

St. Catharines Heritage Advisory Committee

Minutes

Thursday, June 14, 2018

Burgoyne Woods Room at 4:30 pm

Members:

Gail Benjafield
John Crawley
Robin McPherson
Brian Narhi
Mike Sullivan
Holly Washuta
Marty Mako arrived at 4:39
Dennis Gannon

Council:

Joe Kushner
Carlos Garcia

Absent:

Nancy Cameron

Staff Liaison:

Kevin Blozowski, Planning and Building Services
Shannon Labelle, Planning and Building Services
Jim Riddell, Planning and Building Services
Amanda Knutson, Planning and Building Services

Public:

Bruce Hall, Planning Partnership
Wayne Morgan, Heritage Planner
Sheldon Rosen, SDR Group
Rod Rowbotham, Onespace Unlimited Inc

1. Call meeting to order (Chair)

Brian Narhi called the meeting to order at 4:35pm

2. Additions/Deletions to the agenda

None

3. Motion to approve the agenda

Moved by: Holly Washuta

“That the SCHAC ratify and adopt the agenda for this SCHAC meeting held on Thursday, June 14, 2018 copies having been previously distributed.”

CARRIED

4. Motion to adopt the Minutes of the previous meeting

Moved by: Robin McPherson

“That the SCHAC ratify and adopt the minutes of the SCHAC meeting held on Thursday, May 10, 2018, copies having been previously distributed as amended.”

CARRIED

5. Presentations (Invited Guests)

5.1 Bruce Hall, Planning Partnership and Wayne Morgan, Heritage Planner
Regarding Proposed Redevelopment of the former Lincoln
Fabrics Building and Property at 57A (59A) 61 and 63 Lakeport Road

A rezoning application has been submitted by the Planning Partnership on behalf of the SDR Group concerning the proposed redevelopment of the former Lincoln Fabrics lands for a mixed use building.

Bruce Hall (Planning Partnership) provided the committee with a brief video presentation outlining the proposal. The proposal includes additions above and beside/behind the existing building with commercial/residential uses on the ground floor and residential uses above.

Wayne Morgan provided a presentation regarding the history of the lands and heritage elements of the proposal, including the Heritage Impact Assessment for the proposed development and the applicable policies. There have been a number of changes made to the building over the years. Rod Rowbotham presented the architectural aspects of the proposal.

The presentations concluded that the proposed development can be supported based on the applicable policies and analysis.

The committee posed a number of questions and made suggestions to the developer's team. Matters raised included; the height of the proposed addition in relation to the existing building, the former "Snug Harbour" docks, the extent of public realm space, communications equipment protocol, cupola design, guidelines compliance, and structural integrity of the existing building, and architectural detailing.

Moved by: Gail Benjafield

"That the presentation by the developers team regarding the proposed development of the former Lincoln Fabrics property at 63 Lakeport Road (57A (59A) and 61 Lakeport Road), be received and referred to Item 7.1 of the Agenda for discussion."

CARRIED

6. Business arising from the Minutes

None

7. Business

7.1 Former Lincoln Fabrics
57 Lakeport Road (3, 45, and 57 Lakeport Road)

The committee discussed the presentation that was received by the committee in Item 5.1 of the agenda, in the context of the existing heritage district guidelines and recently approved heritage conservation district plan. The general consensus of the committee was that the proposed

addition is not subordinate to the existing building. The restoration and adaptive re-use of the existing building is supported.

Moved by: Robin McPherson

“The SCHAC supports the restoration and adaptive reuse of the former Lincoln Fabrics building at 57A (59A) 61 and 63 Lakeport Road, including the restoration of the cupola and the addition of a recessed, two storey addition on the upper level, provided that no significant exterior alterations are made which will in any way adversely impact upon the character defining heritage features of the existing structure; and further, that the SCHAC does not support the proposed new addition/construction at the north-east corner of the existing structure, in terms of height, massing, and impact on views, and recommends that it be modified to address these matters”

CARRIED

8. Updates from Sub-Committees

8.1 Designations, Plaquing and Ceremonies

- The committee has supported in principle the Bill Wiley Memorial Parkette sign which will be ordered in the near future. Consideration of the SCHAC contributing funds to the sign were previously deferred pending final details being made available. A request has been made for the committee to consider contributing \$850.00 for the sign.

Moved By: Gail Benjafield

“That \$850.00 be contributed by the SCHAC towards the Bill Wiley Memorial Parkette sign”

CARRIED

The committee will be recognized on the sign.

The June 2, 2018 plaque ceremonies for Mayholme and TenBroeck were well attended.

8.2 Public Outreach and Education (POE)

8.3 Research and Inventory (R & I)

8.4 Heritage Districts

9. Information/Correspondence

- Background information regarding proposed re-development of the former Lincoln Fabrics lands.
- Gail Benjafeld requested that the following matters be recorded in the minutes;
 - o A request that staff be asked to develop a method of artifacts management regarding development of properties
 - o Citizen volunteers be advised of the change in individuals in the sustainability pillars so they are aware of the reporting hierarchy.

10. Date of next meeting
Thursday, July 12, 2018

11. Adjournment

The meeting adjourned at 6:20pm

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

Next Regular Meeting – Thursday, July 12, 2018
Burgoyne Woods Room, Third Floor, City Hall

“It is not what you look at that matters. It is what you see”
Henry David Thoreau