

Corporate Report

Report from Planning and Development Services, Planning Services

Date of Report: June 18, 2013

Date of Meeting: July 8, 2013

Report Number: PDS-180-2013

File: 10.64.6

Subject: Application for Designated Property Grant (DPG) at 3-5 College Street.
Applicant: Mike Mazzolino

Recommendation

That approval in principal be granted for a window replacement project at 3-5 College Street, to a maximum amount of \$1,000, subject to the completion of the project to the satisfaction of the St. Catharines Heritage Committee; and

That the Clerk be directed to make the necessary notifications. FORTHWITH

Background

On July 10, 2000, Council approved the creation of the Designated Property Grant (DGP) Program, aimed at defraying the costs of restoring and preserving designated heritage building. Specifically, a maximum matching grant of \$1,000 is paid to projects that qualify and meet Council's approved DPG guidelines. From 2001 to 2005, \$10,000 per year was allocated to this program. Since 2006, \$8,000 has been allocated for grant funding annually.

The grant application process consists of two stages. The first stage, which is the subject of this report, consists of the applicant providing a completed application, together with a description and cost estimate of the work to be completed. The proposal is then reviewed by Staff and the St. Catharines Heritage Committee (the Committee) to ensure conformity with the DPG guidelines, upon which approval in principal is recommended by the Committee through Planning and Development Services to Council. Approval in principal by Council allows the applicant to undertake the proposed work. However, the amount of the grant paid will be subject to submission of "after" photographs together with receipts for the project costs and final inspection by the Committee.

Establishment of Yates Street and Area Heritage Conservation District (HDC)

In 1996, the Ontario Municipal Board (OMB) approved the designation of the Yates Street and Area Heritage Conservation District (HCD), within which 3-5 College Street is located. The Yates Street HCD is generally bound by St. Paul Street West, Cherry Street, Ontario Street, College Street (both sides) and Yates Street (both sides).

Report

Application is made for a Designated Property Grant (DPG) for replacement of the bay window on the south-west side of the dwelling at 3-5 College Street. The property is located on the east side of College Street, between Ontario Street and Yates Street (Appendix "1"). The two and one half storey stucco dwelling was constructed in 1911. The building is referenced in the Yates Street and Area HCD Study Background Report (1994) as being owned by the Newman Family of Newman Brothers Construction for a number of years, and the windows are specifically referenced as an architectural element in the report.

Members of the Committee visited the property and inspected the proposed project. At their meeting on June 13, 2013, the St. Catharines Heritage Committee passed the following motion:

"That approval in principal be granted for a DPG grant for a window replacement project at 3-5 College Street to a maximum of \$1,000."

Staff have reviewed the application and proposed project. The conservation of existing architectural elements that are significant, including repair of original elements such as windows, constitutes eligible work under the DPG guidelines. The proposed work does not require a heritage permit as it does not involve changes to the original building fabric and is considered a "like for like" change. Staff recommends that approval in principal be granted for the window replacement project, to a maximum amount of \$1,000, subject to the condition outlined in the recommendation.

Financial Implications

Funds have been allocated in the 2013 budget for the Designated Property Grants (DPG) Program. This is the first DPG application for 2013. No additional funds are required.

Notification

It is in order to notify Mike Mazzolino.

Submitted by:

Judy Pihach, MCIP, RPP
Manager of Planning Services

Prepared by:

Britney Williamson
Planner I

Approved by:

James N. Riddell, MPI, MCIP, RPP
Director of Planning and Development Services

1

FILE 10.64.143.I 1