



City of St. Catharines

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

Meeting of Thursday, April 25, 2013

PRESENT: John Bacher
David Bergen
Peter Connolly
Carlos Garcia
David Roberts
Norman Rockwell
Bob Sennett
Holly Washuta
David Webb

STAFF: Sara Epp, Planning and Development Services
Britney Williamson, Planning and Development Services

REGRETS: Anita Hofmann-Caslin
Jim Rowbottom
Councillor Bruce Williamson

ABSENT: Councillor Len Stack

PUBLIC: Dan Finora, Real Estate Agent (147 Main Street)
Gino Vendittelli, Owner (147 Main Street)

1. CALL TO ORDER

David Webb took the chair and called the meeting to order in Committee Room 1 at 5:03 p.m.

2. CONFIRMATION OF PREVIOUS MINUTES

2.1 Meeting of the PDHDAC, March 28, 2013

Moved by: David Bergen
Seconded by: Carlos Garcia

“That the PDHDAC ratify and adopt the minutes, of the PDHDAC meeting held Thursday, March 28, 2013, copies having been previously distributed.”

CARRIED

3. DELEGATIONS

There were no delegations.

4. BUSINESS

4.1 Heritage Permit Application

Address: 147 Main Street

Proposal: To demolish the second dwelling (closest to Martindale Pond, at the back of the property)

Applicant: Gino Vendittelli

File No.: 10.64.144 H4

Subsequent to the March 28, 2013 meeting, committee members visited the property at 147 Main Street on April 1, 2013. David Webb provided a brief summary of his observations (attached to the minutes). On discussing the application, comments centred on date-ability of materials, architectural style and the findings of the title search (no significant individuals). The applicants also provided photos and noted that there is erosion on the bank adjacent to the dwelling that could pose a safety concern. Reference to Section 5.1 of the Guidelines for Conservation and Change (the Guidelines) was made and members noted that the dwelling is considered a heritage structure, because it was constructed over 50 years ago. Lack of streetscape presence was also noted. Application of the Rating System for Demolition resulted in a score of 35.3 out of 100, which means demolition may be considered.

It was then,

Moved by: Norman Rockwell

Seconded by: David Roberts

“That the demolition of the second dwelling (closest to Martindale Pond, at the rear of the property) may be considered.”

CARRIED

5. NEW/OTHER BUSINESS

5.1 Further to the discussion at last month's meeting, Britney Williamson provided an update on Dalhousie House and the Locktender's Shanty. Britney advised that the work completed on Dalhousie House related to stabilizing the bank, securing the building envelope and removing all hazardous materials from within the building. Without a specific use for the building, it was emptied and left that way until a use could be established. There is minimal heat and electricity, and no washroom in the building. For these reasons, the building isn't suitable for public use at this time. The TES Department is currently evaluating the state of the

Locktender's Shanty, and there are plans to restore the structure in the coming year. TES Staff will be attending a future PDHDAC meeting to explain plans and get input from the Committee.

5.2 Britney also provided information to the PDHDAC on the City's review of the CIP program, noting that one of the rationales for review is to ensure consistency with the other policy documents, including the Garden City Plan. Staff is aiming to present recommendations to City Council in August, and comments are appreciated by June 21, 2013. Committee members can provide comments to Erin O'Hoski, Corporate Planning Officer, through Britney.

5.3 Carlos Garcia inquired about the status of the Harbour Study and when it will be ready to go to Council. Britney informed the Committee that revisions and comments have not yet been relayed to the consultants and that no date has been provided for its completion.

5.4 Britney reminded the Committee that Staff will be making a presentation to the PDHDAC on the draft Zoning By-law at the next meeting, scheduled for May 30th. The meeting will be held in the Mills Room at the Central Library.

6. INFORMATION/CORRESPONDENCE

There was no information/correspondence.

7. ADJOURNMENT

There being no further items of business, the meeting adjourned at 5:55 p.m.

The next regular meeting is scheduled for Thursday, June 27, 2013 (A special presentation on the draft Zoning By-law is scheduled for the regular meeting on May 30, 2013).

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

Minutes prepared by:

Sara Epp
Student Planner
Planning Services