

THE SECOND MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

VIA ZOOM

APRIL 12, 2023

5:00 p.m. The meeting convened.

ATTENDANCE

Members

Harrison Cole, Chair
Councillor Steve Peters
Ryan Belanger
Jennifer Childs
David Goodwin (Arrived 5:10 p.m.)
Steven McLarty-Payson
Russell Schnurr
Ed van der Maarel (Arrived 5:27 p.m.)

City Officials

J. Hindley, Deputy City Clerk
K. McClure, Planner
L. Pompilii, Director, Planning & Building Services
N. Bokma, Manager, Development & Compliance
A. DiCicco, Chief Building Official

Others

Abimbola Pariola, Agent, 637 and 639 Talbot Street
Kathy Ratchford, Agent, 637 and 639 Talbot Street

Absent

Tino Clarke

DISCLOSURES OF INTEREST

Nil.

MINUTES

Motion by Steven McLarty-Payson - Jennifre Childs:

THAT: The minutes of the meeting held on February 8, 2023 be confirmed.

Carried.

NEW BUSINESS

Heritage Alteration Permit - HAP-04-23 - 637 and 639 Talbot Street

Ms. Kathy Ratchford, Agent, 637 and 639 Talbot Street provided an overview of the Heritage Alteration Permit application.

The members discussed the fact that until the existing cladding is removed, it is difficult to know the condition of the façade underneath and whether the brick is painted.

The members discussed that the elevation drawings appear to show proposed signage higher than the historic height of signage along this block of Talbot Street.

Ms. Abimbola Pariola, Agent, 637 and 639 Talbot Street advised that their intent will be to match the signage height with the existing neighbouring heights, and further, that the windows remain intact on the upper levels, underneath the cladding.

The members discussed the fact that the building is currently a non-contributing resource within the Heritage Conservation District, but that it could be assessed as a contributing resource after the cladding is removed.

The members discussed requesting revised elevation drawings after the removal of the cladding as a condition on the permit.

Motion by Jennifer Childs - David Goodwin:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for 637 and 639 Talbot Street relating to Application HAP-04-23, subject to the following:

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- Signage above the first floor align with the historic height of signage along the Talbot Street block between John Street and Flora Street as shown in the heritage photos to be attached to the permit
- The applicant provide updated elevation drawings after removal of the existing cladding

Carried.

Heritage Alteration Permit - HAP-05-23 - 471 Talbot Street

The Planner provided an overview of the Heritage Alteration Permit application. He advised that the applicant is intending to construct an indoor/outdoor gallery space with glassed in garage doors and a balcony on the second level.

The members discussed any potential issues with this space being converted into a parking garage in future.

The Planner advised that theoretically, it could become an enforcement issue in future, but that the current request is in compliance with the Zoning By-law.

Motion by Councillor Peters - Russell Schnurr:

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for 471 Talbot Street relating to Application HAP-05-23.

Carried.

Heritage Assessment and Demolition of 44592 Edgeware Line

The Director, Planning and Building Services discussed mitigation strategies that will be used in relation to the demolition of non-heritage designated property at 44592 Edgeware Line, which had some heritage value identified as part of due diligence processes relating to industrial land development.

The Director, Planning and Building Services advised that the property has been documented and that the documentation will be submitted to the Elgin County Archives. He further advised that future naming conventions may give consideration to former residents and indigenous communities of the area.

The Director, Planning and Building Services advised that contractors are working to salvage as many materials as possible which were identified in a Heritage Impact Assessment and will be delivered to a City controlled site, with the intention to eventually find end users. He further advised that the 1891 inscribed wood sign would be donated to the Elgin County Archives.

Councillor Peters advised that the properties in this area had already undergone extensive archaeological assessments with indigenous involvement and that further assessments would be taking place on recently acquired lands.

The members discussed other properties in this area that may be affected and have some heritage value.

The Director of Planning and Building Services advised that there is a property at Yarmouth Centre Road and Edgeware Line that Central Elgin had listed on their heritage register that he would be discussing with the members in future.

The members inquired about receiving the Heritage Impact Assessment.

The Director of Planning and Building Services advised that he would follow up with the members on whether this can be released.

Overview of Property Standards Order Processes

The Chief Building Official provided an overview of Property Standards Order processes.

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The Chief Building Official advised that ideally, City staff work with building owners to achieve compliance and utilize notices first to establish compliance timelines, before moving toward other enforcement pieces such as Property Standards Orders. He further advised that Orders are now being registered on title and that charges can be considered in some cases.

The Chief Building Official advised that not all works require a building permit, but when one is required, a heritage review is automatically triggered. He further advised that he would follow up with the Property Standards Officer to ensure heritage checks are being conducted on Property Standards files.

The members inquired about updates relating to 344-360 Talbot Street and 392 Talbot Street.

The Director of Planning and Building Services advised that only preliminary discussions had taken place with the property owner of 344-360 Talbot Street and that they were asked to engage with the Committee early on in any development processes.

The Chief Building Official advised that the majority of Property Standards issues are complaint driven and that anyone can submit a complaint through the City's Customer Service division.

The Chief Building Official advised that established case law identifies an approximate time limit of one year from the issuance of an Order to taking charges before the courts.

The Director of Planning and Building Services advised that other options to achieve compliance include the City performing work at the owner's expense.

Councillor Peters advised that the Fire Department is currently reviewing upper floors on Talbot Street to get a better sense of how to get into them.

The members inquired about any requirement for property owners to heat vacant buildings.

The Chief Building Official advised that vacant buildings only need to be heated if they have a sprinkler or fire system.

Draft Delegation By-law for Heritage Alteration Permits

The Planner provided an overview of the draft delegation by-law for Heritage Alteration Permits, including the proposed Classes of Alterations and the potential for reporting to Council on permits issued. He further advised that staff are looking for the Committee's support of the by-law, before a report is brought to Council.

The members discussed the benefits of delegation, the fact that staff could still bring applications to the Committee and that more work may be getting done to address longstanding Property Standards issues in the downtown.

The members discussed the difficulty with signage requests, as they are often varied in scope and location and that categories of signage may be difficult to define.

The members expressed their support for the by-law with the removal of signage as a Class of Alteration for both contributing and non-contributing resources in the delegation by-law at this time.

Motion by Jennifer Childs - David Goodwin:

THAT: Report HCR-04-23 relating to the Draft Delegation By-law for Heritage Alteration Permits be received for information; and further,

THAT: The Municipal Heritage Committee supports the draft delegation by-law as attached to Report HCR-04-23, subject to the removal of signage as a Class of Alteration for both Contributing and Non-Contributing Resources.

Carried.

TD Design Competition

Russell Schnurr advised that the railway lands would be the subject of a design competition in 2024 in partnership with TD Bank, Fanshawe College and Doug Tarry Homes. He further advised that a steering committee would be developed at Fanshawe to include various stakeholders and that background and resources for the competition would be integrated into the fall curriculum.

The members discussed the fact that the students will need to understand the policy framework for this area, including the Heritage Conservation District Plan.

Hiring of Student

Russell Schnurr advised that approval for a 70% funded student was received from Young Canada Works and that he would be willing to manage them through the Urban 360 lab at Fanshawe College with the intention of the student working from mid-May to mid-August. He further advised that the student would cost the Committee approximately \$1,800.

Motion by Jennifer Childs - David Goodwin:

THAT: The Municipal Heritage Committee approves the hiring of one Young Canada Works position at an approximate cost to the Committee of \$1,800.

Carried.

Property Updates

The members inquired about updates relating to 248 Talbot Street and 389-393 Talbot Street.

The Planner advised that work is progressing to clear the lot and ready for construction at 248 Talbot Street and that there are no updates relating to work at 389-393 Talbot Street.

UNFINISHED BUSINESS

NEXT MEETING

The next meeting is scheduled to take place on May 10, 2023 at 5:00 p.m. in Committee Room #304 and via Zoom.

ADJOURNMENT

7:05 p.m. The meeting adjourned.