

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, January 25, 2018

Burgoyne Woods Room at 4:30pm

Members:

Dr. John Bacher
Dr. David Bergen
Peter Connolly
Robin McPherson
Brian Narhi
Edward Smith

Absent:

Dave Webb

Council:

Councillor Carlos Garcia

Staff Liaison:

Kevin Blozowski, Planning and Building Services
Shannon Labelle, Planning and Building Services

Public:

Antony Candelero, 79 Main Street
Dan Keith, Laurie and Craig Groff, 106 Dalhousie Avenue
Nicholas Yamich, Mark Mirabella, 29 Power Glen

1. Call Meeting to Order (Chair)

Brian Narhi called the meeting to order at 4:30pm.

2. Additions/Deletions to the Agenda

There were no additions/deletions to the agenda.

3. **Motion to approve the Agenda**

Moved by: Edward Smith

“That the agenda for the meeting of January 25, 2018, be approved.

CARRIED

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

Moved by: Robin McPherson

“That the Minutes from the SChPAC meeting of November 30, 2017, be approved as amended”.

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** 81(79) Main Street (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Alexandra Maletta
Agent: Antony Candelero
File No: 10.64.144Q6

Heritage approval was granted in 2017 to allow the demolition of the detached accessory structure on the premises. 81 Main Street was severed from 79 Main Street also in 2017. The proponent was present and has provided conceptual plans to the committee to obtain feedback regarding a new dwelling on the lands. Sections 5.5 and 5.6 of the Port Dalhousie Heritage District Guidelines for Conservation and Change provide direction for the construction of new dwellings. In this regard, the committee believed that generally the Guidelines are maintained. It was

suggested that the front entrance be better emphasized. The applicant will revisit the plans with the committee's recommendations in mind.

Moved By: John Bacher

"That the Heritage Permit application for construction of a new dwelling at 81 Main Street, be approved subject to the front entrance being consistent with the Guidelines"

CARRIED

7.2 106 Dalhousie Avenue (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Lawrence and Mary Groff
Agent: Dan Keith
File No: 10.64.144R6

Application is made to construct an addition to the existing dwelling and a detached accessory structure in the rear yard. The owners were present to answer questions. Section 5.2 of the Guidelines provide direction for additions to heritage buildings. Dan Keith provided a brief presentation. The home was constructed in the 1940's. The applicant will revisit the design as per the committees concerns and make revisions. The concerns primarily revolved around differentiating the existing dwelling from the proposed addition.

7.3 29 Power Glen (Power Glen Heritage District)
HERITAGE PERMIT
Owner: Mark and Christina Mirabella
Agent: Quartek Group Inc. (Nicholas Yamich)
File No: 10.64.176E

Application is made to allow for the construction of a new dwelling on the premises. Heritage permit approval was granted in 2017 to allow for the construction of a new dwelling. In the interim, ownership of the property has changed hands and the new owner wishes to proceed with a new heritage permit.

Section 5.A.4 of the Power Glen Heritage Conservation District Plan provides direction for new construction in the “Reynoldsville” section of the district. Nicholas Yamich provided an overview of the proposal. The committee generally supported the proposal as being consistent with the Guidelines.

Moved By: Peter Connolly

“That the heritage permit application to allow a new dwelling at 29 Power Glen, be approved.”

CARRIED

8. Information/Correspondence

- Conceptual plans for 79 Main Street
- Plans for 106 Dalhousie Avenue
- Plans for 29 Power Glen
- Robin McPherson advised that the Downtwon Revitalization Committee is looking to create a sub-committee to examine what can be done to improve Oakhill Park. Edward Smith and Brian Narhi volunteered for the sub-committee.

Moved by: John Bacher

“That Brian Narhi be appointed as Chair and that Robin McPherson be appointed as Vice Chair of the Committee”

CARRIED

9. Date of next meeting

Thursday, February 22, 2018

10. Adjournment

The meeting adjourned at 5:45pm

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