

AGENDA
THE EIGHTH MEETING OF THE MUNICIPAL HERITAGE
COMMITTEE

ROOM #304 / ZOOM

5:00 P.M.

October 11, 2023

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on September 13th, 2023.

NEW BUSINESS

Heritage Alteration Permit - HAP-13-23 - 548 Talbot Street **Pages 2-12**

Notice of Intent to Designate – 114 Metcalfe Street **Page 13**

NEXT MEETING

To be determined.

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)

September 26, 2023

ARK Property Group
548 Talbot Street
St. Thomas Ontario
N5P 1C4

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-13-23
Property: 548 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,

A handwritten signature in blue ink, appearing to read "Kevin McClure".

Kevin McClure, MCIP, RPP
Planner

cc: Abdul Basit, Legislative Services Coordinator, City of St. Thomas
Megan Pickersgill, St. Thomas Economic Development Corporation

MEMO

DATE: September 26, 2023

ATTENTION: Abdul Basit, Legislative Services Coordinator

SUBJECT: Heritage Alteration Permit
548 Talbot Street
HAP-13-23

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

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: SEP 14 2023	Consultation Date: _____
	Date Application Deemed Complete: _____	File Number: _____

OWNER/ APPLICANT

1. Property Owner
Name: ARK Property Group
Address: 548 Talbot St
Postal Code: **N5P 1C4** Phone: 519.860.2252 Fax: _____
Email: info@arkpropertygroup.ca

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

Who is the primary contact?
Registered Owner Applicant/ Agent
* Note: Unless otherwise requested all communications will be sent to the Applicant.
* Please indicate the method of communication you would like to be contacted by.
Phone Email Fax Mail

PROPERTY INFORMATION

1. Municipal Address: 548 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, 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.

<ul style="list-style-type: none">- Artist mock-up of the site- photo of the exterior wall in question

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

<ul style="list-style-type: none">- As part of the Track to the Future mural project, this mural will be painted on the alley-way west facing walls.- Colour scheme will be warm like a sunset (see attached)- Proper paint will be used for the exterior wall painting, such as Sherwin Williams Resilience Line- See attached concept for a visual representation of the direction this project will take.

APPLICANT DECLARATION

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

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

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

Collection of Personal Information:

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

AFFIDAVIT OR SWORN DECLARATION

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

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

Sworn (or declared) before me at the St. Thomas on this 12 day of September, 2023
City Day Month Year


Signature of Owner or Authorized Agent

12 September 2023
Date

September 12/23


Signature of Commissioner of Oaths, etc.

Sept 11/23
Date

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

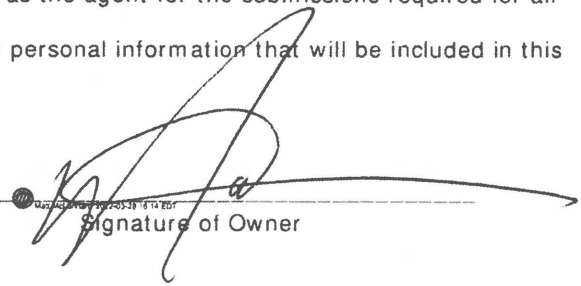
7
APPENDIX A – AUTHORIZATION OF OWNER

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

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

12 September 2023

_____ Date


_____ Signature of Owner

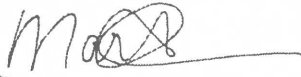
APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

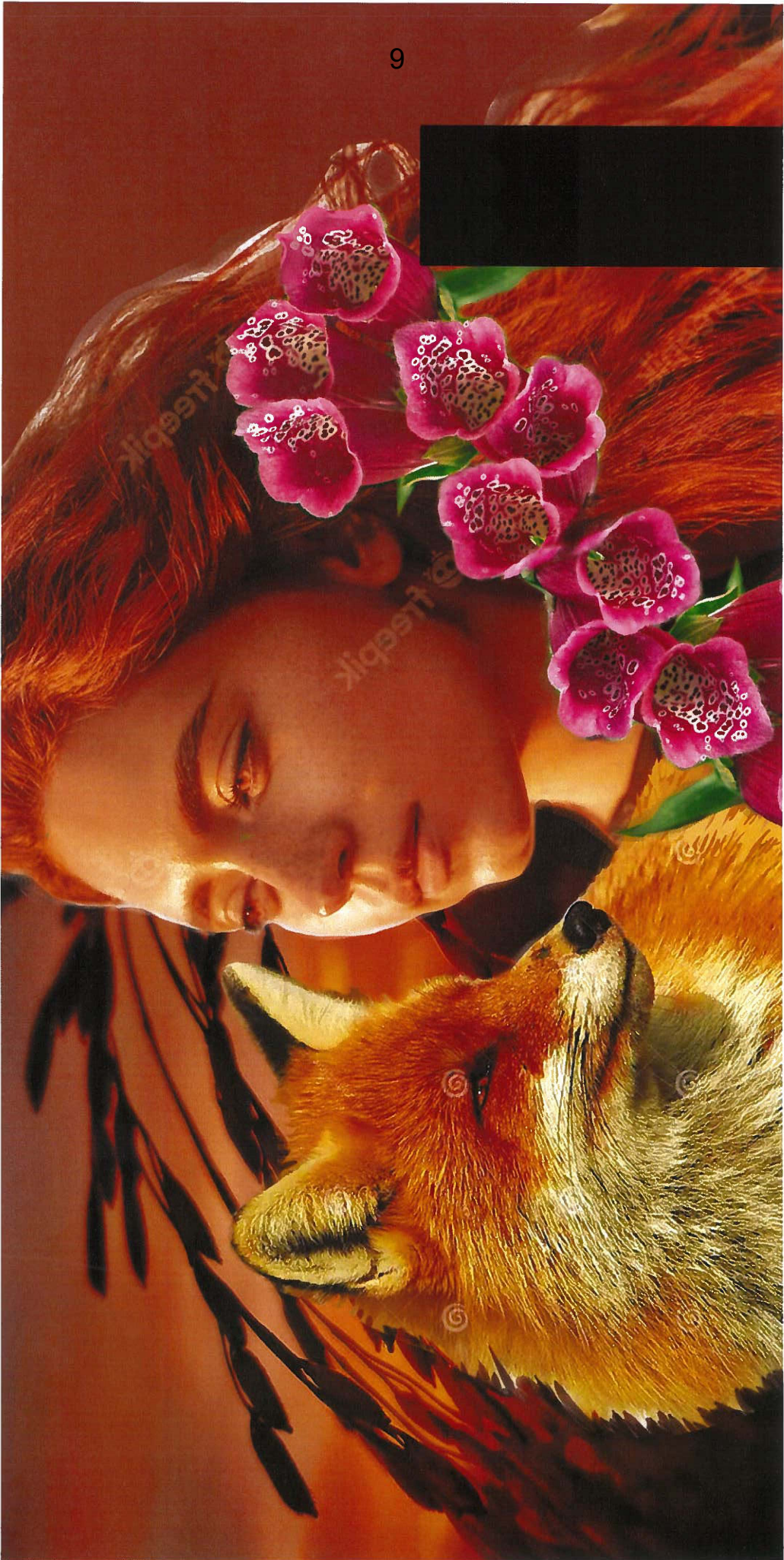
In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by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

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

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

September 2023
Date


Matt McLennan 2022-05-28 18:14 EDT
Signature of Owner





Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
9/26/2023
Meeting Date:
10/11/2023

Department: Planning & Building Services Department

Attachments

Prepared by: Kevin McClure, Planner

· Application and supporting materials

Subject: Heritage Alteration Permit for 548 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 ARK Development Group for a heritage alteration permit at 548 Talbot Street. The purpose of the application is to allow for the installation of a mural on an easterly sidewall of the building. A formal application was submitted on September 14, 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.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 548 Talbot Street has been identified as a “Contributing Resource” within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. Based on the proposed work, the Paint (4.3.2.5) and Side and Rear Elevations (4.3.2.11) subsections would apply. 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 easterly wall is visible from the White Street parking lot, it fronts onto a private walkway for the abutting commercial property.

4.3.2.5 Paint

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

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

As Staff has provide to the Committee in previous reports, while several murals have been approved through Heritage Alteration Permit applications, the Municipal Heritage Committee should ensure that it is satisfied with its recommendations to Council with respect to the Paint subsection of the HCD Plan.

4.3.2.11 Side and Rear Elevations

A policy for the side and rear elevations of contributing buildings also provides that these elevations should be complementary to the character of the HCD through the choice of materials and colours. As has been previously stated, final artwork has not been provided for this location. At this time, only an artists mock-up for the mural has been submitted. It is important to note that, notwithstanding some existing graffiti, the current façade is a red brick wall. That being said, it is difficult to determine whether the proposed artwork would be complementary to the character of the HCD and the goals and objectives of the “Track to the Future” mural project.

4.8.7 Commemorative Character Elements

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

The only specific guidance on murals in this section states, “consider side facades of non-contributing buildings

or those that do not contain original masonry to avoid damaging or obscuring original building materials when adding new painted murals". As has been previously indicated, the property has been identified as a contributing resource. Further, the mural is proposed to be painted on a brick surface.

STAFF COMMENT:

The proposed mural would be covering a portion of a sidewall that fronts on to a walkway that connects the White Street parking lot to Talbot Street. While there has been a murals concept provided along with this application, the Municipal Heritage Committee should ensure that the Committee is satisfied that the mural would be complimentary to the HCD area.

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

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

Nancy Irvine & David Irvine
114 Metcalfe Street,
St. Thomas, Ontario
N5R 3K9

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

NOTICE OF INTENTION TO DESIGNATE PLACES OF CULTURE HERITAGE VALUE OR INTEREST

Notice is Hereby Given that the Council of Corporation of the City of St. Thomas intends to designate as a place of cultural heritage value or interest the following property:

- 114 Metcalfe Street

The detailed reasons for designation of these properties can be seen in or obtained from the Office of the City Clerk, City Hall, 545 Talbot Street St. Thomas, Ontario from 8:30 a.m. to 4:30 p.m., Monday to Friday. Any person who objects to the intended designations shall within thirty days after the date of publication of this notice, serve on the City Clerk, a notice of objection in writing, setting out the objection and all relevant facts . The last day for filing an objection is November 6th, 2023.

DATED at St. Thomas, Ontario this 6th day of October, 2023.

Maria Konefal, City Clerk
Corporation of the City of St. Thomas

Cc: Municipal Heritage Committee, City of St. Thomas