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City of St. Catharines

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**SPECIAL MEETING OF THE PORT DALHOUSIE HERITAGE  
DISTRICT ADVISORY COMMITTEE  
MINUTES**

**Meeting of Thursday, June 13, 2013**

**PRESENT:** John Bacher  
Carlos Garcia  
David Webb

**COUNCIL:** Councillor Bruce Williamson

**STAFF:** Jim Riddell, Planning and Development Services  
Britney Williamson, Planning and Development Services

**REGRETS:** David Bergen  
Anita Hofmann-Caslin  
David Roberts  
Norman Rockwell  
Councillor Len Stack  
Bob Sennett

**ABSENT:** Peter Connolly  
Jim Rowbottom  
Holly Washuta

**PUBLIC:** Bryan Bawnor, Legion  
Tim Collins, Developer  
Ken Kruck, ACK Architects  
Stanford Downing, Stanford Downey Architects Inc.  
Donna Henderson, Legion  
Chuck Johnston, Legion  
Paul Squires, Developer  
James Smith, Heritage Architect  
Barb Wiens, Agent

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**1. CALL TO ORDER**

David Webb took the chair and called the meeting to order at the Port Dalhousie Legion, 57 and 57A Lakeport Road at 2:10 p.m.

## **2. BUSINESS**

### **2.1 Preconsultation Discussion**

**Proposal: Legion Redevelopment**  
**Address: 57 and 57A Lakeport Road**  
**Agent: Barb Wiens, Quartek Group**

David Webb welcomed the owner and presenters. The PDHDAC introduced themselves, and David Webb noted that the purpose of the special meeting is to introduce the proposed concept for redevelopment of the Legion and to receive input from PDHDAC, in particular any information regarding important heritage resources of the building and site that should be considered for heritage conservation and integration with the proposed redevelopment.

Barb Wiens provided a brief introduction regarding the initial plans for the Legion site and Tim Collins also provided context on the current situation and the Developer's request for feedback from the PDHDAC. The proposal is for a residential apartment building with ground floor space dedicated to the Port Dalhousie Legion. Exact building height, massing and scale are yet to be determined. Chuck Johnson provided a perspective on behalf of the Legion, elaborating on the background of the property and the space they would retain within the proposed redevelopment. James Smith provided a summary of the heritage attributes based on his research to date, noting the social significance of the Legion and the historical value of the original building together with later additions.

David Webb explained the process and role of the Committee and the Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change (the "Guidelines"). David also provided a brief historical background on the property, noting the archaeology of the water wheel, 1870s workshop for second and third Welland Canal repair and basic finishes and framing of the building. It was also noted that the building was used by the Henley Regatta, which is significant for its association with the community. More research is required to determine the historical value of the building within the community, and it was suggested that the webpage for vintage Port Dalhousie could be used as a starting point. Carlos Garcia suggested that the James Smith get in touch with family members of the late Doug Mackey, who was a local historian in Port Dalhousie (Port Memories). Brock University's Geography Department could be used to source early aerial photography as well.

Members present expressed concern that any demolition could impact the Region's efforts to commemorate the Welland Canal through National Designation (Historic Sites and Monuments Board). It is important to determine the significance of the structure in terms of association with the second and third Welland Canal as a priority.

In order to fully evaluate the building, the Committee will need more information on the age of the building, its structural integrity and other features of historical importance, including both the built structure and the uses of the site. Barb Wiens advised that a structure assessment has not been completed yet. Following the meeting, the Committee was given a tour of the facility.

### **3. ADJOURNMENT**

There being no further items of business, the meeting adjourned at 4:00 p.m.

The next meeting is scheduled for Thursday, July 25, 2013.

Committee members should advise Britney Williamson at 905-688-5601 (Extension 1704) or [brwilliamson@stcatharines.ca](mailto: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:

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Student Planner  
Planning Services

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