

# St. Catharines Heritage Permit Advisory Committee

## Minutes

**Thursday, July 27, 2017**

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

### **Members:**

Dr. John Bacher  
Peter Connolly  
Robin McPherson  
Brian Narhi  
Edward Smith  
Dave Webb

### **Absent:**

Dr David Bergen

### **Council:**

Councillor Carlos Garcia

### **Staff Liaison:**

Kevin Blozowski, Planning and Building Services  
Sean House, Planning and Building Services  
Jim Riddell, Planning and Building Services

### **Public:**

Jason Dell (1 Ann Street)  
Lou Melone and Paul Langlois (15 Canal Street)  
Frank DiPietro (13 Johnston Street)

---

#### **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 July 27, 2017, be approved”.

**CARRIED**

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

Moved by: Ed Smith

“That the Minutes from the SChPAC meeting of June 29, 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** 13 Johnston Street (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner: Frank DiPietro  
File No: 10.64.144E6

Peter Connolly declared a conflict of interest.

Application is made to demolish the existing one storey dwelling at 13 Johnston Street, which was constructed in the mid to late 1940s. The owner has submitted an Inspection Report in support of the application. The report detailed certain exterior (eg. grading, roofing) and interior (eg.

HVAC) deficiencies that require remedial work as considerations in support of demolition. Following the June meeting the committee met on-site with the owner on July 20, 2017, to inspect the premises.

The owner, Frank DiPietro, was present to answer questions. Members cited the relationship of building to the streetscape, and age and condition of the structure as well as low heritage value as reasons to consider demolition. Most of the original building fabric has been altered over the years. The owner considered the possibility of moving the dwelling and incorporating it into a new build and prefers demolition to allow for rear yard space.

Moved by: John Bacher

“That the heritage permit application to demolish the dwelling at 13 Johnston Street be referred to the next meeting to allow the applicant the opportunity to consider the possibility of moving the dwelling forward and/or incorporating it into a new build.”

**MOTION NOT CARRIED**

It was then,

Moved by: Ed Smith

“That the heritage permit application to demolish the dwelling at 13 Johnston Street may be considered.”

**CARRIED**

- 7.2** 1 Ann Street (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner: Royal Henley Corporation  
Agent: Jason Dell  
File No: 10.64.144H6

Application is made to construct a new two storey dwelling on the subject lands on an existing lot abutting the terminus of the Ann Street road

allowance. The City requires that the applicant build and maintain a driveway to the property.

The owner, Jason Dell, was present to answer questions.

The Port Dalhousie Heritage District Guidelines for Conservation and Change supports new construction subject to the consideration for the guidelines and policies in the plan.

The SCHPAC believed that the proposal currently under consideration meets the intent of the Guidelines. The proposed new dwelling is consistent with established area character.

Moved By: John Bacher

“That the heritage permit application to allow a new two storey dwelling at 1 Ann Street, be approved”

**CARRIED**

The committee raised concerns with respect to parking at certain terminal points of public road rights-of-way that obstruct public views contrary to the Guidelines

It was then,

Moved By: John Bacher

“That the matter of parking at the terminal points of public rights-of way of the north-south roads and streets be referred to a future meeting of the committee to allow for information to be gathered to inform the discussion and set a path for action moving forward”.

**CARRIED**

**7.3** 15 Canal Street (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner: Paul Langlois  
Agent: Lou Melone  
File No: 10.64.144I6

Application is made to construct a two storey side and rear addition to the existing dwelling.

The owner, Paul Langlois, was present to answer questions.

The Port Dalhousie Heritage District Guidelines for Conservation and Change provide direction for considering additions to heritage buildings. While the proposed addition is set back from the front façade, the height and massing are not subordinate to the existing dwelling.

The SCHPAC believed that the proposal currently under consideration does not meet the intent of the Guidelines.

Moved By:

“That the heritage permit application for a two storey side and rear addition to the dwelling at 15 Canal Street, be deferred to allow the applicant an opportunity to revise the plans to meet the purpose and intent of the Guidelines.”

**CARRIED**

**8. Information/Correspondence**

- Plans for 1 Ann Street
- Plans for 15 Canal Street
- Inspection Report for 13 Johnston Street (June meeting)

**9. Date of next meeting**

Thursday, August 31, 2017

**10. Adjournment**

The meeting adjourned at 5:45 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.