

St. Catharines Heritage Permit Advisory Committee

Minutes

Thursday, July 28, 2022

Electronic Participation at 2:30 pm

Members:

Brian Narhi
Robert De Wolfe
Holly Washuta
Andrew Humeniuk
John Bacher
David Bergen

Regrets:

John Crawley

Staff Liaison:

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

Council:

Councilor Ward 6, Carlos Garcia

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

Chair Narhi called the meeting to order at 2:32 p.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 Bacher

“That the SChPAC adopt the agenda for this SChPAC meeting held on Thursday, July 28, 2022, copies having been previously distributed.”

CARRIED

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

Moved by: Brian Narhi

“That the SCHAC approve the minutes of the SCHAC meeting held on Thursday, June 30, 2022.

CARRIED

6. **Declarations of Interest**

No declarations of interest

7. **Presentations (invited guests)**

Item 9.1

- Lou Marcantonio, Architect
Chelsea McShane & Rainer Hummel, Owners, 14-18A Lakeport Road

Item 9.2

- Carlos Ochoa, Architect
Juergen Bertler, Owner, 8 Shelley Avenue

8. **Business arising from the minutes**

No business arising from the minutes

9. **Business**

9.1 14-18A Lakeport Road

Lou Marcantonio, the architect for the project, spoke about proposed alterations to 14-18A Lakeport Road. The property is located in the Port Dalhousie Heritage Conservation District. The application intends to restore and repair the façade,

construct a new veranda and add a third storey addition comprised largely of glass. The plan is to create retail and restaurant spaces within the building. The current veranda structure at the front is not original and is deteriorating. The proposal is to replace it with a steel structure. The roof structures are in poor shape in both buildings and it will be replaced with a heavy timber structure. The central part of this project is a new glass and steel structure which spans both buildings and would create additional floor space for the property. The glass structure is not on the parapet of the building, but rather setback by 18 inches as per the recommendation of the applicant's heritage consultant and City Staff. They are proposing to connect the three floors with an elevator. In conclusion, this project intends to embrace and restore heritage features while also introducing new design elements.

Councilor Carlos Garcia asked why the glass structure is proposed to be angled and not flat? Lou Marcantonio answered that it is sloped because of water collection, and that it will mimic the slop of the street. Brian Narhi asked what the steel will look like on the new front porch? Lou Marcantonio responded that it will have a pre-finished dark iron look. James Neilson added that a conservation plan will be required in advance of receiving their heritage permit. That plan will consist of many details, including the steel finish look. Brian Narhi asked about the snow load on the roof during winter. Lou Marcantonio said that the proposed roof will function as any other roof. Holly Washuta said that she supports the design. David Bergen added that he liked the design as well. Andrew Humeniuk said he liked the contemporary additions as they enhanced the heritage elements.

Moved by: Andrew Humeniuk

"That the SChPAC recommends approval of the proposed addition and alterations to 14-18A Lakeport Road.

And that the heritage permit is conditional upon staff receiving a Conservation Plan and Temporary Protection Plan for the proposed work, as recommended in the Heritage Impact Assessment by Leah Wallace (dated Dec 12, 2021)."

CARRIED

9.2 8 Shelley Avenue

Juergen Bertler, the property owner, spoke about proposed alterations and an addition to 8 Shelley Avenue in the Port Dalhousie Heritage Conservation District. Juergen described the existing house as being 700 square feet with two small bedrooms. The engineering report provided to the Committee outlines that the existing foundation walls are in poor conditions and are not structurally

adequate to carry a proposed second floor. The proposal is to keep the house's front facade and rebuild the home behind it. The applicant noted that they worked with staff to come up with the proposed work.

Carlos Ochoa, the architect for this project, added that they want to reopen the original porch of the house and essentially retain the first 12-feet of the building, while building a new foundation that would support the rest of the new house.

No questions or concerns were brought up by the members before the vote. After the motion was passed, Andrew Humeniuk noted that he did not vote in favour and was against the proposed alteration.

Moved by: John Bacher

"That the SChPAC recommends approval of the proposed alterations to 8 Shelley Avenue."

CARRIED

9.3 Heritage Committee Update

James Neilson provided an update on the last Heritage Advisory Committee meeting. In the last meeting, the committee discussed the upcoming Doors Open event and Garden Suites and updated the Heritage Register with seven properties on Welland Avenue and Ontario Street. The properties will be before Council at the end of August for final approval. James also provided an overview of the Ontario Heritage Conference that he attended in June in Brockville

Robert De Wolfe asked if the owners of those properties were approached beforehand. James Neilson said that a letter is being sent out to owners in advance, and that they have an opportunity to discuss concerns with staff and to attend a Committee meeting. This year, about 50 properties will be added to the register by the end of the year.

Moved by: Brian Narhi

"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

August 25th, 2022

12. Motion to Adjourn

Moved by Brian Narhi

“That the SChPAC meeting is adjourned at 3:16 pm.”

CARRIED