

THE EIGHTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

VIA ZOOM

OCTOBER 5, 2022

5:01 p.m. The meeting convened.

ATTENDANCE

Members

Russell Schnurr, Chair
Ryan Belanger
Jennifer Childs
Tino Clarke
Harrison Cole
Steven McLarty-Payson
Ed van der Maarel

City Officials

J. Hindley, Corporate Admin & Accessibility Clerk
L. Pompili, Director, Planning & Building Services
K. McClure, Planner

Others

Oreste Caputo, Agent, 341 Talbot Street
Lucrezia Caputo, Agent, 341 Talbot Street
Dane Moffatt, 389-393 Talbot Street

Absent

Councillor Steve Peters
David Goodwin

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Ed van der Maarel - Jennifer Childs:

THAT: The minutes of the meeting held on September 14, 2022 be confirmed.

Carried.

NEW BUSINESS

341 Talbot Street - Future Heritage Alteration Permit

The Planner advised that the stucco had been removed and that the brick was repaired per the order of the Property Standards Officer. He further advised that the one outstanding component of the order is the wood cladding at the back that is not exterior grade.

Oreste Caputo and Lucrezia Caputo, 341 Talbot Street advised that their initial cladding idea was metal siding.

The Planner advised that metal cladding on the lower part of the building would close off the order, but that a Heritage Alteration Permit would still need to be officially filed.

The members discussed the fact that the adhesive material that was left on the brick after the stucco was removed would be difficult to remove.

The members discussed the fact that the wood beam at the top of the main floor would need to be covered with cladding as well.

The members discussed the fact that metal cladding would not do any more harm to the brick underneath and that a neutral beige coloured cladding would be preferred.

The members supported the concept of applying the metal cladding to all of the rear of the building, rather than leaving the brick and stucco adhesive material exposed.

The members discussed visually breaking up the rear of the building by having vertical siding on the top and bottom, but with a horizontal section in between to draw distinction between the upper and lower levels.

CONFIRMED _____ CHAIRMAN

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Heritage Alteration Permit and Planning Report - HAP-12-22 - 389-393 Talbot Street

Dane Moffatt, 389-393 Talbot Street provided an overview of the revised elevation drawing for 389-393 Talbot Street.

The members discussed some further changes, in line with what was previously discussed.

Motion by Harrison Cole - Steven McLarty-Payson:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for 389-393 Talbot Street relating to Application HAP-12-22 and the amended drawing submitted October 1, 2022, subject to the following:

- (1) Reduce brick height below main floor windows to 12-18 inches in height, as shown on Note "A"
- (2) Replace brick beside the entrance of 387 Talbot Street with a dark panel to match the double doors entrance for 389-393 Talbot Street, as shown on Note "B"
- (3) The two main floor end units have identical window spacing and sizing, as shown on Note "C"

Carried.

36 St. Catharine Street - Former PUC Building

The Chair advised that work had been undertaken at 36 St. Catharine Street, including the replacing of windows, without permission from Council and that this work was reported to Planning & Building Services staff.

The Planner advised that as the work did not require a building permit, nothing was triggered internally, but that the Property Standards Officer acted on the complaint and issued a notice.

The Director, Planning & Building Services advised that some discussions had taken place with the property owner about the violation and that they were notified to submit the alterations request to the City Clerk's office, which has yet to be received.

The Director, Planning & Building Services reminded the members that concerns such as this can be forwarded to the City's Customer Service division who will assign a service request to the appropriate department.

344-360 Talbot Street

The members discussed the fact that the demolition of 344-360 Talbot Street had begun.

Ed van der Maarel advised that he had walked through the building years ago and that there was nothing significant on the interior to salvage.

The Director, Planning & Building Services advised that staff have been reaching out to the owner about redevelopment plans and potential incentives.

394-396 Talbot Street

The Chair advised that a Property Standards Order remains outstanding at the property and that the Property Standards Officer had requested an update on repairs from the property owner.

The members discussed Property Standards processes, particularly in the downtown and saving properties from demolition by neglect.

The members discussed the possibility of having a building official at a future meeting to discuss Property Standards processes.

The Planner advised that there is no direct enforcement provisions under the Heritage Conservation District Plan.

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The members inquired about the recommendation in the Heritage Conservation District Plan about updating the Property Standards by-law in order to enforce heritage components.

The Planner advised that some processes relating to the Heritage Conservation District Plan need to be finalized and that a report to Council may be required.

UNFINISHED BUSINESS

NEXT MEETING

The next meeting is scheduled to take place on November 9, 2022 at 5:00 p.m.

ADJOURNMENT

6:35 p.m. The meeting adjourned.