

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, April 26, 2018

Burgoyne Woods Room at 4:30pm

Attendance:

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

Absent:

Dr. David Bergen

Council:

Carlos Garcia

Staff Liaison:

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

Public:

Jason Krtek, 29 and 31 Christie Street.

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: David Webb

“That the agenda for the meeting of April 26, 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 March 29, 2018, be approved”.

CARRIED

5. **Presentations (invited guests)**

None

6. **Business arising from the minutes**

7. **Business**

7.1 29 Christie Street (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Patrick O’Leary and Lorraine Lynn McKenzie
Agent: Jason Krtek
File No: 10.64.144V6

Application is made to construct a new two storey dwelling on the subject lands. The lot was severed from the adjoining lands (31 Christie Street) in 2017. The applicant has 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 in the heritage district.

The committee believes that the proposal meets the spirit and intent of the Guidelines, including massing, height, and neighbourhood “fit”.

The committee recommended mimicking the symmetry of windows between the proposed dwellings a proposed 27 and 31 Christie Street. Further, approval of the application can include removal of the upper floor dormers.

Moved By: Peter Connolly

“That the Heritage Permit application for a new dwelling at 29 Christie Street, be approved”

CARRIED

- 7.2** 31 Christie Street (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Lorraine Lynn McKenzie
Agent: Jason Krtek
File No: 10.64.144Y6

Application is made to demolish the existing one story dwelling on the subject lands. The applicant has provided a report prepared by a home inspector (AmeriSpec General Home Inspection, dated April 3, 2018), in support of the application. The report identified a number of interior and exterior deficiencies at the premises. Committee members and staff visited the premises on April 19, 2018. The home likely dates somewhere post 1920s and pre 1960s.

Based on the age and condition of the dwelling, the committee believed that the demolition could be supported.

Moved By: Peter Connolly

“That the Heritage Permit application for demolition of the existing dwelling at 31 Christie Street, may be considered”

CARRIED

- 7.3** 31 Christie Street (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Lorraine Lynn McKenzie
Agent: Jason Krtek

File No: 10.64.144W6

Application is made to construct a new two storey dwelling on the subject lands. The lot was severed from the adjoining lands (29 Christie Street) in 2017. The applicant has provided a streetscape study. Item 7.2 considered the demolition of the dwelling currently on the lands.

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

The committee believes that the proposal meets the spirit and intent of the Guidelines, including massing, height, and neighbourhood “fit”.

Moved by: John Bacher

“That the Heritage Permit application for a new dwelling at 31 Christie Street, be approved”

CARRIED

7. Information/Correspondence

- Plans and streetscape analysis for 29 and 31 Christie Street
- Inspectors Report for 31 Christie Street

8. Date of next meeting

Thursday, May 31, 2018

10. Adjournment

The meeting adjourned at 5pm

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