

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, June 28, 2018

Burgoyne Woods Room at 4:30pm

Attendance:

Robin McPherson (From 4:35)
Brian Narhi
Edward Smith
Dr. David Bergen
Dr. John Bacher

Absent:

Peter Connolly
David Webb

Council:

Carlos Garcia

Staff Liaison:

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

Public:

Peggy Sozansky, 82 Bayview Drive
Frank and Melanie DiPietro, 37 ½ Bayview Drive

1. Call meeting to order (Chair)

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

2. Additions/Deletions to the Agenda

See Item 8

3. Motion to approve the agenda

Moved by: John Bacher

“That the agenda for the meeting of June 28, 2018, be approved.”

CARRIED

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

Moved by: Ed Smith

“That the Minutes from the SChPAC meeting of May 31, 2018, be approved”.

CARRIED

5. **Presentations (invited guests)**

None

6. **Business arising from the minutes**

None

7. **Business**

7.1 33 Dalhousie Avenue (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: John Deketele
File No: 10.64.144C7

Application has been made for alterations to the windows, doors, and porch on the dwelling. The committee supported the proposed changes. The applicant was not present.

Moved By: David Bergen

“That the Heritage Permit application for the proposed exterior alterations (windows, doors and porch) at 33 Dalhousie Avenue, be approved”

CARRIED

7.2 82 Bayview Drive (Port Dalhousie Heritage District)
HERITAGE PERMIT

Owner: Margaret Sozansky
File No: 10.64.144B7

Application is made to demolish the existing dwelling. The applicant has provided a report, prepared by AmeriSpec Inspection Services, in support of the application. The report identified a number of interior and exterior deficiencies at the premises. Committee members visited the premises on June 20, 2018. Dave Webb has provided a post visit summary generally confirming the age of the structure cited in the applicant's report. The summary notes that this is a fairly standard bungalow from this period and while showing signs of use and wear, is considered viable.

The home dates to the late 1940s. The owner, Peggy Sozansky, made a brief presentation to the committee. The home was built by Albert Adams, a carpenter.

Based on the age and condition of the premises, the committee believed that demolition should not be considered.

Moved By: David Bergen

"That the Heritage Permit application for the demolition of 82 Bayview Drive, not be considered."

CARRIED

7.3 37 ½ Bayview Drive (Port Dalhousie Heritage District)
HERITAGE PERMIT
Owner: Frank DiPietro
File No: 10.64.144A7

Subsequent to the May meeting, the applicant has provided revised plans for consideration. The revised plans still show the attached garage in front of the front façade, however it has been reconfigured to show the side facing the street rather than the garage doors. Landscaping and architectural articulation has been added.

Moved By: John Bacher

“That the Heritage Permit application for the proposed new dwelling at 37 ½ Bayview Drive, be approved.”

CARRIED

8. Information/Correspondence

- Plans for 33 Dalhousie Avenue
- Condition Assessment Report for 82 Bayview Drive
- Revised Plans for 37 ½ Bayview Drive (provided electronically and at the meeting)
- Plans for 102 Dalhousie Avenue

The committee considered an additional heritage permit to allow a garden shed in the rear yard of 102 Dalhousie Avenue. The committee supported the application

Moved by:

“That the Heritage Permit application, to allow a garden shed at 102 Dalhousie Avenue, be approved.”

CARRIED

9. Date of next meeting

Thursday, July 26, 2018

10. Adjournment

The meeting adjourned at 5:15pm

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.