

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, November 29, 2018

Burgoyne Woods Room at 4:30pm

Attendance:

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

Absent:

Council:

Carlos Garcia

Staff Liaison:

Kevin Blozowski, Planning and Building Services
Robertson Soosaar, Planning and Building Services
Amanda Knutson, Planning and Building Services

Public:

Ian Kowalchuk, 13 Norris Place
Dan Currie (MHBC), 57 Lakeport Road
Gerry Tischler (MHBC), 57 Lakeport Road
Emilio Raimondo (Raimondo Architects), 57 Lakeport Road
Jim Frank (Rankin Construction), 57 Lakeport Road
Brad Augustine (Raimondo Architects), 57 Lakeport Road

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: Ed Smith

“That the Agenda for the meeting of November 29, 2018, be approved.”

CARRIED

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

Moved by: David Bergen

“That the Minutes from the SCHRC meeting of October 25, 2018, be approved as amended”.

CARRIED

5. **Presentations (invited guests)**

None

6. **Business arising from the minutes**

There was no business arising from the Minutes

7. **Business**

- 7.1** 13 Norris Place (Yates Street Heritage District)
HERITAGE PERMIT
Owners: Ian Kowalchuk and Meaghan Rusnel
File No: 10.64.143X1

Application has been made for a rear yard addition. The proposed addition has an attached garage set back from the front façade.

The Yates Street Heritage District Plan (Section 5.2) provides that additions should be located to the rear of the building or set back

substantially from the street, and should differentiate the new from the old. Garages should be located to the rear of the main building or to the side of the main building well back from the front façade.

The owner was present and outlined the proposal. The committee supported the proposed addition as being consistent with the purpose and intent of the district plan.

The Owner made a brief presentation outlining the project. The home was constructed in 1905. The committee was supportive of the proposal.

Moved By: John Bacher

“That the Heritage Permit application for the rear yard addition at 13 Norris Place, be approved”

CARRIED

7.2 57 Lakeport Road (Port Darnley Heritage District)
HERITAGE PERMIT
Owner: Royal Canadian Legion
File No: 10.64.144/17

Application is made to demolish the existing building (Branch 350 of the Royal Canadian Legion). The proposed demolition is the first phase of the redevelopment of the lands. If approved, demolition will be proceeded with the construction of a condominium apartment building. The existing Legion premises will be re-located to the new build.

A subsequent heritage permit application will be required for the new construction. Site plan application has been filed with the City and a heritage permit application will be forthcoming when details of the new build have been more refined.

The applicant has submitted the following documentation in support of this application:

- Cultural Heritage Salvage and Documentation Report, dated October 30, 2018, prepared by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)

- Heritage Impact Assessment Report (Revised), dated May 2018, prepared by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)
- Executive Summary dated October 31, 2018

The Salvage and Documentation Report recommends measures aimed at Mitigating the proposed demolition. These measures include:

- Re-use materials (ie. original beams, structural support systems, and “Lighthouse Room” window) in the design of the new development including incorporation and commemoration/interpretation of the site
- Donate salvageable materials to the City for re-use
- Re-use salvaged materials in other projects or donate to interested parties/non-profit organizations

Dan Currie made a brief presentation in support of the application.

The committee posed questions related to the commemoration of the building elements and the relation of its age to the proposed demolition. The applicant's team noted that re-purposing the existing building poses significant challenges. There is very little remaining of the original structure with significant additions dating from the 1950s to the 1990s. The committee made suggestions regarding the proposed commemoration, including incorporating the original beams in a manner that pays homage to the building's canals heritage as well as re-purposing the fieldstone foundation.

Moved By: Peter Connolly

“That the Heritage Permit application for the building at 57 Lakeport Road (Royal Canadian Legion Branch 350) may be considered. The proposed demolition should be in accordance with the findings and recommendations contained in the Heritage Impact Assessment (Revised) dated May 2018 and with the Cultural Heritage Salvage and Documentation Report dated October 30, 2018, both prepared by MHBC, and that the recommendations of the respective studies be incorporated into the site plan agreement(s) for the premises.

Further, that a commemoration brief be prepared for the committee's review, and that the brief consider the re-use of the stone foundation of the building in addition to the elements noted in the respective reports."

CARRIED

8. Information/Correspondence

- Plans for 13 Norris Place
- Supporting documentation for 57 Lakeport Road

9. Date of next meeting

Wednesday, January 31, 2018

10. Adjournment

The meeting adjourned at 6:00 pm

Committee Members should advise Louis 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.