

THE SEVENTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

VIA ZOOM

JUNE 9TH, 2021

5:00 p.m. The meeting convened.

ATTENDANCE

Members

Russell Schnurr, Chair
Councillor Steve Peters
Harrison Cole
Steven McLarty-Payson
Ryan Belanger
Jennifer Childs
Ed van der Maarel (Departed 5:30 p.m.)
Tino Clarke

City Officials

J. Hindley, Corporate Admin & Accessibility Clerk
K. McClure, Planner
C. Peck, Chief Building Official

Others

Sean Dyke, CEO, Economic Development Corporation
Megan Pickersgill, Tourism Manager
Jan Mulder, 344-360 Talbot Street
Matt McLennan, 344-360 Talbot Street
Adam Altobelli, Agent, 344-460 Talbot Street
Craig Hill, Agent, 344-360 Talbot Street
Alicia Lesniak, Agent, 344-360 Talbot Street

DISCLOSURES OF INTEREST

Ed van der Maarel declared a pecuniary interest with regard to the Heritage Alteration Permit and Planning Report - HAP-03-21 - 344-360 Talbot Street report, as he is the owner of the company providing Heritage Consultant and Design Architect work for the project. He refrained from all discussion and action relating to the matter.

Ed Van der Maarel declared a pecuniary interest with regard to the Heritage Alteration Permit and Planning Report - HAP-05-21 - 488 Talbot Street report, as he provided some consulting work for the project. He refrained from all discussion and action relating to the matter.

Harrison Cole declared a pecuniary interest with regard to the Heritage Alteration Permit and Planning Report - HAP-05-21 - 488 Talbot Street report, as he is the owner of the property. He refrained from all discussion and action relating to the matter.

MINUTES

Motion by Councillor Peters - Harrison Cole:

THAT: The minutes of the meeting held on May 12, 2021 be confirmed.

Carried.

NEW BUSINESS

Heritage Alteration Permit and Planning Report - HAP-06-21 - 605 Talbot Street

Megan Pickersgill, Tourism Manager provided an overview of the Heritage Alteration Permit and the continuation of the Track to the Future mural project.

The members discussed the fact that the mural is being proposed to be painted directly on the brick wall, but that this specific brick is modern.

Motion by Councillor Peters - Harrison Cole:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 605 Talbot Street relating to Application HAP-06-21.

Carried.

CONFIRMED _____ CHAIRMAN

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Request for Alterations - Waterworks Park - 2 South Edgeware Road

Ms. Pickersgill provided an overview of the request for alterations at Waterworks Park.

Motion by Ed van der Maarel - Harrison Cole:

THAT: The request received from Megan Pickersgill, Tourism Manager, Railway City Tourism requesting consent to a proposed alteration to erect a painted mural at Waterworks Park be received for information; and further,

THAT: The Municipal Heritage Committee supports the request to erect a painted mural on the East facing South corner of the washroom building at Waterworks Park; and further,

THAT: The Committee direct the Chair to prepare a report for Council.

Carried.

Heritage Alteration Permit and Planning Report - HAP-03-21 - 344-360 Talbot Street

Mr. Jan Mulder, Ark Property Group, 344-360 Talbot Street provided an overview of the Heritage Alteration Permit application.

Mr. Adam Altobelli, Agent, 344-360 Talbot Street advised that the initial plan was to demolish the rear of the building and restore the front; however from structural assessments, it was identified that this would not be feasible and that demolition of the entire structure would be needed.

Ms. Alicia Lesniak, Agent, 344-360 Talbot Street provided an overview of the Heritage Impact Assessment prepared by a+LiNK Architecture in support of the Heritage Alteration Permit application.

Ms. Lesniak advised that the intent was to demolish the entire building, but rebuild the front façade, keeping as many reusable features as salvageable.

The Chief Building Official advised that the property had been subject to various orders throughout the years and that the current order to remedy was issued in February, 2020.

The members discussed the fact that the current application deals with demolition and that a future Heritage Alteration Permit would be required for redevelopment of the property.

The Planner advised that this would be a good opportunity for the members to provide feedback on future redevelopment.

The members expressed their concern about providing feedback without knowing what the future development would look like.

The Planner provided an overview of the policies and guidelines in the Heritage Conservation District Plan as it relates to demolition and new construction.

The members inquired about keeping the current façade.

Mr. Altobelli advised that structural engineers and demolition contractors were consulted about keeping the façade while selectively demolishing the rest of the building and that it was not feasible, as opinions were uncertain about the success of doing so and costs were too high for shoring up the façade.

Mr. Altobelli advised that although the current order focuses on the rear of the building, there are a number of other roof collapses and issues with spalling brick throughout the entire building.

The members inquired about the ability to replicate the existing façade as part of any new development on the site.

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Mr. Altobelli advised that the costs to construct a façade that is sympathetic to the area had been anticipated by the property owner.

Mr. Altobelli advised that a peer review of the structural assessment had been completed after the submission of materials for the Heritage Alteration Permit.

The members discussed the fact that the Heritage Impact Assessment recommends the reconstruction of the façade as it is now, which appears to conflict with some of the policies and guidelines of the Heritage Conservation District as they relate to new construction being recognizable of its own time and being sympathetic in character.

The members discussed the possibility of recommending the issuance of a Heritage Alteration Permit, subject to the recommendations contained within the Heritage Impact Assessment.

Ms. Lesniak advised that due to timing pressures to address the Order on the property, the development of detailed designs of the future development and façade had not taken place.

The members discussed postponing consideration of this matter to allow for the submission of further materials about the demolition and future development.

The Chief Building Official expressed concern about delaying the consideration of the permit, as the Order needs to be addressed before the building deteriorates further, particularly if it is left for another winter.

Motion by Harrison Cole - Steven McLarty-Payson:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 344-360 Talbot Street relating to Application HAP-03-21, provided that:

(a) Any new development on the property be subject to the recommendations contained within the Heritage Impact Assessment as submitted in support of Application HAP-03-21.

Carried.

Heritage Alteration Permit and Planning Report - HAP-05-21 - 488 Talbot Street

Mr. Harrison Cole, 488 Talbot Street provided an overview of the Heritage Alteration Permit application.

The members inquired about any plans for the storefront ground level façade.

Mr. Cole advised that the current application deals with the upper floor and that when he has plans for the ground level façade, he will apply for a Heritage Alteration Permit at that time.

Motion by Steven McLarty-Payson - Ryan Belanger:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 488 Talbot Street relating to Application HAP-05-21.

Carried.

Listing Properties on Heritage Register - Feedback Update

The Corporate Administrative & Accessibility Clerk provided an overview of feedback and common questions received to date about listing properties on the heritage register.

The Chair advised that he had spoken to Eric Bunnell with the St. Thomas Times Journal and that there may be an article published about the initiative.

The Chair advised that he was updating the background of the properties proposed to be listed that do not have as much detail. He further advised that he was referencing the heritage home inventory and that he may need some assistance from the members to prepare some comments.

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The members discussed the subsequent report to Council proposing the properties to be listed and that it should include a summary of feedback.

Municipal Heritage Committee Facebook Page

The members discussed the fact that the Committee's Facebook page is not actively monitored.

The Corporate Administrative & Accessibility Clerk advised that specific inquiries made to the Committee's Facebook page could be referred to Customer Service.

UNFINISHED BUSINESS

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

The Corporate Administrative & Accessibility Clerk advised that Council had deferred consideration of designating 423 Talbot Street and 47 Jonas Street.

NEXT MEETING

The next meeting is scheduled to take place on July 14, 2021 at 5:00 p.m.

ADJOURNMENT

7:20 p.m. The meeting adjourned.