



City of St. Catharines

Planning and Development Services
PO Box 3012, 50 Church Street
St. Catharines, ON L2R 7C2

Phone: 905-688-5600
Fax: 905-688-5873
TTY: 905-688-4TTY (4889)

**Port Dalhousie Heritage District Advisory Committee
Minutes**

Meeting of Thursday, March 28, 2013

- PRESENT:** John Bacher
David Bergen
Peter Connolly
Carlos Garcia
Anita Hofmann-Caslin
Norman Rockwell
Jim Rowbottom
Holly Washuta
David Webb
- COUNCIL:** Councillor Len Stack
Councillor Bruce Williamson
- STAFF:** Sara Epp, Planning and Development Services
Jim Riddell, Planning and Development Services
Britney Williamson, Planning and Development Services
- REGRETS:** David Roberts
- ABSENT:** Bob Sennett
- PUBLIC:** Dan Finora, Real Estate Agent (147 Main Street)
Lou Marcantonio, Architect (42 Ann Street)
Gino Venditelli, Owner (147 Main Street)
Lou Versluis, Contractor (42 Ann Street)
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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, February 28, 2013

Moved by: Anita Hofmann-Caslin
Seconded by: Carlos Garcia

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

CARRIED

3. DELEGATIONS

There were no delegations.

4. BUSINESS

4.1 Revision to Heritage Permit Application

Address: 42 Ann Street

Proposed Revision: To add a “bump in” on the west (street facing) elevation and reduce amount of stone on the base of the elevation of the detached garage

Applicant: Diana Continenza

File No.: 10.64.144D4

The PDHDAC considered and approved plans to construct a new one storey dwelling and detached garage at 42 Ann Street at a special meeting on February 7, 2013. The applicant is now seeking approval to revise the plans for the detached garage, including adding a “bump-in” on the west (street facing) elevation and reduction to the stone base. The Committee compared the previous and proposed plans, and comments centred on symmetry and relation to materials on the house. On review, the PDHDAC believes the plans are consistent with the Heritage District Guidelines for new construction (Section 5.6).

It was then,

Moved by: David Bergen

Seconded by: Norman Rockwell

“That the proposal to revise the detached garage as illustrated on the plans received in Planning and Development Services on March 4, 2013, be approved.”

CARRIED

4.2 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.: 10.64.144H4

Application is made to demolish the existing secondary single detached dwelling at 147 Main Street. Demolition is for the secondary dwelling, closest to Martindale Pond, at the rear of the property. The applicant wishes to demolish the secondary dwelling to capitalize on the views of Martindale Pond from the main dwelling, which are currently obstructed by the secondary dwelling. A building inspector's report ("the report") was submitted with the application and distributed to the Committee. The report indicates that the estimated age of the dwelling is 70 years and notes several areas of deterioration, including stucco siding, wood trim, windows and the roof. The report also indicates several areas of the dwelling that could not be inspected due to lack of visibility or access. In accordance with PDHDAC protocol, a site visit has been scheduled for April 1, 2013 at 4:00 pm to provide members an opportunity to view the premises prior to discussing demolition.

It was then,

Moved by: Carlos Garcia

Seconded by: David Bergen

"That consideration of the application to demolish the secondary dwelling at 147 Main Street be deferred pending the site inspection scheduled for April 1, 2013 at 4:00 pm."

CARRIED

5. NEW/OTHER BUSINESS

5.1 Update on 28 Bayview Drive, Committee of Adjustment Decision

Britney Williamson advised that the Committee of Adjustment deferred the decision on the minor variance application at Staff's recommendation. Concerns related to streetscape character along Elgin Street, views to the waterfront, grading work for retaining walls proposed within the Municipal Boulevard, and impacts on existing utilities and boulevard trees. The deferral will allow the applicant the opportunity to revise the plans to reflect a more compatible streetscape, among other things.

5.2 Comprehensive Zoning By-law

Britney provided copies of the open house dates for the draft comprehensive zoning by-law. The Zoning Team will also be making a presentation to the Committee in the near future.

5.3 Status of Heritage Properties

Councillor Williamson discussed the status of heritage properties in Port Dalhousie, noting that the seniors group who use the old fire hall on Brock Street will be moving to a new location. The Committee discussed the status of other properties in Port Dalhousie and the threat to loss of heritage if these properties are redeveloped. Issues related to accessibility have also arisen as, for example, the library does not provide an accessible washroom. In an effort to maintain these properties and utilize the available space, the Committee discussed the opportunity to hold meetings in the former fire hall and have a tour of various City owned properties to evaluate the state of these historical sites. Staff will provide an update on the buildings and the opportunity to tour these sites at the April meeting.

6. INFORMATION/CORRESPONDENCE

There was no information/correspondence.

7. ADJOURNMENT

There being no further items of business, the meeting adjourned at 5:50 p.m.

The next regular meeting is scheduled for Thursday, April 25, 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