

November 27, 2012



City Council Committee Report

To: Mayor & Council

Fr: Tara Rickaby, Planning Administrator

Re: Request to amend designating by-law – LOW Brewing

Recommendation:

That Council approve the items described specifically of the interior porcelain brickwork under the Heritage Act described in the November 27, 2012 report of the Planning Administrator for the Lake of the Woods Brewing Company; and further

That the Council gives three readings to a by-law to amend By-law No. 160-2008, being a by-law to designate property under the Ontario Heritage Act, in the name of the Lake of Woods Brewing Company located at 350 Second Street South.

Background:

The Planning Department received a request, from the owner of 350 Second Street South, being the former fire hall. The property owner has requested that Council amends the by-law designating certain attributes under the Ontario Heritage Act. There are two areas of concern with respect to maintaining the ceramic brick:

- 1) Ambulance Bay wall – West wall of fire hall between fire truck bays and former ambulance bay – The plans include two portals to allow viewing of the brewery and brewing processes. The LOW Brewing Company has acquired a used Kaspar Schultz 10 hectalitre brewhouse currently installed in Korea – the mash and lauter tuns are both jacketed in copper from top to bottom, as well as vent shafts which are showpieces that the property owner feels are integral to the experience of the clientele. Opening the wall would permit the brewhouse to be viewed from the proposed dining and bar area in order to allow customers to view the production process wherever possible in order to experience the company's cleanliness, quality control processes, and the aesthetics that comes with old world style brewing.
- 2) North wall of truck bays – Part of wall is required to be removed to provide unfettered and transitional access to the proposed commercial kitchen.

The description of the interior porcelain brickwork in the listing of the design or physical value as follows:

- Industrial Romanesque architecture
- Tower 67' in height, with functioning bell (bell built in Troy, NY – manufacturer still in business)
- Tower built with four (4) post protrudes
- Palladian window in central bay
- Bracket soffits generally in good condition
- Tyndall stone lintels, copings, sills, keystone and quoins
- Hayloft, coal chute, horses trough
- Brass fire pole

- Interior porcelain brickwork, with the exception of the westerly wall separating the fire hall from the former ambulance bay and the brickwork required to be removed on the north wall to allow for unfettered and transitional access to the proposed commercial kitchen
tin ceiling, wooden stairway banister
- Alarm box (with bell)

The Ontario Heritage Act, under Section 33, permit Council to make a decision upon request of the property owner and consultation with the municipal heritage committee. Heritage Kenora has been briefed and toured the building and adopted this recommendation at their November 15, 2012 meeting:

Motion: Moved by Rory McMillan, seconded by Jim Clarke, that Heritage Kenora recommend to City Council the approval of the renovations which are to be undertaken at 350 Second Street South, including the partial removal of porcelain brick on the west wall so that windows into the brew house can be installed; and the removal and replacement of porcelain brick on the north wall to accommodate the moving and widening of the door into the kitchen; and that the brickwork on the other walls will not be disturbed. Carried.

The Committee members in attendance observed that the entire vehicle bay area is faced with ceramic brick and therefore removal of these areas would not adversely affect the heritage attribute.

Under the Act, Council must make a decision within 90 days of receipt of the application to amend the by-law. If the decision of Council is to consent to the amendment, notice must be served on the property owner. The property owner then has 30 days to appeal any terms or conditions of the consent. If they do not appeal, the property can be altered in accordance with any terms and conditions.

Budget: N/A

Communication Plan/Notice By-law Requirements: Notification of property owner of decision and appeal period, Heritage Kenora, Building Department, Planning Department