

St. Catharines Heritage Advisory Committee

Minutes

Thursday, October 08, 2020

Electronic Participation at 2:30 pm

Members:

Ms. Gail Benjafield
Ms. Lorraine Giroux
Mr. Mark Hoerd
Mr. Andrew Humeniuk
Mr. Marty Mako
Mr. Brian Narhi
Mr. Justin Nicholls
Mr. Robert Speck
Mr. Peter Wing

Regrets:

Mr. Marty Mako

Absent:

Mr. Mark Hoerd
Mr. Peter Wing
Mr. Andrew Humeniuk

Staff Liaison:

Michael Seaman, Heritage Planner, Planning and Building Services
Elaine Munro, Committee Secretary & Planning Technician, Planning and Building Services

1. Call meeting to order (Chair)

Chair Brian Narhi called the meeting to order at 2:32 pm

2. Recognition of Traditional Territories

3. Additions/Deletions to the Agenda

None

It was noted that in the business arising from the minutes of the September 10, 2020 meeting that the St. Catherines General Hospital Arch had been deferred to the October 8, 2020 meeting.

The Heritage Planner noted that this would be further deferred to the November 12, 2020 meeting.

4. Motion to approve the agenda

Moved by: Robert Speck
Seconded by: Gail Benjafield

"That the SCHAC ratify and adopt the agenda for this SCHAC meeting held on Thursday, October 8, 2020, copies having been previously distributed."

CARRIED

5. Motion to adopt the minutes of the previous meeting

Moved by: Lorraine Giroux
Seconded by: Justin Nicholls

"That the SCHAC approve the minutes of the SCHAC meeting held on Thursday, September 10, 2020, as amended."

CARRIED

6. Presentations (invited guests)

None

7. Business arising from the minutes

7.1 Montebello Park Bandshell – Verbal update

Michael Seaman, Heritage Planner and Staff Liaison

- The Heritage Planner noted that he had been asked to provide a report on fencing and overgrown vegetation in the vicinity of the bandshell. It was noted that he had spoken to the Manager of Parks Cemeteries, Forestry and Municipal Works and was advised that City staff are currently undertraining repairs and maintenance to the site and that the fencing was erected for

safety reasons. He was advised that the overgrown vegetation and fencing will be addressed once the work is complete.

Moved by: Gail Benjafield
Seconded by: Robert Speck

“That the verbal update regarding the Montebello Park Bandshell has been received.”

CARRIED

7.2 Mountain Locks Park – Verbal update from the Heritage Planner

Michael Seaman, Heritage Planner and Staff Liaison

- The Heritage Planner noted that he had been asked to provide an update on the proposed expansion of the existing parking lot at Glendale Plaza into Mountain Locks Park. The item was previously considered at the July 23, 2020 meeting of the St. Catharines Heritage Advisory Committee. It was noted that he had communicated with the Director Economic Development and Government Relations for the City who confirmed that staff have begun discussions with the realty division and are working on the development agreement regarding design and construction requirements. It was noted that originally the applicant had hoped to begin construction in 2020, however it will now likely be in 2021.

Lorraine Giroux indicated that she had asked for an update. She noted that she was aware of concerns in the community about the project and was interested in seeing some of the project details. She pointed out that the committee had asked for an archaeological monitoring to take place during construction activities. She asked whether the cost of this would be paid for by the applicant. The July 23, 2020 minutes note that a commemorative plaque be designed to the satisfaction of the committee and installed on site. She noted that she had heard from people in the community who were concerned about the potential for damage to the lock wall and asked if there was going to be any additional information available to the SCHAC before work is started.

The Heritage Planner noted that if members had specific questions about the project to forward them to him and these could be compiled and forwarded to the staff responsible. Staff would bring back answers to the questions at a future meeting.

Lorraine Giroux indicated that she wished to see a further update at the November 12, 2020 meeting.

Moved by: Lorraine Giroux
Seconded by: Justin Nicholls

“That the verbal update regarding Mountain Locks Park has been received.”

“And That an update regarding questions posed by members of the SCHAC be brought to committee at the November 12, 2020 meeting.”

CARRIED

**7.3 Digital Signage Report – Verbal update from the Heritage Planner
Michael Seaman, Heritage Planner and Staff Liaison**

- The Heritage Planner provided an update on the current status of the future report to Council concerning a consideration of amendments to the sign by-law to permit animated or video style digital signs on City owned properties. An overview of the results of the public and stakeholder consultation was given. It was noted that the majority support maintenance of the current prohibition of video and third-party signage on city owned properties. Respondents included residents of St. Catharines and business owners. Further details would be included in the future report to Council, tentatively set for later in 2020.

Gail Benjafield provided some background on the study. Lorraine Giroux asked for clarity on the timing of the report. The Heritage Planner noted that it is anticipated that it would go to Council later in 2020 or early 2021.

Moved by: Gail Benjafield
Seconded by: Lorraine Giroux

“That the verbal update regarding the future staff report regarding digital and third-party signage has been received.”

CARRIED

**7.4 Heritage Register Update – 10 Seymour Avenue, Verbal
Michael Seaman, Heritage Planner and Staff Liaison**

- The Heritage Planner noted that considerations regarding the development of the site of the former Merritton High School are ongoing, and options for preservation of heritage on the site are being considered. In reviewing the file, it was noted that while the City's interests in preservation of the heritage of the site have been communicated with the owner, the property was not yet included on the municipal heritage register. It was noted that a best practice for the municipality to demonstrate clarity and consistency with respect to heritage resources would be to formally and pro-actively recognize properties of heritage significance on the municipal heritage register where the potential for redevelopment exists.

Lorraine Giroux indicated that she believed that this property should be included in the municipal heritage register.

Chair Brian Nahri asked whether a designation report should be prepared for the building. The Heritage Planner indicated that it would be. It was noted that a report could be ready by the beginning of the first quarter of 2021.

The Heritage Planner was asked which parts of the building should be researched. It was noted that in other similar older schools elsewhere in Ontario the heritage value of the original building and each subsequent addition was researched and evaluated on its own merits and that would be a best practice to follow here. The planning process for redevelopment would typically then consider the relative importance of each component as it determined how adaptive reuse and intensification could be best achieved on the site.

Moved by: Robert Speck
Seconded by: Lorraine Giroux

“That the verbal update regarding the municipal heritage register update – 10 Seymour Avenue has been received.”

CARRIED

Moved by: Robert Speck
Seconded by: Lorraine Giroux

“That the former Merritton High School property and building, located at 10 Seymour Avenue be included in the City of St. Catharines Municipal Heritage Register (non-designated) under Section 27 (1.2) of the Ontario Heritage Act.”

“And that a heritage research report be undertaken for consideration of the designation of the property at 10 Seymour Avenue under Section 29, Part IV of the Ontario Heritage Act.”

CARRIED

8. Business

9. Updates from Sub-Committees

9.1 Designations, Plaquing and Ceremonies

None

9.2 Public Outreach and Education (POE)

None

9.3 Research and Inventory (R & I)

The Heritage Planner was noted that Council will be considering the report to include properties on the St. Catharines heritage register (non-designated) on October 19, 2020.

10. Information/Correspondence

- Proposed Regulation under the Ontario Heritage Act, Bill 108

The Heritage Planner indicated that he is reviewing the implications of the proposed bill and how it might impact the work of the City of St. Catharines in heritage conservation. It was noted that it is intended to provide greater clarity with respect to the inclusion of heritage resources in the development approval process and the timing of designation under the Ontario Heritage Act, R.S.O. 1990, c 0.18.. The

Gail Benjafield noted that the review of Bill 108 conducted by the Architectural Conservancy of Ontario provided a very thorough analysis of the implications for heritage conservation practice in Ontario going forward. She indicated that she would circulate a copy of the review to members of the committee.

- Niagara Official Plan Virtual Public Information Centre, Tuesday, Oct. 20 at 6:00 pm, Topic: includes Archaeology & Culture, www.niagararegion.ca/official-plan

The Heritage Planner noted that people interested in this webinar need to register for it in advance.

- Welland House Hotel at 30 Ontario Street: Designation under the Ontario Heritage Act.
Chair Brian Narhi asked for an update on the status of the Welland House. The Heritage Planner noted that the matter was being discussed in pre-hearings before the Conservation Review Board.
- Lorraine Giroux inquired about the status of proposed displays that the Public Outreach and Education Committee (POE) was preparing earlier in 2020. It was noted that once the pandemic issue is resolved that outreach activities could be resumed then as planned.

- Chair Brian Nahri indicated that he was going to follow up with the Willowbank School of Restoration about the presentation it was preparing on Rodman Hall.

11. Date of next meeting

The next SCHAC meeting is scheduled for Thursday, November 12, 2020 at 2:30 p.m.

12. Motion to Adjourn

Moved by: Brian Nahri
Seconded by: Robert Speck

“That the SCHAC meeting be adjourned at 3:26 pm.”

CARRIED