

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, June 30, 2022

Electronic Participation at 2:30 pm

Members:

Brian Narhi
Holly Washuta
Andrew Humeniuk
David Bergen
John Bacher
John Crawley

Regrets:

Robert De Wolfe

Staff Liaison:

James Neilson, Heritage Planner, Planning and Building Services
Margaret Josipovic, Manager, Planning and Building Services

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

Chair Narhi called the meeting to order at 2:30p.m.

2. **Recognition of Traditional Territories**

Chair 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 people over many generations.

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

No Additions or Deletions

4. **Motion to approve the agenda**

Moved by: John Crawley

“That the SChPAC adopt the agenda for this SChPAC meeting held on Thursday, June 30, 2022, copies having been previously distributed.”

CARRIED

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

Moved by: David Bergen

“That the SCHAC approve the minutes of the SCHAC meeting held on Thursday, May 26, 2022.

CARRIED

6. **Declarations of Interest**

No declarations of interest

7. **Presentations (invited guests)**

Item 9.1

- Deb Turkovich, Owner, 93 Bayview Drive

Item 9.2

- Marek Buko, Agent, 40 Lock Street

Item 9.3

- Joe Colonna, Joseph GA Colonna Architect Inc.
Carla Parslow & Christopher Lemon, Parslow Heritage Consultancy

8. **Business arising from the minutes**

No business arising from the minutes

9. **Business**

9.1 93 Bayview Drive

Deb Turkovich, the owner, spoke about a proposed addition to 93 Bayview Drive located within the Port Dalhousie Heritage Conservation District. The second

floor addition would be located above an existing garage with a balcony in the back that would be covered. The house is a non-contributing property within the heritage district, along with the neighbours on either side.

Brian Narhi asked about the difference in height as the new roof being higher than the existing house. Deb Turkovich responded that the roof of the addition is higher to account for drainage on the roof and that the difference in height was approximately a foot.

Moved by: John Bacher

“That the SChPAC recommends approval of the proposed addition to 93 Bayview Drive.”

CARRIED

9.2 40 Lock Street

Marek Buko, the agent for this project, spoke about proposed alternations to the house’s roof in the Port Dalhousie Heritage Conservation District. Marek Buko proposed a blacks metal roof to replace the existing asphalt shingled roof which is not original to the house. The reason for the heritage permit is due to material change that is outlined in the guidelines.

Councilor Carlos Garcia asked about general intent of the owner to renovate the dwelling. Marek Buko responded that the intent it to keep the original portion of the house as close as possible to its original condition. Holly Washuta asked about the new garage door and if there will be more modern updates to the dwelling. Marek Buko said that they wanted to keep the previous garage door but it fell apart, so they had to replace it. He added that they have no intent on changing any other elements of the residence at this time.

Moved by: David Bergen

“That the SChPAC recommends approval of the proposed alterations to 40 Lock Street”

CARRIED

9.3 49 Yates Street

William Heikoop, senior planner with Upper Canada consultants, Joe Colonna, project architect, and Carla Parslow, heritage consultant, presented the project for a proposed addition to 49 Yates Street in the Yates Street Heritage Conservation District. William Heikoop started by providing context and

background information. The lot depth is 67.21 meters and total area is 615 metres squared which allows for a sizable addition as it related to zoning. The property is currently designated as residential and natural area in the city's Official Plan. The area designated as "natural heritage" is located at the back of the property, and the proposed addition will not be impacted by this designation. The original dwelling was a brick structure that was constructed in 1912. The existing built building has a different material finish consisting of a rough pebble dash material that was added in 1922. The proposed addition will go to the rear of the existing two story detached dwelling. Both the rear and the interior of this structure has been significantly modified and renovated over the years. However, the building details and heritage characteristics as experienced from the street are largely intact. The rear addition is four storeys tall, but takes advantage of a slope at the rear so that it appears to be a three-storey addition from the street. The main goal of new addition is to accommodate an internal elevator for a family member who was constrained to a wheelchair. This resulted in the height of the addition being slightly higher than the current dwelling. Analysis was provided that showed that the impact of the rear addition would be minimal due to the setback of the addition and obstructed views caused by the adjacent properties. Carla Parslow went over the impact of the proposed addition on the heritage district and relevant policies in the Official Plan. Carla Parslow noted that the addition would not be visible if looking straight at the house from across the street. The addition can be viewed from the Meritt Trail. Overall, the increased height would pose minimal visual impact to the surrounding streetscape. In addition to the rear addition, the owner is proposing to make repairs to the porch and pebble dash façade as necessary.

Councillor Carlos Garcia asked if the addition could be narrower. William Heikoop responded that they are trying to provide a sufficient interior layout that that enables enough dwelling space between the existing portion and the rear portion. Based on preliminary floor plans and the way that the internal part of the building works there is no additional space they can get rid off to leave enough room for a stairway and elevator behind the existing house. Also, the current design already shows that the proposed addition narrows directly behind the existing dwelling to try and reduce the massing of the addition as much as possible. Councillor Carlos Garcia asked if the roof of the addition could have a more traditional form and not a flat roof, in order for addition to look more like the house. William Heikoop responded that the slope roofing would result in a higher height directly behind the house, making it more visible from the street. Brian Narhi said that he has a concern about the height and asked how much would be visible from the other side of the street. William Heikoop responded that by looking at the sketched rendition of the proposal, one can see that if a person is standing across the street there is a minimal view of the addition.

Moved by: Holly Washuta

“That the SChPAC recommends approval of the proposed addition to 49 Yates Street”

CARRIED

9.4 Heritage Committee Update

James Neilson provided an update on last Heritage Advisory Committee meeting. In the last meeting, James Neilson did an update on a number of items that the Committee has dealt with over the last year. The committee approved a heritage grant for the Brown Homestead. Andrew Humeniuk said that the grant was for masonry work to be done on the brick dairy building. James Neilson noted the discussion about the Hofstetter-Cooke Family Burial Ground, which resulted in a conversation about other plaques and commemorations that have been postponed in the past due to COVID. As a result, the Plaques, Designations and Ceremonies Subcommittee has reconvened. John Bacher asked to keep updating this committee on the activity of the Sub-Committee. Brian Narhi said that the Sub-committee is going to investigate ways to work with the newly started Welland Canal Bicentennial Task Force.

Moved by: John Bacher

“That the SChPAC receive the information about the June SCHAC meeting from James Neilson”

CARRIED

10. Items of Correspondence

No items of correspondence

11. Date of next meeting

July 28th, 2022

12. Motion to Adjourn

Moved by John Bacher

“That the SChPAC meeting be adjourned at 3:10 pm.”

CARRIED