

# St. Catharines Heritage Permit Advisory Committee

## Minutes

**Monday, February 04, 2019**

**Burgoyne Woods Room at 4:30pm**

### **Attendance:**

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

### **Absent:**

Dr. David Bergen

### **Council:**

Carlos Garcia

### **Staff Liaison:**

Amanda Knutson, Senior Planner, Planning and Building Services  
Vincent Wen, Student Planner, Planning and Building Services

### **Public:**

Mike Emonds, R.O. Beam Construction, re: 82 Bayview Drive  
Joshua Van Muyen, Building Design Services, re: 82 Bayview Drive  
Gord Tenhage re: 95 Main Street

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

Brian Narhi called the meeting to order at 4:32pm

#### **2. Additions/Deletions to the Agenda**

Item 7.1 regarding roof shingles for buildings at Montebello Park (64 Ontario Street) was added to the agenda (from January 31, 2019)

#### **3. Motion to approve the agenda**

Moved by: Brian Narhi

“That the Agenda for the meeting of February 4, 2019, as amended, be approved.”

**CARRIED**

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

Moved by: Dr. John Bacher

“That the Minutes from the SChPAC meeting of November 29, 2018, be approved.”

**CARRIED**

**5. Presentations (invited guests)**

None

**6. Business arising from the minutes**

None

**7. Business**

**7.1 64 Ontario Street (Queen Street Heritage District)**

REQUEST FOR INPUT from January 31, 2019

Owner(s): City of St. Catharines

Agent(s): Vincent Covatta, Project Supervisor, Transportation and  
Environmental Services (TES)

At the January 31, 2019 meeting of the SChPAC, TES staff requested input from the Committee regarding the colour and profile of new shingles to be installed on the pavilion, band shell, and facilities building at Montebello Park. Quorum for that meeting was not met and, accordingly, no motion was made. This evening, it was:

Moved by Dr. John Bacher

“That the St. Catharines Heritage Permit Advisory Committee supports the use of red Landmark laminated shingles on the pavilion, band shell, and facilities building at Montebello Park.”

**CARRIED**

**7.2** 7 Shelley Avenue (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner(s): Up21 Enterprises Inc.  
Agent(s): Jake Sinke  
File No: 10.64.144 I7

Application has been made to demolish the existing detached dwelling located at 7 Shelley Avenue. In support of the Application a Building Inspection Report, prepared by Kalos Engineering Inc., and dated November 2, 2018, has been submitted. The report concludes that the overall building structure is in poor condition due to “marginal design, lean original construction, poor building envelope, deterioration, inadequate structural members and under-designed/poorly built structural modifications.” (p. 4) The report recommends that there be no human occupancy and that the building be immediately demolished.

Peter Connolly advised that he knows personally the previous homeowner (2003-2009) and that, at the time of purchase, the home passed inspection with conditions to add structural supports. It is Mr. Connolly's opinion that the deficiencies noted by the Applicant's consultant are expected for a 100-year old home and that there are techniques to repair and reinforce the structure.

Brian Narhi, who attended the second scheduled site inspection, noted that the original trim, flooring, doors and concrete foundation are still in place. While the Applicant's report suggests that the front of the home and porch may have been a later addition, Mr. Narhi noted that the matching window trim, central fireplace, and overall symmetry of the living room suggest otherwise.

The Committee noted that the report submitted is deficient in that it does not include alternatives to demolition, as is encouraged by the PDHCD Guidelines. Further, the Committee felt that the 1920s dwelling is, in their opinion, one of the oldest cottages in the cottage district.

Moved by: Edward Smith

“That the Heritage Permit application for demolition of the existing dwelling at 7 Shelley Avenue be approved.”

**LOST**

Moved by: Edward Smith

“That the St. Catharines Heritage Permit Advisory Committee would consider subordinate, sympathetic, and appropriate additions to the existing dwelling at 7 Shelley Avenue.”

**CARRIED**

**7.3** 82 Bayview Drive (Port Dalhousie Heritage District)

**HERITAGE PERMIT**

Owner(s): Margaret (Peggy) Sozansky

Agent(s): R.O. Beam Construction

File No: 10.64.144 K7

Application has been made for construction of a proposed detached dwelling at 82 Bayview Drive. The lands are currently vacant; a heritage permit was previously granted by Council for demolition of the former dwelling.

The Committee expressed concern that the height of the garage is proposed to be higher than the principal building. Further concern was noted about the proposed width (16') of the garage door. Peter Connolly suggested that natural stone be used on the exterior trim work, in lieu of synthetic stone.

Moved by: Peter Connolly

“That the Heritage Permit application for construction of a new dwelling at 82 Bayview Drive be approved subject to the following conditions:

- that the height of the peak of the garage be reduced so that it is lower than that of the principal building;
- that the proposed 16 foot-wide garage door be replaced with two smaller single car garage doors.”

**CARRIED**

- 7.4** 95 Main Street (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner(s): Janette Anderson and Kim Anderson  
Agent(s): Gord Tenhage  
File No: 10.64.144 L7

Application has been made for construction of a proposed glass roof – covered concrete patio to replace the existing wood pergola at the rear of the dwelling. The owner’s agent noted that the exterior façade of the dwelling would remain unchanged.

Moved by: John Bacher

“That the Heritage Permit application for replacement of the existing wood pergola at 95 Main Street with a glass-roofed concrete patio be approved.”

**CARRIED**

- 7.5** 12 Lock Street (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner(s): 2283020 Ontario Inc.  
Agent(s): Elaine McNeice  
File No: 19 101376 HT

Application has been made to replace the existing box-lit sign at 12 Lock Street with a new business sign associated with “The Local Life”. The proposed sign is of wood construction, including three dimensional lettering, and is to be attached to the existing wooden porch posts at the front of the building.

Moved by: John Bacher

“That the Heritage Permit application for a proposed new business sign at 12 Lock Street be approved.”

**CARRIED**

**8. Information/Correspondence**

Supporting information for:

- 7 Shelley Avenue
- 82 Bayview Drive
- 95 Main Street
- 12 Lock Street

9. **Date of next meeting**

Thursday, February 28, 2019

10. **Adjournment**

The meeting adjourned at 5:54pm