



Subject: Heritage Report for Proposed Alterations at 212-214 West Street

To: Council

From: Planning and Development Department

Report Number: 2021-241

Meeting Date: September 27, 2021

Recommendation:

That Planning and Development Department Report 2021-241 be received;

That Council approve the proposed replacement of the windows on the east and south façade of the building located at 212-214 West Street in accordance with Section 33 of the *Ontario Heritage Act* and the Scope of Work attached hereto as Appendix B; and

That the property owner and the Ontario Heritage Trust be so notified.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding the alteration of heritage property 212-214 West Street, owned by Lester Shoalts Limited.

Background:

By-law 1314/7/83 was passed on January 10, 1983, which designated the property located at 212-214 West Street as being of Historical and Architectural significance to the City of Port Colborne under Part IV of the *Ontario Heritage Act*, R.S.O. 1990. The "Reasons for Designation" which listed items that the Heritage Port Colborne Committee and City Council of the time, felt were worthy of designation, are outlined in the Record of Designation (Appendix A).

The existing windows on the south and east façade of the building were installed two years prior to the designation of the building, and therefore are not original. Due to the deterioration of the existing windows, Lester Shoalts Limited is planning to replace these windows with new custom-made aluminum frames, in a colour matching the existing wood window frames. The new windows will maintain the configuration of the

existing windows. The ground floor transoms with obscured glass will also be maintained.

Section 33 (1) of the *Ontario Heritage Act* states:

“No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.”

A proposal was prepared by Mark Shoalts, P.Eng., CAHP, and submitted to the Planning Department for its review (Appendix B). The Planning Department has reviewed Mr. Shoalts’ proposal and is in support of the proposed window replacement as described.

Discussion:

The Planning Department has reviewed the request to replace the windows in accordance with the Appendix B and feel that the proposed repairs will aid in the preservation of this heritage property. Therefore, the Planning Department recommends that Council approve the proposed replacement of the windows on the east and south facades of the building located at 212-214 West Street.

Internal Consultations:

Section 33 (6) of the *Ontario Heritage Act* requires municipal councils to consult with its municipal heritage committee, if one is established. Heritage Port Colborne was consulted upon receipt of the application and held a meeting to formally discuss the alterations on August 24, 2021. The committee unanimously voted in favour of the following motion:

“That Heritage Port Colborne support the proposed alterations to the Heritage property at 212-214 West Street as proposed in the “Scope of Work” submitted by Mark Shoalts.”

Financial Implications:

There are no financial implications.

Public Engagement:

Other than circulation to the Municipal Heritage Committee, public engagement is not a requirement under section 33 of the *Ontario Heritage Act*.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
 - Governance: Communications, Engagement, and Decision-Making
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Conclusion:

Planning staff recommend that Council approve the proposed replacement of the windows on the east and south façade of the building located at 212-214 West Street in accordance with Section 33 (1) of the *Ontario Heritage Act* and the Scope of Work attached hereto as Appendix B. This work will aid in the preservation of this important built heritage feature.

Appendices:

- a. By-law and Record of Designation
- b. Scope of Work
- c. Window Mock-up Image
- d. Window Mock-up Explanation

Respectfully submitted,

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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.