



City of St. Catharines

Planning and Development Services
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Port Dalhousie Heritage District Advisory Committee Meeting Minutes

Meeting of Thursday, May 30, 2013

PRESENT: David Bergen
Anita Hofmann-Caslin
Carlos Garcia
Jim Rowbottom
Bob Sennett
Councillor Len Stack
Holly Washuta
David Webb
Councillor Bruce Williamson

STAFF: Kevin Blozowski, Planning and Development Services
Bruce Bellows, Planning and Development Services
Kailen Goerz, Planning and Development Services
Ellen Savoia, Planning and Development Services
Britney Williamson, Planning and Development Services

REGRETS: John Bacher
David Roberts
Norman Rockwell

ABSENT: Peter Connolly

1. PRESENTATION FROM ELLEN SAVOIA, KEVIN BLOZOWSKI AND BRUCE BELLWS RE: DRAFT ZONING BY-LAW

The Zoning Team (Ellen Savoia, Kevin Blozowski, and Bruce Bellows) made a presentation to the St. Catharines Heritage Committee, Port Dalhousie Heritage District Advisory Committee and the Green Committee. The presentation focused on the changes proposed in the draft comprehensive zoning by-law, which aims to simplify, update and unify the current 11 zoning by-laws into one user friendly document.

The floor was then opened to the committees. Comments centred on:

- Accessory apartments
- Recreational vehicles
- Signage
- Impact on heritage properties overall
- Reuse incentives
- Height within the Port Dalhousie Heritage District

Adding a definition for “maintenance”

Holly Washuta arrived at 5:17pm.

2. CALL TO ORDER

David Webb took the chair and called the meeting to order in Committee Room 1 at 6:15 pm.

3. CONFIRMATION OF PREVIOUS MINUTES

3.1. Thursday, April 25, 2013

Moved by: David Bergen

Seconded by: Holly Washuta

“That the PDHDAC ratify and adopt the minutes of the PDHDAC meeting held Thursday April 25, 2013, copies having been previously distributed.”

CARRIED

4. BUSINESS

4.1. HERITAGE PERMIT APPLICATION

Address: 159 Dalhousie Avenue

Proposal: To construct a 112 ft², one storey addition to the rear (south-east) corner of the existing dwelling

Applicant: Mark and Amy Lukasik

File No.: 10.64.14414

Application for heritage permit is made for permission to construct a one storey addition to 159 Dalhousie Avenue. The addition is proposed to be 112 square feet and will be located behind the existing single detached dwelling. The addition will be clad in blue vinyl siding to match the existing dwelling, and will not be visible from the street. After some discussion, it was then,

Moved by: David Bergen

Seconded by: Holly Washuta

“That the proposed one storey, 112 square foot addition to the rear of the existing dwelling at 159 Dalhousie Avenue be approved.”

CARRIED

5. NEW/OTHER BUSINESS

5.1. Request for Special Meeting (The Legion)

The developer for the Legion has requested a special meeting with the PDHDAC. The purpose of the meeting will be to introduce the proposed concept for redevelopment to start early dialogue, as well as receive input from the PDHDAC, in particular any information regarding important heritage resources of the buildings and site that should be considered for heritage conservation and preservation within the proposed redevelopment scheme. Several dates have been proposed, during the late afternoon. After some discussion, it was also suggested that the meeting be held on site at the Legion. There was consensus that the PDHDAC hold a special meeting on June 13 from 3-4 pm at the Legion to discuss the preliminary redevelopment.

6. INFORMATION/CORRESPONDENCE

There was no information/correspondence.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 6:25 pm.

Committee Members should advise Britney Williamson (905-688-5601 (ext. 1704) or brwilliamson@stcatharines.ca) if they are unable to attend the meeting or did not receive the item(s) noted in the agenda.

**Next regular meeting - Thursday, June 27, 2013
Committee Room #1, Third Floor, City Hall**