

# St. Catharines Heritage Permit Advisory Committee

## Minutes

**Thursday, April 27, 2017**

**Burgoyne Woods Room at 4:30pm**

### **Members:**

Dr. John Bacher  
Dr. David Bergen  
Peter Connolly  
Brian Narhi  
Edward Smith  
Dave Webb

### **Absent:**

Robin McPherson

### **Council:**

Councillor Carlos Garcia

### **Staff Liaison:**

Kevin Blozowski, Planning and Building Services

### **Public:**

Kerry T. Howe Jr. (42 Main Street)

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#### **1. Call Meeting to Order (Chair)**

Dave Webb called the meeting to order at 4:30 pm.

#### **2. Additions/Deletions to the Agenda**

There were no additions/deletions to the agenda.

#### **3. Motion to approve the Agenda**

Moved by: Ed Smith

“That the agenda for the meeting of April 27, 2017, be approved”.

**CARRIED**

4. **Motion to adopt the Minutes of the previous meeting**

Moved by: David Bergen

“That the Minutes from the SChPAC meeting of March 30, 2017, be approved”.

**CARRIED**

5. **Presentations (invited guests)**

There were no presentations from invited guests.

6. **Business arising from the Minutes**

There was no business arising from the Minutes.

7. **Business**

**7.1 45 Lakeport Road (Port Dalhousie Heritage District)**

HERITAGE PERMIT

Owner: City of St. Catharines (Kiwanis Project)

File No: 10.64.144Z5

Ed Smith declared a conflict of interest due to his involvement in the project and did not vote.

Application is made to allow the construction of a new stage structure within Lock One of the Second Welland Canal. At its November 24, 2016 meeting the SChPAC supported efforts of the then Port Dalhousie Beautification and Works Committee on this project, also supporting the first phase, which included removal of vegetation. The Committee

recommended that heritage stone masonry and archaeological expertise be sought, moving forward. The proponent has commissioned a condition assessment report (including stone masonry expertise) and an archaeological assessment.

Ed Smith gave a brief overview of the project on behalf of the proponent (Kiwanis). The vegetation removal has been completed. The discussion then focused on the next phases of the project including the proposed seating area and stage structures which are supported by the Condition Assessment Report (PJ Materials Consultants Ltd in association with Shoalts Engineering, January 2017). Future programming will be driven by the Beautification and Works Committee and Kiwanis.

The SCHPAC raised the matters of reversibility (fastening the structure to the lock walls) related to freeze/thaw cycles. The adaptive re-use of the lock, including increasing public awareness and access was also considered.

Moved By: John Bacher

“That the heritage permit application to allow a stage structure at 45 Lakeport Road, be approved.”

**CARRIED**

**7.2** 42 Main Street (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner: Kerry T. Howe Jr  
File No: 10.64.144 A6

Application is made to allow a new one storey dwelling with attached garage on the vacant lot at 42 Main Street. In 2009 the former Port Dalhousie Heritage District Committee supported an application to construct a two storey dwelling with detached garage. The approved home was not constructed.

The owner was present to answer questions.

The Port Dalhousie Heritage District Guidelines for Conservation and Change provides that construction on vacant lots be compatible with

adjoining properties and the streetscape. Further, that attached garages be set back from the front façade of the dwelling.

The SChPAC believed that the proposal currently under consideration meets the intent of the Guidelines. The proposed attached garage is set back from the front façade of the proposed dwelling.

Moved By:

“That the heritage permit application to allow a new dwelling at 42 Main Street, be approved”

**CARRIED**

### **7.3**     **Designated Property Grants And Heritage Incentives**

On March 6, 2017, Council passed a motion directing staff to review alternative strategies or programs that could significantly increase and speed up restoration and adaptive re-use of buildings in the city. The review is to include consultation with the Heritage Committees and the Port Dalhousie and Downtown BIA's as well as programs used by other municipalities. The SChPAC was supportive of exploring measures aimed at restoring and maintaining heritage buildings. There are economic and social values associated with heritage preservation, including creating and maintaining “sense of place”. It was then,

Moved By: David Bergen

“That the SChPAC supports the City exploring measures aimed at restoring, maintaining, and re-using heritage buildings, including, among other matters;

- Further investigating the feasibility and desirability of implementing a heritage property tax relief system,
- Utilizing compliance alternative mechanisms under the Building Code,
- Increasing the amount allocated by the City to the Designated Property Grants Program (DPG) and the amount available to applicants,

- Streamlining the DPG process by delegating approvals to the Director of Planning and Building Services or his/her designate”.

**CARRIED**

**8. Information/Correspondence**

- Plans for 45 Lakeport Road and Condition Assessment Report
- Plans for 42 Main Street
- Designated Property Grant Guidelines and Heritage Property Tax Relief Program (forwarded electronically)

**9. Date of next meeting**

Thursday, May 25, 2017

**10. Adjournment**

The meeting adjourned at 5:55 pm.

Committee Members should advise Kevin Blozowski (905-688-5601 ext. 1710) or [kblozowski@stcatharines.ca](mailto:kblozowski@stcatharines.ca) if they are unable to attend the meeting or did not receive the item(s) noted in the agenda.