

# St. Catharines Heritage Advisory Committee

## Minutes

Thursday, July 19, 2018

Burgoyne Woods Room at 4:30 pm

### Members:

Gail Benjafield  
John Crawley  
Robin McPherson  
Marty Mako  
Brian Narhi  
Mike Sullivan  
Holly Washuta

### Council:

Mayor Walter Sendzik  
Carlos Garcia  
Bruce Williamson  
Sal Sorrento

### Absent:

Nancy Cameron  
Dennis Gannon

### Staff Liaison:

Kevin Blozowski, Planning and Building Services  
Judy Pihach, Planning and Building Services  
Amanda Knutson, Planning and Building Services  
Bonnie Nistico-Dunk, City Clerk

### Public:

Bruce Hall, Planning Partnership  
Wayne Morgan, Heritage Planner  
Sheldon Rosen, SDR Group  
Rod Rowbotham, Onespace Unlimited Inc  
Michael McClelland, ERA (Architects)

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

Robin McPherson called the meeting to order at 4:30pm

The meeting was re-scheduled from July 12, 2018 to July 19, 2018 to accommodate the schedule of the invited guests.

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

None

**3. Motion to approve the agenda**

Moved by: John Crawley

“That the SCHAC ratify and adopt the agenda for this SCHAC meeting held on Thursday, July 19, 2018 copies having been previously distributed.”

**CARRIED**

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

Moved by: Gail Benjafield

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

**CARRIED**

**5. Presentations (Invited Guests)**

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

Subsequent to the June meeting the consulting team, working on behalf of the SDR group, made revisions to the plans for the proposed redevelopment of the former Lincoln Fabrics building. Bruce Hall (Planning Partnership), Wayne Morgan, and Rod Rowbotham provided the committee with an outline of the revisions, and heritage benefits of the project which include:

- Reduction in the overall height of the proposed addition.
- Architectural articulation of elevations of the proposed addition.
- Creation of a “datum” line between the proposed addition and the original building.
- Reduction of the lower level podium of the proposed addition.
- Increasing the amount of landscaping.
- Re-instatement of window treatment of the cupola to original (1915).

Michael McClelland (ERA), has been retained to provide a peer review of the proposal on behalf of the City. Mr McClelland provided an overview of his peer review. He has worked with the City and Developers team towards a project that meets the applicable heritage policies and guidelines. His input was informed by the SCHAC comments and motion passed in June.

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. Matters raised included; the use of the top floor “patio” space around the two storey addition, fenestration on the top floors, preference for variation in brick colour, dominance of the addition being subjective, height of the addition in relation to the original building, density, design principles regarding energy efficiency (LEED), and protection/enhancements of views/vistas, affordability.

Moved by: Brian Narhi

“That the presentation by the developers team and the City’s peer reviewer 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**  
57A (59A) 61 and 63 Lakeport Road

As noted in Section 5.1, revised plans have been submitted for the committee's consideration. At the June meeting, the SCHAC passed a motion supporting the restoration and adaptive re-use of the former Lincoln Fabrics building, including the construction of a two storey addition on the upper level, provided that the character heritage defining elements of the existing building not be impacted. Further, that the proposed addition/construction at the north-east corner of the existing structure not be supported based upon height, massing, and impact on views. The committee recommended that the proposal be modified to address these matters.

The consensus of the committee was to support the revised plans for the proposed new addition/construction of the north-east corner of the existing (former) Lincoln Fabrics building. The committee thanked the developer's team for listening to its concerns and recommendations offered at the last meeting.

Moved by: Gail Benjafield

"The SCHAC supports the revised plans for the proposed new addition/construction at the north-east corner of the existing (former) Lincoln Fabrics building, located at 57A (59A) 61 and 63 Lakeport Road."

**CARRIED**

**8. Updates from Sub-Committees**

**8.1 Designations, Plaquing and Ceremonies**

- Holly Washuta advised that the owner of 52 George Street is requesting a framed history plaque

**8.2** Public Outreach and Education (POE)  
None

**8.3** Research and Inventory (R & I)  
None

**8.4** Heritage Districts  
None

**9. Information/Correspondence**

- Revised plans regarding proposed re-development of former Lincoln Fabrics Building
- Brian Narhi provided the committee with an update regarding the Shickluna Archeological project

**10. Date of next meeting**  
Thursday, August 09, 2018

**11. Adjournment**

The meeting adjourned at 6:00pm

Please advise Kevin Blozowski (905-688-5601 ext. 1710 or [kblozowski@stcatharines.ca](mailto: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, August 9, 2018  
Burgoyne Woods Room, Third Floor, City Hall**

"I recommend historical research to anyone who is disillusioned by his fellow man"  
(S. Mitchell.)