



City of St. Catharines

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## **Port Dalhousie Heritage District Advisory Committee Meeting Minutes**

Meeting of Thursday, June 27, 2013

**PRESENT:** John Bacher  
David Bergen  
Carlos Garcia  
Jim Rowbottom  
Councillor Len Stack  
Holly Washuta  
David Webb

**STAFF:** Vince Covatta, Transportation and Environmental Services  
Jim Riddell, Planning and Development Services  
Kristen Sullivan, Recreation and Community Services  
Britney Williamson, Planning and Development Services

**REGRETS:** Peter Connolly

**ABSENT:** Anita Hofmann-Caslin  
David Roberts  
Norman Rockwell  
Bob Sennett  
Councillor Bruce Williamson

**PUBLIC:** Anthony Meo, Premier Homes of Niagara (19 Shelley Avenue)  
John Davies, Architect (19 Shelley Avenue)  
Leo Di Fabio, Real Estate Agent (19 Shelley Avenue)  
Bill Richardson, Neon By-Onyx Signs (1 Lock Street)  
Frank, Owner (1 Lock Street)  
Chris Essig, Owner (147 Dalhousie Avenue)  
Sarah Johnston, Owner (147 Dalhousie Avenue)

*David Bergen arrived at 5:24 pm.*

### **1. CALL TO ORDER**

David Webb took the chair and called the meeting to order in Committee Room 1 at 5:25 pm.

## **2. CONFIRMATION OF PREVIOUS MINUETS**

### **2.1. Thursday, May 30, 2013**

Moved by: Carlos Garcia

"That the PDHDAC ratify and adopt the minutes of the PDHDAC meeting held Thursday, May 30, 2013, copies having been previously distributed."

***CARRIED***

## **3. BUSINESS**

### **3.1. Heritage Permit Application**

**Address: 19 Shelley Avenue**

**Proposal: To construct a new 865 ft<sup>2</sup>, 2 storey, single detached dwelling**

**Applicant: Premier Homes of Niagara (Anthony Meo)**

**File No.: 10.64.144J4**

Application is made for a heritage permit to construct a new 865 ft<sup>2</sup>, two storey, single detached dwelling. The applicant was present to answer questions, and briefly explained the proposal, noting that the use of materials will further the appearance of the recessed garage. The Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change (the "Guidelines") set out policies to evaluate proposals for new construction in Section 5.5 and 5.6.

The Committee discussed compliance with the Guidelines, and comments centred upon the placement of the garage as it should not dominate the front façade. The applicant believes the dominance of the garage will be mitigated by the front gable atop the porch. The impact of the height of the home in relation to neighbouring properties was also discussed as the surrounding neighbourhood is predominantly one storey. It was then,

Moved by: David Bergen

"That the heritage permit for the proposed 865 ft<sup>2</sup>, 2 storey, single detached dwelling at 19 Shelley Avenue be approved."

***CARRIED***

### **3.2. Heritage Permit Application**

**Address: 1 Lock Street**

**Proposal: To replace and install new wall signs on the south and east elevations**

**Applicant: Neon By-Onyx Ltd. (Bill Richardson)**

**File No.: 10.64.144K4**

Application is made for a heritage permit to replace and install new wall signs on the south and east elevations of the existing commercial building. Colour copies

were provided to the PDHDAC at the meeting. Discussion focused on the illumination aspect of three signs, which are proposed to be backlight by LED, and the applicant advised that the signs can be dimmed to a softer appearance. The applicant also noted that the electronic sign may be kinetic, which was not indicated on the application. The electronic sign has the ability to offer moving imagery and text. Concerns regarding the frequency and type of messages were expressed by committee members. David Webb cited 5.7 of the Guidelines, which states "signage should be sympathetic in size, shape, materials, placement and lighting to traditional motifs." Signage is also regulated by Section 4.3.2 of the Guidelines, which states "avoid the use of back-lit florescent sign boxes against the fascia that project from the historic frame of the building." Britney Williamson noted that signs are also regulated by the Sign By-law, and Jim Riddell advised that staff will follow-up with the requirements therein

Moved by: John Bacher

"That the heritage permit for the proposed wall sign (180" x 31") and projection sign (17 ½" x 77 ¾") on the south elevation, as well as the Acqua logo sign (64" x 48") on the east elevation of the existing building at 1 Lock Street be approved."

**CARRIED**

Moved by: John Bacher

"That the heritage permit for the proposed LED electronic sign (82 ½" x 50 ½") be deferred to the July meeting, pending receipt of further information on the sign by-law requirements from Staff."

**CARRIED**

*David Webb declared a conflict of interest with regard to Item 3.3 on the agenda.  
Carlos Garcia assumed the chair, by unanimous vote.*

### **3.3. Heritage Permit Application**

**Address: 147 Dalhousie Avenue**

**Proposal: To construct a 163 ft<sup>2</sup> second storey addition atop and behind the existing garage**

**Applicant: Chris Essig**

**File No.: 10.64.144L4**

Application is made for a heritage permit to construct a 163 ft<sup>2</sup> second storey addition atop and behind the existing attached garage at 147 Dalhousie Avenue. The applicant was present to answer questions, and briefly explained the proposal. It was noted that the dormer on the second storey will be set back and the addition will be clad in the same vinyl siding as the existing dwelling.

Moved by: John Bacher

“That the heritage permit for the proposed 163 ft<sup>2</sup> second storey addition atop and behind the existing garage at 147 Dalhousie Avenue be approved.”

**CARRIED**

#### **4. NEW/OTHER BUSINESS**

##### **4.1. Heritage Approval- Locktender's Shanty**

**Address: 69 Lakeport Road**

**Proposal: Replace existing board and batten, replace or refinish window surrounds and frieze boards, install new eaves trough**

**Applicant: City of St. Catharines**

**File No.: 10.64.152**

Vince Covatta provided background and explained the extent of damage to the Locktender's Shanty. Monies have been allocated in the 2013 budget to restore the Shanty, including plans to re-clad with pre-painted pine board and 3" wide PVC batten. The City is also requesting consideration to replace the boards with PVC as well, for longevity. Vince noted that the window sills are also damaged. The plans also include installation of eaves troughs and rain water leaders, which does not require heritage permit approval, to resolve the drainage issues that have resulted in rotting at the base of the boards.

The Committee discussed the proposal, in particular, the materials to be used, such as pressure treated wood. The installation of eaves troughs was also discussed and alternatives suggested, such as grading techniques similar to those used at Fort George. Concern was noted regarding the current vacancy of the building and the importance of repairing the damage.

A site visit will be necessary to determine the extent of the damage and appropriateness of the suggested repairs. The PDHDAC agreed to visit the site on Thursday, July 4, 2013 at 5:00 pm, and Vince Covatta will co-ordinate the visit. It was also suggested that staff get in touch with the teacher from Lakeport High school to determine how much of the original structure was retained as part of the work done by the shop class in the early 1990s.

#### **5. INFORMATION/CORRESPONDENCE**

##### **5.1. By-law 2013-99 (Simplified Meeting Procedures for Advisory Committees)**

Britney Williamson informed the Committee that the simplified meeting procedure for Committees of Council was approved by By-Law 2013-99. Members should read the by-law and contact Britney Williamson with any questions.

#### **6. ADJOURNMENT**

There being no further business, the meeting adjourned at 6:40 pm.

Committee Members should advise Britney Williamson (905-688-5601 (ext. 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.

**Next regular meeting - Thursday, July 25, 2013 (Pending there is business to discuss)**

**Committee Room #1, Third Floor, City Hall**

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