

AGENDA

THE NINETEENTH MEETING OF THE ONE HUNDRED AND FORTY-THIRD COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS

COUNCIL CHAMBERS/ZOOM 5:00 P.M. REGULAR SESSION

MAY 1, 2023

ROUTINE PROCEEDINGS AND GENERAL ORDERS OF THE DAY

INDIGENOUS LAND ACKNOWLEDGEMENT

DISCLOSURES OF INTEREST

MINUTES

DEPUTATIONS

COMMITTEE OF THE WHOLE

REPORTS OF COMMITTEES

PETITIONS AND COMMUNICATIONS

UNFINISHED BUSINESS

NEW BUSINESS

BY-LAWS

PUBLIC NOTICE

NOTICES OF MOTION

ADJOURNMENT

INDIGENOUS LAND ACKNOWLEDGEMENT

We acknowledge that the land on which we meet is the traditional territory of the Haudenosaunee, Anishinabek, Attiwonderonk (Neutral) and Mississauga peoples and is now home to many diverse First Nations, Inuit and Métis peoples.

We also recognize that this land is now home to the Munsee-Delaware Nation, Chippewas of the Thames First Nation and Oneida Nation of the Thames.

This land was settled through Treaty 2, the McKee Purchase Treaty of 1790, and we, as beneficiaries of the treaty recognize our collective responsibilities to the land and water.

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on April 17th, 2023.

DEPUTATIONS

Southwestern Public Health

Cynthia St. John, Executive Officer, Bernia Wheaton, Vice Chair, and Monica Nusink, Director of Finance, Southwestern Public Health will make a powerpoint presentation regarding the Board's 2023 budget and services.

COMMITTEE OF THE WHOLE

Council will resolve itself into Committee of the Whole to deal with the following business.

STRATEGIC DIRECTION AND DEVELOPMENT

UNFINISHED BUSINESS

NEW BUSINESS

Municipality of Central Elgin - Notice of Passing - Zoning By-law Amendment - 46786 Ron McNeil Line

Notice of passing of a zoning by-law amendment has been received from the Municipality of Central Elgin to permit only farming and accessory usage on the property at 46786 Ron McNeil Line and to permit a rural residential use on a severed property with frontage of 60.9 metres of frontage on Edgeware Line, west of Belmont Road.

BUSINESS CONCLUDED

COMMUNITY ENGAGEMENT AND SERVICES

UNFINISHED BUSINESS

NEW BUSINESS

Request for Road Closures - Nostalgia Nights Car Show

Report ES-28-23 of the Manager of Roads and Transportation. **Page 6**

Request for Road Closures - Railway City Road Races

Report ES-29-23 of the Manager of Roads and Transportation. **Pages 7-9**

BUSINESS CONCLUDED

INFRASTRUCTURE AND CIVIC OPERATIONS

UNFINISHED BUSINESS

NEW BUSINESS

Parking Control - Various Parking Restriction Requests

Report ES-27-23 of the Manager of Roads and Transportation. **Page 10**

BUSINESS CONCLUDED

CORPORATE GOVERNANCE AND ADMINISTRATION

UNFINISHED BUSINESS

NEW BUSINESS

Community Grant Applications May 2023

Report TR-09-23 of the Director of Finance and City Treasurer. **Page 11**

BUSINESS CONCLUDED

REPORTS PENDING

COUNCIL

Council will reconvene into regular session.

REPORT OF COMMITTEE OF THE WHOLE

Strategic Direction and Development

Community Engagement and Services

Infrastructure and Civic Operations

Corporate Governance and Administration

A resolution stating that the recommendations, directions and actions of Council in Committee of the Whole as recorded in the minutes of this date be confirmed, ratified and adopted will be presented.

REPORTS OF COMMITTEES

Heritage Alteration Permit - 637 and 639 Talbot Street

Report MHC-04-23 of the Chair, Municipal Heritage Committee. **Pages 12-39**

Heritage Alteration Permit - 471 Talbot Street

Report MHC-05-23 of the Chair, Municipal Heritage Committee. **Pages 40-53**

PETITIONS AND COMMUNICATIONS

150th Anniversary - Royal Canadian Mounted Police - May 23rd, 2023 - Jumbo Lighting

A letter has been received from Paul Monteith, Director of Communications and Media Relations, Royal Canadian Mounted Police requesting that Council light the Jumbo monument red on May 23rd, 2023 for the 150th Anniversary of the Royal Canadian Mounted Police. **Page 54**

“Childhood Cancer Awareness Month” - September, 2023 - Proclamation, Flag Raising and Jumbo Lighting

A letter has been received from Dave and Maureen Jenkins requesting that Council proclaim September, 2023 as “Childhood Cancer Awareness Month” in the City of St. Thomas, that the Childhood Cancer Gold Ribbon flag be flown from September 18th to 24th, 2023 and that Jumbo be lit in gold. **Pages 55-58**

Regional Municipality of Waterloo - Municipal Election Candidate and Donor Personal Information - Resolution

A copy of a resolution addressed to Waterloo area M.P.P.s has been received from William Short, Regional Clerk, Regional Municipality of Waterloo regarding the inclusion of candidate and donor personal information on municipal election documents. **Pages 59-60**

UNFINISHED BUSINESS

NEW BUSINESS

The Women of Ontario Say No - Bill 5 - Stopping Harassment and Abuse by Local Leaders Act, 2022 - Request for Support

Correspondence has been received from Diane Noble, The Women of Ontario Say No requesting that Council support Bill 5, The Stopping Harassment and Abuse by Local Leaders Act, 2022. **Pages 61-65**

BY-LAWS - Councillor McCaulley

First, Second and Third Reading

1. A by-law to confirm the proceedings of the Council meeting held on the 1st day of May, 2023.

2. A by-law to amend By-Law 45-89, being a by-law to revise and consolidate certain by-laws regulating Traffic and the Parking of Motor Vehicles. (Speed Control - Ron McNeil Line, Yarmouth Centre Road and Edgeware Line)
3. A by-law to amend By-Law 45-89, being a by-law to revise and consolidate certain by-laws regulating Traffic and the Parking of Motor Vehicles. (Two-Way Traffic Conversion - John Street)
4. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and Unifor - Canada and its Local 27. (Collective Agreement - Valleyview Home - expiring December 31, 2024)
5. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and The St. Thomas Professional Firefighters' Association Local 447. (Collective Agreement - expiring December 31, 2024)
6. A by-law to adopt Official Plan Amendment No. 106 to the City of St. Thomas Official Plan (City initiated amendment for housekeeping matters related to additional dwelling units- File No.: 3-02-23)
7. A by-law to amend By-Law 50-88, being the Zoning By-law for the City of St. Thomas. (City initiated amendment for housekeeping matters related to additional dwelling units - File No. 2-02-23)
8. A by-law to amend By-Law 50-88, being the Zoning By-law for the City of St. Thomas. (City initiated amendment for housekeeping matters related to lot area controls - File No. 2-02-23)
9. A by-law to assume certain lands as part of the public highway known as 122-124 Edward Street. (B08/22 - Happy Capital Inc.)

PUBLIC NOTICE

Unbudgeted Capital Expenditure - Burwell Park Basketball Courts

Notice is hereby provided that Administration intends to introduce a report at the May 8th, 2023 Council meeting requesting approval of an unbudgeted capital expenditure relating to the construction of basketball courts at Burwell Park.

2023 Property Tax Rates

The Corporation of the City of St. Thomas hereby provides notice of its intention to adopt by-laws to establish 2023 property tax ratios and property rates at its meeting to be held on Monday May 15, 2023 at 5:00 p.m. The Council meeting will be available to the public in person or on Zoom and can be accessed through a link on the City's website at www.stthomas.ca.

NOTICES OF MOTION

CLOSED SESSION

A resolution to close the meeting will be presented to deal with a proposed or pending disposition of land; two matters of a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality; a matter of information explicitly supplied in confidence to the municipality by Canada, the Province of Ontario, or a Crown agency of any of them; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality which if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and a personal matter about an identifiable individual.

OPEN SESSION

ADJOURNMENT



Report No.

ES28-23

File No.

Directed to: Mayor Joe Preston and Members of City Council

Date Authored:
Apr 17th, 2023

Meeting Date:
May 1st, 2023

Department: Environmental Services

Attachment

Prepared By: Matthew Vriens, Manager of Roads and Transportation

Subject: Request for Road Closures – Nostalgia Nights Car Show

Recommendation:

THAT: Report ES28-23, Request for Road Closures – Nostalgia Nights Car Show, be received for information; and further,

THAT: The closure of the road sections within Report ES28-23, on Saturday July 15, 2023 between the hours of 3:00pm and 10:00pm to allow for the Nostalgia Nights Car Show be authorized.

Background:

A special event permit application was received from the organizers of the Nostalgia Nights Car Show. The annual event requires road closures to accommodate the event festivities. The special events committee passed a resolution on April 05, 2023, giving full support for the event subject to all requirements being met. Event organizers will arrange with City staff to set up and take down all required road closures and traffic signs.

The road sections recommend for closure are depicted in the map below:



A temporary transit detour will also be put in place.

Financial Impact:

The cost of the recommendations within this report are included in the Environmental Services Operating Budget.

- Information Booth
- Creators Alley
- Free Train Rides
- Spectator Parking
- Washrooms
- Main Stage
- Buskers @ CTP Computers
- First Aid
- 50/50 Table
- Food Vendors
- Classic Car Parking/Displays
- Various Vendors
- Road Barriers to allow access to:
A = CASO Station
B = Food Basics
C = Boston Pizza

Respectfully,

Matthew Vriens,
Manager of Roads and Transportation

Reviewed By: _____
City Engineer

Approved By: _____
City Manager

Directed to: Mayor Joe Preston and Members of City Council

Date Authored:

Apr 19th, 2023

Meeting Date:

May 1st, 2023

Department: Environmental Services

Attachment

Prepared By: Matthew Vriens, Manager of Roads and Transportation

Subject: Request for Road Closure - Railway City Road Race

Recommendation:

THAT: Report ES29-23, Request for Road Closure – Railway City Road Race, be received for information; and further,

THAT: Council authorize the road closures as per Report ES29-23, and further

THAT: Staff be directed to ensure that the Railway City Road Race event organizers coordinate the safe operation of the traffic control points

Background:

A Special Event Permit Application was received from the organizers of the Railway City Road Race Special Event. The event requires road closures and traffic control at certain points along the designated routes. The Special Events Committee passed a resolution on February 1, 2023 giving full support for the event subject to all requirements being met.

Subject to Council approval, the Railway City Road Race will be held Sunday September 24, 2023, and consist of a Half Marathon (21.1km), a 5km and 10km Walk/Run as well as a 1km kids Fun Run, with funds donated to charity. The first race will start at 8:30 am followed at 9:00 am for the subsequent events from CASO Station. Earlier Road Closure times are to allow for set-up. All participants are to follow the existing rules of the road. There are traffic control points along the race route that require road closures, traffic control or monitoring. Event organizers will arrange for St. Thomas Police Service, and City Staff to assist with the requirements. Event organizers will be required to notify all residents and facilities that are impacted by this event.

Analysis:

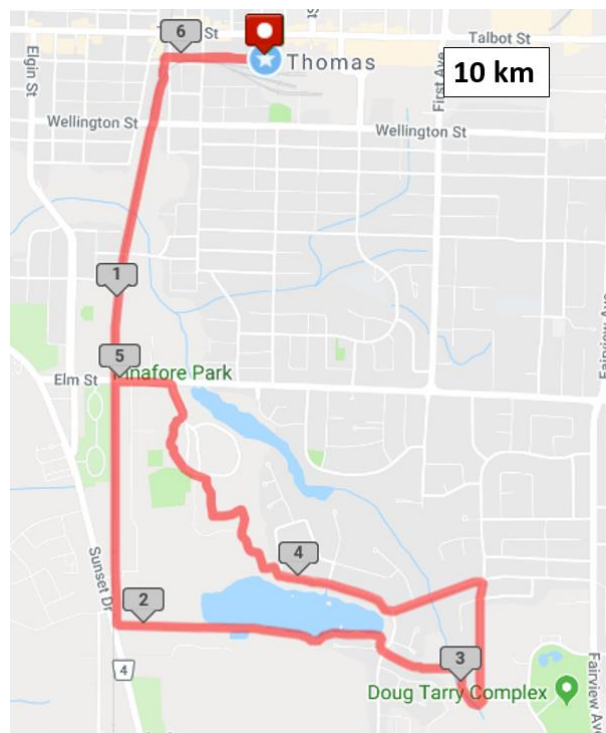
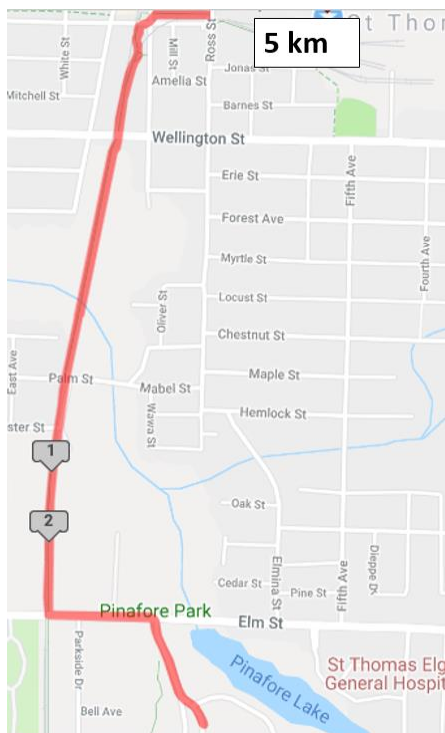
The road closures, traffic control points and recommended requirements are as follows:

Traffic Control Point	Location	Management
a	Ross St. (Between Talbot St. And Centre St.)	Road Closure from 6am-1pm
b	Moore St. (Just North of Trail to Amelia St.)	Road Closure from 6am-1pm
c	Centre St. (Between Princess Ave and Ross St.)	Road Closure from 6am-1pm
d	Centre St. at Princess Ave	STPS to control traffic from 8:30am-9am
e	Centre St. at Elgin St.	STPS to control traffic from 8:30am-9am
f	Centre St. at Stanley St.	STPS to control traffic from 8:30am-9am
g	Centre St at White St., Southwick St., Hincks St., Metcalfe., Queen St., William St., Church St., and King St.	Controlled by Stop signs. Volunteers be present to remind runners to follow Rules of the Road and cross safely.
h	Wellington St. (Between Princess Ave and Moore St. at Trail Crossing)	STPS to control traffic from 8:30am- 12:30pm.
i	Palm St. and Victor Dr. (where pathway crosses Palm St.)	STPS to control traffic for duration of event 8:45am - 12:30pm.
j	Victor Dr. (Between Palm St. and Chester St.)	Road Closure from 8am-1pm
k	Chester St. (Between East Side of Arena Entrance and Victor St.)	Road Closure from 8am-1pm (Local traffic only sign at East Ave and Chester)
l	Elm St. (From Wilson Ave to Elmina)	Road Closure from 7am -10am to all Traffic Except Emergency Services. At 10am the northern lane and the middle lane will be open to two way traffic. The southern lane will be used by runners until 12:30pm. STPS will monitor traffic on Elm St.

m	Elm St. at Parkside Dr.	Road Access Closure from 7am-12:30pm. Traffic on Parkside to exit on Sunset Dr.
n	Entrance to Parkside Collegiate and Railway Trail	Volunteers be present to remind runners to follow Rules of the Road and cross safely. 8:30am-10am
o	Angus McKenzie Trail and Lake Margaret Trail	Monitored by crosswalk with flashing lights and Volunteers be present to remind runners to follow Rules of the Road and cross safely
p	Bill Martin Parkway (South of Entrance to the Fanshawe parking lot – Southdale Line)	Road Closure from 8am-12pm. Event organizers to ensure that this closure doesn't affect any activities scheduled at the schools or sports fields located on Bill Martin Parkway
q	Trail to the South of Doug Tarry Sports Complex and Fairview Ave	Monitored by crosswalk with flashing lights. Volunteers be present to remind runners to follow Rules of the Road and cross safely
r	Faith Church Driveway and Southdale	Volunteers be present to remind runners to follow Rules of the Road and cross safely.
s	Trail at intersection of Penhale Ave and Southdale	Controlled by Stop signs. Volunteers be present to remind runners to follow Rules of the Road and cross safely.
t	Trail at intersection of Peach Tree Blvd. and Southdale Line	Controlled by Stop signs. Volunteers be present to remind runners to follow Rules of the Road and cross safely.
u	Trail at Empire Pkwy, and Trail at Pear Tree Ave	Volunteers be present to remind runners to follow Rules of the Road and cross safely.
v	Renaissance Dr. at Oxford Terrace, Auburn Dr., Harlequin Ct.,	Volunteers be present to remind runners to follow Rules of the Road and cross safely.
w	Sauve Ave at Harrington Crescent (Both Intersections) and Galbraith Ct.	Volunteers be present to remind runners to follow Rules of the Road and cross safely.
x	Intersection of Lake Margaret Trail and Axford Parkway	Controlled by Stop Signs. Volunteers to be present to remind runners to follow Rules of the Road and cross safely.
z	Inside Pinafore Park, the intersection of the interior loop and the roadway leading to the back of the park near Emslie Field	Signage and Volunteers directing runners

*All Traffic Control points that include STPS to be arranged and reviewed between organizers and STPS.

** Road Closures will be performed by City Staff.






Financial Impact:

The cost of the recommendations within this report are included in the Environmental Services Operating Budget.

Respectfully,

A handwritten signature in black ink, appearing to read 'MV', followed by a horizontal line.

Matthew Vriens,
Manager of Roads and Transportation

Reviewed By:  _____
City Engineer

Approved By:  _____
City Manager



Report No.

ES27-23

File No.

Directed to: Mayor Joe Preston and Members of City Council

Date Authored:
Apr 20th, 2023

Meeting Date:
May 1st, 2023

Department: Environmental Services

Attachment

Prepared By: Matthew Vriens, Manager of Roads and Transportation

Subject: Parking Control – Various Parking Restriction Requests

Recommendation:

THAT: Report ES27-23, Parking Control – Various Parking Restriction Requests be received for information; and further;

THAT: That Council direct that a by-law be prepared for its consideration to amend By-law 45-89.

Analysis:

Staff have reviewed various parking control requests and the below are the proposed recommendations.

To respond to the request from the Motorman on Manitoba Street, the staff recommends adding a 18m parking restriction on the north side of the laneway while retaining the 30 minute loading zone on the south for the Talbot Street storefront.



Staff has received a few concerns with the parking on Pear Tree Avenue regarding parking on both sides impeding traffic and blocking sightlines for pedestrians.

Staff reviewed the road and noted the drivable surface is of similar width to many recently reconstructed residential streets which use parked cars as passive traffic calming.

Staff recommend adding a no stopping zone at the Pedestrian Crossover.



Financial Impact:

The costs of the recommendations within this report are included in the Environmental Services Operating Budget, Roads and Transportation budgets.

This report was prepared in consultation with Rose Patrick, in Roads and Transportation.

Respectfully Submitted,

Matthew Vriens,
Manager of Road's and Transportation

Reviewed By: Env. Services

Approved By: City Manager



Report No.

TR-09-23

File No.

Date Authored: 4/25/2023

Meeting Date: 5/1/2023

Attachment

Directed to: Mayor Joe Preston and Members of City Council

Department: Treasury

Prepared By: Dan Sheridan, Director of Finance and City Treasurer

Subject: Community Grant Applications May 2023

Recommendation:

THAT: Council receive TR-09-23, Community Grant Applications May 2023, for information; and further,

THAT: Council approves the Community Grant request from CMHA Thames Valley Addiction and Mental Health Services for \$1,100.

Background:

In accordance with the City’s Community Grants Policy, Administration has evaluated applications submitted and has provided recommendations for Council consideration. The City’s policy continues to be available on the City’s website to provide guidance to prospective applicants.

Policy Considerations:

Successful applications under the current policy are more likely to be for special events or one-time start-up funding for new community initiatives that align with Council’s strategic priorities. Grant applications that request funding for expenses that an organization incurs through its normal course of operations are not recommended for approval. For example, these could be salaries, advertising or facility repairs. Even costs that are one-time in nature can be considered operating costs if they are used to support the organization’s normal course of operations.

Grant Applications

CMHA Thames Valley Addiction and Mental Health Services – grant request \$1,100. CMHA is hosting the “Climb out of the Darkness” awareness walk on June 24th at Waterworks Park. The event is intended to support families who may be struggling with their mental health after the birth of a baby. The grant will cover the cost of event advertising, pavilion rental and entertainment for the kids. Community events are a priority in the grants policy, it’s recommended that this community grant be approved.

Financial Implications:

If these grants are approved, the Community Grants account balance will be \$12,800.

Respectfully Submitted,

Dan Sheridan, CPA, CGA
Director of Finance and City Treasurer

Reviewed By: City Manager Parks and Rec Treasury



12

COMMITTEE

Municipal Heritage Committee

Report No.
MHC-04-23

Directed to: Mayor Joe Preston and Members of City Council

Date Authored:
April 20, 2023

Meeting Date:
May 1, 2023

Prepared By: Harrison Cole, Chair

Attachment:
Permit Application & Planning Report

Subject: Heritage Alteration Permit - 637 and 639 Talbot Street

Recommendation:

THAT: Report MHC-04-23 relating to the Heritage Alteration Permit - 637 and 639 Talbot Street be received for information; and further,

THAT: Council issue a Heritage Alteration Permit for the property at 637 and 639 Talbot Street, relating to Application HAP-04-23, subject to the following:

- Signage above the first floor align with the historic height of signage along the Talbot Street block between John Street and Flora Street as shown in the heritage photos attached to Report MHC-04-23; and,
- The applicant provide updated elevation drawings after removal of the existing cladding

Background:

The Downtown Heritage Conservation District was established on August 13th, 2018.

The Municipal Heritage Committee’s role is to receive delegations at committee meetings, review heritage alteration permit applications, provide constructive comments or feedback to applicants, and make recommendations to Council with respect to the permit applications.

The Municipal Heritage Committee has met with the applicant via Zoom and reviewed the heritage alteration permit application for the property at 637 and 639 Talbot Street on April 12, 2023 and is now in a position to make a recommendation to Council.

In discussions with the applicant, the Committee would like to see the first-floor signage align with the historic height of signage along this block. It is proposed that the heritage photos attached to this report will also be attached to the permit.

The Committee recommends that Council authorize the issuance of a Heritage Alteration Permit, provided that signage above the first floor align with historic height of signage along the Talbot Street block between John Street and Flora Street and that the applicant provide updated elevation drawings after removal of the existing cladding.

Respectfully submitted,

Harrison Cole, Chair

Municipal Heritage Committee

MEMO

DATE: April 6, 2023

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
637 and 639 Talbot Street
HAP-04-23

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 5, 2023

Richard Oyefeso
127 Hartley Avenue
Brant, Ontario
N3L 0J6

**Re: Notice of Receipt
Heritage Alteration Permit**
File No.: HAP-04-23
Property: 637 and 639 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, Deputy City Clerk, City of St. Thomas
Kathy Ratchford, Mekastin Interiors



Report No.
HCR-04-23

File No.
HAP-04-23

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
04/06/2023
Meeting Date:
04/12/2023

Department: Planning & Building Services Department

Attachments
· Application and Supporting materials

Prepared by: Kevin McClure, Planner

Subject: Heritage Alteration Permit for 637 and 639 Talbot Street – Kathy Ratchford

ORIGIN:

The applicant reached out to City Staff in 2022 with a proposal for interior renovations to the building at 637-639 Talbot Street to permit residential units on the second and third floor and for renovations on the ground floor commercial unit. City Staff had a consultation meeting with the owner in June of 2022 and identified that any exterior alterations would be subject to a Heritage Alteration Permit and the policies/guidelines of the Heritage Conservation District Plan. An application was submitted for a heritage alteration permit to allow for the proposed work on April 5, 2023.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The intent of the application is to allow for interior renovations of the building at 637-639 Talbot Street that would create several new residential units while upgrading the main floor retail space that fronts on to Talbot. Rear balconies are to be constructed for use of the residential units on the second and third floors of the building as part of the proposal. As the front façade is currently covered by cladding, exterior alterations are required to allow for occupancy of the proposed residential units that are to be established.

As part of the application package, it has been provided that they will be restoring the Talbot Street façade to its original condition and provided several photographs and images to show its previous state.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 637-639 Talbot Street has been identified as a non-contributing resource within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, the policies in Section 4.4 of the Heritage Conservation District Plan would apply.

Section 4.4.1 – Introduction

While Staff generally provides policy and guideline sections in the HCD Plan for the Municipal Heritage Committee’s consideration for Heritage Alteration Permit applications, the policy and guidelines sections of the Non-Contributing Resources section do not translate for what is being proposed as the majority of the front façade is currently covered by cladding. That being said, the introductory section of the HCD Plan provides the following:

“It should be noted that, notwithstanding the policies of this plan, in some cases the status of a noncontributing property may be subject to change. If it is revealed that a non-contributing building (by removal of exterior cladding) contains substantial heritage fabric in sound condition that is in keeping with the heritage attributes and heritage character of the HCD, then for the purposes of this HCD Plan, it will be considered a contributing property due to the underlying nature of its architectural characteristics. As heritage alteration permits are required for the removal of exterior cladding on non-contributing buildings, changes in the contributing/non-contributing status of a property will be dealt with on a case-by-case basis as alteration permit applications are

made”.

While photographic evidence has been provided that shows the historic façade of the building, the condition of that facade will not be known until the cladding is removed, nor whether there are attributes that should be maintained/protected. Given the direction provided in this section of the HCD Plan, the MHC will need to determine how it would like to approach the proposed front façade restoration plans by the applicant through the provision of appropriate conditions in a heritage alteration permit should it support the application.

Section 4.4.3.8 – Side and Rear Elevations

The applicant is proposing new rooftop gardens/outdoor living space for the upper units. The policies of this section speak to ensuring that roofs are properly maintained, and that mechanical equipment is set back from the roofline so that it is not visible from the street. As the alterations would be visible from a rear alleyway, and generally, not a street, the MHC will need to determine whether any of these provisions should be taken into account and included in proposed conditions should the committee be supportive of the application.

Section 4.4.3.9 – Side and Rear Elevations

Exterior alterations may be required to the rear of the buildings to accommodate the lower residential units. The policies in this section of the Plan only speak to alterations complimenting the character of the HCD and being compatible with the area. Based on the proposed work, and supporting material that was submitted, it is unclear as to the extent of the alterations that are being requested. Additional information should be obtained by the applicant as to the nature and extent of the work that is being proposed.

STAFF COMMENT:

The applicant is proposing to restore the front façade of the building at 637-639 Talbot Street and complete rear alterations for the purposes of creating additional outdoor living space for the new upper residential units. While the property is identified as a “Non-Contributing Resource” in the HCD Plan, the policies and guidelines are difficult to apply given that the majority of the existing façade is covered by cladding material. There is general direction within the introductory section of the Plan that speaks to situations such as these, however, they are not identified as ‘policy’. As such, the MHC will need to determine how it wishes to approach this proposal based on the comments noted in this report and general direction in the HCD Plan.

Staff is of the understanding that the applicant may have additional elevation drawings in advance of the April 12th meeting and will be able to take direction from the Committee at that time with respect to the project itself regarding next steps.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner



PLANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633.2560 f. (519) 633.6581

9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

Pursuant to Section 33(2) and Section 42(2.1) of the Ontario Heritage Act

OFFICE USE:	Date Application Received: _____	Consultation Date: _____
	Date Application Deemed Complete: _____	File Number: _____

OWNER/APPLICANT

1. Property Owner
Name: RICHARD OYE FESO
Address: 127 HARTLEY AVENUE
Postal Code: N3L 0J6 Phone: 519-215-3136 Fax: _____
Email: oluoye16@yahoo.com

2. Agent/Applicant
Name: KATHY RITCHFORD
Company: MEKASTIN INTERIORS.
Address: 21 BAY STREET BARRYS BAY, ONTARIO
Postal Code: K0J 1S0 Phone: (250) 826-8786 Fax: _____
Email: kathy@mekastininteriors.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: 637 & 639 TALBOT STREET 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, 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

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.

Floor plans
Sections
Front and back Elevations
Engineering drawings
Photos of original elevation
Site plan

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.

The 2 buildings 637 & 638 Talbot street have remained unoccupied for xxx years and is in great disrepair. The aim is to renovate and restore the 2 units by doing the following:

- Replace the existing roof
- Restoration of Talbot street Facade to its original facade
- Install a door in each building to the residential units.
- Renovation of Ground floor creating a commercial unit or shop to the front of the buildings and a studio unit with a loft to the rear of the unit.
- Renovation of the second floor to allow for 2 x 1 bedroom apartments. 1 apartment overlooking Talbot street and 1 apartment opening out to a new roof garden at the rear of the building
- Renovation of the third floor unit to a 2 bedroom units overlooking Talbot street and opening out onto a new roof terrace.

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 KATHY KATCFORD, 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:

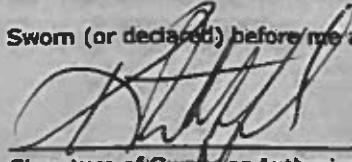
Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) 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, KATHY KATCFORD of BARRY'S BAY 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 Town of Collingwood on this 4 day of April, 2023.
City Day Month Year


Signature of Owner or Authorized Agent

April 4, 2023
Date


Signature of Commissioner of Oaths, etc.
Anne Christine Norris,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the Town of Collingwood.
Expires January 3, 2026.

April 4, 2023
Date

APPENDIX B - ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

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

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

I, RICHARD OYEFESO, 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. 24, 2023
Date

[Signature]
Signature of Owner

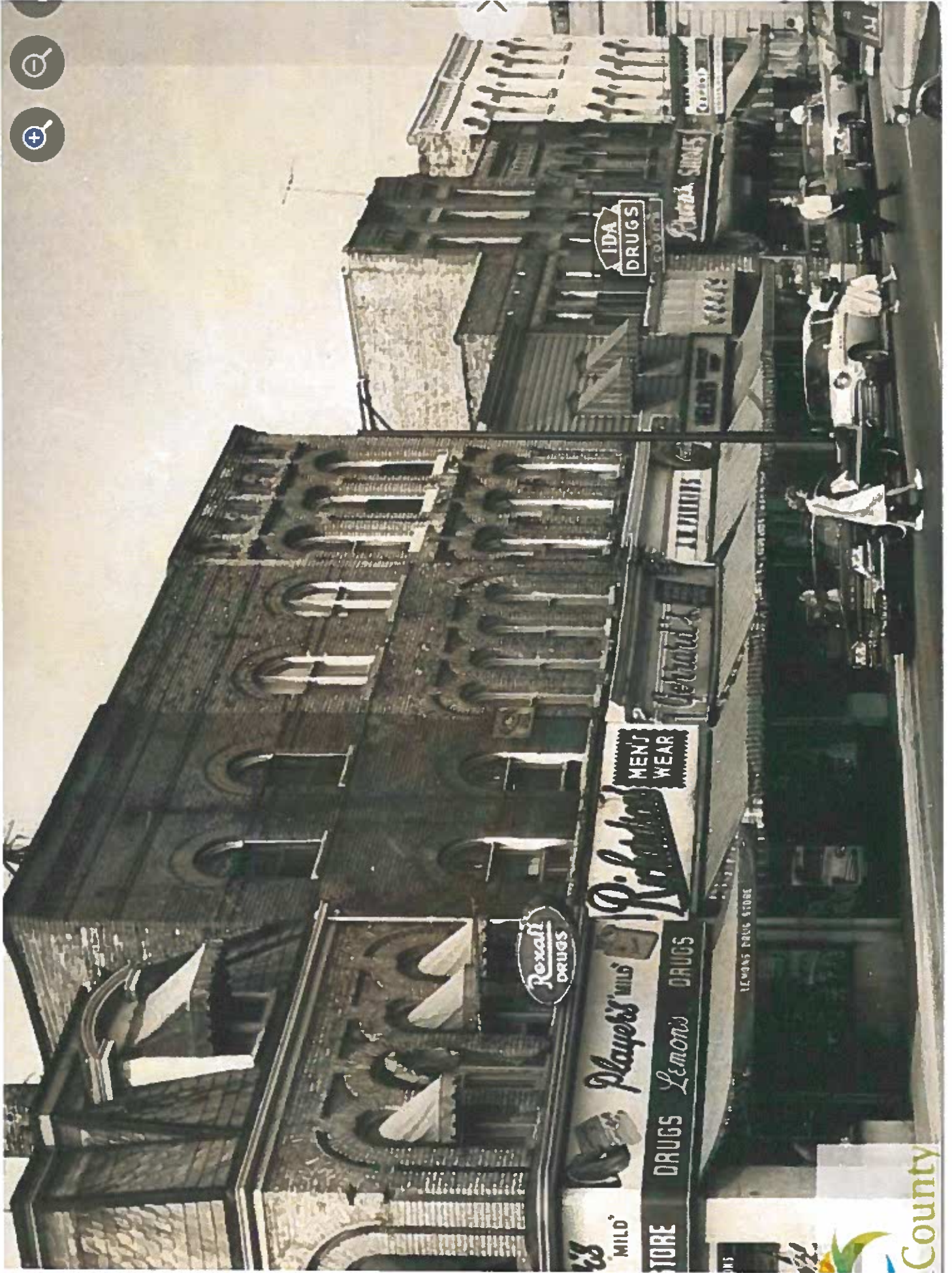
APPENDIX A - AUTHORIZATION OF OWNER

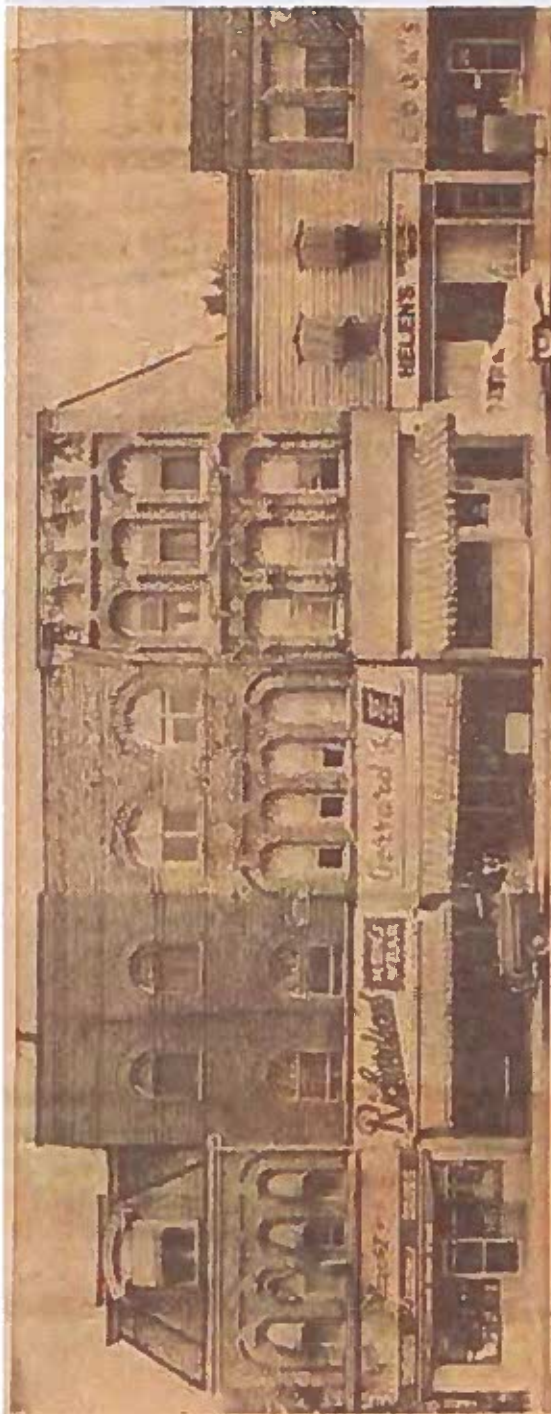
If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, RICHARD OYEFESO am the owner of the subject lands, and I authorize KATHY RATCHFORD 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 24, 2023
Date

[Signature]
Signature of Owner

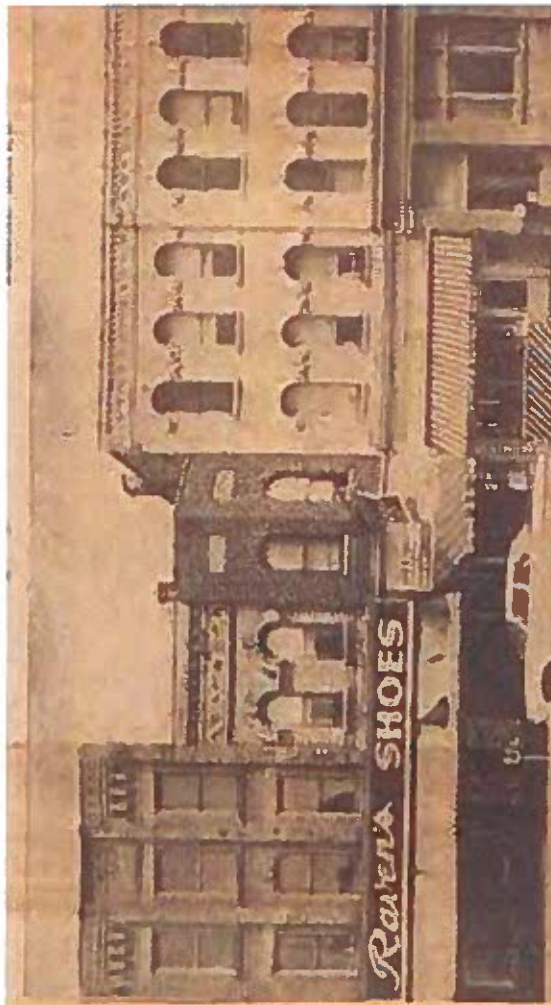




BEFORE — The above photo was taken before any of the major work was started on the facade.



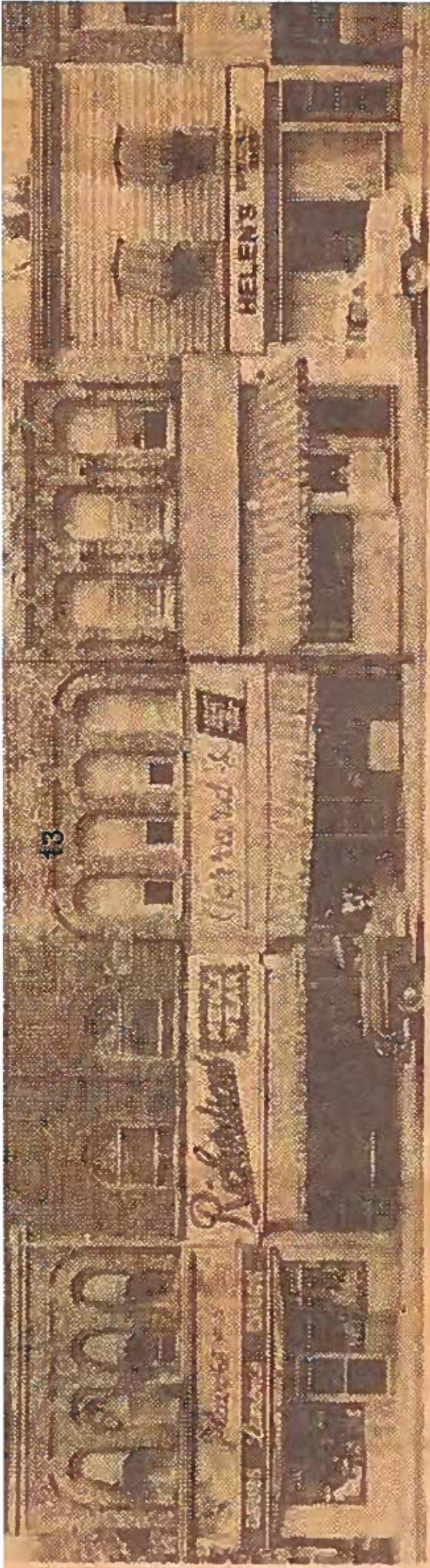
AFTER — Less than four months after work was started this nearly completed view stood out to st



of the Flara — John Street section of Talbot St. on the north side.



s and passersby. Good points are accentuated and bad points hidden.



BEFORE — The above photo was taken before any of the major work was started on





637 & 639 Talbot Street
ST. THOMAS, ONTARIO
STATISTICS

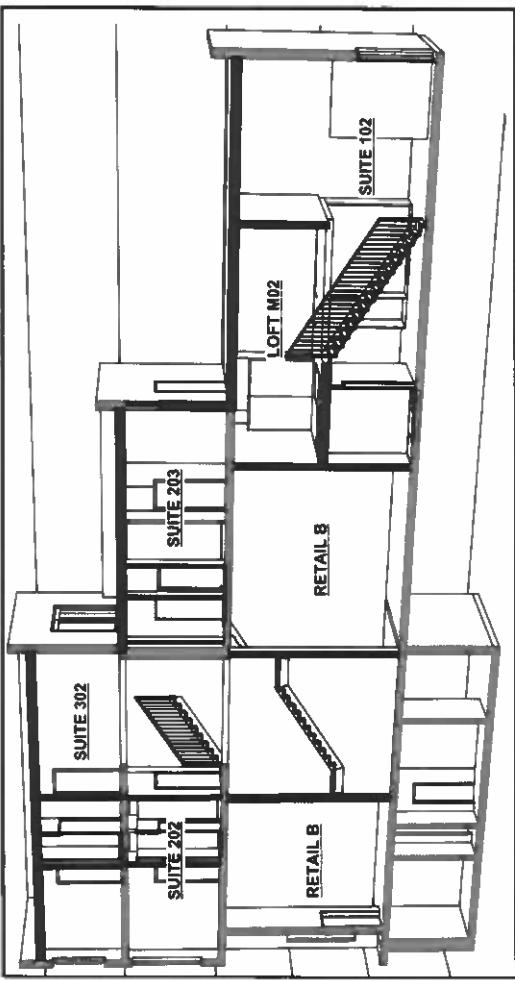
R2
77
373.47
4030

8-May-22

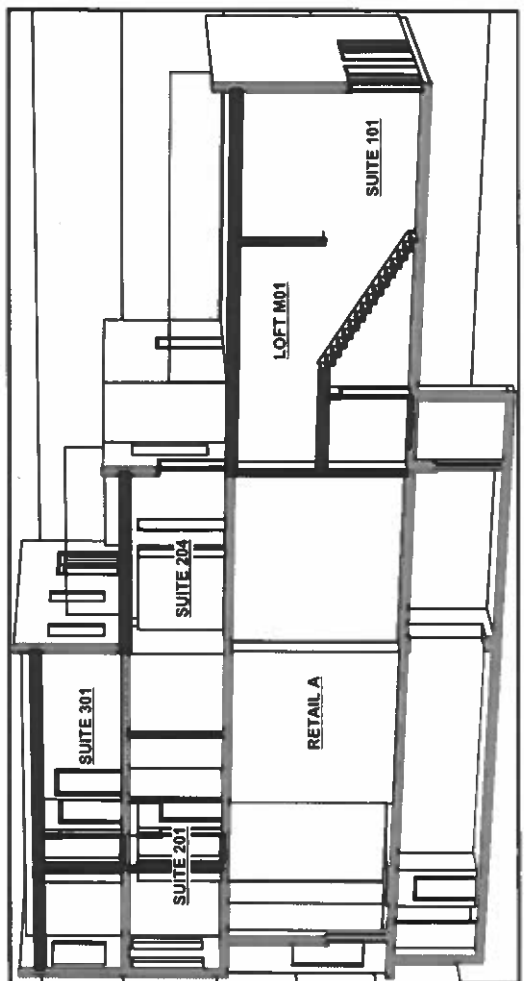
FLOOR AREA
GROSS FLOOR AREA

	RETAIL		RESIDENTIAL		COMMON		TOTAL	
	m ²	t2	m ²	t2	m ²	t2	m ²	t2
GROUND FLOOR	153.32	1,704	1,227	1,089	101.16	0	373.47	4,020
MEZZANINE FLOOR	0.00	0	58.32	0	0.00	0	58.32	630
SECOND FLOOR	0.00	0	187.55	2,018	32.64	0	240.23	2,580
THIRD FLOOR	0.00	0	128.48	1,301	25.53	0	154.00	1,630
SUB-TOTAL:	153.32	1,704	485.64	4,227	179.33	0	828.22	8,972

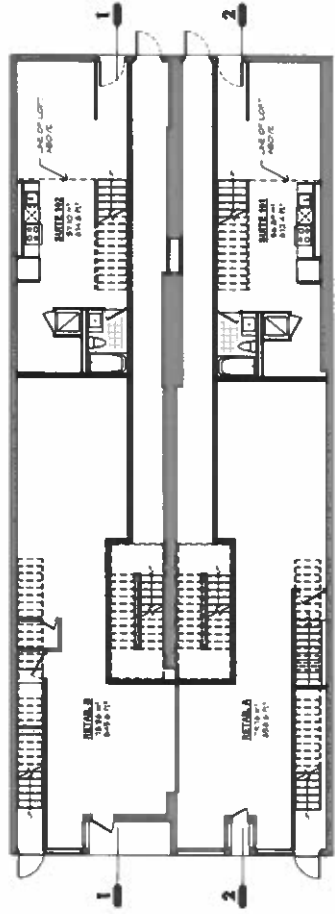
NOTE: GFA does not include Basement



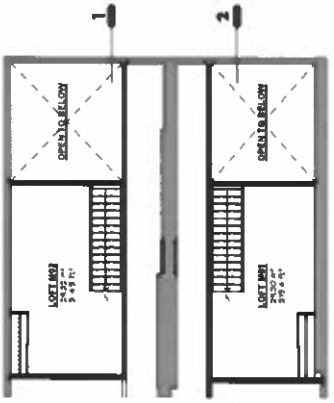
SECTION 1-1



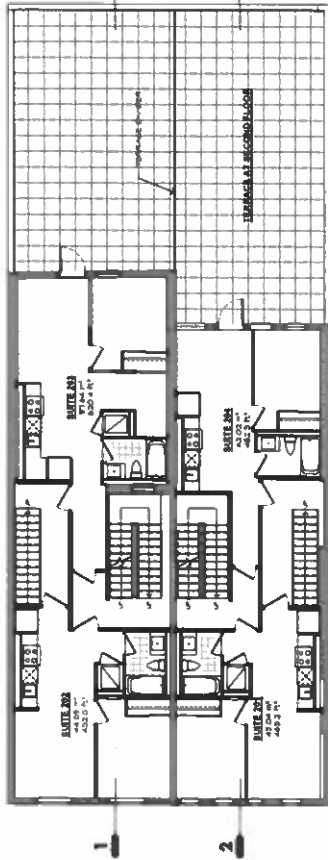
SECTION 2-2



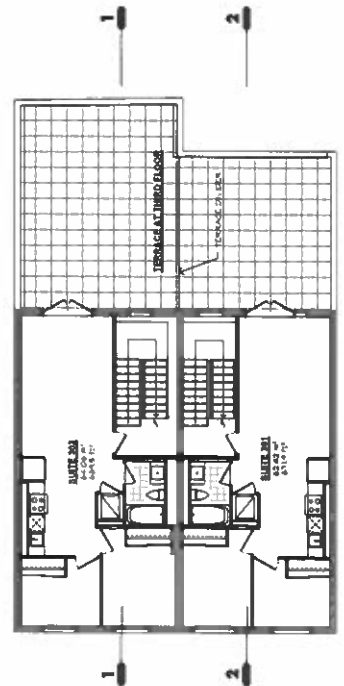
1 PROPOSED GROUND FLOOR PLAN



2 PROPOSED MEZZ. FLOOR PLAN



3 PROPOSED SECOND FLOOR PLAN



4 PROPOSED THIRD FLOOR PLAN

PROJ. NO. 22-113 (REVISED) ST. THOMAS, ONTARIO
ARCHITECT: M. COOPER, ARCHITECTS
1000 W. GERRARD ST. E. UNIT 100
SCARBOROUGH, ONTARIO M1B 4Y7
PHONE: (416) 291-1111 FAX: (416) 291-1112
WWW.MCOOPERARCHITECTS.COM
DATE: 04/21/22
SCALE: 1/8" = 1'-0"
PROJECT NO. 22-113
FLOOR PLANS

NO. 637 & 639 TALBOT STREET
ST. THOMAS, ONTARIO
STATISTICS



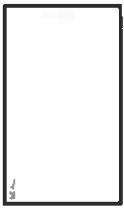
PROPOSED RENOVATIONS
637 & 639 TALBOT STREET
ST. THOMAS, ONTARIO

DATE	04/21/22
SCALE	1/8" = 1'-0"
PROJECT NO.	22-113
PROJECT NAME	FLOOR PLANS



ALPHA ARCHITECTURAL CONSULTING SOLUTIONS
 ARCHITECTURAL CONSULTING SOLUTIONS
 11 BURNHAM BLDG. SUITE 100
 1700 W. 17TH AVE.
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.ALPHAARCHITECTURAL.COM

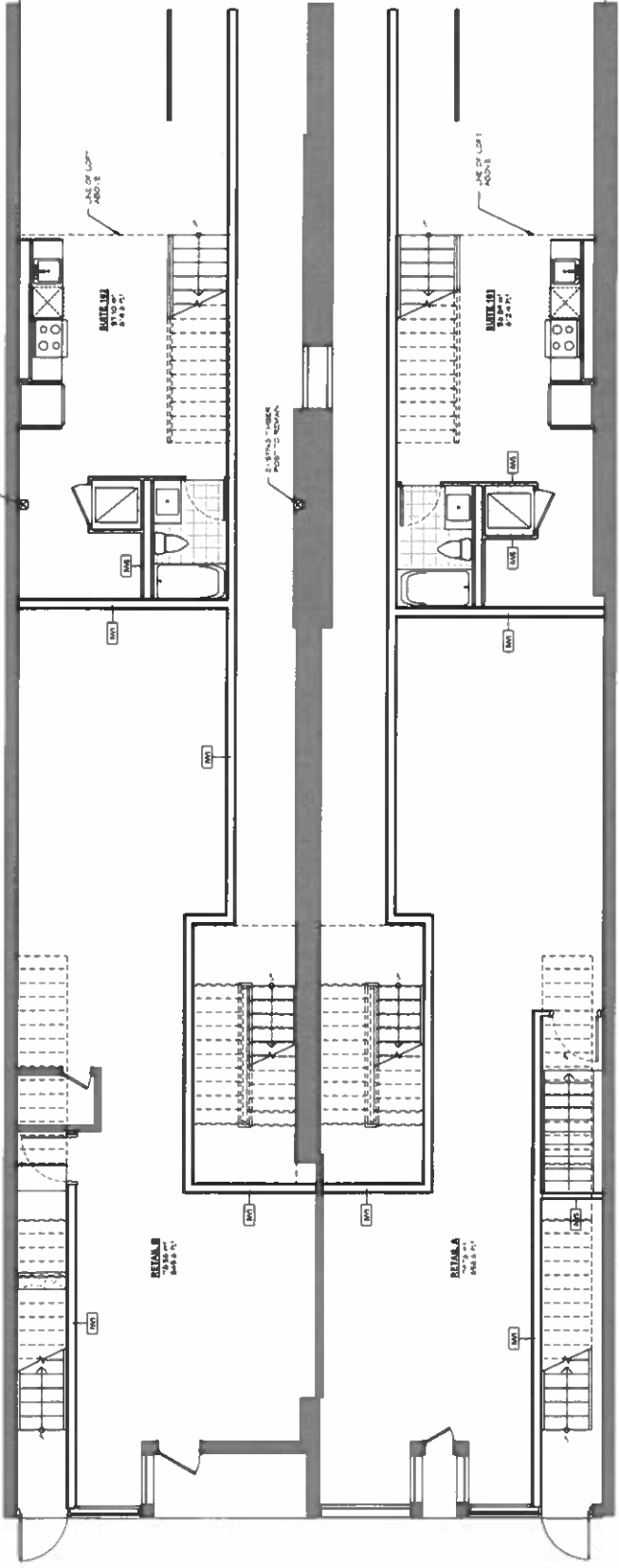
NO.	DATE	DESCRIPTION



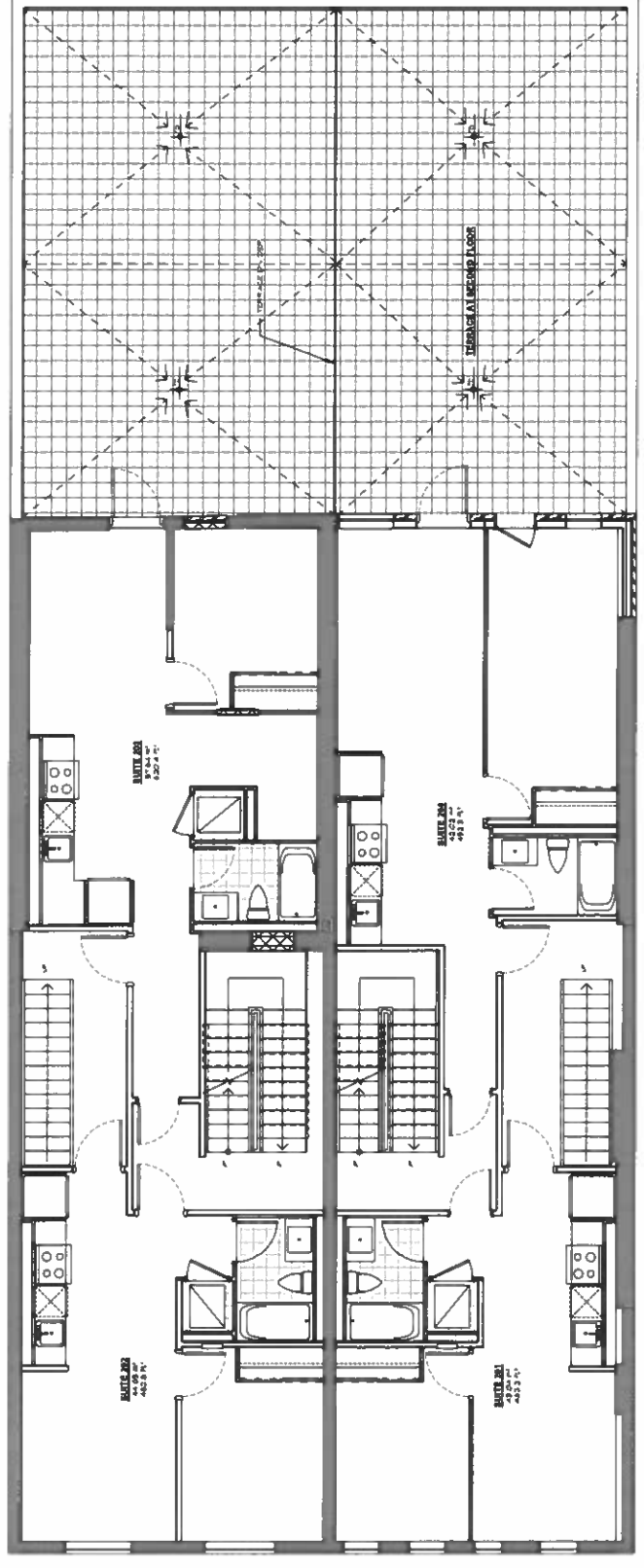
ALPHA ARCHITECTURAL
 CONSULTING SOLUTIONS
 11 BURNHAM BLDG. SUITE 100
 1700 W. 17TH AVE.
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.ALPHAARCHITECTURAL.COM

PROPOSED RENOVATIONS
 TO 407 & 409 TALLEY STREET - ST. THOMAS

DATE	04/21/20
SCALE	1:50
PROJECT NO.	21000
FLOOR PLANS	



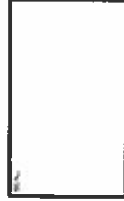
1 PROPOSED GROUND FLOOR PLAN
 1:50



2 PROPOSED SECOND FLOOR PLAN
 1:50

NOT TO SCALE
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
 ALL FINISHES TO BE AS SHOWN
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE OF CANADA
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE OF CANADA
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE OF CANADA
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL FIRE CODE OF CANADA
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL SAFETY CODE OF CANADA
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL OCCUPATIONAL SAFETY AND HEALTH ACT
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ENVIRONMENTAL PROTECTION ACT
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ACCESSIBILITY ACT
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS ACT
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS ACT

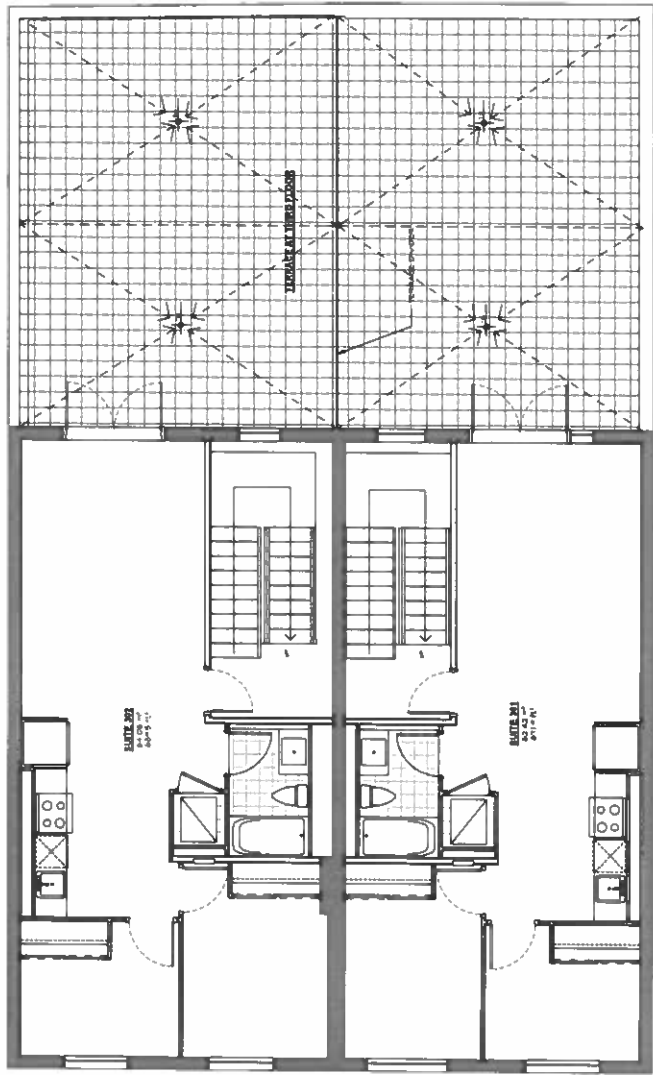
NO.	DATE	REVISIONS



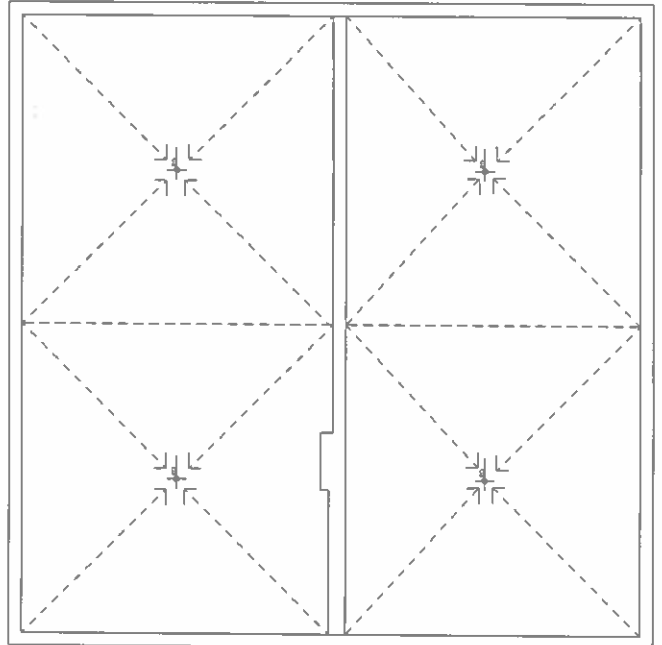
AMBA ARCHITECTURAL CONSULTING SOLUTIONS
 11 MARK AMAN BLDG
 SUITE 100
 111 ONTARIO ST.
 MISSISSAUGA, ONTARIO L4Y 1G7
 TEL: (905) 277-1111
 FAX: (905) 277-1112
 WWW.AMBASOLUTIONS.COM

PROPOSED REVISIONS
 BY: [Signature]
 CHECKED: [Signature]
 657 & 639 TALBOT STREET
 ST. THOMAS, ONTARIO

PLAN	DATE
AUTODWG	07/04/23
CHECKED	
SCALE	AS SHOWN
SHEET NO.	21/06
FLOOR PLANS	

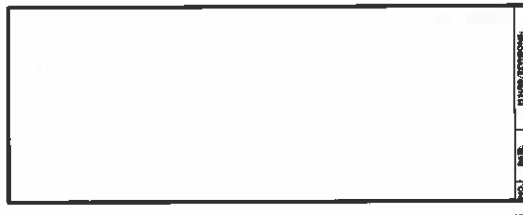


1 PROPOSED THIRD FLOOR PLAN
 1/50



2 PROPOSED ROOF PLAN
 1/50

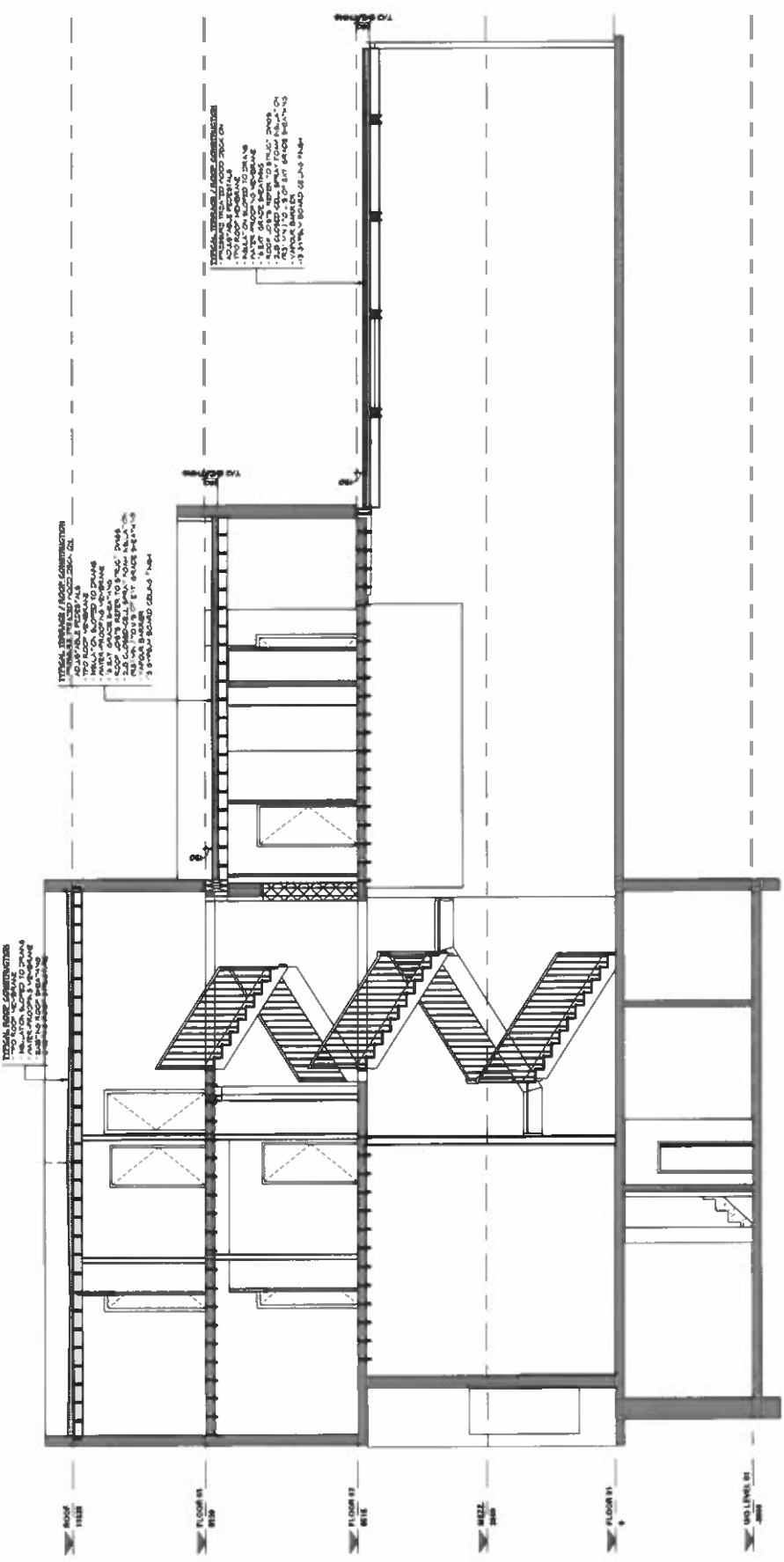
PROVIDED AND SUPERVISOR OF WORK. ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.



PROPOSED RENOVATIONS TO 427 & 429 YALLOTT STREET - ST. THOMAS

427 & 429 YALLOTT STREET
ST. THOMAS, ONTARIO

DATE	07/04/23
AUTHOR	
CHECKED	
TITLE	31100
BUILDING SECTION	



1 BUILDING SECTION

NO.	DATE	DESCRIPTION
1	2023	ISSUED FOR CONSTRUCTION

TACOMA
ENGINEERS

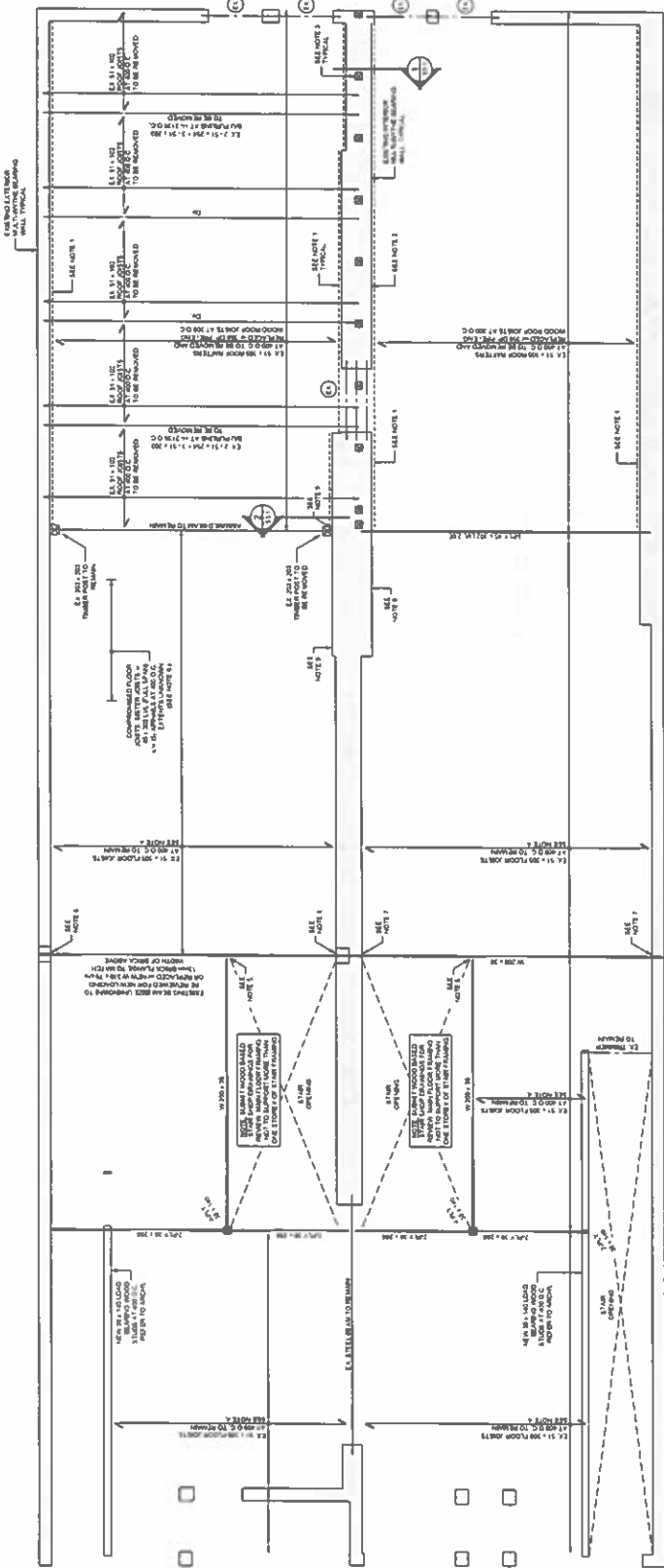
195 Poplar Drive, Suite 220
Tacoma, WA 98402
Telephone: (253) 427-1200
www.tacomainc.com

12390280 CANADA INC.

637 & 639 TALBOT
RENOVATIONS

SECOND FLOOR
FRAMING PLAN

S2.2



SECOND FLOOR FRAMING PLAN

GENERAL NOTES:

- REFER TO ALL NOTES, SPECIFICATIONS AND CODES BY NUMBER.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- STRUCTURAL STEEL SHALL BE A36 STEEL UNLESS OTHERWISE NOTED.
- WOOD SHALL BE DRY (MOISTURE CONTENT NOT TO EXCEED 19%) AT THE TIME OF INSTALLATION.
- ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NDS (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION).
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- REFER TO ALL NOTES, SPECIFICATIONS AND CODES BY NUMBER.

CONSTRUCTION NOTES:

- EXISTING BRICK MASONRY WALLS SHALL BE REINFORCED WITH 4# BARS AT 16" O.C. TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
- WOOD JOISTS SHALL BE REPLACED WITH 2" DEEP, 16" WIDE JOISTS AT 16" O.C. TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
- WOOD JOISTS SHALL BE REPLACED WITH 2" DEEP, 16" WIDE JOISTS AT 16" O.C. TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
- WOOD JOISTS SHALL BE REPLACED WITH 2" DEEP, 16" WIDE JOISTS AT 16" O.C. TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
- WOOD JOISTS SHALL BE REPLACED WITH 2" DEEP, 16" WIDE JOISTS AT 16" O.C. TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
- WOOD JOISTS SHALL BE REPLACED WITH 2" DEEP, 16" WIDE JOISTS AT 16" O.C. TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
- WOOD JOISTS SHALL BE REPLACED WITH 2" DEEP, 16" WIDE JOISTS AT 16" O.C. TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
- WOOD JOISTS SHALL BE REPLACED WITH 2" DEEP, 16" WIDE JOISTS AT 16" O.C. TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
- WOOD JOISTS SHALL BE REPLACED WITH 2" DEEP, 16" WIDE JOISTS AT 16" O.C. TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
- WOOD JOISTS SHALL BE REPLACED WITH 2" DEEP, 16" WIDE JOISTS AT 16" O.C. TO BE INSTALLED AT THE TIME OF CONSTRUCTION.

BRICK LINTEL SCHED.

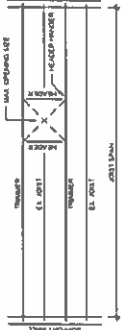
NO.	TYPE	MAX. SPAN
1	18" x 18" x 12"	UP TO 10'-0"
2	18" x 18" x 12"	UP TO 10'-0"
3	18" x 18" x 12"	UP TO 10'-0"
4	18" x 18" x 12"	UP TO 10'-0"
5	18" x 18" x 12"	UP TO 10'-0"

LINTEL SCHEDULE

NO.	TYPE	MAX. SPAN
1	18" x 18" x 12"	UP TO 10'-0"
2	18" x 18" x 12"	UP TO 10'-0"
3	18" x 18" x 12"	UP TO 10'-0"
4	18" x 18" x 12"	UP TO 10'-0"
5	18" x 18" x 12"	UP TO 10'-0"

EXISTING JOIST REINFORCEMENT SCHEDULE

NO.	TYPE	MAX. SPAN
1	18" x 18" x 12"	UP TO 10'-0"
2	18" x 18" x 12"	UP TO 10'-0"
3	18" x 18" x 12"	UP TO 10'-0"
4	18" x 18" x 12"	UP TO 10'-0"
5	18" x 18" x 12"	UP TO 10'-0"
6	18" x 18" x 12"	UP TO 10'-0"
7	18" x 18" x 12"	UP TO 10'-0"
8	18" x 18" x 12"	UP TO 10'-0"
9	18" x 18" x 12"	UP TO 10'-0"
10	18" x 18" x 12"	UP TO 10'-0"

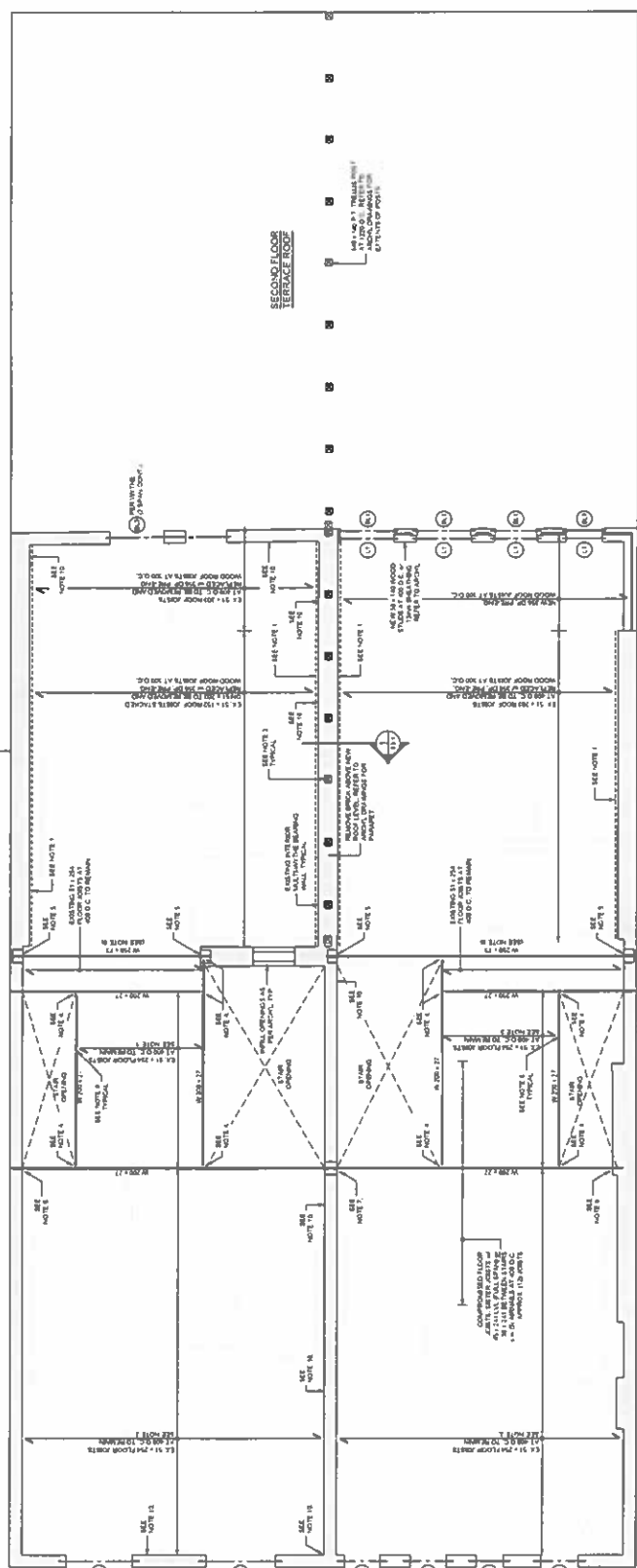


TRIMMER JOISTS OR TRIMMERS ADJACENT TO TRIMMER

1. 100%
 2. 100%
 3. 100%
 4. 100%
 5. 100%
 6. 100%
 7. 100%
 8. 100%
 9. 100%
 10. 100%
 11. 100%
 12. 100%
 13. 100%
 14. 100%
 15. 100%
 16. 100%
 17. 100%
 18. 100%
 19. 100%
 20. 100%
 21. 100%
 22. 100%
 23. 100%
 24. 100%
 25. 100%
 26. 100%
 27. 100%
 28. 100%
 29. 100%
 30. 100%
 31. 100%
 32. 100%
 33. 100%
 34. 100%
 35. 100%
 36. 100%
 37. 100%
 38. 100%
 39. 100%
 40. 100%
 41. 100%
 42. 100%
 43. 100%
 44. 100%
 45. 100%
 46. 100%
 47. 100%
 48. 100%
 49. 100%
 50. 100%
 51. 100%
 52. 100%
 53. 100%
 54. 100%
 55. 100%
 56. 100%
 57. 100%
 58. 100%
 59. 100%
 60. 100%
 61. 100%
 62. 100%
 63. 100%
 64. 100%
 65. 100%
 66. 100%
 67. 100%
 68. 100%
 69. 100%
 70. 100%
 71. 100%
 72. 100%
 73. 100%
 74. 100%
 75. 100%
 76. 100%
 77. 100%
 78. 100%
 79. 100%
 80. 100%
 81. 100%
 82. 100%
 83. 100%
 84. 100%
 85. 100%
 86. 100%
 87. 100%
 88. 100%
 89. 100%
 90. 100%
 91. 100%
 92. 100%
 93. 100%
 94. 100%
 95. 100%
 96. 100%
 97. 100%
 98. 100%
 99. 100%
 100. 100%

TACOMA
 ENGINEERS
 1100 Exchange Drive, Suite 100
 Westbury, Ontario, N0Y 2E1
 Phone: 519-885-1100
 Fax: 519-885-1101
 www.tacomainc.com

13290280 CANADA INC.
 637 & 639 TALBOT
 RENOVATIONS
 THIRD FLOOR
 FRAMING PLAN
S2.3



THIRD FLOOR FRAMING PLAN

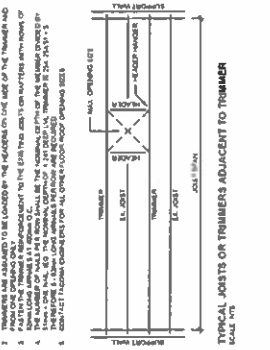
GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL JOIST AND TRIMMER JOISTS ARE TO BE SPACED AT 16" O.C.
 3. ALL TRIMMER JOISTS ARE TO BE SPACED AT 16" O.C.
 4. ALL LINTEL JOISTS ARE TO BE SPACED AT 16" O.C.
 5. ALL JOIST AND TRIMMER JOISTS ARE TO BE SPACED AT 16" O.C.
 6. ALL LINTEL JOISTS ARE TO BE SPACED AT 16" O.C.
 7. ALL JOIST AND TRIMMER JOISTS ARE TO BE SPACED AT 16" O.C.
 8. ALL LINTEL JOISTS ARE TO BE SPACED AT 16" O.C.
 9. ALL JOIST AND TRIMMER JOISTS ARE TO BE SPACED AT 16" O.C.
 10. ALL LINTEL JOISTS ARE TO BE SPACED AT 16" O.C.

EXISTING JOIST REINFORCEMENT SCHEDULE

JOIST NO.	JOIST TYPE	JOIST SIZE	JOIST SPACING	JOIST MATERIAL
1	1" x 12"	16" O.C.	1" x 12"	SP-16
2	1" x 12"	16" O.C.	1" x 12"	SP-16
3	1" x 12"	16" O.C.	1" x 12"	SP-16
4	1" x 12"	16" O.C.	1" x 12"	SP-16
5	1" x 12"	16" O.C.	1" x 12"	SP-16
6	1" x 12"	16" O.C.	1" x 12"	SP-16
7	1" x 12"	16" O.C.	1" x 12"	SP-16
8	1" x 12"	16" O.C.	1" x 12"	SP-16
9	1" x 12"	16" O.C.	1" x 12"	SP-16
10	1" x 12"	16" O.C.	1" x 12"	SP-16

BRICK LINTEL SCHED.

JOIST NO.	JOIST TYPE	JOIST SIZE	JOIST SPACING	JOIST MATERIAL
1	1" x 12"	16" O.C.	1" x 12"	SP-16
2	1" x 12"	16" O.C.	1" x 12"	SP-16
3	1" x 12"	16" O.C.	1" x 12"	SP-16
4	1" x 12"	16" O.C.	1" x 12"	SP-16
5	1" x 12"	16" O.C.	1" x 12"	SP-16
6	1" x 12"	16" O.C.	1" x 12"	SP-16
7	1" x 12"	16" O.C.	1" x 12"	SP-16
8	1" x 12"	16" O.C.	1" x 12"	SP-16
9	1" x 12"	16" O.C.	1" x 12"	SP-16
10	1" x 12"	16" O.C.	1" x 12"	SP-16



TYPICAL JOISTS OR TRIMMERS ADJACENT TO TRIMMER

TACOMA
ENGINEERS

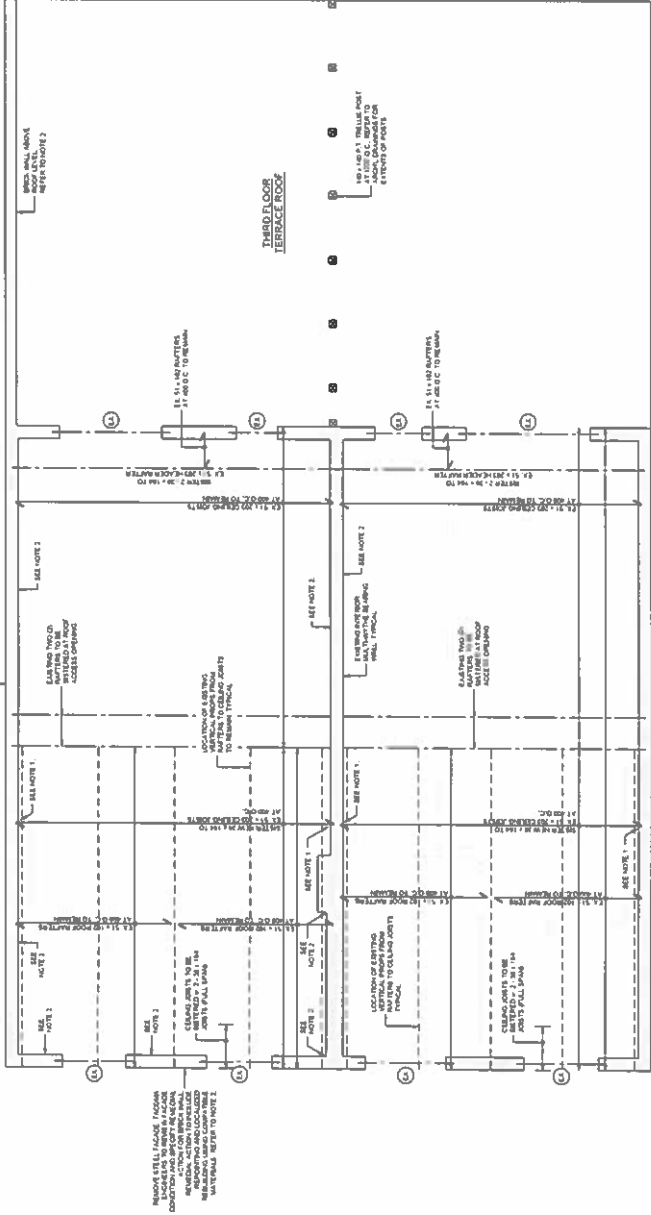
155 Waterline Drive, Suite 1120
Vancouver, B.C. V6J 4K5
Tel: 604.681.4709
www.tacomaplanet.com

13250/280 CANADA INC.

637 & 639 TALBOT
RENOVATIONS

**ROOF FRAMING
PLAN**

S2.4



ROOF FRAMING PLAN

CONSTRUCTION NOTES:

EXISTING JOIST REINFORCEMENT SCHEDULE

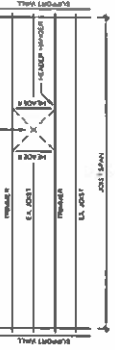
EXISTING JOIST NO.	EXISTING JOIST TYPE	EXISTING JOIST SIZE	EXISTING JOIST SCHEDULE	EXISTING JOIST LENGTH	EXISTING JOIST LOCATION	EXISTING JOIST NOTES
1	1.0m	450x75	450x75	2.10	1.0m	EXISTING JOIST TO REMAIN.
2	1.0m	450x75	450x75	2.10	1.0m	EXISTING JOIST TO REMAIN.
3	1.0m	450x75	450x75	2.10	1.0m	EXISTING JOIST TO REMAIN.
4	1.0m	450x75	450x75	2.10	1.0m	EXISTING JOIST TO REMAIN.
5	1.0m	450x75	450x75	2.10	1.0m	EXISTING JOIST TO REMAIN.

BRICK LINTEL SCHED.

LINE NO.	BRICK LINTEL TYPE	BRICK LINTEL SIZE	BRICK LINTEL SCHEDULE	BRICK LINTEL LOCATION
1	1.0m	450x75	450x75	1.0m
2	1.0m	450x75	450x75	1.0m
3	1.0m	450x75	450x75	1.0m
4	1.0m	450x75	450x75	1.0m
5	1.0m	450x75	450x75	1.0m

LINTEL SCHEDULE

LINE NO.	LINTEL TYPE	LINTEL SIZE	LINTEL SCHEDULE	LINTEL LOCATION
1	1.0m	450x75	450x75	1.0m
2	1.0m	450x75	450x75	1.0m
3	1.0m	450x75	450x75	1.0m
4	1.0m	450x75	450x75	1.0m
5	1.0m	450x75	450x75	1.0m

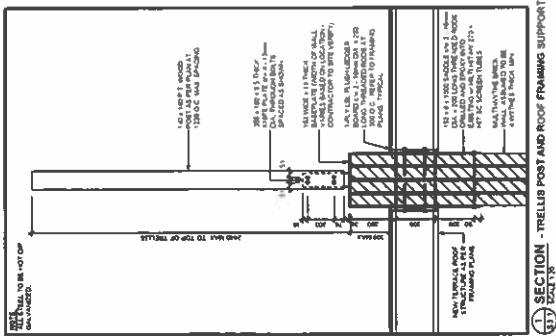
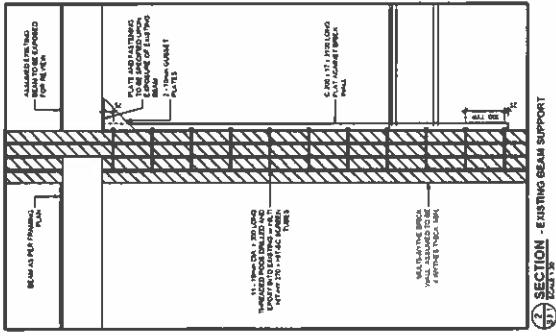
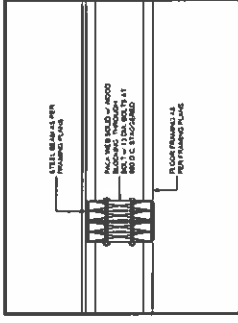


TRIMMER, JOISTS OR TRIMMERS ADJACENT TO TRIMMER

<p>1. The Engineer shall be responsible for the design of the steel framing system, including the design of the connections, and shall provide the necessary calculations and drawings to the contractor.</p>	
NO. 19	10/20/2019
NO. 20	10/20/2019
NO. 21	10/20/2019

TACOMA
ENGINEERS
158 Columbia Drive, Suite 2200
Vancouver, British Columbia, V6Z 2E6
Tel: 604.273.4199
www.tacomainc.com

13290280 CANADA INC.
637 & 639 TALBOT RENOVATIONS
DETAILS
S3.1



<p>These drawings are prepared by a Professional Engineer. The Engineer is responsible for the design and construction of the works shown hereon. The Engineer's responsibility is limited to the works shown hereon and does not extend to any other works or to any other person or organization.</p>				
<table border="1"> <tr> <td>DATE: 12/11/2020</td> <td>DRAWN BY: J. W. H.</td> </tr> <tr> <td>NO. 1</td> <td>DATE: 12/11/2020</td> </tr> </table>	DATE: 12/11/2020	DRAWN BY: J. W. H.	NO. 1	DATE: 12/11/2020
DATE: 12/11/2020	DRAWN BY: J. W. H.			
NO. 1	DATE: 12/11/2020			

TACOMA
ENGINEERING

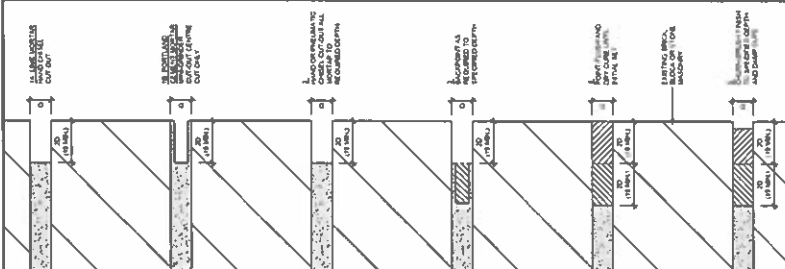
186 Folkestone Drive, Suite 1200
Victoria, BC V8N 4P7
Tel: 250-417-9199
www.tacomae.com

13290380 CANADA INC.

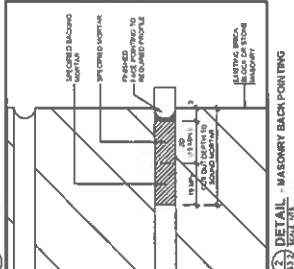
637 & 639 TALBOT
RENOVATIONS

MASONRY RESTORATION
DETAILS

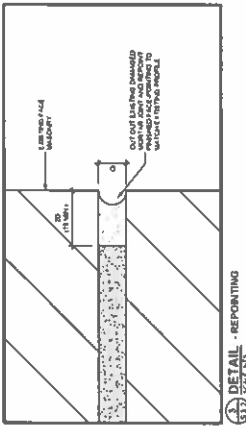
S3.2



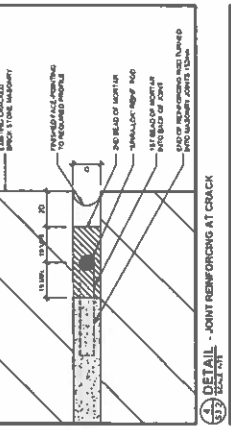
DETAIL - MASONRY REPOINTING SEQUENCE



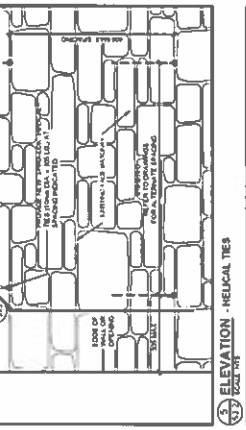
DETAIL - MASONRY BACK POINTING



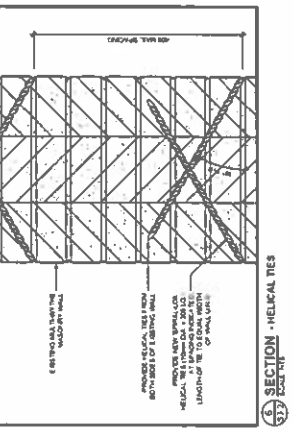
DETAIL - REPOINTING



DETAIL - JOINT REINFORCING AT CRACK



ELEVATION - HELICAL TIES



SECTION - HELICAL TIES

RESTORATION NOTES:

RESTORATION MORTAR (MASONRY GRADE):
RESTORATION MORTAR SHALL BE BASED ON A FULLY HYDRATED CEMENTitious ANHYDRUS CEMENTitious GROUT, TYPE M, AS PER THE MORTAR SPECIFICATION, WHICH SHALL BE APPROVED BY THE ARCHITECT. THE MORTAR SHALL BE MIXED IN THE RATIO OF 1 PART CEMENTitious GROUT TO 3 PARTS SAND. THE SAND SHALL BE OF THE 40/60 MESH SIZE. THE MORTAR SHALL BE APPLIED TO THE SURFACE OF THE MASONRY TO BE REPOINTED. THE MORTAR SHALL BE CURED PROPERLY TO AVOID CRACKING. THE MORTAR SHALL NOT BE APPLIED TO THE SURFACE OF THE MASONRY TO BE REPOINTED UNTIL THE SURFACE IS DRY TO TOUCH.

EXISTING MASONRY REPAIR:

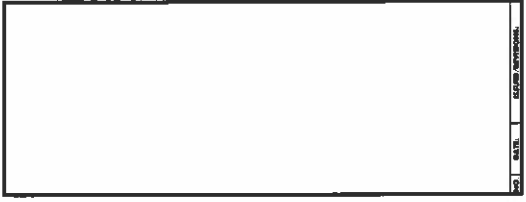
- REMOVE AND REPAIR ALL DAMAGED AND CRACKED MASONRY.
- REMOVE AND REPAIR ALL DAMAGED AND CRACKED MORTAR JOINTS.
- REMOVE AND REPAIR ALL DAMAGED AND CRACKED MASONRY.
- REMOVE AND REPAIR ALL DAMAGED AND CRACKED MORTAR JOINTS.
- REMOVE AND REPAIR ALL DAMAGED AND CRACKED MASONRY.
- REMOVE AND REPAIR ALL DAMAGED AND CRACKED MORTAR JOINTS.

REPOINTING MORTAR (MASONRY GRADE): JOINTS TO BE REPOINTED SHALL BE REPOINTED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH. JOINTS TO BE REPOINTED SHALL BE REPOINTED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH. JOINTS TO BE REPOINTED SHALL BE REPOINTED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH. JOINTS TO BE REPOINTED SHALL BE REPOINTED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH.

CRACK REPAIR: CRACKS IN MASONRY SHALL BE REPAIRED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH. CRACKS IN MASONRY SHALL BE REPAIRED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH. CRACKS IN MASONRY SHALL BE REPAIRED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH. CRACKS IN MASONRY SHALL BE REPAIRED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH.

HELICAL TIES: HELICAL TIES SHALL BE INSTALLED IN THE JOINTS TO BE REPOINTED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH. HELICAL TIES SHALL BE INSTALLED IN THE JOINTS TO BE REPOINTED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH. HELICAL TIES SHALL BE INSTALLED IN THE JOINTS TO BE REPOINTED TO THE ORIGINAL FINISH AND TO THE ORIGINAL JOINT DEPTH.

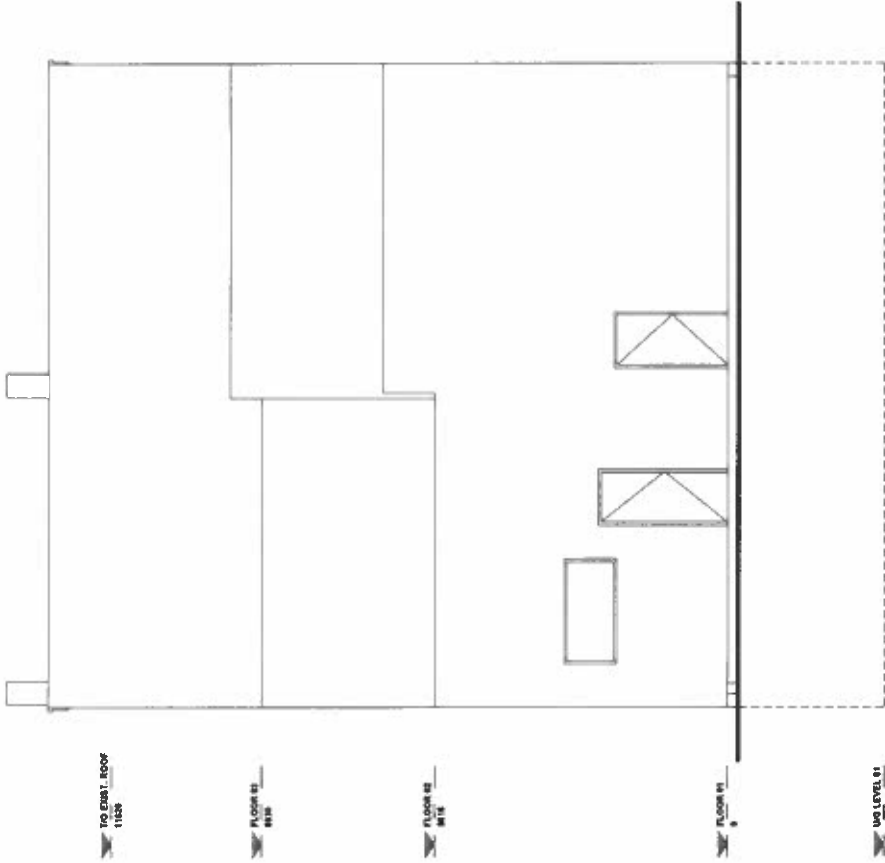
PROVIDED AS IS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OMISSIONS AND ERRORS IN THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OMISSIONS AND ERRORS IN THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OMISSIONS AND ERRORS IN THE INFORMATION PROVIDED HEREIN.



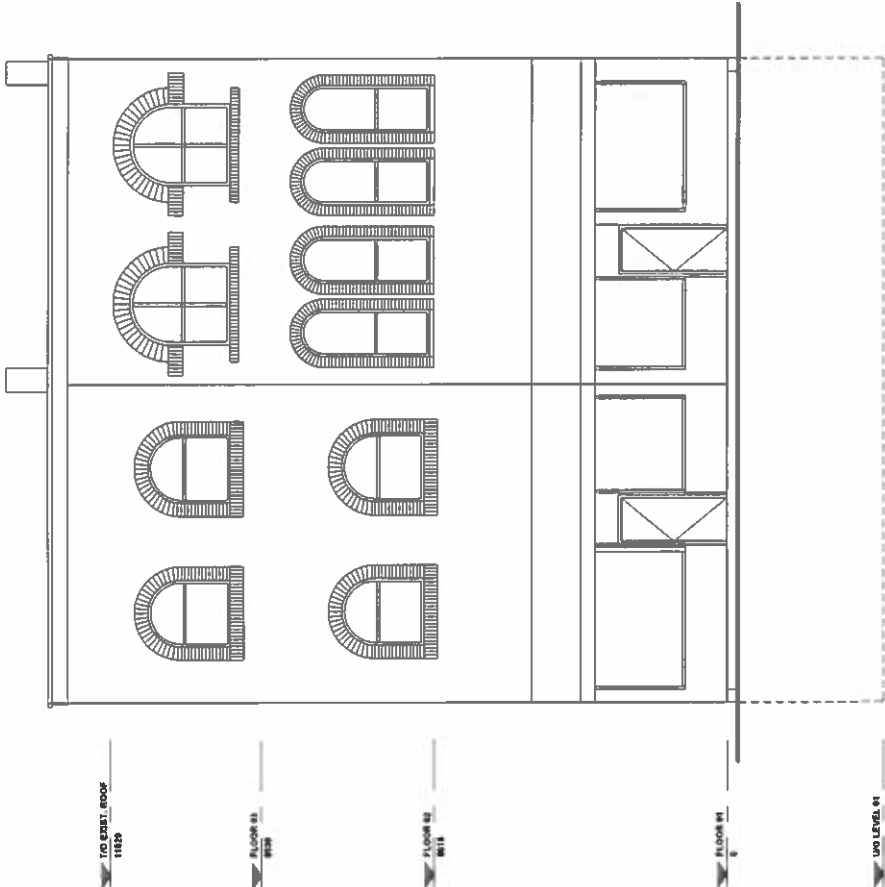
PROPOSED RENOVATIONS TO 427 & 429 TULLOCH STREET - ST. THOMAS

427 & 429 TULLOCH STREET
ST. THOMAS, CAJALDO

DATE	04/19/20
AUTHOR	CHUCKER
CHECKER	1 : 20
SCALE	21000
PROJECT NO.	RENOVATIONS



2 EXISTING NORTH ELEVATION

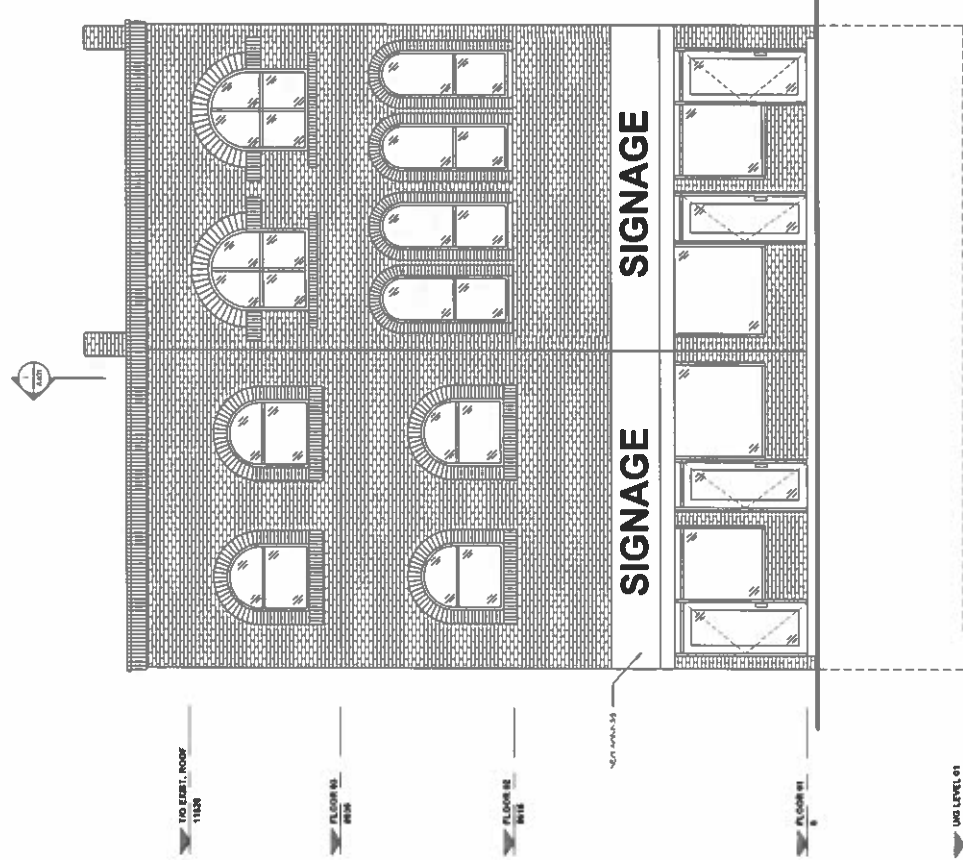


1 EXISTING SOUTH ELEVATION

PROPOSED NORTH ELEVATION



2 **PROPOSED NORTH ELEVATION**



1 **PROPOSED SOUTH ELEVATION**

PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

AMBA ARCHITECTURAL CONSULTING SOLUTIONS

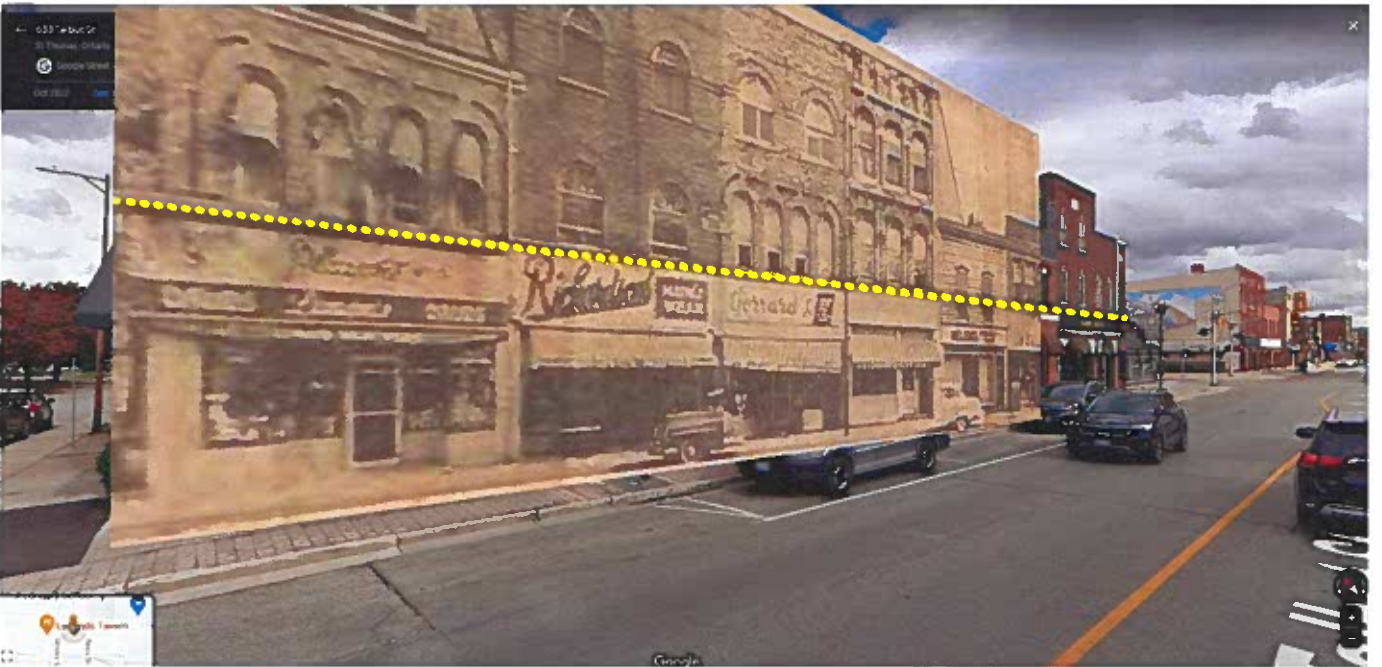
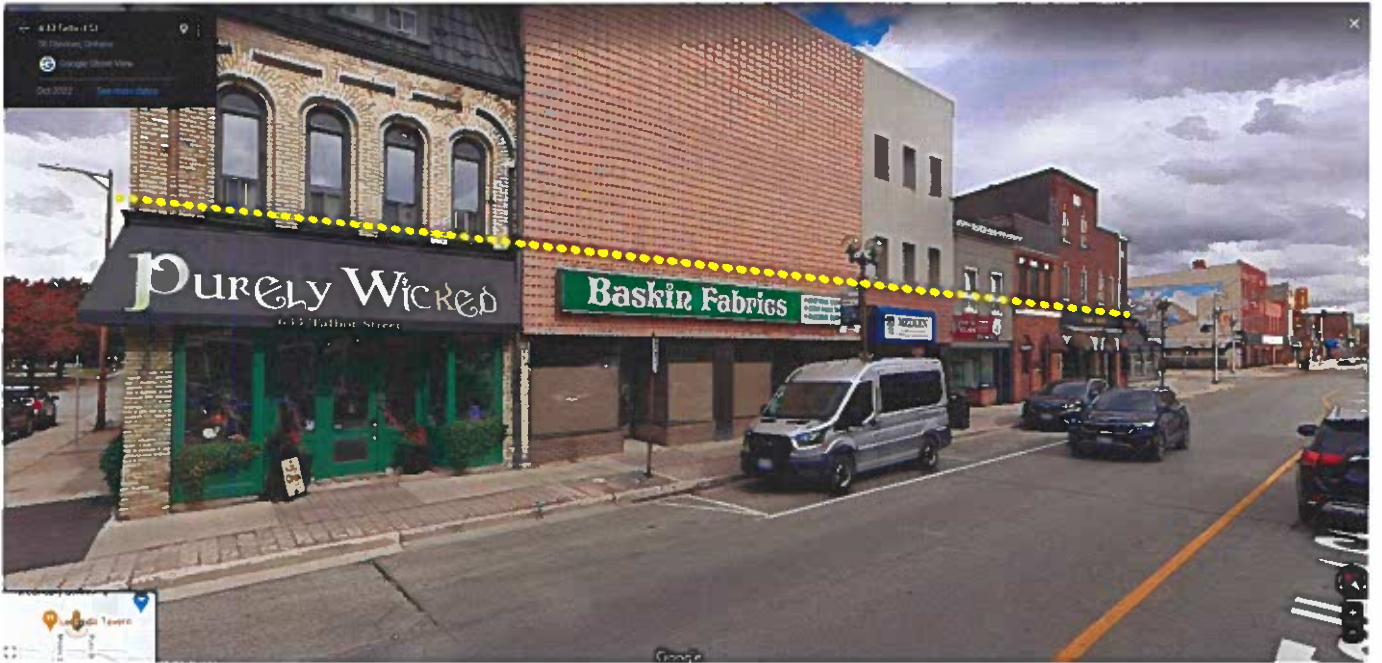
11 ELM AVENUE
SUITE 101
SCARBOROUGH, ONTARIO M1H 2M4
TEL: (416) 291-1111
WWW.AMBA-ARCHITECTURAL.COM

PROPOSED SOUTH ELEVATION

637 & 439 TALBOT STREET
ST. THOMAS, ONTARIO

DATE	10/18/23
APPROVAL	
CHECKED	
SCALE	1:50
PROJECT NO.	21100
DRAWING TITLE	ELEVATIONS

A302





40

COMMITTEE

Municipal Heritage Committee

Report No.
MHC-05-23

Directed to: Mayor Joe Preston and Members of City Council

Date Authored:
April 20, 2023

Meeting Date:
May 1, 2023

Prepared By: Harrison Cole, Chair

Attachment:
Permit Application & Planning Report

Subject: Heritage Alteration Permit - 471 Talbot Street

Recommendation:

THAT: Report MHC-05-23 relating to the Heritage Alteration Permit - 471 Talbot Street be received for information; and further,

THAT: Council issue a Heritage Alteration Permit for the property at 471 Talbot Street, relating to Application HAP-05-23

Background:

The Downtown Heritage Conservation District was established on August 13th, 2018.

The Municipal Heritage Committee’s role is to receive delegations at committee meetings, review heritage alteration permit applications, provide constructive comments or feedback to applicants, and make recommendations to Council with respect to the permit applications.

The Municipal Heritage Committee has met with the applicant via Zoom and reviewed the heritage alteration permit application for the property at 471 Talbot Street on April 12, 2023 and is now in a position to make a recommendation to Council.

The Committee recommends that Council authorize the issuance of a Heritage Alteration Permit.

Respectfully submitted,

Harrison Cole, Chair

Municipal Heritage Committee

MEMO

DATE: April 6, 2023

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
471 Talbot Street
HAP-05-23

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



Report No.
HCR-05-23

File No.
HAP-05-23

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
04/06/2023
Meeting Date:
04/12/2023

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and Supporting materials

Subject: Heritage Alteration Permit for 471 Talbot Street – John Oprea

ORIGIN:

The property owner reached out to City Staff with a proposal to build an addition to the rear of the existing building for the purpose of having additional retail/gallery space for their store. City Staff had a consultation meeting with the owner on April 4, 2023 and an application was submitted for a heritage alteration permit to allow for the proposed work on April 5, 2023.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The applicant is proposing to construct an addition to the rear of the building. The structure will provide additional retail/gallery space to the commercial component of the building. A small exterior balcony/deck is proposed above the addition for use of the residential unit above. As part of the proposed balcony, the original doorway that was filled in by brick will be re-established and those bricks will be incorporated into the proposed addition. Glass or transparent garage doors are also intended to be installed at some point in the future to allow for an indoor/outdoor gallery space.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 741 Talbot Street has been identified as a contributing resource within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, the policies in Section 4.3 of the Heritage Conservation District Plan would apply, specifically those related to Additions (Section 4.3.3) based on the proposed work.

Section 4.3.3 - Additions

As part of this section there are policies and guidelines on “Height” that provide that, “Design additions to contributing resources to an appropriate height to contributing properties, no greater than the height of the existing building frontage on Talbot Street”. As the proposed addition is of lesser height than the frontage on Talbot Street and is to the rear of the building, as such, Staff do not have concerns.

The “Massing” policies provide that additions should be subordinate to the existing building, that they are located to the rear of the building, and use shapes and massing that is compatible with the historic building and create a harmonious look with the surrounding buildings. The landowner’s proposal would be subordinate to the main dwelling and is located at the back of the building, as per policy. Further, the proposed addition would maintain a similar building wall to the adjacent properties by building out to the established laneway that crosses the rear of the properties.

With respect to materials, the policies speak to preserving original materials when designing additions and minimizing the removal of original building structures and materials. As was provided in the project description, the addition is intended to function as an indoor/outdoor gallery space and will be tied into the existing wall structure. An second-storey exterior door is to be reinstalled and those bricks are to be incorporated into the

exterior pillars for the new roof structure.

43

There is recognition that the materials on additions are to be distinguishable as contemporary design and not to mimic historic architecture but to compliment its character. The landowner intends to meet this policy direction but maintaining the brick, as indicated above, for encasing the structural elements of the rear façade but is proposing to install a metal roof.

STAFF COMMENT:

The applicant is proposing to construct a rear addition to create an indoor/outdoor retail gallery space at 471 Talbot Street. A second-storey balcony is also proposed as part of the addition, which would re-establish the door opening at the rear of the building. Doors are intended to be installed on the addition at some point in the future as the project will occur in two phases.

Staff is of the position that the proposed addition is generally in keeping with the policies and guidelines of Section 4.3.3. the HCD Plan.

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 05 2023</u>	Consultation Date: <u>APR 04 2023</u>
	Date Application Deemed Complete: <u>APR 05 2023</u>	File Number: _____

OWNER/APPLICANT

1. Property Owner
 Name: JOHN OPREA
 Address: 471 TALBOT STREET
 Postal Code: _____ Phone: 226 606 5627 Fax: _____
 Email: JOHN5STR @ AOL. COM

2. Agent/Applicant
 Name: _____
 Company: _____
 Address: _____
 Postal Code: _____ Phone: _____ Fax: _____
 Email: _____

Who is the primary contact?

Registered Owner Applicant/Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 471 TALBOT STREET ST. THOMAS

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

Alteration to Building/Property New Construction Demolition

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, JOHN OPREA, 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, JOHN OPREA of ST. THOMAS in the province of ON
 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 05 day of 04, 20 23
 City Day Month Year

[Signature]
 Signature of Owner or Authorized Agent

05.04.2023
 Date

[Signature]
 Signature of Commissioner of Oaths, etc.

April 5 / 2023
 Date

Crystal Marie Penney, a Commissioner, etc.,
 Province of Ontario, for the
 Corporation of the City of St. Thomas,
 Expires September 21, 2025.

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

05.04.2023

Date



Signature of Owner

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 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

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.

① SITE PLAN
② PROPOSED AUXILIARY BUILDING
③ EXISTING

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.

1.3 { I AM AN ARTIST THAT LIVES IN THE APARTMENT UPSTAIRS AND HAS A GALLERY DOWNTAIRS FOR PAINTINGS AND SCULPTURE AND WOULD LIKE TO MAKE AN ADDITION TO THE REAR OF THE BUILDING AS AN AUXILIARY BUILDING TO THE GALLERY TO DISPLAY MY STATUES ALL YEAR ROUND. I WILL LOCATE THE ADDITION IN THE BACK GARDEN OF THE PROPERTY AND WILL MATCH THE VISIBLE PARTS TO THE EXISTING NEIGHBOURING PROPERTIES USING RECYCLED BRICK POST COVERINGS AND STUCCO MATCHED TO COLOUR.

ROOF WILL BE OF MATCHING COLOUR STEEL AND NOT VISIBLE FROM NEIGHBOURS AND STREET.
DECK WILL USE EXISTING DOOR CASING AND BE SIMILAR LOOKING WITH NEIGHBOURS P/T DEC

IN THE FUTURE 1-2 YEARS I AM
LOOKING AT CLOSING IT DOWN WITH
2 GARAGE DOORS WITH GLASS.

MAJ9 3T12

1

N/A

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

MAJ9 3T12
DEC 2018

MAJ9 3T12

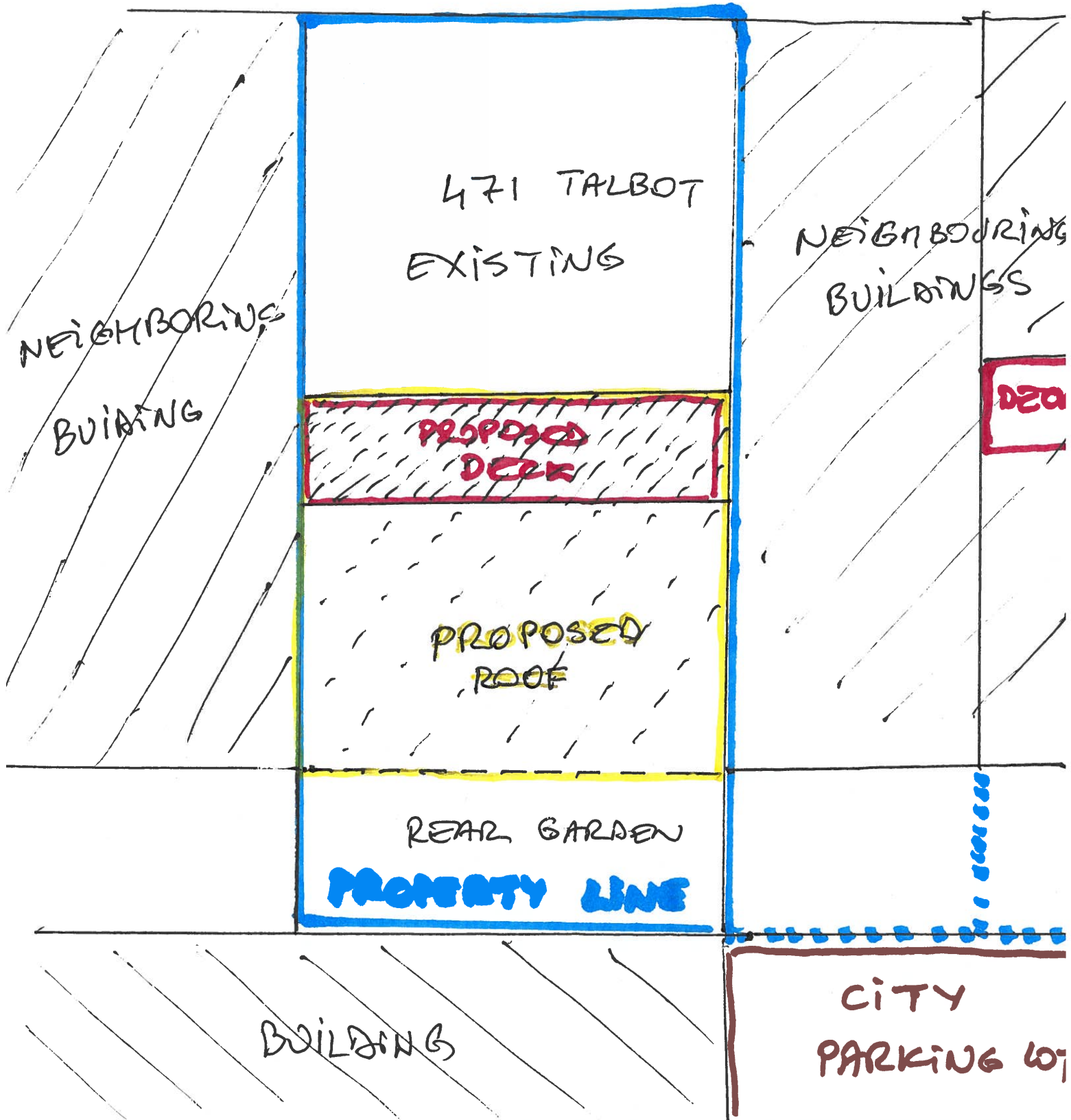
MAJ9 3T12

MAJ9 3T12

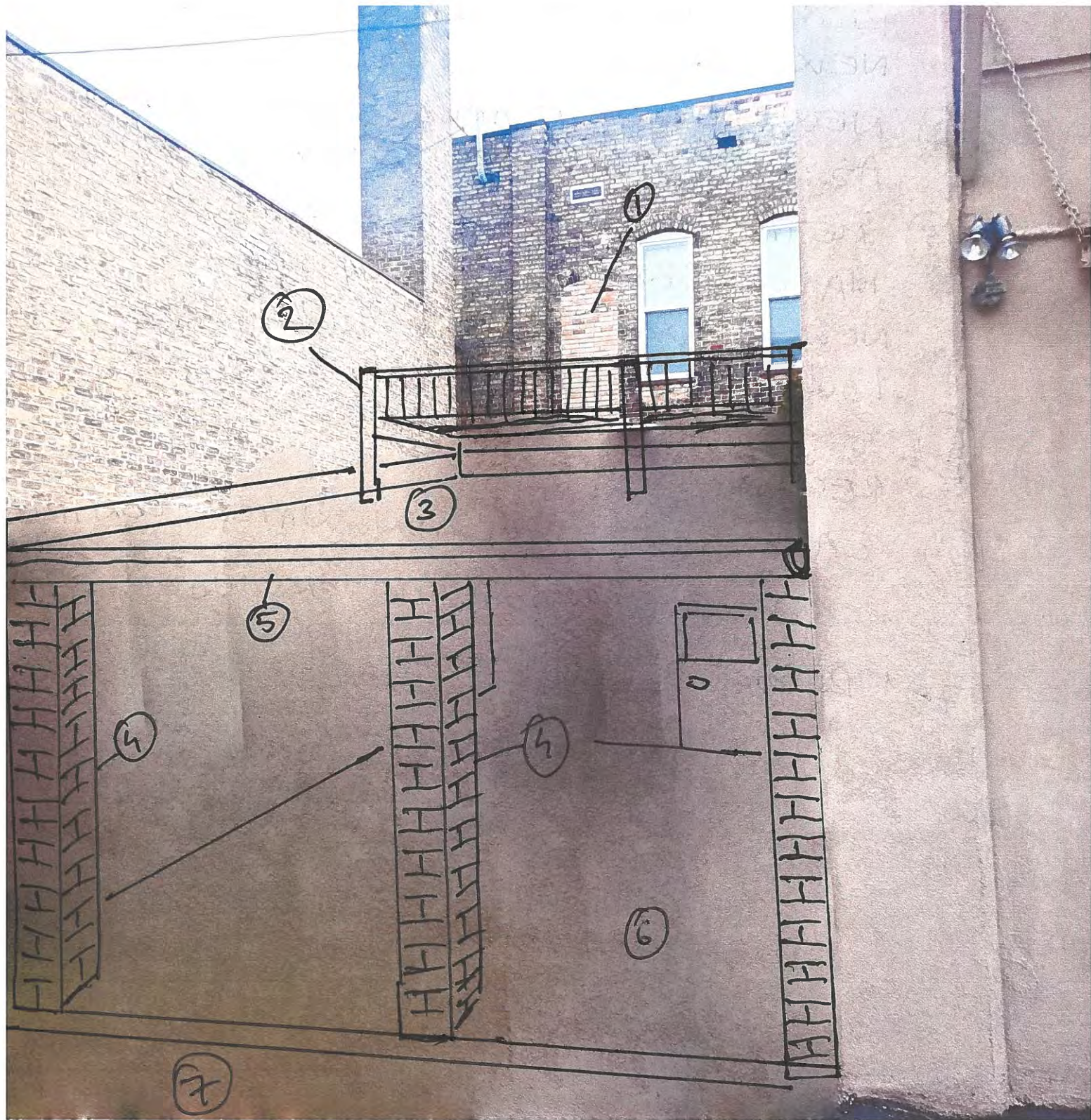
MAJ9 3T12

① ⁵⁰ SITE PLAN

TALBOT STREET



PLEASE SEE ⁵¹ BACK FOR DETAILS
PROPOSED AUXILIARY BUILDING



② PROPOSED AUXILIARY BUILDING

- ① USE OLD OPENING FROM OLD DECK TO ACCESS NEW DECK.
REUSE BRICKS FOR DRESSING UP NEW FRONT POST ④.
- ② NEW DECK IN APPROX. SAME PLACE AS DECK REMOVED 20 YEARS AGO.
- ③ METAL ROOF BEIGE COLOUR TO MATCH BRICKS NOT VISIBLE FROM NEIGHBOURS AS ITS HEIGHT IS LOWER THEN ABATTING WALLS.
- ④ SUPPORTING POST DRESSED UP IN RECYCLED BRICK
- ⑤ EAVES FOR ~~HA~~ RAIN WATER CONTROL
- ⑥ CONCRETE SLAB ON GROUND
- ⑦ REAR GARDEN.

⑤ REAR GARDEN



⑦ EXISTING REAR GARDEN

③ EXISTING



City of

APR 12 2023

City Clerks Dept.

April 6, 2023

Mayor Joe Preston
City Council members
City of St. Thomas
P.O. Box 520
St. Thomas, ON
N5P 3V7

Dear Mayor and members of City Council:

Over the past 150 years, the Royal Canadian Mounted Police (RCMP) has played a significant role in building Canada into one of the greatest nations of the world. The RCMP traces its history back to May 23, 1873, meaning this year will mark its 150th anniversary.

The Mounties and their famous red serge uniform are a symbol of Canada that is recognized around the world. In marking this milestone anniversary, Canadian icons across Ontario, including Parliament Hill, Niagara Falls, and the CN Tower are being illuminated red on May 23. On behalf of O Division's RCMP150 Committee, I invite you to consider joining these icons and illuminating the Jumbo statue in St. Thomas in red light on May 23, 2023.

Thank you for your consideration.

Kindest regards,

Paul Monteith
Director of Communications and Media Relations
RCMP O Division



April 18, 2023

Mr. Joseph Preston, Mayor
City of St. Thomas
P.O. Box 520
545 Talbot Street
St. Thomas, ON N5P 3V7

Dear Mayor Preston,

Re: September is Childhood Cancer Awareness Month

Childhood Cancer is the number one cause of death by disease of Canadian children.ⁱ
The latest data shows that incidence rate of childhood cancer in Ontario is increasing by approximately 1% per year (1986-2018)ⁱⁱ.

We first want to thank you personally, and the St Thomas city council for the ongoing support of childhood cancer awareness activities. On behalf of Childcan, we are writing to ask you to proclaim September 2023 as Childhood Cancer Awareness Month (CCAM) in St Thomas and we enclose a draft proclamation for your review. We are also wondering if it is possible to again have a flag raising at City Hall and gold lighting of the Jumbo statue during CCAM to highlight this important awareness campaign.

Faced with the news that their child has cancer, families from across western Ontario have turned to Childcan for direct support since 1974. Financial assistance, emotional support, social programs, research funding – it's all supported solely by donors who get involved because they know that childhood cancer is an experience that nobody thinks they will face, let alone one that families can prepare for.

We were one of those unprepared families when in March 2014, our daughter Maggie was diagnosed with a rogue cell tumour. Other families in our area are struggling with this reality in their own children. Sadly, Maggie passed away shortly after her cancer was discovered.

Childcan's vision is to make childhood cancer a health priority, fund innovative research, and expand family supports until childhood cancer is eliminated.

We strongly believe in Childcan's vision. You can help us achieve our vision and stem the increasing incidence rates by proclaiming September as Childhood Cancer Awareness Month. By recognizing this month, you will show support for those affected, remember those who have passed, and bring hope for a future where childhood cancer is no longer the number one cause of death by disease for Canadian children.

.../2

If you have any questions or queries, please don't hesitate to reach out to me, or Amy from Childcan, amy@childcan.com

We appreciate your support and your consideration of this request.

Sincerely,


Dave & Maureen Jenkins

Attach: CCAM Proclamation
CCAM Poster

Email: mayor@stthomas.ca
jhindley@stthomas.ca

¹ <https://www.childhoodcancer.ca/Your-Impact/Childhood-Cancer-Statistics-Resources>

² Incidence rate statistic provided by Pediatric Oncology Group of Ontario. Childhood Cancer in Ontario: The 2020 POGO Surveillance Report. Toronto: Pediatric Oncology Group of Ontario; 2020.

PROCLAMATION

Childhood Cancer Awareness Month

September 2023

WHEREAS: September is officially recognized internationally as Childhood Cancer Awareness Month; and,

WHEREAS: The most recent data shows that cancer remains the leading cause of disease-related death in children; and,

WHEREAS: The most recent data shows that incidence rates of childhood cancer are increasing; and,

WHEREAS: Cancer in children affects aspects of their physical, emotional, and social development, as well as their family and school life, effects which research shows are long-lasting; and,

WHEREAS: Childcan believes childhood cancer must be designated a child health priority, and that support services for families are critical; and,

WHEREAS: Childcan raises awareness and funds to provide personalized, responsive, and compassionate programs and services to families facing the childhood cancer journey from diagnosis, through treatment, post-treatment care, or bereavement and,

WHEREAS: Organizations which support families dealing with childhood cancer are working together to raise awareness of this disease and its devastating effects, as well as raising funds to support the affected families and children; and,

WHEREAS: Raising awareness and funds will help these families and children deal with the emotional and financial toll

THEREFORE: I, _____, Mayor of _____, do hereby proclaim September 2023 Childhood Cancer Awareness Month in _____.

58
September is

Childhood Cancer Awareness Month

#1

Childhood Cancer is the number one cause of death by disease of Canadian children [i]

1%

The incidence rate of childhood cancer in Ontario is increasing by approximately 1% per year (1986-2018) [ii]

25%

Childcan serves 25% of all children diagnosed with childhood cancer across Ontario

✓

Childcan's vision is to make childhood cancer a health priority, fund innovative research, and expand family supports until childhood cancer is eliminated.



childcan

Facing Childhood Cancer Together

www.childcan.com

Charitable Registration #11885 1930 RR0001



[i] <https://www.childhoodcancer.ca/Your-Impact/Childhood-Cancer-Statistics-Resources>

[ii] Incidence rate statistic provided by Pediatric Oncology Group of Ontario. Childhood Cancer in



OFFICE OF THE REGIONAL CLERK

150 Frederick Street, 2nd Floor
Kitchener ON N2G 4J3 Canada
Telephone: 519-575-4420
TTY: 519-575-4608
Fax: 519-575-4481
www.regionofwaterloo.ca

April 24, 2023

Area Members of Provincial Parliament
Sent via email

Dear Area Members of Provincial Parliament:

Re: Councillor J. Erb Notice of Motion

Please be advised that the Council of the Regional Municipality of Waterloo at their regular meeting held on April 19, 2023, approved the following motion:

WHEREAS the Municipal Elections Act requires all individuals wishing to be a candidate in a municipal or school board election to file Nomination Paper - Form 1 with the municipal clerk;

AND WHEREAS the Municipal Elections Act requires all candidates who sought election to a municipal council or school board to file Financial Statement – Auditor’s Report Candidate – Form 4 with the municipal clerk;

AND WHEREAS Form 1 requires candidates to provide their qualifying address;

AND WHEREAS Form 4 requires candidates to list the name and home address of any donor contributing over \$100.00

AND WHEREAS the Municipal Elections Act specifies that these documents are not protected by the Municipal Freedom of Information and Protection of Privacy Act, and requires the municipal clerk to make Form 4 available on a website;

AND WHEREAS there has been concern expressed about those who hold public office and those who support them that they have been the subject of unnecessary attention and excessive scrutiny;

AND WHEREAS the requirement to publish the personal home address of donors to specific candidates may discourage individuals from

engaging in the democratic process to elect municipal and school board politicians.

THEREFORE, BE RESOVLED THAT the Regional Municipality of Waterloo calls on the Minister of Municipal Affairs and Housing for the Province of Ontario to protect the privacy of candidates and donors by removing the requirement for their street name, number and postal code to be listed on publicly available forms.

AND FURTHER THAT for verification purposes, the addresses of all candidates and all donors over \$100 be submitted to the municipal clerk on separate forms that are protected by the Municipal Freedom of Information and Protection of Privacy Act and will not be published.

AND FINALLY, that this resolution be forwarded to the Area Members of Provincial Parliament, the Association of Municipalities of Ontario, the Association of Municipal Clerks and Treasurers of Ontario, the Ontario Public School Boards' Association, the Ontario Catholic School Trustees' Association, and all Ontario municipalities.

Please accept this letter for information purposes only. If you have any questions or require additional information, please contact Rebekah Harris, Research/Administrative Assistant to Council, at RHarris@regionofwaterloo.ca or 519-575-4581.

Regards,



William Short

Regional Clerk/Director, Council and Administrative Services

WS/hk

cc: Association of Municipalities of Ontario
Association of Municipal Clerks and Treasurers of Ontario
Ontario Public School Boards' Association
Ontario Catholic School Trustees' Association
Ontario municipalities

From: Diane Noble
 Date: April 11, 2023 at 10:41:44 PM EDT
 To: Councillor Gary Clarke <gclarke@stthomas.ca>
 Subject: Request - Motion of Support for Bill 5

Hello Councillor Clarke,

I am reaching out as I am part of a growing movement to ensure municipally elected officials are accountable to violence and harassment in the workplace- The Women of Ontario Say No. We now have over 50 municipalities on board (and growing every week), with a specific endorsement of **Bill 5**. You can learn more (including the rapidly growing list of municipalities in support) on our website: [The Women of Ontario Support Bill 5](http://TheWomenofOntarioSupportBill5.com) (thewomenofontariosayno.com)

We are reaching out to you because we are counting on YOU to be a leader in ensuring your workplace is safe and that there is basic human rights protection for all persons. We are formally requesting that you bring the attached motion to the table as soon as possible in an upcoming Council meeting.

As Council is aware, this bill died last session provincially when the provincial election was called. This bill is now introduced as Bill 5. This is a non-partisan issue. Given this is the third time the bill is on the floor, continued advocacy is absolutely necessary. The bill "requires that codes of conduct for municipal councillors and members of local boards include requirements for those councillors and members to comply with workplace violence and harassment policies, and creates an integrity commissioner and judicial process to remove them from office for egregious acts of sexual, emotional and psychological misconduct" ([Hansard - Wednesday, August 10, 2022 | GovtMonitor](#)). Collective accountability is critical in good governance and this is applicable to all municipally elected officials.

[The Women of Ontario Support Bill 5](http://TheWomenofOntarioSupportBill5.com)

Right now in Ontario, there is no process for removing councillors from office, even when egregious acts are committed and substantiated. Bill 5 will change that, and we need help to get it passed.
www.thewomenofontariosayno.com

Background:

This advocacy stems from a series of examples throughout the province. Barrie, being one of them. It is hard to imagine living in a community where, had this Bill passed, in theory this councillor would not have been eligible to run for Mayor. The message this sent to the community at large, women and any minority was toxic.

Thank you in advance for being open to advocating for legislative change that will help ensure workplaces and community spaces are safe because elected municipal representatives should be held to the same standard of treatment as any other employee in the province. I have attached the motion from Sault Ste. Marie for your reference. Every council has passed it

unanimously once put to a vote. We are hoping you are the person to champion this within your council and community!

Should you have any questions, please do not hesitate to reach out to us. This is a critical piece of legislation that will serve the public interest by demonstrating that elected officials will be held to the same standards as the electorate. Please keep us posted on when you and your colleagues might pass this, because human rights can't wait.

Thank you for your support!

Sincerely,

Diane Noble
On Behalf of
The Woman of Ontario Say No

#THEWOMENOFONTARIOSAYNO

An Overview for Bill 5*: The Stopping Harassment and Abuse by Local Leaders Act

The Issue at Hand

Municipally elected leaders do not have an appropriate accountability structure when it comes to perpetrating violence and harassment in the workplace. In fact, if a claim of egregious (the most severe) harassment is substantiated; the maximum penalty that can be imposed is three months without pay. But the councillor can retain their position, return to the workplace and seek re-election.

This differs from any other workplace in the province, where not only are workplaces mandated to have violence and harassment in the workplace policies (Bill 168), these policies outline consequences for egregious violation which includes termination.

Why this Bill is so important

The Bill was introduced as a private members bill, as a response to a sitting councillor in Ottawa who was able to seek re-election, even with outstanding claims of egregious sexual harassment (investigation by the integrity Commissioner was underway). Other instances of councillors perpetrating harassment include Brampton, Barrie and Mississauga. Since this advocacy effort has started, there are further instances cited in many other municipalities across the province of Ontario.

What will the Bill do?

The Bill has three primary components:

1. Require councillors to comply with the workplace violence and harassment policies of the municipality they represent.
2. Permit municipalities to direct the Integrity Commissioner to apply to the court to vacate a member's seat for failing to comply with the municipality's workplace violence and harassment policies.
3. Restrict councillors—whose seat has been vacated—from seeking immediate subsequent re-election.

The Consequences of Doing Nothing

When councillors are able to perpetrate harassment without being held to account, a toxic message is sent to the community.

It means that as an elected official:

1. You are immune to the communal standards of treatment we have come to expect from the population at large, and;
2. You can abuse your power, unchecked, and continue to have the privilege of serving the population that elected you.

A fundamental, underlying principle of broadening diversity, equity and inclusion in politics rests on the assumption that the workplace is SAFE. This is currently not the case. As such, despite the most recent municipal elections in October, 2022, councillors currently can perpetrate the most egregious acts of harassment and keep their jobs.

This has an immeasurably negative impact on communities.

1. Community members and/or municipal staff may not feel safe meeting with their local ward councillor.
2. If a person is harassed, they may not see the point of filing a complaint with the Integrity Commissioner—if suitable action cannot be taken.
3. There is no deterrent for councillors when it comes to perpetrating harassment when they know they can still keep their job.
4. It stifles diversity of voice at the local decision making table—when personal safety is at risk, quality people may be deterred from seeking election.
5. When councillors who have perpetrated harassment to staff or fellow councillors can retain their position, no matter how serious, it creates and protects toxic workplaces, which in turn has an adverse effect on mental health in the workplace and throughout the community.

To learn more check out:

thewomenofontariosayno.com



* In reference to Bill 5, once passed, it will be applicable to ALL municipalities in Ontario at the same time.

6. Lack of accountability supports current systems of privilege and immunity of a certain segment of the population, which is not optimal for healthy communities.
7. It sends the message that if you have power, you are different, and superior to the average citizen.

History of the Bill

Private Members' Bills do not often get passed. They usually deal with an issue of public interest. In this instance, the Bill has received all party support. It was introduced as Bill 260, then the legislature was prorogued when the Federal Election was called. It was then reintroduced as Bill 10, but died when the provincial election was called. It has since been introduced as Bill 5 and it is slated for its second reading in May, 2023. This Bill needs support from every avenue to become law.

The Bill will amend:

1. *Municipal Act, 2001*
2. *The City of Toronto Act, 2006*

How you can help:

1. **Share, Like and Follow** on Social Media: @womenofontariosayno.
2. **Deliver a presentation** to a municipal council in Ontario requesting support (materials provided). This is a unique approach to advocacy, but is appropriate to approach local councils, as it is their workplace.
3. **Provide social media content**- send us a video as to why you or your organization/business supports Bill 5. Better yet—capture the reaction of those who are unaware of this gap in legislation and see if they are comfortable providing their reaction on a video or a quote. It is hard to believe we need to advocate for this.
4. **Showcase your organization or community groups' logo** on our website to add credibility and legitimacy to the advocacy effort.
5. **Meet, write, or call your local MPP** and express that this legislation matters to you, your organization, and their constituents in the community.

6. **Share information** with your networks.
7. **Email the Ontario Human Rights Commission** and request a public inquiry into the issue: legal@ohrc.on.ca
8. Make a financial contribution to ensure **this never happens to another person in any community in Ontario ever again**. Check out the gofundme page to help support a full-time advocate to speak with all MPPs in the province. www.gofundme.com/f/basic-human-rights-in-ontario
9. Feel empowered to have the hard conversations. So much of grassroots change occurs at our dinner table, speaking with a neighbour, or your local councillor. Start talking about the issue. Express the change you want to see and never feel ashamed to advocate for basic human rights. We often feel we have to be experts in legislation to advocate for it. We are all experts in how we want to be treated. Let this be your guide.

Be part of the change

Make sure your municipality is in support! Below is a growing list of municipalities since September 2022 that have formally endorsed and communicated public support for Bill 5:

- Town of Collingwood
- Town of Adjala-Tosoronto
- Township of Ramara
- Town of Midland
- Township of Oro-Medonte
- City of Woodstock
- Town of New Tecumseth
- Essa Township
- Township of Clearview
- City of Barrie
- Township of Springwater
- City of Ottawa
- Town of Wasaga Beach
- Township of Tiny
- Town of Bradford West Gwillimbury
- Town of Penetanguishene
- Township of the Archipelago
- City of Orillia
- Town of Midland
- City of London
- Municipality of Kincardine
- City of Kenora

To learn more check out:
thewomenofontariosayno.com



* In reference to Bill 5, once passed, it will be applicable to ALL municipalities in Ontario at the same time.



CITY COUNCIL RESOLUTION

Regular Council Meeting

Agenda Number: 9.2.
Title: Support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act
Date: Tuesday, February 21, 2023

Moved by: Councillor A. Caputo
Seconded by: Councillor L. Vezeau-Allen

Whereas municipally elected leaders do not have an appropriate accountability structure when it comes to perpetrating violence and harassment in the workplace; and

Whereas a fundamental, underlying principle of broadening diversity, equity and inclusion in politics rests on the assumption that the workplace is safe; and

Whereas Bill 5, the *Stopping Harassment and Abuse by Local Leaders Act* would require Councillors to comply with the workplace violence and harassment policies of the municipality they represent, permit municipalities to direct the Integrity Commissioner to apply to the court to vacate a member's seat for failing to comply with the municipality's workplace violence and harassment policies as well as restrict officials whose seat has been vacated from seeking immediate subsequent re-election; and

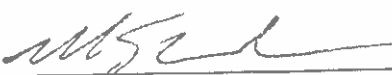
Whereas over 20 municipalities have formally endorsed and communicated public support for Bill 5; and

Whereas Bill 5 would both hold accountable and protect all municipal officials;

Now Therefore Be It Resolved that Sault Ste. Marie City Council express its support for Bill 5, *Stopping Harassment and Abuse by Local Leaders Act*;

Further that this resolution be circulated to the Hon. Doug Ford, Premier of Ontario, Ross Romano, MPP for Sault Ste. Marie, the Association of Municipalities of Ontario, and MPP Stephen Blais (Orleans).

Carried



Matthew Shoemaker