

Summary of Modifications to Heritage Conservation District Plan

The following is a summary of modifications that have been made between the December, 2017 draft version of the Port Dalhousie Harbour Area and Commercial Core Heritage Conservation District Plan and the final version of the Plan that is recommended for approved. Modification have been listed by section, with a corresponding description. All modifications to the Plan have been made by the consulting team.

Section	Modifications	Description
Cover Page	Date of plan changed to April 9, 2018.	The date of the document will correspond to the date of Council adoption.
S. 9.3.1	Revised property description for Austin House.	Provides clarity that it is the three-storey section of the building that is most important to conserve.
S. 9.3.2	Revised description of View 1: Lakeport Road.	Additional description of view 1e, describing the embankment as being landscaped.
S. 10.2	Additional description regarding lands to the rear of contributing properties.	Added clarification that the policy is intended to speak to lands immediately behind contributing buildings, to avoid potential for conflict with zoning by-law definition of "rear". Also replaced reference to "contributing properties" with "contributing buildings" for clarity.
10.2	Modified description of construction that may take place to the rear of contributing buildings to allow for some additional flexibility and to provide a framework where appropriate alternatives can be considered.	Replaced "must not appear to be higher than..." with "shall generally be compatible with and subordinate to the contributing property and shall generally not appear to be higher than..." Replaced reference to "curb on the opposite side of the street with "sidewalks on the opposite side of the street for ease of use.
10.5.2	Modified description of additions that may take place to the rear of buildings to allow for some additional flexibility and to provide a framework where appropriate alternatives can be considered. Also clarified that this policy speaks to contributing buildings.	Replaced "Additions at the rear of properties must not be higher than the main roofline of the property as seen from..." with "Additions at the rear of contributing buildings shall generally be compatible with and subordinate to the contributing building and shall generally not be higher than the main roofline of the contributing building as seen from..." Replaced reference to "curb on the opposite side of the street with "sidewalks on the opposite side of the street for ease of use. Additional references to "building" vs "property have also been revised in S 9.3.1 and 10.2.
10.5.5	Ground Floors Adjusted maximum floor area of shop/retail/artisanal operation.	Revised for consistency with secondary plan policies.
10.5.5	Infill	Replaced "buildings... must be no higher than the tallest contributing building" with

	Revised wording regarding maximum building height to allow for some degree of flexibility and clarified policy direction regarding the location of building materials.	“buildings... shall generally be no higher than the tallest contributing building”. Also replaced: “...and constructed using red or yellow brick, glass, timber, and cement based stucco” with “...The buildings that form the face of the street wall shall generally be constructed using red or yellow brick, glass, timber, and cement based stucco”.
10.5.5	New Buildings Facing lake Ontario or Main Street Added clarification regarding the location of construction materials, some flexibility to consider limited additional height and terracing options, clarification regarding the design of shop-fronts, and some additional flexibility with respect to window design on upper floors.	Replaced: “Shall be constructed using red brick, glass, timber, and cement based stucco...” with “Buildings that form the street wall shall generally be constructed using red brick, glass, timber, and cement based stucco...”. Replaced “Shall be invisible above the rooflines of the contributing buildings...” with “Shall generally not be visible above the rooflines of the contributing buildings...”. Replaced “Shall step back from the waterfront and step up the slope...” with “Shall generally step back from the waterfront and step up the slope...” Replaced “Shall have shop-fronts designed as discussed for contemporary shop-fronts” with “Shop-fronts shall be designed as discussed for contemporary shop-fronts”. Replaced “Shall have similar percentages of open to solid on the upper facades to the historic fabric...” with “Shall generally have similar percentages of open to solid on the upper facades to the historic fabric...”
10.5.7	Modified policy related to appropriate setbacks from the old jail to clarify the intent that the setback should be proportional to the height of the adjacent building face.	Replaced “Retain a minimum of a 9m separation or setback to any adjacent structure” with “Retain an appropriate separation or setback to any adjacent structure of approximately 1:1 ratio between the height of the surrounding buildings and the width of the open space”.
10.6.5	Removed redundant reference to infill development guidelines and clarify that some active non-commercial uses may also be appropriate at grade.	Deleted shall “Be designed to meet the requirements for infill development in these Guidelines”. Replaced: shall “Have retail, live work and artisanal uses at ground level” with “Have retail, live work, artisanal uses or other active commercial, cultural or community uses at ground level”.
10.6.7	Clarify policies related to embankment within Lakeside Park and Renee Park.	Replace “retain the embankment edge of the former shoreline” with “retain and do not obscure the treed and landscaped embankment which marks the edge of the former shoreline”.
10.6.11	Provided some flexibility with respect to the design and location of wayfinding signage and added a restriction on backlit signage.	Replaced “wayfinding finding signage shall be unobtrusive, placed in the boulevard” with “wayfinding finding signage shall be unobtrusive, generally placed in the boulevard...”

		<p>Replaced “Wayfinding signage shall below 1m in height” with “Wayfinding signage should be below 1m in height”.</p> <p>Added: “Backlit signs will not be permitted”.</p>
10.7	<p>Revised zoning recommendation policies in HCD Plan to help avoid potential future conflicts with Secondary Plan policies which may be amended over time. Permitted zoning heights described more generally with additional discussion on the commercial core area.</p>	<p>Secondary Plan height map removed from HCD Plan.</p> <p>Reference to height map also removed from S. 10.6.1.</p> <p>Added: In the area north of Lock Street, and west of Lakeport Road, generally behind the contributing buildings and compatible infill buildings, to ensure a compatible and visually comfortable scale relationship between the surrounding low rise fabric of the residential area to the west and south, as well as the generally maximum 3 storey commercial buildings, the maximum height shall generally be 6 stories or less. New buildings shall also generally not be visible from vantage points set out in 10.2, but may be visible above the roofline of the jail.</p>
10.9	<p>Revised wording with respect to the spacing of buildings along the water’s edge to provide some more flexibility of spacing and clarity on preferred building form.</p>	<p>Replaced “Ensure that the spacing of buildings provides generous openings, 10m minimum, through which views to the water may be achieved” with “Ensure that the spacing of buildings provides generous openings through which views to the water may be achieved”.</p> <p>Replaced reference to “smaller buildings” with “narrower buildings”.</p>