

Brant Heritage Committee Agenda

Thursday, December 5, 2024

Date:

7.2

Time	•	4:00 p.m.						
Locat	ion:	Council Chambers						
		7 Broadway Street West						
		Paris, ON						
conta	ct the C	rmats and communication supports are available upon request. For more information ounty of Brant Accessibility and Inclusion Coordinator at 519-442-7268 or by email bbrant.ca	, please					
			Pages					
1.	Attend	ance						
2.	Approv	val of Agenda						
	Recommendation							
	That th	Brant Heritage Committee agenda of December 5, 2024, be approved.						
3.	Declaration of Pecuniary Interests							
4.	Delegations / Petitions / Presentations							
	4.1	Andrew Jeanes - Ministry of Citizenship and Multiculturalism - Ontario Heritage Act Training Session	3 - 32					
	4.2	Nathan Etherington re: Joint Heritage Committee Meeting	33 - 40					
	4.3	David Premi re: SP15-24-DN 13 Burwell Street	41 - 70					
5. Adoption of Minutes from Previous Meetings								
	5.1	Brant Heritage Committee minutes of November 7, 2024	71 - 74					
6.	Business Arising from the Minutes							
7.	Staff R	Reports						
	7.1	RPT-0540-24 Approval of Alterations Under the Ontario Heritage Act (16 Broadway Street West – The Charles Mitchell House) - B. Kortleve	75 - 90					

Alteration Request - Process Update - B. Kortleve

	7.4	Joint Heritage Meeting Location - J. Beddard					
	7.5	CD Awards Report - J. Beddard					
	7.6	Doors Open 2025 Update - J. Beddard					
	7.7	2025 Meeting Schedule - S. Pluck	91 - 92				
8.	Comr	Committee Workplan					
9.	Communications						
10.	Other Business						
11.	Meeting and Adjournment						
	2025, in County of Brant Council Chambers.						

WWII Memorial List Working Group - J. Beddard

7.3

Ministry of Citizenship and Multiculturalism

Heritage Conservation in Ontario

Brant County - Ontario Heritage Act Training



Land Acknowledgement

This presentation has been prepared and presented within the lands known today as Ontario, the home and traditional land of diverse Indigenous peoples. The people of these communities have lived, fished, hunted, and traded throughout these lands for generations and continue to do so today. They have a deep connection to the lands within their traditional territory. This includes cultural heritage: spiritual and sacred sites, artifacts and archaeological sites, built heritage, and cultural heritage landscapes. It also includes care and protection for the Ancestors and their resting places.



Introductions

Andrew Jeanes and **Chris Lawless** from the Heritage Policy and Services Unit at the Ministry of Citizenship and Multiculturalism.

The unit is responsible for the design and development of policy initiatives and the development of legislation and regulations related to the Ontario Heritage Act.

The unit provides technical and advisory services to key partners and stakeholders in the heritage sector. It plans, leads and manages program initiatives for the heritage sector, working with municipalities, local, provincial and national heritage organizations.



Overview

- 1. What is Heritage?
- 2. Roles and Responsibilities
- 3. Bill 23 Ontario Heritage Act Changes
- 4. Heritage Conservation Districts

IMPORTANT NOTE:

The Ministry of Citizenship and Multiculturalism has prepared this presentation as an aid to municipalities and others working with the Ontario Heritage Act.

The information in this presentation is not intended to take the place of legal advice.

In the event of any conflict between this presentation and any applicable legislation or regulations, including the Ontario Heritage Act and its regulations, the legislation or regulations prevails.

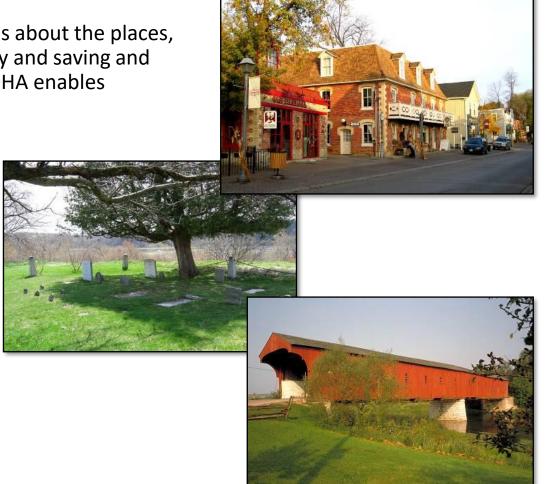
What is Heritage?

What is heritage?

Heritage is not just about the past. It is about the places, spaces and stories that we value today and saving and conserving them for tomorrow. The OHA enables conservation of:

- Buildings and monuments
- Streetscapes and landscapes
- Bridges and railway stations
- Archaeological sites
- Cemeteries
- Spiritual and sacred places
- Battlefields
- Industrial complexes
- Former villages and camp sites

It doesn't have to be "old"!





The Benefits of Heritage Conservation

- Conserving cultural heritage can be beneficial for many reasons, including:
- Creating public education opportunities at museums, historic sites and heritage organizations, and through public access to archaeological records
- Enhancing the sense of place, and inspiring civic pride and identity
- Driving economic development by revitalizing properties and historic neighborhoods in order to:
 - create spaces for business
 - support local skilled jobs
 - increase property value
 - increase tourism
 - attract film production
- Fostering connections between different generations to support a sense of belonging and collaboration
- Contributing to environmental sustainability by reusing existing buildings to reduce landfill waste and protect important greenfield land



Mill Street West, Elora



Roles and Responsibilities: Municipal Heritage Committees & Council

How is a Municipal Heritage Committee Established?

- Established by by-law under section 28.1 of the Ontario Heritage
 Act
- There are currently 154 Municipal Heritage Committees (out of a total of 414 municipalities) in Ontario

Municipal Council:

- Passes a by-law to establish the Committee
- Appoints the members
- Determines the 'Terms of Reference'
- Provides resources





What is the role of Municipal Council?

The Ontario Heritage Act gives municipalities the authority and tools to identify and protect heritage properties that are important in their communities.

- Designation of individual properties (under Part IV) and heritage conservation districts (under Part V)
- Alterations to designated property
- Demolition/removal on designated property
- Amendment to or repeal of a designation by-law
- Adding or removing non-designated properties from the municipal register
- Entering into easements or covenants
- Council must consult with the Municipal Heritage Committee (where one exists) on all heritage matters



More Homes Built Faster Act 2022 (Bill 23): Recent Changes to the Ontario Heritage Act

Recent Changes to the Ontario Heritage Act

- The More Homes Built Faster Act, 2022 (Bill 23), aims to ensure that cities, towns, and rural communities grow with a mix of ownership and rental housing types that meet the needs of all Ontarians.
- The changes to the Ontario Heritage Act in Bill 23 were designed to help remove potential barriers to housing development and update how heritage properties are identified and conserved by municipalities and the Province of Ontario, while continuing to conserve key heritage properties that matter most to local communities.
- Key changes include:
 - how municipalities manage and update listed heritage properties;
 - when municipalities can issue a Notice of Intention to Designate a property;
 - raising the threshold for designating a heritage property, and
 - how municipalities create and manage Heritage Conservation Districts.



Accessible Municipal Heritage Registers

Increased Transparency

- Requiring municipalities to make an up-to-date version of the information on their municipal register available on a publiclyaccessible municipal website.
- Municipal registers are required to be publicly accessible

KEY STATISTICS:

 Approximately 53% of Ontario municipalities have a least one property designated under the OHA



Notice of Intention to Designate: Planning Act Events

Certainty

- If a prescribed event occurs with respect to a property, a Notice of Intention to Designate (NOID) may only be issued if the property was already included in the municipal register as a non-designated property on the date of the prescribed event.
- The 90-day timeline for a municipality to issue a NOID following a prescribed event would then apply.

DID YOU KNOW:

- The Prescribed Events under the Planning Act include Official Plan Amendment, Zoning Bylaw Amendment and Plan of Subdivision.
 - 90 day timeline is triggered when all required notices are issued.
 - Municipalities and the property owner can agree to an extension of this timeline.



Non-Designated Properties: Objections to Council

Flexibility

 Allowing for property owners to use the existing process under the OHA for objecting to the inclusion of their non-designated property on the municipal register regardless of when it was added to the municipal register.

DID YOU KNOW:

- Approximately 37% of Ontario municipalities have a Municipal Heritage Committee.
 - Consultation with the MHC is required before proactively removing a non-designated property from the municipal heritage register.
 - Council's decisions on objections to inclusion of a non-designated property cannot be appealed to the OLT



Non-Designated Properties: Application of O. Reg 9/06

Consistency and Transparency

- Increasing the standard for including a non-designated property on a municipal register by requiring that the property meet prescribed criteria.
- Property must meet one or more of the criteria in O. Reg. 9/06

KEY STATISTICS:

 Approximately 27% of Ontario municipalities have a least one non- designated property on its register.



Regulation 9/06

- The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method
- The property has design value or physical value it displays a high degree of craftsmanship or artistic merit, or
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- 6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area,
- 8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or
- 9. The property has contextual value because it is a landmark.



Non-Designated Properties (cont'd)

- If council moves to designate a listed property but a designation bylaw is not passed or is repealed on appeal, the property must be removed from the municipal register.
- Non-designated properties included on a municipal register as of December 31, 2022 must be removed if council does not issue a notice of intention to designate (NOID) by January 1, 2027.
- Non-designated properties included on the register on or after January 1, 2023 must be removed if council does not issue a NOID within two years of the property being included.
- Where a property is removed under any of the above three circumstances, council is not required to consult with the MHC.
- If removed from the register under any of the above three circumstances,
 the property cannot be relisted for a period of five years.



Part IV Designated Properties: Application of O. Reg 9/06

Increasing Rigour

 Increasing the standard for designating a property by requiring that the property meet two or more criteria in O. Reg. 9/06.

KEY STATISTICS:

 Approximately 53% of Ontario municipalities have a least one designated property on its register



Heritage Conservation Districts

Heritage Conservation Districts

S.41(1) in Part V of the Ontario Heritage Act enables the municipality to designate the entire municipality or any defined area or areas of the municipality as a Heritage Conservation District (HCD)

- Council may pass by-laws designating areas of the municipality as heritage conservation districts. Heritage permits are required for any alterations, demolitions, removals or new construction within the HCD.
- District designation enables municipalities to manage and guide change through the adoption of a district plan with policies and guidelines
- Designated heritage conservation districts include:
 - market squares and commercial areas
 - villages and residential neighbourhoods
 - industrial complexes
 - rural landscapes





The HCD Designation Process

- Official Plan provisions
- Request or proposal to designate
- Consultation with Municipal Heritage Committee
- Area study bylaw and interim control (optional)
- Delineation of boundary of future HCD
- Preparation of HCD Plan & guidelines
- Public consultation (minimum of one statutory public meeting)
- Adoption of district designation bylaw

Appeal to the Tribunal

- Any person who objects to a HCD study bylaw or designating bylaw may appeal to the Ontario Land Tribunal within 30 days of the date the by-law is passed.
 - For appeals of an HCD designation bylaw, the OLT may dismiss the appeal if the appellant has not participated in the public process for the adoption of the HCD plan.
- The OLT's decision is final and binding.



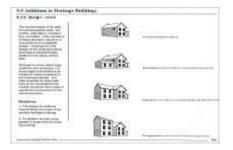
The Heritage Conservation District Plan

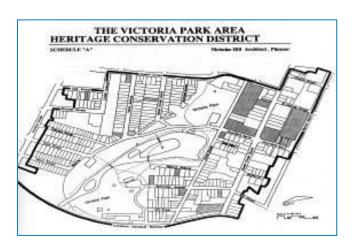
Summary of Requirements

- Statement of objectives for designation
- Statement of district's cultural heritage value or interest
- Explanation of how the district meets the prescribed criteria in section 3. of O. Reg 9/06
- Policies & guidelines
- Process for achieving defined objectives and managing future change
- Description of minor external alterations that can be carried out without a permit











Recent Changes to the OHA Part V Heritage Conservation Districts

Consistency, Flexibility

- Increasing the standard for HCD to be designated to require it meet criteria prescribed in section 3 of O.Reg. 9/06 (i.e. 3(2)(1)i-ix):
 - At least 25% of properties within the HCD must meet two or more of the nine criteria for determining cultural heritage value or interest.
- Regulatory authority to prescribe processes for municipalities to amend or repeal existing HCD designation and HCD plan bylaws (not in force).

Key Statistics:

- 54 Ontario municipalities have a least one HCD
- Approximately 25,000 properties within 141 HCDs.
- 34 municipalities have one HCD with only Toronto (26) and Ottawa (21) having more than 10.
- Average # of properties within a typical HCD in Ontario is approximately 165.



Part V Heritage Conservation Districts: 25% Threshold

At least 25% of properties within the HCD must meet two or more of any of the criteria

Example:

- A proposed HCD includes 100 properties.
- 70 of the properties have design value because they are representative examples of a local variation of the late 19th century Arts and Crafts Bungalow architectural type (criterion i).
- Within the HCD, 85 have contextual value because they define, maintain or support the character of the district (criterion vii, also known as contributing), this includes properties with structures and buildings that date from a later period but support the character through sympathetic design.
- 15 properties are considered not to meet any of the criteria (also known as non-contributing). While these properties do not directly support or reflect the cultural heritage value or interest of the HCD, there is still an interest in managing future change proposed for these properties to support the overall CHVI of the district.
- Based on the above, 70% of the total number of properties in the district meets two or more criteria. This is a
 real-life example provided by the Town of Oakville. They had an area with numerous examples of a local
 variation of the identified architectural style. They selected the best examples as being representative.



Regulation 9/06

- 1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
- The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
- II. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- III. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- VI. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- VII. The properties have contextual value because they define, maintain or support the character of the district.
- The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

Regulation 9/06 Sample Evaluation Checklist

	Criteria									
Property ID	Design			Associative			Contextual			Total
	i	ii	iii	iv	V	vi	vii	viii	ix	
16 Main Street	✓			✓			✓	✓		4
32 First Street	\checkmark			\checkmark			\checkmark	\checkmark		4
2 Second Avenue							\checkmark			1
30 Main Street				\checkmark			\checkmark	\checkmark		3
34 First Street	\checkmark			\checkmark		\checkmark	\checkmark	\checkmark		5
6 Second Avenue				\checkmark			\checkmark	\checkmark		3
8 Second Avenue				✓			\checkmark			2



Questions?





Thank You!

Thank you for your participation.

For assistance with all your OHA-related matters please contact:

Andrew Jeanes <u>andrew.jeanes@ontario.ca</u>
Chris Lawless <u>chris.lawless@ontario.ca</u>
Laura Romeo <u>laura.romeo@ontario.ca</u>



Delegation Request Form

Name of Delegate(s) (comma separated) *

Nathan Etherington

Delegation Status	C Representing a Group / Organization / Business			
Name of Group / Organization / Business *				
Nathan Etherington				
Subject Matter*	Committee/Council Meeting that you would like to attend *			
Joint Heritage Committee Meeting	attenu			
	Brant Heritage Committee			
•	cate below what action you would like the County of Bran			
to take with respect to the above-noted subject matter	cate below what action you would like the County of Bran			

Contact Name *	Contact Phone Number *					
Nathan Etherington						
Email Address						
Mailing Address *						
Will a PowerPoint presentation be made? *						
C No • Yes						
Please attach presentation materials here.*						
File Name						
2024.12.05 - Brant Heritage Delegation.pdf 23.1 KB						

Please be advised that submitting a delegation request is not a confirmation that the delegation has been confirmed. The Clerk's Department reserves the right to have the delegation appear at a different meeting than the one requested if the topic of the delegation better aligns with the mandate of a different Committee.

Thank You for your submission.

Please be advised that submitting a delegation request is not a confirmation that the delegation has been confirmed. The Clerk's Department reserves the right to have the delegation appear at a different meeting than the one requested if the topic of the delegation better aligns with the mandate of a different Committee.

Joint Heritage Committee Meeting

Nathan Etherington

History of JHCM

- Norfolk initiated the first JHCM (2018)
- Education, Professional Development, and Networking Opportunity
- General Format
- Highlight successes
- Identify challenges

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Questions?



Delegation Request Form

Name of Delegate(s) (comma separated) *

David Premi (DPAI), Petra Matar (DPAI), Philip Golds	mith (Philip Goldsmith Architect)
Delegation Status C Attending as an Individual	Representing a Group / Organization / Business
Name of Group / Organization / Business * The County of Brant Library (Bawcutt Centre Project)	
Subject Matter* Library Project Update	Committee/Council Meeting that you would like to attend *
	Brant Heritage Committee

Recommendation to Council / Committee (Please indicate below what action you would like the County of Brant to take with respect to the above-noted subject matter). *

Whereas the Brant Heritage Committee previously supported the proposed alterations to the designated heritage property at 13 Burwell Street, which were approved by Council on April 25, 2023;

And whereas the project continues to progress, with updates being provided to the Brant Heritage Committee and Council:

Now therefore be it resolved that the Brant Heritage Committee and the County of Brant Council receive this presentation as information regarding the alteration of this designated heritage property.

Contact Name *	Contact Phone Number*
David Premi	905-552-0220 x 2101
Email Address	
premi@dpai.ca	
Mailing Address *	
25 Main Street West Suite 1800	ımilton, ON L8P 1H1
Will a PowerPoint presentation be C No	ade? *
Please attach presentation materi	s here.*
File Name	



Paris CBPL Bawcutt Centre Heritage Presentation 241205.pdf 3.6 MB

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Heritage

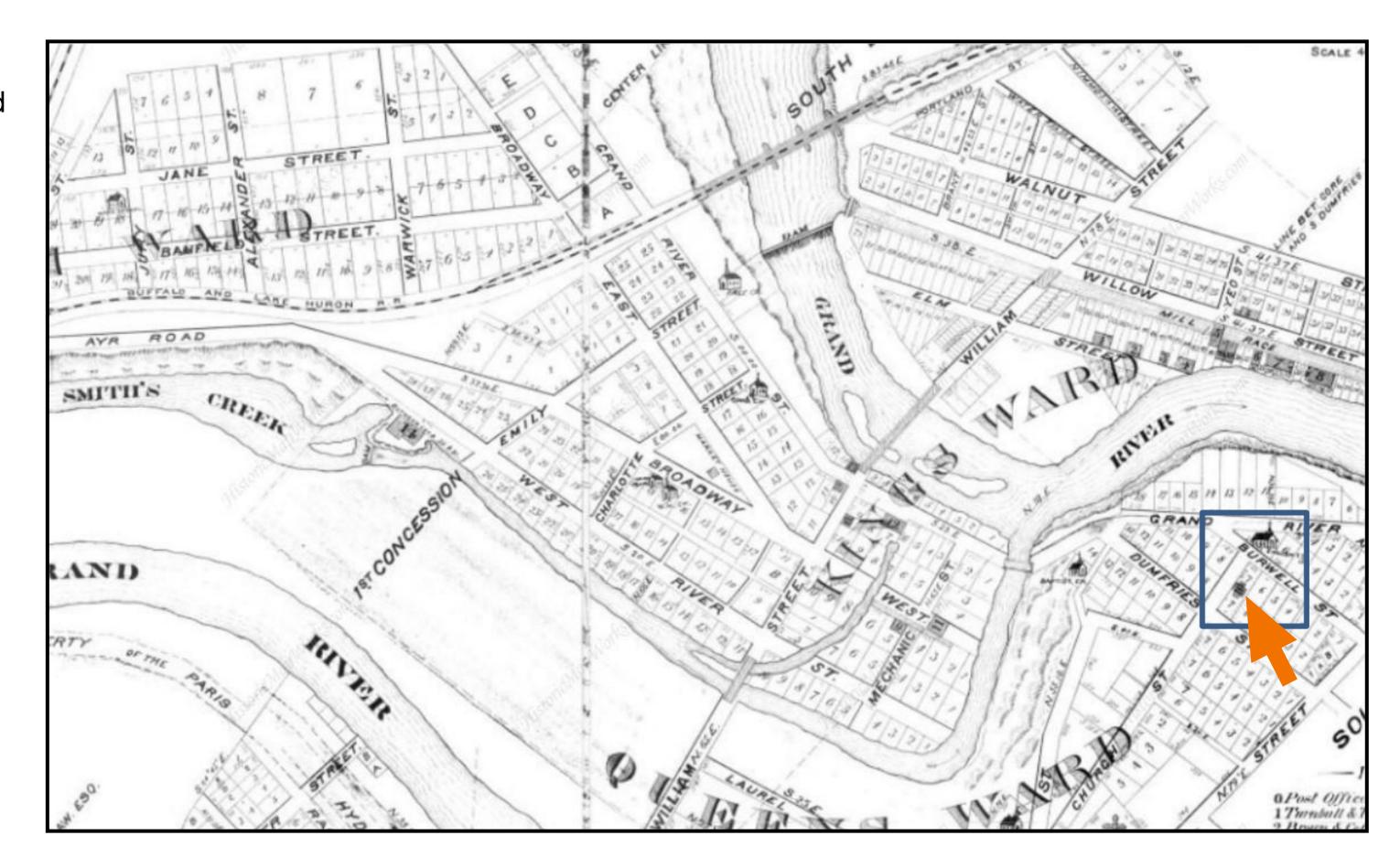
County of Brant Public Library-Paris

05 December 2024



Image of the old Town Hall shortly after construction

Paris, Ontario illustrated in Brant County Illustrated (atlas), 1875 published by Page and Smith. Detail of the location of the Town Hall and Market and St. James Anglican Church identified.





The Town Hall was completed in 1854.

The Town Hall second floor was used for several uses and served the community as a social and cultural hub. Many events were held in the Town Hall.

The ground floor was home to the clerk and treasurer as well as partially a market, and in the mid 1850s, a grammar school was established in the building but by 1856, the council requested use of the room that was being used for the Grammar School.

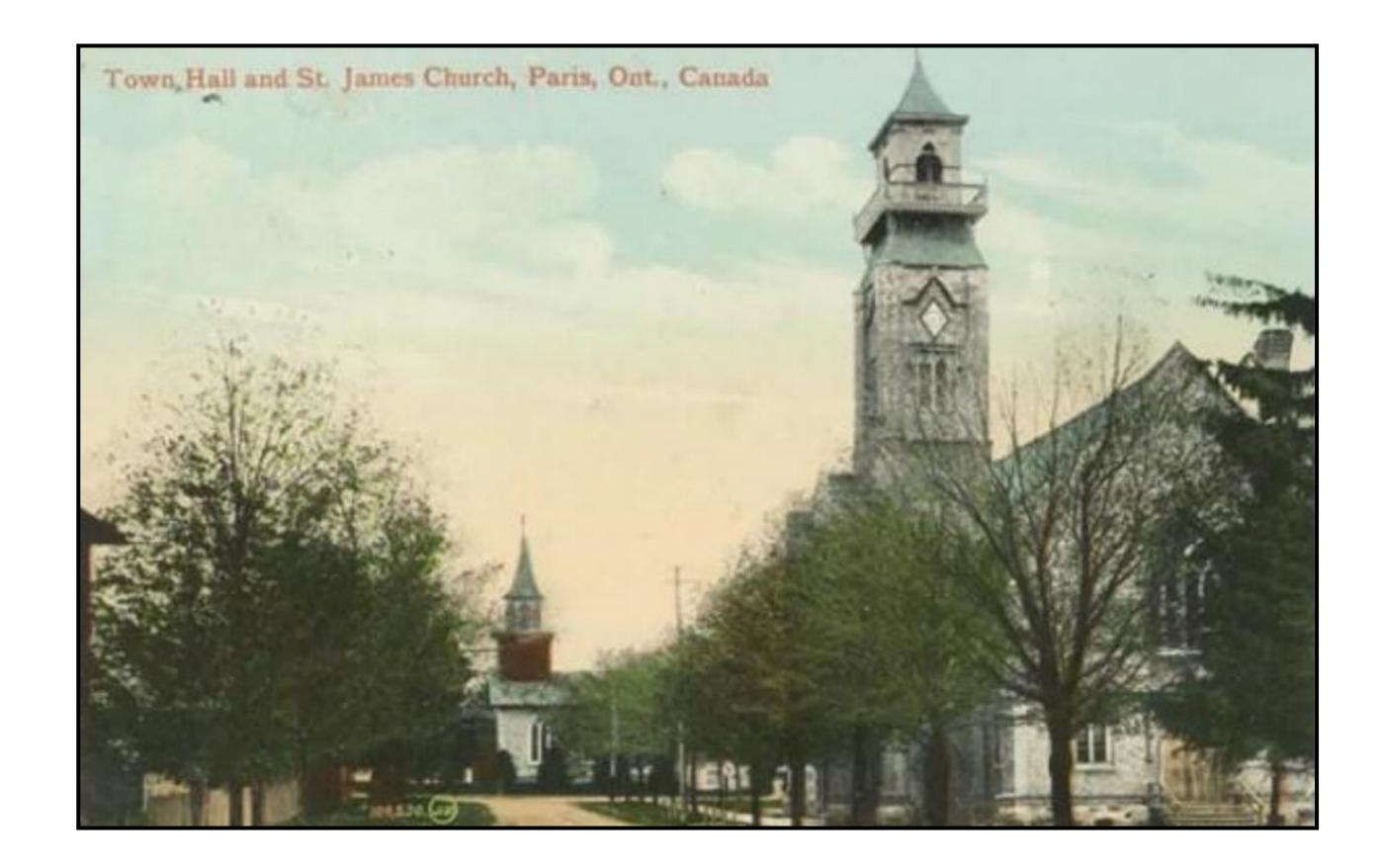
The basement housed the jail as well as partially a market accessed from grade

The first Town Council meeting was held on January 21st, 1856.

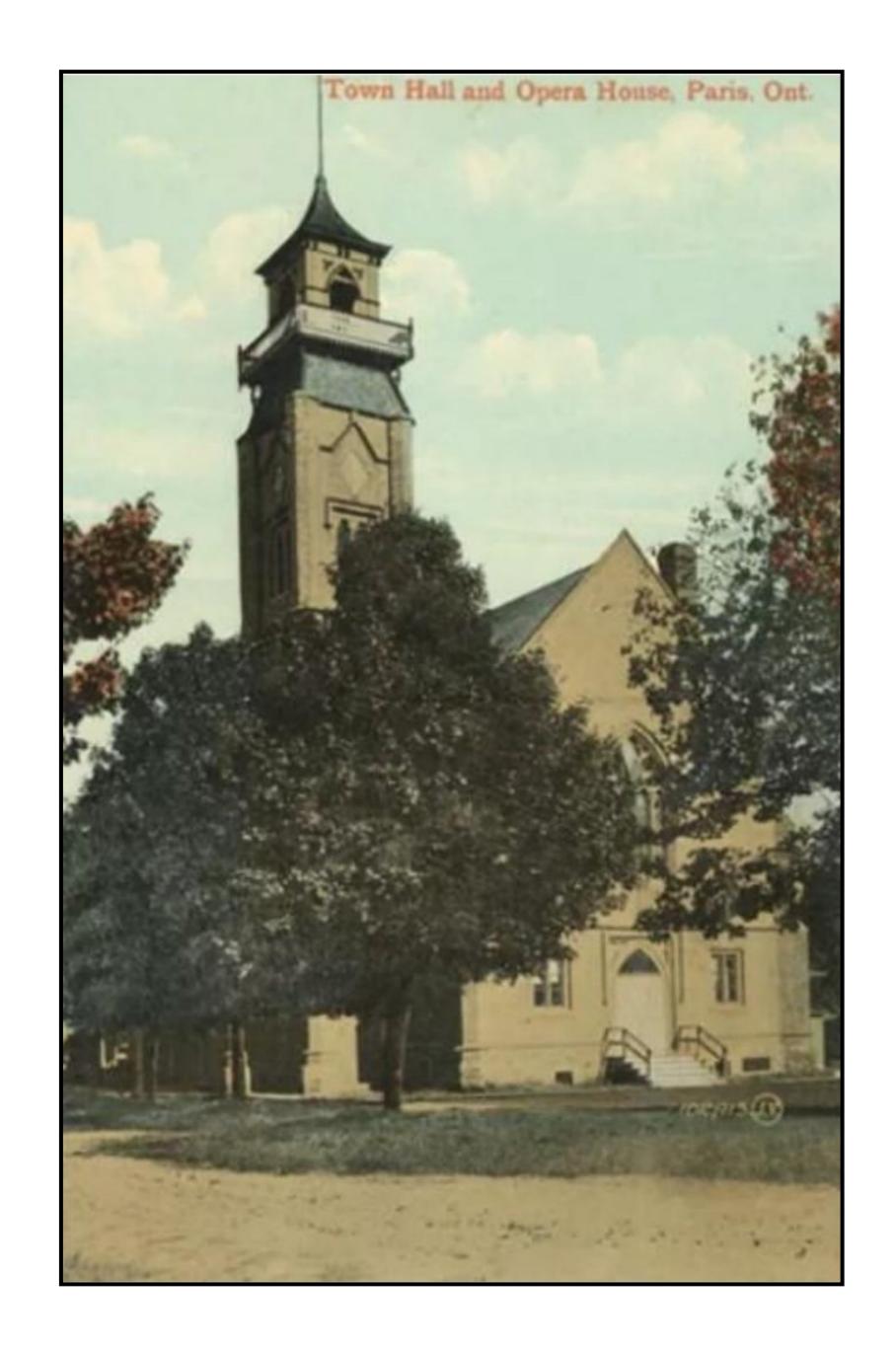
In 1874, the town purchased a bell for the Town Hall for \$500 from Meneely Bell Foundry. They hired a bell ringer and rang the bell three times a day at 6:00 am, noon and 6:00 pm.

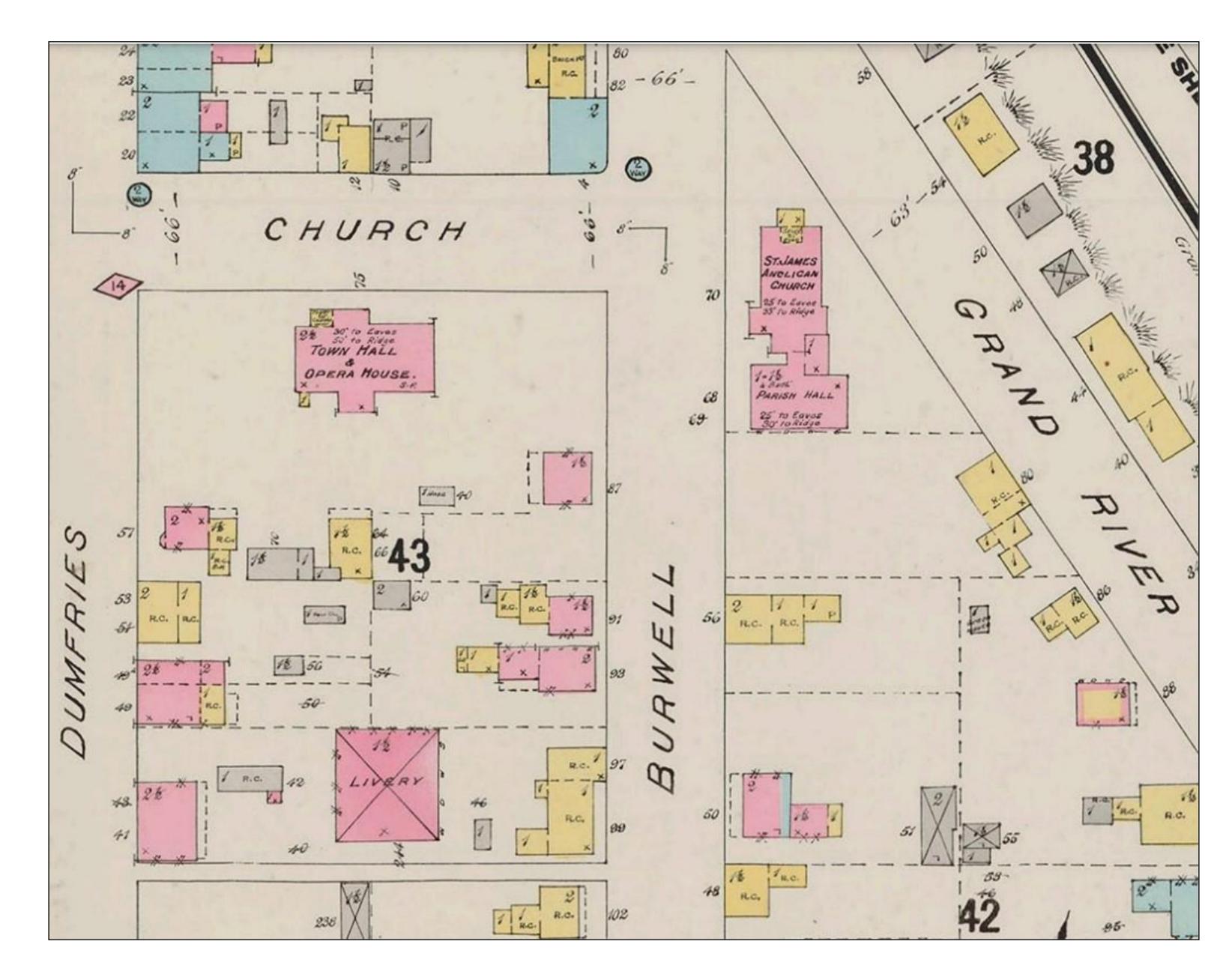
In 1900, Council Members moved their offices to a new location.

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Post Card images of the Old Town Hall from around the turn of the last century. Windows and doors remain unchanged in these images suggesting a date prior to the needle works changes c1917. The tower remains but has a balcony added for fire watch purposes. Note growth in trees along Church St.





Detail from Goads Fire Insurance Plan, 1913. The Town Hall is described as a Town Hall and Opera House since it was being used extensively for operas (vaudeville) at this time. The building is described as two and a half storeys with thirty feet to eaves, and fifty feet to ridge. The rear addition had not been added to the Town Hall in 1913

In 1900, Council moved their offices to a new location.

1900-1917, the Town Hall was used as an entertainment venue for operas, plays and performances.

In 1915, as part of the war effort, the basement was converted for manufacturing of artillery shells by G.W. McFarlane Engineering Co.

In 1882, James Wheeler established a needle factory in Paris, Ontario. In 1917, they moved into the Town Hall building. The remnants of the painted signage on the front façade identifying the building as Wheeler Needle Works is still visible today. An addition was added to the building during the early tenure of Wheeler Needle Works. In 1945, there was a fire in the basement.

In 1954 In 1954, Mary Maxim, a yarn and craft company purchased the building, and a second-floor addition was made to the rear addition.

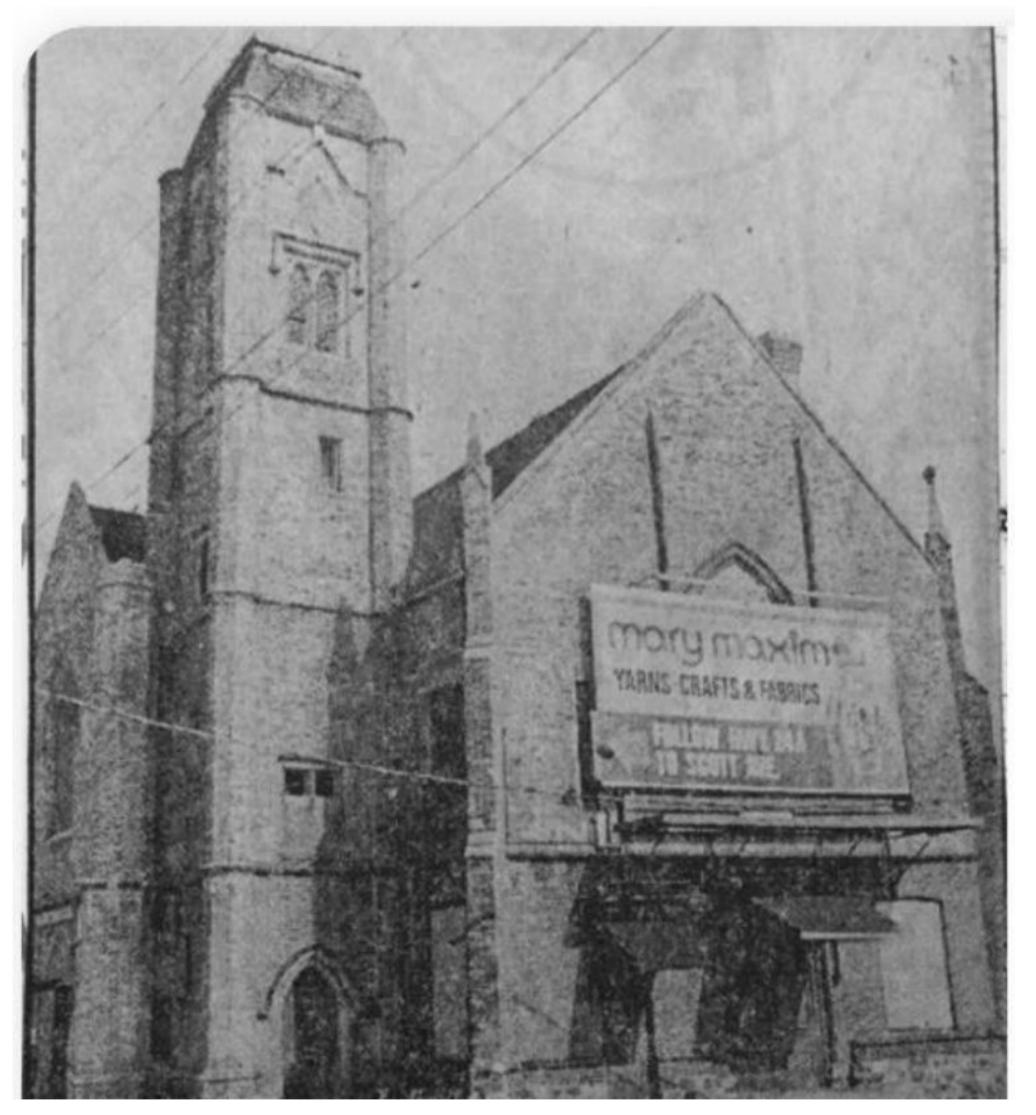


Image of the old town hall when occupied by Mary Maxim, note large billboard. Assumed to be in the 1950s, the spire had been reduced to just the lower roof after the removal of the spire, balcony, bell and belfry in c1953.

Changes to the building over the years include:

- Addition to the east and south for the Wheeler Needle Works and removal of the ground floor east wall and alteration of many windows
- Lowering of the ground floor for industrial purposes, affecting the north stair to the Assembly room
- A second floor addition and east extension to the east addition for Mary Maxim
- removal of the bell tower and ultimately the entire tower roof.
- Removal of the east stair in the double stair access to the Assembly Room

Designation

This property has been designated under the Ontario Heritage Act Part IV, individual designation.

The Identified Heritage Attributes for the property are:

Exterior

- Conserve as much of the original exterior brick as possible
- The brick section of the bell tower
- Exterior elements over doors including the skylight and transept over the west facing door
- Conservation of the windows or reproduction with 12 over 12, or 9 over 12 panes where they exist
- Brick tracery over the doors and windows where it exists
- Angle buttresses with finials
- Stencil writing on the brick

Interior

- Integrity of the upper hall including the exposed beams and cross bracings. If the beams are unsalvageable then replica beams must be used
- Wide plank wooden flooring where it exists
- Gothic style lancet entryways and windows where they exist
- Interior brick and wooden beams on the main floor
- Stone walls and features such as later above and at least 1 of 2 jail cells

Excluded from designation

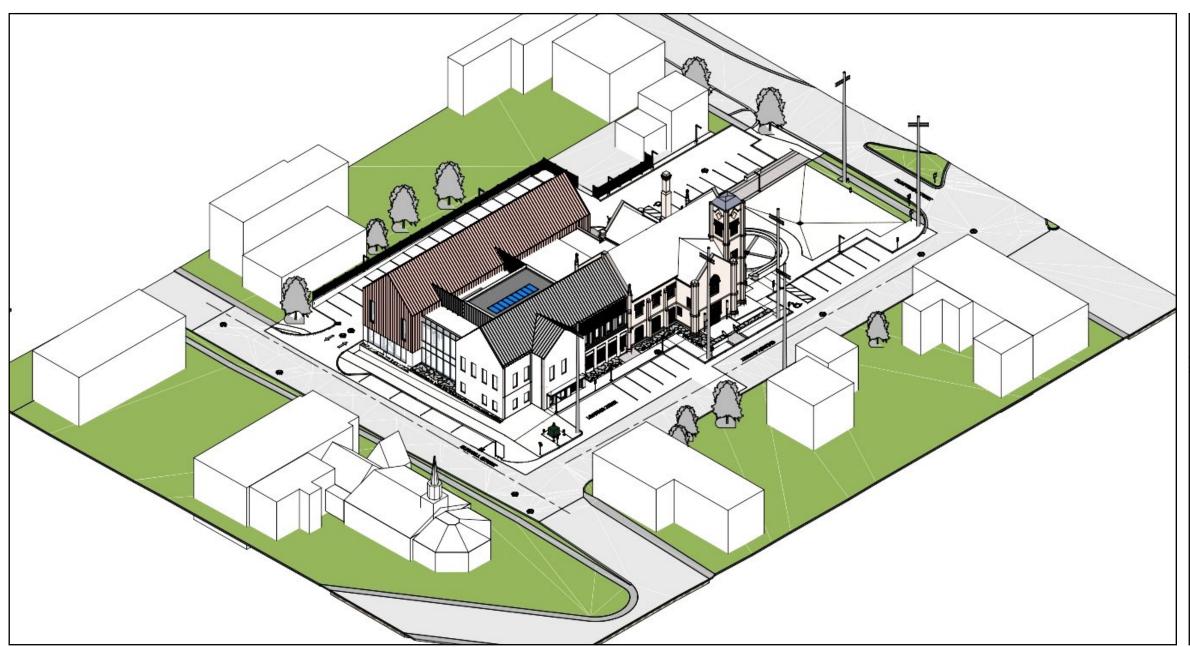
- The two later additions on the east side of the building
- The upper wooden section of the bell tower

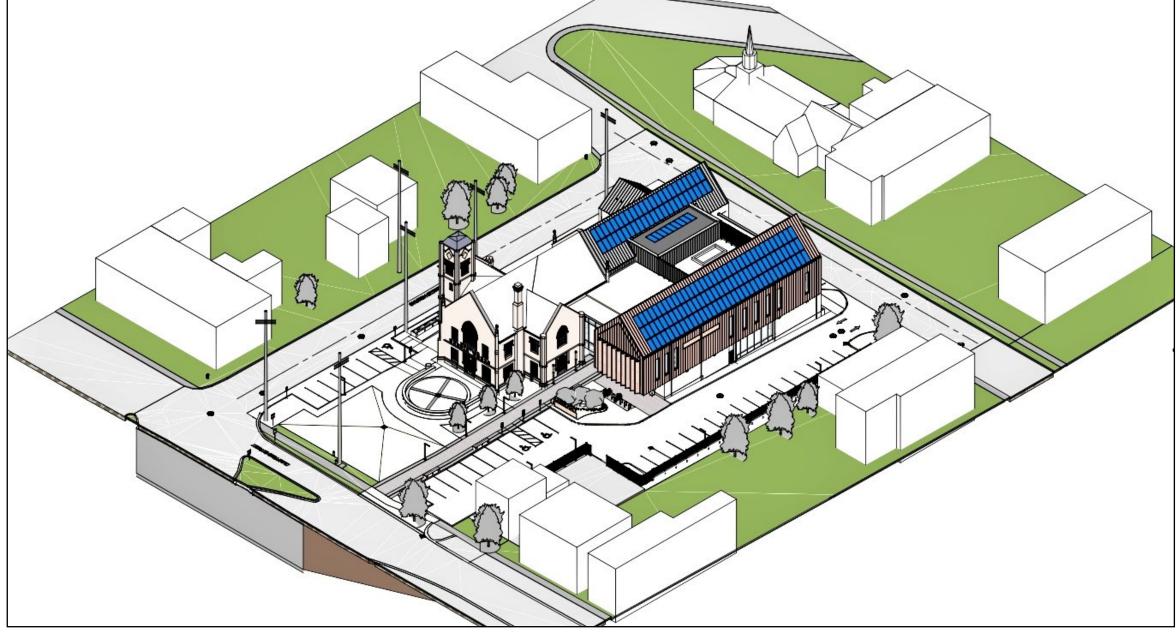
Proposal

The Old Town Hall (OTH) is proposed to be the site of a new main branch library for Brant County. This requires a substantial addition to the building and consideration for how the Old Town Hall is interconnected to and part of the new project to minimize impacts to the identified Heritage Attributes.

Care has been taken to preserve the whole of the Old Town Hall including its interior spaces and exterior walls which include most of the identified heritage attributes. Interconnections take advantage of wall openings that already exist from former alterations and require a minimum of new alterations.

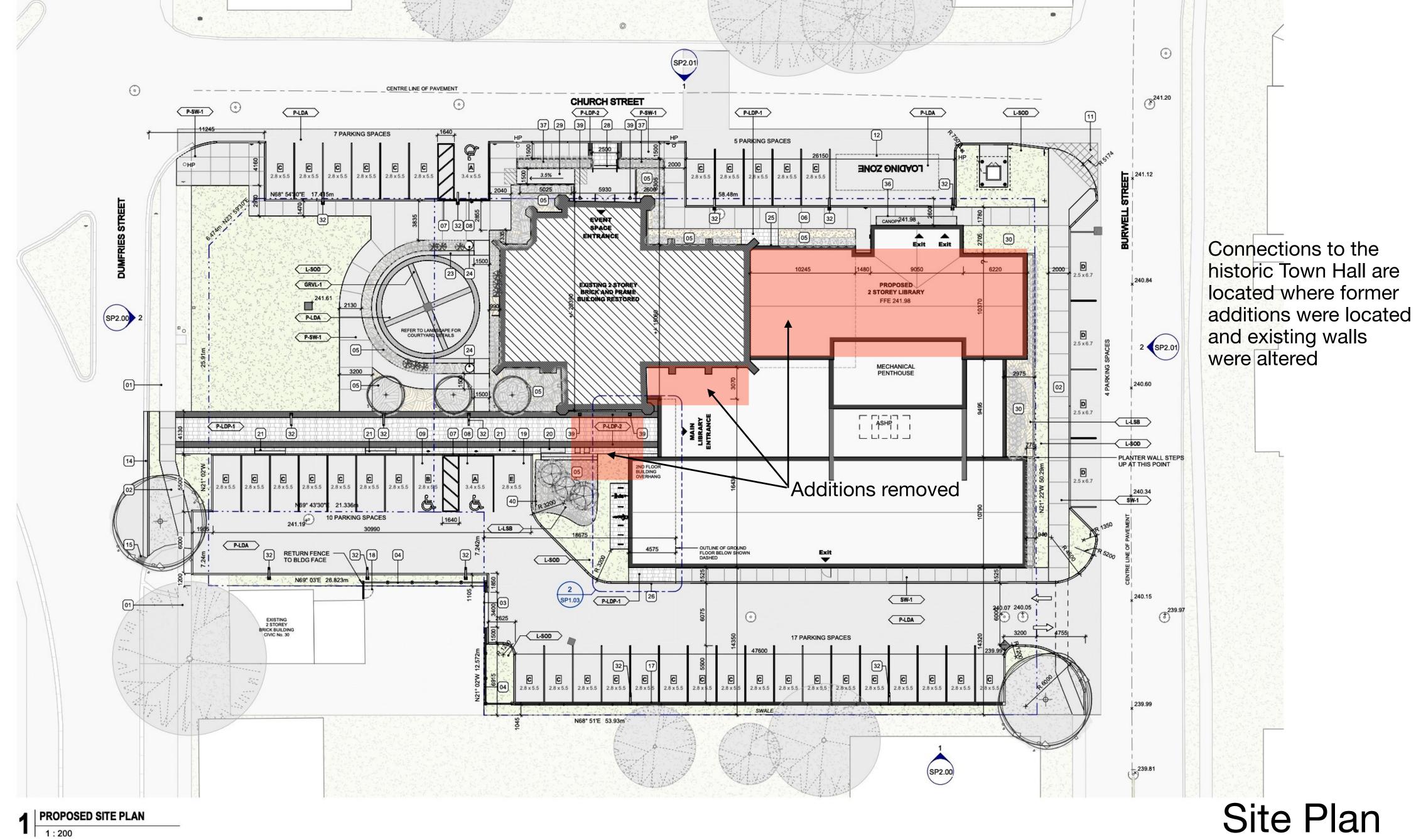
The form and massing of the new addition takes its design clues from the heritage building in order to make a harmonious composition.

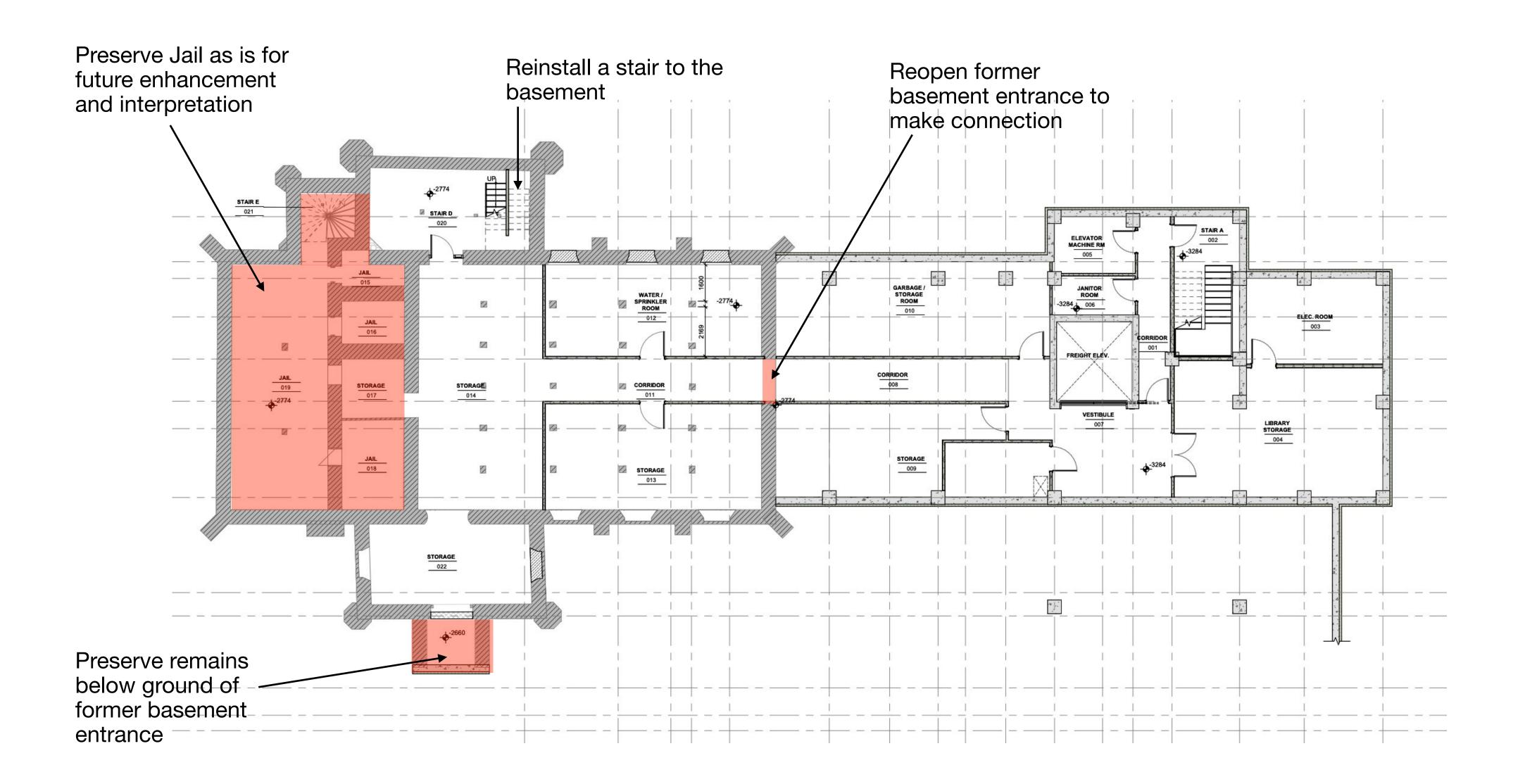


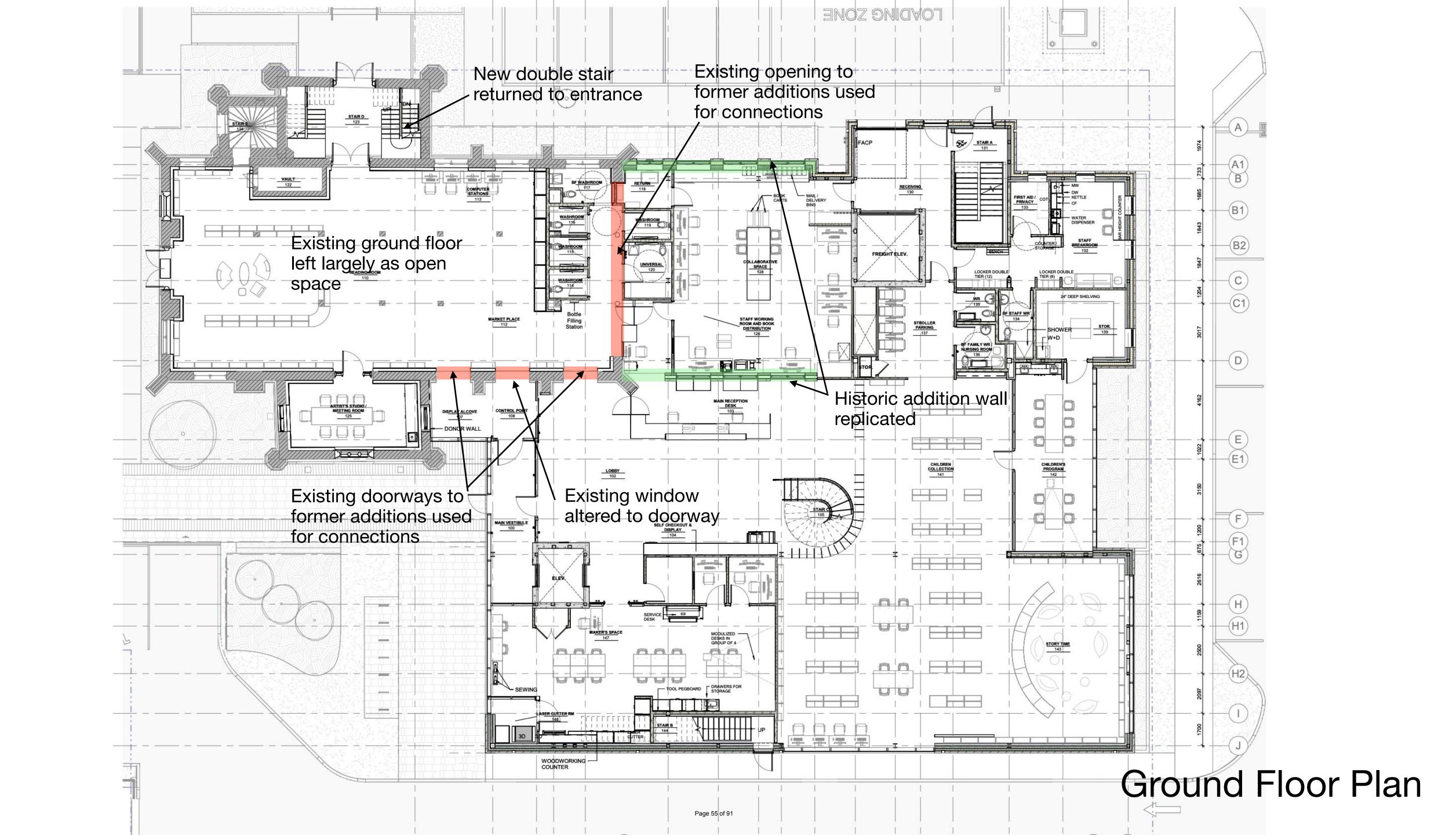


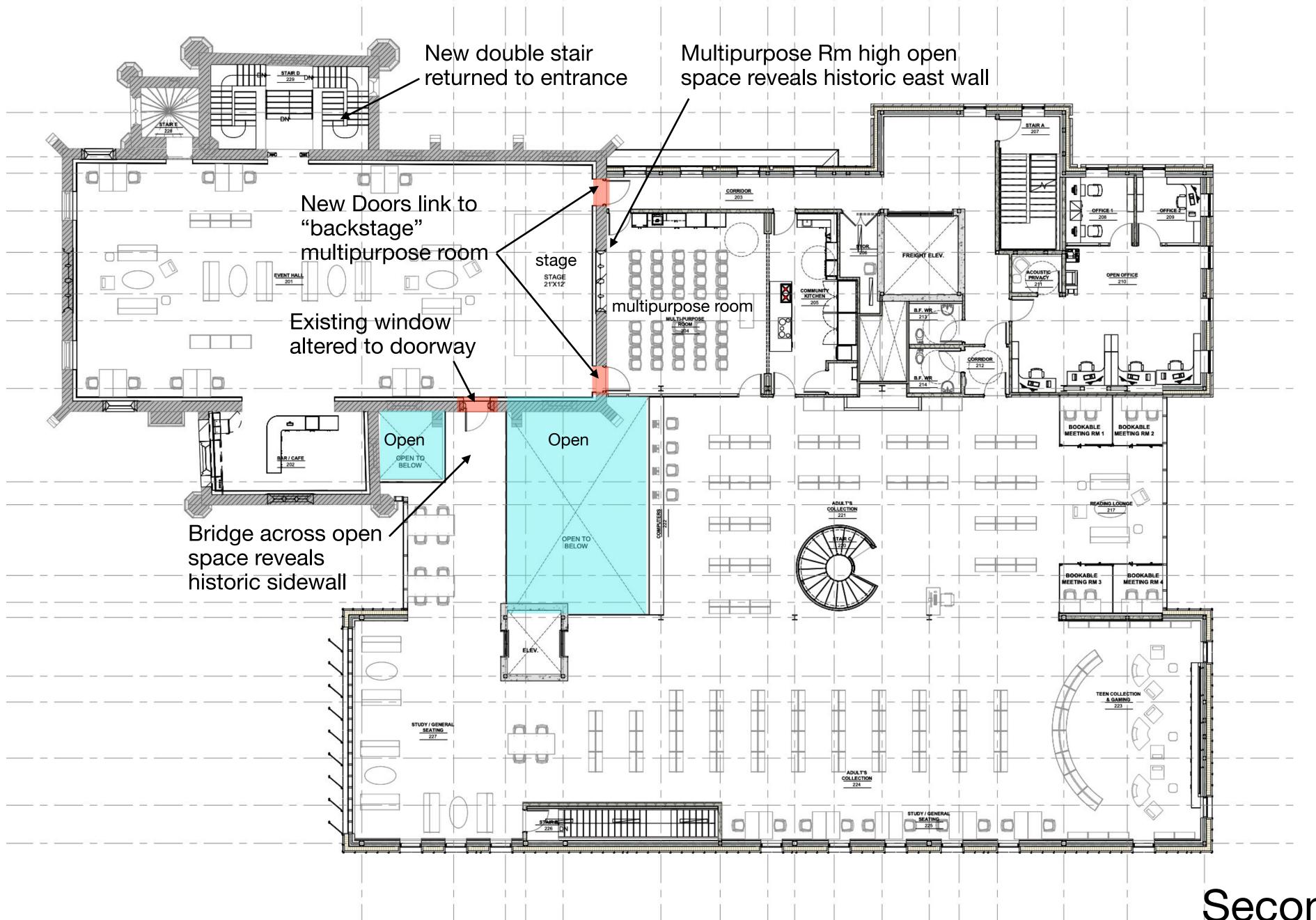
3D perspective view from the NE showing the historic building and new addition. DPAI-SZ

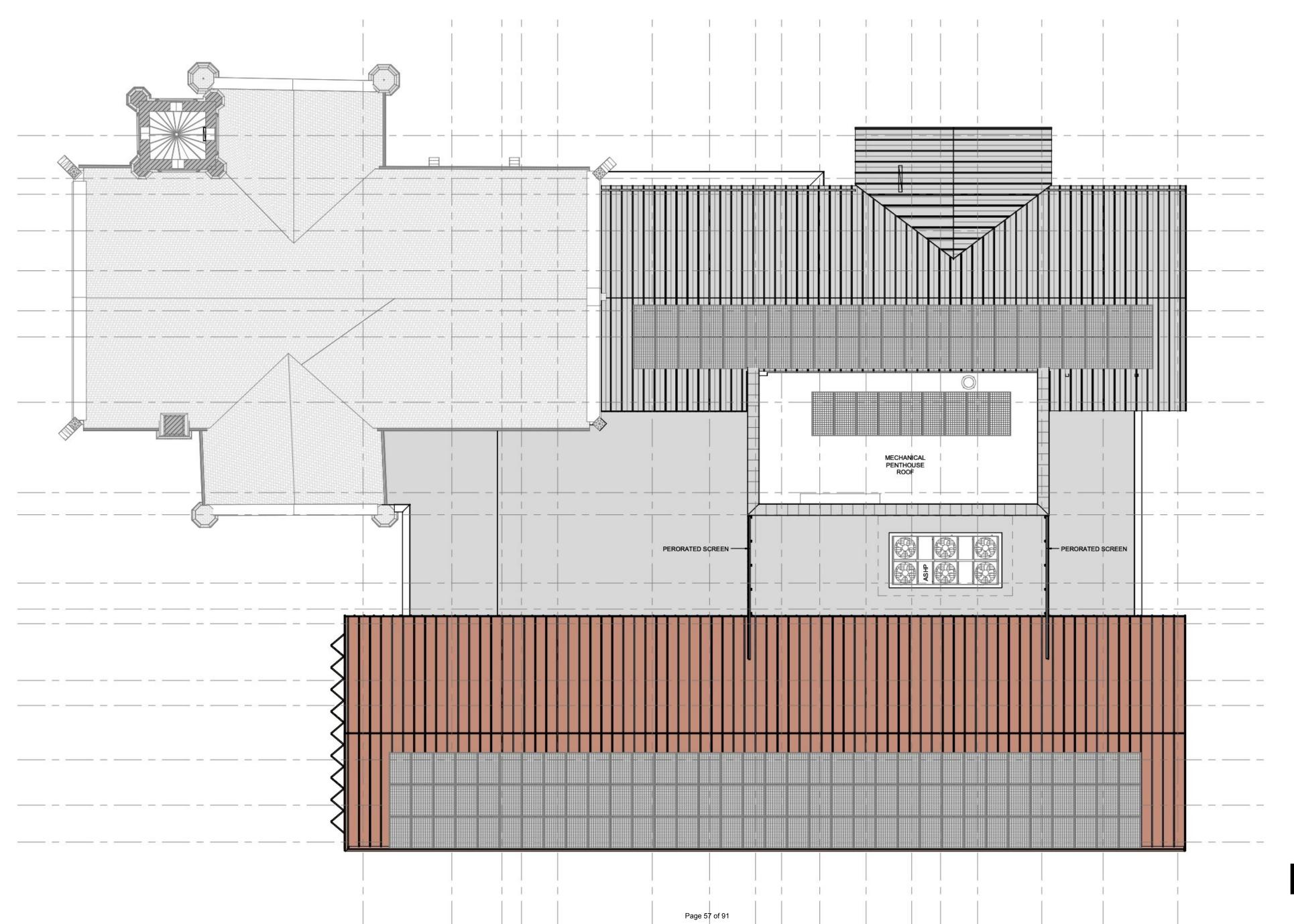
3D perspective view from the SE showing the historic building and new addition and new main entrance. DPAI-SZ











Roof Plan



Illustration from the south west

Impacts of Proposed Project

Great care has been taken in the concept for the reuse of the building and the required additions for a library. Nonetheless there are some impacts to the heritage building from this prosed development.

Impacts of the new addition are primarily:

- The alteration of one additional window at the ground floor to make a doorway
- The alteration of one second floor window to make a doorway
- The alteration of the east assembly hall wall to make two doorways
- The impact of the new structure against the walls of the Old Town Hall where they meet including waterproofing both together.
- The change of form of the historic building. This began however in c.,1917 with the first east addition, subsequent additions and now this addition
- The change of context with the expansion of building on the site and some loss of view to the heritage building from the SE

Building Condition

The building requires considerable repair. There is much damage from water penetration through roof and walls and freezing and thawing to both interior and exterior as well as deferred maintenance and the effects of time. The following types of work are required:

Reconstruction, where existing walls have deteriorated to the point they are loose and unstable. This is concentrated at the octagonal clasping buttresses and at the building parapets.

Repairs, where Building materials, brick or stone have deteriorated, some new bricks may be required; shifted, some lintels have dropped, moved; there are cracks in various locations, water damage, to interior finishes, wood trim etc.

Restoration, where elements are missing or so severely deteriorated they require reconstruction. This includes; at windows where wood is so deteriorated it is beyond repair and sections have already been removed. Doors and openings where more recent alterations served conditions that no longer exist, such as two west doors to the same room or the south wall where openings connect to additions that will be removed. The main stair where half has been removed.

Maintenance, where work is required to preserve existing materials and arrangements, such as brick and stone repointing, flashing has failed, roofing is at the end of useful life and is the wrong type of roofing.

Preservation; where existing materials are in good functional condition and may continue in service for years to come.

Images that illustrate some of the existing conditions. All areas of the building require work from foundations to roof both inside and at the exterior.













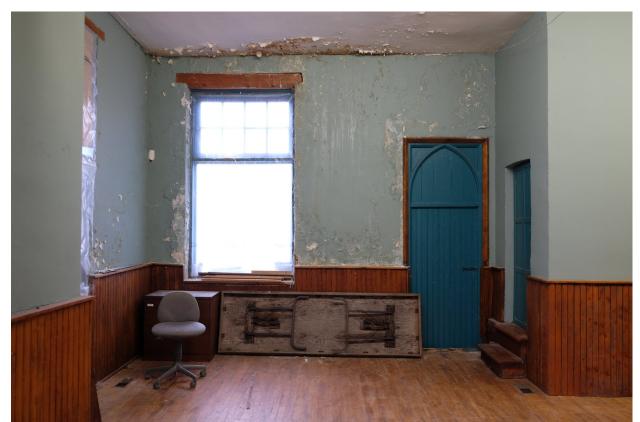


















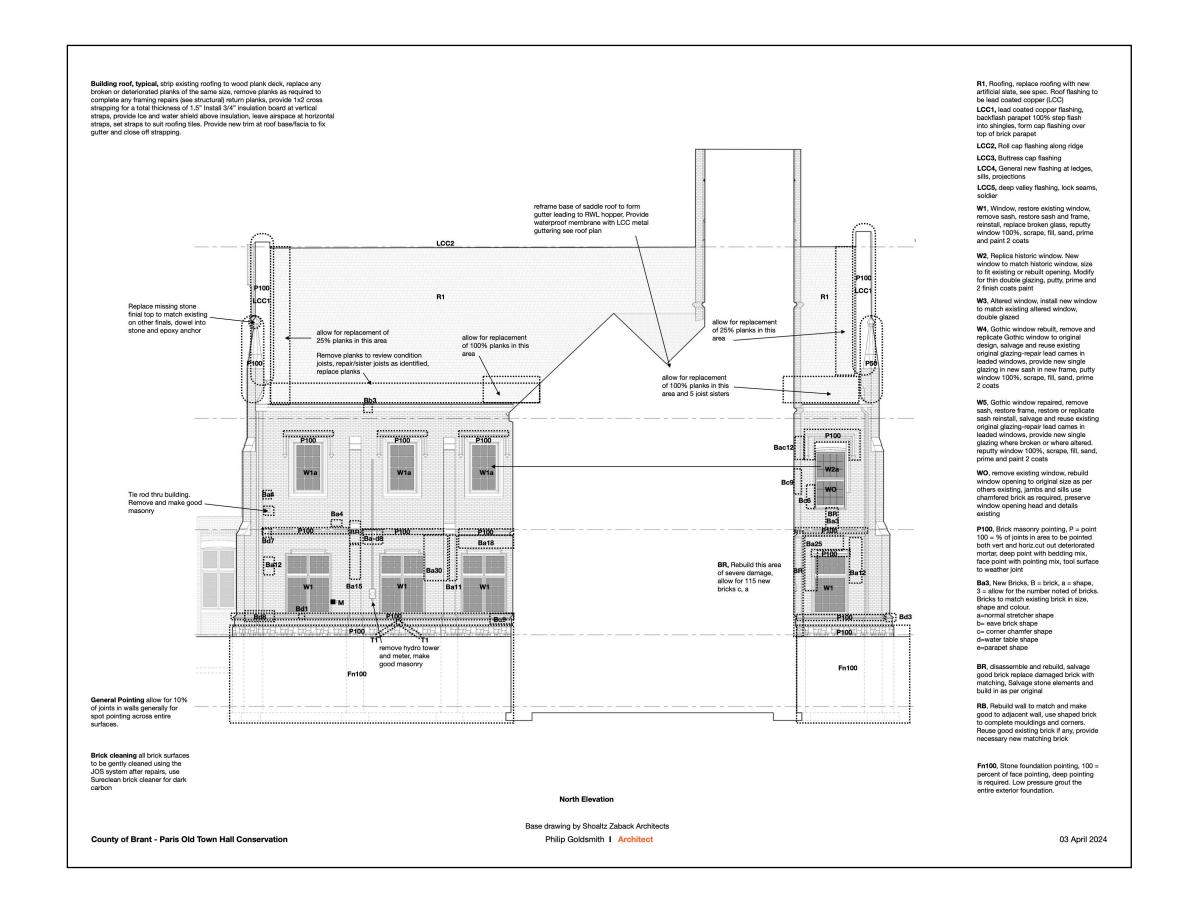


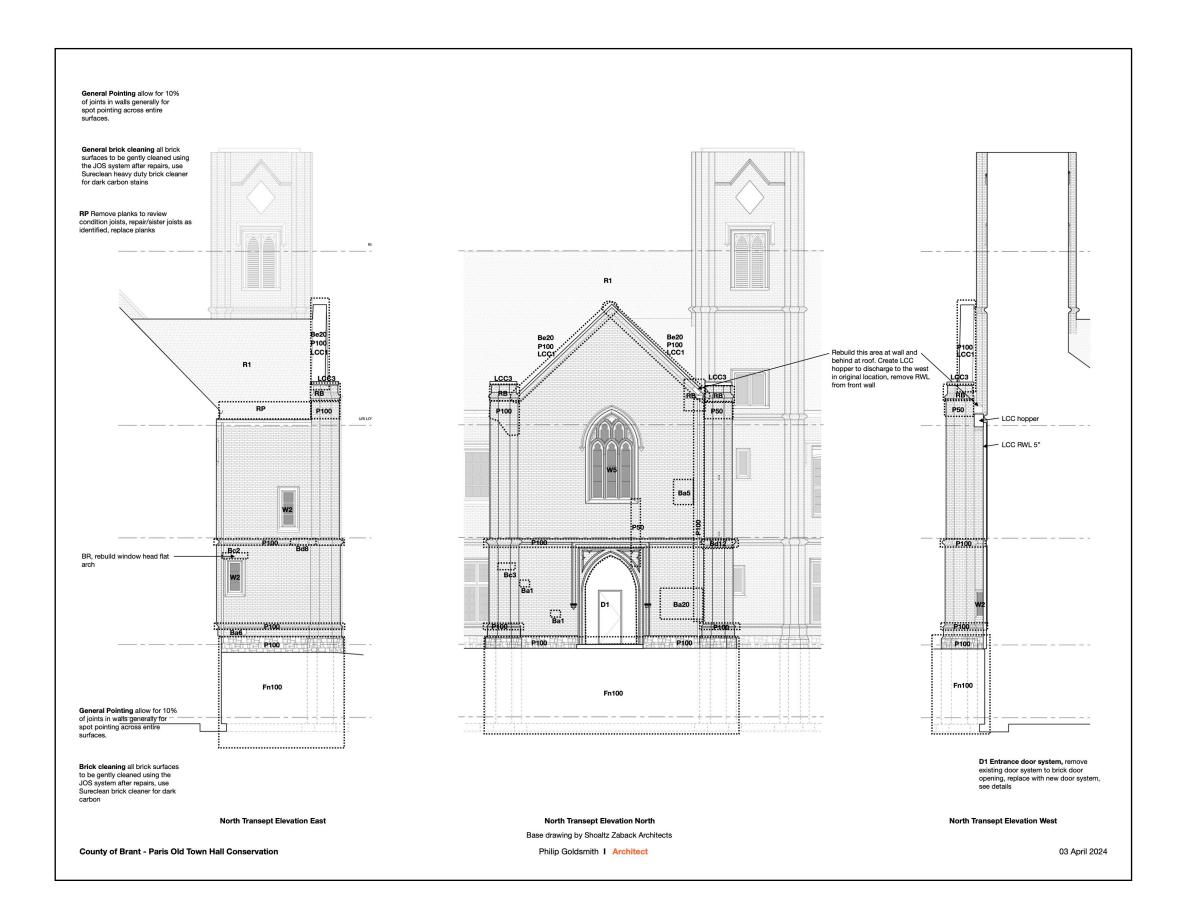


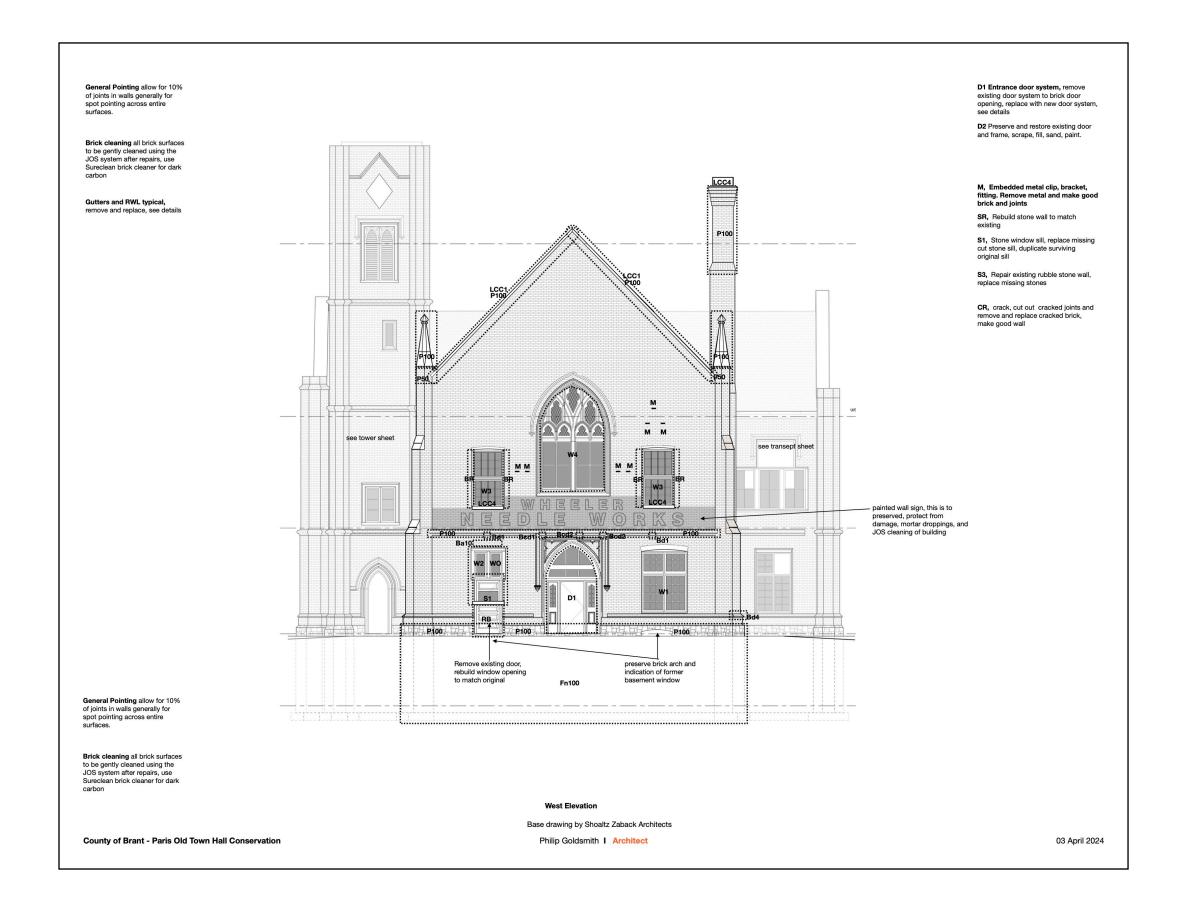
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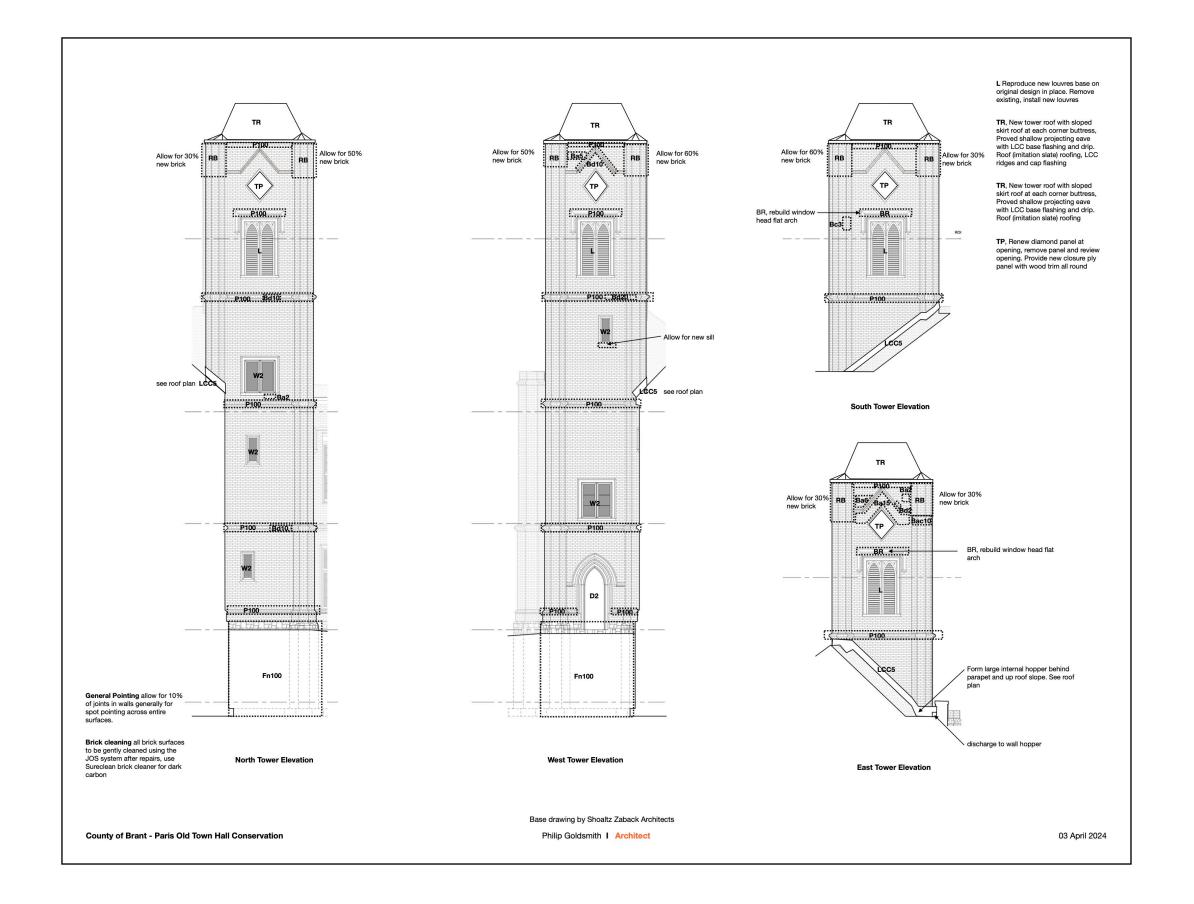
Conservation

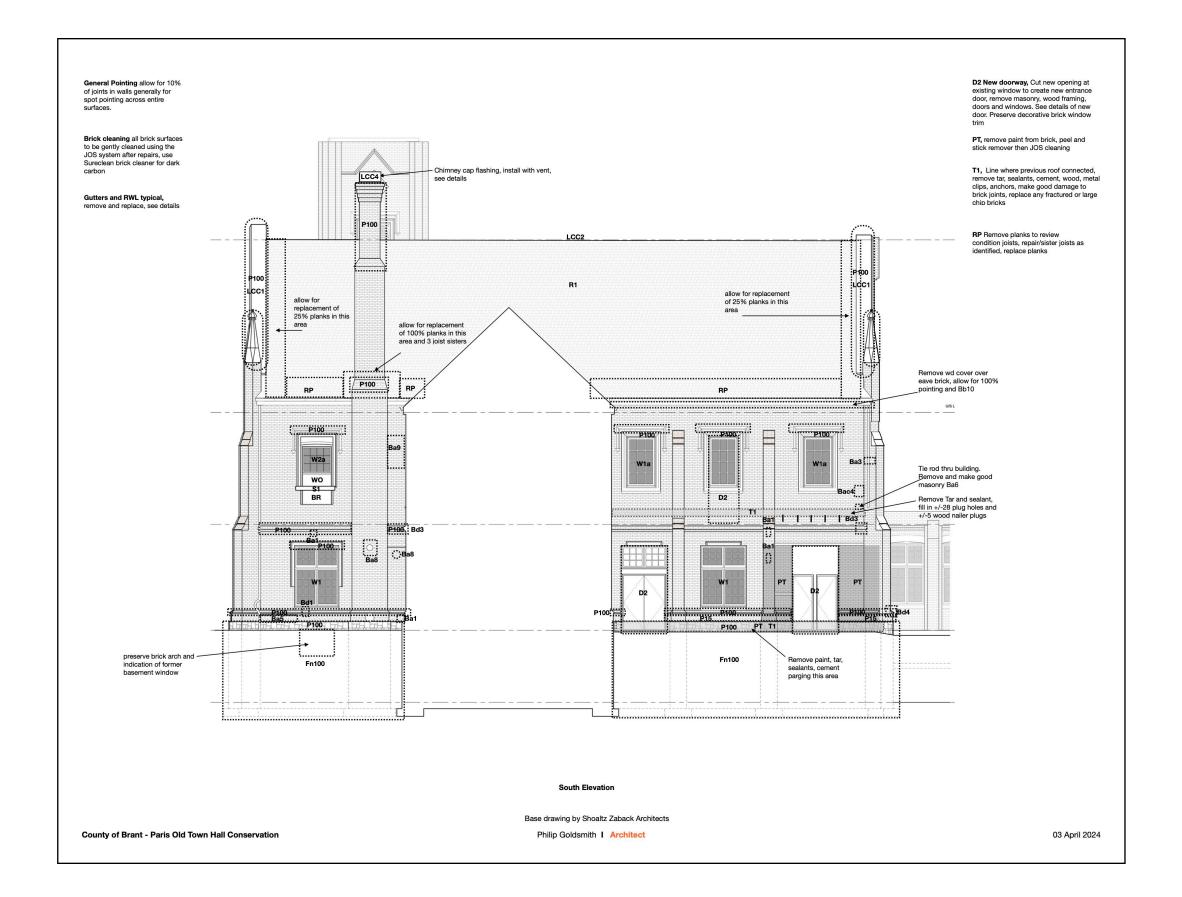
As a part of the project the historic building will be the subject of restoration and repair. Some of the changes from the Wheeler period are preserved to help illustrate the story of the building through time, including, the retention and repair of some of the 1917 windows and reconstruction of the north and south wall of the Wheeler addition that makes sense of the removal of the ground floor east wall of the old town hall.

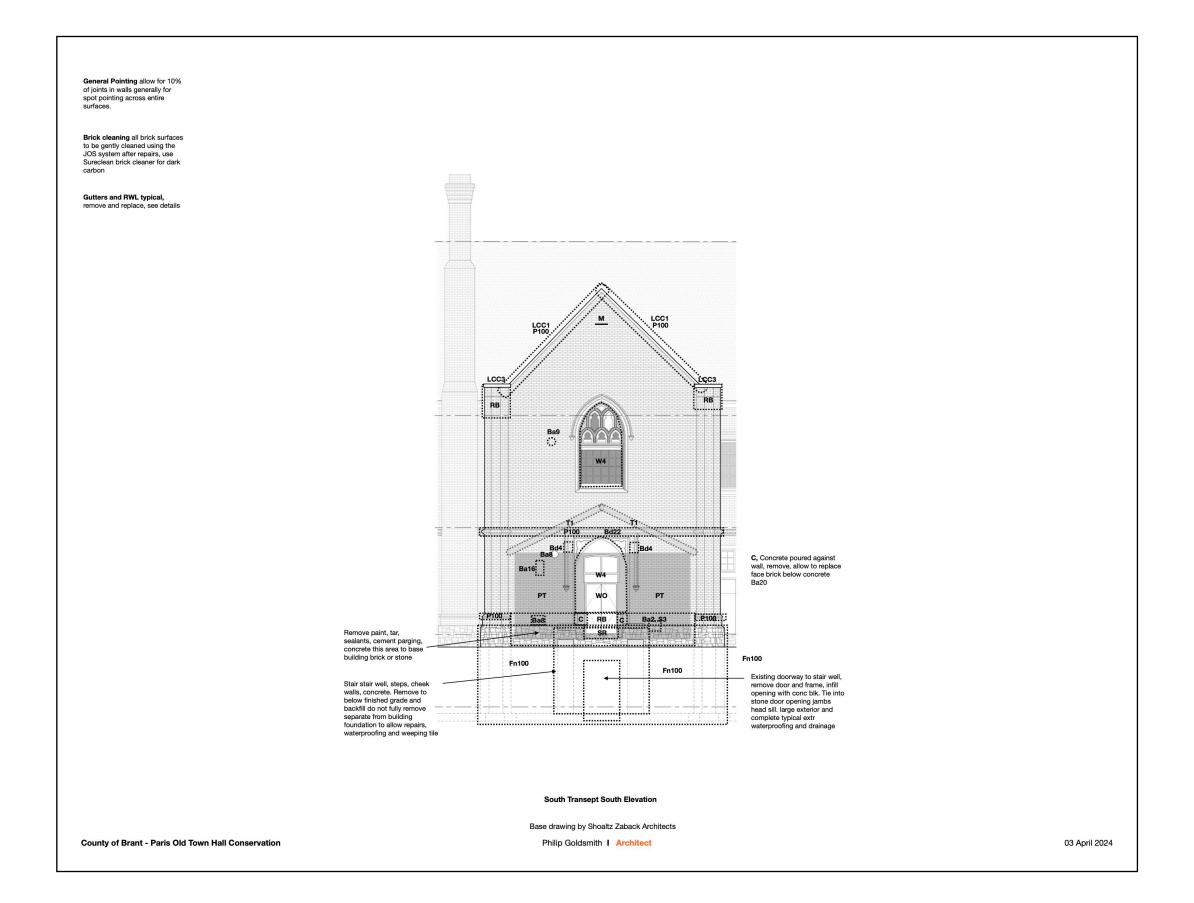




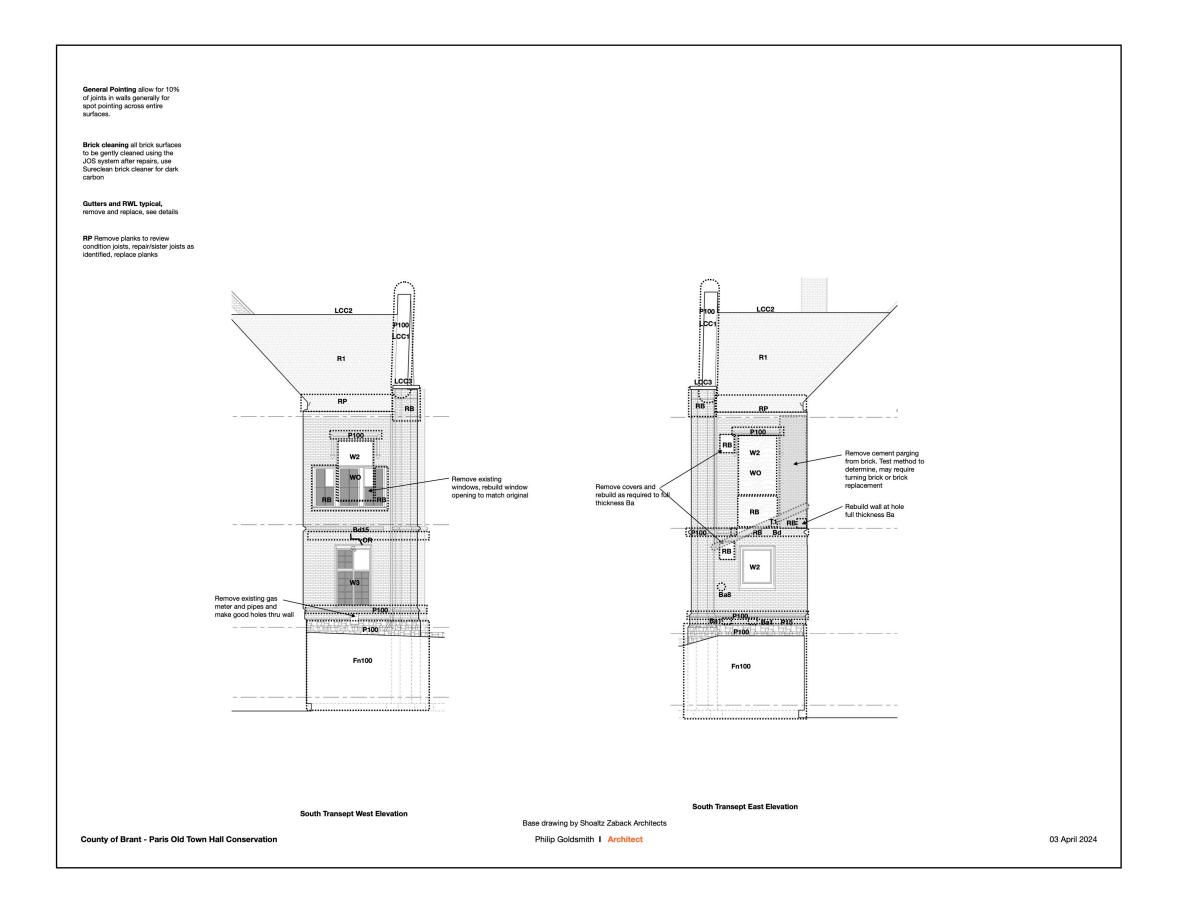


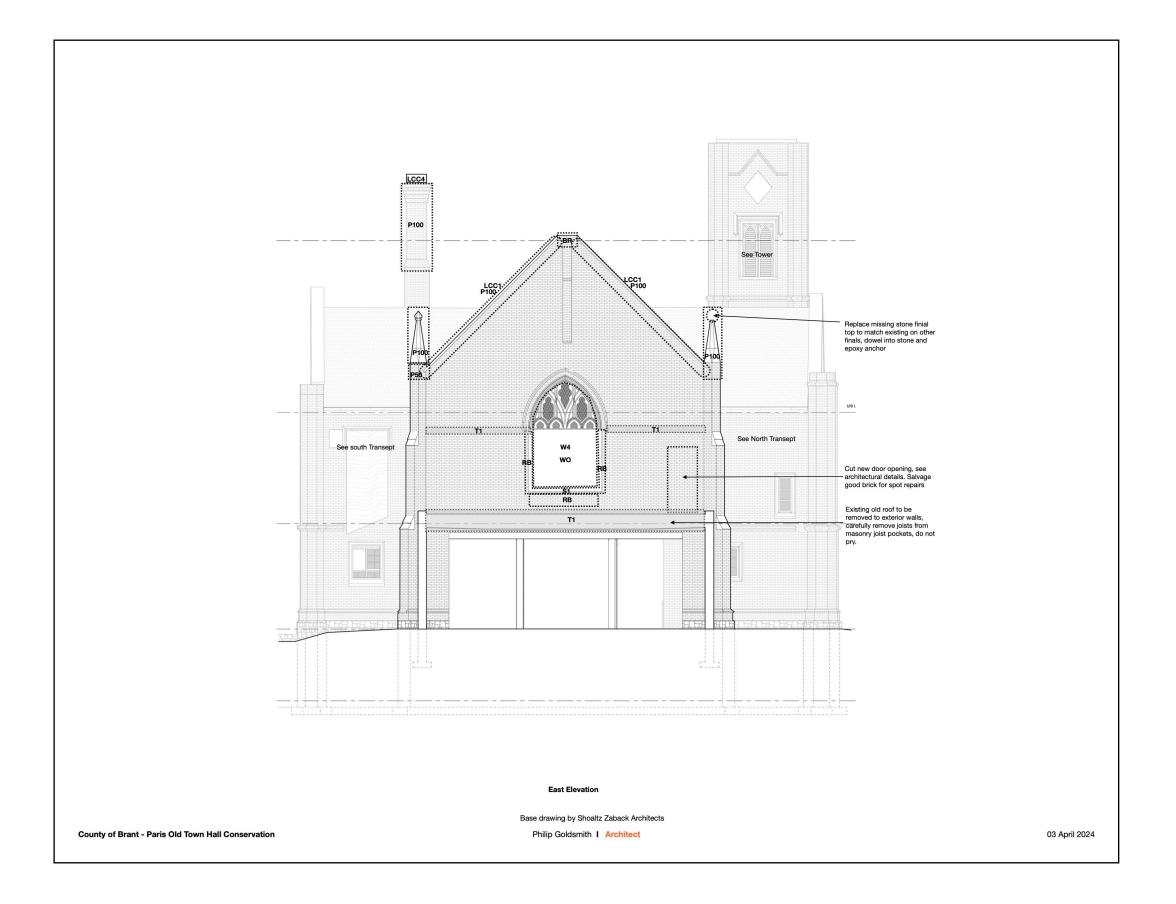


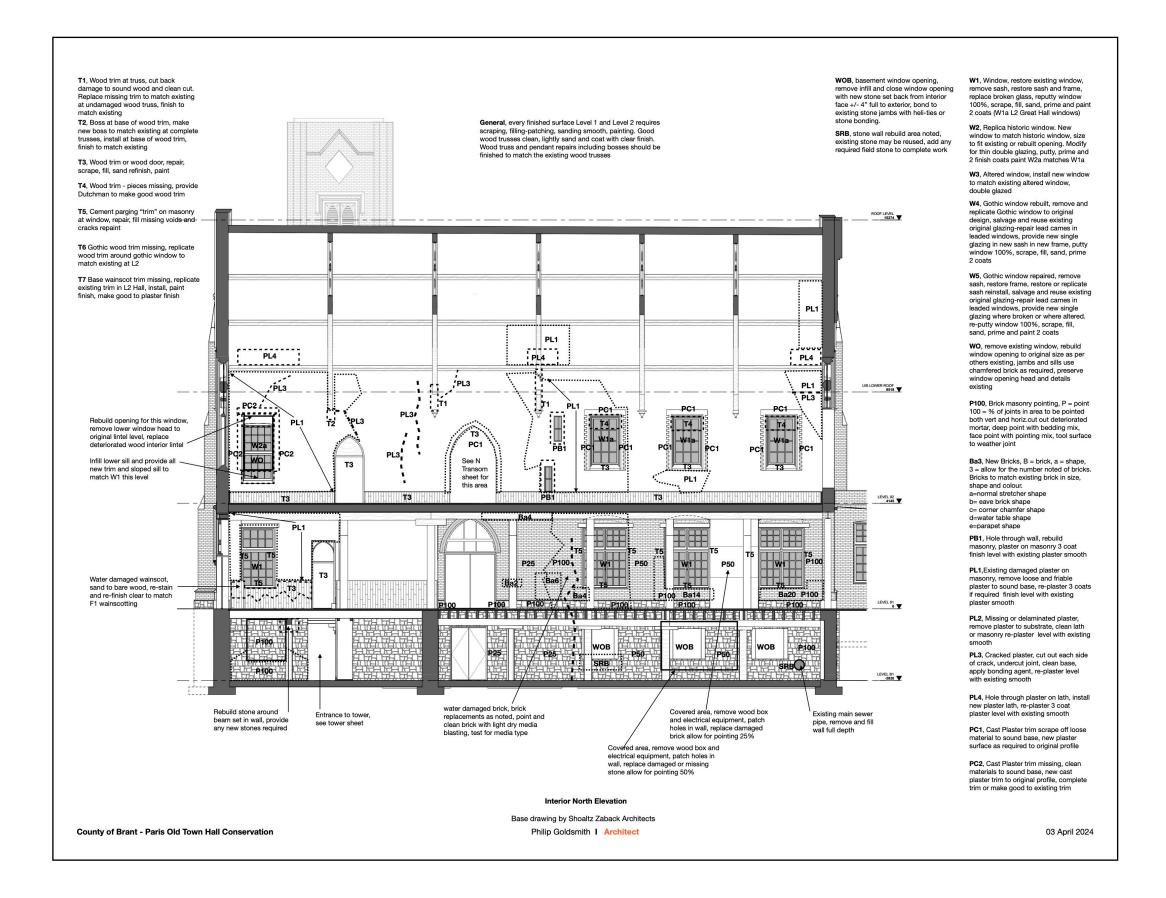


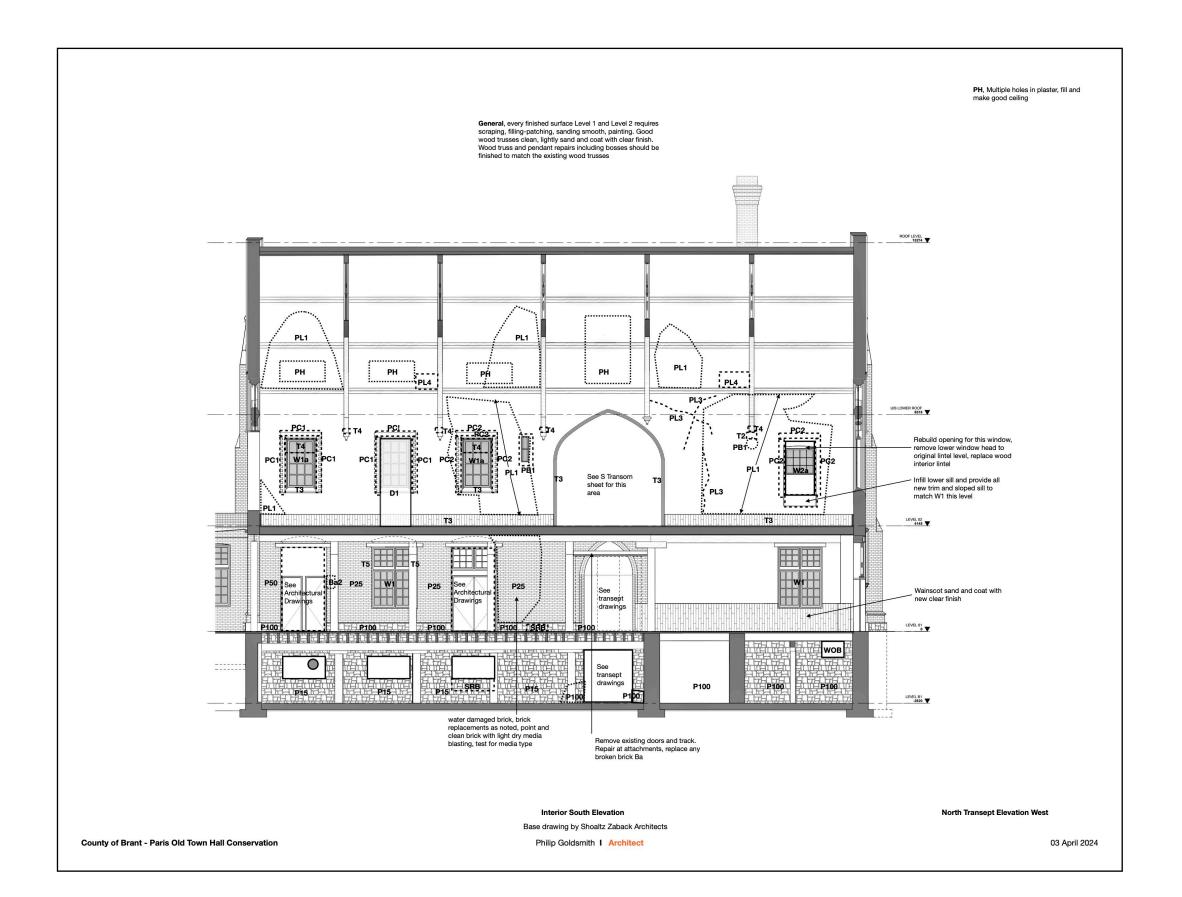


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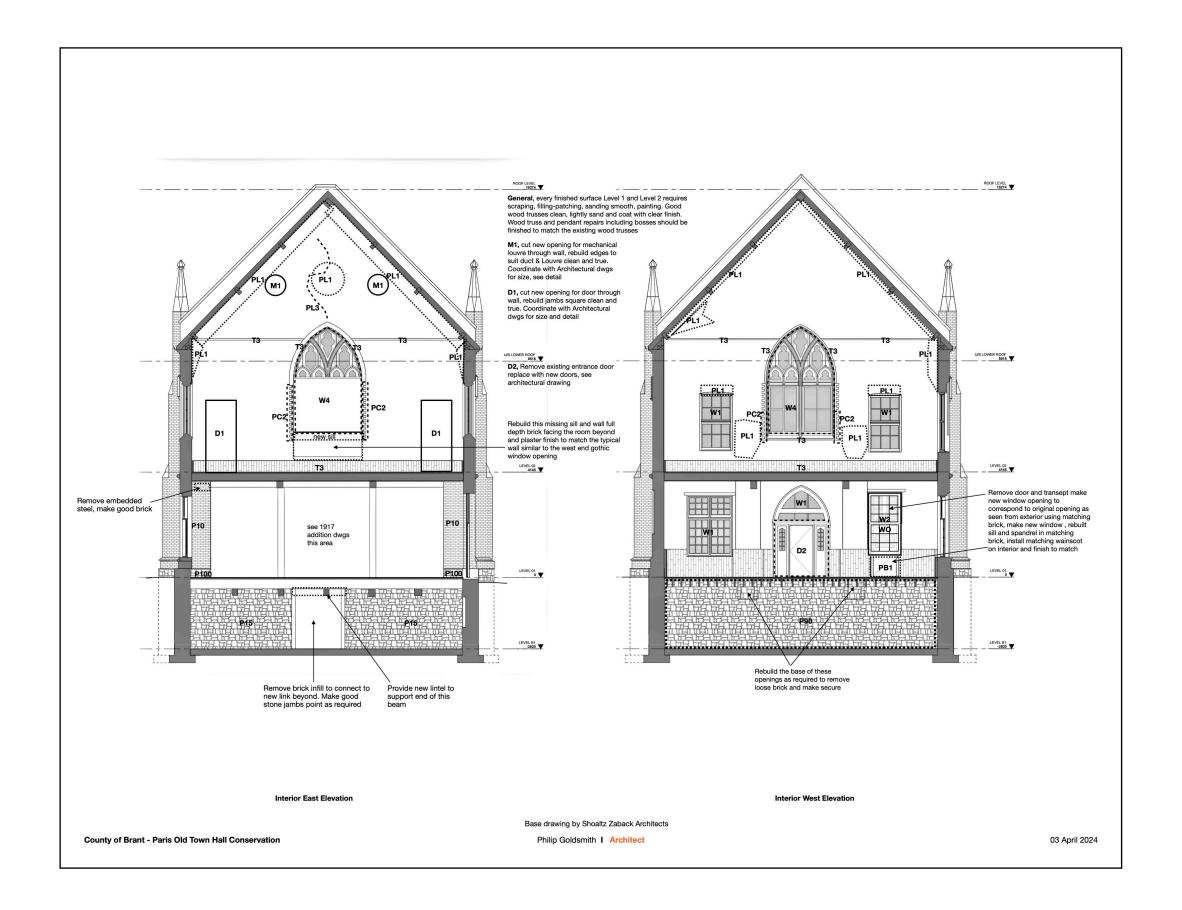


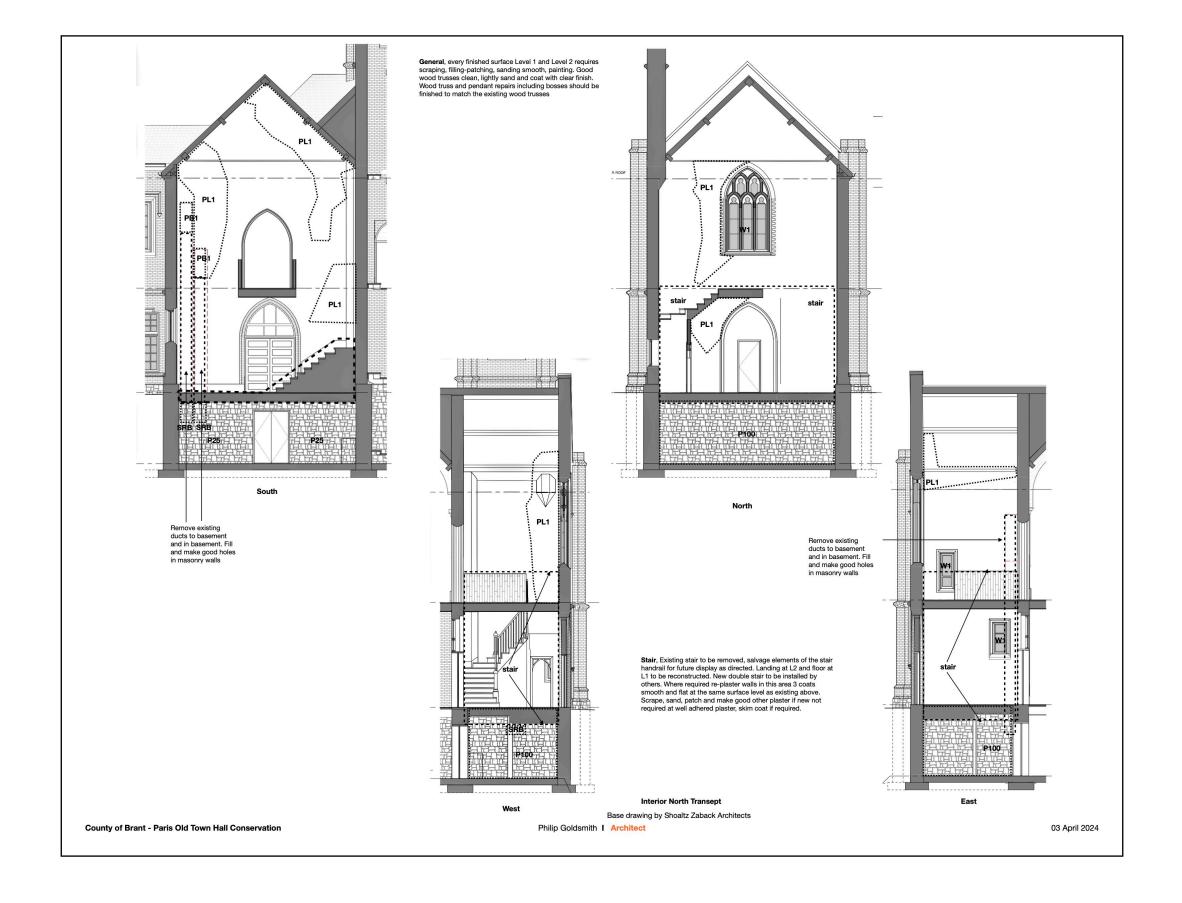




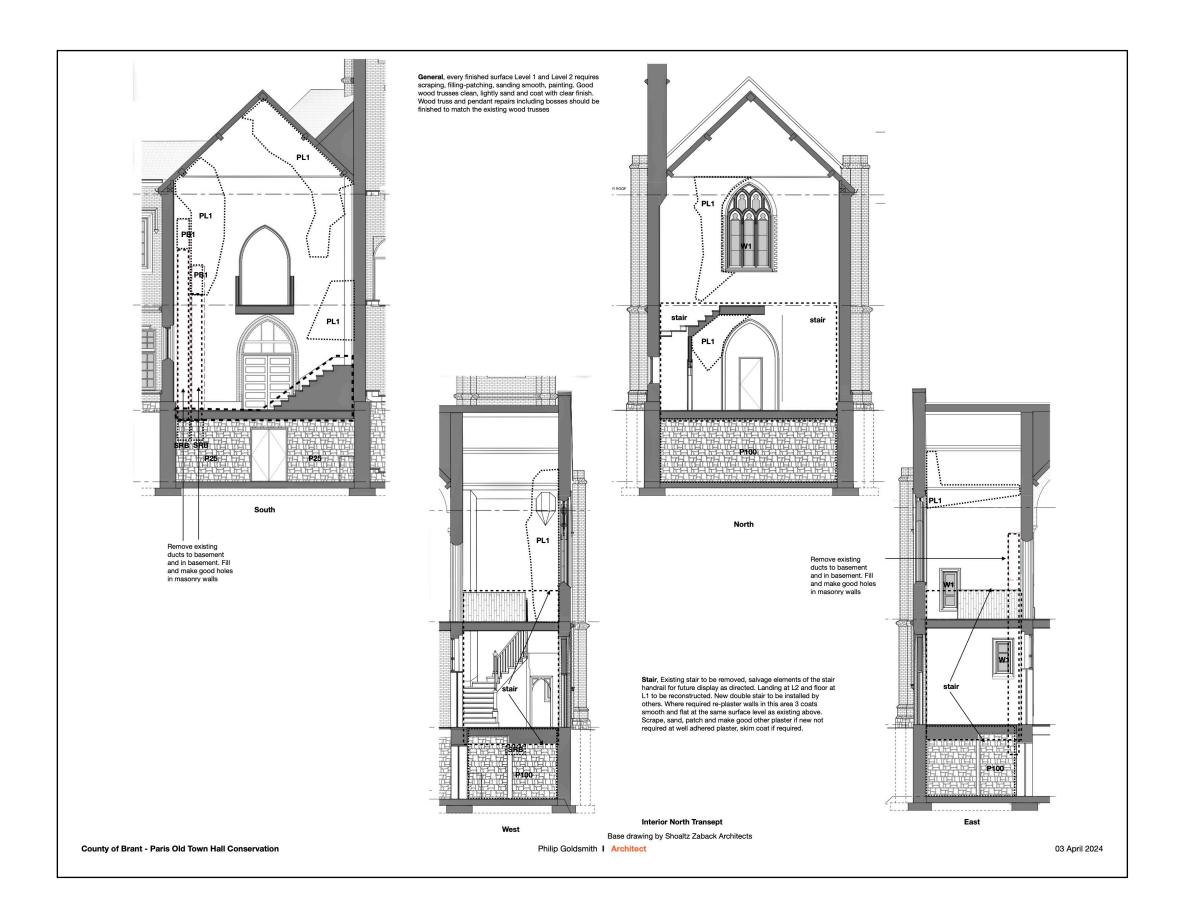


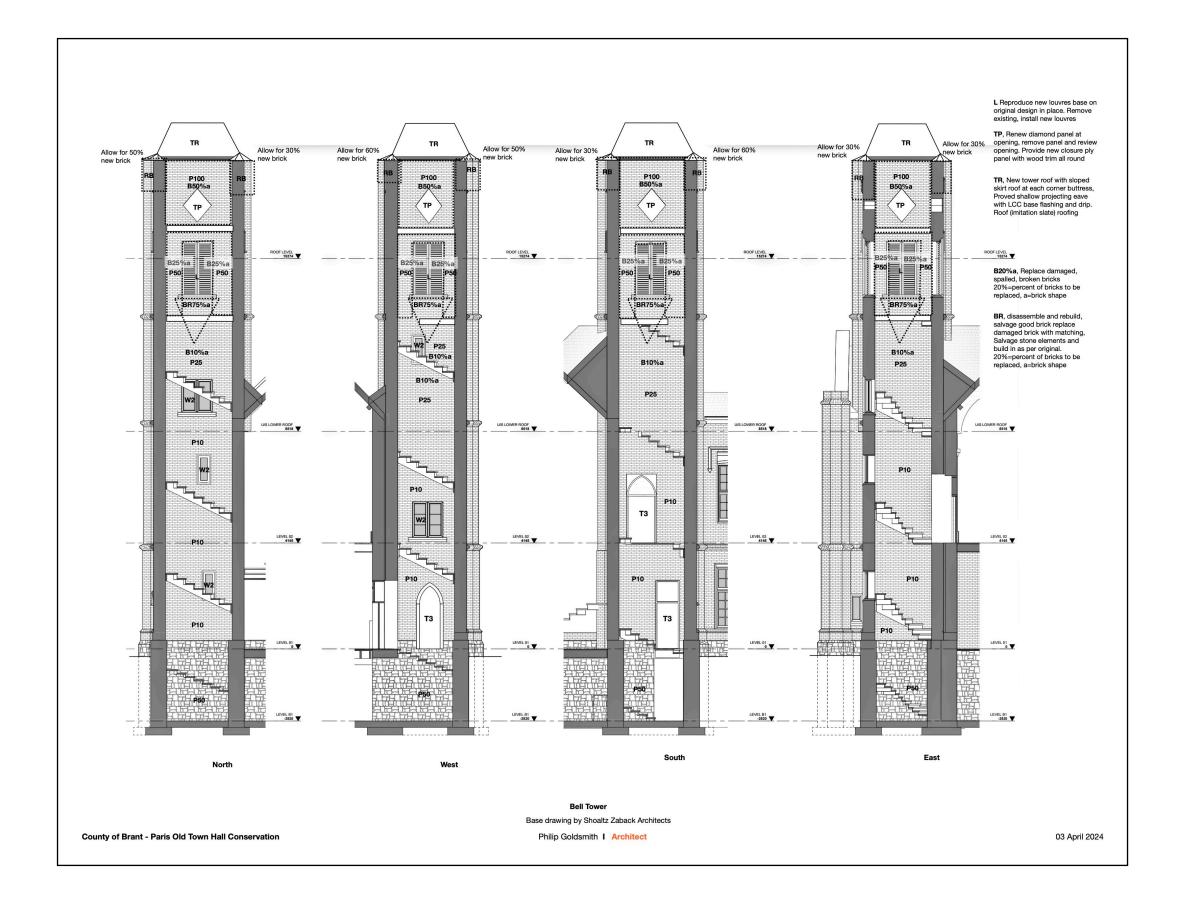
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Questions



Brant Heritage Committee Minutes

Date: November 7, 2024

Time: 4:00 p.m.

Location: Council Chambers

7 Broadway Street West

Paris, ON

Present: Councillors MacAlpine, Howes (left at 4:40 p.m.), and Garneau (left at

5:10 p.m.), Members Brown, Dirycz, Telfer Faux, Varney (left at 4:57

p.m.), and Workman Rose

Regrets: Mayor Bailey, and Member Kavanagh

Staff: Crozier, Gable, Kortleve, Beddard, and Pluck

Alternative formats and communication supports are available upon request. For more information, please contact the County of Brant Accessibility and Inclusion Coordinator at 519-442-7268 or by email accessibility@brant.ca

Member Telfer Faux in the Chair.

1. Attendance

Attendance was taken.

2. Approval of Agenda

Moved by Councillor Howes Seconded by Member Dirycz

That the Brant Heritage Committee agenda of November 7, 2024, be approved.

Carried

3. Declaration of Pecuniary Interests

None.

4. Delegations / Petitions / Presentations

None.

5. Adoption of Minutes from Previous Meetings

5.1 Brant Heritage Committee minutes of October 3, 2024

Moved by Member Dirycz Seconded by Councillor MacAlpine

That the Brant Heritage Committee minutes of October 3, 2024, be approved.

Carried

6. Business Arising from the Minutes

None.

7. Staff Reports

7.1 Heritage Aspects - Downtown Paris Master Plan Implementation

Adam Crozier, Director of Corporate Strategy, appeared before the committee and presented on the Downtown Paris Master Plan Implementation. He provided a background and overview on the Downtown Paris Master Plan, highlighted how heritage features could be incorporated into the plan, and concluded with seeking comments from the Committee.

Discussion was held regarding heritage characteristics that could be included in the downtown streetscape, with the committee discussing signage, storyboards and plaques.

7.2 Downtown Paris Zoning Project

Brandon Kortleve, Manager of Policy Planning, appeared before the committee and provided an overview of the Downtown Paris Zoning Project. He advised that the County has been in consultation with the Grand River Conservation Authority and noted that engagement sessions will be held in the County of Brant Council Chambers on November 27, 2024. B. Kortleve concluded with presenting a 3d model of Downtown Paris and advised that this project will return to the committee in the future.

In response to questions, B. Kortleve advised that there are multiple zoning categories in Downtown Paris that influence maximum building height. He noted that the current maximum height is 15 meters in the Core Area zone. In response to further questions, B. Kortleve advised that certain zones of Downtown Paris do not have a parking space requirement, and that staff are investigating developing a parking strategy for Downtown Paris.

7.3 <u>Joint Heritage Committee Meeting: Update & Discussion</u>

Councillor Howes left the meeting at 4:40 p.m.

Jazmin Beddard, Arts, Culture and Heritage Officer, provided an update on the Joint Heritage Committee meeting, noting she has further investigated venues and recommended that the Dominion Telegraph Centre be chosen based on feasibility, cost, capacity, and that the location is registered in the County of Brant Heritage Inventory.

Further discussion was held regarding venues, noting additional options such as the Howell Block which contains the St. George Museum and the Paris Presbyterian Church, and venue features such as kitchen space, catering capabilities, and audiovisual connections.

Moved by Member Workman Rose Seconded by Member Brown

That the Joint Heritage Committee meeting be tentatively held at the Dominion Telegraph Center, with the final decision to be made at the December 5, 2024, Brant Heritage Committee meeting.

Carried

Member Varney left the meeting at 4:57 p.m.

7.3.1 <u>Joint Heritage Committee Meeting: Guest Speaker</u>

Member Brown volunteered to be a speaker at the Joint Heritage Committee meeting, noting that he would like to share his experiences and discuss the topics of demolition permits and salvage.

Discussion was held regarding having three to four guest speakers attend the meeting and inviting a representative from the insurance industry to speak to insurance coverage for designated properties. The committee further discussed the format of the meeting and ensuring that there will be opportunities for discussion and breakout sessions.

Councillor Garneau left the meeting at 5:10 p.m.

The meeting continued for information purposes only, as quorum was lost.

7.3.2 <u>Joint Heritage Committee Meeting: City of Waterloo Gathering Spaces Mapping</u> Tool

Member Telfer Faux spoke to the City of Waterloo Gathering Spaces Mapping website.

7.4 Culture Days 2024 Wrap-Up

J. Beddard updated the committee on the Culture Days 2024 wrap-up, noting that there were over 2,500 attendees across the 48 scheduled events, and that the attendance exceeded projections. She shared received feedback from event organizers and noted that surveys are being collected and an initial round of surveys has been sent to the province. She concluded with highlighting that the County of Brant has been invited to be a festival hub again in 2025.

7.5 Scavenger Hunt 2024 Wrap-Up

J. Beddard advised that 45 submissions were received for the 2024 scavenger hunt, and two grand prizes and two runners up packs were awarded. She provided an overview of the prize packs and noted that there was lots of constructive feedback about the scavenger hunt but it was overarchingly positivity received.

7.6 <u>Ministry of Citizenship and Multiculturalism December Meeting Training Session</u>

Spencer Pluck, Deputy Clerk, advised the committee that a training session guided by the Ministry of Citizenship and Multiculturalism will be held at the December 5, 2024, Brant Heritage Committee meeting.

8. Committee Workplan

None.

9. Communications

J. Beddard shared that a communication was received from the City of Brantford, advising of a project pertaining to missing World War Two names from the Brant War Memorial. She indicated that they are seeking a member from the Brant Heritage Committee to join a group who will review names on a predesigned master list and determine eligibility for addition to the war memorial, and that the group will meet in 2025. J. Beddard to bring this forward at the December 5, 2024, Brant Heritage Committee meeting.

10. Other Business

None.

11. Next Meeting and Adjournment

Committee adjourned at 5:29 pm to meet again on December 5, 2024, at 4:00 p.m. at the County of Brant Council Chambers.

 		_
	Secretary	′



Advisory Committee Report

To: The County of Brant Heritage Committee

From: Brandon Kortleve, Manager of Policy Planning

Date: December 5th. 2024

Report #: RPT-0540-24

Subject: Approval of Alterations Under the Ontario Heritage Act (16 Broadway Street West

- The Charles Mitchell House)

Purpose: For Approval

Recommendation

Whereas the County of Brant has received an application for alterations to the property located at 16 Broadway Street West, designated under the Part IV, Section 29 of the Ontario Heritage Act by Town of Paris By-Law 2667;

And whereas Section 33 of the Ontario Heritage Act requires that any alteration of a property designated under Section 29, where the alterations are likely to affect the property's heritage attributes, shall receive Council's consent to such an alteration in writing;

And whereas the application received has been reviewed by staff and the County of Brant Heritage Committee, who have expressed support for the proposed alterations;

Therefore, that Council of the County of Brant consent to the application for the removal of the existing garage and the construction of an Additional Residential Unit (ARU) to the rear of the existing house at 16 Broadway Street West;

And that notice of this decision be served to the Owner and the Ontario Heritage Trust, as set out by Section 33 of the Ontario Heritage Act.

Strategic Plan Priority

Strategic Priority 1 - Sustainable and Managed Growth

Impacts and Mitigation

Social Impacts

The Charles Mitchell House is a significant heritage asset contributing to the cultural identity of downtown Paris. The removal of the rear garage and construction of a well-integrated ARU will enhance the property's functionality while maintaining and ultimately further developing its heritage character.

Environmental Impacts

The new construction will feature board and batten-style siding, designed to complement the existing cobblestone structure, ensuring minimal disruption to the site's historic context.

Economic Impacts

The addition of the ARU to Downtown Paris will contribute to the County's housing stock while respecting the heritage attributes of the property, supporting local growth and sustainability initiatives for gentle density and adaptive re-use.

Report

Background

The County of Brant's policies support sustainable growth while protecting community heritage. Under the Ontario Heritage Act, designated properties require municipal review and Council approval for alterations that may affect their heritage value. The County has designated over 30 culturally significant properties.

The Charles Mitchell House, located at 16 Broadway Street West, is a designated heritage property under Part IV of the Ontario Heritage Act, and any proposed works have the potential to impact heritage attributes. Therefore, consultation with the heritage committee and consent in writing from the Council of the County of Brant under Section 33 of the *Ontario Heritage Act* is required for the project to move forward.

This report provides a brief overview of the project and recommends the approval of the alterations, which will fulfill the legislative requirements under the *Ontario Heritage Act* for the project to receive a building permit.

<u>Analysis</u>

16 Broadway Street West has been designated under the Ontario Heritage Act by Town of Paris By-Law 2667 (Attachment 1). The designating by-law notes the main feature of importance as the cobblestone construction and the designation includes all exterior features of the primary dwelling.

During Charles Mitchell's time in Paris, he worked as a blacksmith, wagon and carriage maker. With construction beginning in 1842, the Charles Mitchell House, a classic example of Greek Revival architecture (1825-1860), showcases design principles popular in New York but rare in Ontario. The one-and-a-half-story home features cobblestone construction with cut-stone corners, a high foundation, a flat hip roof with a lantern, a cube-like profile and a doric-columned porch. Originally, second-story lighting relied on small "stomacher" windows

and lantern openings, but dormers were added later to improve light and ventilation. A small wing, added in 1885, served as a doctor's office for Dr. William Burt.¹

The property includes a rear garage that is explicitly excluded from the designation by-law and is not considered a significant heritage attribute. An application has been submitted proposing the removal of the existing garage and the construction of an ARU to the rear of the existing house. After reviewing the proposed project (included with Attachment 1), staff provide the following with respect to the potential impacts the alteration may have on the designated property and a review of the Standards and Guidelines for the Conservation of Historic Places in Canada².

Exterior Form:

The proposed Additional Residential Unit follows regency-style, like the "Ontario cottage" style commonly built in 19th century Ontario. Drawing inspiration from classical antiquity, popular around the time of the Greek revival, the proposal honours the relationship between the exterior form, setting, and history of the area.

Exterior Walls:

Rather than the brick shown on the submitted drawings, in discussion with staff the owner has indicated that the ARU will be finished in a board and batten siding style, like the rear addition of the existing primary dwelling. The use of board and batten siding offers a distinct yet compatible visual contrast, contributing to the overall aesthetic harmony of the site and would be the preferred option. The owner has also indicated that while the ARU is likely to be attached to the primary dwelling, the modifications to the existing house will only involve tying in the roof line of a connecting breezeway / entryway to the rear addition. These choices respect the building's heritage value and the character-defining exterior walls of the building.

Windows and Doors:

The wider windows and doors at the front of the ARU, including the single gable with an arched window, provide a subtle contrast to the slim windows and square features of the primary dwelling.

Mechanical and Electrical Systems:

The owner has indicated that mechanical and electrical system components will be hidden in the connection to the existing building. Any exhaust components will be blended into the side or rear of the new dwelling.

¹ Paris Museum and Historical Society – Building File for 16 Broadway Street West

² Park's Canada, Second Edition – 2010 (https://www.historicplaces.ca)

The proposed alterations have been reviewed by staff and circulated to the County of Brant Heritage Committee, who have provided preliminary comments for discussion at the committee meeting (Attachment 2).

Staff are of the opinion that the removal of the structure and replacement with the proposed Additional Residential Unit does not impact the heritage attributes of the property. Staff will continue discussion with the owner of the property and the designer of the ARU during the building permit process to ensure the heritage value of the property is maintained in accordance with the observations of this report.

It is my professional opinion that the proposal will not negatively impact the property's heritage value for the reasons outlined in this report. The proposed ARU's design has been tailored to complement the cobblestone house, ensuring no adverse effect on the property's heritage attributes. The current owner of the property has undertaken several conservation efforts on the property to improve it over time, all of which have been sympathetic to the surrounding heritage character.

Summary and Recommendations

The proposed alterations have been carefully examined by staff and discussed by the Heritage Committee. After thorough review, it is recommended that the Council of the County of Brant provide written consent under Section 33 of the Ontario Heritage Act for the removal of the garage and construction of the ARU at 16 Broadway Street West.

This consent will fulfill legislative requirements, enabling the applicant to proceed with the proposed work. The Heritage Committee and staff appreciate the applicant's efforts to integrate the new construction with the property's heritage character, ensuring its conservation and continued contribution to the County's cultural heritage.

Attachments

- 1. Alteration Information and Designating By-Law
- 2. Heritage Committee Preliminary Circulation Comments

Reviewed By

Jazmin Beddard – Arts, Culture and Heritage Officer

Copied To

Zach Gable – Director of Economic Development and Tourism Richard Weidhaas – Chief Building Official Applicant/ Owner

By-law and/or Agreement

By-law Required	No
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No





An agency of the Government of Ontario

Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique. tenu aux fins de la *Loi sur le* patrimoine de l'Ontario, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca.**

Town of Paris

66 Grand River St. N. Paris, Ontario N3L 2M2 Telephone: (519) 442-6324



Lois

April 16, 1986

Ministry of Citizenship abd Culture Heritage Branch 77 Bloor Street West Toronto, Ontario M7A 2R9

RE: Heritage Designations

Dear Sir:

Pursuant to The Ontario Heritage Act, R.S.O. 1980, Chapter 337, please find enclosed notice re passing of By-law #2666 for 2 Arnold Street, Paris and By-law #2667, 16 Broadway Street West, Paris and a certified true copy of said by-laws.

If you have questions with respect to the enclosures, please do not hesitate to contact the writer.

Yours truly,

Gloria Taylor Deputy-Clerk

GT:sp

encl.

CORPORATION OF THE TOWN OF PARIS

BY-LAW NUMBER 2667

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 16 BROADWAY STREET WEST, PARIS, AS BEING OF ARCHITECTURAL AND/OR HISTORICAL VALUE OR INTEREST

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS the Council of the Corporation of the Town of Paris has caused to be served on the owners of the lands and premises known as 16 Broadway Street West, and upon The Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reason for designation are set out in Schedule "B" hereto;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

THEREFORE the Council of the Corporation of the Town of Paris enacts as follows:

- There is designated as being of architectural and/or historical value or interest the real property known as 16 Broadway Street West, more particularly described in Schedule A hereto.
- 2. The municipal Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule A hereto in the proper land registry office.
- 3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST TIME this 15th day of April 1986.

READ A SECOND TIME this 15th day of April 1986.

READ A THIRD TIME AND FINALLY PASSED this 15th day of April 1986.

Deputy Clerk

Mayor

. . .

I, G.D. Taylor, Deputy-Clerk for the Corporation of the Town of Paris do hereby certify that this is a true and correct copy of a by-law passed by Council on the 15th day of April 1986.

Deputy-Clerk

SCHEDULE "A"

-to-

BY-LAW NUMBER 2667

All and Singular that certain parcel or tract of land and premises situate, lying and being in the Town of Paris in the County of Brant and Province of Ontario, and being composed of Lot 9, Part Lot 10 West Broadway Street with a frontage of 114.38 feet, and a depth of 181.5 feet, .48 acres, known municipally as 16 Broadway Street West in the said Town of Paris.

SCHEDULE "B"

-to-

BY-LAW NUMBER 2667

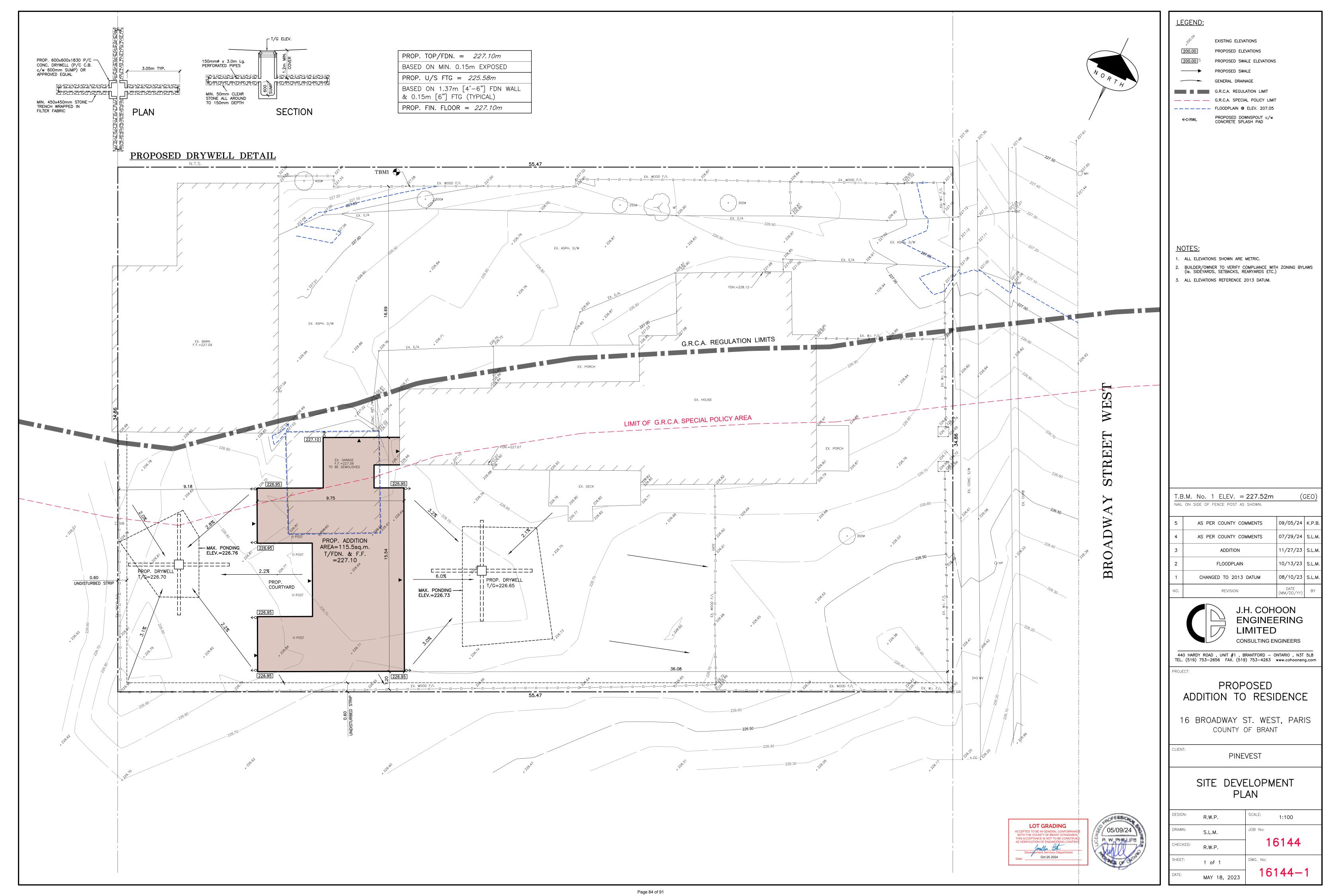
16 Broadway Street West, Paris, Ontario

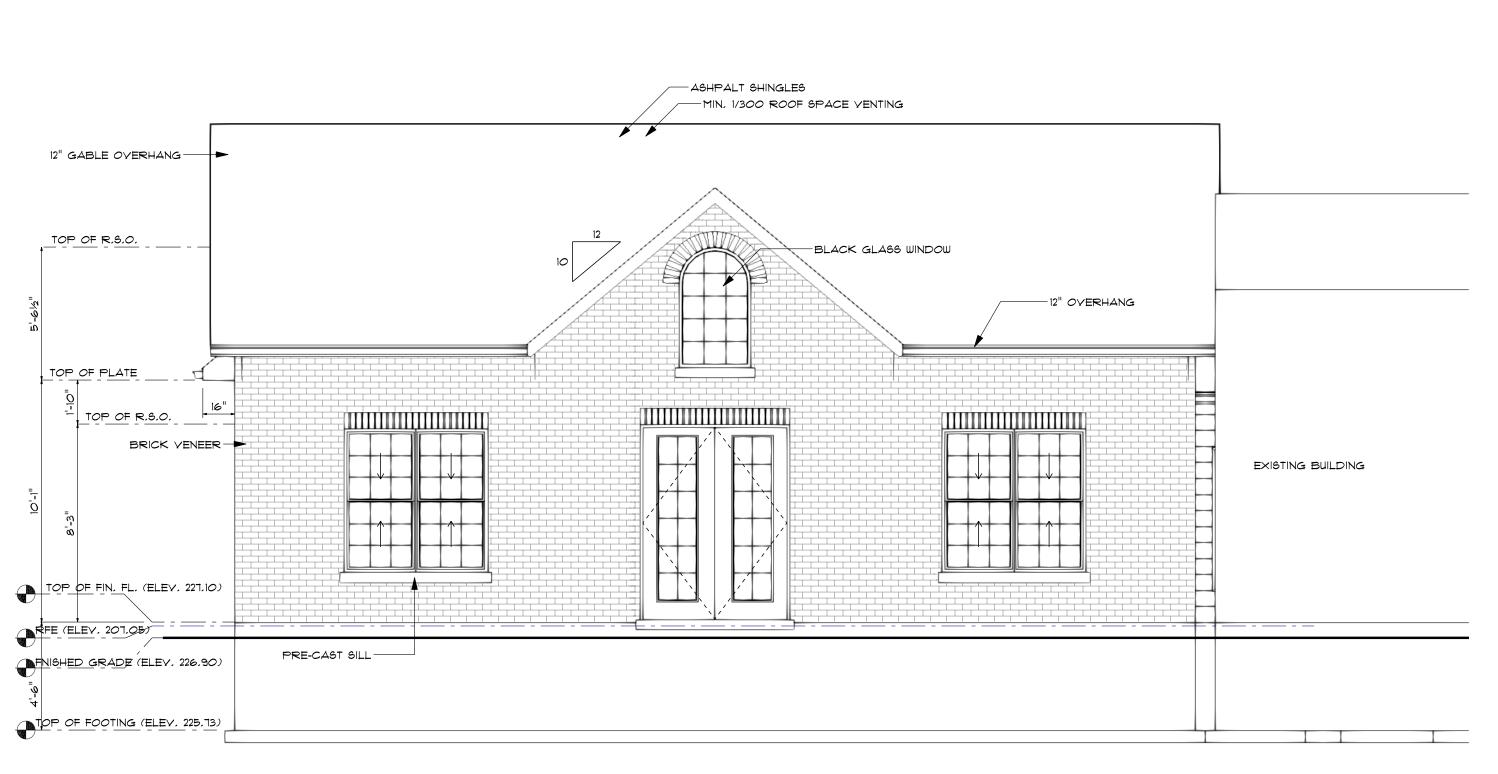
Architectural

- has to be the best example of cobblestone in the area and New York state
- based on architectural merit alone it is felt that this home is worthy of designation under the Ontario Heritage Act.
- designation should include all exterior features but not include out buildings or landscaping.
- provides a textbook illustration of stylistic canons

Historical

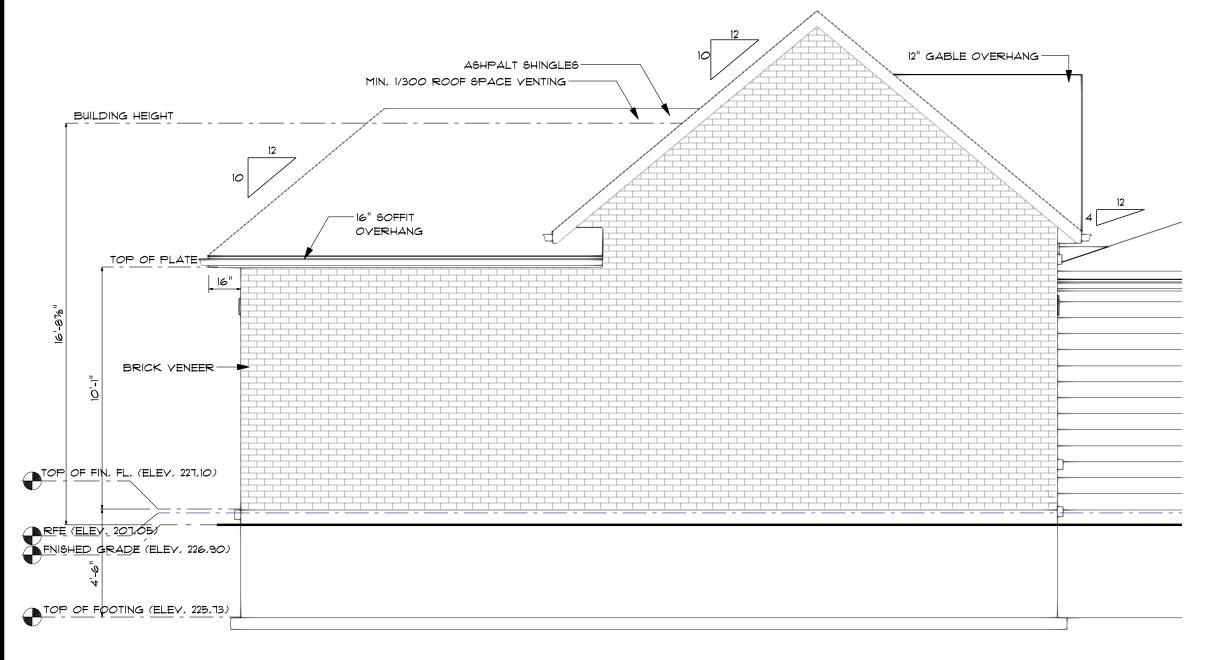
- one of ten cobblestone buildings in the area by Master Levi Boughton
- one of Levi Boughton's best work



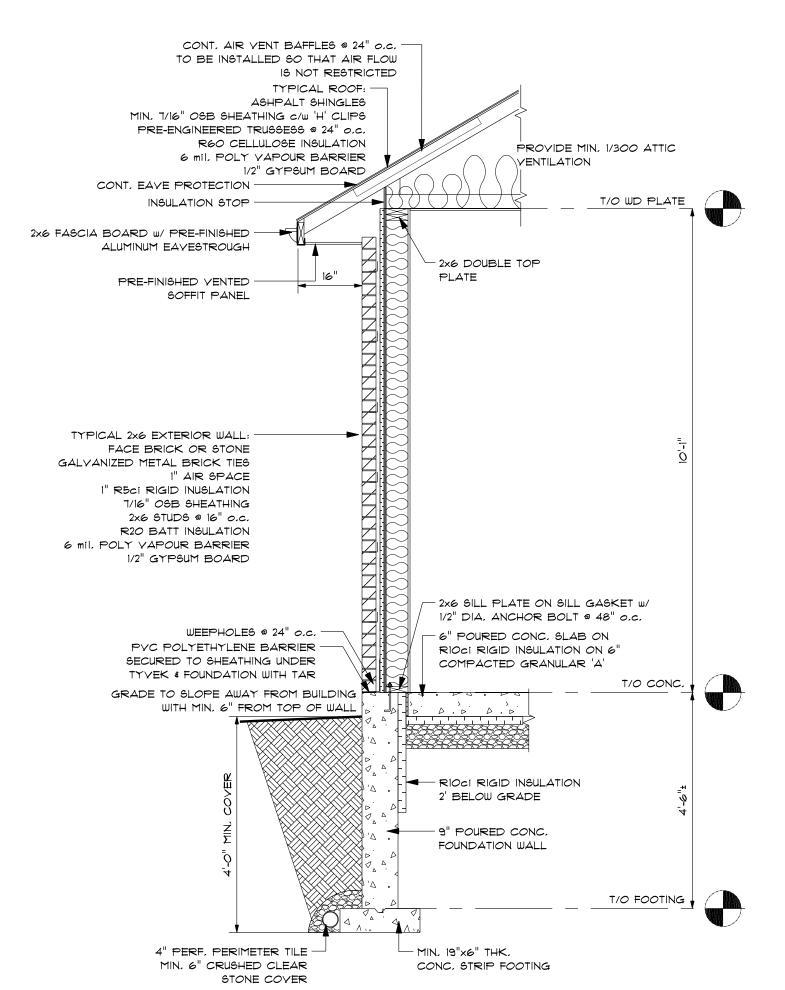


FRONT ELEVATION

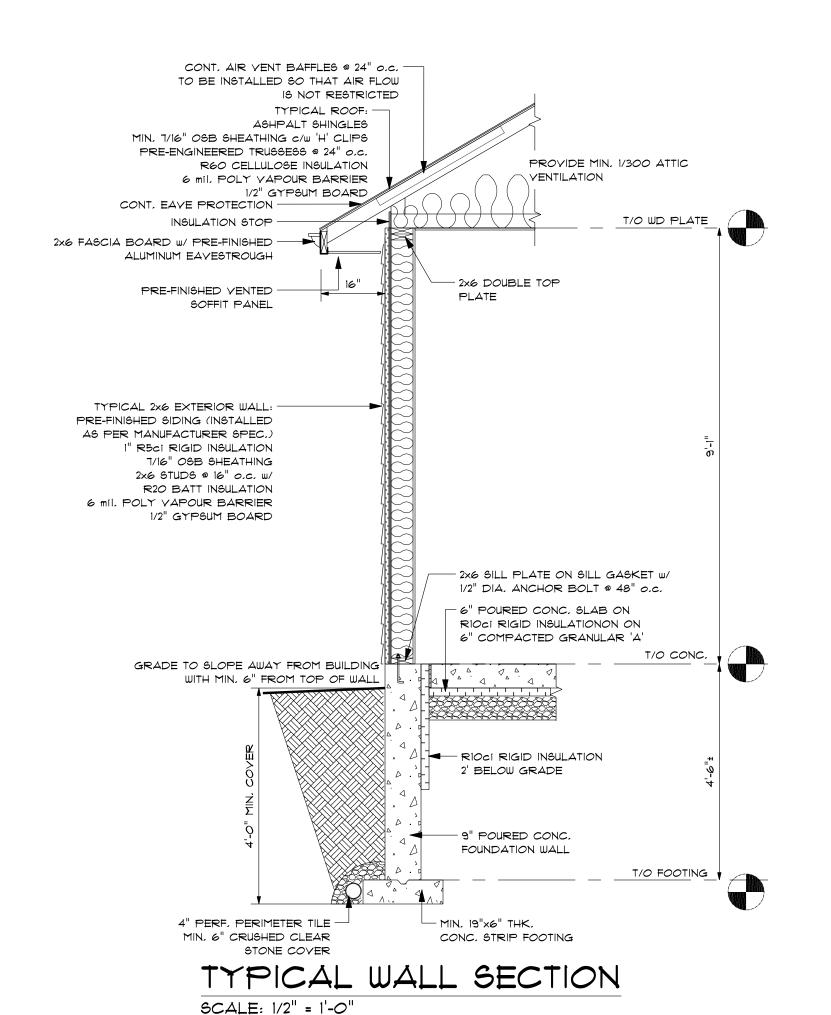
SCALE: 1/4" = 1'-0"



LEFT ELEVATION SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION SCALE: 1/2" = 1'-0"



ADDITION COMPLIANCE PACKAGE

COMPONENT	THERMAL	√ALUES
CEILING WITH ATTIC SPACE	MIN, NOMINAL R	R60
	MAX. U	
CEILING WITHOUT	MIN, NOMINAL R	R 31
ATTIC SPACE	MAX. U	
EXPOSED FLOOR	MIN, NOMINAL R	R 31
	MAX. U	
WALLS ABOYE	MIN, NOMINAL R	R19+R5c1
GRADE	MAX. U	
BASEMENT WALLS	MIN, NOMINAL R	R20ci
	MAX. U	
BELOW GRADE SLAB	MIN, NOMINAL R	
ENTIRE SURFACE	MAX. U	
GREATER THAN		
600 mm $(23 \frac{5}{8})$ BELOW GRADE		
HEATED SLAB OR	MIN, NOMINAL R	RIO
SLAB EQUAL OR	MAX. U	
LESS THAN 600mm		
(23 5) BELOW GRADE		
EDGE OR BELOW	MIN, NOMINAL R	RIO
GRADE SLAB EQUAL OR LESS THAN	MAX. U	
600mm (23 5") BELOW		
GRADE		
WINDOWS AND SLIDING	MAX. U	0.28
GLASS DOORS	ENERGY RATING	

NOTES TO TABLE:

(1) THE VALUES LISTED ARE MINIMUM NOMINAL R-VALUES FOR THE THERMAL INSULATION COMPONENT ONLY.

(2) U-YALUE AND EFFECTIVE R YALUE SHALL INCLUDE ENTIRE CEILING ASSEMBLY COMPONENTS, FROM THE INTERIOR AIR FILM TO VENTED SPACE AIR FILM ABOYE INSULATION.

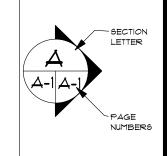
(3) U-YALUE AND EFFECTIVE R YALUE SHALL INCLUDE ENTIRE EXPOSED FLOOR OR ABOYE GRADE WALL ASSEMBLY COMPONENTS, FROM INTERIOR AIR FILM TO EXTERIOR AIR FILM.

(4) U-VALUE AND EFFECTIVE R VALUE SHALL INCLUDE ENTIRE BASEMENT WALL OR SLAB ASSEMBLY COMPONENTS AND INTERIOR AIR FILM, (5) U-YALUE IS THE OVERALL COEFFICIENT OF HEAT TRANSFER FOR A WINDOW ASSEMBLY, SLIDING GLASS DOOR ASSEMBLY, OR SKYLIGHT ASSEMBLY EXPRESSED IN Btu(h*sq.ft.*F).

(6) IN THE CASE OF BASEMENT WALL ASSEMBLIES, WHERE R2Oci IS REQUIRED RI2+10ci IS PERMITTED TO BE USED OR VICE VERSA, OR WHERE RI2+5ci IS REQUIRED, RI5ci IS PERMITTED TO BE USED OR VICE VERSA. (7) NOMINAL AND EFFECTIVE R VALUES ARE EXPRESSED IN (htsq.ft.*F)/Btu. U-YALUES ARE EXPRESS IN Btu/(h*sq.ft.*F).

Your Ouality Local Builder

PINEYEST HOMES I GRAND RIVER ST. N PARIS, ON N3L 2L9



I review and take responsibility for the design work and have the qualifications set out in the Ontario Building Code

MAX, 4" BRICK/STONE

LINTEL SPAN O.B.C. 9.20.5.2.			
L - 1	4"Vx3 1/2"Hx1/4"T	8'-2"	
L - 2	5"Vx3 1/2"Hx5/16"T	10'-1"	
 3	6"Vx3 1/2"Hx7/16"T	11'-7"	
4	6"Vx3 1/2"Hx1/2"T	12'-4"	
L-5	7"\\x4"\Hx1/2"T	14'-0"	

DESIGN DATA LOCATION

LOCATION:	PARIS
GROUND SNOW LOAD:	1.4 KPa (29.2psf)
SPECIFIED SNOW LOAD:	1.17 KPa (24.4psf)
DEAD LOAD:	0.48 KPa (10psf)
WIND LOAD (1/50):	0.42 KPa (8.8psf)

GENERAL NOTES

BOTH THE CLIENT & CONTRACTOR INCLUDING ALL SUB-CONTRACTORS SHALL REVIEW ALL DRAWINGS AND YERIFY DIMENSIONS, IT IS THE RESPONSIBILITY OF THE CLIENT AND SUB-CONTRACTORS TO REPORT AND DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION

GENERAL NOTES

I. UNDER NO CIRCUMSTANCES ARE THESE DRAWINGS TO BE SCALED. 2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE (OBC) INCLUDING ALL THE LATEST STANDARDS REFERENCED WITHIN, 3. ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER/BUILDER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT. 4. CONTRACTOR TO CHECK AND VERIFY ALL STRUCTURAL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER, FAILURE TO DO SO WILL

5. PROVIDE LINTELS OVER ALL OPENINGS, INCLUDING THOSE FROM MECHANICAL AND

6. WHERE DOWNSPOUTS ARE PROVIDED AND NOT CONNECTED TO A SEWER, DOWNSPOUT EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER THAT WILL PREVENT SOIL EROSION AS PER O.B.C. 9.26.18.2.

FOUNDATION

ACCORDANCE WITH CSA G164 U.O.N.

CAUSE FORFEIT TO ANY CLAIM.

1.ALL FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL HAVING A SAFE BEARING CAPACITY OF 1570 P.S.F. 2.PROVIDE 4'-O" MINIMUM OF FROST COVER FOR ALL EXTERIOR FOOTINGS.

STRUCTURAL STEEL 1.STRUCTURAL STEEL DESIGN MUST CONFORM TO CSA SIG.

2.ANCHOR BOLTS SHALL CONFORM TO ASTM A307 U.O.N.

3.ALL WELDING TO CONFORM TO C.W.B. APPROVED PROCEDURES, ALL WELDING TO BE CARRIED OUT BY WELDERS CERTIFIED BY THE C.W.B., EMPLOYED BY A FIRM CERTIFIED IN DIVISION 1 or 2. 4.ALL STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED IN

1. ALL SAWN LUMBER TO BE S.P.F. No. 2 GRADE or BETTER AND CONFORM TO C6A-0141. 2. ALL ENGINEERED BUILT UP BEAMS ARE TO BE LYL'S (GRADE 2.0×106 PSI). 3, CONNECT 2"X6" WOOD PLATE TO TOP OF ALL STEEL BEAMS AS PER THE TYPICAL DETAILS, 4. TRUSS DESIGN TO BE IN ACCORDANCE WITH PART 4 OF THE O.B.C. PROVIDE HOLD DOWN CLIPS AT ALL TRUSSES, WHICH ARE TO BE DESIGNED BY THE ROOF TRUSS ENGINEERS. 5. PROVIDE SOLID BLOCKING BETWEEN JOISTS BELOW ALL BEARING WALLS WHICH ARE PERPENDICULAR TO THE JOISTS.

6. PROVIDE APPROVED BLOCKING OR BRIDGING AT 2000 mm (7'-0") O/C MAX. FOR FLOOR 7. TYPICAL BEARING WALL IS 2"X6" @ 16" O/C MIN. U.O.N. 8, ALL LUMBER BEAMS ARE TO BE SUPPORTED ON LUMBER POSTS (U.N.O.) WITH EQUAL

NUMBER OF LAMINATIONS. 9, ALL BUILT-UP POSTS ARE TO BE CONSTRUCTED CONTINUOUSLY TO THE FOUNDATION WITH SOLID TRANSFER BLOCKING AT EACH FLOOR.

10. WOOD 15 NOT TO BEAR DIRECTLY ON CONCRETE/MASONRY, PROVIDE PRESSURE TREATED, POLY, OR SILL GASKET BETWEEN CONCRETE/MASONRY AND WOOD SILL PLATE. 11. ALL JOISTS SHOULD HAVE A MINIMUM OF 40 mm (1 1/2") OF BEARING U.O.N. BY 12. ALL LUMBER BEAMS SHOULD HAVE A MINIMUM OF 75 mm (3") BEARING.

13. BUILT UP POSTS SHALL BE NAILED TOGETHER @ 150 mm (6") O/C STAGGERED U.O.N. 14. PROVIDE TIMBER BUILT-UP LINTELS OVER DOOR AND WINDOW OPENINGS IF NOT INDICATED ON DRAWING: OPENING (7'-0" - (2-PLY) 2"X10"

OPENING < 10'-0" - (3-PLY) 2"X10"

CONCRETE & REINFORCING

1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF CSA A23.1, A23.2 \$

2. REINFORCING SHALL CONFORM TO CSA G30.18, GRADE 400W, FY=400 MPa 3. ALL REINFORCING LAP SPLICES SHALL CONFORM TO THE LATEST CSA STANDARD A23.3 \$ ALL BARS SPLICES TO BE CLASS 'B' TENSION U.O.N. 4. CRACK CONTROL SHOULD BE PLACED ALONG THE CENTRE OF THE LENGTH AND WIDTH OF AREA AND PLACED NO MORE THAN 14'-O" O/C, PROVIDE JOINT FILLER IN CONTROL JOINTS,

5. ALL CONCRETE COVER SHALL CONFORM TO CSA A23.1 AND THE FOLLOWING BELOW U.O.N. A.CONCRETE CAST AGAINST EARTH: 75 MM (3") B.EXTERIOR BEAMS, SLABS, COLUMNS/PIERS AND WALLS: 40 MM (1.5") C.INTERIOR BEAMS & COLUMNS/PIERS: 30 MM (1.25")

D.INTERIOR SLABS: 25 MM (1") 6. ALL CONCRETE SHALL BE A MINIMUM OF 20 MPa AT A 28 DAY COMPRESSIVE STRENGTH

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C. 3.2.5.1. OF THE ONTARIO BUILDING CODE

HEATHER PAYNE Veder Hayre

PROPOSED ADDITION FOR:

SIGNATURE

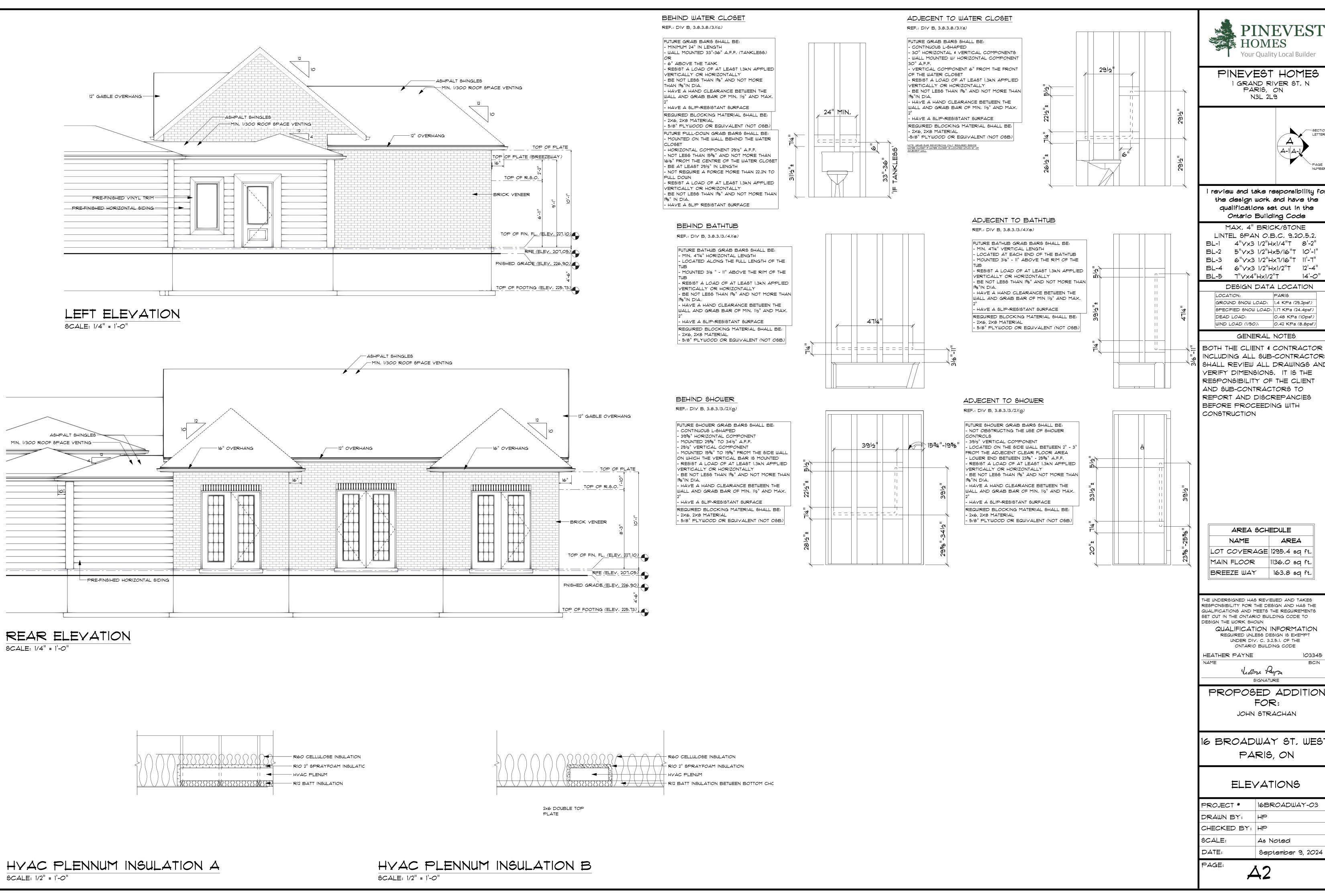
JOHN STRACHAN

16 BROADWAY ST. WEST PARIS, ON

> ELEVATIONS \$ SECTIONS

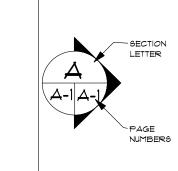
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F	CHECKED BY:	HP P
	SCALE:	As Noted
	DATE:	September 9, 2024

Al



Your Quality Local Builder

PINEVEST HOMES I GRAND RIVER ST. N PARIS, ON N3L 2L9



I review and take responsibility for the design work and have the qualifications set out in the Ontario Building Code

MAX, 4" BRICK/STONE LINTEL SPAN O.B.C. 9.20.5.2. 4"√×3 1/2"H×1/4"T 8'-2" 5"\scripts3 1/2"Hx5/16"T 10'-1" 6"\/x3 1/2"Hx7/16"T 11'-7" 6"\x3 1/2"\x1/2"\tau 12'-4" 7"V×4"H×1/2"T 14'-0"

DESIGN DATA LOCATION PARIS GROUND SNOW LOAD: 1.4 KPa (29.2psf) SPECIFIED SNOW LOAD: 1.17 KPa (24.4psf) 0.48 KPa (10psf) WIND LOAD (1/50): 0.42 KPa (8.8psf)

GENERAL NOTES

BOTH THE CLIENT & CONTRACTOR INCLUDING ALL SUB-CONTRACTORS SHALL REVIEW ALL DRAWINGS AND YERIFY DIMENSIONS, IT IS THE RESPONSIBILITY OF THE CLIENT AND SUB-CONTRACTORS TO REPORT AND DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION

AREA SCHEDULE AREA LOT COVERAGE 1295,4 sq ft. MAIN FLOOR 1136.0 sq ft. BREEZE WAY 163.8 sq ft.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C. 3.2.5.1. OF THE

ONTARIO BUILDING CODE

HEATHER PAYNE

Veder Paga SIGNATURE

FOR:

JOHN STRACHAN

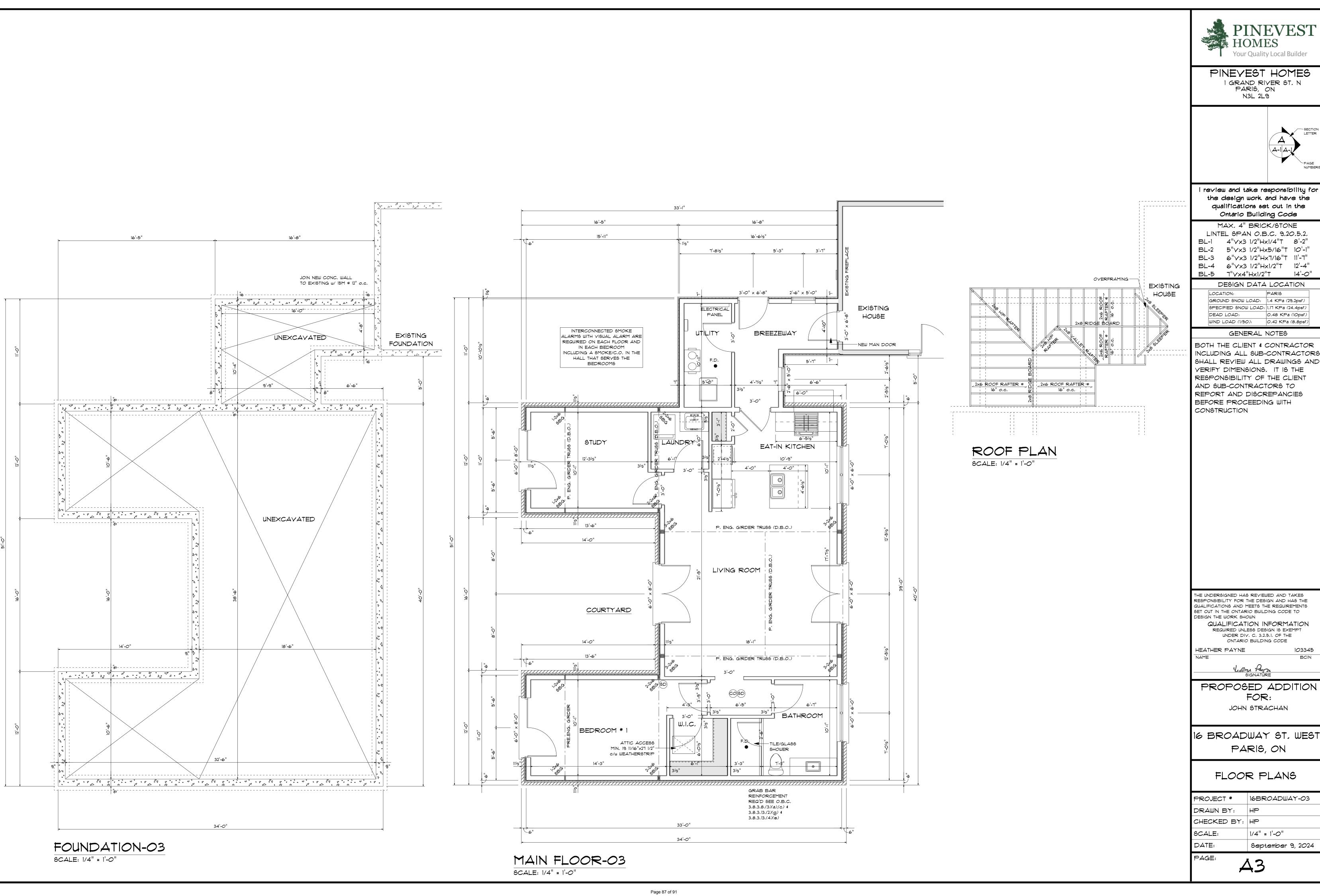
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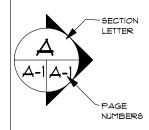
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DATE:	September 9, 2024

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1 GRAND RIVER ST. N PARIS, ON



the design work and have the qualifications set out in the Ontario Building Code

MAX, 4" BRICK/STONE LINTEL SPAN O.B.C. 9.20.5.2. BL-1 4"\x3 1/2"Hx1/4"T 8'-2" BL-2 5"Vx3 1/2"Hx5/16"T 10'-1" 6"\x3 1/2"Hx7/16"T 11'-7" BL-4 6"Yx3 1/2"Hx1/2"T 12'-4"

DESIGN DATA LOCATION

GROUND SNOW LOAD: 1.4 KPa (29.2psf) SPECIFIED SNOW LOAD: 1.17 KPa (24.4psf) 0.48 KPa (10psf) WIND LOAD (1/50): 0.42 KPa (8.8pef)

INCLUDING ALL SUB-CONTRACTORS SHALL REVIEW ALL DRAWINGS AND YERIFY DIMENSIONS, IT IS THE RESPONSIBILITY OF THE CLIENT AND SUB-CONTRACTORS TO REPORT AND DISCREPANCIES BEFORE PROCEEDING WITH

RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C. 3.2.5.1, OF THE

PROJECT #	16BROADWAY-03
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SCALE:	1/4" = 1'-0"
DATE:	September 9, 2024
PAGE:	

From: Sean Kavanagh
To: Brandon Kortleve

Subject: Heritage Alteration Request - 16 Broadway Street

Date: November 22, 2024 5:47:36 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Brandon, my apologies for reaching out after-hours.

With respect to Spencer's email earlier this week I don't have any issues or concerns with the request if the bylaw doesn't include the garage in its scope. It appears the design is in a style which is consistent with the historic portion of the building, and I would hope that they choose finishings which are a complement to the cobblestone.

I would want to ensure that the scope of work is clearly communicated to the public as the house is a pillar of the downtown area.

Otherwise, it's nice to see that they're looking to include an additional, self-contained housing unit.

Thanks, Sean

From: John MacAlpine
To: Spencer Pluck
Cc: Brandon Kortleve

Subject: Re: Heritage Alteration Request - 16 Broadway Street

Date: November 20, 2024 9:43:45 AM **Attachments:** Outlook-County-of-.png

I would be comfortable in approving the ARU as pictured.

John MacAlpine Councillor, Ward 1

County of Brant 66 Grand River St. N., Paris, ON

T: 519-757-9359 I www.brant.ca



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From: Gordon Varney

To: Brandon Kortleve

Subject: FW: Heritage Alteration Request - 16 Broadway Street

Date: November 19, 2024 10:08:55 AM

Attachments: <u>image001.png</u>

16 Broadway Street Heritage Designation.pdf

Drawings.pdf Site Plan.pdf

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I see no problem with taking off the garage.

 From:
 Steve Howes

 To:
 Spencer Pluck

 Cc:
 Brandon Kortleve

Subject: Re: Heritage Alteration Request - 16 Broadway Street

Date: November 19, 2024 4:18:24 PM
Attachments: Outlook-County-of-.png

Hi Brandon,

Based on the information received, I don't have an objection to the building permit. The addition seems to be appropriate and complimentary to the Heritage Building, and the connection to the original cobblestone building is minor.

(And as an aside, if we want more property owners to consider Heritage Designation, we want to prove that its not a terribly restrictive process)

While I understand the need for responses by Friday, can we review this process (not this application) at our next meeting?

Thanks

Steve



Brant Heritage Committee Meeting Schedule 2025

Date	Time	Location
Thursday, January 30, 2025	4:00 pm	Council Chambers
Thursday, March 6, 2025		
Thursday, April 3, 2025		
Thursday, May 1, 2025		
Thursday, June 5, 2025		
Thursday, July 3, 2025		
Thursday, September 4, 2025		
Thursday, October 2, 2025		
Thursday, November 6, 2025		
Thursday, December 5, 2025		