

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, March 28, 2019

Burgoyne Woods Room at 4:30pm

Attendance:

Dr John Bacher
Dr David Bergen
Peter Connolly
Brian Narhi
Edward Smith

Regrets:

Robin McPherson

Council:

Carlos Garcia

Staff Liaisons:

Chloe Richer, Heritage Planner, Planning and Building Services
Vincent Wen, Student Planner, Planning and Building Services

Public:

Leo Di Fabio & Dylan Earl, Maxima Holdings, re: 40 Elgin Street

1. Call meeting to order (Chair)

Brian Narhi called the meeting to order at 4:33pm.

2. Additions/Deletions to the Agenda

Added: Status update for the alterations at 121 Main Street.

3. Motion to approve the agenda

Moved by: Edward Smith

“That the Agenda for the meeting of March 28, 2019, be approved.”

CARRIED

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

Moved by: Edward Smith

“That the Minutes from the SChPAC and SCHAC joint meeting of February 28, 2019, be approved as amended.”

CARRIED

5. **Presentations (invited guests)**

None

6. **Business arising from the minutes**

None

CARRIED

7. **Business**

**7.1 40 Elgin Street (Port Dalhousie Heritage Conservation District)
HERITAGE PERMIT**

Owners: John Howard, Vassiliki Howard, John D. Howard & Georgia Howard

Agent: Maxima Holdings (Leo DiFabio)

File No: 19 102822 00 HERT

An application has been made for the construction of a proposed 2-storey, three bedroom detached dwelling with an attached garage at 40 Elgin Street. The applicant will also be submitting a consent application with Planning and Building Services for the lands to be severed.

The applicant has indicated that vinyl siding will be used on the exterior, with a colour combination of either blue and white or red and white.

Committee members expressed a preference for having the garage set back from the dwelling, as per the original submission drawings, and suggested that a minimum setback of two feet from the dwelling to the

garage be an appropriate fit with the existing streetscape of Port Dalhousie.

Moved by: David Bergen

“That the SCHPAC approve the Heritage Permit application for the construction of a new dwelling at 40 Elgin Street, in accordance to the first set of submitted drawings with the garage set back at a depth of two feet and 1.2-metre side yard setbacks, conditional upon approval of the severance.”

CARRIED

7.2 121 Main Street (Port Dalhousie Heritage Conservation District)

Heritage Planning staff provided an update regarding 121 Main Street. In 2010, the Port Dalhousie Heritage Permit Advisory Committee passed a motion to approve restoration of the original building and the construction of a two-storey addition to the rear with an attached garage.

In 2017, the former Heritage Planner approved revised drawings and subsequently communicated the nature of the revisions to the St. Catharines Heritage Permit Advisory Committee members via e-mail.

Building Services staff recently provided an e-mail update regarding the building permit, following an inquiry by a resident, and subsequently closed the investigation.

CARRIED

8. Information/Correspondence

- Supporting information for 40 Elgin Street

9. Date of next meeting

Thursday, April 25, 2019

10. Adjournment

The meeting adjourned at 5:23pm.

Committee Members should advise Chloe Richer (905-688-5601 ext. 1710) or cricher@stcatharines.ca if they are unable to attend the meeting or did not receive the item(s) noted in the agenda.