



Delegation Request Form

I wish to appear before *

☒ Council

☐ Advisory Committee of Council

Date of Meeting *

12/13/2021



Name of Delegate(s) *

Vince Rosati, Tony Rosati, Denis Gauthier,
Jackie Lassaline

Address *

Phone *

Email *

Capacity in which you will be attending *

☐ Attending as an Individual

☒ Representing a Group / Organization

Name of Group / Organization / Business *

Rosati Group representing Terry Jones, Jones Realty

Have you contacted Administration regarding this matter? *

☒ Yes

☐ No

Who from Town Administration have you contacted? *

Clint Robertson

Reason(s) for Delegation Request (subject matter to be discussed). If the request is in response to an item on the agenda, please specify the item's agenda # *

Section 11.1 Heritage Designation - 247 Brock Street

If your request is in response to an agenda item, are you in favour of the recommendation? If not, please provide your reasoning below

Yes - we will be available to answer questions of Council

Will a powerpoint presentation be made? *

☐ Yes

☒ No

Note: An electronic copy of the PowerPoint presentation is required to be submitted to delegations@amherstburg.ca no later than 12:00 noon on the Friday before the meeting.

Please upload speaking notes and/or presentation materials - 4 Attachments Max (10MB Each) (pdf, docx, xlsx, jpg, jpeg, gif, png, tif) *

File Name



HERITAGE MEMO 247 BROCK ST AMHERSTBURG DEC 5 2021 VR.pdf

2.7 MB

Personal information contained on this form is authorized under Section 5 of the Town of Amherstburg's Procedure By-law, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Council or an Advisory Committee of Council. The Delegation Request Form may be published in its entirety with the public agenda which is also posted on the Town's website. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001.

Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. Questions regarding collection of the information on this form or additional accessibility requirements may be directed to the Municipal Clerk, 271 Sandwich Street South, Amherstburg, ON N9V 2A5, 519.736.0012.



Delegate Guidelines

In accordance with the Town's Procedure By-law, a by-law governing the proceedings of Council, the conduct of its members and the calling of meeting for the Town of Amherstburg:

- Delegations may address Council or Committee for the purpose of bringing a specific matter before Council. In this instance, the request form must be received prior to the preparation of the agenda, no later than 12: 00 noon on the Wednesday prior to the Monday meeting.
- Delegations may address Council or Committee with respect to an item on the agenda, to which the individual/group has a bona fide interest and verbally present information on matters of fact. In this instance, the request form must be received by 12:00 noon on the Friday preceding the Council meeting.
- There is a strict time limit for delegations at meetings. Delegations will have 5 minutes to speak, not inclusive of questions from Council or the Committee. No more than 4 delegations will be heard per item of discussion by Council.
- Delegation requests received after the deadline will not be added to the public agenda. In the event registration with the Clerk is not made by 12:00 noon on the Friday preceding the meeting, but prior to 4:00 pm on the date of the meeting, the Clerk will bring the request to the attention of Council. Council, on a majority vote, may decide to hear the delegation.
- PowerPoint presentations are permitted provided that an electronic copy of the presentation is submitted to the Town Clerk no later than 12:00 noon on the Friday before the meeting. A copy of the presentation will be distributed to Council or Committee, as the case may be, as part of the delegation submission.
- A copy of the delegations speaking notes/presentation material must be submitted with the delegation request form to comply with Section 5.11 of the Procedure By-law.

Thank You

Submission Successful

December 2, 2021

Clint Robertson,
Heritage Planner
Planning Department
Town of Amherstburg

SUBJECT: HERITAGE EVALUATION

- **247 Brock Street, Amherstburg**
 - **The Lofts at St. Anthony**
-

The subject lands are known municipally as 274 Brock Street in the Town of Amherstburg. Official Plan Schedule 'A' designates the subject site as 'Institutional' and the Comprehensive Zoning Bylaw (CZB) identifies the subject property as 'Institutional (I)'.

The existing iconic Amherstburg limestone brick façade building was originally constructed c 1911 as a four room schoolhouse operated as St. Anthony's Catholic School. The school was active from 1911 until 1971 when it closed as a school and was purchased for use as a youth center operating under the name of 'House of Shalom'. The House of Shalom Center was operated as a youth center from 1971 until 2020 when it was closed and sold.

The present owner of the building, Jones Realty Inc, is proposing the adaptive re-use of the existing 110 year old building into a 16 unit residential condominium building referred to as The Lofts at St. Anthony. The intent is to preserve the heritage and conserve the fine elements of the building that defines the heritage building.

There will be site amenities to compliment the adaptive re-use of the heritage building including significant landscaping, a 10 car garage, 22 parking spaces, four main floor units with patios while the upper floors complimented with balconies enclosed with black railings, and the inclusion of an elevator for accessibility.

The existing 110 year old building has not been designated by a heritage bylaw of Council to date. The owner has agreed to support the present designation of the former House of Shalom with the intent to preserve and conserve the heritage features that assist in identifying the building as a heritage landmark within the Town of Amherstburg.

Utilizing the National Parks Services Preservation Briefings (NPS Briefs) and the Ontario Heritage Foundation's Manual of Principles and Practices for Architectural Conservation, the following is a review of both internal and external features of the building known as the former House of Shalom. The draft Heritage Bylaw provisions being considered by the Heritage Committee and Council for adoption the under the Heritage Bylaw and how each identified feature will either be preserved without modifications, conserved through enhancement, or modified to accommodate the adaptive re-use.

EXTERIOR FEATURES IN BYLAW	PROPOSED MODIFICATIONS, IF ANY
<p>1. Original location and placement on Brock Street, adjacent to St. John the Baptist Roman Catholic Church.</p> <p>(SITE PLAN, PICTURE 1)</p>	<ul style="list-style-type: none"> • No change to location, building to remain in existing location – refer to attached site plan below; • Refer to attached pictures showing viewscape with church and The Lofts; • Landscaping to be provided that will enhance heritage characteristics of the icon limestone façade.
<p>2. Rectangular, two-storey form on a raised basement;</p> <p>(PICTURES 2,3)</p>	<ul style="list-style-type: none"> • No additional storeys - will remain at two storey height; • No major additions to change the rectangular shape; • Exterior addition of an elevator to provide for accessibility compliance and unit functionality; • materials to be used include smooth faced architectural stone, vertical panel metal siding, and charcoal grey tinted glazing – complimentary to heritage features.
<p>3. Hipped primary roof; gabled (pedimented) frontispiece; metal roofline cornices; secondary metal cornices atop doorways; exterior stone chimney;</p> <p>(PICTURES 4, 5, 6, 7, 8)</p>	<ul style="list-style-type: none"> • New black metal shingled roof to match the roof on St. John’s Church; • Roof to be amended with dormers to accommodate lofts – roofline will be continuous; • Gabled (pedimented) frontispiece; secondary metal cornices atop doorways; exterior stone chimney to remain and will have minor cleaning and repairs for the purposes of restoration and preservation; • Metal roofline cornices – deteriorated condition - to be replaced with black metal roofline cornice to compliment the roof and maintain historical roofline.
<p>4. Masonry construction and limestone facades with sandstone detailing; the limestone main exterior stairs;</p> <p>(PICTURES 4, 5, 6, 7, 8)</p>	<ul style="list-style-type: none"> • Minor cleaning and repairs of all façade’s, sandstone detailing and main exterior stairs for the purposes of restoration and preservation; • Iconic to Amherstburg limestone facades, sandstone detailing, and limestone main exterior stairs to remain;

EXTERIOR FEATURES IN BYLAW	PROPOSED MODIFICATIONS, IF ANY
	<ul style="list-style-type: none"> • Black railings (wrought iron look) to be included to showcase balconies and provide for compliance with the OBC; • Balconies will be built as stand alone structures and fastened in a way that can be easily removed and will not permanently affect the integrity of the stone façade.
<p>5. Fenestration, symmetrical in arrangement; wooden sash windows; single and double doorways and assemblies with transom lights above</p> <p>(PICTURES 4, 5, 6, 7, 8)</p>	<ul style="list-style-type: none"> • Window fenestrations/arrangements to remain unchanged; • All window glass to be clear glass (no tint) and energy efficient; • Original double hung (1 over 1 sashes) have had aluminum storm windows added by previous owner; • New black vinyl windows with combination of double-hung (1 over 1 sashes) and additional header fixed units to replicate original windows. Clear window glazing; • New double hung doors with replicated fan shaped glass transom with view to improving entrance, creating welcoming entrance, and creating safe access.

INTERIOR FEATURES IN BYLAW	PROPOSED MODIFICATIONS, IF ANY
<p>1. Entrance staircases with wood balustrades;</p> <p>(PICTURE 9)</p>	<ul style="list-style-type: none"> • Minor cleaning and repairs for purposes of preserving and conserving the original grand main entrance stairwell; • Minor cleaning and repairs for purposes of preserving and conserving the original decorative railings and balustrades of the grand main entrance and staircase; • Secondary entrance on east side of building to be closed and interior space incorporated into the residential unit. Interior stairwell to be removed. Exterior entrance, and stairs to be maintained.
<p>2. Interior spatial configuration;</p>	<ul style="list-style-type: none"> • Corridors to be maintained supporting the continuation of the interior spatial configuration.

INTERIOR FEATURES IN BYLAW	PROPOSED MODIFICATIONS, IF ANY
<p>3. Wood finishes comprising door and window casings, baseboards, and doors throughout</p> <p>(PICTURES 9,10)</p>	<ul style="list-style-type: none"> • Original stone walls to be re-exposed with minor cleaning and repairs for the purposes of restoration; • Original masonry arches over doorways and doorway mouldings to undergo minor cleaning for the purposes of preserving and conserving the significant interior attributes; • Original hardwood floor to be cleaned, minor repairs for the purposes of restoring and conserving; • New black vinyl windows with combination of double-hung (1 over 1 sashes) and additional header fixed units to replicate original windows; • All window glass to be clear glass (no tint) and energy efficient; • New double hung doors with replicated fan shaped glass transom with view to improving entrance, creating welcoming entrance, and creating safe access; • All existing trimwork is to undergo minor cleaning and repair and restored where possible for re-establishing in the residential units.

CONCLUSION:

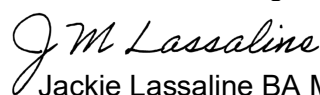
The adaptive re-use of the existing building will provide for the preservation and conservation of a 110 year heritage building within the historic Town of Amherstburg. The minor modifications identified are required to ensure the energy efficiency, safety for the inhabitants, and compliance of the adaptive new use of residential with OBC regulations, and for the conservation of the building and features.

It is my professional opinion that the minor modifications identified above will compliment the existing heritage attributes that comprise the historical building while preserving and conserving the heritage characteristics of the building known as the Lofts of St Anthony.

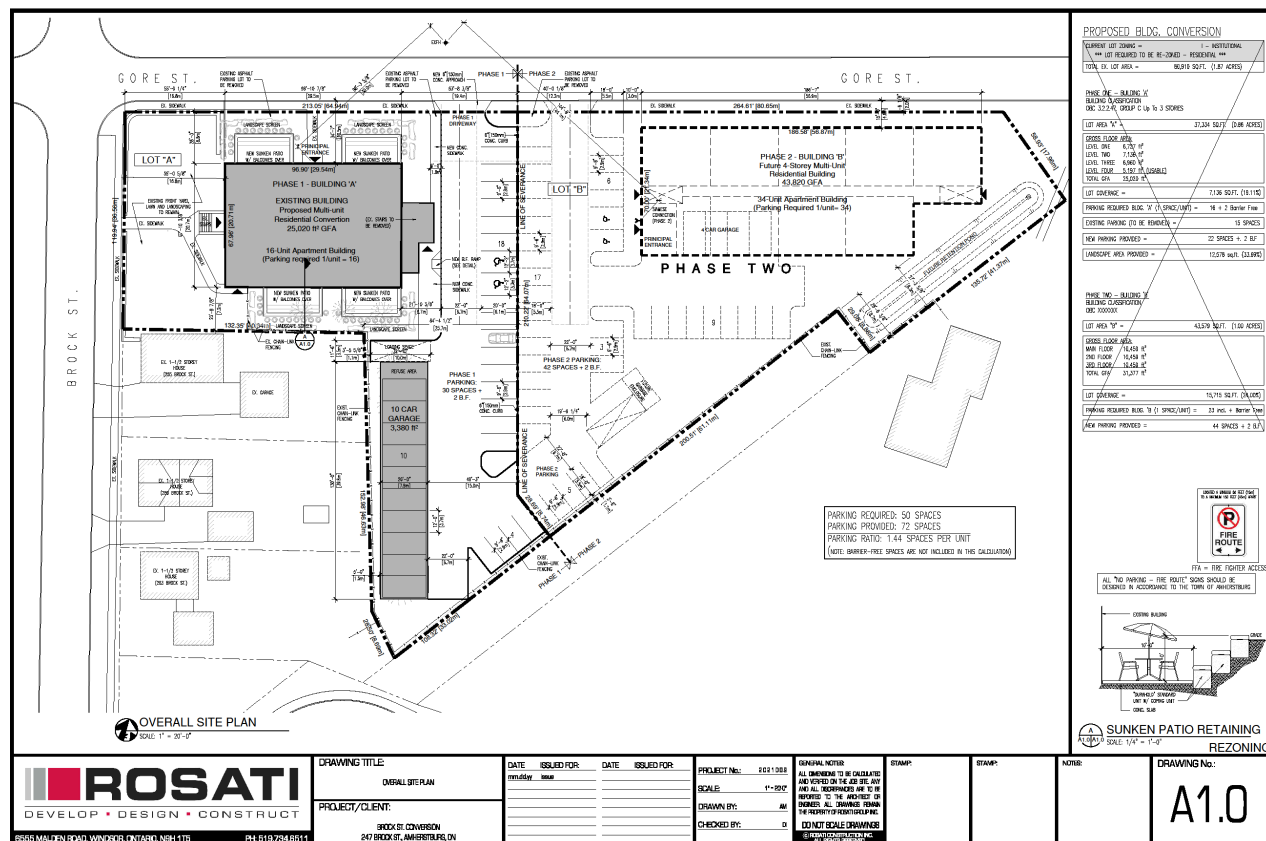
Should you have any questions or comments, do not hesitate to contact me.

Regards,

Lassaline Planning Consultants


Jackie Lassaline BA MCIP RPP

SITE PLAN:



PICTURE 1 – St John the Baptist RC Church:



Picture 2 – North elevation:



Picture 3 – West elevation:



Picture 4 - North-East View:



Picture 5 – North View:



Picture 6 – South View:



Picture 7 – North-West View:



Picture 8 – South-West View:



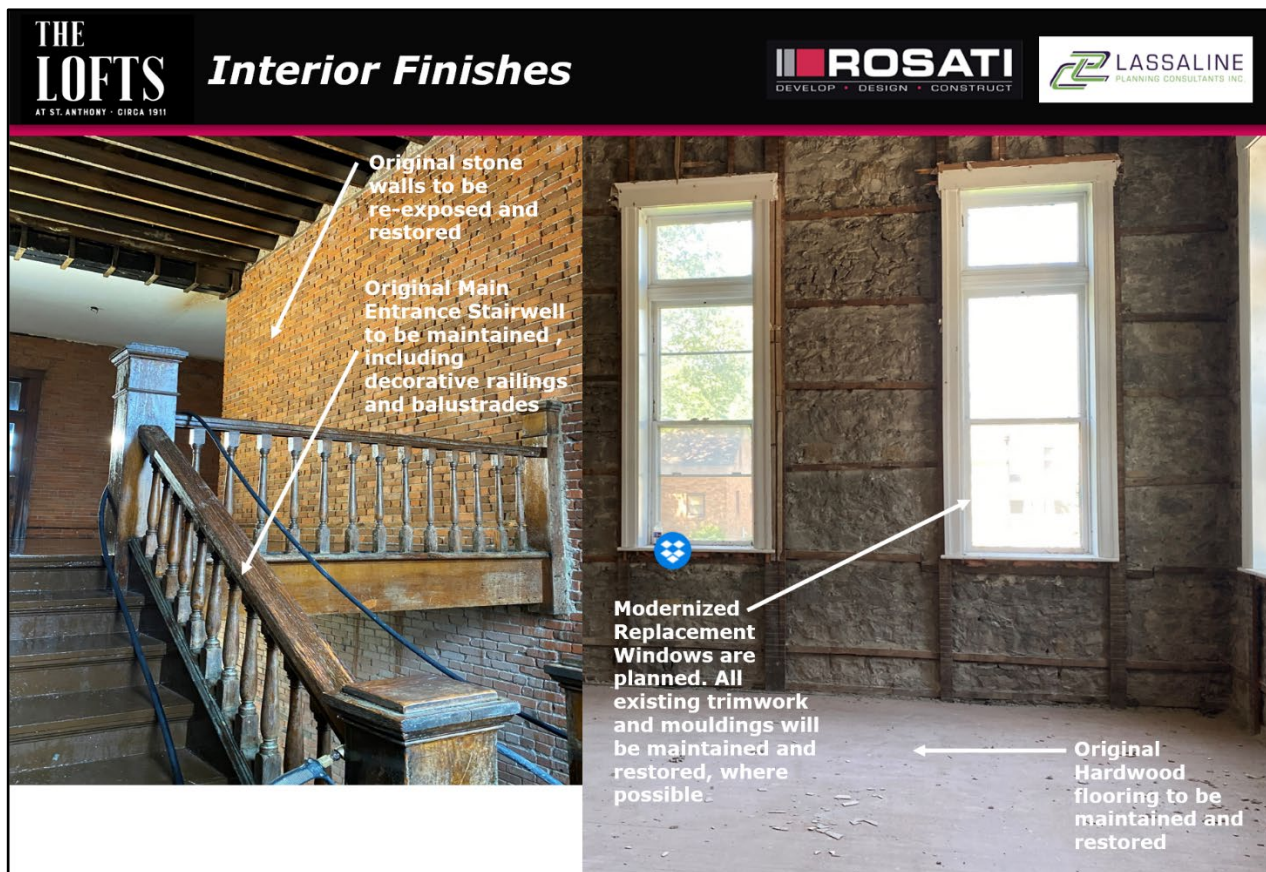
**THE
LOFTS**
AT ST. ANTHONY • CIRCA 1911

South-West View

ROSATI
DEVELOP • DESIGN • CONSTRUCT

LASSALINE
PLANNING CONSULTANTS INC.

Picture 9 – Entrance:



**THE
LOFTS**
AT ST. ANTHONY • CIRCA 1911

Interior Finishes

ROSATI
DEVELOP • DESIGN • CONSTRUCT

LASSALINE
PLANNING CONSULTANTS INC.

Original stone
walls to be
re-exposed and
restored

Original Main
Entrance Stairwell
to be maintained,
including
decorative railings
and balustrades

Modernized
Replacement
Windows are
planned. All
existing trimwork
and mouldings will
be maintained and
restored, where
possible

Original
Hardwood
flooring to be
maintained and
restored

Picture 10 – Stone Walls, Floors, Trim

