



August 12, 2019

SENT ELECTRONICALLY

Regional Municipality of Niagara
1815 Sir Issac Brock Way, PO Box 1042
Thorold ON L2V 4T7

Attention: Ann-Marie Norio, Regional Clerk

Dear Ms. Norio:

RE: Delegation Request - 16 Queen Street, Heritage Permit H-19-016 Heritage Permit issued under sections 33 or 42 of the Ontario Heritage Act

Please be advised the Council of The Corporation of the Town of Niagara-on-the-Lake, at its regular meeting held on July 15, 2019 approved a Heritage Restoration and Improvement Grant for 16 Queen Street, a Part V designated property in Niagara-on-the-Lake, at \$4,565.20 for exterior painting of the building.

The painting project was completed prior to approval by Town Council and prior to submission of necessary documentation to Regional staff. The matching funding cannot now be approved through the typical process, with delegated Regional Staff authority, because the project was undertaken prior to submission of necessary documentation to the Region.

Town Staff and the Niagara-on-the-Lake Municipal Heritage Committee recommended approval of the grant based on several factors: firstly, the wood windows were restored in 2017 and the advice of the heritage contractor was to paint as soon as possible in order to avoid deterioration of the wood fabric. Furthermore, encroachment permits to erect scaffolding over the sidewalks on Queen Street are not issued by the Town between the months of late May to September, so the applicant was working within a tight timeline in which to complete the necessary painting.

Town staff have inspected the completed project and are satisfied that the project was carried as per best practices in heritage conservation.

Given the above considerations, the Council for the Corporation of the Town of Niagara-on-the-Lake is requesting that matching funding, in the amount of \$4,565.20, be provided to the Town of Niagara-on-the-Lake by the Niagara Region through the Heritage Restoration and Improvement Grant (SNIP) Program.

If you have any questions or require further information please contact our office at 905-468-3266.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Todd', with a large, sweeping flourish above the name.

Peter Todd, Town Clerk

Encl. June 11, 2019 Municipal Heritage Committee Meeting Minutes

CC: Denise Horne, Planner II /Heritage Advisor, Town of Niagara-on-the-Lake
Craig Larmour, Director of Community & Development Services Town of
Niagara-on-the-Lake



MUNICIPAL HERITAGE COMMITTEE MEETING MINUTES

Tuesday June 11, 2019
06:00 PM

PRESENT:

Councillors: Clare Cameron, Al Bisback, Members: Janice Johnston, Amanda Demers, Drew Chapman, Philip Hoad, Rita Trudeau, Ron Dale, David Parker

REGRETS:

STAFF:

Denise Horne	Planner II (Heritage Advisor)
Rick Wilson	Senior Planner
Colleen Hutt	Deputy Clerk

OTHERS:

Gary Zalepa	Regional Councillor
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1. Call to Order

Chair Janice Johnston called the meeting to order at 7:00 p.m.

2. Adoption of Agenda

Moved by David Parker that Reports MHC-19-026 and MHC-19-027 be added to the agenda under New Business

APPROVED.

Moved by Councillor Al Bisback that the agenda be adopted, as amended.

APPROVED.

3. Conflict of Interest

Drew Chapman declared a conflict with MHC-19-023 - 20 Platoff Street as he has quoted on work for the Heritage Grant.

4. Previous Minutes

The Committee reviewed the minutes of April 9, 2019.

5. Presentations

No presentations were made at this time.

6. Announcements

No announcements were made at this time.

7. Correspondence

7.1 On-going Heritage Project List

Denise Horne, Planner II provided an update on the items on the project list.

7.2 Saving the Family Barn

The Committee received this document.

7.3 St. Davids Heritage Conservation District

Denise Horne, Heritage Planner provided an update on the properties highlighted on the list and explained that the best practice was to run the properties through a Ontario Regulation 9/06 assessment prior to listing on the Municipal Register.

Moved by Councillor Clare Cameron that for all properties listed in item 7.3 Correspondence that are not currently designated under the Ontario Heritage Act and are not currently listed on the Municipal Register, that Council add those properties to the Municipal Register, and direct staff to take the steps necessary to do so under Provincial legislation.

APPROVED.

8. Business

8.1 MHC-19-021 - 392 Mississagua Street Heritage Restoration & Improvement Grant Application & Heritage Permit - Exterior Painting

Denise Horne provided an overview of the application for the Committee.

Discussion took place regarding:

- spray painting
- type of paint removal

Moved by Drew Chapman that the recommendations contained in MHC-19-021- 392 Mississagua Street be amended, as follows:

- 1.1 the Heritage Restoration & Improvement Grant and the Heritage Permit for exterior painting of the building in existing colours, as per the quote and specifications provided by Painting the Town at \$7,627.50, with the Town and Region each providing \$1906.88 in grant funding (Regional funding subject to availability) be approved for 392 Mississagua Street, subject to the following conditions:
 - a) the existing paint be removed using the safest and gentlest method possible, as identified in the Standards and Guidelines for the Conservation of Historic Places in Canada, which includes avoiding water-blasting or power-washing;
 - b) the applicant complete a Grant Agreement, to be submitted to the Town prior to release of grant money, for the approved Heritage Restoration & Improvement Grant at 392 Mississagua Street;
 - c) all requirements of the heritage grant program implementing by-law 3989-05, as amended, be met.
- 1.2 *that the work be done by brush not spray painting; and*
- 1.3 *any revised quotes be approved by the Director of Community & Development Services.*

APPROVED, AS AMENDED

8.2 MHC-19-022 - 16 Queen Street Heritage Restoration & Improvement Grant Application - Exterior Painting

Beverly Jones provided the Committee with an overview of the request and application.

Moved by Councillor Al Bisback that the recommendations contained in MHC-19-022-16 Queen Street be approved, as follows:

- 1.1 the Heritage Restoration & Improvement Grant to permit exterior painting of the building, as per the quote and specifications provided by Tresham Painting at \$18,260.80, with the Town providing \$4,565.20 in grant funding be approved for 16 Queen, subject to the following conditions:
 - a) all requirements of the heritage grant program implementing by-law 3989-05 as amended, be met; and

- b) the applicant complete a Grant Agreement, to be submitted to the Town prior to release of grant money, for the approved Heritage Restoration & Improvement Grant at 16 Queen Street.

- 1.2 Council make a formal request through a delegation to Regional Council via the Planning and Economic Development Committee for the \$4,565.20 matching grant funding for the Heritage Restoration and Improvement Grant for 16 Queen Street.

APPROVED.

**8.3 MHC-19-023 - 20 Platoff Street
Heritage Restoration & Improvement Grant Application
& Heritage Permit - Reconstruct Front Stairs & Stabilize Original Structure**

Drew Chapman previously declared a conflict of interest with MHC-19-023 - 20 Platoff Street as he has quoted on work for the Heritage Grant. Drew Chapman did not vote or take part in any discussion on this matter.

Leslie Kerr provided the Committee with an overview on the application.

Moved by Amanda Demers that the recommendations contained in MHC-19-023 - 20 Platoff Street be approved, as follows:

- 1.1 the Heritage Restoration & Improvement Grant and the Heritage Permit to reconstruct the front stairs and stabilize the original structure, as per the quote and specifications provided by Drew Chapman Carpentry at \$16102.50, with the Town and Region each providing \$4025.63 in grant funding (Regional funding subject to availability) be approved for 20 Platoff Street, subject to the following conditions:
 - a) all requirements of the heritage grant program implementing by-law 3989-05, as amended, be met;
 - b) the applicant complete a Grant Agreement, to be submitted to the Town prior to release of grant money, for the approved Heritage Restoration & Improvement Grant at 20 Platoff Street.

APPROVED.

**8.4 MHC-19-024 - Queen-Picton Heritage Conservation District -
Heritage Permit Application - Wrapping Hydro Boxes**

Denise Horne, Planner II provided the Committee with an overview of the application. This will be a pilot project starting with boxes on King Street, Market Street and Wellington Street.

Discussion took place with:

- length of pilot program & success measures
- look of clutter, artwork may be too much
- safety hazards and warning signs
- control of wear, maintenance problems
- local art or historical building pictures
- Village of Virgil may be a better pilot area

Moved by Amanda Demers that the recommendations contained in MHC-19-024 - Queen-Picton Heritage Conservation District - Wrapping Hydro Boxes be approved, as follows:

- 1.1 The pilot project to wrap hydro boxes in vinyl art in the Queen-Picton Heritage Conservation District be approved subject to the following conditions:
 - a) The hydro box at the corner of King Street and Queen Street be wrapped in historic black and white photos of the adjacent cultural heritage resources to the satisfaction of the Director of Community and Development Services.
 - b) The hydro boxes on Market Street and Wellington Street be wrapped in art that is related to local culture and heritage to the satisfaction of the Director of Community and Development Services.

DEFEATED.

Moved by Councillor Clare Cameron that the following be provided to Council for consideration: identify eligible transformer locations first; locate in another urban area ie. Virgil, St. Davids, Glendale or Chautauqua; use historical photos and/or art for sense of place; ensure safety; establish durations and end date of pilot; establish indicators of success; ensure that Hydro is responsible for maintenance; ensure removal within a reasonable timeframe depending on durability of wrap.

APPROVED.

8.5 MHC-19-025 - Court House - Request for Comments - Bus Shelter Design

The Committee provided the following comments on the Bus Shelter Design:

- base of columns, remove concrete base and bring stone to the ground
- use of Whirlpool sandstone to match court house
- use curved brackets
- use of cedar shingles, same as court house/asphalt shingles alright
- important gathering area, good use of amenity area
- consider two posts on each end
- add benches
- consider relocation beside public washroom away from court house
- good location where buses stop

9. New Business

9.1 MHC-19-026 - 4-8 Queen Street - Heritage Permit Application - Sign Installation

Denise Horne, Planner II provided the Committee with an update that the signs have been installed and there are concerns with how the brackets are designed or are adhered to building. This sign would require a sign variance for location.

Discussion took place regarding:

- colouring of brackets, match existing colour on building
- sign not required, clutter
- signs should be in-line with/on entablature
- hide bracketing, move signs up on brackets
- Hatley sign is too large, not appropriate
- font size to building

Moved by Ron Dale that the recommendations contained in MHC-19-026 - 4-8 Queen Street - Sign Installation

- 1.1 the Heritage Permit Application to install signs at 4 - 8 Queen Street be amended, subject to the following conditions:
- a) the proponent be required to obtain Sign Permits for the proposed signs;
 - b) the proposed signs have a matte finish with no backlighting or neon lighting;
 - c) the signs not project beyond private property limits; and
 - d) the signs be located on the fascia of the building *with no hanging signs*.

APPROVED, AS AMENDED.

The balance of the recommendations were voted on.

- 1.2 that the conditions in Recommendation 1.1 for 4-8 Queen Street be cleared to the satisfaction of the Director of Community and Development Services.

The Committee voted on Report MHC-19-026 as amended.

APPROVED, AS AMENDED.

9.2 MHC-19-027 - 114, 118, 122 & 126 Queen Street, 219 Victoria Street, and 115-119 & 129 Johnson Street - Heritage Permit Application - Lighting Plan

Denise Horne, Planner II provided an overview of the application for a lighting plan for this development but stated staff are recommending a more traditional lighting plan.

Discussion took place regarding:

- lighting warmth
- minimum safety standards
- reduced uplighting

The Committee discussed removing Recommendation 1.1 a) and b). The Committee discussed adding three new additional recommendations dealing with warmth and manufacturer information.

The Committee discussed and voted on each recommendation separately.

Moved by David Parker that the recommendations contained in MHC-19-027 - 114, 118, 122 & 126 Queen Street, 219 Victoria Street, and 115-119 & 129 Johnson Street be approved, as follows:

- 1.1 The Heritage Permit Application for the lighting plan at 114, 118, 122 and 126 Queen Street, 219 Victoria Street, and 115, 117, 119 and 129 Johnson Street be amended, subject to the following conditions:
- a) the lighting for pole mounted and wall mounted lights be carriage style, similar to those on Queen Street, or a similar design to respect the traditional architecture of the surrounding buildings;

DEFEATED.

- b) the lighting standard for bollard lighting match the pole mounted lighting or be simple in design;

DEFEATED.

- c) the recessed wall mounted lights be approved as submitted;

APPROVED.

- d) any new light style and lighting plan shall satisfy photometric plan requirements of the Town;

APPROVED.

The Committee voted to add the following three new recommendations.

- e) accept light fixtures as proposed;

APPROVED.

- f) lamps to be warmer light (2700k)

APPROVED.

- g) manufactures to provide information on how they control the light spread, in the event there is a complaint from a neighbouring land owner.

APPROVED.

The balance of the recommendations were voted on.

- 1.2 That the conditions in Recommendation 1.1 be cleared to the satisfaction of the Director of Community and Development Services for the properties at 114, 118, 122 and 126 Queen Street, 219 Victoria Street, and 115, 117, 119 and 129 Johnson Street.

APPROVED.

The Committee voted on Report MHC-19-027 as amended.

APPROVED, AS AMENDED.

10. Next Meeting Date

Next Meeting Date: July 9, 2019

11. Adjournment

ADJOURNMENT: 08:50 PM