

# St. Catharines Heritage Permit Advisory Committee

## Minutes

**Thursday, June 27, 2019**

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

### **Attendance:**

Peter Connolly (left at 5:11pm)  
Brian Narhi  
David Bergen  
Holly Washuta  
John Crawley  
Robert De Wolfe  
Andrew Humeniuk

### **Regrets:**

Dr. John Bacher

### **Staff Liaison:**

Chloe Richer, Heritage Planner, Planning and Building Services  
Mallory Smith, Student Planner, Planning and Building Services

### **Public:**

Michael Miryneck (2M Architects Inc.), Scott Hobbs and Susan MacDonald, 101 Main Street  
Rachel Redshaw (MHBC) and Jim Frank (Rankin Construction Inc.), 57 Lakeport Road  
Paula McMillan, 40 Canal Street  
Jake Elstone (Queen Street Carpentry and Contracting), 50 Bayview Avenue  
Mark Shoalts (Shoalts Engineering) and Tim Kenny, 99 South Drive  
Andrew A. Hellwig (Contract Design Group), 5 Lock Street  
Cyrus Gatta (Gatta Homes Inc.), 43 Yates Street

---

#### **1. Call meeting to order (Staff Liaison)**

Chloe Richer called the meeting to order at 4:27pm

#### **2. Recognition of Traditional Territories**

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

**4. Motion to approve the agenda**

Moved by: David Bergen

“That the Agenda for the meeting of June 27, 2019, be approved.”

**CARRIED**

**5. Motion to receive the minutes of the previous meeting**

Moved by: Robert De Wolfe

“That the Minutes from the SChPAC meeting of May 28, 2019, be received.”

**CARRIED**

**6. Presentations (invited guests)**

Rachel Redshaw (MHBC), 57 Lakeport Road

**7. Business arising from the minutes**

**8. Business**

**8.1 Appointment of Chair and Vice-Chair**

Chloe Richer, Heritage Planner (Staff Liaison)

The Committee will appoint its Chair and Vice-Chair.

Moved by: Andrew Humeniuk

“That the SChPAC appoints Brian Narhi and Robert De Wolfe as Co-Chairs for the 2019 to 2022 term.”

**CARRIED**

Moved by: Brian Narhi

“That the SChPAC appoints Andrew Humeniuk as Vice Chair for the 2019 to 2022 term.”

**CARRIED**

**8.2 Draft Heritage Permit Application Submission Guidelines**

Chloe Richer, Heritage Planner (Staff Liaison)

The Committee will review and discuss the draft Heritage Permit Application Submission Guidelines prepared by Heritage Planning staff.

Chloe presented an overview of the draft Heritage Permit Application Submission Guidelines. The Committee was generally supportive of the draft Guidelines. The discussion of whether to include smaller projects in the summary tables for the Queen Street and Yates Street Heritage Conservation Districts is to be deferred until the next Committee meeting due to the heavy agenda.

Moved by: Holly Washuta

“That the SChPAC has received the draft Heritage Permit Application Submission Guidelines prepared by Heritage Planning staff, subject to modification, for future use in assisting applicants with preparing submissions for heritage permit applications, and will continue the discussion at the July 2019 meeting.”

**CARRIED**

**8.3** Rating System for Demolitions in the Port Dalhousie Heritage District  
Chloe Richer, Heritage Planner (Staff Liaison)

The Committee will review and discuss the Rating System for Demolitions in the Port Dalhousie Heritage District (dated October 27, 2006).

Chloe briefly discussed several concerns regarding the shortcomings of the existing Rating System. The Committee expressed an interest in re-establishing a Sub-Committee to further examine the existing Rating System. Chloe will work with the Sub-Committee and will share the findings of a policy review with the SChPAC at a later date.

Moved by: Robert De Wolfe

“That the SChPAC discontinue the use of the Rating System for Demolitions in the Port Dalhousie Heritage District to allow for a policy review by Heritage Planning staff and a Demolition Rating System Sub-Committee.”

**CARRIED**

**8.4** 101 Main Street (Port Dalhousie HCD)  
Owner(s): Scott Hobbs and Susan MacDonald  
Agent(s): 2M Architects Inc.

File No.: 19 106656 HE

- Proposal for the demolition of an existing shed and a replacement detached garage.

The Committee was generally supportive of the proposal and discussed the salvage of components of the existing shed. The applicant expressed that they would look into the viability of salvage and reuse of materials.

Moved by: Peter Connolly

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the Heritage Permit application for the demolition of the existing shed and the construction of a replacement detached garage at 101 Main Street.”

**CARRIED**

**8.5** 57 Lakeport Road (Port Dalhousie HCD)

Owner(s): Royal Port Inc.

Agent(s): Rankin Construction Inc.

File No.: 19 106931 HERT

- The proposed re-development of the site includes an 8-storey residential building having a total of 51 units with 5,593 square metres of residential gross leasable floor area.

Chloe briefly presented a timeline of the application and next steps regarding Site Plan approval. Rachel Redshaw, MHBC, provided an overview of the application as well as the corresponding Commemoration Brief. The Committee discussed revisions from the earlier elevations and renderings that went before City Council in spring 2018. such as the proposed reduction of ground floor glazing and whether the proposed increase in the size of rooftop mechanical equipment would have a visual impact from the public realm.

Moved by: Robert De Wolfe

“That the St. Catharines Heritage Permit Advisory Committee recommend approval in principle of the heritage permit application for 57 Lakeport Road, conditional upon:

- Appropriate screening of the Rooftop Mechanical Equipment;
- Rails and guards are transparent or open-construction;
- The amount of ground floor glazing is considered to be increased; and

- Rhythm of window openings directly relates to the Lincoln Fabrics building at 63 Lakeport Road.”

**CARRIED**

**8.6** 40 Canal Street (Port Dalhousie HCD)

Owner(s): Paula MacMillan

Agent(s): 2M Architects Inc.

File No.: 2019 107316 000 00 HERT

- Proposed demolition of an existing porch and bedroom and bathroom addition, and a new 1,530 sq. ft. addition.

The Committee discussed concerns regarding the height of the addition, as it is proposed to be taller than the existing dwelling. The applicant advised that due to the addition being set back, the visual impact of the addition’s height would not be significant.

Moved by: David Bergen

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 40 Canal Street.”

**CARRIED**

**8.7** 50 Bayview Drive (Port Dalhousie HCD)

Owner(s): 2508259 Ontario Inc.

Agent(s): Queen Street Carpentry and Contracting

File No.: 19 107279 HERT

- Proposed exterior alterations to the existing dwelling.

The Committee discussed the proposed synthetic materials and the proposed change in the size of existing window openings. Vinyl siding was identified as the ideal cladding material by the applicant’s agent to meet their budget.

Moved by: Andrew Humeniuk

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 50 Bayview Drive.”

**CARRIED**

**8.8** 99 South Drive (Part IV Designation)

Owner(s): PBG Properties

Agent(s): N/A

File No.: 19 107188 HERT

- Proposed window alteration and a new accessory structure.

The Committee discussed the proposed rear replacement windows, as well as the proposed alteration of several of the existing rear window openings to be converted to doors to accommodate balconies.

Moved by: Holly Washuta

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 99 South Drive, conditional upon:

- The Specifications outlined in the Conservation Plan (dated June 4, 2019) are followed to ensure the best conservation practices are implemented.”

**CARRIED**

**8.9** 5 Lock Street (Port Dalhousie HCD)

Owner(s): 1855827 Ontario Inc.

Agent(s): Andrew A. Hellwig, M.A.A.T.O.

File No.: 19 107286 00 HERT

- Existing exterior covered patio constructed from wood approximately 30 inches above surrounding grade level.

The Committee did not have any concerns regarding the design or materials of the existing exterior covered patio.

Moved by: David Bergen

“That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 5 Lock Street.”

**CARRIED**

**8.10** 43 Yates Street (Yates Street HCD)

Owner(s): John Harris and Rebecca Alexander

Agent(s): Cyrus Gatta

File No.: 19 107288 00 HERT

- Proposed new single detached home on severed lot.

Moved by: Holly Washuta

The Committee was generally supportive of the proposed design of the new single detached dwelling. They discussed the variety of architectural styles currently found in the Yates Street Heritage Conservation District. Concerns regarding the reverse-grade driveway were brought to the applicant's attention by Heritage Planning staff.

"That the St. Catharines Heritage Permit Advisory Committee recommend approval of the heritage permit application for 43 Yates Street."

**CARRIED**

**9. Date of next meeting**

Thursday, July 25, 2019

**10. Motion to Adjourn**

The meeting adjourned at 6:26pm

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