1. RECOMMENDATION

It is respectfully recommended that the March 22, 2017 Municipal Heritage Committee minutes be received and:

1.1 that the Heritage Restoration & Improvement Grants and Heritage Permits be approved subject to the following conditions:

1.1.1 the Heritage Restoration & Improvement Grant and Heritage Permit to repair and replace, only as necessary, exterior wood details and windows, repaint and construct wood storm windows as per the quote and specifications provided by Drew Chapman Carpentry at $181,478.00, with the Town and Region each providing $7,500.00 in grant funding (Regional funding subject to availability) be approved for 43 Castlereagh Street.

1.1.2 the Heritage Restoration & Improvement Grant and Heritage Permit for restoration of the original pine floors as per the quote and specifications provided by Brocklrocks Renovations at $4,627.35, with the Town and Region each providing $1,156.84 in grant funding (Regional funding subject to availability) be approved for 96 Johnson Street.

1.1.3 the Heritage Restoration & Improvement Grant and Heritage Permit for restoration of the 6 wood windows on the second floor as per the quote and specifications provided by Willowbank Centre at $18,023.50, with the Town and Region each providing $4,505.88 in grant funding (Regional funding subject to availability) be approved for Willowbank located at 14487 Niagara River Parkway.

1.1.4 the Heritage Restoration & Improvement Grant and Heritage Permit to replace wood clapboard siding, trim pieces, starter board, corner board, frieze, soffits and fascia for the southwest elevation only as per the quote and specifications provided by Drew Chapman Carpentry at $24,295.00,
with the Town and Region each providing $5,000.00 in grant funding (Regional funding subject to availability) be approved for 278 Regent Street.

1.1.5 the Heritage Restoration & Improvement Grant and Heritage Permit to repair window frames, construct new wood door, 2 sets of window sashes, 2 storm windows, 2 sets of louvered shutters for southwest elevation only as per the quote and specifications provided by Drew Chapman Carpentry at $15,006.50, with the Town and Region each providing $3,751.63 in grant funding (Regional funding subject to availability) be approved for 278 Regent Street.

1.1.6 the Heritage Restoration & Improvement Grant and Heritage Permit for restoration of the front door and construction of wood storm doors as per the quote and specifications provided by Jim Alexander at $6,215.00, with the Town and Region each providing $1,553.75 in grant funding (Regional funding subject to availability) be approved for 177 Victoria Street.

1.2 that Heritage Permits be approved subject to the following conditions:

1.2.1 The heritage permit application to replace and paint the exterior wood window eyebrows with replica wood eyebrows at 222 Victoria Street be approved;

1.2.2 Conditional on the approval of the minor variance the heritage permit application to construct a second floor balcony and sliding gate at the rear of the building at 7 Queen Street be approved.

1.2.3 the heritage permit application to alter the façade of the one-storey link, install light fixtures, install mechanicals at the rear of the building and install mechanical screening on the roof at 60 Picton Street be approved;

1.2.3.1 the proposed clapboard siding on the one-storey link be wood and not fiber cement board or stucco at 60 Picton Street;
1.2.3.2 the new railing along the sidewalk remain white on the early building at 60 Picton Street;
1.2.3.3 the light fixtures for the one-storey link be contemporary style at 60 Picton Street.
1.2.3.4 that Option 2, which is a more linear approach for the stairway, be used.

2. PURPOSE / PROPOSAL
Attached hereto for Council’s review and consideration are the minutes and recommendations for the Niagara-on-the-Lake Municipal Heritage Committee meeting held March 22, 2017.
3. BACKGROUND  
N/A

4. DISCUSSION / ANALYSIS  
N/A

5. STRATEGIC PLAN  
N/A

6. OPTIONS  
N/A

7. FINANCIAL IMPLICATIONS  
N/A

8. COMMUNICATIONS

9. CONCLUSION
That the minutes and recommendations of the Municipal Heritage Committee dated March 22, 2017 be received and approved.

Respectfully submitted,

Colleen Hutt  
Acting Deputy Clerk

Denise Horne, MA,  
Heritage Conservation Planner I

Craig Larmour, MCIP, RPP  
Director, Community & Development Services

Shirley Cater, MCIP, RPP, EcD  
Manager of Planning

Holly Dowd  
Chief Administrative Officer
The members of the Municipal Heritage Committee met on March 22, 2017 in the Council Chambers at 7:00 p.m.

PRESENT
Drew Chapman, Rob MacKenzie, David Hemmings, Doug Newman, Clare Cameron

REGRETS
Janice Johnston, Jim Collard, Bob Watson, John Wiens

STAFF
Denise Horne  Planner I
Colleen Hutt  Acting Deputy Clerk

OTHERS

MEDIA
N/A

CALL TO ORDER
Chair Doug Newman presided and called the meeting to order at 7:00 p.m.

ADOPTION OF AGENDA
Moved by David Hemmings that the agenda be adopted as amended.
APPROVED

MEMBER ANNOUNCEMENTS
No member announcements

CONFLICTS OF INTEREST
David Hemmings declared a conflict of interest with Item No. 1 - MHC-017-008 - 43 Castlereagh Street as he is the Vice-President at the museum. David Hemmings did not take part in any discussion or vote on this matter.

Drew Chapman declared a conflict of interest with Item No. 1 - MHC-017-008 - 43 Castlereagh Street and Items Nos. 4 and 5 - 278 Regent Street as he is doing work at both of these locations. Drew Chapman did not take part in any discussion or vote on this matter.

Doug Newman declared a conflict of interest with Item No. 7 - MHC-17-014 - 222 Victoria Street as he is a member of the church. Doug Newman did not take part in any discussion or vote on this matter.

MINUTES
The Committee reviewed the minutes of February 7, 2017.

INFORMATION/CORRESPONDENCE
Town of Niagara-on-the-Lake Media Release for Regent Street Park, and Notices of Passings
**BUSINESS**

1. **MHC-17-008 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 43 Castlereagh Street – Construction of wood storm windows and repair of exterior wood details on building**

   David Hemmings previously declared a conflict of interest with Item No. 1 - MHC-017-008 - 43 Castlereagh Street as he is the Vice-President at the museum. David Hemmings did not take part in any discussion or vote on this matter.

   Drew Chapman previously declared a conflict of interest with Item No. 1 - MHC-017-008 - 43 Castlereagh Street as he is doing work at both of these locations. Drew Chapman did not take part in any discussion or vote on this matter.

   Sarah Kaufman was present to represent the proposal. Sarah Kaufman explained that this was the first grant request from the museum and it was for storm windows and repairing exterior wood details.

   Moved by Rob MacKenzie that the recommendation contained in MHC-17-008 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 43 Castlereagh Street – construction of wood storm windows and repair of exterior wood details on building be approved as follows that:

   1.1 the Heritage Restoration & Improvement Grant and Heritage Permit to repair and replace, only as necessary, exterior wood details and windows, repaint and construct wood storm windows as per the quote and specifications provided by Drew Chapman Carpentry at $181,478.00, with the Town and Region each providing $7,500.00 in grant funding (Regional funding subject to availability) be approved for 43 Castlereagh Street.

   APPROVED

2. **MHC-17-009 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 96 Johnson Street – restoration of interior floors**

   No one was present to represent the proposal.

   Moved by Clare Cameron that the recommendation contained in MHC-17-009 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 96 Johnson Street – Paint colours for rear addition be approved as follows that:

   1.1 the Heritage Restoration & Improvement Grant and Heritage Permit for restoration of the original pine floors as per the quote and specifications provided by Brocklrocks Renovations at $4,627.35, with the Town and Region each providing $1,156.84 in grant funding (Regional funding subject to availability) be approved for 96 Johnson Street.

   APPROVED

3. **MHC-17-010 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 14487 Niagara River Parkway – Repair 6 wood windows on second floor**

   Tim Vine was present to represent the proposal. Tim Vine explained to the Committee that this request is similar to the application made last year for the first floor windows, for this request they would be repairing six wood windows on the second floor.
Moved by Drew Chapman that the recommendations contained in MHC-17-010 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 14487 Niagara River Parkway – Repair 6 wood windows on second floor be approved as follows that:

1.1 the Heritage Restoration & Improvement Grant and Heritage Permit for restoration of the 6 wood windows on the second floor as per the quote and specifications provided by Willowbank Centre at $18,023.50, with the Town and Region each providing $4,505.88 in grant funding (Regional funding subject to availability) be approved for Willowbank located at 14487 Niagara River Parkway.

APPROVED

4. MHC-17-011 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 278 Regent Street – Replace wood clapboard siding, trim pieces, starter board, corner board, frieze, soffits and fascia

Drew Chapman previously declared a conflict of interest with Item No. 4 - MHC-017-011 - 278 Regent Street as he is doing work at this location. Drew Chapman did not take part in any discussion or vote on this matter.

Melissa Rocchi and Paul O’Connor were present to represent the proposal. They explained that this was their first time applying for a grant to replace wood clapboard siding, trim pieces, starter and corner boards, frieze, soffits and fascia.

The Committee discussed the two requests by the applicants.

Moved by David Hemmings that the recommendation contained in MHC-17-011 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 278 Regent Street – Replace wood clapboard siding, trim pieces, starter board, corner board, frieze, soffits and fascia be approved as follows that:

1.1 the Heritage Restoration & Improvement Grant and Heritage Permit to replace wood clapboard siding, trim pieces, starter board, corner board, frieze, soffits and fascia for the southwest elevation only as per the quote and specifications provided by Drew Chapman Carpentry at $24,295.00, with the Town and Region each providing $5,000.00 in grant funding (Regional funding subject to availability) be approved for 278 Regent Street.

APPROVED

5. MHC-17-012 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 278 Regent Street – Repair window frames, construct new wood door, 2 sets of window sashes, 2 storm windows, 2 sets of louvered shutters for southwest elevation only

Drew Chapman previously declared a conflict of interest with Item No. 5 - MHC-017-012 - 278 Regent Street as he is doing work at this location. Drew Chapman did not take part in any discussion or vote on this matter.

Melissa Rocchi and Paul O’Connor were present to represent the proposal.

Moved by Clare Cameron that the recommendation contained in MHC-17-012 – Heritage Restoration
& Improvement Grant and Heritage Permit Application – 278 Regent Street – Repair window frames, construct new wood door, 2 sets of window sashes, 2 storm windows, 2 sets of louvered shutters for southwest elevation only be approved as follows that:

1.1 the Heritage Restoration & Improvement Grant and Heritage Permit to repair window frames, construct new wood door, 2 sets of window sashes, 2 storm windows, 2 sets of louvered shutters for southwest elevation only as per the quote and specifications provided by Drew Chapman Carpentry at $15,006.50, with the Town and Region each providing $3,751.63 in grant funding (Regional funding subject to availability) be approved for 278 Regent Street.

APPROVED

6. MHC-17-013 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 177 Victoria Street – Repair front door and build wood storm doors

Maria Vaneva was present to represent the proposal. Maria Vaneva explained to the Committee that this would be a continuation of project they had started last year to restore windows. This application would be for restoration of front door and storm doors in accordance to guidelines and standards.

Moved by Rob MacKenzie that the recommendation contained in MHC-17-013 – Heritage Restoration & Improvement Grant and Heritage Permit Application – 177 Victoria Street – Repair front door and build wood storm doors be approved as follows that:

1.1 the Heritage Restoration & Improvement Grant and Heritage Permit for restoration of the front door and construction of wood storm doors as per the quote and specifications provided by Jim Alexander at $6,215.00, with the Town and Region each providing $1,553.75 in grant funding (Regional funding subject to availability) be approved for 177 Victoria Street.

APPROVED

7. MHC-17-014 – Heritage Permit Application – 222 Victoria Street – Construct new window eyebrows

Doug Newman previously declared a conflict of interest with Item No. 7 - MHC-17-014 - 222 Victoria Street as he is a member of the church. Doug Newman did not take part in any discussion or vote on this matter.

Chair Doug Newman stepped down as Chair. Vice Chair Drew Chapman assumed the Chair.

No one was present to represent proposal.

Moved by David Hemmings that the recommendation contained in MHC-17-014 – Heritage Permit Application – 222 Victoria Street – Construct new window eyebrows be approved as follows that:

1.1 The heritage permit application to replace and paint the exterior wood window eyebrows with replica wood eyebrows at 222 Victoria Street be approved;

APPROVED
8. **MHC-17-015 – Heritage Permit Application – 7 Queen Street - Construct second floor balcony and sliding gate at rear of building**

Leah Wallace, Agent and Robin Ridesic, Owner were present to represent the proposal. Leah Wallace updated the Committee on the proposal stating that the basic structure is relatively the same, the sliding gate will remain closed which will screen storage. This property is also the subject of a minor variance application for projection into rear yard.

The Committee agreed this was a vast improvement over the previous proposal but would like to see improvements to the landscaping.

Moved by Doug Newman that the recommendation contained in MHC-17-015 – Heritage Permit Application – 7 Queen Street - Construct second floor balcony and sliding gate at rear of building be amended as follows:

1.1 *Conditional on the approval of the minor variance* the heritage permit application to construct a second floor balcony and sliding gate at the rear of the building at 7 Queen Street be approved. 

**APPROVED**

9. **MHC-17-016 – Heritage Permit Application – 60 Picton Street - Alter the façade of the one-storey link, install light fixtures, and mechanicals at the rear of the building and install mechanical screening**

Emilio Raimondo was present to represent the proposal. Emilio Raimondo provided an overview of the application for the committee.

The Committee discussed and commented as follows:

- Creating a safer stairway
- Consideration of stucco to match existing building
- Contemporary lighting
- Keeping railing white

Moved by Doug Newman that the recommendations contained in MHC-17-016 – Heritage Permit Application – 60 Picton Street - Alter the façade of the one-storey link, install light fixtures, and mechanicals at the rear of the building and install mechanical screening be amended as follows that:

1.1 the heritage permit application to alter the façade of the one-storey link, install light fixtures, install mechanicals at the rear of the building and install mechanical screening on the roof at 60 Picton Street be approved;

1.2 the proposed clapboard siding on the one-storey link be wood and not fiber cement board or stucco at 60 Picton Street;

1.3 the new railing along the sidewalk remain white on the early building at 60 Picton Street;

1.4 the light fixtures for the one-storey link be contemporary style at 60 Picton Street.

1.5 that Option 2, which is a more linear approach for the stairway, be used.

**APPROVED**
10. **MHC-17-017 – Request for Comments – 43 Queen Street – Renovate Storefront**

Mark Edwards, Agent was present to represent the proposal. Mark Edwards explained he was trying to create a similar look to the older building that had an off-center entrance.

The Committee was pleased with the use of documentary evidence and historic photos on which to base a renovated storefront design. The Committee felt that the off-centre entrance would also provide for a singular large window display area rather than two smaller display areas for the future storefront.

11. **MHC-17-018 – Request for Comments – St Davids Development – Residential and Commercial Development**

Jennifer Vida, Agent on behalf of Owners, was present to represent the proposal.

The Committee discussed and commented as follows:

- concerns about the mix of architectural styles vertically on the building along York Road. It was noted that all of the dormers were of the same style although each façade is meant to articulate a different architectural style. It was noted that if the buildings are meant to represent different architectural styles then the design details should be different for each façade and should be of that particular architectural style. It was recommended that the design for the building along York Road requires further work.
- concerns that the townhome building at the rear of the property does not relate to St. Davids and that the back unit needs to address the frontage it has. It was also noted that the character of the townhome is distracted by the other buildings, it was suggested to reduce the height or change direction to make it part of the pattern along the street.
- establishing a subcommittee to visit the listed, non-designated property at 246 Four Mile Creek Road to determine the age of the building.
- massing had improved with this revised building and site plan design.
- designating 246 Four Mile Creek Road with the cultural heritage value and supporting the proposal for a Conservation Plan for the brick building when construction takes place.
- were in agreement that there were no significant impacts to the abutting Part V designated property on York Road.

**NEW BUSINESS**

**ADJOURNMENT 8:25 p.m.**