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THE PORT REPORTER

A SAD MOMENT FOR DEMOCRACY IN ST. CATHARINES



JANE PEPINO
PROUD OMB
LAWYER

(see brief summary of her comments on page 4)

As almost all of you will know, after nearly three weeks of council meetings, St. Catharines City Council passed the Planning report that recommends changing the zoning in Port and the Official Plan of the city to allow the PDVC development to proceed. The vote at 7:5 was much closer than the pro-development forces had predicted. The developer must have been really worried that Council votes were not the slam dunk they had assumed. They even had to get assistance from the Standard Editorial Board at the last minute to help them.

Although we are disappointed with this outcome, we are not at all surprised. We have realized that, regardless of the outcome, we were going to the OMB. If the motion had been turned down, then the developer would have appealed to the OMB.



ROLLO MYERS
representing the Heritage Canada Foundation spoke for heritage preservation and commended the City's Heritage Committee report opposing this development.

The closeness of the decision was, in spite of the developer's economic clout, very serious arm twisting by the mayor and the editorial opinion of the of the St. Catharines Standard. Much of this can be attributed to the overwhelming and passionate response from our supporters, including members of PROUD, St. Catharines citizens, and people throughout the region who are concerned about Port Dalhousie. It is also a reflection of the comments against the proposal made by outside heritage experts, planners and our lawyer, Jane Pepino.

We want to thank all of you who contributed through presentations during the Council meetings. These presentations were from the heart, and they clearly had a great impact. We also want to thank all of you who continued to sit through hours and hours of those meetings.



MIKE SULLIVAN
spoke against the development and the use of the public purse to fund amenities proposed by the developers that would enhance their development. (CIP)

We continue to strongly believe that the St. Catharines community is against this project. This is even clearer after the vote. We are continually having people come up to us saying that they don't know how this could have been passed, and that almost everyone that they know is passionately opposed to the proposal. We have received numerous phone calls of support, many of which have been from strangers that were outraged by the outcome at Council. This places us in a good position for the next stage: raising funds to take this case to the OMB. An effective appeal, with Jane Pepino as our lawyer, and with all of the reports and experts that will be required will likely require several hundred thousand dollars. We have made a good start already in raising these funds, but we will require help from all of you and from the larger St. Catharines community to accomplish this task.



CARLOS GARCIA
PROUD Port Dalhousie Executive Vice-President spoke about the need to honour the volunteer work that produced the heritage district guidelines

Can the community fight the Mayor, Staff, a powerful developer with deep pockets, a financially supported advocacy group and even the local paper? The answer lies in Winston Churchill's famous speech to the boys at Harrow School in 1941: "Never, never, in nothing great or small, large or petty, never give in except to convictions of honour and good sense. Never yield to force; never yield to the apparently overwhelming might of the enemy." We will take this issue right to the end, including Regional Government and then to the OMB.

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THE PORT REPORTER

A Publication of PROUD Port Dalhousie

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RECOLLECTIONS FROM A FLAWED PUBLIC PROCESS

If imitation is a form of flattery, we should all be PROUD.

As you know, the developer's supporters didn't have too many original ideas and they just copied what our community organization did. They copied the billboards, the idea of a poll, T-Shirts, etc. Then they copied everything the community did at the public Council meetings.

They found some young speakers to refute a very powerful young lady who spoke against the project. They had people say this is good for rowing events as opposed to being concerned about the parking congestion. They had some who just moved here and some who have their houses for sale and are leaving. They brought people from Toronto who know the architect. They tried to match the number of speakers against the project even though some had little to say. The ultimate flattery was that they began impersonating PROUD. That's right...they claimed they are the majority and were asking Council not to listen to a minority splinter group which is looking after special interests. Hmmm? Talk about role reversal.

They must have been REALLY WORRIED that Council votes were not the slam dunk they had assumed. So, they want to overwhelm. We had two paid experts (paid for with community donations). They brought in as many 'experts' as they could find. This meant the public Meeting continued until June 27th and the meeting for the vote was delayed. They brought in speakers but, they couldn't match the passion and authenticity of those who spoke FROM THE HEART against the project. Those were the real people of our community.

Our Council chose not to follow an open and democratic process and LISTEN TO THE PEOPLE. The process of the hearing heavily favoured development with the developer supporters and then the developer getting to speak last after the communities input. After their side spoke on Tuesday, Council had agreed previously to a cooling off period so that they wouldn't vote right after hearing from the developer. The process was changed to one in which Council voted the very next night, June 27th while the comments of the proponents were fresh in the minds of councillors and the outpouring from the community in opposition was a much more distant memory. As a result, the unfairness of the process will be in the minds of the voters for many decades to come. When such an important issue is flawed by the actions of the Mayor and his pied-piper councillor supporters, it leaves a deep stain in the carpet of democracy in this city. Businesses will think twice before committing to a City where secrecy and distrust are the fabric on which to tread.

The St. Catharines Standard pulled the ultimate in interference with the democratic process in this City. They published an editorial entitled "Port Dalhousie Would Benefit From A Tower." They could have easily called it "Port Dalhousie Would Benefit From Many Towers." In spite of the paper's rants about secret reports, secret meetings, etc., the Standard showed its true colours which we had experienced all along - support the development - "All business is good business?" However, it's the timing that is most upsetting. If they were willing to support the developer knowing the vast majority of their readers oppose the project, that is their right but, NOT IN THE MIDDLE OF THE PUBLIC COUNCIL MEETINGS! This was blatant interference and an obvious attempt to influence Council at the 11th hour. As a result, many community members are now considering pulling their subscription to the paper- the only way left to them to tell the paper that their actions were wrong.

As it played out, the 'closed-minded', secrecy-oriented Council has now forced the community to fight the City and the developer at the OMB and hundreds of thousands of dollars will have to be generated by the community to fight the very people elected to protect their neighbourhoods. One result alone will have a significant impact on the city - the community's discretionary dollars (i.e. dollars will not be readily available for dining, shopping, etc.) will not be available to the businesses and charities in St. Catharines for several years to come.

Thanks, in part, to the many knowledgeable presentations, we continue to be really confident as we head toward the OMB. Some of you were at the meetings every single night right to the end. Thank you for your support and perseverance. It tells Council, the City and the Niagara Region that people know what they want for their waterfront heritage community and it isn't a ridiculous tower development.

A SAD MOMENT FOR DEMOCRACY IN ST. CATHARINES (Continued from Page 1)

We believe, based on advice from many sources, that we have a very strong case to take to the OMB and have an excellent chance of blocking this proposal. We look forward to working together with you to mobilize the very strong sentiments of the larger community to achieve our funding goals that will allow us to present the strongest case possible.

If you are one of those who were outraged by the actions of the St. Catharines Council, remember to hold accountable in this November's municipal election, those who voted to start the 'walling off' of our waterfront and to change drastically the historic character of Port Dalhousie. They have demonstrated through secret reports, secret committees and secret meetings that they do not believe in representative democracy and do not deserve to be re-elected!

Details with regards to timing of the OMB hearing, the involvement of the region and other issues are still being worked out and we will report more on this in the August issue

For the record:

Those who voted against the proposal and are deserving of our support in this November's election:

Carol Disher
Joe Kushner
Jennifer Stevens
Greg Washuta
Bruce Williamson

Those who voted for the proposal and for secrecy in the process and should be voted out of office this November:

Tim Rigby	Cam Donevan	
Brian Dorsey	Sue Erskine	
Charles Gervais	Sheila Morra	Peter Secord

Again, we thank all of you so much for your input into the Council hearings, your constant encouragement, and your support.

Yours in keeping Port and its character intact,

The PROUD Executive

THANK YOU TO THE FOLLOWING PEOPLE WHO SPOKE STRONGLY AGAINST INAPPROPRIATE DEVELOPMENT.

The following persons addressed City Council in opposition to the application, and submitted written presentations:

1. Mr. Bernie Slepov, 1-213 St. Paul Street, St. Catharines, Ontario
2. Mr. Phil Baranoski, 18 Kilkenny Drive, St. Catharines, Ontario
3. Mr. Jeff Loucks, 66 Port Master Drive, St. Catharines, Ontario
4. Mrs. Pat Robinson Malicki, Architectural Conservancy of Ontario, Windsor
5. Mr. Rollo Myers, The Heritage Canada Foundation, Ottawa, Ontario
6. Ms. Gail Benjafield, 83 Glenridge Avenue, St. Catharines, Ontario
7. Mr. George Darte, 35 Canal Street, St. Catharines, Ontario
8. Mr. Mike Sullivan, 18 Sharon Street, St. Catharines, Ontario
9. Mr. Murray Gayder, 155 Dalhousie Avenue, St. Catharines, Ontario
10. Ms. Jane Elleiner, 41 Mary Street, St. Catharines, Ontario (Appendix A-10 - Letter from Ontario Heritage Trust)
11. Ms. Pamela Minns, 62 Carleton Street South, Thorold, Ontario
12. Ms. Patricia Waters, 31 Oarsman Crescent, St. Catharines, Ontario
13. Ms. Sheridan Alder, 145 Dalhousie Avenue, St. Catharines, Ontario
14. Ms. Deborah Kehler, 38 Dalhousie Avenue, St. Catharines, Ontario
15. Mr. Sean Foley, 35 Centennial Drive, St. Catharines, Ontario (Appendix A-15 - Letter from Mr. Robert Shipley, Heritage Resources Centre)
16. Mr. Greg Daly, Planner, 172 St. George Street, Toronto, Ontario
17. Mr. Carlos Garcia, 55 Dalhousie Avenue, St. Catharines, Ontario
18. Ms. Luisa Artuso, 48 Main Street, Unit 10, St. Catharines, Ontario;
19. Mr. John Bacher, 134 Church Street, St. Catharines, Ontario
20. Mr. Robert Land, 15 Bayview Drive, St. Catharines, Ontario
21. Ms. Jean Bridge, 15 Bayview Drive, St. Catharines, Ontario
22. Mr. David Webb, 145 Dalhousie Avenue, St. Catharines, Ontario

(continued on page 6)

WHAT'S UP?

ST. CATHARINES

July

James St Roadhouse & Street Party

Saturday, July 29th

Join us from 7-11pm at the Market Square and James Street for the Canadian Bike Build Off - semi finalists announcement. See and meet the 5 finalists of the Canadian Bike Build Off, enjoy live entertainment at The Honest Lawyer and at ON 81 that evening. Bring your motorcycle down and be entered to win some fabulous Downtown door prizes that evening. Join the Radical Team on the late night Bar Cruise Downtown after the street party wraps up. Admission \$5.00

St. Catharines Rowing Club- Invitational Regatta, July 15 & 16, 2006

Royal Canadian Henley Regatta, August 8 to 13, 2006

An international regatta that draws more than 3,500 competitors in a variety of classes. Held on Martindale Pond, Port Dalhousie. This regatta is celebrating a 101 years in St. Catharines. For more information please contact 905-937-1117 or visit www.henleyregatta.ca or email: info@henleyregatta.ca

July 22, 2006 7TH ANNUAL DRAGON BOAT FESTIVAL

The St. Catharines Museum in association with Wellspring Niagara present: The 7th Annual St. Catharines Dragon Boat Festival. It is being held at the Canadian Henley Rowing facilities on Martindale Pond in St. Catharines, ON on July 22, 2006. At present, the festival has planned to accommodate up to 65 teams for the one-day Event and a specific heat at noon for breast cancer survivors. **Team Registration - \$750**

Concerts in Montebello Park July through August 2006

Enjoy the sounds of local jazz, classical, brass, Dixieland and ethnic bands throughout the summer months in a beautiful outdoor venue. Performances are Sunday and Tuesday from 7 p.m. to 9 p.m. Bring your lawn chair or blanket. Presented by City of St. Catharines Recreation and Community Services.

St. Catharines Museum at Welland Canal Centre Lock 3, July 1 to September 3, 2006

"Hands on Nature" traveling exhibit from the Royal Ontario Museum explores Biodiversity - preserving the diversity of life on Earth. Learn about the different aspects and levels of biodiversity, from the broad perspective of habitats to the relationships between species within food webs, to the gene pools of particular species. Museum hours are weekdays 9am to 5pm, weekends 10am to 5pm. For more information contact 905-984-8880 or visit www.stcatharineslock3museum.ca

Ti Amo Festival - July 23, 2006

Come to the TiAmo Festival at Club Roma, 125 Vansickle Road from 12noon-11:00pm. Live entertainment, food & beverage court, children's activities, minor soccer tournament and many other events for the entire family. All proceeds go to the Niagara Cancer Research Centre. Contact Robert Costantini at c:905-328-4776 for more information.

St. Catharines Museum - Dinomobile, July 28 to August 11, 2006

Back by popular demand the dinosaur Museumobile from the Royal Ontario Museum. A unique, accessible exhibit contained in a 23ft trailer comes complete with dinosaur skeletons, sounds and atmosphere. Inside the Lock 3 centre there is more to experience. Fun for the whole family. admission is \$2.50 per person or free with Museum admission. For more info call 905-984-8880 or visit www.stcatharineslock3museum.ca

WELLAND

22

Multicultural Open Houses Heritage Council 905-732-5337

22 & 23

RowOntario Championships South Niagara Rowing Club visit website www.southniagararowingclub.com email: snrc@iaw.com

August 2006

6

Family Day at St. George Park

FREE Admission..join us for a day of fun, swimming, children's competitions, entertainment and much, much, more!

Welland Recreation Projects Assoc. 905-732-1515

Feast of Assumption Celebrations at Market Square

PORT COLBORNE

Annual Dancing Under the Stars & Fish Fry Family Night

Date(s): July 12, 2006

Brought to you by the Port Colborne Folk Arts Council.

PORT COLBORNE (continued)

Lions Club Carnival

Date(s): July 13, 14, 15, 16, 17 2006

Fun filled carnival atmosphere for all ages, including rides, food, games, draws for prizes

Port Colborne Concert Band

Date(s): July 13, 2006

Port Colborne Concert Band

Reeb House Masters Slo Pitch Tournament

Date(s): July 14, 15, 16 2006

Brought to you by the Reeb House.

Folk Arts Council

Date(s): July 15, 2006

Ethnic Day Parade

Italian Night Under The Stars

Date(s): July 15, 2006

Italian Night Under The Stars

Port Colborne Concert Band

Date(s): July 20, 2006

Port Colborne Concert Band

Charity Car Wash for "Help A Child Smile"

Date(s): July 22, 2006

Charity Car Wash for "Help A Child Smile"

Port Colborne Concert Band

Date(s): July 27, 2006

Port Colborne Concert Band

Can-Am Walleye Classic Fishing Tournament

Date(s): July 28, 29, 30 2006

Walleye Fishing Tournament

City of Port Colborne 28th Annual Canal Days Marine Heritage Festival, August 4 to 7, 2006

Port Colborne's signature event kicks summer into high gear with the transformation of downtown into festival grounds. With ship cruises, Boat Parade of Lights, Fireworks display over the canal, car shows, concert series and kite festival, Canal Days® caters to your quest for summer adventure. Take Highway 406 South to Highway 140 South to Highway 3. For more information call 1-888-PORT FUN or visit: www.canaldays.ca and www.city.portcolborne.on.ca

HALDIMAND

July 15 to July 16

CayugaFest

Downtown Cayuga & Riverfront

A "GRAND" community event with something for everyone! Parade, river activities, live entertainment, family events, artisans, vendors, food and more! Come celebrate with us! Majority of events free. 905-772-6008

cayugafest@mountaincable.net

July 16

Car Cruise Nights

Dunnville Sobey's/Canadian Tire

Classic cars on display. Free 905-774-6833

July 16

Cayuga Fest "Sweet Cheeks Baby Pageant"

Haldimand County Museum & Archives

Come to the Haldimand County Museum & Archives and enter your beautiful baby in the Sweet Cheeks Baby Pageant sponsored by the Haldimand Museums & Country Trophies of Jarvis. \$3.00 per registration 905-776-3319 Selkirk, ON

wmacdonald.museum@haldimandcounty.on.ca

<http://www.haldimandcounty.on.ca>

July 16

Ghost Walk of Caledonia!

Edinburgh Square Heritage & Cultural Centre

Enjoy an evening historical guided stroll around Caledonia. Please call the centre for details and reservations. Adults \$8.00; Seniors/Students \$6.00; Children \$5.00 905-765-3134 Caledonia, ON

esquare.centre@haldimandcounty.on.ca

<http://www.haldimandcounty.on.ca>

July 16

Homecoming

HCMCA

A variety of demonstrations, activities & displays to commemorate the Year of the Veteran. 905-772-6008 Cayuga, ON cayugafest@mountaincable.net

Folks- If you visit any of the above events, it would be helpful if you identify yourselves and get the message across that we are supporting one another.

HALDIMAND (Continued)

July 16

ISMA SuperModifieds

Cayuga 2000 Speedway
Outlaw Thunder Cars, Cayuga
Smallblock SuperModifieds "CSSM"
Demonstration. N/A
905-768-1177 Hagersville, ON
admin@cayuga2000speedway.com
<http://www.cayuga2000speedway.com>

July 20 to August 6

Mary's Wedding

Lighthouse Festival Theatre

Beautiful story about a young English girl and a handsome Canadian horseman caught between the excitement of first love and the mounting pressure of war. 519-583-2221 or 519-583-1031 Port Dover, ON

<http://www.lighthousefestivaltheatre.com>

July 23

Port Maitland - Festival of History

Dunnville Airport or Port Maitland
Port Maitland, Festival of History;
Over 45 displays - antique fire
engines, hurst, boats. Genealogical
displays - local historical photos -
marine displays and more!
Admission \$2.00 \$2.00
905-549-6086
wwarnick@cogeco.ca

July 28

Bricklin International Car Club Rally

Cayuga 2000 Speedway

905-768-1177

Hagersville, ON

admin@cayuga2000speedway.com

<http://www.cayuga2000speedway.com>

July 29 to July 31

South Coast Bluesfest 2005

Various Venues

Come enjoy the civic holiday weekend as we present performances featuring the finest in roots/blues from across Canada at various venues around town. TBA 905-701-1919 Dunnville, ON
mudcatblues@hotmail.com
<http://www.readerscafe.com>

July 30 to August 1

Golden Horseshoe Agricultural Antique & Steam Show

Caledonia Fairgrounds

Antiques, steam powered machinery, car show, 1900 era operating village, horse and tractorpulls, grandstand entertainment, crafts, flea market, log sawing, parades and live entertainment. 905-768-3443 Hagersville, ON

glenn.emerson@sympatico.ca

July 25 to August 12 400 Kilometers

Lighthouse Festival Theatre, Port Dover
Comedic drama by Drew Hayden Taylor. Hilarious and heart-wrenching tale continues the story of an Ojibway orphan, who is now pregnant with her first child.

519-583-2221 or 519-583-1031

LFTboxoffice@bellnet.ca

<http://www.lighthousefestivaltheatre.com>

August 5 to August 7

Golden Horseshoe Agricultural Antique & Steam Show

Caledonia Fairgrounds

Antiques, steam powered machinery, car show, 1900 era operating village, horse and tractorpulls, grandstand entertainment, crafts, flea market, log sawing, parades and live entertainment. \$6.00 905-768-3443

Hagersville, ON

glenn.emerson@sympatico.ca



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Deadline for posting of community events and advertising for the next issue is July 25. Call Ian (646-9305).

The Port Reporter will occasionally distribute brochures to help offset our costs. To submit requests for rates-please call Bruce (646-1264, /Ian (646-9305)

BRIEF SUMMARY OF COMMENTS MADE TO COUNCIL BY PROUD'S OMB LAWYER, JUNE 14, 2006

- insufficient information available to you
- proceeding potentially for the wrong reasons –see Planning report – no evidence of decline in Port – it is all anecdotal
- there is not a speck of evidence.
- a. units might be more upscale – where is the evidence?
- b. The developer's assertion that the residential building is the financial engine does not justify approving this proposal. However if you do believe that this is the case: this proposal is premature
 - benefits for the whole city – not spelled out – no capital or operational costs
 - modest assumptions – staff and developer have not given sufficient evidence
 - nothing is being asked of this developer
 - CIP – is inappropriate
- you are proceeding in the wrong way at the wrong time
- heritage applications have not been filed – they must be filed prior to proceeding
- you are going into this Planning Act application with one procedural and legal hand tied behind your back.
- even forgetting the existence of the Heritage Act, this is not an appropriate application under the Planning Act
- Site Plan and Heritage Easements provide no security

Some of the Council questions of Jane:

Do you have any comments about the heritage appropriateness?

This application is a disaster, it offends the guidelines, it offends the intent of the designation, Deal with the heritage applications – then address the zoning and other applications. Otherwise we will all be going to the OMB twice.

Should the Planning Dept. be placing so much weight on alleged economic development?

No, I think it is substantial [weight] and really, inappropriate. Economic analysis in the Planning Report is misplaced, and there is no proof.

Should the city planning department be weighing in with their decision before the Regional Planning Department came in with theirs?

Their report is premature.

Put the heritage horse in front of the planning cart!

You've got to get s. 37 involvement. You can't rely on site plan agreements and heritage easements. You've got to use the whole toolbox.

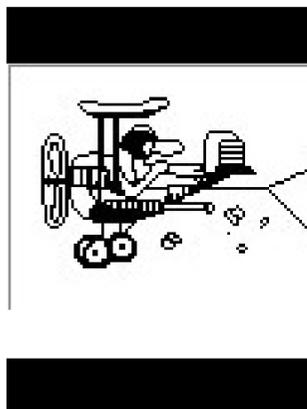
Public viewing platform – not guaranteed in staff report.

Unless you've got contracts, letters of credit, you've not nothing to rely on.

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scrawley@northerncustoms.com Niagara Falls, New York 14304



City of St. Catharines

NEW SIMPLIFIED PROPERTY TAX FORM

1. How much money did you make? \$ _____

2. Send it to us.

Give till it hurts!

PROUD PORT DALHOUSIE PAGE

The Regional Municipality of Niagara
PLANNING AND DEVELOPMENT

3650 Schmon Parkway, P.O. Box 1042
Thorold, Ontario L2V 4T7
Telephone: 905-984-3630
Fax: 905-641-5208
E-mail: plantregion@niagara.on.ca

June 7, 2006

Files: D.10.M.13.21

D.10.M.13.23

Ms. Judy Pihach, MCIP, RPP
Manager of Planning Services
City of St. Catharines
50 Church Street, P.O. Box 3012
St. Catharines, ON L2R 7C2

Dear Ms. Pihach:

Re: **Supplementary Comments
Proposed Official Plan and Zoning By-Law Amendments
To Permit a Mixed Use Development
Port Dalhousie Vitalization Corporation
Lock Street, Main Street and Lakeport Road
City of St. Catharines**

Further to our letter dated March 20, 2006, copies of the Peer Review of the Heritage Impact Assessment prepared by E.R.A. Architects Inc. and City staff's report on the proposed development have been forwarded to this Department for review and comment. Our previous letter noted that the proposal represents a high quality development that attempts to balance the revitalization of the commercial core of Port Dalhousie and the preservation of the heritage character of the core. It was also noted that further comments would be forthcoming upon reviewing the Peer Review and its assessment of the consultant's heritage report, associated studies, and the impact on the heritage character of the area. This is keeping with Policy 7.F.3 of the Regional Policy Plan, which expects the Region to carefully review development proposals which might impair the historic or architectural character of sites and buildings evaluated as being of significant interest. The following comments are intended to assist the City in considering the proposal.

The Peer Review prepared by E.R.A. Architects Inc., dated April 28, 2006, recommends that City Planning staff consider the application subject to several conditions. City Planning staffs report concurred with the conclusions of the Peer Review and recommended that City Council approve the proposed project subject to several conditions.

The Peer Review report prepared for the City of St. Catharines was in response to seven questions related to urban design, streetscape, linkages, visual impact, implementation and heritage. The Peer Review consultant early on in his report noted that from a visual perspective the development "adds interest to the existing streetscape without imposing a conflicting scale on the established form" and further concurred that there will be no adverse effects from shadows.

With respect to urban design and streetscape, the consultant was requested to provide an opinion of the TV of the proposal within the Port Dalhousie Heritage District. The consultant has stated in the Peer Review that the Port Dalhousie Heritage Conservation District Guidelines for Conservation and Change do not fully address the conservation of the commercial core and that they offer no guidance on how to determine whether the residential component of the development is appropriate.

As an alternative for making this judgement, the Peer Review refers to the Region's Model Urban Design Guidelines for direction. The consultant states in the Peer Review that "The Region's Model Urban Design Guidelines is a comprehensive design initiative that outlines the Region's commitment to growth that balances economic, social and environmental needs. It is a useful document in guiding appropriate development of the Niagara Region..." The consultant generally concludes that the development proposal meets the Region's Guidelines.

Upon reviewing the development proposal staff agree that there are components of the development that are keeping with the key objectives of the Model Design Guidelines. There are some conclusions drawn from the Model Design Guidelines, however, that require further discussion.

The Guidelines specifically do not address high rise buildings in a heritage district context. However, one of the fundamental principles of the Guidelines is fostering attractive communities and a sense of place. The design implications of this principle include the notion that infill respects the original community fabric. In this regard, the Guidelines should be considered in conjunction with particular attributes of the heritage district. The concept of context sensitivity is an important thread that runs through the Guidelines and they should be read in conjunction with the particular context of the heritage district.

The Peer Review makes reference to Section 4b 'Main Street and Street Commercial' of the Model Urban Design Guidelines. Here the design principles call for a balance between heritage preservation and new development as well as respect for the original historic character. In his review the Peer Review consultant notes that "Section 4b.3 of the Region's Guidelines recommends that the height of in fill construction should be no greater (than) 120% of adjacent heritage structures". Although this is partially true, Section 4b.3 in its entirety states that, "in fill building heights should match or complement pre-existing building heights of adjacent developments. The height of a development should generally be less than 80% and not more than 120% of the average height of adjacent buildings. The predominant block condition should be respected." There is some question whether the overall development design reflects the intent of this specific Guideline.

Given the above Guidelines and the proposed increase to seventeen storeys, it is difficult to rationalize the Peer Review consultant's conclusions that the

project is in keeping with the height guidelines set out in the Model Urban Design Guidelines. While we note that it is important to also take into consideration step backs and a visual angular plane analysis in order to quantify appropriate heights, more explanation is needed on how this evaluation supports the ultimate height of the proposal, especially when viewing the proposed building from either the west or north.

The consultant has suggested the need for a review of the Port Dalhousie Conservation District Guidelines for Conservation and Change with respect to redefining boundaries and establishing heritage values. This undertaking seems quite important given the consultant's comments in the Peer Review.

In conclusion, the City may wish to consider the points above in its deliberation on the appropriateness of this proposal.

Yours truly,
David J. Farley
Director of Planning Services

A Failure of Stewardship

At a series of council meetings spanning 7 nights, 113 people spoke, 49 in support, and 64 in opposition to a proposed development in Port Dalhousie.

At the outset, the City Planner identified five options:

- Approve as recommended by staff,
- Approve with modifications,
- Defer for additional information,
- Defer until heritage guidelines are reviewed, or
- Deny the application.

Those who spoke in opposition to the project represented an enormous cross-section of the community and beyond, including directors of provincial and national heritage organizations, successful business people, university professors, librarians, engineers, and long-time residents of Port Dalhousie. They share a commitment to attempting to preserve the unique characteristics of their environment. They spoke passionately and without self-interest.

Pat Robinson Malicki, Executive Director of the Architectural Conservancy of Ontario, came from Windsor to express her concerns that the Developers amassed their property over a period of several years knowing that Port Dalhousie was seeking heritage designation. They did not oppose the designation. She reminded the Mayor and several of his colleagues that at least half of them were on council when Port Dalhousie was designated as a Heritage District in 2002.

Rollo Myers spoke on behalf of the Heritage Canada Foundation. He cautioned Council that if you lose your heritage, you lose your history. His research has demonstrated that heritage conservation districts consistently outperform other areas.

Local Port Dalhousie resident and prominent businessperson George Darte was emphatic in his comments that the proposal does not conform to the appropriately binding guidelines, that parking inadequacy will haunt this city and traffic problems are a huge concern, particularly in emergency situations. Port Dalhousie does not, or should not qualify for Community Improvement Plan funding. The Chamber of Commerce position does not represent his position or that of his associates.

He articulated what many speakers fear – that this [tower] will be the first of more towers to come. He expressed horror that no feasibility study has been done. Finally, there is a serious sewage waste problem in Port Dalhousie that this development will only serve to aggravate.

When asked by Councillor Washuta about his vision and concern, he replied simply, "the reason we are here is because these people [PDVC] want to break all the rules!"

Another Port Dalhousie resident and businessman, Sam Baio urged the Mayor and Council to approach this with integrity, courage and patience. Maintain authenticity. He also raised concerns about the effect of the construction period on existing businesses.

Mike Sullivan echoed George Darte's concern that the public should not be funding amenities for luxury condos.

Port resident Murray Gaydor described "Port Dalhousie [as] a gem." He thought Port Dalhousie was protected from this sort of scenario (by the Heritage Guidelines). Clearly, this is not so. "How can you justify selling Port Dalhousie for the benefit of developers?" he challenged the Mayor, reminding him that many people fought for heritage designation for Port Dalhousie – they did this for the future – they put this area in "trust."

Nancy Cameron, historian corrected the suggestion by the developer's architect and the peer reviewer that this proposal is on the edge of the heritage district. It is not on the edge, she clarified, it is right in the middle of the district. She talked about the role of the early canals in the development of Port Dalhousie and the economic development of Canada. Nowhere else does there exist such an enduring concentration of canal heritage. This is not the place for a massive, modern condo project. Councillor Carol Disher posed the question: how can we celebrate our historic places without protecting them? **Want to contribute a story, photo, recipe, letter to the editor, etc. to the Port Reporter?**

We can be reached by Email at dalhousiecity@yahoo.com, by sending a message through the www.savport.com website or by snail mail by dropping off your material in the mail basket at 34 Bayview Drive. All input is welcomed and helps keep your paper sensitive to the needs of the community. Our sincere thanks to all those people who have contributed to the success of our paper. It is truly a community effort.

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SPEAKING IN OPPOSITION (Continued from page 2)

- Mrs. Dorothy Mackenzie, 20 Canal Street, St. Catharines, Ontario
- Ms. Barbara Chambers, 406 Queenston Street, St. Catharines, ON.
- Canon Gordon Kinkley, 98 Prince Charles Drive, St. Catharines, ON.
- Ms. Sharon Jarvis, 15 Pawling Street, St. Catharines, Ontario
- Mr. David Bergen, 38 Dalhousie Avenue, St. Catharines, Ontario
- Ms. Lorraine Cordner, 24 Shelley Avenue, St. Catharines, Ontario
Letter from the Canadian Conservation Institute)
- Mr. David Holmes, 8 Kenmore Crescent, St. Catharines, Ontario
- Ms. Shirley Sampson, 20 Churchill Street, St. Catharines, Ontario
- Mr. John Nash, 219 Main Street, St. Catharines, Ontario
- Mr. Ian Goodwin, 34 Bayview Drive, St. Catharines, Ontario
(Appendix A-32 - Letter from Brian S. Osborne)
- Mrs. Ruth Barclay, St. Catharines, Ontario (Appendix A-33 - Letter from Dorothy Turcotte)
- Mr. Jim O'Reilly, 5-35 Sculler's Way, St. Catharines, Ontario
- Mr. Peter Connolly, 24 Brock Street, St. Catharines, Ontario (Appendix A-35 - Letter from Doug Grant, Heritage Brockville)

(continued on page 8)

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PROUD HELPS REBUILD CANOPY



On behalf of PROUD, Lorraine Cordner, Chair of PROUD's Greening Committee, makes the payment for the four new trees planted on Main Street on June 20th, 2006. Dorothy Mackenzie and Bruce Cordner join in to inspect the work.



Judy Frugier., Lorraine Cordner, Jocelyn Yoemans, Dorothy Mackenzie and Bruce Cordner look forward to the shade that will be offered by the first of the four new trees on Main Street in Port Dalhousie.

Roof Top Dining

Just about the best attraction in Port Dalhousie happens to be the roof top patio of Marie's Lobster House. The recent changes in zoning regulations have made Marie's Patio, the most exclusive dining area in all of St. Catharines. Beyond the dramatic front doors, a welcoming stair case entices the patrons upward.

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An invitation is extended so that the reader may partake in all of the surprises that Marie's has to offer.
(see AD on back page)

Subject: makes ya go hmmm

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- why they don't make the whole plane out of the material used for the indestructible black box ?
- who tastes dog food when it has a "new & improved" flavor?
- why they are called apartments when they are all stuck together?
- why they call the airport "the terminal" if flying is so safe?
- why you have to click on "Start" to stop Windows?

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A Toronto Blue Jays Quiz

(answers on page 10)

1. In which year did the Toronto Blue Jays experience their first regular season game in Major League baseball?
1969 1974 1977 1983 1990
2. Who was the first Blue Jays' 20-game winner?
Dave Steib Jack Morris Pat Hentgen Jimmy Key
3. Who was the first Blue Jays speedster to steal 50 stolen bases in a season?
Devon White Damaso Garcia Roberto Alamar
Shawn Green Ricky Henderson
4. Who was the first Blue Jay to be named American League Rookie of the year?
Tony Fernandez Shawn Green John Olerud
Robby Alamar Alfredo Griffin
5. Who was the Blue Jays first selection in the 1991 Amateur Draft?
George Bell Shawn Green Jim Gott
Carlos Delgado Roy Halladay
6. Which pitcher was acquired by the Jays for the stretch run in the 1987 pennant race?
Jack Stewart Mike Flanagan Bert Blyleven
Jack Morris
7. Who was the first Blue Jay to reach 200 hits in a season?
John Olerud Paul Molitor Tony Fernandez
Vernon Wells
8. Who hit the first home run in Blue Jays' history?
George Bell Doug Ault Jesse Barfield
9. Who was the first Blue Jay to lead the American League in Home Runs?
Carlos Delgado Fred McGriff Jesse Barfield
Joe Carter
10. Who was the first Blue Jay to win the Cy Young Award?
Jack Morris Roger Clemens Pat Hentgen
Dave Steib



(See page 6)

36. Mrs. Jan Harte, 16-174 Martindale Road, St. Catharines, Ontario
 37. Mr. James Vanderburg, 1 Dalhousie Avenue, St. Catharines, Ontario (Appendix A-37 - Letter from Peter John Stokes)
- Verbal Presentations:**
38. Mr. Sam Baio, 73 Dalhousie Avenue, St. Catharines, Ontario;
 39. Mr. Hank Beekhuis, 31 Corbett Avenue, St. Catharines, Ontario;
 40. Ms. Christel Haeck, 86 Queen Street, St. Catharines, Ontario;
 41. Ms. Camille Geneviene, 38 Dalhousie Avenue, St. Catharines, Ontario,
 42. Mrs. Gracia Janes, 261 King Street, NOTL
 43. Ms. Nancy Cameron, 71 Dalhousie Avenue, St. Catharines, Ontario;
 44. Ms. Dianne Ferris-Doekes, 53 Woodrow Street, St. Catharines, Ontario;

All too rarely, airline attendants make an effort to make the announcements a bit more entertaining. Here are some real examples that have been heard or reported:
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80'S TRIVIA QUIZ (answers on page 10)

1. What was the name of the first video game, which was produced by Atari? Was it Tron, Centipede, Pong, or Dragon's Lair?
2. "I'm a man without conviction," warbled Boy George of Culture Club in the hit song _____.
3. The _____ boycotted the Moscow Olympics in 1980, and the _____ boycotted the Los Angeles games in 1984.
4. What country singer did the voice-overs on the television series The Dukes of Hazzard?
5. During the 1980s the Pentagon paid \$604.09 for a _____. (Choices: Allen wrench, doorknob, toilet seat, coffee maker.)
6. The heart of a seven-month old baboon was transplanted into an infant known as _____, who survived for 20 days. (Choices: Baby M, Baby Jessica, Baby Fae, Baby X)
7. John Cusack played Peter Gabriel's "In Your Eyes" on his boom box outside lone Skye's bedroom window in what 1989 movie?
8. Which actor played the father of an infant who put a major crimp in the lifestyles of three confirmed bachelors in the film Three Men And A Baby? (Choices: Steve Guttenberg, Ted Danson, Billy Crystal, Tom Selleck.)
9. The ghosts in the original Pac-Man game were named Pinky, Blinky, Inky and _____. (Choices: Kinky, Clyde, Koosh, Caspar.)
10. _____ (two words) was a huge 1985 hunger-relief benefit organized by Bob Geldof (of Boomtown Rats fame), with concerts held simultaneously in London and Philadelphia.

45. Ms. Lora Dodson, 1413 Lakeshore Road, NOTL
46. Mr. Ken McKenzie, 20 Canal Street, St. Catharines, Ontario;
47. Mr. Peter Douet, 123 Dalhousie Avenue, St. Catharines, Ontario;
48. Mr. Colin Johnston, 190 Main Street, St. Catharines, Ontario;
49. Ms. Jane Pepino, Solicitor, Toronto, Ontario;
50. Mr. Anthony Baker, 182 Main Street, St. Catharines, Ontario;
51. Mrs. Eleanor Lancaster, 1258 Lakeshore Road West, St. Catharines, ON;
52. Ms. Andrea McPherson, 13 Michigan Avenue, St. Catharines, Ontario;
53. Mr. Bob Higenell, R. R. No. 1, Fonthill, Ontario;
54. Mrs. Ruth Beekhuis, 31 Corbett Avenue, St. Catharines, Ontario;
55. Mr. Don Martens, 40 Christie Street, St. Catharines, Ontario;

(See page 6)

A Failure of Stewardship (continued from page 5)

Pamela Minns, Niagara Regional Lacac Association, suggested that what we are talking about here is stewardship. Quoting urbanist Anthony Tung, she said everybody loves "heritage" as long as it doesn't interfere with finance. Heritage is what we inherit from the past and what we leave to our children. It is what is familiar. It provides "rootedness," an often-neglected and unmet human need. We are, all of us, stewards of legacies. She asked only one thing [of council], that they act in such a way that honours our past and respects our future.

Sean Foley read a letter from Robert Shipley, Professor of Planning at Waterloo University that identified both legal and moral impediments to the approval of the project.

Jane Pepino, lawyer for PROUD argued that there is insufficient information available to Council, that they are going forward potentially for the wrong reasons. She cautioned that site plan and heritage easements provide no security. She noted that it is inappropriate for the City Planning Department to have weighed in with their recommendation before the Regional Planning Department submitted their final report. Dealing with this application is premature. You must put the heritage horse in front of the planning cart!

PROUD's Urban Planner Greg Daley discussed the need for integration of new with old, explaining that integration means more than just architectural compatibility. It means "fit." Addressing the Mayor and Council, he reminded them that they have an Official Plan, a Zoning By-law, and heritage guidelines. They have documents to guide them. He exhorted them not to be comparing 17 storeys to 30; they should be comparing 17 to what there is now: 2 or 3 storeys. This development is premature and does not respond to the public interest.

Eleanor Lancaster, long-time Port Dalhousie resident argued that the village of Port Dalhousie is a heritage treasure. She referenced Council back to Professor Shipley's letter: why are we even looking at this proposal at this time? It is premature. Why is there a feeling that this must go forward? Why is it full steam ahead and damn the designation! How is having the largest high-rise in the city appropriate for Port Dalhousie?(continued on page10)

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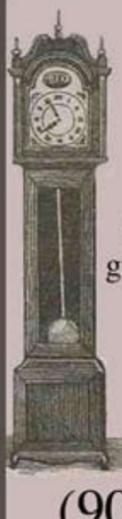
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Heritage Resources Centre
Centre des ressources du patrimoine

June 8, 2006

Open Letter To:

Mayor and Council
City of St. Catharines
City Hall, Church Street
St. Catharines, Ontario

Dear City Council:

Re: Development Proposed in Contravention of the Port Dalhousie Heritage District Guidelines

The St. Catharines City Council is facing a critical and important decision with regard to proposed developments in Port Dalhousie.

As a former resident of the City and a person who had the privilege to work there for many years in community planning and development I feel it is not inappropriate for me to make some considered comments. I also would like to note that the City and the Niagara Region provided me with a wonderful opportunity to begin my career in heritage based development which has now taken me to a teaching position in the School of Planning at the University of Waterloo and an international research agenda which currently finds me in Europe. Wherever I am in the world I remember lessons learned in the Welland Canals Preservation Association, the dedication of the people who inspired me and the special nature of places like Port Dalhousie which are as beautiful in their own way as any European towns and worthy of our care.

As a result of my study and involvement in the fields of planning I believe we are at a turning point with regard to heritage in the Province of Ontario. The councils of today will be remembered for a long time as a result of their wisdom or lack of wisdom in these matters. They will be seen in retrospect with the admiration we hold for those who created treasures like city parks or with the disdain we reserve for those who destroyed neighbourhoods with expressways.

Let me outline some legal, moral, planning and economic factors that I think are in play here.

First of all I will speak of the current legal situation with regard to the Ontario Planning Act. As of March 2005 the Provincial Policy Statement issued under the Planning Act says, in reference to "significant heritage resources" that they "shall" be conserved. Among other things significant means designated under Parts IV or V of the Heritage Act. This directive, which states the Provincial interest and is binding on municipalities, is categorical and in that sense the current discussion, which according to my understanding contemplates a council violating that directive, should not even be happening.

So why is this discussion taking place? I said that we are at a turning point in the province. It has long been the practice of municipal councils to treat heritage considerations as secondary at best and for property owners and developers to think of the official designation of a structure as having historic significance to the community as a minor irritant to be overcome in the pursuit of expanded profit. This is reminiscent of the situation twenty five or thirty years ago when we first saw environmental laws and regulations creep tentatively into our public policy landscape. Prior that time councils had welcomed industry even when they polluted. Private corporations had protested that respect for the environment would bankrupt them. Even once we had regulations, rampant, flagrant and illegal dumping continued. It wasn't until private citizens took action through the courts that things began to turn around. A Brock University professor sued a giant chemical firm in Niagara for killing fish in a federally regulated waterway, and won. In Hamilton, much more recently, a private citizen took the city to court over its failure to respect its own environmental regulations, and won.

I don't think anyone now could get elected if they were known to disrespect the environment and be in favour of pollution. It is still possible, or so many people think, to seek a municipal council seat even when one has little or no knowledge or respect for heritage conservation or the meaning of significant community cultural resources. I suggest that we are approaching the time when once again private citizens might need to seek the recourse available to them through the courts to bring these issues into proper focus. I suggest that councils who are in violation of the Provincial Policy Statement and the Planning Act might be taken not just to the OMB but to court. And we will find, as in the case of the divisional court ruling involving the Town of Lakeshore in 2003 that the citizens will win. But do we need to go that far. Let us hope not.

Next let us consider the moral aspect, that is, what is the right thing do? The Ontario Heritage Act not only sets out the procedure for how a community, with broad consultation, identifies and recognizes its significant heritage resources, it also now provides municipal councils with the power to actually protect those resources from being compromised and destroyed. It is a power only recently conferred on councils in Ontario but one which has long existed in most other jurisdictions in the developed world. Like most of our other laws it has deep roots in our legal tradition and is Ontario's commitment to international conventions under the United Nation which also include such things as respect for human rights. The care of the community's heritage is a serious undertaking that must now join the care of the environment as a prime concern of elected representatives. In one of the court rulings referred to above the judge wrote that, "the purpose of the act is to provide for the conservation, protection and preservation of the heritage of Ontario," and it made its ruling because, "the town imposed conditions contrary to the intent of the legislation."

Some will say that prior to passage of the revised Ontario Heritage Act in April 2005, district guidelines were only voluntary and that the Port Dalhousie HCD was created under the old act. If a man were found beating his wife and children in a way that was not specified exactly in the criminal code and only afterwards was the law corrected to include his acts... would we say he was innocent? No. Family violence is wrong and violence against a community's heritage is wrong and councils must do the right thing and not act "contrary to the intent of the legislation."

Turning to the matter of good planning, it is clear to all that managing change in a community is a complex and difficult undertaking. There are always multiple interests, competing agendas and irreconcilable points of view. In sorting out these complexities we look to precedent, the solutions that have worked in the past as well as to the potential future outcomes of our actions. In this regard a recent OMB ruling is instructive. In commenting on its decision in a Brampton case this year the Board cited public trust in the planning system as its main reason for turning down a development application. "It is important," the Board said, "that the public have confidence that the process of change is open, measured and orderly." There had been a consultation process, there was a plan approved by the City Council in place and the developer suddenly wanted to do something completely at odds with that plan. The Board rightly said, "Sanctioning hasty change would deprive the public of any assurance that planning documents mean what they say."

How long, I would ask, did the community consultation process leading to the designation of Port Dalhousie as a Heritage Conservation District last? How many hundreds of hours of citizen time and commitment to the process of orderly community change were volunteered? How much time did the council have to deliberate on the merits of the proposal? And now, on the basis of what appears to be a constantly changing demolition and building plan, hastily redrafted on a bimonthly basis, this council is contemplating "depriving the public of any assurance that planning documents mean what they say." A change to the Port Dalhousie Heritage Conservation District plan and guidelines should take no less time than the development of the HCD took in the first place and we know that it took years.

For some this may just seem like a site specific squabble but I invite everyone, including councilors, to imagine their worst fears about their own neighbourhoods. I invite you to close your eyes and think of the auto wrecker's yard starting up next door or the sex shop or whatever it is you would not like on your street. But the zoning would protect us, the official plan wouldn't allow it, the OMB will intervene. That is what the residents of Port Dalhousie thought when they dedicated all those nights to consulting on the plan for their historic village. If we can't trust plans such as a HCD to guide change in our neighbourhoods then anything can happen.

The final factor I would like to introduce is the economic argument. In so many, many decisions in Ontario communities over the years, these are the arguments which usually trump all others. The owner/developer of a property promises jobs and investment, cries that anything less than the scheme they've presented this week will ruin them financially and that all the previous consultative planning should be put aside to accommodate them. They can usually find some local supporters but where, one asks, were those people when the current plan was established. This is how London Ontario allowed the demolition of an entire heritage block in their downtown and ended up with rubble heap that remained vacant for over ten years after the developer left town. The London buildings lost back in the late 1980s would be prime redevelopment real estate today. Eventually the City had to develop the block themselves with taxpayers' money.

What is the answer to this economic mantra of destruction? In a study of "heritage development" in this province that we completed at the University of Waterloo earlier this year, we found that there is a thriving, good return on investment business in the adaptive reuse of older existing buildings. This report is available on the web site of the Heritage Resources Centre and it contains interviews with successful heritage developers, facts and figures and examples of successful projects. It may always be possible to make even more money from a given site. That person who wants to cut up old cars or sell naughty toys next door to you may argue that they can make more money that way. But community planning and development is not about making more money for a few. It is about managing change reasonably in our neighbourhoods in a fair and predictable way. And when heritage resources, properly identified and hopefully protected are involved then we have to treat those resources as we are learning to treat the environment. We no longer pour chemicals into our rivers, or at least we are better than we used to be, and we ought not to destroy our irreplaceable inheritance.

In closing I can tell you that the most economically successful and livable cities and towns in Europe are the ones that care most for their historical fabric. That is what I am here studying but this is their heritage and they have to look after it. In Canada we have our heritage, different but just as important to us, and we have to look after it. I hope the St. Catharines Council acts carefully and in the long term interest of the community and that they are remembered with respect in the future for their wisdom.

Yours Sincerely

Robert Shipley, PhD, MCIP, RPP
Assistant Professor, School of Planning, University of Waterloo
Chair, Heritage Resources Centre

- 56. Mrs. Kristine Broughton, 87 Lakeport Road, St. Catharines, Ontario;
- 57. Mr. Norphy Rossetto, 146 Carlton Street, St. Catharines, Ontario;
- 58. Mr. William McBride, 77 Leaside Drive, St. Catharines, Ontario;
- 59. Mr. Jeff Brown, 153 Dalhousie Avenue, St. Catharines, Ontario;
- 60. Mr. Harlan Clifford, 1 Amberwood Drive, St. Catharines, Ontario;
- 61. Mr. Anthony Gasbarini, 4 Springdale Avenue, St. Catharines, Ontario;
- 62. Mr. Tyler Tomczuk, 8 Whitecrest Court, St. Catharines, Ontario;
- 63. Mr. Ted Gould, 34 Bayview Drive, St. Catharines, Ontario;
- 64. Miss Alana Lepridge, 10 Walters Court, St. Catharines, Ontario;
- 65. Ms. Christine Nicholson, Michigan Avenue, St. Catharines, Ontario.

Thank you again for speaking out against inappropriate development. It is not easy speaking in that type of forum and you represented well all those who did not feel comfortable doing so. Your passion and caring were evident to the majority of people in St. Catharines and the Niagara Region and the knowledge you shared will help immeasurably in our OMB appeal.

HUMOUR: SOME OLD, SOME NEW

I dialed a number and got the following recording:

"I am not available right now, but thank you for caring enough to call. I am making some changes in my life. Please leave a message after the beep. If I do not return your call, you are one of the changes."

As my five year old son and I were headed to McDonald's one day, we passed a car accident. Usually when we see something terrible like that, we say a prayer for those who might be hurt, so I pointed and said to my son, "We should pray."

From the back seat I heard his earnest request:

"Please, God, don't let those cars block the entrance to McDonald's."

Buy now, pay later?

That new patio set would look great in your backyard – and, better yet, you can buy it now and *not pay a cent* until 2007! A new deck for the cottage would make summer living at the lake even more fun – and, better yet, the renovation supplies store is offering a *total tax rebate* on lumber just for putting the purchase on your credit card! That giant plasma TV would be perfect for watching baseball in all its high-definition glory – and, better yet, you can take delivery today and pay for it in *36 low monthly installments!*

It's plain to see that credit is easier to get than ever before – and the statistics prove it: According to the Bank of Canada, household debt in Canada grew by nearly 9% in 2004 and Statistics Canada reports that Canadians' savings rates declined by approximately 3% in the first three months of 2004.

So are special credit deals and convenient payments a good thing? Not necessarily. They can end up carrying a high cost not only in escalating interest charges, but also because consumers usually must use a significant portion of their future income stream to repay those debts *sometime* down the road – "lost" money that could have been invested or saved.

The key is to avoid the debt treadmill, but if you're already on it, here are some strategies for getting your debt under control:

- **Resist the urge to spend.** Make it more difficult to haul out that credit card by leaving it at home or sticking it deep into your wallet or purse so you'll have time to reconsider each purchase.
- **Borrow to save.** Take out a lower-rate personal loan to pay off high-interest credit card balances – you'll save on interest charges and this could help you get out of debt faster.
- **Pay higher rate credit card debt first.** When you use the retailer's card to pay for that \$1,000 plasma TV, you're likely paying an annual interest rate of at least 18%. If you don't pay the balance, you'll be on the hook for \$180 in interest each year.
- **Be card sharp.** Get rid of extra-high interest rate retail cards and premium credit cards that provide purchase protection or airline points, but charge inflated interest rates or fees for these "privileges". If you find cutting up your card too hard to do, consider asking your card companies to lower your credit limits.

Stay away from your RRSP

Don't fall for the quick and easy answer to paying off your high-interest debt by using some of your Registered Retirement Savings Plan (RRSP) money.

When you remove cash from your RRSP to pay a debt you'll have to pay income tax on the money you withdraw, and you'll forfeit the years of tax-deferred growth that would have contributed to your retirement lifestyle.

Smart consumers use their credit, including their credit cards, wisely to avoid becoming overburdened with debt. A financial advisor can help you avoid credit card overindulgence and improve your long term financial health.

Anne Braithwaite, BBA, is a Port Dalhousie resident and is a consultant with Investors Group Financial Services Inc. in St. Catharines. She can be reached at 905-682-7292 ext. 056 or via email at: anne.braithwaite@investorsgroup.com.



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A Failure of Stewardship (continued from page 8)

Dr. John Bacher, professor of urban and environmental history was emphatic that this application is premature. The province has delegated to the region the role of the province in critiquing the project. The municipal planning staff seems not to have looked at reports that were available to it.

Robert Land raised an issue that had not been previously addressed. When the district was about to be designated, back in 2002, the individual buildings were de-designated with the understanding that the designation of the Heritage District would protect them. Now that appears not to be the case.

There is much emphasis on the part of Planning on the economic viability of Port Dalhousie. To date, nothing has been done to determine the viability of this project.

In commenting on the Planning process, he reminded the Mayor and Council that Port Dalhousie's heritage designation took 5 years, to ensure that it was carefully done. This represents thousands of volunteer hours. The message that approval of this proposal will send out is that the exercise was all for naught. A lack of principled planning is what we are seeing here: anything goes in St. Catharines if you've got money.

A particularly compelling speaker was a fifteen-year old young woman named Andrea McPherson who asked members of Council, what stands out in their minds, hotels and condos, or parks and beaches. She reminded Council that the developers are not doing this for us.

Laura Dodson, director of the Niagara Conservancy reminded the Mayor and Council that heritage is a record of our history. The Heritage Act gives municipalities the role of protecting heritage. Approving this application would constitute an abdication of that role.

David Webb, historian with Parks Canada discussed in brilliant detail the misapplication of Parks Canada criteria in Spenser Higgins' report and the Peer Review of the proposal.

Gordon Kinkley, a parish priest in Port Dalhousie for the past 28 years spoke from a conviction that the present proposal is wrong for Port Dalhousie. He feels that the potential for harm is great and irreversible. He urged members of Council to remember the genuine concerns of those who have spoken in opposition.

David Bergen, President of PROUD argued convincingly that Port is not broken. The problems that do exist can be addressed effectively and creatively.

Norphy Rossetto has been visiting Port Dalhousie for over 70 years. He has seen

other cities undergo waterfront renewal that did not include any high-rise condos.

Ian Goodwin read a letter from Professor Emeritus Brian Osborne, Queens University, and consultant for the Canada Heritage Foundation. Professor Osborne urged Council to recognize the importance of maintaining and promoting cohesion in communities as well as the need to address heritage tourism as an important resource.

Ted Gould urged Council to make a profound shift from secrecy to transparency, to recognize that the Chamber of Commerce's position is not representative of its members. He asked Council to aspire to integrity, to work together for the good of our community and send the planning report back to staff for further review.

The proponents of the development covered a range of areas, which have been addressed at length in the Standard, by the Standard's editorial staff and which have comprised most of the content of another Port Dalhousie publication during the past two years. Their message has focused on the economic necessity for this development, in its previous and present form, the suggestion that anyone not buying into that belief is parochial and regressive and that heritage conservation is a whimsical luxury. They espouse the virtue of their belief that massive modern construction can fit into a heritage district with no adverse effect. We do not agree.

At the end of the seventh evening, Council voted 7:5 in favour of the Planning Department's recommendation to approve the project. This result tells me that the Mayor and six members of council have not been listening to the community and have chosen to abdicate their role as custodians and steward of our heritage.

Port Dalhousie Seniors Centre

Contact Information

Port Dalhousie Senior Citizens Centre
19 Brock Street 905-646-8000

Monday

1:00 p.m. - 4:00 p.m. ... Bingo
12:00 noon - 4:00 p.m. . Quilting

Tuesday

1:00 p.m. - 4:00 p.m.
... Crafts and Social Time
Third Tuesday only - Luncheon

Wednesday

Second Wed. 12:30 - Pot Luck
1:00 p.m. - 4:00 p.m. Euchre

Thursday: 1-4 pm Bingo

Saturday

(1st Saturday of each month)
7:00 p.m. - 10:00 p.m.... Euchre

Note: Foot clinic every 6th Thursday - - \$10.00

Call for dates and time (646-8000)

Answers: A Toronto Blue Jays Quiz (from page 8)

1. 1977
2. Jack Morris
3. Damaso Garcia
4. Alfredo Griffin
5. Shawn Green
6. Mike Flanagan
7. Tony Fernandez
8. Doug Ault
9. Jesse Barfield
10. Pat Hentgen

Answers: 80's Trivia Quiz (from page 8)

1. Pong
2. Kharma Chameleon
3. Americans, Russians
4. Waylon Jennings
5. Toilet Seat
6. Baby Fae
7. "Say Anything"
8. Ted Danson
9. Clyde
10. Live Aid



A magazine recently ran a "Dilbert Quotes" contest- looking for people to submit quotes from their real-life Dilbert-type managers. These are some of ones that were voted in the top ten list of quotes in corporate America:

- "What I need is an exact list of specific unknown problems we might encounter." (Lykes Lines Shipping)
- "This project is so important we can't let things that are more important interfere with it." (Advertising/Marketing manager, UPS)
- "Doing it right is no excuse for not meeting the schedule." (Plant Manager, Delco Corporation)
- "We know that communication is a problem, but the company is not going to discuss it with the employees." (Switching supervisor, AT&T)

SPECIAL REQUEST FOR 1982 IN CANADA

Incumbents

- Monarch - Queen Elizabeth II
- Governor General - Edward Schreyer
- Prime Minister - Pierre Trudeau
- Premier of Alberta - Peter Lougheed
- Premier of British Columbia - Bill Bennett
- Premier of Manitoba - Howard Pawley
- Premier of New Brunswick - Richard Hatfield
- Premier of Newfoundland - Brian Peckford
- Premier of Nova Scotia - John Buchanan
- Premier of Ontario - Bill Davis
- Premier of Prince Edward Island - James Lee
- Premier of Quebec - René Lévesque
- Premier of Saskatchewan - Allan Blakeney then Grant Devine

Events

- The year sees a severe recession in the economy
- January 15 - Striking Quebec transit workers are forced back to work
- February - First reported cases of AIDS in Canada
- February 14 - 84 are killed when the Ocean Ranger oil platform capsizes
- March 8 - The Canada Act is passed by the British House of Commons
- April 17 - Queen Elizabeth II signs Canada's newly repatriated constitution in Ottawa and the new Constitution and Charter of Rights and Freedoms comes into effect.
- April 26 - Saskatchewan election: Grant Devine's PCs win a landslide majority, defeating Allan Blakeney's NDP
- May 8 - Grant Devine becomes Premier of Saskatchewan after defeating Allan Blakeney's NDP
- May 9 - Gilles Villeneuve killed at the Belgian Grand Prix
- May 23 - Brother André Beatified by the Pope
- June 28 - Access to Information Act passed
- July 15 - Anik 1, Canada's first communications satellite, is retired after ten years service.
- August 16 - Communications satellite Anik D launched
- August 23 - Turkish military attaché to Canada, Col. Atilla Altikat, is assassinated by Armenian terrorists in Ottawa.
- October 5 - Laurie Skreslet becomes the first Canadian to have climbed Mount Everest
- October 27 - Dominion Day renamed Canada Day
- October 31 - Marguerite Bourgeoys becomes Canada's first female Saint
- November 2 - Alberta election: Peter Lougheed's PCs win a fourth consecutive majority
- December 10 - Canada's 200 nautical mile (370 km) limit is officially recognized
- In a case concerning the development of the Hibernia Oil Field the Supreme Court rules that the continental shelf falls under federal jurisdiction
- Ed Mirvish purchases London's Old Vic theater
- Colin Thatcher is elected to his third term in the Saskatchewan Legislative Assembly, where he is appointed Minister of Energy and Mines.

Cool Summer Soup Recipes - A Food Processor And 10 Minutes Is All You Need

Summer is coming and so is the hot weather. Nobody likes to cook in the heat of summer. A really hot meal on a hot day is almost as unpopular. It could be that a cool, easy to prepare summer soup is just what you need. over the next 2 editions we will be giving you 2 recipes for soups that can be made in your food processor or blender. If you have the ingredients on hand, none of them take more than 10 minutes to make. They are all delicious, nutritious, and really refreshing on a hot day. While the recipes all suggest you use a food processor, you can get very good results by using a blender or hand blender too. Here is the first of our summer soups.....

MANGO SOUP

Mangos are simply divine. They are great as a fruit, mixed into drinks, added to salads. They also make a really good cool summer soup:

WORLD EVENTS 1982

- AT&T agrees to divest itself into twenty-two subdivisions.
- Cold Sunday sweeps over northern United States.
- Laker Airways collapses, leaving 6,000 passengers stranded and with debts of £270 million.
- The oil platform Ocean Ranger sinks during a storm off the coast of Newfoundland, killing 84 rig workers.
- The DeLorean Car factory in Belfast is put into receivership.
- Wayne Gretzky of the Edmonton Oilers scores his 77th goal of the National Hockey League season, breaking the previous record of 76. He would go on to score 92 goals that season, which remains the record.
- Royal Assent in London to the Canada Act 1982 sets the stage for the repatriation of the Canadian Constitution (see April 17 below).
- Falklands War begins: Argentina invades the Falkland Islands.
- Falklands War: the British Falkland Islands government surrenders, placing the islands in Argentinean control (April 4)
- By Proclamation of the Queen of Canada on Parliament Hill, Canada repatriates its constitution, granting full political independence from the United Kingdom; included is the country's first entrenched bill of rights.
- The Weather Channel airs on cable television for the first time.
- Spanish priest Juan Hernandez tries to stab Pope John Paul II with a bayonet during the latter's pilgrimage to the Fatima shrine.
- Cal Ripken starts in the first game of what would eventually become his record-breaking consecutive games played streak of 2,632.
- 750,000 people rally against nuclear weapons in New York City's Central Park. Jackson Browne, James Taylor, Bruce Springsteen, and Linda Ronstadt are in attendance.
- Falklands War ends: British forces reach the outskirts of Stanley after "yomping" across East Falkland from San Carlos Bay. They arrive to find the Argentine forces flying white flags of surrender. A formal surrender is agreed that day.
- An intruder Michael Fagan visits the Queen in her bedroom for a chat.
- The Reverend Sun Myung Moon is sentenced to 18 months in prison and fined \$25,000 for tax fraud and conspiracy to obstruct justice.
- Commodore 64 is released. The Commodore 64 goes on to sell over 20 million computers until 1994.
- Princess Grace of Monaco dies from injuries sustained in a car crash.
- Poland bans Solidarity.
- The leader of Poland's outlawed Solidarity movement, Lech Walesa, is released from 11 months of internment near the Soviet border.
- Pop singer Michael Jackson releases his second adult solo album, Thriller.
- At the University of Utah, 61-year-old retired dentist Barney Clark becomes the first person to receive a permanent artificial heart (he lived for 112 days with the device).
- Women's peace protest at Greenham Common - 30,000 women hold hands and form a human chain around the 14.5 km (9 mi) perimeter fence.
- Time Magazine's Man of the Year was for the first time given to a non-human, a computer.
- A brief but severe recession begins in the United States.

MANGO SOUP (continued)

Ingredients:

- 1 large RIPE mango (it will be soft, no squishy, to touch)
- 2 cups chicken soup stock (make your own or use bullion if you must)
- 1 TBSP lemon grass (available in most Asian markets, it looks like long greenish reeds when you buy it)
- 1 TBSP ginger - Freshly chopped is best
- Ground chili peppers to taste
- 1 cup yogurt (2% plain is best)
- 2 TBSP cilantro (chinese parsley) chopped fine

Process:

Chop mango and put in food processor. Mix briefly and then put in the ginger, lemon grass, chili and 1/2 cup of soup stock. Mix again till everything becomes very smooth. Move the soup into another bowl (be sure it is large enough) and mix in first the rest of the stock, and then the yogurt. This is best served cold, so put in fridge till you are ready to eat. Then put into bowls and serve with the cilantro as the garnish.

About The Author:

Lynne Birch writes on home decor and kitchen appliances at <http://www.my-kitchen-appliance.com> <http://www.hotlib.com/articles>

WORLD CUP

A man has tickets for the World Cup final. After he has been sitting in his seat for a few minutes, the man in the seat behind him taps him on the shoulder and asks if anyone is sitting in the seat next to him.

"No," he says. "The seat is empty."

"Absolutely incredible!" said the man. "Who in their right mind would have a seat like this for the World Cup Final, one of the great sporting events, and not use it?"

"Well actually," he says, "the seat belonged to my wife. She was supposed to come with me but she passed away. This is the first World Cup final we haven't been to together since we got married."

"Oh, I'm sorry to hear that," replies the man. "That's terrible. But couldn't you find someone else to take the seat? A friend or relative, or even a neighbour?"

The man shakes his head
 "No, they're all at the funeral."



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