

# St. Catharines Heritage Permit Advisory Committee

## Minutes

**Thursday, March 29, 2018**

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

### **Attendance:**

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

### **Absent:**

### **Council:**

Carlos Garcia

### **Staff Liaison:**

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

### **Public:**

Suyan Lui, 19 Christie Street  
Pooja Pershad, 28 Graham Avenue  
Lou Marcantonio, 28 Graham Avenue  
Laurie and Craig Groff, 106 Dalhousie Avenue  
Heather Pratt, 108 Louisa Street

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#### **1. Call meeting to order (Chair)**

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

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

There were/were no additions or deletions to the agenda

3. **Motion to approve the agenda**

Moved by: Ed Smith

“That the agenda for the meeting of March 29, 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 February 22, 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** 28 Graham Avenue (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner: Pooja and Neeraj Pershad  
Agent: 2M Architects Inc  
File No: 10.64.144U6

At the February meeting the committee resolved that the demolition of the existing dwelling could be considered. Committee members visited the premises on March 1, 2018 to view the streetscape in anticipation of considering a new dwelling. The agent for the owner subsequently provided a streetscape study.

Section 5.6 of the Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change (The Guidelines), offers guidance for new residential construction.

The committee believed that the proposal meets the spirit and intent of the Guidelines, including height and massing.

Moved By: John Bacher

“That the Heritage Permit application for a new dwelling at 28 Graham Avenue, be approved”

**CARRIED**

- 7.2** 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. Committee members visited the premises on March 1, 2018 subsequent to the February meeting. The home dates to the pre 1950s period, possibly as early as the 1920s.

Based on the age and condition of the premises, the committee believed that demolition could be considered.

Moved By: Ed Smith

“That the Heritage Permit application for demolition of the existing dwelling at 19 Christie Street, may be considered”

**CARRIED**

- 7.3** 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. At the January meeting the applicant agreed to revisit the design to address the committee’s concerns with respect to Guideline compliance.

Section 5.2 of the Guidelines provides direction for additions to heritage buildings. The committee believed that the revised drawings meet the spirit and intent of the Guidelines.

Moved by: David Bergen

“That the Heritage Permit application for an addition to the existing dwelling and for a detached rear yard accessory structure dwelling at 106 Dalhousie Avenue, be approved”

**CARRIED**

- 7.4** 108 Louisa Street (Part 4 Individual Designation)  
HERITAGE PERMIT  
Owner: Larry Janzen and Heather Pratt  
File No: 10.64.174A

Application is made to construct a rear yard sunroom addition to the existing dwelling. The building is designated under the Ontario Heritage Act by By-law 2005-288. The “Pay” home was constructed in in 1872 by

William Pay and William Henry Pay in the Ontario Cottage style with decorative elements that reflect the Classic tradition and Italianate style.

The committee believed that the proposed addition respects the designated By-law. The addition is subordinate to the existing home and does not impact the streetscape.

Moved by: Peter Connolly

“That the Heritage Permit application for a rear yard sunroom addition to the existing dwelling at 108 Louisa Street, be approved. Brick or board and batten may be considered as an exterior finish.”

**CARRIED**

**7. Information/Correspondence**

- Streetscape analysis for 28 Graham Avenue
- Inspectors Report for 19 Christie Street. Provided at last meeting
- Revised plans for 106 Dalhousie Avenue
- Plans for 108 Louisa Street. Designation By-law sent electronically

**8. Date of next meeting**

Thursday, April 26, 2018

**10. Adjournment**

The meeting adjourned at 5:30pm

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 for did not receive the item(s) noted in the agenda.