

THE SIXTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

VIA ZOOM

OCTOBER 14TH, 2020

5:01 p.m. The meeting convened.

ATTENDANCE

Members

Russell Schnurr, Chair
Councillor Steve Peters
Harrison Cole
Steven McLarty-Payson
Ryan Belanger
Tino Clarke
Jennifer Childs

City Officials

J. Hindley, Corporate Admin & Accessibility Clerk
K. McClure, Planner

Others

Brian Bolt, Owner, 801-805 Talbot Street
Matt Litwinchuk, Student
Taylor Bridges, Student

Absent

Joe Docherty
Andru John

DISCLOSURES OF INTEREST

Nil.

MINUTES

The Chair noted that the Committee had approved \$1,400 per student, for a combined total of \$2,800.

Motion by Steven McLarty-Payson - Jennifer Childs:

THAT: The minutes of the meeting held on August 19, 2020, as amended, be confirmed.

Carried.

NEW BUSINESS

Heritage Alteration Permit and Planning Report HAP-09-20 – 801-805 Talbot Street -
Appendix “A”

The Chair provided an overview of the Heritage Alteration Permit application.

Brian Bolt, 801-805 Talbot Street advised that a wind event on June 10, 2020 had damaged the building, including the parapet walls and that the proposed work would return the building to its previous state prior to the event.

The members discussed the fact that the work needed to be completed before winter.

Motion by Jennifer Childs – Ryan Belanger:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 801-805 Talbot Street, relating to Application HAP-09-20.

Carried.

Heritage Mapping Students Update - Appendix “B”

Matt Litwinchuk and Taylor Bridges provided a Power Point presentation on their activities, including the heritage inventory mapping, updating of the walking tour brochures, and research of the MapMe program.

CONFIRMED _____ CHAIRMAN

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The members supported changing the Talbot Street walking tour brochure title to “Talbot Street Heritage Conservation District” and focusing on the contributing properties as listed in the district plan.

The members discussed reviewing the non-contributing properties for potential inclusion.

Ms. Bridges advised that the Courthouse Area, Old St. Thomas Church, and Historic Churches maps had been updated and are ready to print.

The Chair advised that Railway City Tourism is working on a new mural map, which could make the Committee’s mural brochure redundant.

The members agreed to discontinue the heritage mural brochure.

Mr. Litwinchuk and Ms. Bridges provided an overview of current printing costs from Scott’s Printing.

The Chair advised that he would reach out to the Downtown Development Board to solicit interest for advertising in the brochures to assist with the printing costs.

The members discussed the importance of adherence to the City’s Purchasing By-law, receiving additional printing quotes, exploring advertising options and focusing on updating the electronic listings and mapping before proceeding with any new printing.

MapMe Program

Mr. Litwinchuk advised that the existing online mapping program has limitations, as it allows for a maximum of 99 properties and can only show one photo per property.

Ms. Bridges provided an overview of the MapMe program, including features that allow for multiple photos or videos to be displayed on each property, as well as integration with Google Maps or a custom map. She advised that the Pro option allows for up to 400 properties, while the Pro+ option allows for 1000 properties and costs \$99 per month with the possibility of a 20% discount.

The members agreed to try out the program.

Motion by Jennifer Childs – Harrison Cole:

THAT: A subscription to MapMe at an approximate cost of \$594 plus tax be approved.

Carried.

2021 Budget

The members discussed the fact that the costs relating to the MapMe program would be paid out of the Program Supplies budget.

Motion by Steven McLarty-Payson – Harrison Cole:

THAT: The Municipal Heritage Committee submit the 2021 budget as follows:

Revenue

	National Trust for Canada Funding
	Book Sales
	Map Advertising Revenue
\$5,500	Council Grant

Expenses

\$2,500	Reg Part-time Wages
\$ 500	All Statutory Benefits

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\$1,000 Secretarial Support
\$1,500 Program Supplies

Carried.

91 Metcalfe Street

The Chair advised that the Committee had approved alterations to the heritage property at 91 Metcalfe Street, relating to a deteriorating column at the front in 2016. He further advised that a building permit had been applied for at that time and that work to both columns is just now being completed.

Urban Design Guidelines Recommendation

The members discussed the pressures of infill development on existing heritage properties.

The members discussed the use of urban design guidelines for the built form and how guidelines may differ depending on whether the property is in a suburban or intermediate area.

The Planner advised that some initial work had been completed on urban design guidelines and that the process requires Council approval and extensive public consultation with developers and the public.

The members discussed presenting correspondence to Council recommending that the development of urban design guidelines be considered. The members further discussed reaching out to the Downtown Development Board for support before sending the correspondence to Council.

Motion by Harrison Cole – Ryan Belanger:

THAT: Due to the increasing impacts on our built heritage assets by new infill development, the Municipal Heritage Committee recommend that the City consider creating and adopting city-wide urban design guidelines.

Carried.

Municipal Heritage Committee Consultation / Heritage Alteration Permit Enforcement

The members discussed concerns with alterations of heritage designated properties and properties within the Heritage Conservation District without knowledge of the Committee.

The members discussed the fact that as not all work requires a building permit, there may not be anything triggering the need to seek approval from Council for heritage alterations.

The Planner advised there are no enforcement mechanisms contained within the Heritage Conservation District Plan.

The members discussed the importance of educating property owners.

The Planner suggested that Council could invoke some enforcement powers under the Ontario Heritage Act and that the Committee may want to raise some of these concerns with Council and ask them to consider stronger measures.

Town of Amherstburg – Bill 108 Amendments

Motion by Harrison Cole – Steven McLarty-Payson:

THAT: The St. Thomas Municipal Heritage Committee recommends support for the letter received from Tammy Fowkes, Deputy Clerk, Town of Amherstburg regarding support for the Conservation Review Board to continue hearing appeals under the Ontario Heritage Act.

Carried.

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59 Walnut Street

The members discussed the propose zoning by-law amendment.

The members discussed the fact that the property is not designated and that the current development proposal includes higher density for the site.

The members discussed compiling research relating to the property for background for a potential designation in the future.

64 Gladstone Avenue

The members were advised that the property owners of 64 Gladstone Avenue had inquired about designating their property and that they had been requested to provide a letter of support to the Committee.

UNFINISHED BUSINESS

Heritage Home Inventory/Proposed Listed Properties

Designation By-laws - 423 Talbot Street and 47 Jonas Street

NEXT MEETING

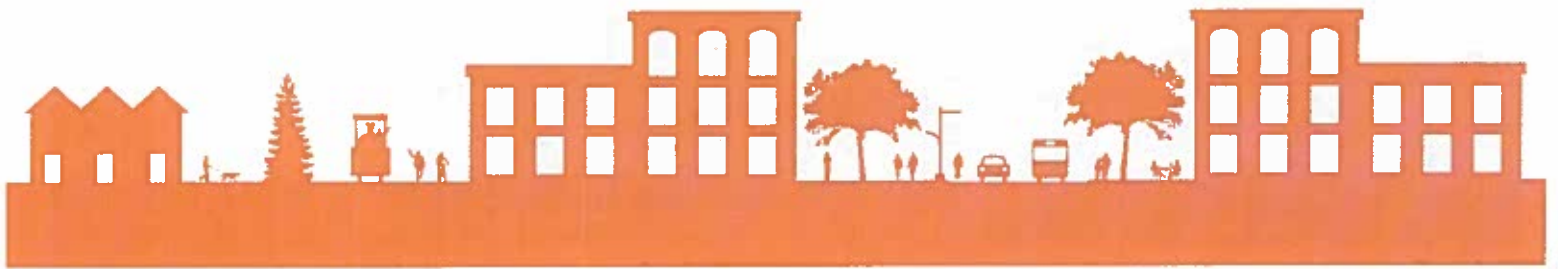
The next meeting is scheduled to take place on November 12, 2020 at 5:00 p.m.

ADJOURNMENT

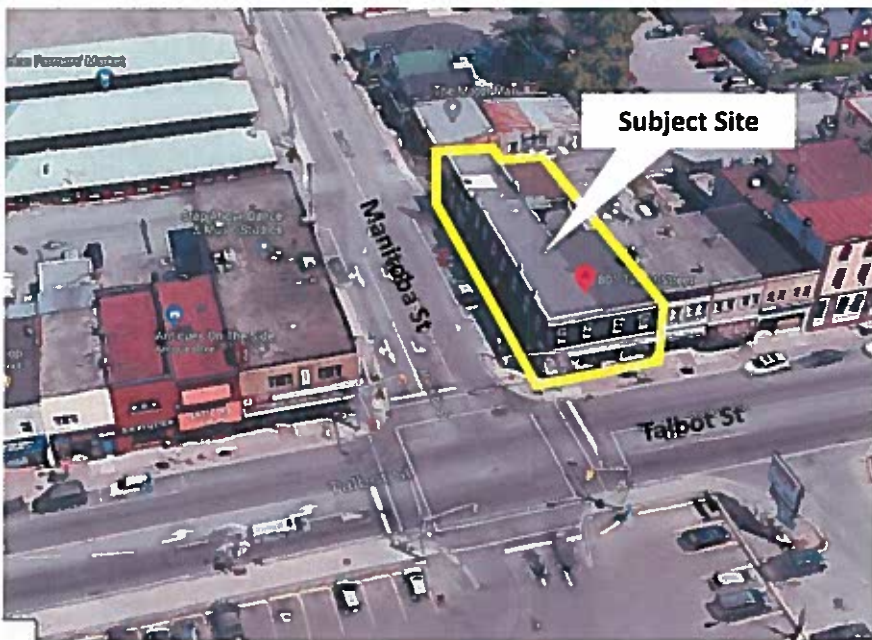
7:22 p.m. The meeting adjourned.

St. Thomas Municipal Heritage Committee

October 14, 2020



801-805 Talbot Street



Heritage Alteration Permit

Owner: Mr. Brian Bolt

Agent: Mehdi Mirzazadeh
Pario Engineering

801-805 Talbot Street



Reason for Alterations:

Collapse of the parapet walls on South and West elevations due to a wind event

801-805 Talbot Street



St. Thomas Elgin Food Bank

Reason for Alterations:

Collapse of the parapet walls on South and West elevations due to a wind event

801-805 Talbot Street



Damaged and/or displaced bricks of the West Elevation will be replaced. Undamaged bricks will be reused. New bricks will be painted to match existing bricks.

A new parapet wall, constructed of bricks with the same size and shape as the original ones, will be erected on the South Elevation with the same height as the original parapet wall.

Permeable paints will be used

Roof covering will be repaired/replaced and broken brick chimneys will be reconstructed

Heritage Mapping Students Update

St. Thomas Heritage Committee Meeting

Student Update Presentation
October 14, 2020 | Taylor Brydges & Matt Litwinchuk



2021 Budget

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ACCOUNT	DESCRIPTION	2020 ACTUAL JAN-JUL	2019 ACTUAL AUG-DEC	Previous 12 Month Actuals	2020 ANNUAL BUDGET	VARIANCE (\$)	VARIANCE (%)	2020 ANNUAL BUDGET	2021 PROPOSED BUDGET	2021 BUDGET INCREASE
MUNICIPAL HERITAGE										
REVENUE										
31-5-01-1-0002-908C	National Trust for Canada funding		\$ 2,962.50	\$ 2,962.50	\$ 3,950.04	-\$ 987.54	-\$ 0.25	\$ 3,950.04	\$ 3,950.04	\$ -
31-5-01-1-0002-948C	Book Sales		\$ 1,407.14	\$ 1,407.14		\$ 1,407.14	\$ -			\$ -
	TOTAL REVENUE		\$ 4,369.64	\$ 4,369.64	\$ 3,950.04	\$ 419.60	\$ 0.11	\$ 3,950.04	\$ 3,950.04	\$ -
EXPENSES										
31-5-01-1-0002-3011	Reg Part-time Wages		\$ 611.52	\$ 611.52	\$ 6,114.96	-\$ 5,503.44	-\$ 0.90	\$ 6,114.96	\$ 6,114.96	\$ -
31-5-01-1-0002-312C	All Statutory Benefits		\$ 48.75	\$ 48.75	\$ 515.04	-\$ 466.29	-\$ 0.91	\$ 515.04	\$ 515.04	\$ -
31-5-01-1-0002-407E	Secretarial Support	\$ 583.31	\$ 416.65	\$ 999.96	\$ 999.96		\$ -	\$ 999.96	\$ 999.96	\$ -
31-5-01-1-0002-501E	Program Supplies				\$ 1,500.00	-\$ 1,500.00	-\$ 1.00	\$ 1,500.00	\$ 1,500.00	\$ -
	TOTAL EXPENSES	\$ 583.31	\$ 1,076.92	\$ 1,660.23	\$ 9,129.96	-\$ 7,469.73	-\$ 0.82	\$ 9,129.96	\$ 9,129.96	\$ -
	TOTAL MUNICIPAL HERITAGE	\$ 583.31	-\$ 3,292.72	-\$ 2,709.41	\$ 5,179.92	-\$ 7,889.33	-\$ 1.52	\$ 5,179.92	\$ 5,179.92	\$ -

2021 Budget

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MUNICIPAL HERITAGE COMMITTEE

REVENUE	2021 Proposed	
31-5-01-1-0002-9080	National Trust for Canada funding	
31-5-01-1-0002-9460	Book Sales	
31-5-01-1-0002-9499	Map Advertising Revenue	
31-5-01-1-0002-7063	Council Grant	5,500
TOTAL REVENUE	5,500	
EXPENSES		
31-5-01-1-0002-3011	Reg Part-time Wages	2,500
31-5-01-1-0002-3120	All Statutory Benefits	500
31-5-01-1-0002-4076	Secretarial Support	1,000
31-5-01-1-0002-5019	Program Supplies	1,500
TOTAL EXPENSES	5,500	
TOTAL MUNICIPAL HERITAGE COMMITTEE		

91 Metcalfe Street



Spoke with Jim McCoomb

Building Permit 2016, Council Provided Consent

Copy of BP in file – cancelled?



Urban Design Guidelines



Urban Design Guidelines



Currently creating City-Wide Urban Design Guidelines to better illustrate how the land use policies can be applied within various contexts throughout the city.

The City-Wide Urban Design Guidelines can be utilized by the development community, members of the public, and various City departments in the review of development proposals and capital projects.

Possible recommendation to Council:

Due to the increasing impacts on our built heritage assets by new infill development, it is recommended that the city of St. Thomas create and adopt urban design guidelines for the entire city, and not just for Talbot Street

MHC Consultation/HAP Enforcement



Concerns regarding heritage alteration permit compliance, work completed without a heritage alteration permit, renovations to designated properties, emergency work orders to designated properties

i.e. PUC Building, MCR Bridge, MCRR Shops, 91 Metcalfe Street, 277-283 Talbot Street, 527 Talbot Street (Elgin Realty) etc.

MHC Consultation/HAP Enforcement



MHC Consultation/HAP Enforcement



Items of concern:

- Parapet wall.
- Overhanging eaves.
- Decorative trim below eaves.

We are proposing that we remove the parapet wall, the eaves, and the decorative trim and replace it with brick (where needed) and do a corbelling at the top of the building with a proper capping to eliminate any further damage to the building.



Q. What are we proposing to do?

A. Corbelling the top portion of the building and painting it the same colour as the brick below.



Note: This is just an example of corbelling.

MHC Consultation/HAP Enforcement

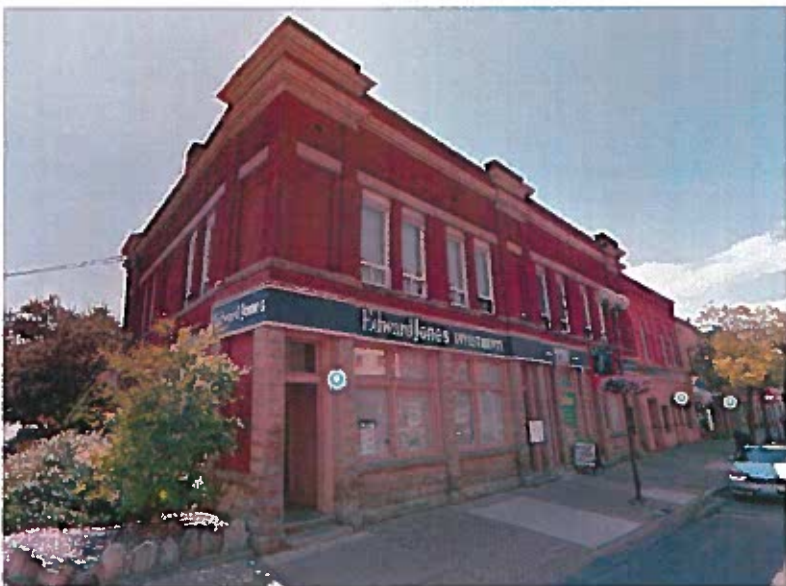


MHC recommended the HAP on May 9, 2019 and approved by council on May 13, 2019

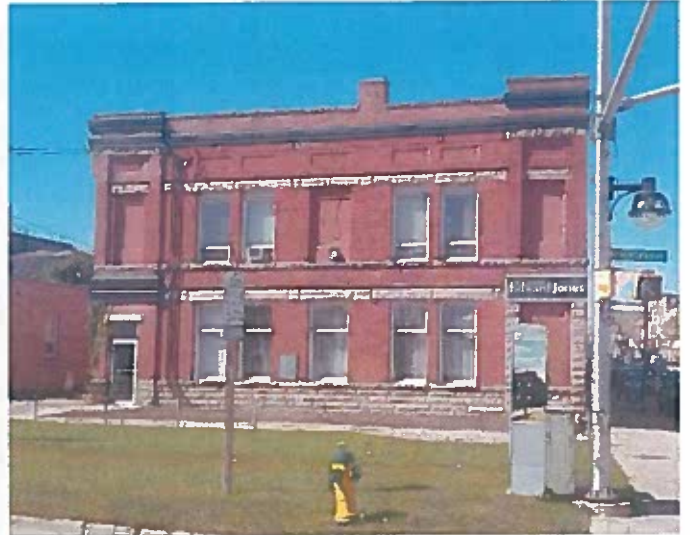
Elgin Realty building, the proposal included replacing the existing wood trim and parapet with a solid brick parapet that included corbelling.

In reality, we ended up with a flat brick parapet without any corbelling or the detail that was proposed.

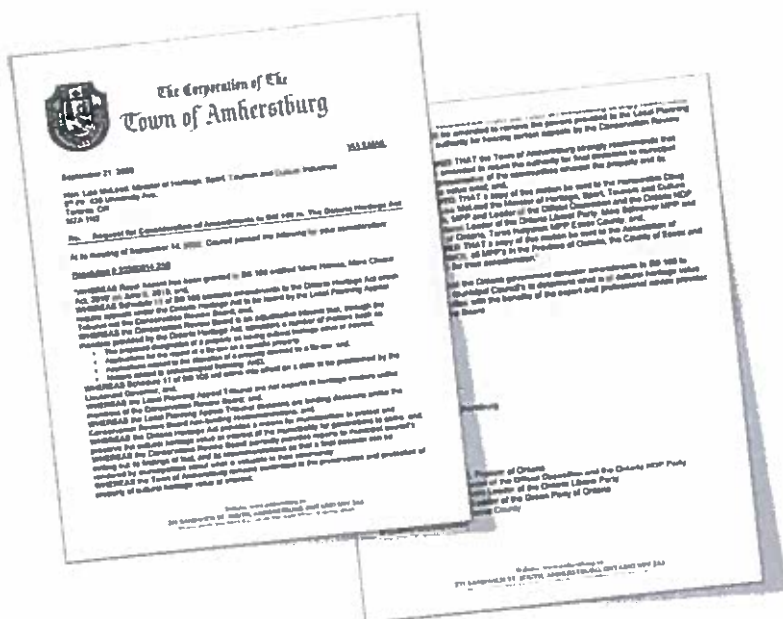
MHC Consultation/HAP Enforcement



MHC Consultation/HAP Enforcement



Town of Amherstburg

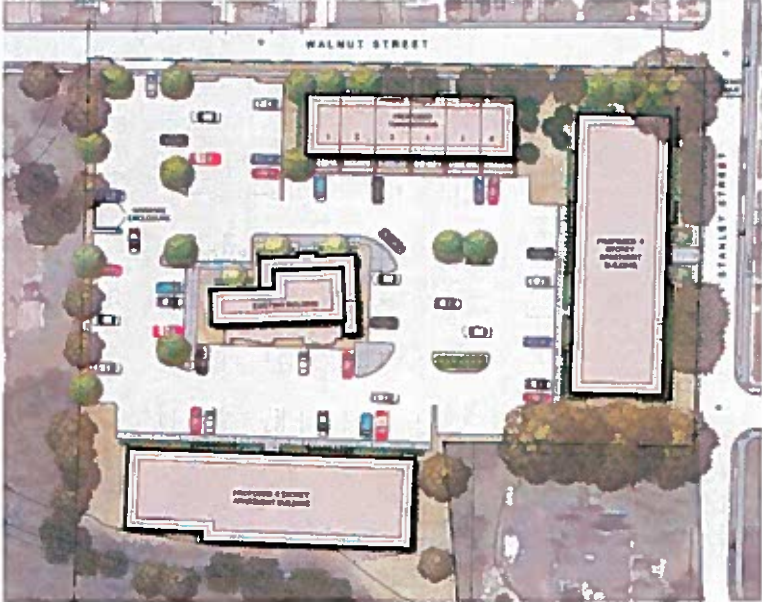


Recommends amendments to Bill 108 by town council

Retain hearing of certain appeals by the Conservation Review Panel (heritage experts) and not by LPAT (not heritage experts)

Return final decision making to local councils regarding what is of cultural heritage value or interest in their community

59 Walnut Street



106 Residential Units Total

6 unit townhouse building on Walnut St

40 unit, 4 storey apartment building on Stanley Street

60 unit, 6 storey apartment building to the rear of the site

59 Walnut Street



Street view, looking west from Stanley Street, St. Thomas, Ontario

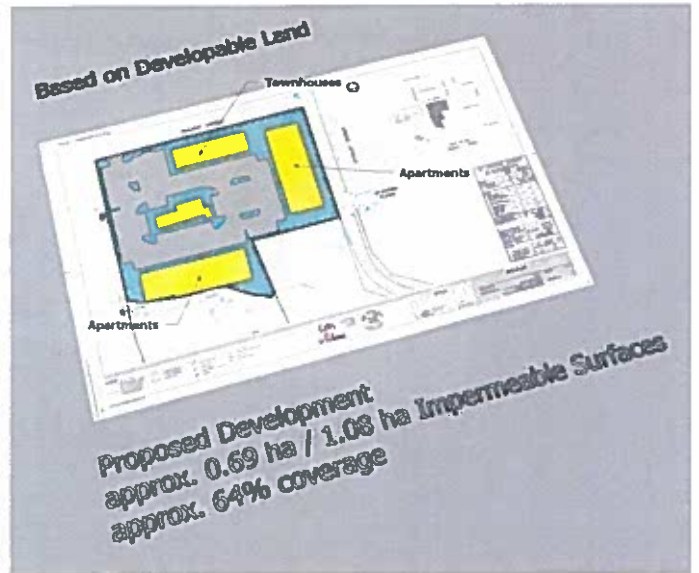
59 Walnut Street



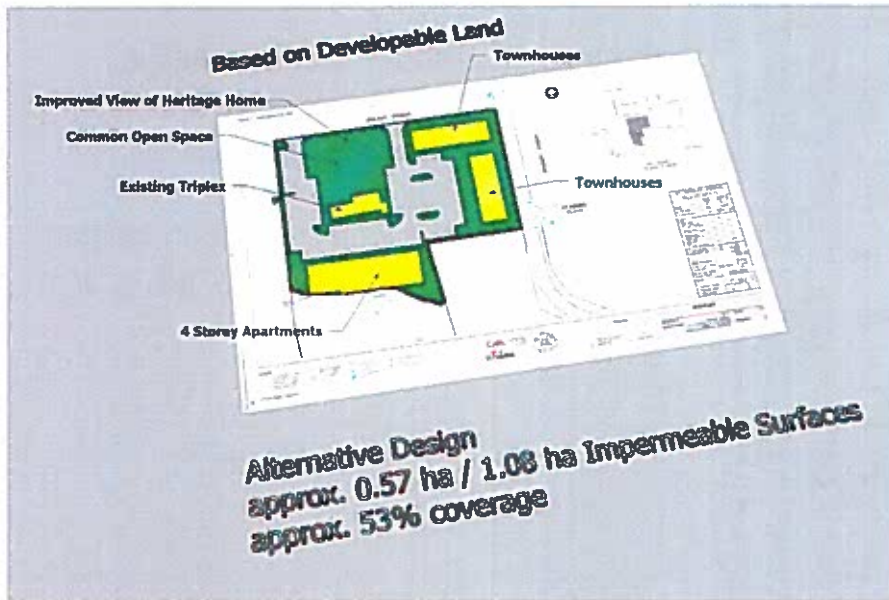
Planning report from staff did outline concerns regarding overdevelopment and lack of common landscaped open space

Planning report to council did not mention heritage because the site is not designated or listed

59 Walnut Street

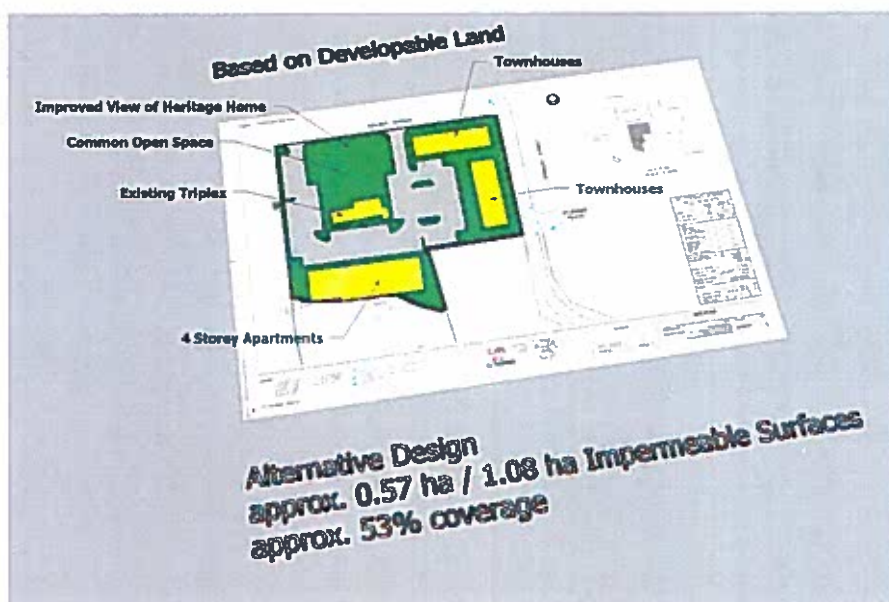


59 Walnut Street



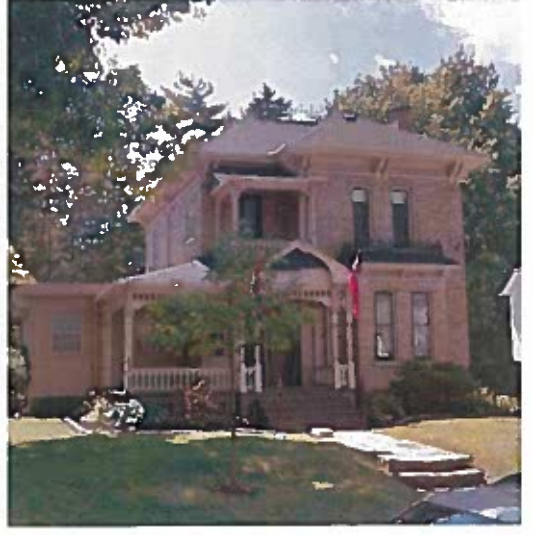
1. Reduce site coverage.
2. Increasing amount of useable and accessible common open space within the site.
3. Townhouses would be a more appropriate scale for infill along Stanley Street.
4. Although setback and hidden, the proposed 6 storey apartment building to the rear of the property may also be too high when compared to the surrounding context.

59 Walnut Street



5. The surrounding green space that is a strong heritage characteristic of the original property, is also lost. As well as the view of the heritage home, once home to Mayer Vincent Barrie, has been almost entirely obscured from Stanley Street and Walnut Street. I would recommend moving the proposed townhouse facing Walnut Street further to the east and removing the parking lot directly in front of the existing heritage home.

64 Gladstone



St. Thomas Heritage Committee Meeting

Student Update Presentation
October 14, 2020 | Taylor Brydges & Matt Litwinchuk



Outline

- Talbot Street Brochure
- Historic Churches Map
- Courthouse Area & Old. St. Thomas Church Area
- Mural Map
- Printing Costs
- Sponsors
- Heritage Inventory
- MapMe - Online mapping alternative

Talbot Street Brochure

- Should the brochure be more reflective of the conservation district?
- Proposed title change to "Talbot Street Heritage Conservation District"
- Currently 38 contributing properties not listed in the brochure and 18 non-contributing properties that are in the brochure
- Updated photo of Council

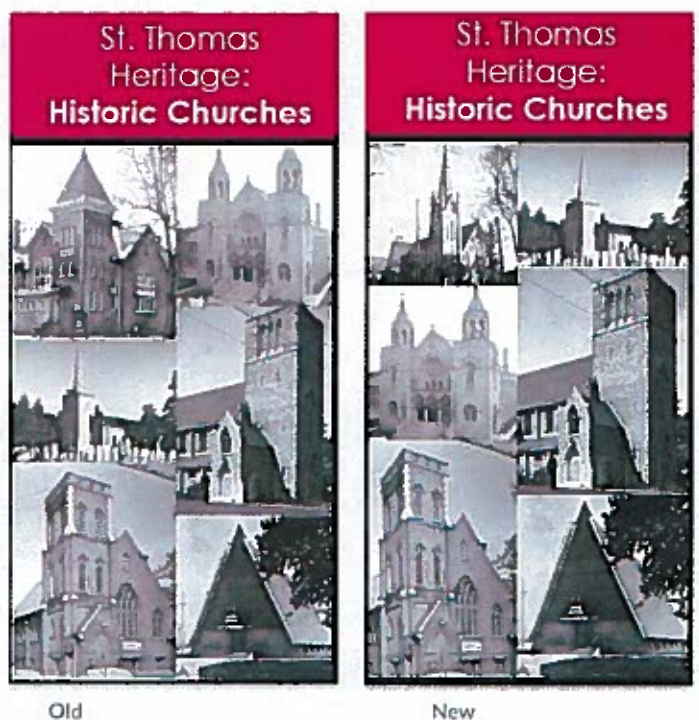
Talbot Street Online Map: <https://arcgis/4WiaT>



Historic Churches Map

- New revised cover collage to feature Trinity Anglican Church
- Ready to print

Online Map: <https://arcgis/m8n9i>



Old

New

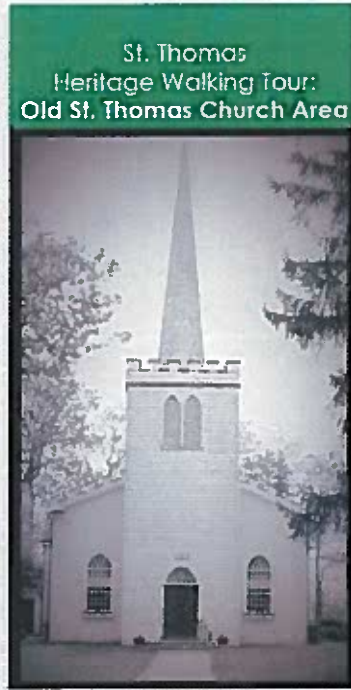


Courthouse Area & Old St. Thomas Church Map

- Ready to print
- Updated to include working links to web maps

Courthouse Online Map: <https://arcg.is/mXSGe>

Old St. Thomas Church Online Map: <https://arcg.is/8r0iX>



Mural Map

- With so many new murals popping up around the city, Megan Pickersgill and her team at Railway Tourism have plans to create their own mural map
- Heritage Committee mural map is no longer needed



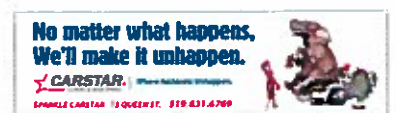
Printing Costs

Quantity	Description	Total Price
2,000	Printed 2 sided in full colour on 100lb gloss 8.5 x 14 folded to 8.5 x 3.5	\$1,490.00
	500 - Old. St. Thomas Church map	
	500 - Courthouse Area map	
	500 - Elgin County Murals map	
	500 - Historic Churches map	
4,000	Same specs as above	\$1,760.00
	1000 - Old. St. Thomas Church map	
	1000 - Courthouse Area map	
	1000 - Elgin County Murals map	
	4000 - Historic Churches map	
500	Talbot Street Walking Tour Booklets 40 page booklet printed 2 sided in full colour on 80lb gloss folded, collated, stitched and trimmed to size 3.5 x 8.5	\$1,610.00
1,000	Same specs as above	\$1,850.00
1,500	Same specs as above	\$2,105.00
2,000	Same specs as above	\$2,345.00



Sponsors

- A list of current sponsors - keep the same or contact new sponsors?



Updated Heritage Inventory

<https://arcg.is/01b19e>

- Now Including:
- Properties Under Consideration
 - Contributing Properties
 - Designated Properties
 - Existing Heritage Inventory Properties

Mapping Software Alternative: MapMe

<https://viewer.mapme.com/stthomasheritage/>

- Current mapping software has a limit of 99 points/sites to be placed on the map
- New software to allow for more customization, advanced sharing and editing capabilities, and more locations
- Discount for non-profit organizations

Story	Pro	Pro+
Create storytelling from active maps	Build maps with categories and filters	Customize maps with advanced features
\$24/month	\$49/month	\$99/month
Map gallery Marker customization 3D buildings Maps and line drawing Embed and share Up to 40 locations	Everything in Storytelling Categories and filters Data export Custom map styles Standard printing Up to 400 locations	Everything in Pro Multi-level & multi-select categories Advanced customization Content display rules HD printing Up to 1,000 locations
Start Free	Start Free	Start Free

Productivity	Have multiple users work together in the same Mapme account to create, edit or review maps		
Import		✗	✓
Team Collaboration	1	✗	✓