

From: Rob Fischer
Sent: Tuesday, June 23, 2020 7:08 AM
To: Fiona Hamilton
Subject: Further submissions for 120 Cayley St. Walkerton

Dear Ms. Hamilton:

I am sending these submissions pursuant to the Heritage Committee meeting that was held June 22, 2020 wherein the committee reviewed the consultant's report commissioned by the committee; heard some submissions from me, and ultimately decided that my proposal would not be approved without some form of drawings and further product materials being supplied for review by the committee. I am obviously frustrated by this result given I believe my original submissions were sufficient, and given the inherent delay all of this is causing to my construction schedule.

Notwithstanding, I have attached a Microsoft Word document containing my submissions to the committee pursuant to its direction. I will not be providing anything further to the committee as I feel I have already provided sufficient materials for a decision to be made by the committee, acting reasonably.

I would also like to take this opportunity to express my concern that the committee may have misapprehended the “Toolkit” – Heritage Places of Worship” presented by the chair at the inception of the meeting. My submission on the Toolkit, for the committee’s consideration, is as follows (with reference to the page numbers of the electronic toolkit published by the Ministry of Culture, Tourism and Sport):

- The goal of the Toolkit is to provide a “guide to those involved in planning for and making decisions on...heritage properties built or adapted as places of worship...and helping them to continue as active centres of worship and mission in our communities” (page 1)
 - As the committee should be aware, I have rezoned the property to “Commercial Special” which now affords residential and commercial use. It will not be a place of worship or a mission centre in the community.
- “The goal should be to conserve cultural heritage value while keeping heritage places of worship viable as active, evolving functional spaces.” (page 24 my emphasis added).
- “General maintenance work, such as repainting exterior trim or replacement or repairs to an existing asphalt roof, and alterations and repairs to features that are not covered by the designation bylaw do not usually require approvals” (page 27)
- Municipalities should also consider any other relevant requirements that might apply to the particular situation (e.g., Provincial Policy Statement, Ontario Building Code) when making their decision. In addition, key considerations include:

- Reason for the alteration (e.g., liturgical purposes, public safety, accessibility)
- The appropriateness of the proposed design, character and materials proposed
 - Other options considered and rationale for the preferred option
 - Whether the alteration improves the property's continued use
 - Alignment of the proposed alteration with the guiding principles for conservation of cultural heritage properties (e.g., reversibility)

-History of alteration to the building and property

(page 28)

I believe it would be useful for the committee to review and consider this covering letter in addition to my further submissions to it. If you require anything further, please let me know.

Rear Door Fronting Cayley Street



Here is a further illustration of the door, supplemental to my submissions to the committee submitted in May, 2020 for the June 1, 2020 meeting. This image shows the door painted. Of course, as presented and as explained in written submissions to the committee, the door will be paint matched to the existing brown eavestroughing.

I have pasted below a photo of the existing building so the committee can understand the door placement in the building as that wasn't understood at the last meeting.

You will see the link below the image for the door which can be used to understand dimensions of the door and specifications, as the consultant advised they were unclear. My submissions, of course, were that the existing door was being replaced by an identical sized door (36" door) which is a suitable size for accessibility.



A wood door will not be installed, as suggested by the consultant, and is not being considered due to prohibitive cost.

Windows

Exterior glazing is proposed to be installed to protect the existing stained glass windows on what the consultant calls the "arts and crafts" building. This was done on the Victoria Jubilee Hall, which is a designated building and is not just on the register. I suggest the committee members inspect that building to understand the look of those clear windows to be installed. There will be no detail on the 'clear' windows being installed on the exterior so the existing window grills will still be visible to those walking by the building.

I cannot draw a picture of a clear window on top of another window. I am not commissioning professional drawings as the costs will be prohibitive. For reference, see the Victoria Jubilee Hall.

Non-Stained Glass Windows (Windows on Yellow Brick Church)

As stated orally in the June 22, 2020 meeting, the existing windows are not operable and need to be replaced with windows that can provide a means of egress.

Please see my detailed report and the picture that was included by Fiona Hamilton, Clerk, of the exact window styles to be installed save and except dimension and the vinyl will be in dark brown.

Deck and Railing "1930s North Extension" - Deck, Door, Windows, Siding

A floor plan of the interior of my building will not be provided as requested by the consultant, and in any event is still being determined by the engineer and CBO. Appropriate Building Code provisions need to be met (i.e. for fire, accessibility, etc.) and are the bases for the proposed changes to windows and doors.

SIDING:

The existing siding is beige and dated and a picture was provided in my original submissions.

The replacement siding will be manufactured by Kaycan, a major manufacturer in the industry.

The Kaycan colour to be installed as indicated in my May 2020 submissions for the June 1, 2020 meeting will be 'cactus' which is a grey tone. As with anything, the colour may appear darker or lighter depending on what colour it is installed against. I have pasted below a picture of the siding colour from the manufacturer's website which is located for your perusal:

<https://www.kaycan.com>



TRIM:

The trim capping to the windows will be installed in aluminum Kaycan colour "commercial brown" which is the same colour as the existing eavestroughing and included in my original submissions. If a sample is required, a full coil of aluminum in the trim colour of choice needs to be purchased. Alternatively, please see Kaycan's website pasted below:

<https://www.kaycan.com>

No further drawing will be provided, as the lap horizontal siding and trim will be of the same style as is present, albeit in different colours as set out above.

ENTRANCE WAY DOOR ON WEST SIDE OF 1930S ADDITION:

This door will be identical to the door being installed on the Cayley Street yellow brick entrance. A picture of that door has been provided in my original submissions. A picture of that same doorway has now been pasted in the within submissions to the committee herein under the subheading "Door Fronting Cayley."

The placement of the door was shown on my original submissions and remains unchanged. No further drawing will be submitted as the costs for commissioning same is prohibitive. As an example using the limited software I have, I have pasted below a photo of the door aside the placement proposed. This door will be installed on the yellow sided portion of the building where indicated with the black rectangle. This door, again will be painted the same brown paint match colour as the existing eavestroughing.



Deck and Railing

A brown, pressure treated wood deck with black railing is proposed. A picture of style is set out below; however, will not be a second storey deck as depicted and will be at ground level.



POT LIGHTS

The installation of pot lights is both suitable to the style building and is used both commercially and residentially. A local example of pot lights on a heritage building is the H.P. O'Connor house and can be viewed by committee members. It is municipally located at 430 Jackson Street South, Walkerton.

A picture of a standard exterior pot light is depicted below.



A link to learn more about pot lights can be found at:

<https://www.homedepot.ca/product/illume-4inch-multi-colour-integrated-led-ic-rated-round-recessed-lighting-kit/1001184842>

Access Ramp to Commercial Portion of Building

I have not submitted any proposal to the Heritage Committee for a ramp.

Notwithstanding, the consultant in his report comments on the suitability of a ramp same and the committee expressed concern about drawings for same on June 22, 2020 during the meeting. I am not sure why he mentions the ramp in his report.

I will be complying with applicable statute for any ramp installation, if necessary, and confirm it will meet with local by-law as well. I anticipate it will be formed concrete or exposed aggregate. A picture cannot be provided as confirmation on grade will need to be confirmed by the CBO at the time of permit

June-22-20

10:03 PM

