

THE EIGHTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

VIA ZOOM

JUNE 29TH, 2021

5:13 p.m. The meeting convened.

ATTENDANCE

Members

Russell Schnurr, Chair
Councillor Steve Peters
Harrison Cole
Steven McLarty-Payson
Tino Clarke

City Officials

J. Hindley, Corporate Admin & Accessibility Clerk
K. McClure, Planner
C. Peck, Chief Building Official
L. Pompilii, Director, Planning & Building Services

Absent

Ryan Belanger
Ed van der Maarel
Jennifer Childs

Others

Jan Mulder, 344-360 Talbot Street
Matt McLennan, 344-360 Talbot Street
Patrick Maloney, Solicitor, 344-360 Talbot Street
Adam Altobelli, Agent, 344-460 Talbot Street
Craig Hill, Agent, 344-360 Talbot Street

DISCLOSURES OF INTEREST

Nil.

Special Meeting

NEW BUSINESS

Heritage Alteration Permit - HAP-03-21 – 344-360 Talbot Street

Mr. Patrick Maloney, Solicitor, 344-360 Talbot Street provided an overview of the additional materials and revised Heritage Impact Assessment submitted in support of the application.

Mr. Maloney advised that based on additional structural assessments including a recently completed peer review, it was determined that the Talbot Street façade would not be salvageable for re-use. He further advised that this updated information formed the basis for the revised Heritage Impact Assessment by a+LiNK Architecture.

Mr. Maloney requested that the Committee reconsider its initial recommendation to include the revised Heritage Impact Assessment.

The members expressed concern over conflicting information regarding the condition of the façade masonry and the removal of any information and diagrams about what future development on the site may look like.

Mr. Maloney advised that the revised materials and Heritage Impact Assessment was compiled as quickly as possible and that there were timing pressures to address the City's Orders and the requirements of the Ontario Heritage Act.

Mr. Adam Altobelli, Agent, 344-360 Talbot Street advised that massing concepts and diagrams about future development were removed from the updated Heritage Impact Assessment as there may be other Planning Act applications, such as zoning, to be worked through as part of the new development process.

The members inquired about feasibility of the project based on the cost estimate to isolate and salvage the front façade.

Mr. Altobelli advised that the high cost estimates and the uncertainty as to whether isolating and attempting to salvage the front façade would work are key factors in it not being feasible to fulfill the recommendations of the original Heritage Impact Assessment.

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The members discussed the fact that the City would be losing a historic length of façade on Talbot Street, and that any new development would be subject to the policies in the Heritage Conservation District Plan.

Mr. Matt McLennan, 344-360 Talbot Street advised that he had reached out to members of the Committee for any historic photos of this block to assist with the design of the façade in future development.

The Planer advised that should the members support the application based on the revised Heritage Impact Assessment, it should note that the future development will be high density and not low density as currently stated.

The members discussed the fact that they would like to see the current façade replicated as much as possible as part of any new development.

Motion by Councillor Peters - Harrison Cole:

THAT: The resolution from the Municipal Heritage Committee meeting of June 9th, 2021 regarding the Heritage Alteration Permit for the property at 344-360 Talbot Street be reconsidered.

Carried.

Motion by Harrison Cole - Tino Clarke:

THAT: The Municipal Heritage Committee rescind the resolution recommending the issuance of a Heritage Alteration Permit for the property at 344-360 Talbot Street subject to any new development on the property being subject to the recommendations contained within the Heritage Impact Assessment as submitted in support of Application HAP-03-21.

Carried.

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 updated Heritage Impact Assessment, dated June 23, 2021, noting that it is of high density, as submitted in support of Application HAP-03-21; and,

(b) The existing façade and streetscape be replicated as much as possible as part of new development on the subject property, using any historic elements that are salvageable as part of the 2-storey façade at 344-360 Talbot Street.

Carried.

Summer Students

The Chair advised that the Committee would be eligible for funding from Young Canada Works for two positions funded at 80%. He further advised that this would be reviewed at the next regular meeting.

Councillor Peters inquired about the printing of the Talbot Street maps.

The Chair advised that not enough advertisers had been secured yet to have them printed and that hopefully future students can go door to door downtown soliciting interest from businesses.

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Listing of Properties on Heritage Register

The Chair advised that he was cross referencing the proposed listings with the heritage home inventory, but that some gaps in reasons for listing still existed. He further advised that he would send this out to the members to assist with filling in these gaps.

UNFINISHED BUSINESS

NEXT MEETING

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

ADJOURNMENT

6:22 p.m. The meeting adjourned.