

AGENDA
THE THIRD MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

ROOM #304 / VIA ZOOM

5:00 P.M.

May 10, 2023

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on April 12, 2023.

NEW BUSINESS

Heritage Alteration Permit - HAP-06-23 - 301 Talbot Street **Pages 2 - 15**

Heritage Alteration Permit - HAP-07-23 - 560 Talbot Street **Pages 16 - 28**

Heritage Alteration Permit - HAP-08-23 - 509 Talbot Street **Pages 29 - 45**

344-360 Talbot Street – Update

NEXT MEETING

June 14, 2023

ADJOURNMENT

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

May 2, 2023

St. Thomas Elgin Public Art Centre
301 Talbot Street
St. Thomas Ontario
N5P 1B5

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-06-23
Property: 301 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
Megan Pickersgill, St. Thomas Economic Development Corporation

	Report No. HCR-06-23
	File No. HAP-06-23
Directed to: Chair and Members of the Municipal Heritage Committee	Date Authored: 5/02/2023 Meeting Date: 5/10/2023
Department: Planning & Building Services Department	Attachments · Application and supporting materials
Prepared by: Kevin McClure, Planner	
Subject: Heritage Alteration Permit for 301 Talbot Street – St. Thomas Economic Development Corporation	

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of the St. Thomas Elgin Public Art Centre for a heritage alteration permit at 301 Talbot Street. The purpose of the application is to allow for the installation of a mural on the westerly sidewall of the building. Staff consulted with the applicant on April 20, 2023, respecting the proposed heritage alteration permit. A formal application was deemed complete on April 28, 2023.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The application is a continuation of the St. Thomas EDC and as its “Track to the Future” mural project. An artist’s mock-up of the mural concept was submitted as part of the applications package. The dimensions and exact location have not been provided other than a photo of the exterior wall that will be the focus of the mural. Further, the explanation of the proposal states that the mural will be on “dibond panels”. Through discussions with Staff at the EDC, it will be attached to the wall on a panel and not painted on the wall itself.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 301 Talbot Street has been identified as a non-contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. Based on the proposed work, the Paint (4.4.3.4) and Side and Rear Elevations (4.4.3.9) subsections are reviewed. The policies in Section 4.8 as they relate to Streetscape and Landscape – Public Realm were also reviewed given that this is the only section of the HCD Plan that speaks to “murals”. It should be noted that, while the westerly wall is visible from Talbot Street, it fronts onto a private courtyard for the abutting commercial property.

4.4.3.9 Paint

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

The application provides that the wall is to be painted, the description provides that the mural will be installed on “dibond panels” and not painted on the wall directly. While there are no provisions in the paint section of the plan that would prohibit the painting of the surface itself, should the application be approved, the MHC should ensure that this is clarified in its recommendations if it is the preference for the mural to be installed on panels.

As has been stated in previous reports, the HCD Plan provides guidelines that a paint scheme should be chosen that compliments the existing colours of the contributing resources in the heritage conservation district and that overly bright or neon colours are avoided. Several murals have been approved through previous Heritage Alteration Permit applications and several buildings have been painted over in the downtown. The Municipal Heritage Committee should ensure that it is satisfied with its recommendations to Council with respect to the Paint subsection, noting the cumulative effects of these projects and the intent of the policies and guidelines in the Plan.

4.3.2.11 Side and Rear Elevations

A policy for the side and rear elevations of non-contributing buildings also provides *“Compliment the character of the HCD on rear elevations regarding material type, and proportion of material (e.g. brick/masonry or siding sizes compatible with surrounding buildings), and colour”*. The final colour scheme or mural artwork does not appear to have been finalized other than the concept that was submitted with the application. As has been provided in the “Paint” section of this report, the MHC will need to determine whether the proposed work would be complementary to the character of the HCD and what, if any, cumulative effects of these murals may have on the downtown.

4.8.7 Commemorative Character Elements

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

The only specific guidance on murals in this section states, “consider side facades of non-contributing buildings or those that do not contain original masonry to avoid damaging or obscuring original building materials when adding new painted murals”.

As has been previously indicated, this is the only section of the Plan that speaks specifically to “murals”. While the property has been identified as a non-contributing resource, the mural would be obscuring original building materials whether the mural is painted on the brick/block wall or mounted on panels. However, it should be noted that the wall itself functions as a wall to a private court/patio for the adjacent commercial business and is not part of the “public realm”. While the Committee may look to some of the concepts in this section as they relate to “murals”, Staff question the applicability of the policies/guidelines in this instance.

STAFF COMMENT:

The proposed work would be occurring on a sidewall that fronts on to a private courtyard/patio for the adjacent commercial business. A general concept of what the art could look like, along with a colour scheme, has been provided for the proposed mural at 301 Talbot Street. As has been provided in this, and other mural project reports, it is suggested that the Municipal Heritage Committee is satisfied that the mural would be complimentary to the HCD area. In addition, whether the mural will be painted directly on the building or installed on panels should be confirmed.

Further, while there has been previous Council, and Committee, support for the “Track to the Future” murals project, the Municipal Heritage Committee should consider the cumulative effects of murals within the HCD area, and the spirit of the HCD Plan. The Committee may wish to consider seeking direction from Council on this and future mural projects.

As it has been noted, the mural is to be installed/painted on wall that abuts private property. The Committee/Council should be satisfied that any potential recommendations for a Heritage Alteration Permit include that proper approvals are obtained to enter private property for the installation/painting of the mural.

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

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner



Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

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

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

OWNER/APPLICANT

1. Property Owner
Name: St. Thomas Elgin Public Art Centre
Address: 301 Talbot Street
Postal Code: N5P 1B5 Phone: 519-631-4040 Fax: _____
Email: lwoermke@stepac.ca

2. Agent/Applicant
Name: Megan Pickersgill / Sean Dyke / Sarah Noble
Company: St. Thomas Economic Development Corporation
Address: 545 Talbot St
Postal Code: N5R 3V7 Phone: 519-631-1680 x4132 Fax: _____
Email: mpickersgill@stthomas.ca / sdkye@stthomas.ca / snoble@stthomas.ca

Who is the primary contact?

 Registered Owner Applicant/Agent

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

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

 Phone Email Fax Mail**PROPERTY INFORMATION**

1. Municipal Address: 301 Talbot Street

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

 Alteration to Building/Property New Construction Demolition

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

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

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

- mock up of mural
- photo of exterior wall to be painted

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

- As part of the Track to the Future mural project, this mural will be painted on the side west facing wall on dibond panels in a unique Indigenous style. Regional Indigenous artist Hawlii Pritchett has designed and will paint a scene where the urban environment of the city intersects with nature establishing a sense of harmony as the two come together.
- Colour scheme will be nature based (see attached).
- Proper paint will be used for the exterior wall painting, such as Sherwin Williams Resilience Line
- See attached examples.

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Ontario Heritage Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I Megan Pickersgill, the Owner or Authorized Agent, hereby agree and acknowledge that the
(Print name of Owner or Authorized Agent)

information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

AFFIDAVIT OR SWORN DECLARATION

I, Megan Pickersgill of St. Thomas in the province of Ontario,
name of applicant City

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

Sworn (or declared) before me at the St. Thomas on this 20 day of March, 2023.
City Day Month Year

Signature of Owner or Authorized Agent

Date

Signature of Commissioner of Oaths, etc.

Date

APPENDIX A – AUTHORIZATION OF OWNER

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

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

MARCH 21, 2023

Date

Samuel

Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

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

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

I, STEPAC, 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.

MARCH 21, 2023

Date

Laura C.

Signature of Owner



Corporation of the City of St. Thomas

CONSULTATION REQUEST FORM

All proposals are to be submitted to the City of St. Thomas Planning & Building Services Department. Staff will determine whether the information submitted is sufficient to warrant the scheduling of a consultation meeting. If additional information is required staff will advise the applicant.

Attendants at the meeting will be representatives from the Planning & Building Services Department and Environmental Services Department. Depending on the nature of the site and proposal, other City staff or outside agencies may also be called on to attend.

Meetings will be scheduled to take place within approximately 15 business days of the submission of a complete Consultation Request Form. Meetings are held in the boardroom of the Planning & Building Services Department, 9 Mondamin Street (lower level of City Hall). Please see attached, **Appendix A** which indicates the predetermined submission deadlines and meeting dates. A consultation meeting will not be scheduled until the required information has been provided.

In addition to those professionals who will be involved with the designing/managing of the development proposal, in all cases, the Owner of the property should also be in attendance at the meeting.

While efforts will be made to schedule a meeting on the applicants preferred date, meetings will be booked on a first come first serve basis. The City reserves the right to limit the number of meetings on any date.

The applicant should be prepared to discuss the proposal in detail and answer general questions about the contents covered within the Consultation Request Form.

Submission Requirements for a Consultation Meeting

A consultation meeting will be scheduled upon receipt of the following information:

- A completed Consultation Request Form with signatures
- (4) full size (24x 36) paper copies and a digital (PDF) version of a concept plan, drawn to scale, which illustrates the proposal and includes the following (where applicable):
 - Existing uses and uses adjacent to the lands
 - Setbacks and gross floor area of the existing and proposed buildings and structures
 - Dimensions and area of the lands
 - Existing and proposed pedestrian and vehicular access and parking areas
 - Adjacent streets with labels
 - Existing trees/vegetation, watercourses, slopes and natural features

Notes

All measurements are to be in metric, the plan(s) both paper and digital must be to scale; plan(s) must have a north arrow, title block with date, revision block, and a key map showing the general location of the lands.

The submission requirements are minimum requirements. The submission of other plans and/or documents that inform the application are beneficial and will assist staff in their review. These documents may include surveys, building elevations and floor plans, site services and utilities and restrictive covenants or easements, as examples.

For more information regarding the consultation process please contact the Planning & Building Services Department:

City of St. Thomas Planning & Building Services Department
9 Mondamin Street, St. Thomas, ON, N5P 2T9
Phone: 519-633-2560 Email: planning@stthomas.ca



Corporation of the City of St. Thomas

CONSULTATION REQUEST FORM

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

Type of Application

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

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

Registered Owner

Name: St. Thomas Elgin Public Art Centre Email: lwoermke@stepac.ca

Address: 301 Talbot St

Postal Code: N5P 1B5 Phone: 5196314040 Fax: _____

Applicant/Agent (if applicable)

Name: Megan Pickersgill / Sean Dyke Email: mpickersgill@stthomas.ca / sdyke@stthomas.ca

Company: St. Thomas Economic Development Corporation

Address: 545 Talbot St

Postal Code: N5P 3V7 Phone: 519-631-1680 x4132 Fax: _____

Subject Property

Municipal Address: 301 Talbot St (St. Thomas Elgin Public Art Centre)

Legal Description: _____

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

Mural on west side of building (adjacent to patio at Lotus Thai) by indigenous artist Hawlii Pritchett.

Here, she has designed a scene where the urban environment of the city intersects with nature establishing a sense of harmony. Preliminary design is attached.

*please note that the owners of Lotus Thai have been approached, as this will be located next to their patio, and are in full support of this project.

Current Property Owner

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

Owners Name (Print)

Signature of Owner

Date

Appendix B – Authorization of Owner

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

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

MARCH 21, 2023

Date

Laura W

Signature of Owner

Hawlii Pichette

Hawlii Pichette is a Mushkego Cree (Treaty 9) urban mixed-blood artist and illustrator who currently resides in London, Ontario.

Born and raised in Cochrane in northeastern Ontario, her work is deeply influenced by her culture and upbringing, and reflects the beautiful interconnections of the natural world. For the west exterior wall of the St. Thomas-Elgin Public Art Centre, Hawlii is planning a mural that contemplates the ever-shifting line between natural and built environments, and how wildlife navigate this area through complicated relationships with humans and the various constructs that sit at the edges of cities. This is meaningful subject matter for the location, as the wall at the Art Centre greets visitors coming into the downtown core by car, bicycle, or on foot. Beyond murals, Hawlii focusses as well on illustrations, digital artwork, painting, and beadwork. In 2017 she graduated with honours from the Fanshawe College Advanced Fine Art program, and subsequently completed a year-long residency in the Emerging Artists Studio Program at the TAP Centre for Creativity in London, where she had her first solo exhibition in April 2018. In 2020, she was selected as one of three female artists to paint murals in the prominent Market Lane corridor in downtown London. She is also known for a series of Indigenous colouring pages that she illustrates and shares on her website, as well as for designing the distinctive 'Every Child Matters' orange shirts for Atlohsa Family Healing Services in London.

Website: <https://www.urbaniskwew.com>

Instagram: <https://www.instagram.com/urban.iskwew/>





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

May 2, 2023

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

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-07-23
Property: 560 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
Megan Pickersgill, St. Thomas Economic Development Corporation

MEMO

DATE: May 2, 2023

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
560 Talbot Street
HAP-07-23

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-07-23
	File No. HAP-07-23
Directed to: Chair and Members of the Municipal Heritage Committee	Date Authored: 5/02/2023 Meeting Date: 5/10/2023
Department: Planning & Building Services Department	Attachments · Application and supporting materials
Prepared by: Kevin McClure, Planner	
Subject: Heritage Alteration Permit for 560 Talbot Street – St. Thomas Economic Development Corporation	

ORIGIN:

An application has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of the Wallis Residential Homes Inc. for a heritage alteration permit at 560 Talbot Street. The purpose of the application is to allow for the installation of a mural on the south facing rear wall of the building. Staff consulted with the applicant on April 20, 2023, respecting the proposed heritage alteration permit. A formal application was deemed complete on April 28, 2023.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The application is a continuation of the St. Thomas EDC and as its “Track to the Future” mural project. The specific size of the proposed mural has not been identified, however, the general baseball theme of “celebrating local baseball hero Jack Graney” has been identified. Artist’s examples have also been submitted as part of the applications package.

The wall itself is the entrance to “The Power Alley – Home of St. Thomas Minor Baseball” that fronts on the White Street parking lot.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 560 Talbot Street has been identified as a non-contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. Based on the proposed work, the Paint (4.4.3.4) and Side and Rear Elevations (4.4.3.9) subsections are reviewed. The policies in Section 4.8 as they relate to Streetscape and Landscape – Public Realm were also reviewed given that this section speaks to “murals” and it abuts the City owned White Street parking lot.

4.4.3.9 Paint

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

The application provides that the wall is to be painted and, as can be seen in the photo that was submitted, the existing brick surface has already been painted.

As has been stated in previous reports, the HCD Plan provides guidelines that a paint scheme should be chosen that compliments the existing colours of the contributing resources in the heritage conservation district and that overly bright or neon colours are avoided. Several murals have been approved through previous Heritage Alteration Permit applications and several buildings have been painted over in the downtown. The Municipal Heritage Committee should ensure that it is satisfied with its recommendations to Council with respect to the Paint subsection, noting the cumulative effects of these projects and the intent of the policies and guidelines in the Plan.

4.3.2.11 Side and Rear Elevations

A policy for the side and rear elevations of non-contributing buildings also provides *“Compliment the character of the HCD on rear elevations regarding material type, and proportion of material (e.g. brick/masonry or siding sizes compatible with surrounding buildings), and colour”*. The final colour scheme or mural artwork was not provided other than a written description of what is proposed. As has been provided in the “Paint” section of this report, the MHC will need to determine whether the proposed work would be complementary to the character of the HCD and what, if any, cumulative effects of these murals may have on the downtown.

4.8.7 Commemorative Character Elements

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

The only specific guidance on murals in this section states, “consider side facades of non-contributing buildings or those that do not contain original masonry to avoid damaging or obscuring original building materials when adding new painted murals”.

As has been previously indicated, this is the only section of the Plan that speaks specifically to “murals”. The property has been identified as a non-contributing resource and the mural is proposed to be painted on a brick wall that is already painted. The proposal related to a “local baseball hero” and would appear to be consistent with the policy that speaks to “historically themed murals”.

STAFF COMMENT:

The proposed work would be occurring on a rear wall of 560 Talbot Street that abuts the City’s White Street parking lot with a plan to commemorate “local baseball hero, Jack Graney”. A general concept of what the proposed art would look like was not provided, however, examples of previous work from the artist was submitted. As has been provided in this, and other mural project reports, it is suggested that the Municipal Heritage Committee is satisfied that the proposed mural would be complimentary to the HCD area given the lack of final artwork and/or colour scheme.

Further, while there has been previous Council, and Committee, support for the “Track to the Future” murals project, the Municipal Heritage Committee should consider the cumulative effects of murals within the HCD area, and the spirit of the HCD Plan. The Committee may wish to consider seeking direction from Council on this and future mural projects.

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

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner



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: Wallis Residential Homes Inc.
Address: 76 Wellington Street
Postal Code: N5R 2R1 Phone: 519-860-3468 Fax: _____
Email: residentialcaresstthomas@gmail.com

2. Agent/Applicant
Name: Megan Pickersgill / Sean Dyke / Sarah Noble
Company: St. Thomas Economic Development Corporation
Address: 545 Talbot St
Postal Code: N5r 3V7 Phone: 519-631-1680 x4132 Fax: _____
Email: mpickersgill@stthomas.ca / sdkye@stthomas.ca / snoble@stthomas.ca

Who is the primary contact?

Registered Owner Applicant/Agent

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

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

Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 560 Talbot St

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

Alteration to Building/Property New Construction Demolition

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

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

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

- examples of artist's work that would be similar
- photo of exterior wall to be painted
- mock up (if available at the time, artist currently working on it)

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

- As part of the Track to the Future mural project, this mural will be painted on the back south facing wall in a hyper-realistic style. The theme will be celebrating local baseball hero Jack Graney, fitting nicely to the location of Minor Baseball's Power Alley downtown location.
- Colour scheme will be neutral or with a vintage aesthetic befitting the baseball theme (see attached examples)
- Proper paint will be used for the exterior wall painting, such as Sherwin Williams Resilience Line
- See attached examples.

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Ontario Heritage Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I Megan Pickersgill, the Owner or Authorized Agent, hereby agree and acknowledge that the
(Print name of Owner or Authorized Agent)

information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

AFFIDAVIT OR SWORN DECLARATION

I, Megan Pickersgill of St. Thomas in the province of Ontario,
name of applicant City

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

Sworn (or declared) before me at the St. Thomas on this 20 day of March, 2023.
City Day Month Year

Signature of Owner or Authorized Agent

Date

Signature of Commissioner of Oaths, etc.

Date

APPENDIX A - AUTHORIZATION OF OWNER

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

I, Jeanette Wall's, am the owner of the subject lands, and I authorize Megan Pickersgill / Sarah Noble, 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 30, 2023
Date


Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

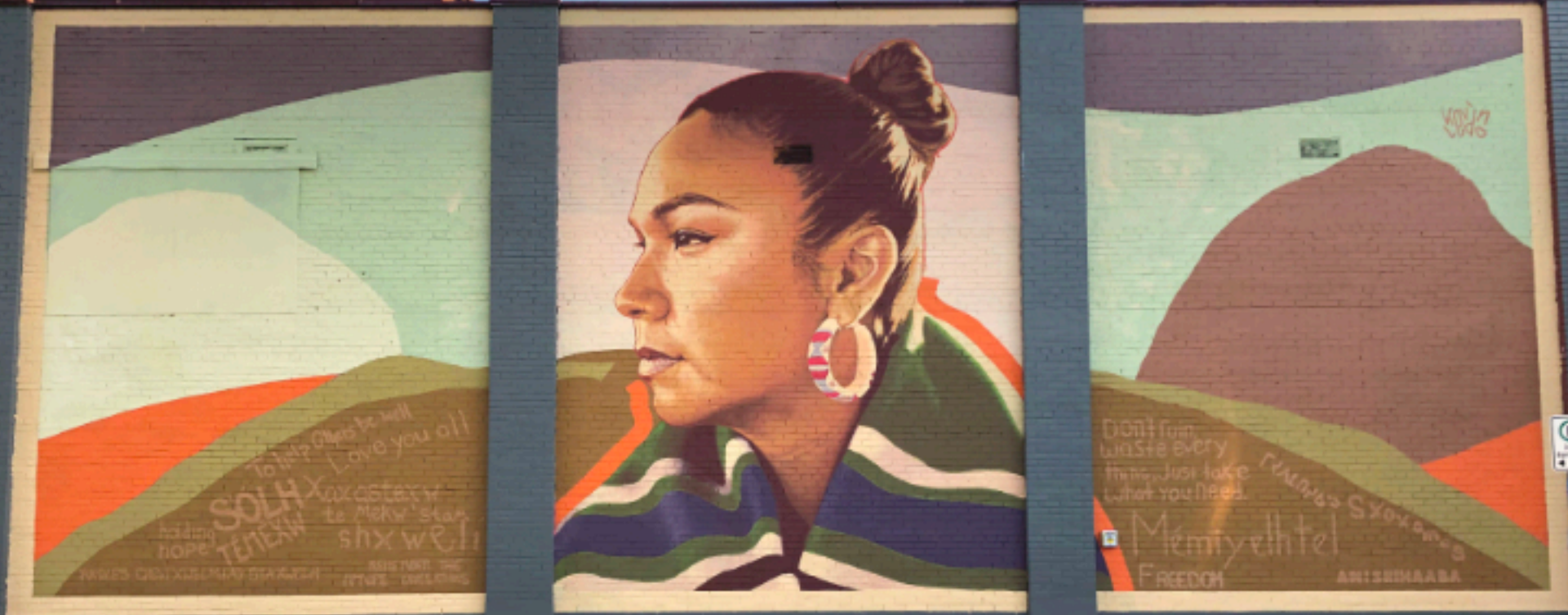
In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by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

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

I, Kanette Wallis, 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 30 / 2023
Date


Signature of Owner



To help others be well
 Love you all
 SOLH X
 HOPE
 TEJEW
 shxw
 shxw

Don't ruin
 waste every
 thing. Just take
 what you need.
 Memiyehitel
 FREEDOM
 ANI SSHAABA







 Home of
St. Thomas
Minor Baseball



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

May 3, 2023

Joseph P. Walker
509 Talbot Street
St. Thomas Ontario
N5P 1C3

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-08-23
Property: 509 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
Alanna Shaw, Property Standards Officer, City of St. Thomas

MEMO

DATE: May 3, 2023

ATTENTION: Jon Hindley, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
509 Talbot Street
HAP-08-23

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-08-23
	File No. HAP-08-23
Directed to: Chair and Members of the Municipal Heritage Committee	Date Authored: 05/03/2023 Meeting Date: 05/10/2023
Department: Planning & Building Services Department	Attachments <ul style="list-style-type: none"> · Application and Supporting materials · Property Standards Notices
Prepared by: Kevin McClure, Planner	
Subject: Heritage Alteration Permit for 509 Talbot Street – Joseph P. Walker	
<p><u>ORIGIN:</u> Two property standards notices of non-conformity were issued on March 10, 2023 on the property at 509 Talbot Street with respect to concerns about the ground floor exterior brick veneer at the rear of the building pulling away from the wall and exterior brickwork on the second story of the building being a safety concern.</p> <p>Responses to the notices were received by Staff in April from a structural engineer that provided options for addressing the concerns. Staff are of the position that instances such as this, and the solutions proposed, are examples where Staff delegation would be appropriate in the future, should Council approve the Delegation By-law. However, until such time, Staff are advancing the proposed repairs to the MHC for its consideration for Heritage Alteration Permit.</p> <p><u>PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:</u> The applicant is proposing to address the property standard notices that were issues by completing suggested repairs based on the submitted engineer’s reports. To address the main floor concerns, an exterior 9-inch by 15-foot steel plate is proposed to tie into the structure behind the brick veneer to stabilize the wall. Further, two options were proposed to address the second-floor concerns. The first option is to rebuild/restore the portions of the wall where brick is missing or damaged, whereas the second option is to repair/stabilize to a state where new horizontal siding could be installed.</p> <p><u>HERITAGE CONSERVATION DISTRICT PLAN:</u> The property at 509 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 Materials – Brick (4.3.2.4) and Side and Rear Elevations (4.3.2.11) based on the proposed work.</p> <p><u>Section 4.3.2.4 – Materials – Brick</u> This section speaks to the important visual role that brick plays in contributing to the district’s sense of time and place. Specifically, there are policies that speak to the avoidance of painting brick surfaces and methods to properly maintain and clean brick surfaces. Policies provide specific direction to ensuring that appropriate techniques and materials are used in restoration projects. Further, materials that are similar in kind, colour, strength and durability are chosen when using mortars and masonry units to replace existing deteriorated units.</p> <p>Substantive replacement/reconstruction is required to address the Notice of Non-Conformity for the second floor. While two options have been proposed through the consultant’s letter, Staff are of the position that “Option 1” where the masonry work is restored is the preferred approach. Further, while not specifically</p>	

identified in the report, conditions should be imposed to ensure that the arched detailing that is evident in the photos above the windows and doors is maintained.

Section 4.3.2.11 – Side and Rear Elevations

The policies of this section of the Plan speak to the maintenance and upkeep of side and rear elevations in accordance with the City of St. Thomas Property Standards By-law. This section of the Plan also provides for the maintenance, repair, conservation, or restoration of original cladding materials on side or rear elevations where possible. In addition, material type, proportion of material, and colour are to compliment the character of the HCD.

The Heritage Alteration Permit application has been submitted to address the Notices of Non-Compliance by the City on the property. As has been noted in the “Materials – Brick” section of this report, Staff are of the position that appropriate steps can be undertaken to restore the second-floor brick wall and comply with this section of the HCD Plan. However, to address the ground level rear wall brick veneer that is bowing, the applicant is proposing to install a structural steel plate to stabilize the veneer and repoint where necessary.

Staff are of the position that the proposed approach to address the concern on the ground floor would be appropriate and reasonable in this situation given the nature of the proposed repair and the wall being a brick veneer over a concrete block rear wall.

STAFF COMMENT:

The applicant is seeking to address the concerns that have been raised with respect two Notices of Non-Conformity that have been applied to the property. Staff is of the position that this could be addressed through Staff delegation of Heritage Alteration Permits in the future. However, as the delegation by-law has not been approved as of the writing of this report, Staff have advanced this application for the Committee’s consideration.

The preferred second-floor brick restoration and engineered solution on the main floor to stabilize the buckling brick veneer would appear to be in keeping with the policies and guidelines of the HCD Plan. As such, Staff is recommending that a Heritage Alteration Permit application is approved to support the repairs and that appropriate conditions are imposed to ensure that the works are completed as supported through the submission by the landowner’s consultant and the recommendations in this report.

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 25 2023</u>	Consultation Date: <u>APR 25 2023</u>
	Date Application Deemed Complete: _____	File Number: _____

OWNER/APPLICANT

1. Property Owner
Name: JOSEPH P. WALKER
Address: 509 TALBOT ST.
Postal Code: N5P1C3 Phone: 519-639-9874 Fax: _____
Email: joe.crazyjoe.walker@gmail.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: 509-511 TALBOT ST. ST. THOMAS ON. N5P1C3

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

Alteration to Building/Property New Construction Demolition

2. How is the property designated?

- Individually Designated Property Part of the Heritage Conservation District Both

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

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

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

HAS BEEN SUPPLIED TO ALANNA AS PER REQUEST!

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

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Ontario Heritage Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I JOSEPH P. WALKER, 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, JOSEPH P. WALKER 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 _____ on this _____ day of _____, 20____.
City Day Month Year

Joseph P. Walker
Signature of Owner or Authorized Agent

APRIL 25, 2023
Date

Maria Konefal
Signature of Commissioner of Oaths, etc.

April 25, 2023
Date

APPENDIX A – AUTHORIZATION OF OWNER

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

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

Date

Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

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

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

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

APRIL 25, 2023

Date

Joseph P Walker

Signature of Owner



PROPERTY STANDARDS NOTICE OF NON-CONFORMITY

Notice No.: PSN-23-009Notice Date: 10 March 2023

NOTICE APPLIED TO:	NOTICE ISSUED TO:
Municipal Address: 503 Talbot Street St. Thomas, ON N5P 1C3	1365353 Ontario Inc 509-511 Talbot Street St. Thomas, ON N5P 1C3


BE ADVISED that the property described above is owned by you, or in which you have an interest, and has been inspected by a Property Standards Officer appointed by the City of St. Thomas on or about 06 March 2023 has been found to be not in compliance.

The following violation(s) were observed at the above noted address:

ITEM	Description and Location
1.	The exterior brick veneer at the rear of the building (listed as 509 Talbot Street) has bowed, appears brick was not tied in, or ties have failed causing the brick to pull away.
	REFERENCE
	Section 4 – Building Standards 4.3.1 An Owner shall maintain all exterior walls, and other exposed surfaces, not inherently resistant to deterioration in good repair.
	REQUIRED ACTION
	Repair the brick to be free of any conditions which may create a safety hazard, repair deteriorating portions. <i>This building is a contributing building within the Heritage Conservation District Boundary and a Heritage Alteration may be required prior to any work to repair starts. A consultation with Planning Staff is recommended.</i>

The above itemized Violation(s) shall be remedied, and the property brought into compliance on or before **May 31, 2023**

YOU ARE HEREBY ADVISED that if this **NOTICE OF NON-CONFORMITY** is not complied with by the date listed above, that the city may issue a Property Standards **ORDER**, which shall incur an administration fee.



ALANNA SHAW
PROPERTY STANDARDS OFFICER
PLANNING & BUILDING SERVICES DEPARTMENT
alshaw@stthomas.ca
t. (519) 631.1680 EXT. 4220 f. (519) 633.6581
9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

St. Thomas
Building Services
Property Standards Notice of Non-Conformity
Heritage Conservation

12 April 2023

Re: Bowing brick of rear facade at unit 509 Talbot Street, St. Thomas

Notice No.: PSN-23-009

Figures 1 and 2 show the current condition of the bowing brick veneer. Brick ties have come loose from their original embeddings and allowed the veneer to bow over time.



Figure 1.



Figure 2.

The red line in [Figure 3](#) indicates where the outward fold of the veneer is occurring. The green line indicates very minor inward folding.



Figure 3.

Figure 4 shows the proposed measures to stabilize the brick veneer.

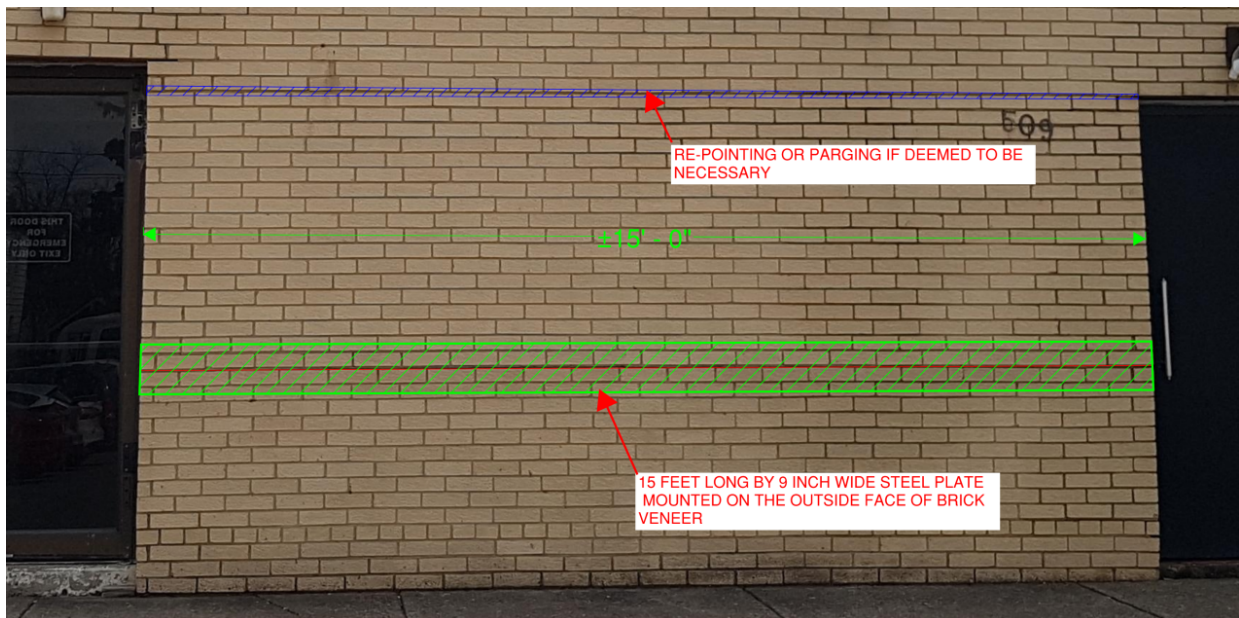


Figure 4.

Figure 5 elaborates on the prescribed construction from the exterior.

Figure 6 elaborates on the prescribed construction from the interior.

Final details are contingent on site verification prior to and during construction.
 This letter is strictly preliminary.

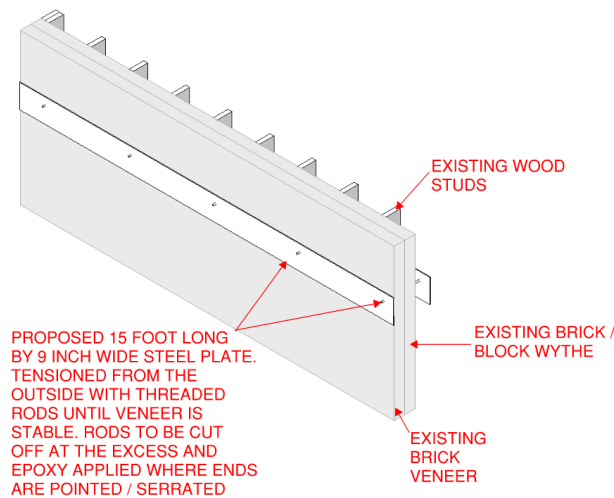


Figure 5.

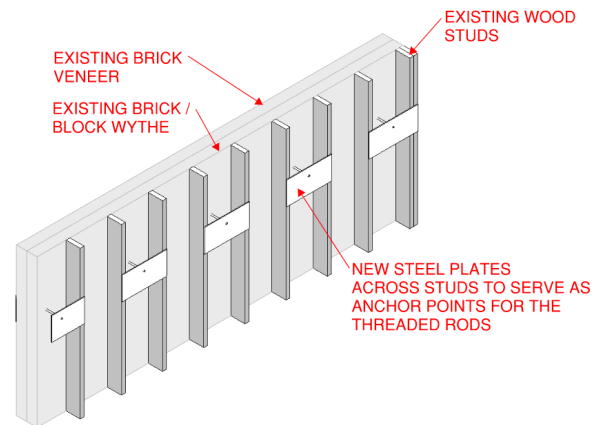


Figure 6.

In the event that the proposed construction becomes unfeasible, the building owner shall take immediate direction to rebuild the veneer with new bricks, mortar, and brick ties where appropriate. The new bricks shall match the existing brick in size and colour. The proximity shall be taped or fenced off to caution the public / patrons of ongoing construction.

Sincerely,
 Stephen Self, P.Eng
 Stephen Self Engineering
 Cert. of Authorization #100201103


PROPERTY STANDARDS NOTICE OF NON-CONFORMITY

Notice No.: PSN-23-010Notice Date: 10 March 2023

NOTICE APPLIED TO:	NOTICE ISSUED TO:
Municipal Address: 503 Talbot Street St. Thomas, ON N5P 1C3	1365353 Ontario Inc 509-511 Talbot Street St. Thomas, ON N5P 1C3


BE ADVISED that the property described above is owned by you, or in which you have an interest, and has been inspected by a Property Standards Officer appointed by the City of St. Thomas on or about 06 March 2023 has been found to be not in compliance.

The following violation(s) were observed at the above noted address:

ITEM	Description and Location
1.	The exterior brick wall above the doorway on the second story of the building (labeled as 509 Talbot Street) is in severe disrepair and poses a safety concern of falling pieces for any person entering or exiting.
	REFERENCE Section 4 – Building Standards 4.3.1 An Owner shall maintain all exterior walls, and other exposed surfaces, not inherently resistant to deterioration in good repair.
	REQUIRED ACTION IMMEDIATELY: Install boarding, mesh guard, or other temporary protection to prevent any bricks or pieces to fall into entranceway. Repair the brick to be free of any conditions which may create a safety hazard, repair deteriorating portions. <i>This building is a contributing building within the Heritage Conservation District Boundary and a Heritage Alteration may be required prior to any work to repair starts. A consultation with Planning Staff is recommended.</i>

The above itemized Violation(s) shall be remedied, and the property brought into compliance on or before **May 31, 2023**

YOU ARE HEREBY ADVISED that if this **NOTICE OF NON-CONFORMITY** is not complied with by the date listed above, that the city may issue a Property Standards **ORDER**, which shall incur an administration fee.



ALANNA SHAW
PROPERTY STANDARDS OFFICER
PLANNING & BUILDING SERVICES DEPARTMENT
alshaw@stthomas.ca
t. (519) 631.1680 EXT. 4220 f. (519) 633.6581
9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

St. Thomas
Building Services
Property Standards Notice of Non-Conformity
Heritage Conservation

12 April 2023

Re: 2nd storey loose bricks at unit 509 Talbot Street, St. Thomas

Notice No.: PSN-23-010

Figure 1 shows the current conditions of the existing 2nd storey rear elevation. Bricks deemed to be an immediate concern have been removed and inhabitants have been informed to avoid this area until further notice.



Figure 1.

Figures 2, 3, and 4 highlight areas where the loose bricks have been removed.



Figure 2.



Figure 3.



Figure 4.

The first proposal is to rebuild the portions of the wall where brick is missing or damaged. The combining of new yellow / brown bricks and salvaged bricks from the removal process, would be used to restore the walls until it was made good. The gutter, downspout, and edge flashing would be replaced, as well.

Figure 5 shows the second proposal. Final construction is subject to change based on live conditions. This letter is strictly preliminary.

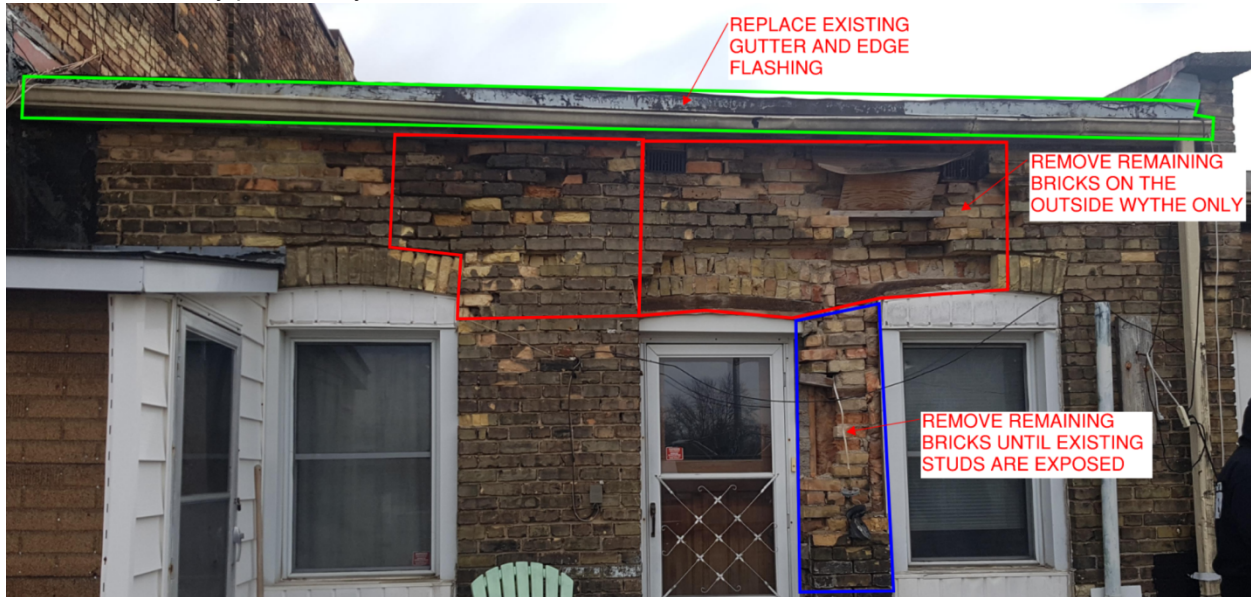


Figure 5.

The scope in green directs the replacement of the existing gutter, downspout, and metal edge flashing. The new flashing shall extend further down and cover the entirety of the edge perimeter to repel water from seeping into the wall from above.

The scope in red directs the removal of the remaining outer wythe of bricks until the inside wythe is exposed. New strapping shall be installed across this area until it extends out to the outermost brick as observed in the areas where no removal is directed.

The scope in blue directs the removal of all remaining brick until the existing wood studs are exposed. New studs or strapping shall be installed in this area until it extends out to the outermost brick as observed in the areas where no removal is directed.

Pending the completion of the directed construction noted above, new strapping shall be installed across the entire facade to prepare for the installation of new horizontal siding. The siding shall be of a colour that is found common to the area (white / yellow).

Sincerely,
 Stephen Self, P.Eng
 Stephen Self Engineering
 Cert. of Authorization #100201103