

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, February 22, 2018

Burgoyne Woods Room at 4:30pm

Members:

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

Absent:

Dr. David Bergen

Council:

Councillor Carlos Garcia

Staff Liaison:

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

Public:

Pooja Pershad, 28 Graham Avenue
Lou Marcantonio, 28 Graham Avenue
Suyan Liu, 19 Christie Street

1. Call Meeting to Order (Chair)

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

2. Additions/Deletions to the Agenda

3. **Motion to approve the Agenda**

Moved by: David Webb

“That the agenda for the meeting of February 22, 2018, be approved.

CARRIED

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

Moved by: John Bacher

“That the Minutes from the SChPAC meeting of January 25, 2018, 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 10 Verdun Avenue (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Ron Grossi Sr.
Agent: Lou Grossi
File No: 10.64.144T6

Application is made to allow for a detached accessory structure (garage).
Section 5.6 of the Port Dalhousie Heritage Conservation District
Guidelines for conservation and change provide that garages and ancillary
structures are best located away from the front façade.....usually
towards the rear of the lot.

The committee believed that the proposal met the spirit and intent of the Guidelines

Moved By: David Webb

“That the Heritage Permit application for construction of a new detached rear yard structure (garage) at 10 Verdun Avenue, be approved”.

CARRIED

7.2 28 Graham Avenue (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Pooja and Neeraj Pershad
Agent: 2M Architects Inc
File No: 10.64.144U6

Application is made to demolish the existing dwelling. The applicant has provided a report by Shoalts Engineers in support of the application together with plans for a new dwelling. The report concludes that the existing dwelling was constructed in the 1980s and is of no particular heritage value. City records indicate a construction date of approximately 1993. The plans for a new dwelling show a two storey structure with a central entrance and attached garage set back behind the front façade. Section 5.6 of the Guidelines provides direction for new construction.

Pooja Pershad and Lou Marcantonio made a brief presentation. The Pershads considered renovating and adding to the house, however, concluded that a new dwelling would better meet their needs.

Moved By: David Webb

“That the Heritage Permit application for demolition of the existing dwelling at 28 Graham Avenue, may be considered”

CARRIED

The committee will visit the premises on March 1, 2018 to view the streetscape in anticipation of considering a new dwelling. The agent for the owner will provide a streetscape analysis. The committee will consider a design for a new dwelling at the next meeting.

7.3 19 Christie Street (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Suyan Liu
File No: 10.64.144S6

Application is made to demolish the existing dwelling. The applicant has provided a report, prepared by Pillar to Post Home Inspectors, in support of the application. The report identified a number of interior and exterior deficiencies at the premises.

The applicant made a brief presentation. The committee will meet the owner at the premises on March 1, 2018 at 4:00 pm prior to considering demolition.

8. Information/Correspondence

- Plans for 10 Verdun Avenue
- Report and plans for 28 Graham Avenue
- Report for 19 Christie Street

9. Date of next meeting
Thursday, March 29, 2018

10. Adjournment
The meeting adjourned at 5:35pm

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.