

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, May 31, 2018

Burgoyne Woods Room at 4:30pm

Attendance:

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

Absent:

Dr. John Bacher

Council:

Carlos Garcia

Staff Liaison:

Kevin Blozowski, Planning and Building Services
Shannon Labelle, Planning and Building Services
Steve Bittner, Transportation and Environmental Services

Public:

Frank DiPietro, 37 ½ Bayview Drive
Mark Schoalts, William Heikoop, Arlene Heikoop, 40 Canal Street
James McWilliam, 27 Bayview Drive
Peggy Sozansky–Arbek

1. Call meeting to order (Chair)

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

2. Additions/Deletions to the Agenda

None

3. **Motion to approve the agenda**

Moved by: Robin McPherson

“That the agenda for the meeting of May 31, 2018, be approved.”

CARRIED

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

Moved by: David Webb

“That the Minutes from the SChPAC meeting of April 26, 2018, be approved”.

CARRIED

5. **Presentations (invited guests)**

None

6. **Business arising from the minutes**

There was no business arising from the Minutes.

7. **Business**

7.1 27 Bayview Drive (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: James McWilliam
File No: 10.64.144G6

Application is made to construct an addition to the rear/side of the existing dwelling. The applicant has provided plans and a streetscape study and made a brief presentation.

Section 5.2 of the Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change (The Guidelines) offers guidance for additions in the heritage district.

The committee believes that the proposal meets the spirit and intent of the Guidelines. There was some discussion regarding the height of the

proposal. The owner will photo document the sunroom addition prior to its removal.

Moved By: Robin McPherson

“That the Heritage Permit application for a proposed rear/side addition at 27 Bayview Drive, and sunroom removal, be approved”

CARRIED

7.2 40 Canal Street (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Arlene Heikoop
Agent: Upper Canada Consultants
File No: 10.64.144Y6

Application is made to demolish the existing two storey dwelling on the subject lands. The applicant has provided a Conditions Assessment and Recommendation Report (prepared by Schoalts Engineering, dated April 11, 2018) in support of the application. Committee members and staff were offered an opportunity to visit the premises on May 24, 2018. Committee member David Webb has prepared a summary of the site visit (dated May 30, 2018).

The applicant made a brief presentation. There has been a series of additions on the dwelling. The intent is to construct a new dwelling consistent with the streetscape.

The committee expressed concerns regarding the age of the building and value of preserving the existing building stock that is generally in good condition. The existing dwelling contributes to the Canal Street streetscape. Demolition was not supported.

The applicants will consider their options and return to the committee once options have been explored.

7.3 37 Bayview Drive (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Frank DiPietro
File No: 10.64.144A7

Application is made to construct a new two storey dwelling on the subject lands. Demolition of the former dwelling on the premises was approved in 2017, and has been undertaken. Proposed plans for a new two storey dwelling were distributed at the meeting.

Section 5.6 of the Guidelines addresses new construction. The plans show an attached garage at the front of the dwelling, contrary to the guidelines. The owner is aware of this and has explored options to address this matter.

The owner will revisit the proposal to more closely respect the Guidelines.

7.4 Port Dalhousie Heritage District
Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change (Guidelines)
Guideline 6.3.2 – Guidelines for Public Realm Initiatives

At the July 27, 2017 meeting, the committee raised concerns with respect to parking at certain terminal points of public road rights-of-way that obstruct public views as being contrary to the Guidelines. The matter was referred to a future meeting to allow for information to be gathered to inform consideration of this matter. Steve Bittner attended the meeting on behalf of the Transportation and Environmental Services (TES) Department. Councillor Garcia provided a brief introduction on the matter.

TES has done an inventory of parking supply and that status of the rights-of-way. Options were provided to the committee. The committee stressed the importance of access to the public realm and views.

Moved by: Edward Smith

“That the SChPAC supports the City exploring means aimed at maintaining the terminal points of public road rights-of-way of the north south roads as open viewing and access areas (where practicable) as part of the public domain with any encroachments by private property owners being discouraged in accordance with the guidelines”

And

“That the committee requests that the matter be referred to the Cultural Sustainable Committee”

CARRIED

8. Information/Correspondence

- Plans and streetscape photo analysis for 27 Bayview Drive
- Condition Assessment Report for 40 Canal Street
- Plans for 37 Bayview Drive
- Guidelines 6.3.2 and SChPAC Minutes from July, 2017

9. Date of next meeting

Thursday, June 28, 2018

10. Adjournment

The meeting adjourned at 6:10pm

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.