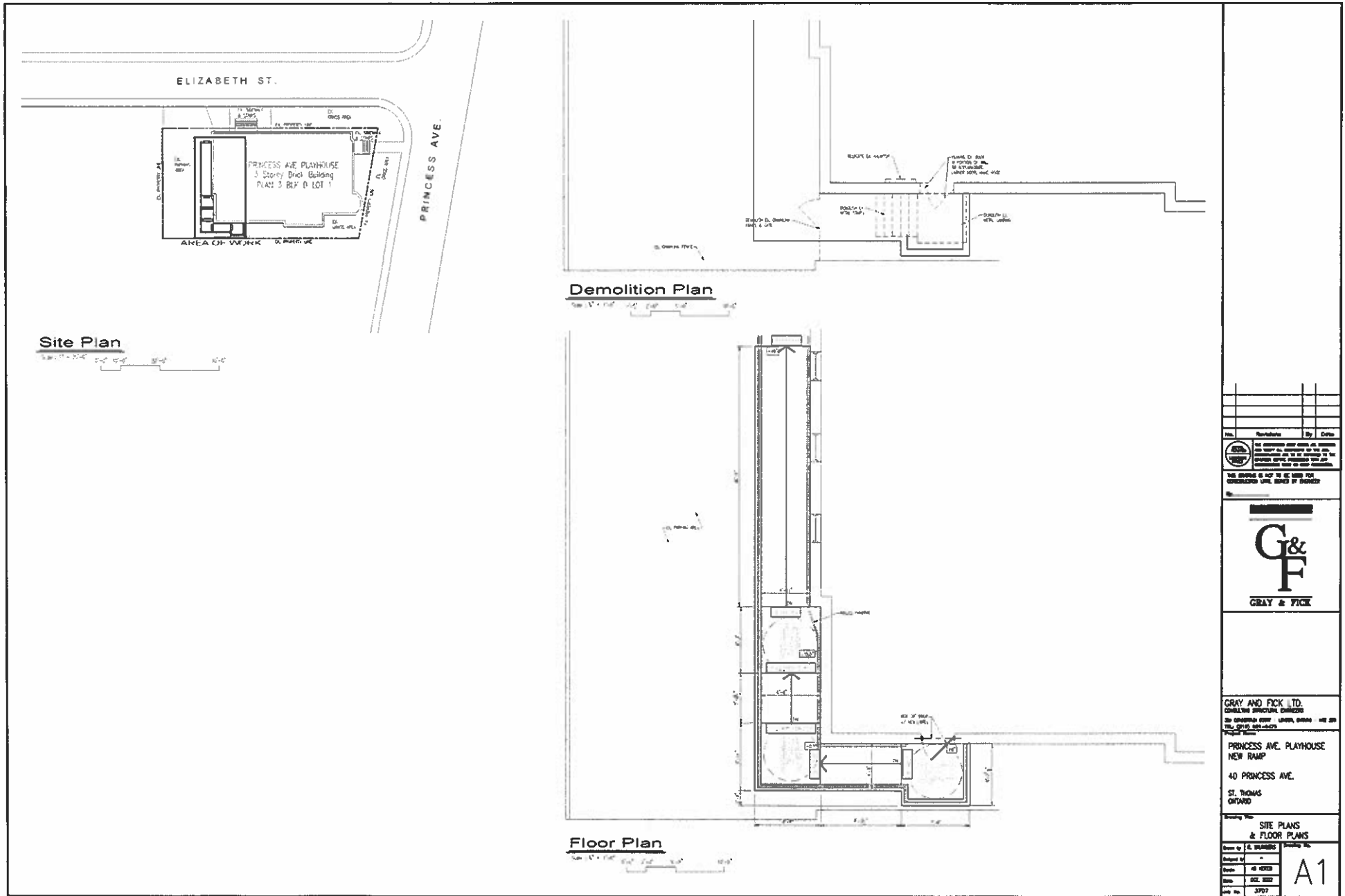
Appendix B – Authorization of Owner

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

I, ELGIN THEATRE ^{DAVE MCGRAWICK PER ETC}, am the owner of the subject lands, and I authorize GUILD, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

Oct. 27/2022
Date


Signature of Owner



Site Plan

Demolition Plan

Floor Plan

No.	Description	By	Date
1	PREPARED BY ARCHITECT		
2	FOR CONSTRUCTION AND RECORD		
3	FOR RECORD AND CONSTRUCTION		

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE.



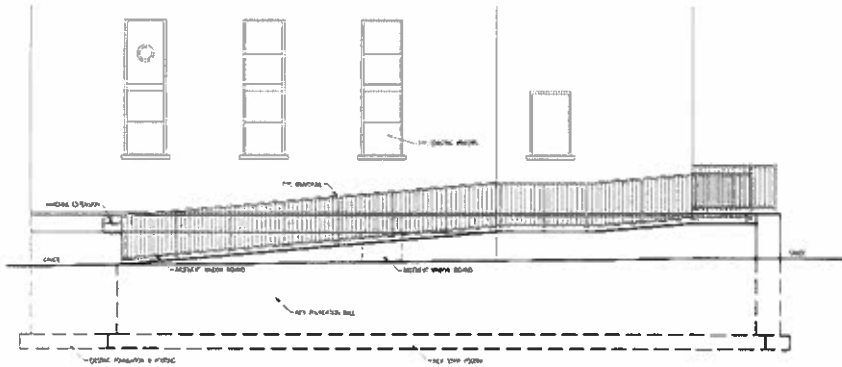
GRAY AND FICK, LTD.
 CONSULTING ENGINEERS
 200 GERRARD ST. E. TORONTO, ONTARIO M5E 1B7
 TEL: (416) 593-8829

**PRINCESS AVE. PLAYHOUSE
 NEW RAMP**
 40 PRINCESS AVE.
 ST. THOMAS
 ONTARIO

Working Title: **SITE PLANS & FLOOR PLANS**

Drawn by: E. BARNES	Project No.
Designed by: -	
Checked by: AG 10/10	
Drawn by: DLG 10/10	
Scale: 3/8" = 1'-0"	

A1



Ramp Elevation

Scale: 1/4" = 1'-0"

No.	Revisions	By	Date

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ENGINEER



GRAY AND FICK LTD.
 CIVIL/STRUCTURAL ENGINEERS
 200 UNIVERSITY AVENUE, SUITE 1000, OXFORD, ONTARIO M6H 1S7
 TEL: (519) 881-8872

Project Name
 PRINCESS AVE. PLAYHOUSE
 NEW RAMP
 40 PRINCESS AVE.
 ST. THOMAS
 ONTARIO

Drawing Title
 RAMP ELEVATION

Drawn by	A. GILBERT	Project No.	
Checked by			
Scale	AS NOTED		
Date	OCT. 2022		
Job No.	3797		

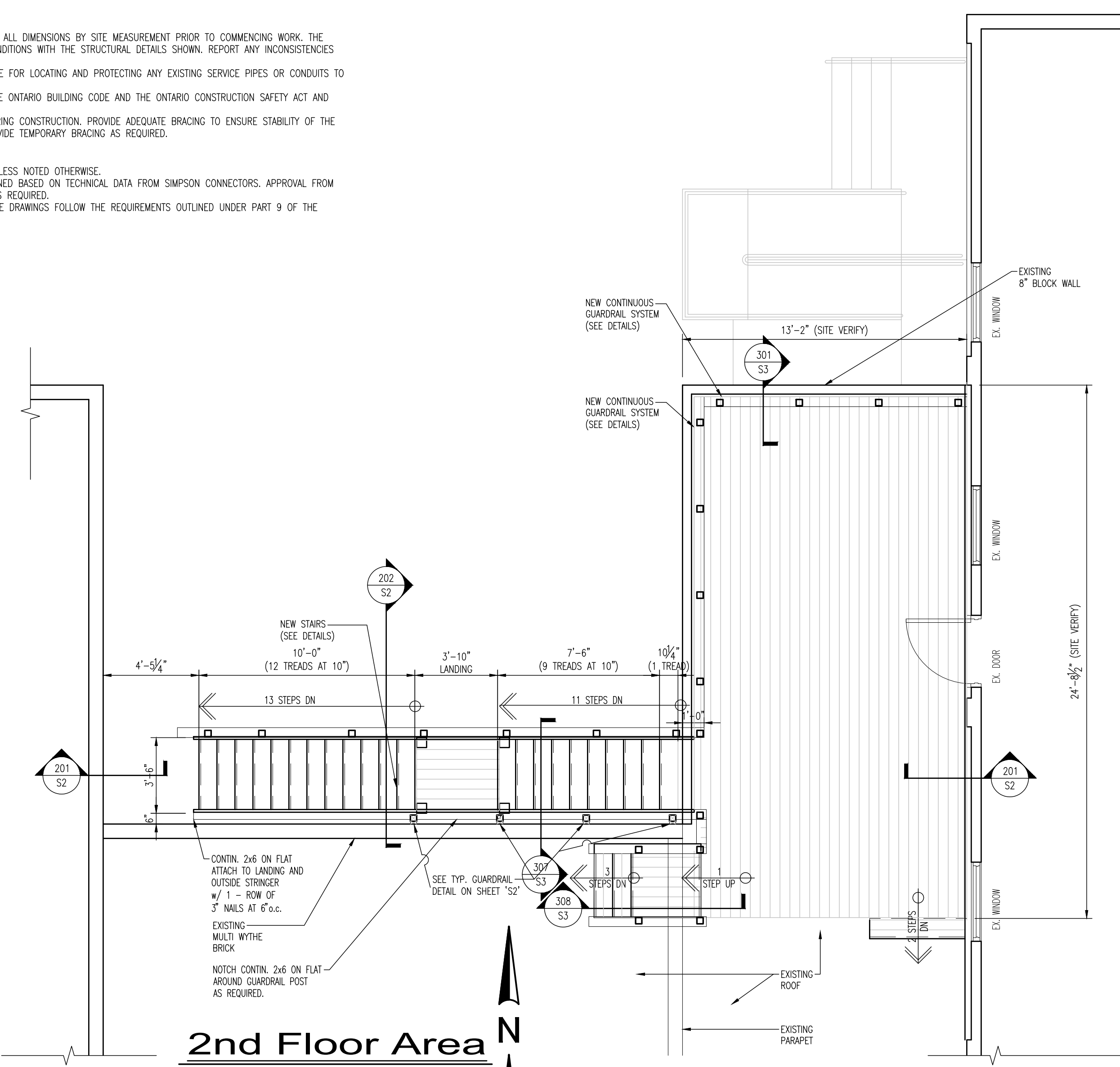
A2

GENERAL NOTES:
 1. DO NOT SCALE THESE DRAWINGS. CHECK ALL DIMENSIONS BY SITE MEASUREMENT PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS WITH THE STRUCTURAL DETAILS SHOWN. REPORT ANY INCONSISTENCIES PROMPTLY TO THE ENGINEER.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY EXISTING SERVICE PIPES OR CONDUITS TO REMAIN ACTIVE ON THE NEW SITE.
 3. COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND THE ONTARIO CONSTRUCTION SAFETY ACT AND REGULATION.
 4. DO NOT EXCEED THE DESIGN LOADS DURING CONSTRUCTION. PROVIDE ADEQUATE BRACING TO ENSURE STABILITY OF THE STRUCTURE DURING CONSTRUCTION. PROVIDE TEMPORARY BRACING AS REQUIRED.

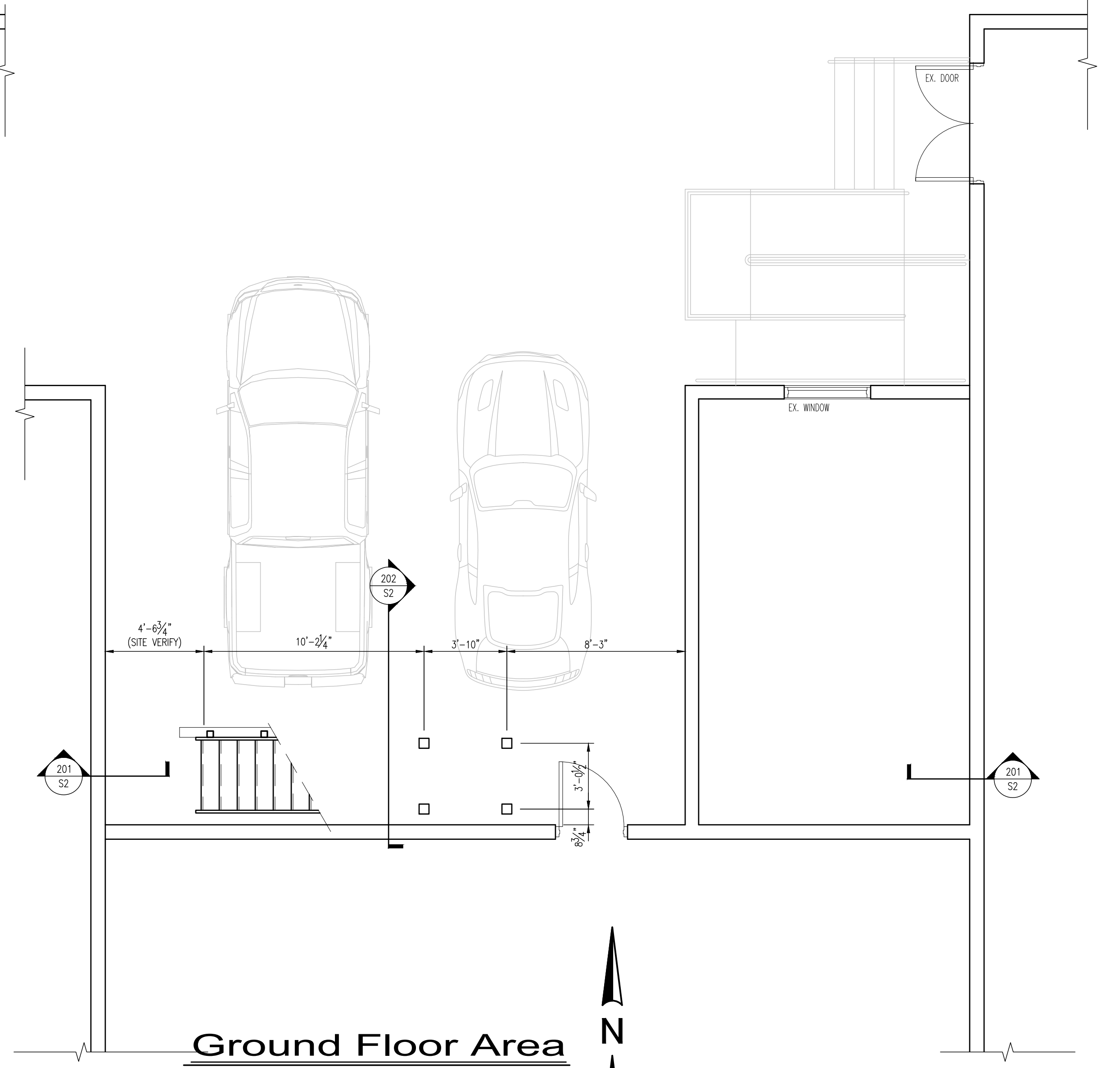
WOOD FRAMING:
 1. ALL WOOD FRAMING TO BE SPF No.2 UNLESS NOTED OTHERWISE.
 2. FRAMING CONNECTORS HAVE BEEN DESIGNED BASED ON TECHNICAL DATA FROM SIMPSON CONNECTORS. APPROVAL FROM THE ENGINEER, PRIOR TO FABRICATION IS REQUIRED.
 3. FRAMING METHODS NOT INDICATED ON THE DRAWINGS FOLLOW THE REQUIREMENTS OUTLINED UNDER PART 9 OF THE ONTARIO BUILDING CODE.

STAIR AND DECK LOADING NOTES:

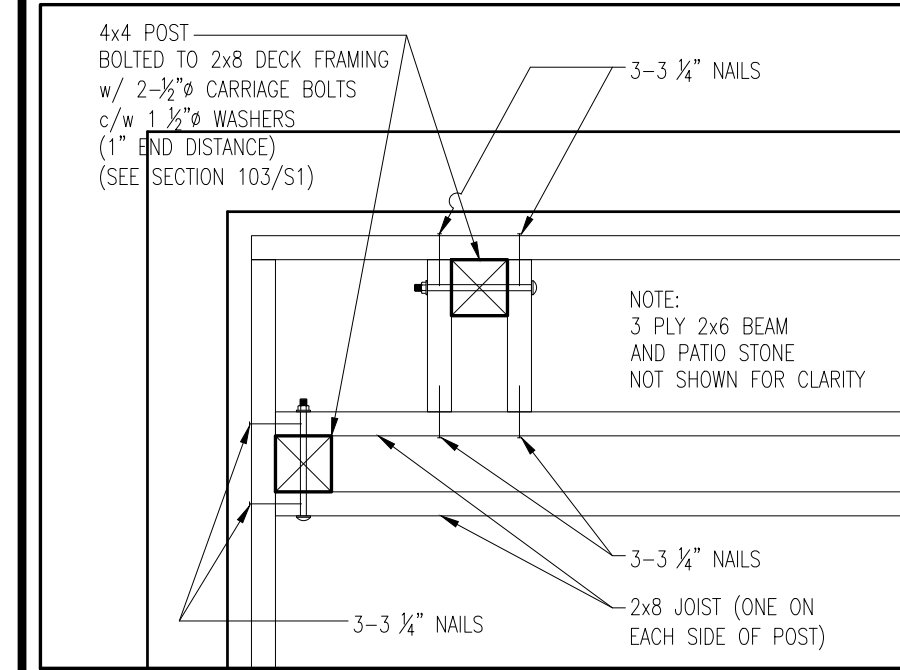
LL = 100 psf
 D.L. = 5 psf
GUARDS: OBC 2012 : 4.1.5.14. (1)(c)



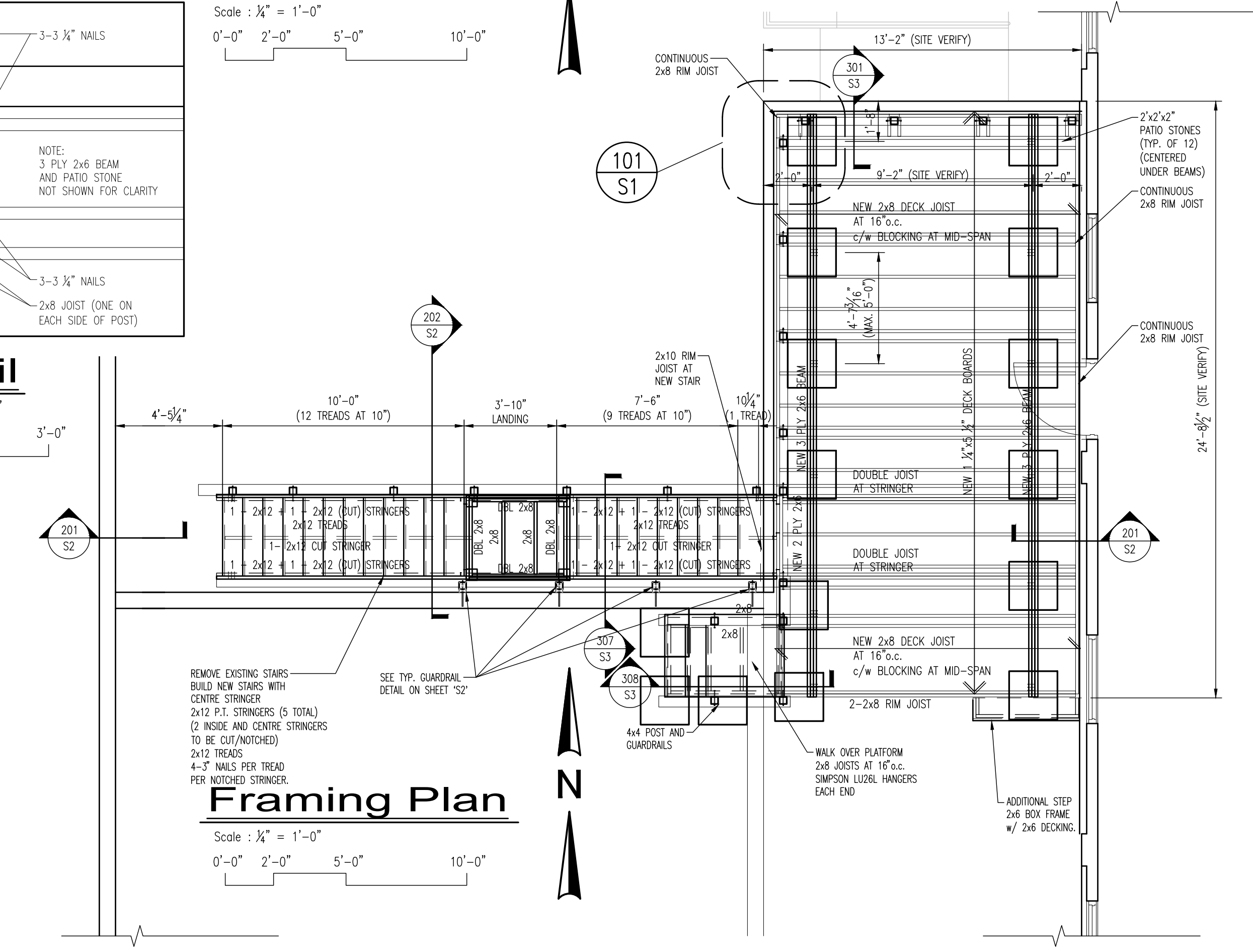
2nd Floor Area
 Scale : 1/4" = 1'-0"



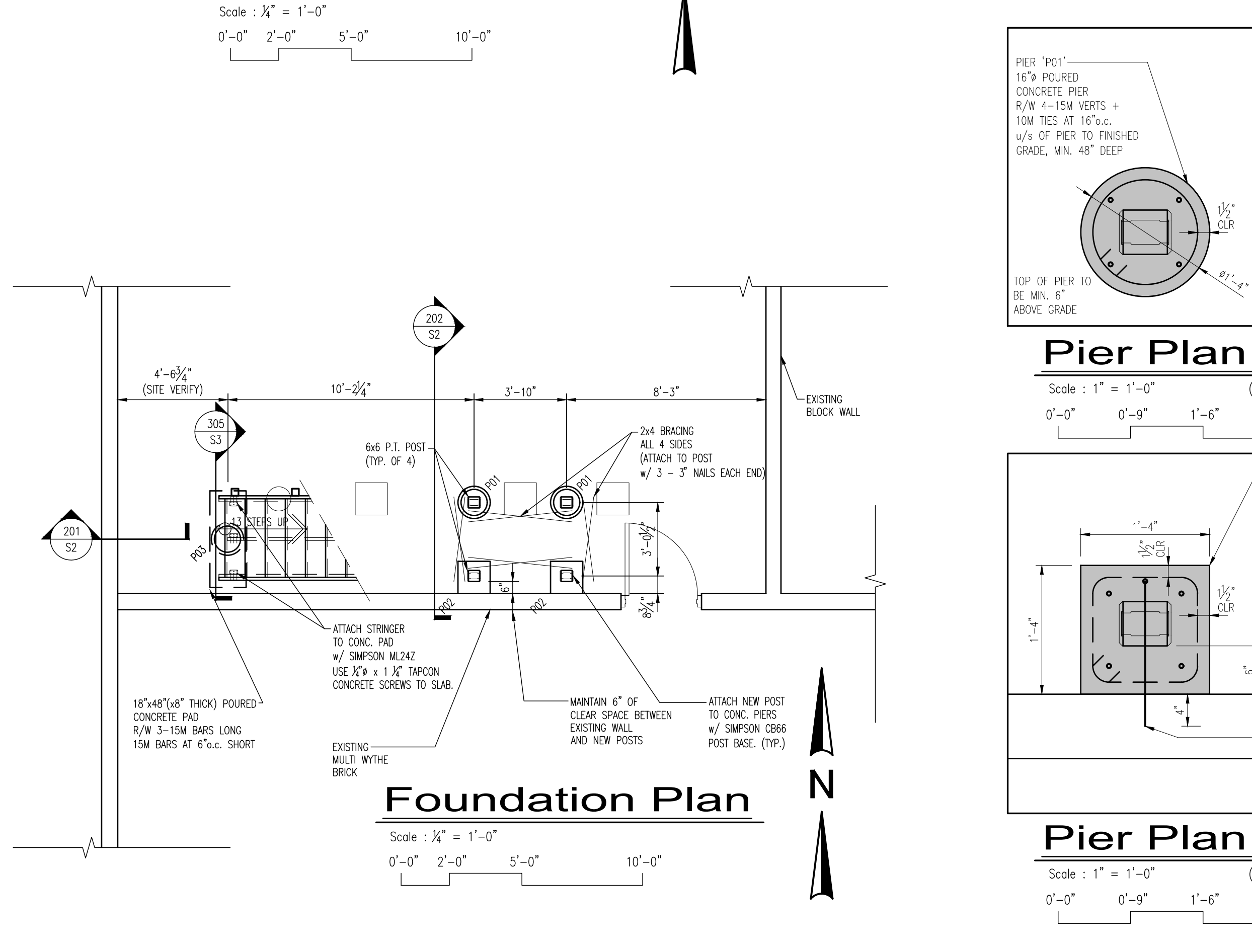
Ground Floor Area
 Scale : 1/4" = 1'-0"



Detail 101
 Scale : 1" = 1'-0"

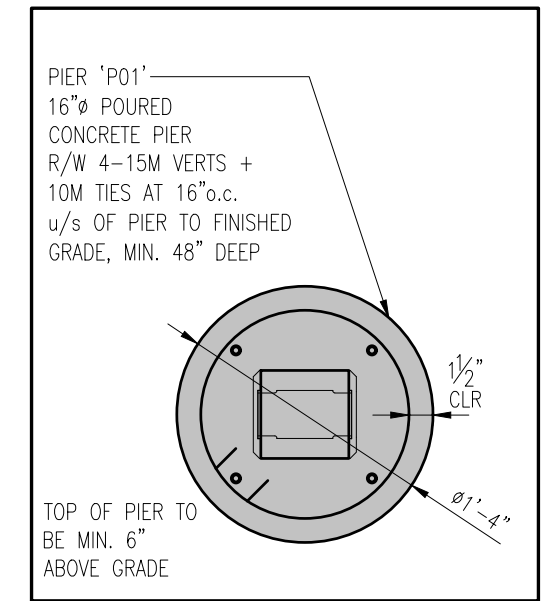


Framing Plan
 Scale : 1/4" = 1'-0"

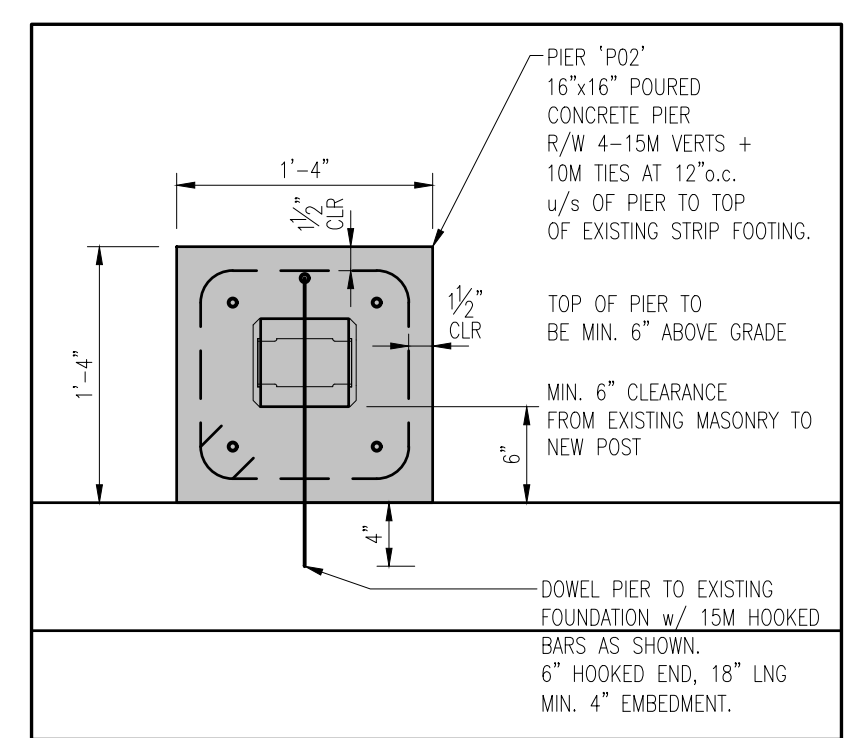


Foundation Plan
 Scale : 1/4" = 1'-0"

PIER SCHEDULE		
DESIGNATION	SIZE	REINFORCING
P01	16"Ø	4-15M VERTS + 10M TIES AT 16" o.c.
P02	16"x16"	4-15M VERTS + 10M TIES AT 12" o.c. DOWEL TO EXISTING WALL, SEE SECTION
P03	16"Ø	4-15M VERTS + 10M TIES AT 16" o.c. DOWEL VERTICAL BARS TO CONC. PAD, SEE SECTION



Pier Plan 'P01'
 Scale : 1" = 1'-0" (TYP. OF 2)



Pier Plan 'P02'
 Scale : 1" = 1'-0" (TYP. OF 2)

No.	Revisions	By	Date
01	ISSUED FOR PERMIT.	T.F.W.	22/09/21



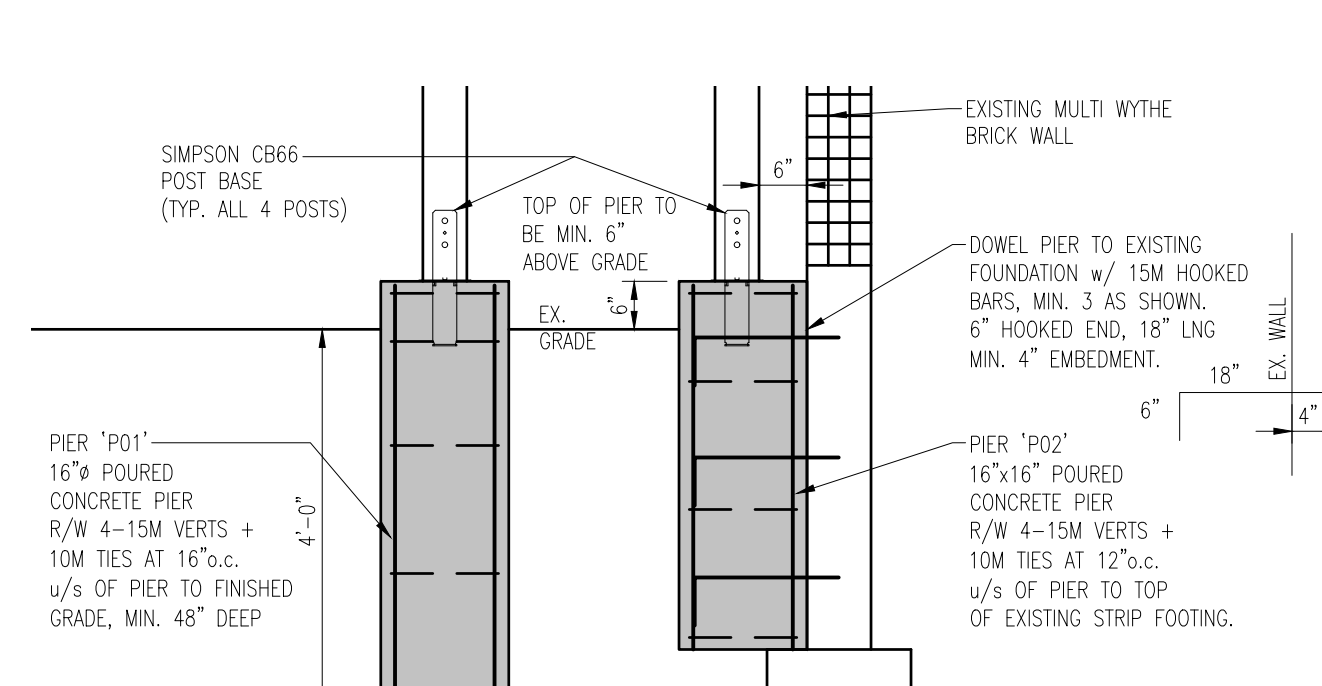
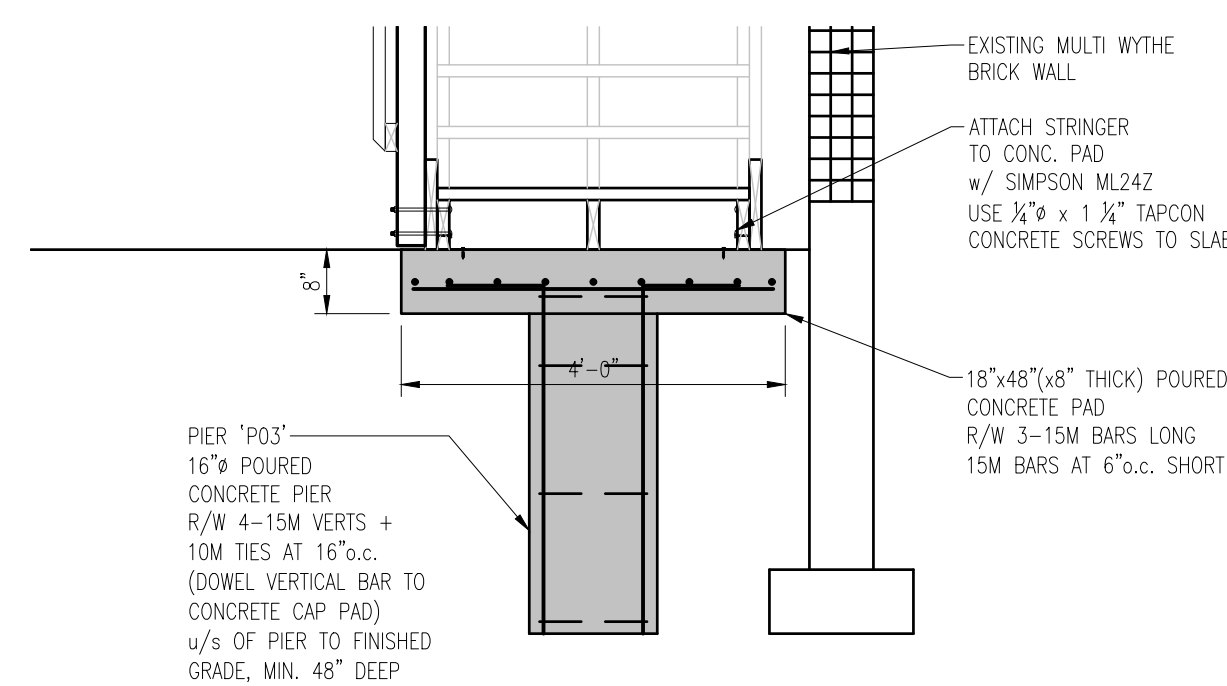
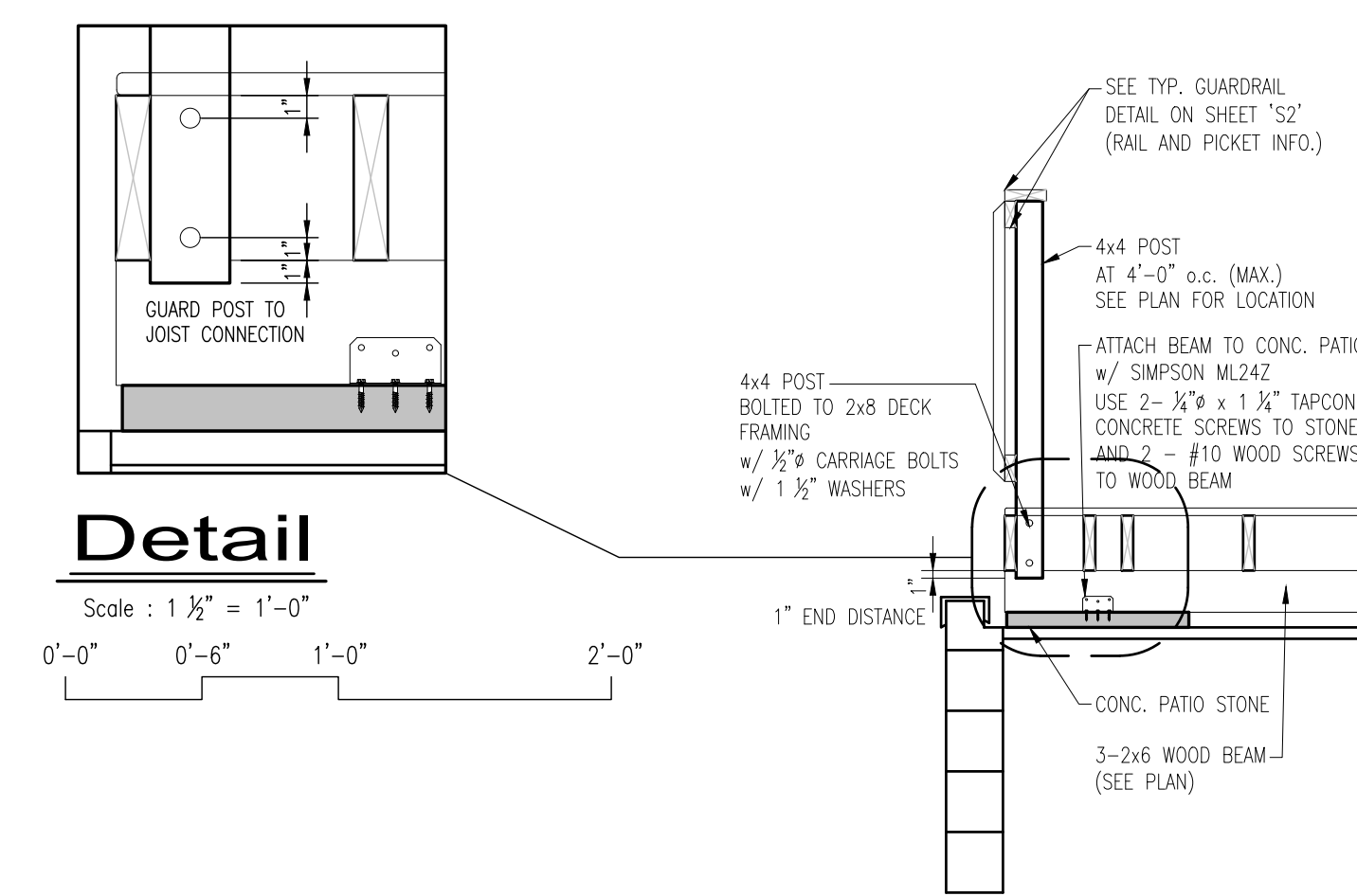
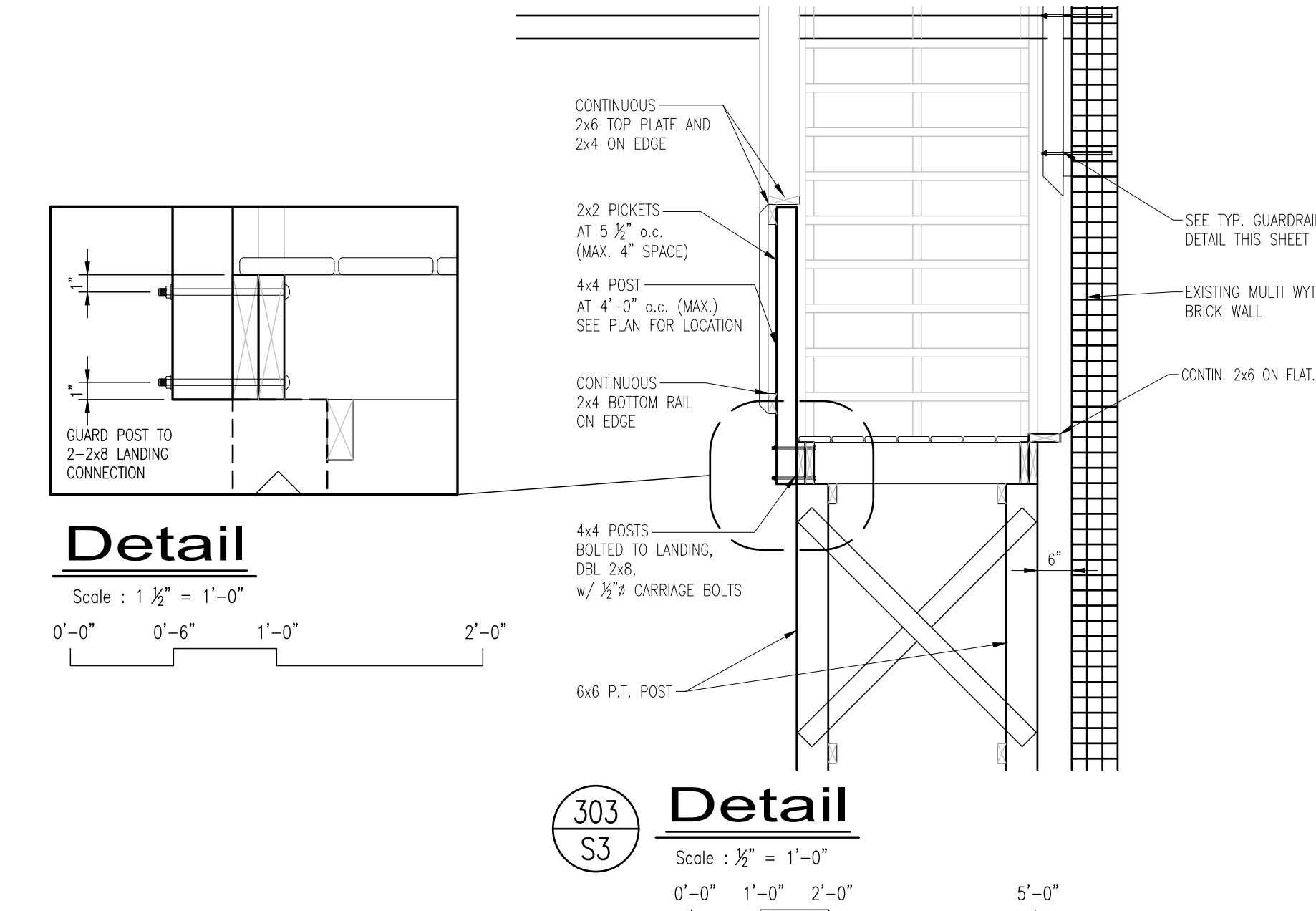
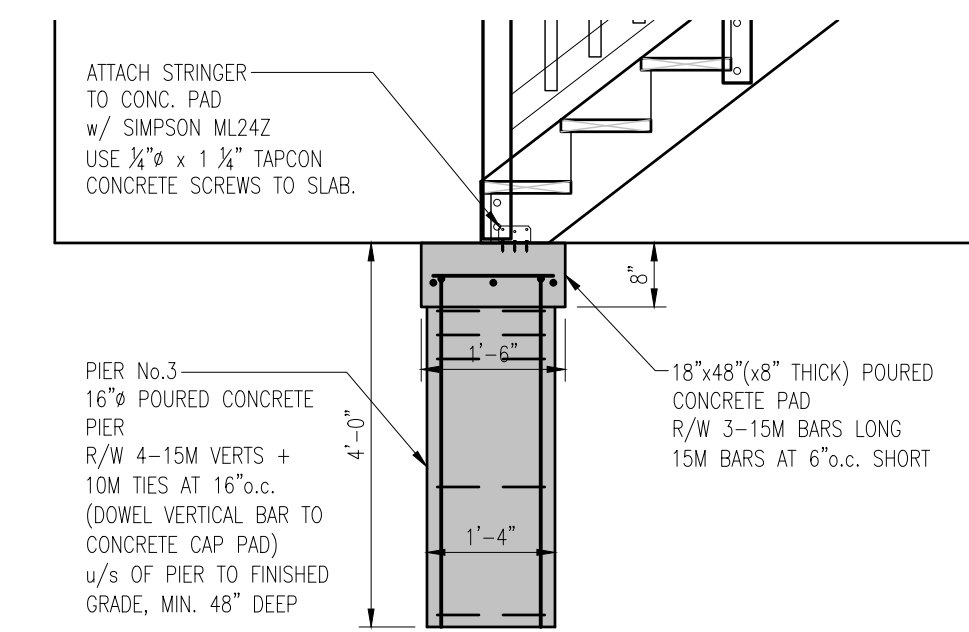
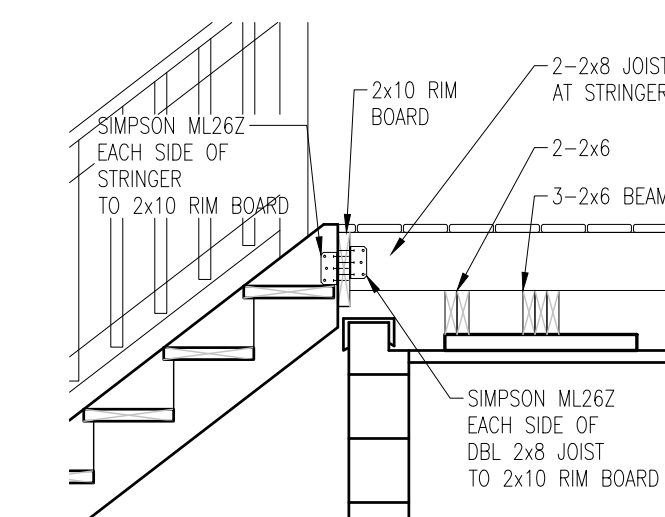
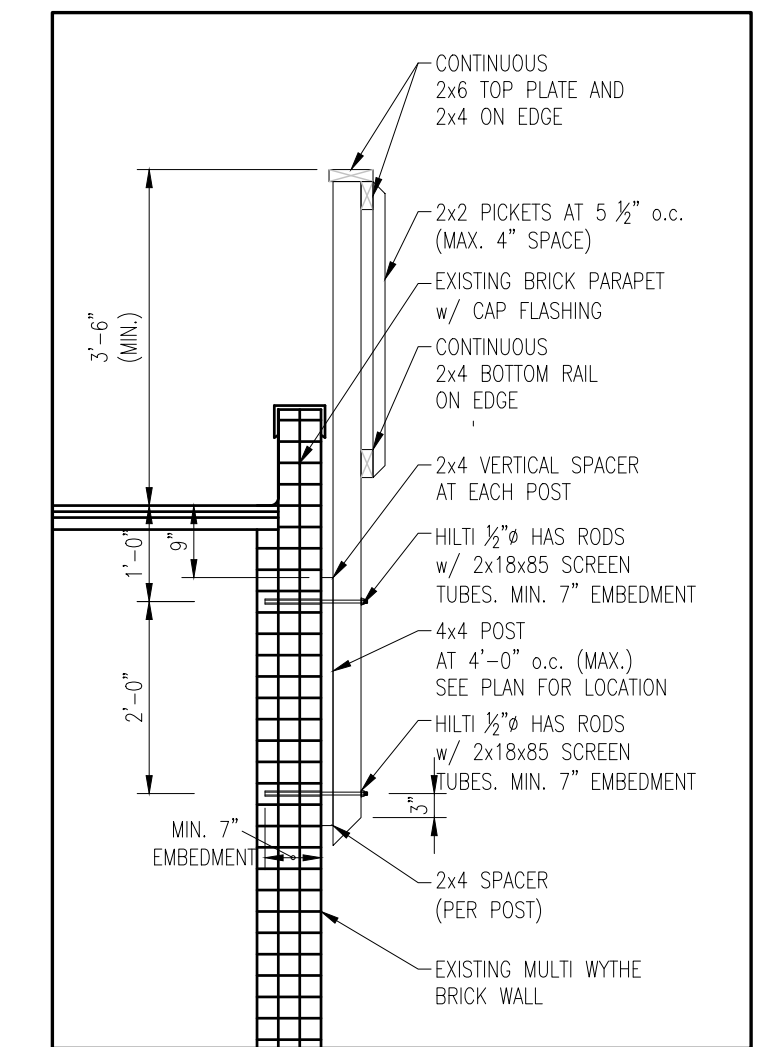
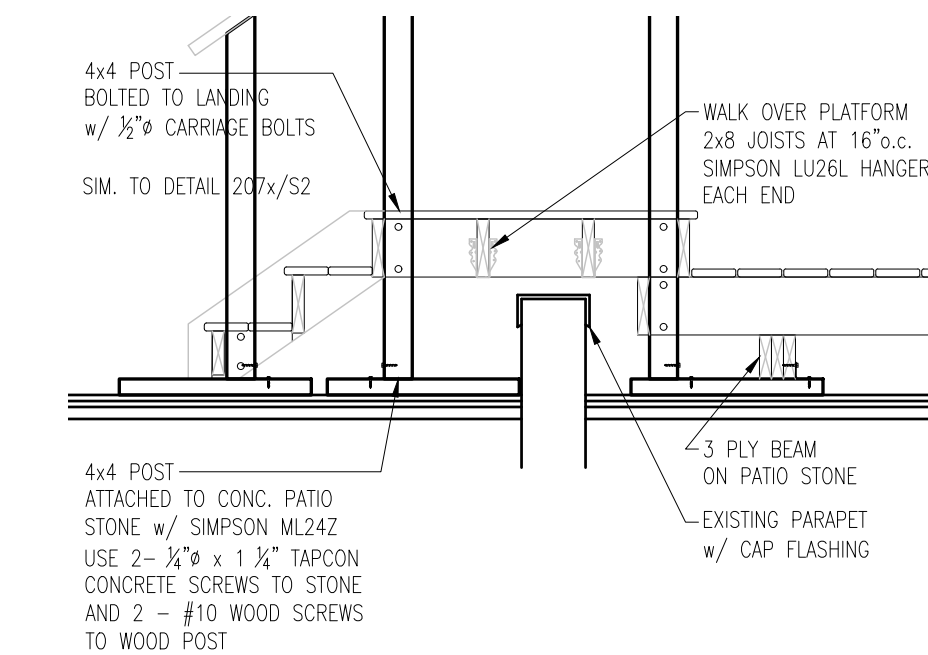
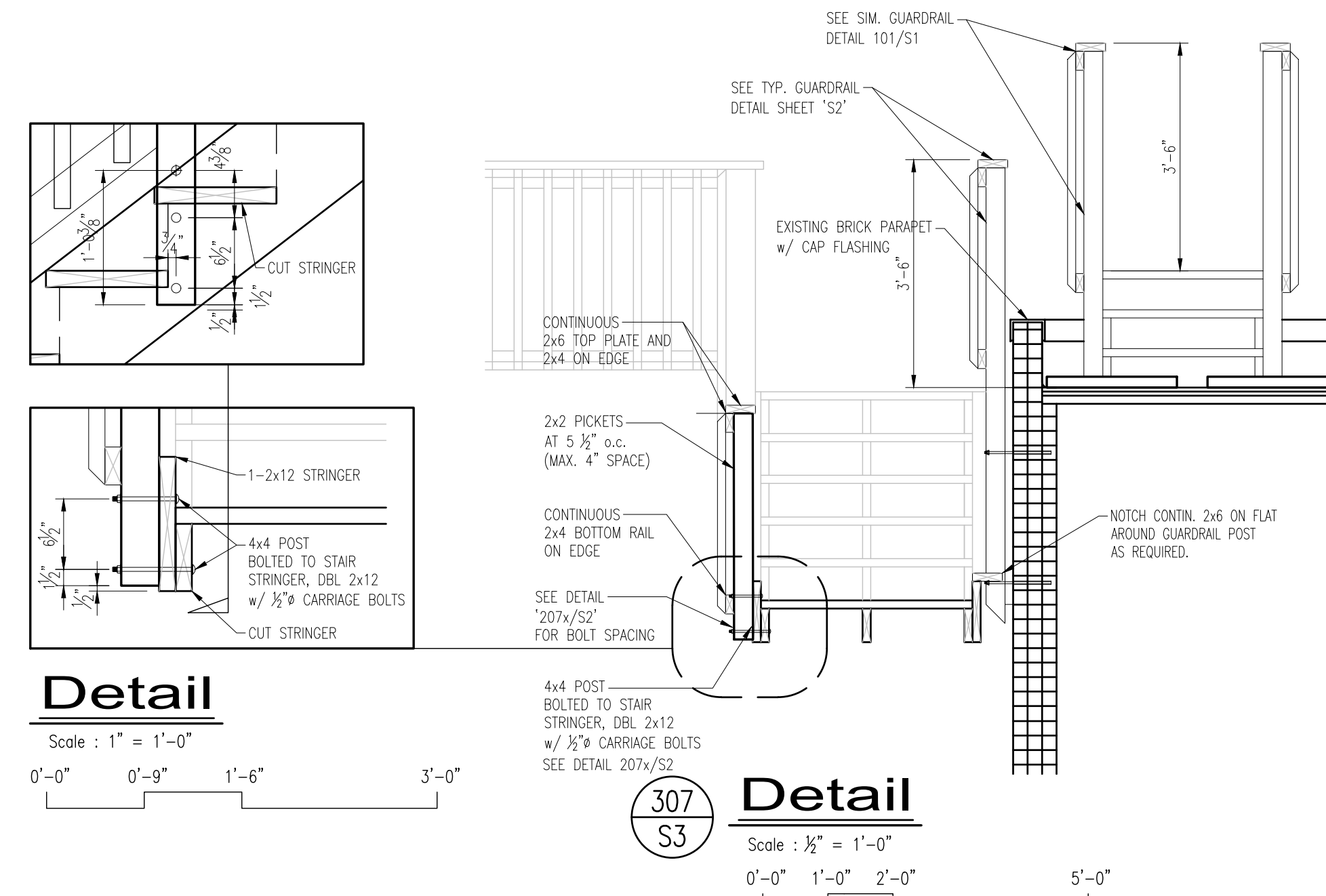
GRAY AND FICK LTD.
 CONSULTING STRUCTURAL ENGINEERS
 309 CONSORTIUM COURT - LONDON, ONTARIO - N6E 2S8
 TEL: (519) 681-6475

EXIT STAIRS and DECK REPLACEMENT

453 TALBOT STREET
 ST THOMAS, ONTARIO

Drawing Title
PLANS AND SECTIONS

Drawn by	T.F.W.	Drawing No.	S1
Designed by	T.PARKER		
Scale	AS NOTED		
Date	AUG.2022		
Job No.	3680		



01	ISSUED FOR PERMIT.	T.F.W.	22/09/21
No.	Revisions	By	Date

THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION WORK OR SHOP FABRICATION.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY ENGINEER

By:

GRAY & FICK

T.J. PARKER
100148982
Oct 12, 2022
PROVINCE OF ONTARIO

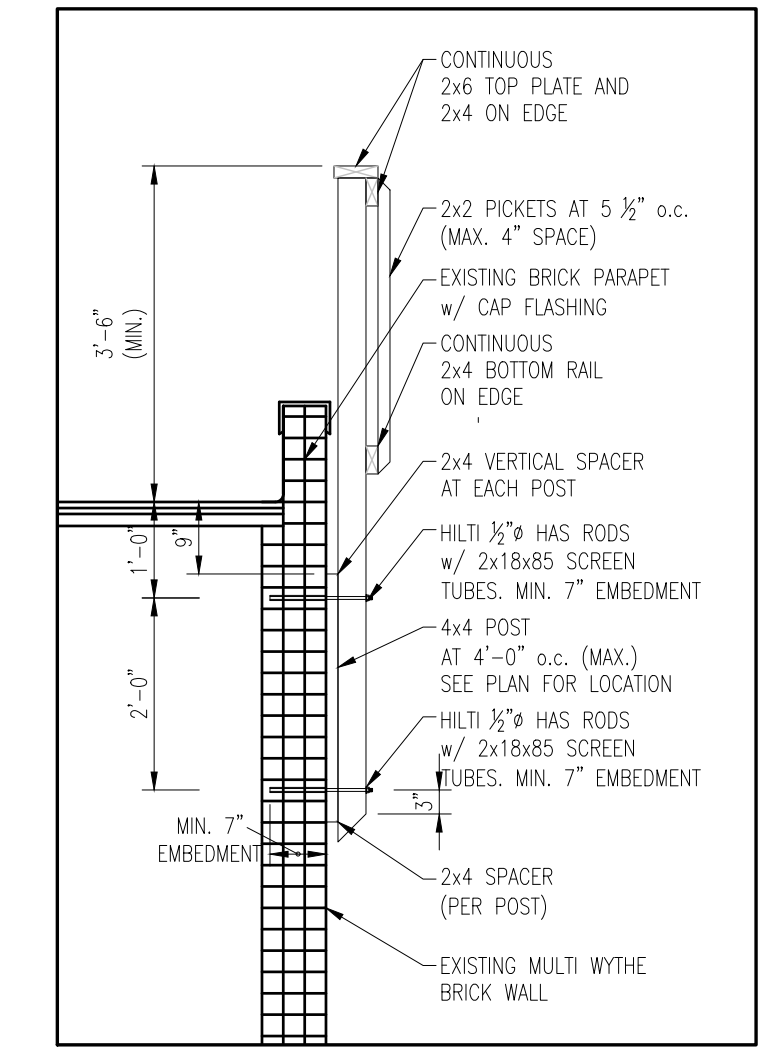
GRAY AND FICK LTD.
CONSULTING STRUCTURAL ENGINEERS
309 CONSORTIUM COURT - LONDON, ONTARIO - N6E 2S8
TEL: (519) 681-6475

Project Name
EXIT STAIRS and DECK REPLACEMENT

453 TALBOT STREET
ST THOMAS, ONTARIO

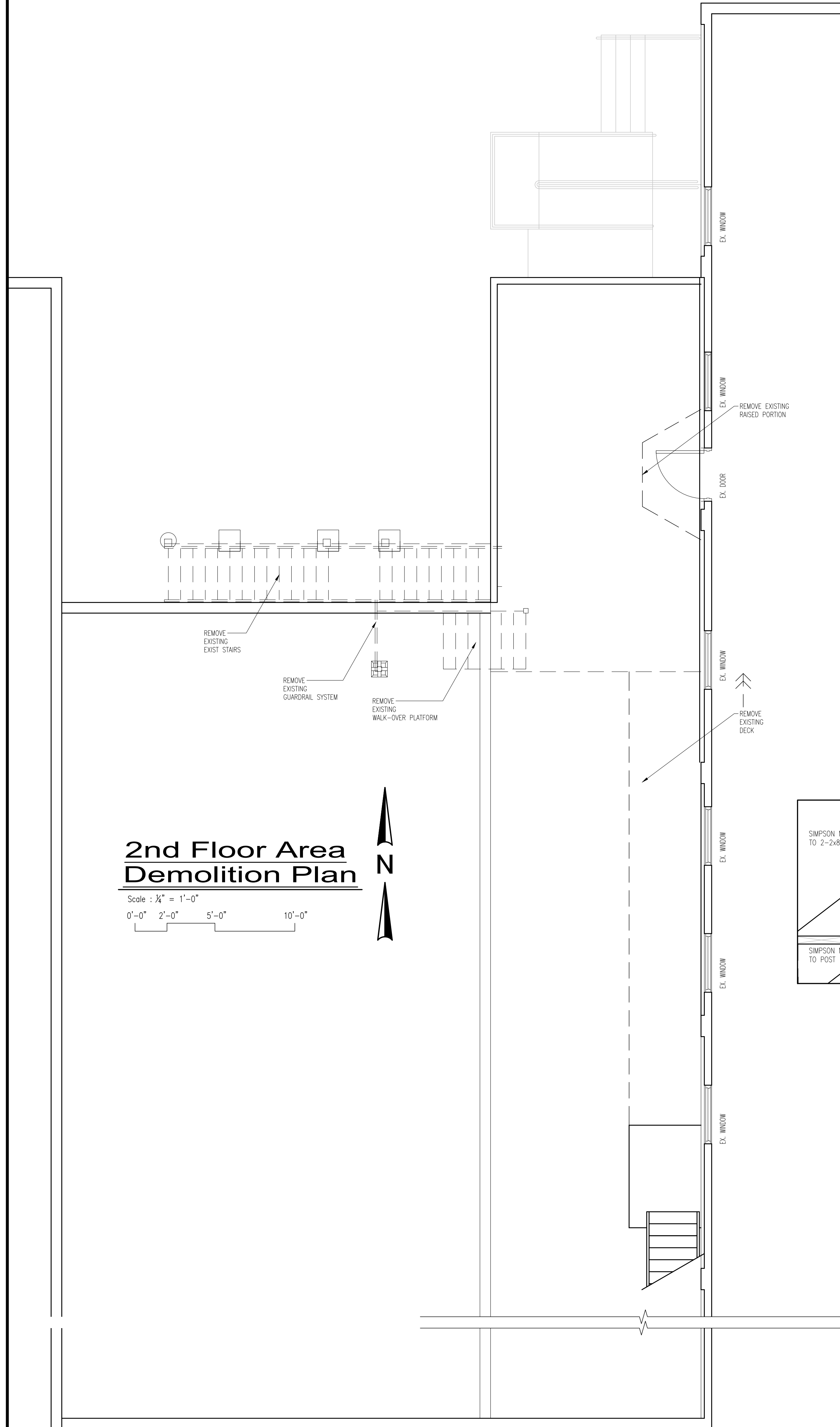
Drawing Title		SECTIONS AND DETAILS
Drawn by	T.F.W.	Drawing No.
Designed by	T.PARKER	S3
Scale	AS NOTED	
Date	AUG.2022	
Job No.	3680	

DESIGNATION	SIZE	PIER SCHEDULE	
		REINFORCING	
P01	16"Ø	4-15M VERTS + 10M TIES AT 16" o.c.	
P02	16"x16"	4-15M VERTS + 10M TIES AT 12" o.c. DOWEL TO EXISTING WALL, SEE SECTION	
P03	16"Ø	4-15M VERTS + 10M TIES AT 16" o.c. DOWEL VERTICAL BARS TO CONC. PAD, SEE SECTION	



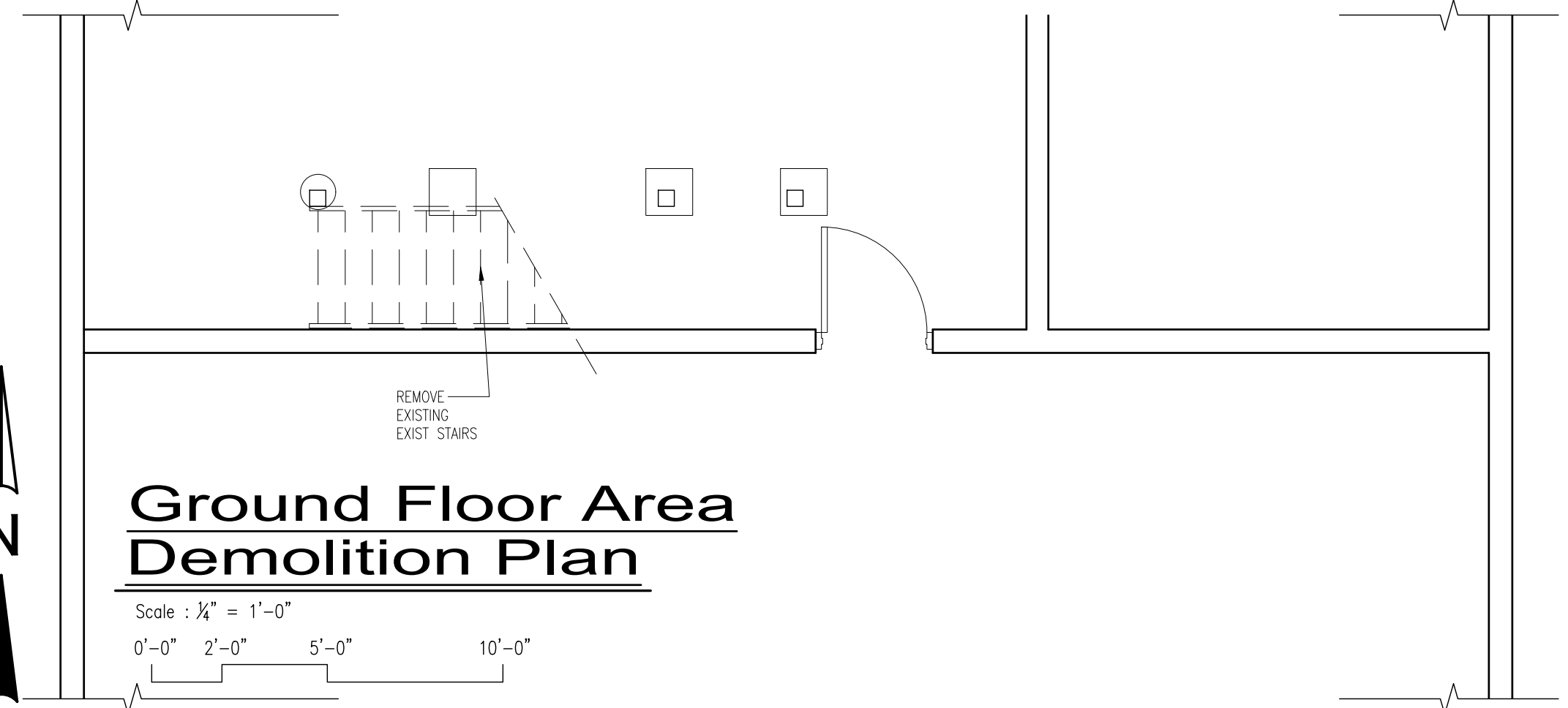
Typ. Guardrail Detail

Scale : 1/2" = 1'-0"
0'-0" 1'-0" 2'-0" 5'-0"



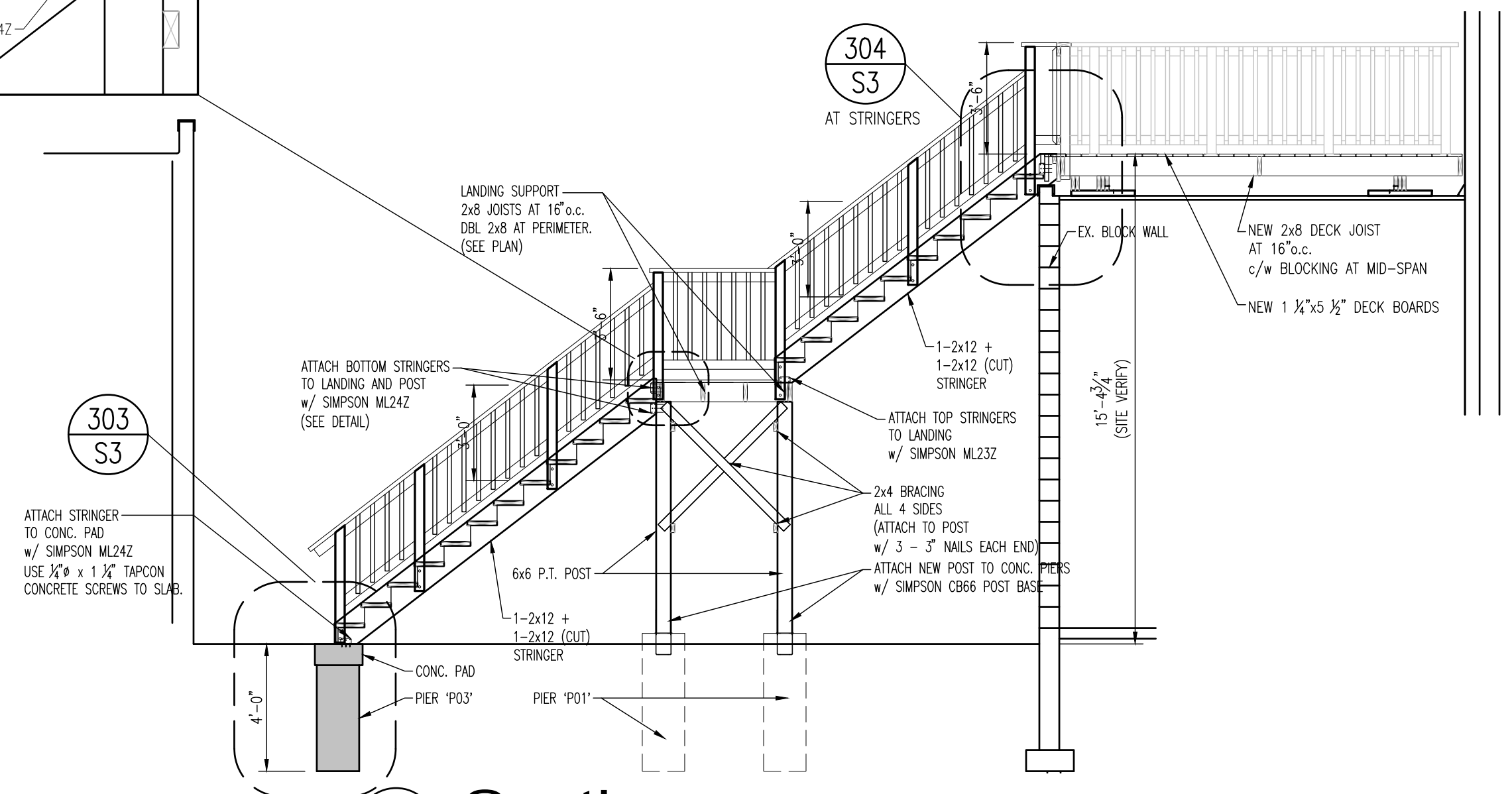
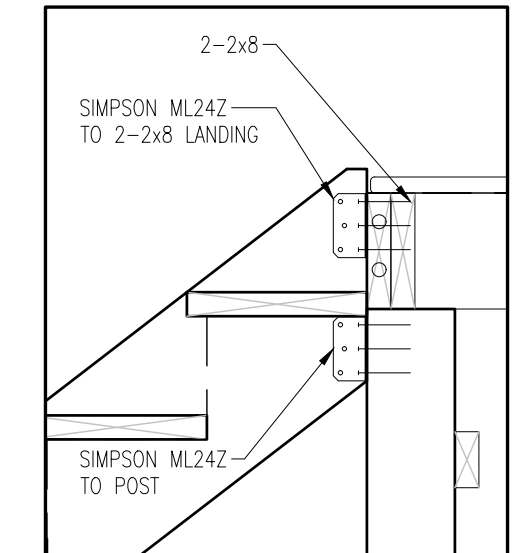
2nd Floor Area Demolition Plan

Scale : 1/4" = 1'-0"
0'-0" 2'-0" 5'-0" 10'-0"



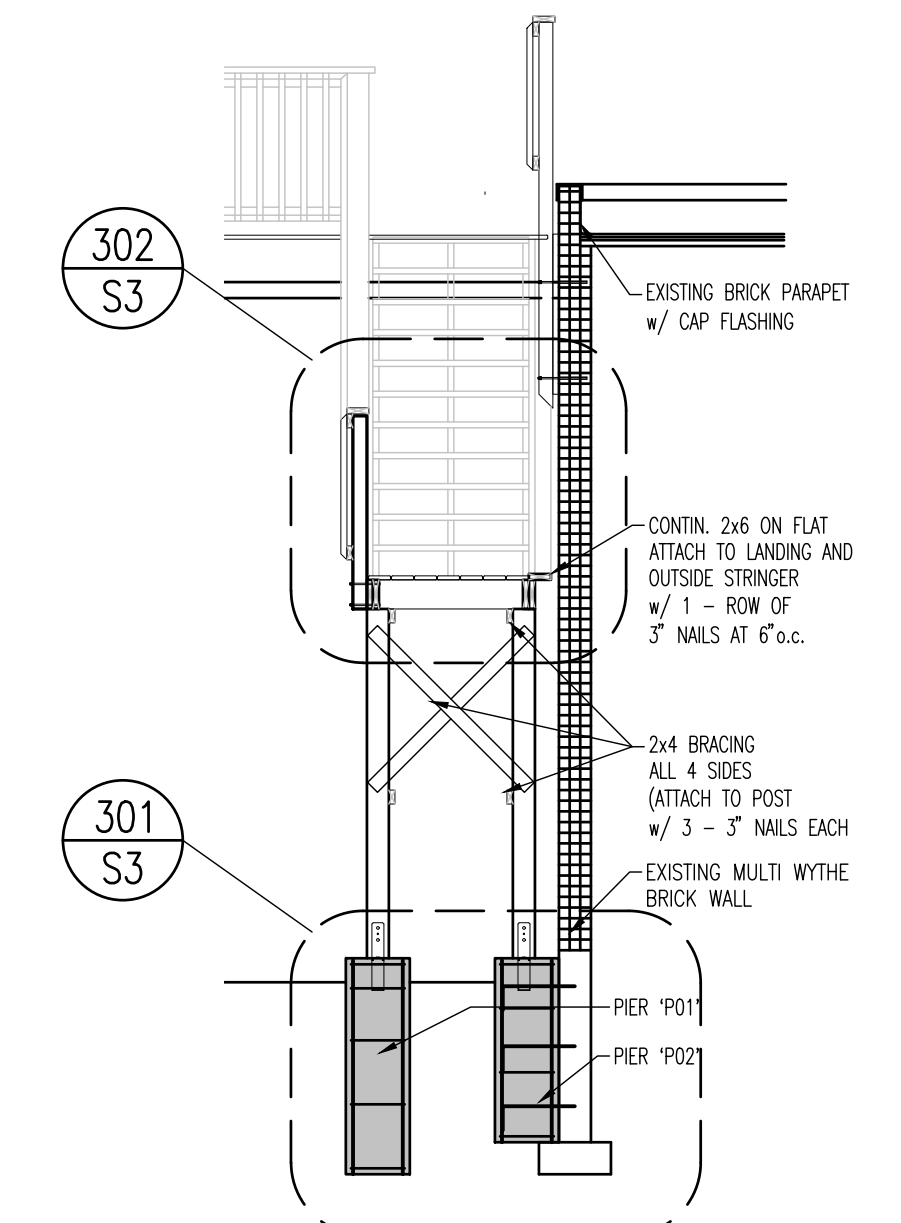
Ground Floor Area Demolition Plan

Scale : 1/4" = 1'-0"
0'-0" 2'-0" 5'-0" 10'-0"



Section 201 S2

Scale : 1/4" = 1'-0"
0'-0" 2'-0" 5'-0" 10'-0"



Section 202 S2

Scale : 1/2" = 1'-0"
0'-0" 2'-0" 5'-0" 10'-0"

01	ISSUED FOR PERMIT.	T.F.W.	22/09/21
No.	Revisions	By	Date

THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION WORK OR SHOP FABRICATION.

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By:

GRAY AND FICK LTD.
CONSULTING STRUCTURAL ENGINEERS
309 CONSORTIUM COURT - LONDON, ONTARIO - N6E 2S8
TEL: (519) 681-6475

Project Name
EXIT STAIRS and DECK REPLACEMENT

453 TALBOT STREET
ST THOMAS, ONTARIO

Drawing Title
DEMOLITION PLANS SECTIONS AND DETAILS

Drawn by	T.F.W.	Drawing No.	S2
Designed by	T.PARKER		
Scale	AS NOTED		
Date	AUG.2022		
Job No.	3680		