



City of St. Catharines

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

Meeting of Thursday, February 28, 2013

PRESENT: John Bacher
David Bergen
Carlos Garcia
Anita Hofmann-Caslin
Norman Rockwell
Jim Rowbottom
Holly Washuta
David Webb
Councillor Bruce Williamson

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

REGRETS: Bob Sennett
David Roberts

ABSENT: Councillor Len Stack
Peter Connolly

PUBLIC: Vijai Singh, Owner (28 Bayview Drive)

1. CALL TO ORDER

David Webb took the chair and called the meeting to order in Committee Room 1 at 5:00 p.m.

2. CONFIRMATION OF PREVIOUS MINUTES

2.1 Meeting of the PDHDAC, January 31, 2013

Moved by: Jim Rowbottom
Seconded by: Norman Rockwell

“That the PDHDAC ratify and adopt the minutes, as revised, of the PDHDAC meeting held Thursday, January 31, 2013, copies having been previously distributed.”

CARRIED

2.2 Special Meeting of the PDHDAC, February 7, 2013

Moved by: Jim Rowbottom

Seconded by: Councillor Bruce Williamson

“That the PDHDAC ratify and adopt the minutes of the PDHDAC special meeting held Thursday, February 7, 2013, copies having been previously distributed.”

CARRIED

3. DELEGATIONS

N/A

4. BUSINESS

4.1 Heritage Permit Application

Address: 28 Bayview Drive

Proposal: To construct a new two storey dwelling

Applicant: Vijai Singh

File No.: 10.64.144G4

Application is made for a heritage permit to construct a two storey, 334 m² (3600 ft²) single detached dwelling with below grade attached garage. The applicant was present to answer questions, and briefly explained the proposal. The proposed dwelling is contemporary in design, with 1940s modern influence. 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 status of the minor variance application, the bump out of the west façade, proximity of the dwelling to the street being desirable, the eclectic nature of the neighbourhood, invisibility of the below grade garage, vistas to Lake Ontario, roof style, setbacks of the previous dwelling, overall massing, full length windows, conflicts within the Guidelines and whether the heritage permit is premature. The applicant noted that the exterior will appear like concrete.

It was then,

Moved by: John Bacher

Seconded by: Anita Hofmann-Caslin

“That the proposal to construct a new two storey dwelling at 28 Bayview Drive be deferred pending the Committee of Adjustment decision on the minor variance application.”

5. NEW/OTHER BUSINESS

5.1 Carlos Garcia requested a status update on 42 Ann Street. Jim Riddell advised that the heritage permit for new construction was approved by delegated authority and a new building permit was issued. An In Camera report went to Council regarding the demolition and Council has provided direction to Staff.

5.2 David Webb provided an excerpt of a real estate magazine, noting a specific example of wide plank red pine flooring that provides dateable evidence of some homes in Port Dalhousie. David also noted that the latest edition of Municipal World was a heritage edition and would be beneficial for the Committee for learning purposes.

6. INFORMATION/CORRESPONDENCE

6.1 Notice of Hearing for Minor Variance Application – 28 Bayview Drive

6.2 2013-2014 Insurance Coverage Summary for Committees of Council (copies provided at the meeting)

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, March 28, 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