

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, January 27, 2022

Electronic Participation at 2:31pm

Members:

Brian Narhi (Chair)
Holly Washuta
Andrew Humeniuk
Robert De Wolfe
John Bacher
David Bergen
John Crawley

Regrets:

None

Staff Liaison:

James Neilson, Heritage Planner, Planning and Building Services

Council:

Councilor Ward 6, Carlos Garcia

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

Chair Brian Narhi called the meeting to order at 2:31p.m.

2. **Recognition of Traditional Territories**

Chair Brian Narhi acknowledged that the land which we call St. Catharines and the Niagara region is the ancestral territory of Haudenosaunee and Anishinaabe peoples, many of whom continue to live and work here today. This Land is covered by the Upper Canada Treaties and the Dish with One Spoon Wampum agreement. Today this Land is home to many First Nations, Metis, and Inuit Peoples – who share the land with us. This Land Acknowledgement is a statement that reminds us that our standard of living is directly related to the resources and friendship of Indigenous peoples.

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

No Additions or Deletions

4. **Motion to approve the agenda**

Moved by: Robert De Wolfe

“That the SChPAC adopt the agenda for this SChPAC meeting held on Thursday, January 27th, 2022, copies having been previously distributed.”

CARRIED

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

The minutes of the previous meeting did not mention at the beginning who the Chair was and should be amended to reflect that.

Moved by: Andrew Humeniuk

“That the SChPAC adopt the minutes as amended for the SChPAC meeting held on Thursday, December 16 2021, copies having been previously distributed.”

CARRIED

6. **Declarations of Interest**

None

7. **Presentations (invited guests)**

1. Scott Duff, Aura Landscaping
Item 9.1 – 1 Graham Avenue
2. Lou Maracantonio, 2M Architects
Item 9.2 – 109 St. Paul Crescent (Rodham Road)
3. Carla Mackie, City of St. Catharines
Item 9.3 – 9 Main Street (Lakeside Park Carousel)
4. James Neilson, City of St. Catharines

Item 9.4 – Delegation By-law Update

8. **Business arising from the minutes**

- None

9. **Business**

9.1 1 Graham Avenue – Request to construct a structure on Part V property in the Port Dalhousie Heritage Conservation District

Scott Duff gave a presentation outlining the request to construct a structure at the rear of the property at 1 Graham Avenue, which is designated Part V in the Port Dalhousie Heritage Conservation District. Brian Narhi asked what type of roofing material will be used on the structure. Scott responded that the roof will be made up of a one-inch-thick tongue and groove pine that will have traditional asphalt shingles on top which will match the house. Councillor Carlos Garcia asked if Scott was the owner or representing the owner. Scott responded that he was representing the owners and has a sign authorized agent form from the owners.

Motion By: David Bergen

“That the SCHPAC recommends approval of the proposed ancillary structure at 1 Graham Avenue.”

CARRIED

9.2 109 St. Paul Crescent – Request to alter a Part IV property

Lou Marcantonio began the presentation by giving an overview of eight items that require alterations as part of the Part IV designated building’s conversion to a boutique hotel. Councillor Carlos Garcia asked what the timeline is for this project and if it will be open in the spring or fall. Lou responded that they are hoping to complete this project in the spring. Stephan Bedford added that they are in the process of a Zoning By-law Amendment on the property to permit the hotel and assembly uses, and an open house has been held. Stephan also mentioned that the statutory public meeting for the rezoning will be held in late February, and that they are hoping for the by-law amendment to be approved by March. Lou added that after that point, they will need to formally apply for a permit to change the use of the building. Councillor Garcia asked if there were any plans for the gardens that relate to the hotel use. Lou responded that the intent is that the gardens remain and be maintained so that they are accessible to the public. Brian asked if the small window in the current location of the proposed opening will be retained. Lou answered stating that they will be saving everything that they are able to. Brian also asked if there was going to be any baseboards that are impacted with the opening. Lou responded that there is a baseboard in the room which will be cut to finish the edge, but whatever can be saved will be saved. Andrew had a question related to the proposed new opening at the rear of

the building and asked what is the advantage of having an opening in that location, and how does that benefit your plan overall? Lou responded that it would become someone's hotel room and right now they the window is located too high on the wall and would not be accessible for guests to look out of. Lou noted that the room next to it has a French door that would be nice for guests to look out of and that the advantage is that it makes the hotel room much more comfortable for guests to stay in. Brian added that this is alteration is reversible if need be.

Motion By: Holly Washuta

"That the SChPAC recommends approval of the proposed alterations to 109 St. Paul Crescent (Rodman Hall)."

CARRIED

9.3 9 Main Street (Lakeside Park Carousel) – Signage Application

Carla Mackie gave a presentation about updating the signage for the Lakeside Park Carousel. Brian questioned if the signs will be located on all sides of the building. Carla responded that they will only be located on the east side of the building that faces the parking lot. Holly commented that the script on the sign looked very modern and that it would have been nice to include the date the carousel was designed. Carla added that the City created the graphics and wanted to make the design consistent with the other pieces for the carousel, and it also had to pass AODA standard. Andrew agreed with Holly that adding a date would be nice and asked if there was any consideration for adding the five cents a ride on the new sign or adding it to a new sign. Carla responded that the City wanted to simplify the sign and that due to the pandemic and avoiding handling money, it is no longer 5 cents a ride but rather a donation can be made. However, there is signage to that effect on the inside. Carla added that the decision was made to not include the date as there is a range of dates such as when the carousel arrived to St. Catharines and when it started running.

Motion By: John Bacher

"That the SChPAC recommends approval of the proposed signage application for the Lakeside Park Carousel."

CARRIED

9.4 Delegation By-law Update

James Neilson gave a presentation outlining the update to the Delegation By-law. Brian Narhi asked if the issue is similar to the pergola and would fall under this by-law update. James responded that it would if it meets the criteria of the guidelines and that there are no conflicts there. James added that we would err

on the side of caution and anything that blurs the line would be brought to the committee. Both David and John noted that this update is good as it creates more efficient processes and addresses potential loopholes.

Motion By: John Bacher

“That the SCHPAC receive the information about the proposal updates to the City’s Delegation By-Law

And that the SCHPAC recommends the proposed updates to the City’s Delegation By-Law.”

CARRIED

10. Items of Correspondence

- None

11. Date of next meeting

Thursday February 24th, 2022

12. Motion to Adjourn

Moved by David Bergen

“That the SCHPAC meeting be adjourned at 3:31 pm.”

CARRIED