

The Port Reporter

Volume 9 No. 4

Holiday Edition

Dec. 2013

an all-volunteer, non-profit community newspaper since 2005, serving the community of Port Dalhousie and the City of St. Catharines

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A Fresh Start...

*And A Beautiful
New Beginning*

wishing all of our readers

Merry Christmas



Happy Chanukah

Happy Diwali

Happy Kwanzaa



PUBLIC MEETING ON FUTURE OF PORT DALHOUSIE-DECEMBER 10, 2013

Clear Message to Developers and City: Current Situation is UNACCEPTABLE

On Wednesday, November 20th 2013 the Port Dalhousie Conservancy had reserved a room at the Legion for a Public Meeting which had a capacity of 185 people. This is larger than our usual venue, but to our surprise many more people showed up. We can honestly say we were never more proud to be a member of the Port Dalhousie community and we were all humbled and overwhelmed by your support and interest. Thank you very much! Unfortunately the room was ordered cleared by the fire department since it was significantly over capacity.

(continued on page 2)

PUBLIC MEETING REPORT (CONTINUED)

The cancelled meeting itself sent a strong message to our elected leaders that the current state of Port is not acceptable and that solutions must be found. It also showed them that our community is alive and well and watching them and has not forgotten what has happened. We are all eager for an alternative to what exists today. We then rescheduled the meeting to December 10th at the Bethany Church auditorium which has larger and better facilities, plenty of parking and a sound system which would allow everyone to hear.

As with the first meeting, attendance was most impressive – particularly considering this was the second meeting in three weeks, the holiday season and the inclement weather. The Bethany auditorium is quite large and approximately 300 attended. Conservancy President, Hank Beekhuis opened the meeting by welcoming everyone, thanking Bethany and introducing special guests including (our apologies if we missed any one): Mayor McMullan; City Councillors Williamson, Secord, Elliot, Dodge and Burch; Regional Councillor Brian Heit and; Richard Longley President of the Architectural Conservancy of Ontario (ACO) - a Provincial charity with over 20 branches including one in St. Catharines. Hank also thanked the many volunteers who helped and expressed deep gratitude to the George Darte Funeral Home on Carlton St. whose generous donation allowed us to rent the Bethany facilities.

Hank then delivered his opening remarks urging community unity and positive thinking. He also explained that, to avoid repetition, historical information shown at the shortened first meeting was printed on the back of the Agenda everyone received (see page 4). Hank then described what the developer's planned "Phase 2" would entail (Phase 1 being the Tower project). As the Standard has reported Phase 2 "*involved building as the project's centrepiece an eight-storey residential condo along the Murphy's-to-Port-Mansion block of Lakeport Rd*".

The first presentation picked up where the shortened meeting left off and we were told that members of the Conservancy and a Heritage Architect and Engineer from Willowbank had toured the inside of Phase 2 buildings on July 24th. Hank then presented photos of the damaged interior of the buildings. The shocking photos showed the interiors had been totally gutted and, in some cases, broken skylights, wrongly-positioned downspouts and open windows, allowed water to pour in (see photo above and on page 3). **The buildings are now, in their present state of repair, unrentable even though they had always been rented before.**

Hank pointed out that almost 5 years since they got everything they asked for approved at the OMB, nothing has been built. It has been nearly 10 years since the original proposal and, while governments have invested many millions to improve Port, the developers have invested nothing in this regard. On top of this, the City which was promised higher revenues, is collecting much lower taxes on demolished or empty properties. Port Dalhousie is definitely a mess!

He then shared the latest proposal from the developer. Just a few weeks ago on October 30th, the **developer told City Staff and the Conservancy that he is ready to build but, now he wants to abandon the hotel and theatre and convert the hotel into 90 more condos.** In other words, no revitalization since the theatre and hotel were integral to that argument. We would just have a

Photos of Damaged Interiors of Heritage Buildings Owned by Tower Developer (more photos on page 3)



huge condo complex replacing our village and, how could they sell 170 condos when they can't sell 80?

Next, Hank introduced Heritage Architect Julian Smith, Head of the School of Restoration Arts at Willowbank, who spoke to us via videotape. Julian had toured the interiors of the Phase 2 buildings and he concluded the buildings all had significant heritage value, were structurally sound and could definitely be restored/rehabilitated and reused. He also related the success of restored heritage buildings in other Ontario cities. Two of Julian's students from Willowbank then asked the public to draw or write their ideas of what Port should be like on a blank sheet everyone received.

Hank then introduced Conservancy Executive Vice President Carlos Garcia who spoke about What Port Dalhousie Could Be. Carlos emphasized the high potential of Port and gave visual examples of what is happening in Thorold, Merriton and downtown St. Catharines. It can also happen in Port and he outlined the Conservancy's vision for a commercially-viable heritage village in the commercial core. This is one alternative which would involve the Locktender's Shanty and other heritage buildings being restored and re-used. The restoration could be funded by a private/public sector partnership and the buildings would be leased to businesses that are highly likely to succeed. Carlos showed illustrations of what the restored buildings would look like and he also explained that if the Tower project did not proceed, a new application would be required and a lower scale, more appropriate proposal would be welcome. A renaissance is definitely possible if we all work together.

(continued on page 3)

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PUBLIC MEETING REPORT (CONTINUED)

After providing the latest information and a vision of what Port could be, it was time for the meeting's *raison d'etre*: community input. Hank summarized what we had all heard and also shared that the Conservancy had met with every one of the 12 City Councillors and they ALL expressed concern about the damage to buildings and their belief that the City should do more. They also believe the OMB decision should be adhered to.

Hank reminded everyone that the objective of the meeting was **to get input from YOU the residents and map a plan of action for Port's renaissance**. He put up a slide with potential discussion items and asked the public to speak.

There were over twenty speakers. While a number of early speakers focussed on the extreme disappointment with the developer's failure to deliver and the sad state of Port, the discussion eventually turned more positive. Everyone realized, we are here now and what we need are positive actions to move forward. There were many suggestions of such positive actions and the consensus was definitely that the current situation is NOT acceptable and immediate action is required. Business owner and resident George Darté told us he believed that the former developers and the current ones are doing a variation of Blockbusting. He encouraged the audience to 'Google' the worked to see what it means. He believes it is being used in a different connotation here in Port. He stated his belief that the developers may want the place to look terrible so the neighbours will say YES to anything. He believes that either the developers
 (continued on 5)

"From Agenda Handed out at Meeting"

History of "Revitalization" Proposals

- February 2004, developer meets some community members to propose low-rise development with condos, theatre, hotel, etc. Would revitalize Port and turn it into a year round destination.
- By March 2004, changed to a 33-storey condo tower in a low-rise heritage village. Community was overwhelmingly opposed and application dropped in 2005.
- Early 2006, new application submitted with 20-storey tower and exactly same density (80 condos, 70 unit hotel, 415 seat theatre, commercial). Added mid-rise building along Main St.
- Proposal contravened many rules and most of community still opposed. So was newly-elected Council which rejected their Heritage Permit Application.
- Developer appealed to the OMB. The City and the Conservancy vigorously defended.
- After a marathon (and very expensive) 71-day hearing, the OMB accepted the revitalization argument and the claim the condos required to fund protection of remaining heritage buildings. Developer won 100 % of what they asked for in the OMB decision dated February 29, 2009.
- Conservancy did not agree with OMB decision but accepted it and, like the City, expected the developer to begin construction immediately.

What Has Happened Since OMB Approved Everything Developer Proposed in February 2009?

- Multiple times developers have said: Condos are selling and they will soon start construction on the OMB-approved project.
- In 2011, Media reported project was sold. Conservancy immediately tried to meet new owner.
- In September 2011, new owner told us, the Mayor and City Staff that he *"is very familiar with the February 2009 OMB decision and is committed to building the project with the theatre, hotel, commercial space and other components exactly as they were approved by the OMB."*
- In 2012, demolished historic Port Mansion (originally two 1860 hotels) and other buildings.
- February 2013, developer told Standard he planned to break ground in September and *"the hotel owner will take responsibility for Port Place's theatre, which will be designed to handle additional functions"*. They also announced they had purchased more heritage buildings for a "Phase 2" which would be *"a mixed residential/commercial project, involving the old Spice of Life property and buildings along Lakeport Road, which runs parallel to the harbour"*.
- Standard has reported that Phase 2 *"involved building as the project's centrepiece an eight-storey residential condo along the Murphy's-to-Port-Mansion block of Lakeport Rd"*.

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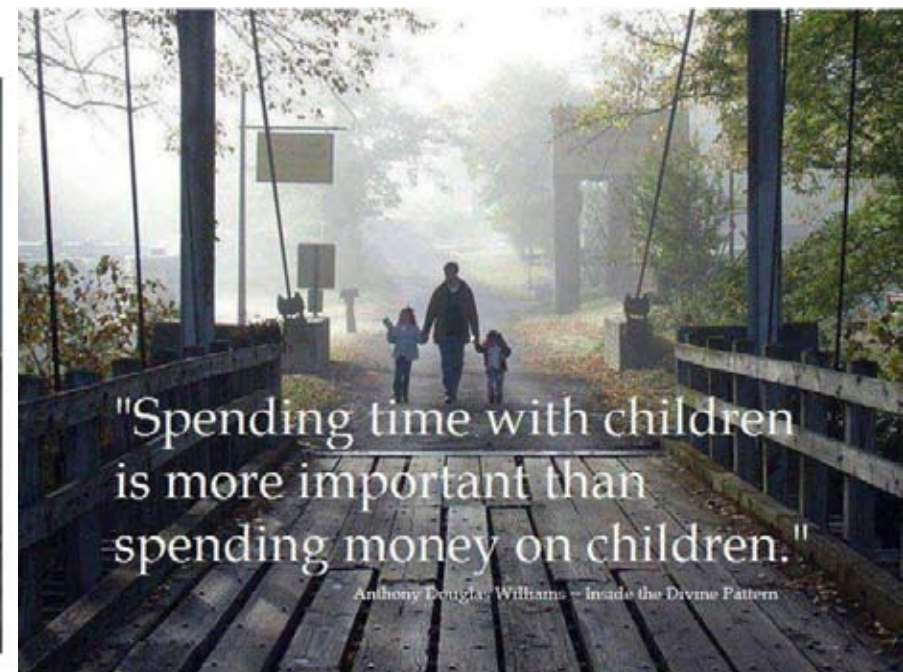


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Jim Bradley, MPP
St. Catharines

*Very best Christmas wishes to all
Port Dalhousie residents.*

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Some of the speakers at the Public Meeting Dec. 10, 2013

PUBLIC MEETING REPORT (CONTINUED)

did not have a good business plan or did not do proper due diligence. He also added that "the owners could do something if they put away their egos and worked with the Conservancy to come up with a plan that works for all sides and allows them to make their profit," acknowledging that profit is not a dirty word.

ACO President Longley, who drove from Toronto to attend, was the final speaker and made a number of interesting points based on his extensive experience. He said, "Your town, your community has been "raped" by this developer and like other victims of such a crime, your community has the right to have input into its rehabilitation." He suggested that Port Dalhousie needs not just tourism, but businesses that are viable, that attract young people, children, older people, businesses that are sustainable. He urged Council to move forward by forcing the developer to either build the OMB-approved project or sell it.

After listening to all the suggestions and comments in the lengthy public session, it was agreed that Next Steps should include:

- Summarizing the public input and presenting it to the full Council.
- Requesting Council action to repair the damaged buildings and,
- Forming a Citizens' Committee to finalize a vision and alternatives for Port. This vision would vary depending on whether the Tower project proceeds as approved by the OMB.

Hank urged everyone to get involved and participate in Port's renaissance by donating time or money. He and Carlos thanked the public for their valuable input and committed to keeping every one informed.



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"It is of such central importance to matters of healing that the oldest symbol of medicine in the West, the 'Caduceus', is based on a depiction of the two lateral channels winding about the central one. They cross at each chakra and end at the sixth where the two petals that traditionally represent the third eye emphasize the integrated awareness needed to provide a healing insight. The crisscrossing reflects how the energy moves away from center as it is drawn into expressing the conflicting impulses of polarization. The convergence at each chakra suggests that it is at these points where there are opportunities for one step after another of resolution and reconnection with the centering sense of the universal."

Excerpt from the book "Radical Healing" written by Dr. Rudolph Ballentine MD.

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BAY BEACH UPDATE

Subject: Bay Beach Condo Extension Denied!

Dear friends of Bay Beach,

Good news from last Monday's Council meeting! After months of closed-door sessions regarding the Bay Beach condo project, Council finally said "enough is enough" and denied Molinaro's request to take a longer period of time to move the project forward. Even more surprising ... the debate was held in open session!

To be specific, the debate involved Section 5(b) of the Purchase & Sale Agreement which was included for the benefit of the buyer (Molinaro). It states that the developer shall have until Dec 31, 2013 to secure at least 45 condo units unless both parties have agreed to grant an extension of time. If this condition is not satisfied or waived within the agreed-upon time period, Molinaro has the right to terminate the Agreement.

Molinaro has apparently sold only 16 condo units (that's what he recently told a reporter for *The Tribune*). In order to achieve his 45-unit goal, Molinaro asked to extend the deadline to June 30, 2015. Councillor Bob Steckley explained at Monday's meeting that he would prefer a shorter extension to Aug 31, 2014, adding that the June 2015 deadline would benefit Molinaro but not the Town. Councillor Paul Collard said he also had a problem with the June 2015 deadline. Acting CAO Rick Brady verified that **Council has no obligation to grant Molinaro's request for an extension.**

Councillor John Hill said he had great concerns with the June 2015 date. This is because the longer the delay, the less the community benefits will be worth. Molinaro is only required to spend a certain amount on each benefit (there is no cost escalation clause) -- when each "upset limit" is reached, the taxpayers must pick up the rest of the costs. Tom Kuchyt (Director of Infrastructure Services) verified that construction costs have escalated since 2010, which means that taxpayers will be required to pay a larger share of the costs. These costs could be substantial, especially for the road reconstruction and some of the other community benefits.

Councillor Don Lubberts agreed that the community benefits have been eroded. For example, he said the previous Council was promised \$200,000 of furnishings for the community pavilion, but it turns out we won't be getting any furnishings from the developer (the taxpayers will have to pick up the tab). In addition, we'll apparently be losing 30% of the taxable commercial space we were promised due to Molinaro's addition of a 2nd floor swimming pool (which was never approved by Council). Don also explained that back in 2010, the developer knew he would not be getting absolute title to the Bay Beach Lands (a requirement for condominiums). In fact, Council promptly approved Molinaro's request to seek absolute title at his own expense. However, Molinaro then waited more than a year to file an Application for Absolute Title! Councillor Lubberts concluded, "We've given Molinaro every opportunity to build this building. Look at what we've got now -- friends pitted against friends, a council chamber full of hatred, and conflict of interest lawsuits!"

Tempers erupted at times during the debate. In response to Councillor Stephen Passero's statement that the project has not moved forward in a timely way, several councillors adamantly denied his accusation, noting that the Site Plan and Cost Sharing Agreement were approved without delay in order to move the project forward. A better question would be: "Is Molinaro moving ahead at a speedy pace?"

At this point, Councillor Steckley moved to amend the resolution to grant Molinaro an extension to Aug 31, 2014 to secure at least 45 condo units. The amendment was defeated. The Council then voted on the original resolution to grant Molinaro an extension to June 30, 2015. The good news is that Councillors Lubberts, Steckley, Hill, and Collard voted "no" and this extension was also denied!

In summary, Council made an excellent decision to deny Molinaro's request for an extension of time. The Molinaro Group is a very experienced developer .. it is not the Town's obligation to accommodate their sluggish condo sales. We don't know what Molinaro will decide to do in response to Council's decision, but we do know that the longer this ill-conceived project continues, the more expensive it will be for us taxpayers!

We're all in this together. Thanks for your steadfast support.

Marcia

Editor's Note: Very interesting that Fort Erie's Council was sharp enough to put such a deadline clause in. This is something our City should do as well.



OUT & ABOUT

Dec. 2013
PAGE 6

Ted Gould

I like to find great places to eat breakfasts but I am concerned about the food being wholesome and cooked with love and pride in the served meal. This quest often takes me all over the Niagara Region and I have found some great breakfast spots. If you are out and about the Falls, I recommend you try **Savoury and Sweet** on Bridgewater St. in Chippawa. The restaurant is simple and unpretentious and you can tell that considerable time and effort goes into each dish. I have sampled both breakfast and dinner menus and for home cooked style meals, they are hard to beat. European home made classic meals are their specialty, made from scratch like schnitzels, stews and goulash. Desert crepes are on the top of my list with gluten free and vegan options available. Preparing food that way takes time so if you are looking for a quick in and out dinner, head for a fast food place but, if you like healthy food prepared with a lot of care, this is the place. Tamas and his wife Ilona(chef) make you feel like long lost friends coming for a home visit.

For breakfast their 3 Egg Cheese Omelette with mushroom, tomato, onion and red peppers, toast and jam is my favourite and at a great price.

Savoury & Sweet is directly across the river from Tim Hortons in Chippawa and the views of the river are great while enjoying the wholesome food.



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Port Dalhousie Carol Sing - December 7, 2013 on Murphy's Restaurant's Patio

On Saturday, December 7th the Holiday season was welcomed with cheerful carols on Murphy's Restaurant Patio. Approximately forty carolers participated in the Port Dalhousie Conservancy's first annual Port Dalhousie Carol Sing, on a beautiful cold winter's evening. The Donatelli family, owners of Murphy's restaurant, were generous hosts for the evening. Chris and Susan McLaughlin led the carolers in song while Paul Waite accompanied them on the piano.

We would also like to thank MPP Jim Bradley and Councillor Bruce Williamson for attending.

Many carolers warmed up enjoying drinks and a meal after the singing. Community Care benefitted by the generous contributions of the carolers and Murphy's contributed a portion of the evening sales to support the Port Dalhousie Conservancy.



*The holiday season brings forth an array of emotions and memories,
as well as a sense of togetherness;
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Our Environment

37 million dead bees on Ontario farm



Even while tens of millions of bees die, Health Canada isn't doing anything.

On December 1, the European Union imposed a two year ban on neonicotinoids, the pesticide manufactured by Bayer that scientists have tied to the massive

global bee die-off. It's a bold step and not a moment too soon. With up to a third of all honeybees vanishing each winter, beekeepers are saying that we are "on the brink" of losing our crops' vital pollinators.

The Canadian government agency in charge, Health Canada, has been dragging its feet for years. But we need a pollinator-friendly policy now, to ensure a safe, sustainable environment for future generations.

It's not an exaggeration to say we owe our prosperity and even our survival to millions of bees. Bees are responsible for pollinating over 30% of world's food supply, and they help generate over hundreds of billions to the global economy. And bees are dying worldwide. This summer, a shocking 37 million bees were reported dead across a single farm in Ontario. Bee die offs aren't one off incidents -- in China, the situation has gotten so bad that farmers are forced to hand-pollinate their trees.

SumOfUs.org have been right at the front of the global campaign to save our bees. Over 360,000 of us have already demanded that Bayer drop the lawsuit to stop the two-year neonicotinoid ban in Europe. We also came together to fight Bayer at a huge independent garden store show in Chicago, where the German chemical maker was out in force. Tens of thousands from the Canadian SumOfUs community also took action to **demand that big stores Home Depot and Lowe's stop selling the bee killing chemicals.** Now, we need to ask Health Canada to take action to save the bees.

You can bet the pesticide manufacturers are shovelling cash at lobbyists in order to continue selling their poisonous products in Canada. But we're not here to protect corporate profits, we're here to protect our ecosystem to ensure our future.

[Angus Wong, SumOfUs.org](http://www.sumofus.org)

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PAGE 8

Dec. 2013

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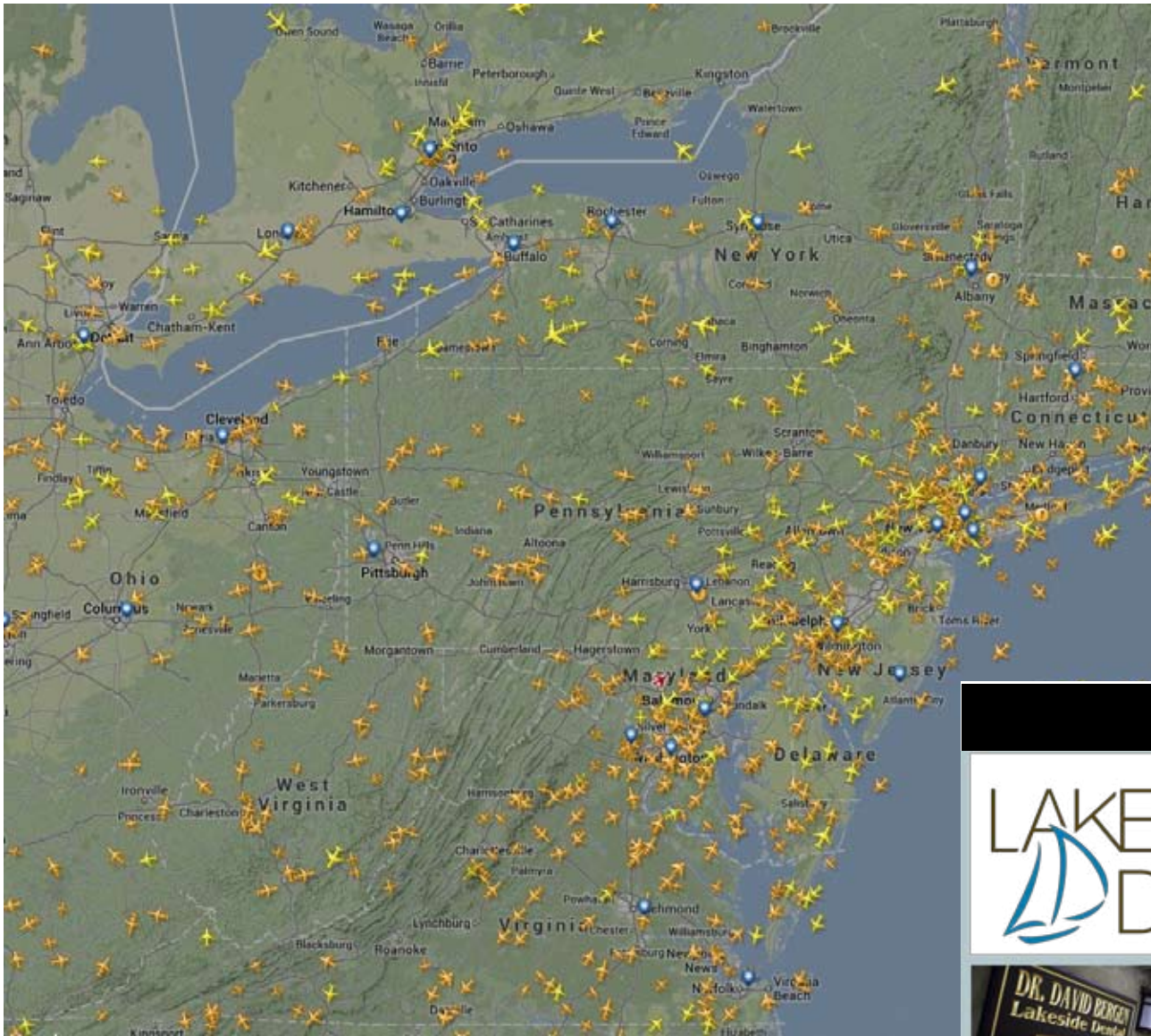
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CAROL SING - DEC. 7, 2013

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Dec.10, 2013 Public Meeting re Port

TORONTO MAPLE LEAF HOCKEY QUIZ

1. Which of these years was the last time the Maple Leafs brought home the Stanley Cup during the 20th century?
1972 1967 1935 1963
2. How many jerseys did the Leafs retire in the 20th century?
6 4 7 2
3. The first two jerseys retired were Barilko and Bailey?
True False
4. Who scored the last goal at Maple Leaf Gardens?
Mats Sundin Bob Probert Wendel Clark Sergei Berezin
5. How many teams has Wendel Clark played for?
5 6 3 2
6. How many Stanley Cups did the Leafs win during the 20th century?
13 18 24 15
7. In what year were the Maple Leafs 'born'?
1931 1944 1965 1927
8. Which president of the Maple Leafs is well known for the award named after him?
Conn Smythe Art Ross Norris Lady Byng
9. Who beat out the Leafs in 1999-2000 to stop their run for the cup?
Philadelphia Flyers New Jersey Devils
Dallas Stars Buffalo Sabres
10. Against which team did the Leafs suffer the most injuries in 1999-2000?
New York Rangers New Jersey Devils
Ottawa Senators Montreal Canadians

Answers on page 19

Ruth Beekhuis, MSW, RSW
and
Don Neufeld, MSW, RSW



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Facebook Photo posted by Bill Stevens, noted historian

Where is this location? Answer on page 19

MUNICIPAL BEACH AREA RESIDENTS NEARLY HAD A VISITOR

The ship below was spotted periously close to the shore in late November after dragging its anchor in high winds (unnoticed by the crew) until a call from the Seaway alerted them to the problem. It managed to back away from the shallow shore and head for deeper waters while waiting for its turn for entrance to the Welland Canal.



“As I walked out the door toward the gate that would lead to my freedom, I knew if I didn't leave my bitterness and hatred behind, I'd still be in prison.” — Nelson Mandela

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Editorial Team's Holiday Thoughts

At this holiday season we would like to take this opportunity to thank all of you for your support, your interest and your encouragement throughout this past year. It has been a difficult year for Port to say the least but it is our hope that next year will be a year of new beginnings and a new hope for the future. In this holiday season, let us remember that we have more in common with each other than what separates us.

As we get set to enjoy the blessed peace that is Christmas, the burning flame of hope that is Hanukkah, and any other faith you celebrate, may we go forth into the New Year remembering all the blessings we now enjoy - good neighbours, good friends and family. With each new beginning there is always a path that will open up to reveal the road not yet taken and this road can lead us to the next phase in our journey together.

It is our hope that you have found the Port Reporter of interest and of value to you. As we continue this journey together we hope that the Port Reporter will be able to help along the way with information, some motivation, inspiration, humour and enhance day-to-day life in our community and the renewal effort in Port's commercial core.

Response to a Letter to Editor - Standard

Response to letter from
A. Marlow

Published December 6, 2013.

PAGE 11

Dec. 2013

The Standard has provided balanced reports on the pillaging of Port Dalhousie's heritage district so it's sad to see so many errors in Mr. Marlow's letter. Plan One by the 'revitalization group' was rejected by Planning and never was voted on by City Council.

Plan Two, launched as an original design, repeated the basic elements of condominium tower, under-ground theatre, and upscale hotel. The citizens group now known as Port Dalhousie Conservancy joined the City in opposition at the Ontario Municipal Board Hearing. The developer won and secured everything asked for, including a 200 feet tower in a storey and a half limit zone. Who can forget the promises of 800 full time, year round, jobs?

Port Conservancy has said repeatedly it accepted the OMB ruling. All it asks is that the developer accepts and honors that ruling it fought to secure. Five years later we see weeds, garbage, abandoned and derelict Heritage structures. No signs of pride in ownership, just an eyesore littered with broken promises.

Home owners in Port maintain their properties and pay taxes that help subsidize services for developments.

If the Conservancy has ideas for the future prosperity of Port, taking advantage of our priceless Heritage, maybe we should listen to them. Maybe even the developer might be interested.

Sincerely,

Brian Leyden

Brian Leyden
Former President,
St. Catharines and District Chamber of Commerce.

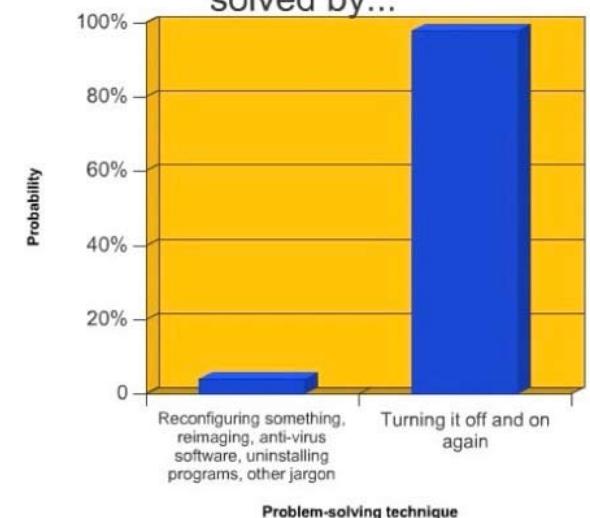
WELLAND CANAL CLOSING 2013

The Welland Canal will remain open until 23:59 hours on December 26th.

Any transits of the Welland Canal after that date, if permitted, will be subject to prior written agreement. Arrangements are to be made at our St. Catharines office.

Vessels will be allowed to transit the Welland Canal up to 19:30 hours on December 31st, weather and operating conditions permitting.

Likelihood of a computer issue being solved by...



Welland Canal Update

RECONSTRUCTION OF SEAWAY TIE-UP WALLS TO INJECT ALMOST \$100 MILLION INTO REGIONAL ECONOMY

Oakville based Dufferin Construction has been awarded a contract to replace a series of ship tie-up walls on the Welland Canal. The contract, which entails the removal of the present timber tie-up walls and the construction of new tie-up walls using steel and concrete, is valued at \$86 million. The balance of the funding envelope is dedicated to engineering, the purchase of various supplies, and inspection activity. (Our thanks to Rodger St. Amand for sharing his photos)



You Don't See Many Tugs This Size



Community Thank You Email

PAGE 12

Dec. 2013

Thank you to the Mayor and Councillors Burch, Dodge, Elliot, Stack and Williamson and any others I may have missed, for attending last night's meeting. Sorry you had to leave early Councillor Stack because you missed some excellent comments. I heard words like: frustrated", "embarrassed", "we have been had", "the community has been raped" coming from members of the Port community as well as from the wider city population. All of this points to the fact that it is time that all the players: City Council, Port Dalhousie Conservancy, developer and representatives of the public, get together and in a frank, open discussion put their cards on the table and come up with a solution to this impasse in Port's commercial core.

First and foremost something must be done to make sure that the buildings on the street facing the lock are preserved until any decisions are made. As was mentioned we are less than 2 years away from the Pan-Am games and we can't leave Port in this state any longer. The people of Port are a proud community: proud of their heritage, proud of all the wonderful natural beauty shared by the city and visitors alike. I urge you to make this situation a top priority and work towards a solution in an open and transparent manner.

Sincerely,

Patricia Waters

The Wednesday Night Out Of The Cold Program

Thank you friends for your overwhelming support of the Wednesday Night Out of the Cold Program, through you we were able to put together two wonderful teams - a team to prepare the food and a team to set up for the evening's activities.

We are still looking for volunteers to enhance our Thursday Morning Clean Up Team. If you have an hour or so to spare on Thursday mornings from 7 AM TO 8 AM, please call me at 905-935-1168.

Happy Holy-Days!
gloria



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**WELL ANOTHER
DAY HAS
PASSED, AND I
HAVEN'T USED
ALGEBRA ONCE.**

ACO'S 2013 ANNUAL AWARDS: Thorold's Pam Minns Recognized for her Outstanding Preservation Advocacy

November 15, 2013

The Architectural Conservancy of Ontario is pleased to announce the winners of this year's Annual Awards. The awards were presented at the organization's Annual Dinner held in Toronto this past Friday, November 8th, at the Toronto Arts and Letters Club. This year's annual dinner also marked the 80th anniversary of the founding of the ACO in 1933. A commemorative book, *80 for 80: Celebrating Eighty Years of the Architectural Conservancy of Ontario*, is coming out shortly.

A.K. (Alice King) Sculthorpe Award for Advocacy

For more than 25 years, Pamela Minns has been a tireless advocate for conservation and renewal of downtown heritage streetscapes throughout the Niagara Region. The restoration of her beloved Thorold downtown is a direct result of Pamela's years of research, coordination, and advocacy. "In her hometown of Thorold, there were only a handful of properties that had received designations under the Ontario Heritage Act as historically important, and the commercial district of Front Street — lined with century-old buildings — had been allowed to deteriorate into a sketchy district with decaying structures.

Fast forward three decades and things in Thorold have changed — dramatically. The little city now boasts no less than 50 properties with historical designations with more planned, and Front Street has become a poster child for rejuvenating a heritage area, with once tired old buildings being restored to their former glory at a blistering pace" (Niagara This Week). She applauds the Thorold Business Improvement Area for recognizing the importance of heritage.

Downtown Thorold Forges Ahead!

I must respond to your remarks about the Keefer Mansion Inn in Thorold which you mentioned in an email as having closed. The Inn has merely changed its format and is now operating as a B&B type of operation without the full services of a restaurant every day where it is necessary to have a chef on staff 7 days a week. They also do special events which are planned ahead, as well as weddings - they have built a chapel right beside the Inn.....so they are not closed by any means, but have changed their services. I am sure it would still be possible to arrange a dinner there during the 2015 conference, if it were planned ahead. The building is owned by the City of Thorold and leased on a long-term lease to Phi Ritchie who is still promoting the business there. He has regular events there, e.g.. what he calls "Dinner and



Dialogue" with notable people from the Region speaking at a 3-hour dinner meeting---- so it is not closed by any means.

PAGE 13

Dec. 2013

Work in the Thorold downtown is still underway, and I have just seen more plans for more buildings --- so by 2015 the street should be almost finished and in good shape. It is getting better all the time, and the Old Fire Hall, as you know, has been completed and is gorgeous and now houses a high end clothing design business which operates world-wide ! A downtown streetscape master plan is also underway, which would complete the look of the whole BIA area. The Quebec Bank building has won an award for its restoration and an additional award has been applied for through Heritage Canada Foundation.

So, we are definitely open for business; I just wanted to explain the new set-up for the Keefer so that it is not misunderstood.

Pam Minns



*We wish you happy
holidays and a wonderful
new year,*

Bruce Williamson and family.



The Port Reporter
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 Todd Hildebrand

The Port Reporter is a not-for-profit, community-information newspaper published by volunteers since 2005. The paper focuses on issues relating to the St.Catharines waterfront, the preservation of our heritage across the City and encouraging City residents to work together to improve our environment. It is currently published quarterly, usually in March, June, September and December. 2,200 copies are delivered to homes in Old Port Dalhousie and surrounding area including Cole Farm, Regatta Heights, Westport-Dalemere, St. George's Point and Michigan Beach. It is also available at the Main St. Avondale, City Hall, Public Libraries and various business establishments.

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www.Port Reporter.org

So many of you have asked how to access the Port Reporter -either because you live locally but outside the distribution area or out of town. We have listened and those of you with Internet access can now go to www.Port Reporter.org and view not only the current issue but any past issue going back to 2005. All the great articles and history are there and so are all the advertisements should you be looking for a specific supplier. Also, the Advertising Rates are there if you or someone you know wants to place an ad. The ad rates are VERY reasonable and every ad helps the volunteers keep the community informed.



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Nelson Rolihlahla Mandela



Mandela in Johannesburg, on 13 May 2008

President of South Africa

In office

10 May 1994 – 14 June 1999

Nelson Mandela's passing this past week was felt throughout the world. His story is one of remarkable endurance, perseverance and compassion. He is held in deep respect within South Africa, where he is often referred to by his Xhosa clan name, Madiba, or as Tata ("Father"); he is often described as "the father of the nation".

A personal tribute to the World's Hero:

PAGE 14

Dec. 2013

For much of my life, especially, when I used to march in the anti-apartheid rallies, chose not to buy South 'African' goods, advocated and signed petitions,..... I heard people say:

'it will never change',
 'what can one person do',
 'people don't really care about these types of things',
 'the power interests have too much to lose to let THAT happen'

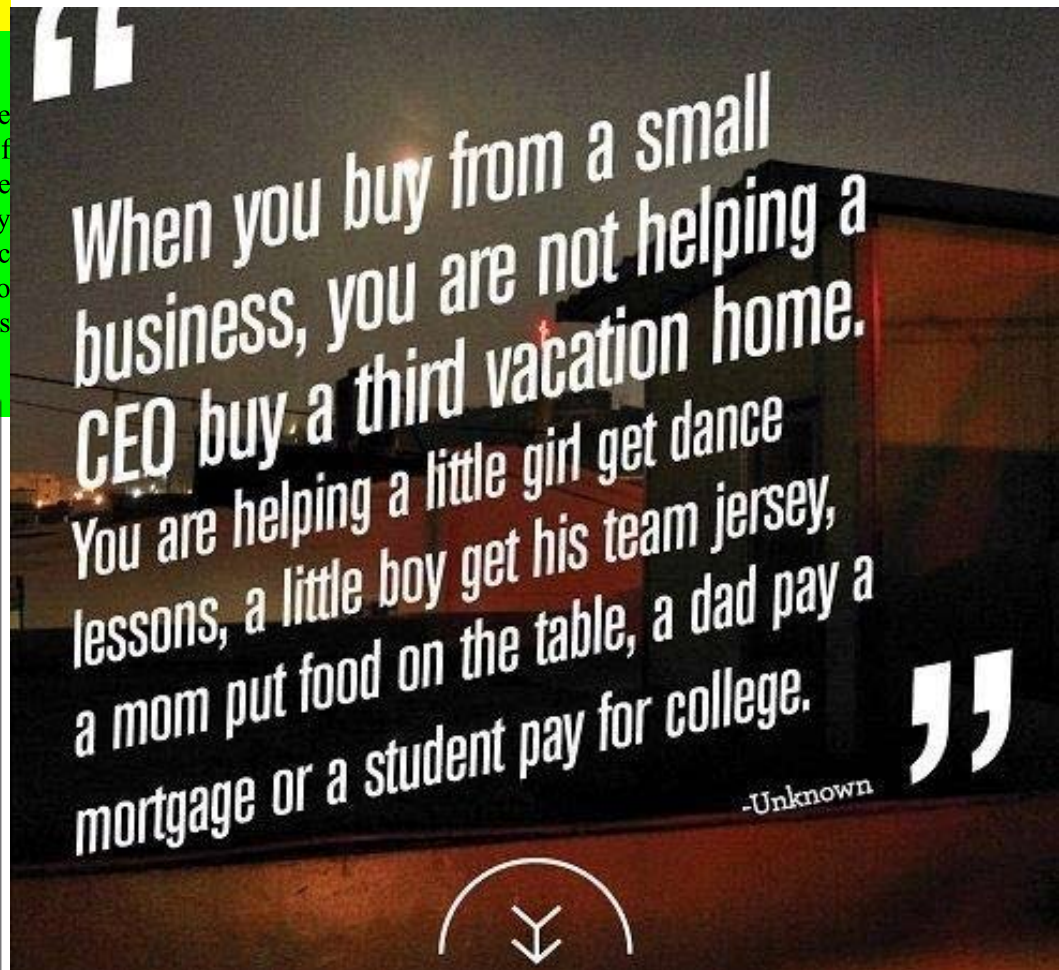
YOU, MADIBA PROVED THEM WRONG!

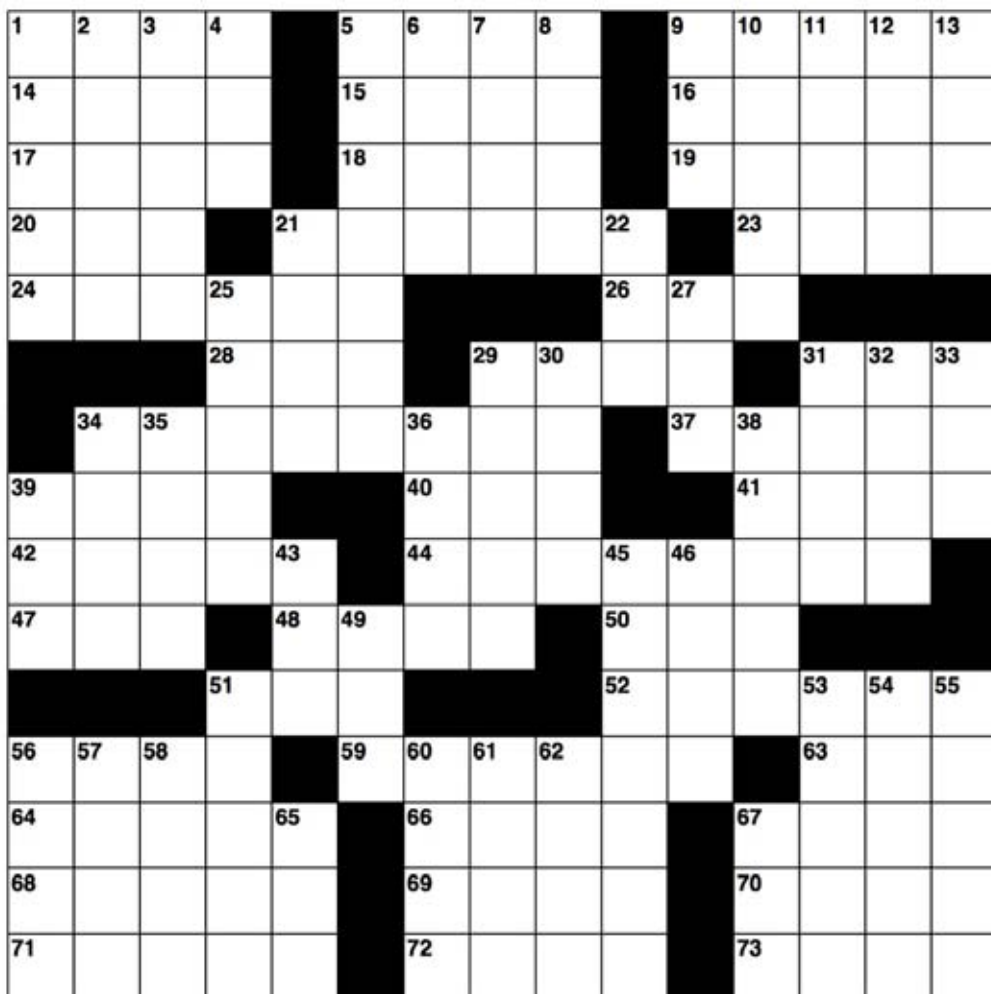
And now, I still hear it when I advocate for change,

BUT NOW MADIBA, I SAY, "NELSON MANDELA DID IT, SO CAN WE!", "HE NEVER GAVE UP, NOR MUST WE".

UBUNTU

'I am, because of you'
 gloria grace simon-gould





ACROSS

- 1 Mast
5 Cola
9 Conduct
14 Hill
15 Opera solo
16 Ascend
17 Sparse
18 Honey makers
19 Popular condiment
20 Spanish "one"
21 Hand wear
23 Marsh grass
24 Tiny tree
26 Clod
28 Not max
29 Frigid
31 American Kennel Club (abbr.)
34 Unlawful
37 Big water pipes
39 Sneak a look
40 Usage
41 Clench you teeth
42 Partly frozen rain
44 Least tall
47 Unwell
48 Not difficult
50 Long time
51 Fasten
52 Commuter train company
56 Engrossed
59 Slip by
63 Gone by
64 So long
66 American river
67 Change position
68 Large
69 Former W. German capital
70 Cow
71 Petitions to God
72 Potato sprouts
73 Meditation

DOWN

- 1 Clean thoroughly
2 Softness
3 Baseball player Hank ___
4 Caviar
5 Fastening with a cable
6 Dunking cookies
7 Capital of the Ukraine
8 Move carefully
9 Ship initials
10 Ascot
11 Well
12 Otherwise
13 Study a book
21 Get
22 Sun's name
25 Fire product
27 High naval rank (abbr.)
29 Undemanding
30 Fake butter
31 Put on ___
32 Loop
33 Central Standard Time
34 Hale
35 Rotate
36 Fret
38 Broker
39 Pounds per square inch
43 Ball holder
45 Whys
46 Volume
49 Admiration
51 Narration
53 2:1. for example
54 Growing older
55 Asian nation
56 Inclined plane
57 6th month (Jewish calendar)
58 .16 of an inch
60 Ear part
61 Sailors "hey"
62 Yearn
65 Distress call
67 Heavens

Solution for crossword on
Page 17

"No one is born hating another person because of the color of his skin, or his background, or his religion. People must learn to hate, and if they can learn to hate, they can be taught to love, for love comes more naturally to the human heart than its opposite."
— Nelson Mandela

Citizens of St. Catharines and Niagara: We Need YOUR Help

Please remember that all our funding comes from contributions from people like you who care about Port's unique heritage.

PLEDGE FORM

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YES! I would like to help this cause with my donation.

NOTE: Donations are tax-deductible and an income tax receipt will be issued.

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Reference: Port Dalhousie Heritage Fund

Credit card donation in the amount of \$_____ will be charged to my VISA Master Card.

Name on card: _____ Card Number: _____ Expiry Date of Card: _____

I pledge \$_____ a month for _____ months totalling \$_____.

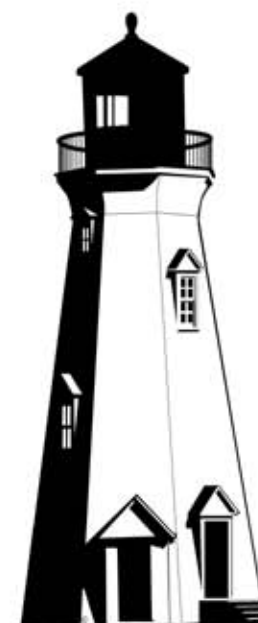
Enclosed are _____ post dated cheques for \$_____ each or charge my credit card as above \$_____ per month.

Name (please print): _____ Address: _____

Phone: _____ E-Mail: _____

Signature: _____

I would like to volunteer to work with ACO-St. Catharines. Please contact me.



Mail this Completed Pledge Form, including your donation to: ACO-St. Catharines, P.O. Box 28049, 600 Ontario St., St. Catharines L2N 7P8.

The Architectural Conservancy of Ontario (ACO) is a registered charity founded in 1933 to help preserve Ontario's architecturally-significant landscapes and structures. The St. Catharines Branch was established in 2006.

City Planning- Getting Beyond the Adversarial System

City Planning is broken! Currently poor development planning pits communities against each other, city planners against citizens and politicians and everyone against developers in an adversarial system that costs a fortune, and disempowers both citizens and municipalities alike. This process does little but sow the seeds of future conflict. Planners are terrified of being labeled as anti-development even if all they are doing is upholding the approved planning policies. Councils are subject to political pressures and feel caught in between. They find themselves in a conundrum: do they support whatever the planning department recommends or do they agree to override their staff, supporting the developers' position, and disregarding planning policies. The OMB, which knows little about the local community, is supposed to be a neutral arbiter of such disputes ends up being a pro-development body which sees its role mainly as overriding the public will and making sure that NIMBYs don't rule the day. The OMB self-righteously sees itself as representing the real public interest, namely economic growth. We have to be cognizant that the mere expenditure of money does not automatically equate with real growth.

It has become painfully apparent over the past several years that many of these battles may well have been unnecessary, if we all had followed the rules and unitedly supported them. If city council had followed the rules in the first place back in the summer of 2006 regarding the "tower project," there would have been no reason for the battle at all. By-laws cannot be treated as disposable items and individual property rights should not trump rules that have been collectively agreed to. This is not being a NIMBY, it's just common sense. Rules are there for a reason, namely so that everyone knows what is going to happen and that developers know the boundaries of what they can plan. In the absence of clarity, developers may feel authorized try almost anything just to test those boundaries and they will have plenty of rented experts to help them.

The city plans virtually nothing when it comes to private development, they simply respond to proposals made by others. I read the most recent version of the St. Catharines zoning by-laws and in some respects, they appear to be little more than a backward look outlining what has already happened rather than a vision for the future of St. Catharines. When a developer comes up with a scheme, that clearly violates the existing by-laws and guidelines, the city first measures it against what exists and then determines which by-laws need to be broken or modified to make it work. Then politicians decide how badly they want it. The city will plan infrastructure and projects on public land but when privately owned land is developed they have demonstrated a tendency to be passive observers with the result that developers are able to do almost whatever they want. This is a recipe for disaster.

It is high time that we look at the planning process differently, for the good of the community and to provide certainty for developers.

Hank Beekhuis

President - Port Dalhousie Conservancy

Homemade Vaseline <http://www.littlehouseliving.com/homemade-vaseline.html>

What You Need:

- 1 ounce or 1/8 cup beeswax
- 1/2 c. olive oil

Mix the ingredients together in a saucepan and heat on a very low heat until the beeswax has melted. While it's warm, pour into a jar or another container. Use as you would Vaseline!

This recipe made enough to put in a [little glass jelly jar](#).

For beeswax I really like buying those [beeswax pellets](#) versus the blocks. They are so much easier to measure for projects like this instead of trying to cut a chunk off a large block. I haven't found the pellets to be much more expensive than the blocks either. You also want to make sure you stick with the yellow versus the white, as the white have been refined and stripped of many natural properties.

Canada dead last in ranking for environmental protection

The Washington-based Center for Global Development ranks Canada last when it comes to environmental protection. Canada "has the dubious honor of being the only CDI country with an environment score which has gone down since we first calculated the CDI [in 2003]," the report said. "This reflects rising fossil fuel production and its withdrawal from the Kyoto Protocol, the world's only treaty governing the emissions of heat-trapping gasses. Canada has dropped below the U.S. into bottom place on the environment component."



Some of the speakers at the Public Meeting Dec. 10, 2013





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Outlet Collection at Niagara set to open May 2014



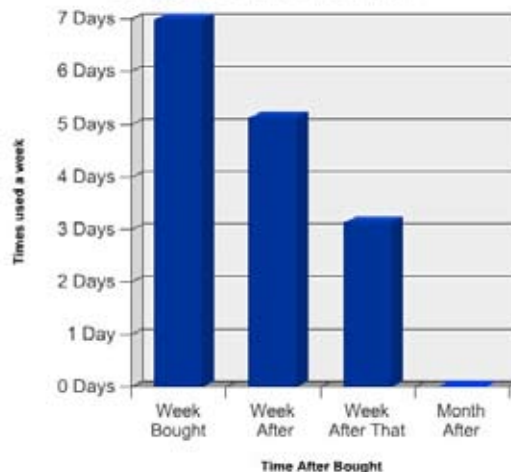
<http://www.youtube.com/watch?v=szjmC4NiOYo>



Puzzle
p. 15
solution



Usage of a Home Gym



GraphJam.com

Construction is well underway on the site of The Outlet Collection at Niagara, an outlet shopping centre project in Niagara-on-the-Lake, Ontario.

Slated to open in May 2014 following an investment of nearly \$200 million, the new outlet centre will feature close to 100 marquee retailers and coveted collections for value-seeking shoppers including Banana Republic, Bench Outlet, Brooks Brother Outlet, Calvin Klein, Forever 21, Gap Outlet, Izod, Michael Kors Outlet, Naturalizer, Osh Kosh, Tommy Hilfiger and Van Heusen. Bass Pro Shops has chosen this location to open their third anchor store in Canada. The mall is located beside Leon's and is opposite the White Oaks Resort & Spa.

It will be made up of eight buildings in Phase 1, totaling nearly 500,000 square feet of gross leasable area, including a 77,000-square-foot Bass Pro Shop and will also have two big-box stores, restaurants and a food pavilion. The mall will also have an event area for a farmer's market and gathering place and will feature Niagara food and wine. A second phase would add 720,000 sq. ft.

It will offer both enclosed and open-air shopping. Ivanhoe Cambridge owns and manages malls across Canada, including Vaughan Mills premier outlets. The Niagara centre will be the company's first open-air outlet mall and will build on its Mills concept, said David Baffa, senior vice president, retail development for the central region. He said Niagara-on-the-Lake's climate, with little snow, is ideal for the open-air concept. Coverings between buildings will be in place to keep shoppers weather protected.

Photo Quiz (page 10)
Answer-

It is the Avondale Store on Main St.

PAGE 17

Dec. 2013



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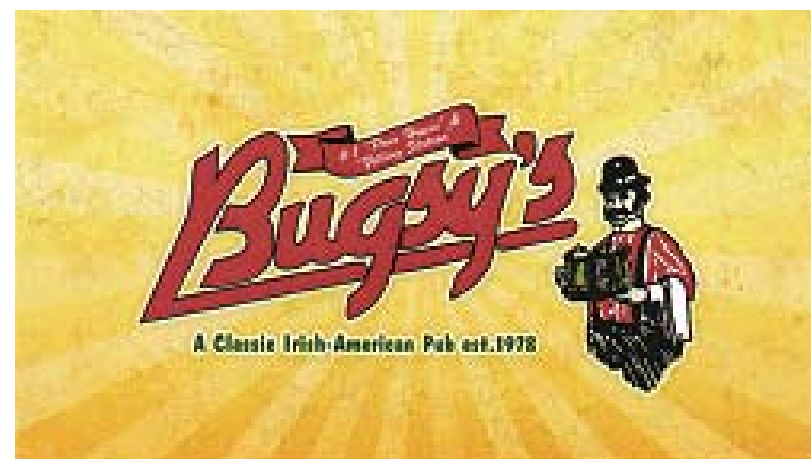
Kingston Penitentiary (known locally as **KP** and **Kingston Pen**) is a former **maximum security prison** located in **Kingston, Ontario**.

Originally constructed in 1833–1834, and officially opened on June 1, 1835 as the "Provincial Penitentiary of the Province of Upper Canada," it was one of the oldest prisons in continuous use in the world at the time of its closure. Kingston Penitentiary was one of nine prisons in the Kingston area which range from low-security facilities to the maximum-security facilities Kingston Penitentiary and **Millhaven Institution** (which was initially built to replace Kingston Pen).

Kingston Penitentiary Tours

Tickets were **SOLD OUT** shortly after going on sale. Tours ran from Friday, November 1 to Monday, November 18th.. Tickets were sold in advance for \$20. Children up to the age of six were free and did not require a ticket for entry. A maximum of six tickets could be purchased.

An initial three weeks of tours of 178-year-old Kingston Penitentiary, which closed on Sept. 30, started only mere days later and drew national attention and proved wildly popular. The first block of \$20 tickets, 7,000 in total and offered only online, sold out within two days despite the event,



benefiting the local United Way, not even being advertised.

Correctional Service of Canada, which is a national partner of Habitat for Humanity, then offered up a three-week block of prison tours to Habitat for Humanity Canada, starting Nov. 6 and finishing up Nov. 24. A second block of the 2,400 tickets sold out in under a half hour. Ticket purchasers for the 90-minute tour came from as far away as British Columbia and Nova Scotia.

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SCANDAL OVER ILLEGAL CAMPAIGN CONTRIBUTIONS UPDATE: TWO AND A HALF YEARS LATER ELEANOR LANCASTER STILL AWAITS JUDGE'S DECISION

In our Fall edition, we reported that Eleanor Lancaster was cross-examined for hours by lawyer Tom Richardson -who has also acted for Port tower developer Dan Raseta who overcontributed to a number of candidates in the 2010 municipal election. Mr. Richardson is arguing that Eleanor, a community volunteer, former Regional Councillor and Golden Jubilee Medal recipient is not pursuing this in the public interest but, because she is conducting a vendetta against Mr. Raseta because she was opposed to the Port Dalhousie tower.

It has been a long ordeal for Eleanor as she fights for integrity in politics and a level playing field. However, although a decision from Judge Quinn of the Ontario Superior Court was expected in November, as we went to press no decision had been rendered.

Eleanor's struggle mirrors similar highly-publicized legal battles over campaign overcontributions, robocalls, etc. in the most recent municipal and federal elections. Below is a brief history of Eleanor's battle.

CHRONOLOGICAL HISTORY

March 27, 2011 – Port tower developer Dan Raseta spoke about his large spending to support certain candidates and how businesses that share owners or directors can each contribute the \$750 maximum to the same candidate.

July 4, 2011 – Eleanor Lancaster filed request for audit of expenses of candidates Rigby, Petrowski, Dorsey, Harris, Siscoe and Stack alleging they violated Municipal Elections Act (MEA) by accepting overcontributions from related companies. Raseta immediately reversed his previous position and one of his lawyers wrote candidates asking them to pay money back.

Answers –hockey quiz page 10

1. 1967

2 The correct answer was 2

The Maple Leafs have honoured 8 other jerseys but their numbers are still being worn. Those include, Syl Apps, Ted Kennedy, 'Turk' Broda, Johnny Bower, 'King' Clancy, Tim Horton, George Armstrong, and Charlie Conacher.

3. True

4. The correct answer was Bob Probert

The final game was played February 13th 1999 against the Chicago Blackhawks, The same team that opened the Gardens on November 12, 1931. Both games resulted in a loss for the Toronto Maple Leafs.

5. The correct answer was 6

He's spent most of his time in Toronto (85-94, 95-98), but has also played for the Quebec Nordiques (94-95), NY Islanders (95-96), Tampa Bay (98-99), Detroit Red Wings (98-99), and the Chicago Blackhawks (99-00).

6. The correct answer was 13

All of these victories were over original six teams. New York Rangers, Detroit Red Wings, Chicago Blackhawks, and Montreal Canadiens.

7. The correct answer was 1927

On February 14th, the Toronto St. Patricks evolved into the Maple Leafs.

8. Conn Smythe

9. The correct answer was New Jersey Devils

10. The correct answer was Ottawa Sentators

Games against Ottawa in that year included injuries to Mats Sundin, Danny Markov, 2 to Yanick PEARREault (including a broken arm, at the hands of Tom Barasso as a Pittsburgh Penguin, and knee injury that has taken him out for 6 months.) Nik Antropov, and the ever serious Bryan Berard (potentially career ending eye injury).

July 20, 2011 -The Compliance Audit Committee held its hearing on the 4 City candidates identified by Ms. Lancaster (Rigby and Petrowski are spared a hearing on a technicality). Each candidate claimed they did not realize it was wrong to accept the overcontributions. Hearing Chair rejects all four audit applications because they paid the money back.

February, 2012 - Eleanor decided these violations were too serious to just let them drop and took the Committee's decision to the Ontario Court of Justice. Judge Harris "ruled an audit into the campaign finances of several St. Catharines candidates in the 2010 municipal election isn't necessary".

July 20, 2012 – The candidates claimed court costs totalling \$20,000 and their lawyer Patrick Maloney attacked Eleanor's character. Judge Harris ordered Eleanor to pay a total of \$13,600 in costs to the candidates for asking for audits as any citizen has the right to under the MEA. This is in addition to her own legal expenses.

October 9, 2012 – Eleanor had appealed Judge Harris' ruling to Ontario Superior Court and Judge Quinn supported Judge Harris: "While it is 'undisputed' that Matt Harris, Mat Siscoe, Len Stack and Brian Dorsey accepted illegal campaign contributions, Judge Quinn said it is also undisputed that they returned the money as soon as they learned of the illegality, as required by the Ontario Municipal Elections Act".

Fall, 2012 – Eleanor appealed Judge Harris' costs award to Judge Quinn and she continues to strongly believe that letting the mistakes go gives candidates across Ontario carte blanche to take over-donations, use them and then pay them back months later.

Spring, 2013 - Before ruling on Eleanor's appeal of the costs award, Judge Quinn asked her to allow herself to be Cross Examined by lawyers from Sullivan Mahoney (this is the firm acting for the candidates who admitted receiving overcontributions and that also has acted by Messrs. Raseta and Terrio who admitted overcontributing).

July 5, 2013 –Eleanor refused to be intimidated by the threat of the Cross Examination. She was Cross Examined for hours by lawyer Tom Richardson who was quite aggressive in his questioning and said he was trying to show that Eleanor is not really doing this in the public interest.

December, 2013 – She awaits Judge Quinn' decision originally expected in November. If the costs award is upheld this would amount to a successful SLAPP suit (Strategic Litigation against Public Participation) of the type frequently used in the US to keep concerned citizens from becoming involved. It will be an overpowering deterrent that will keep citizens from getting involved in the future and the MEA will have no enforcement process at all.

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What he valued most

A young man learns what's most important in life from the guy next door. It had been some time since Jack had seen the old man. College, girls, career, and life itself got in the way. In fact, Jack moved clear across the country in pursuit of his dreams. There, in the rush of his busy life, Jack had little time to think about the past and often no time to spend with his wife and son. He was working on his future, and nothing could stop him.

Over the phone, his mother told him, "Mr. Belser died last night. The funeral is Wednesday." Memories flashed through his mind like an old newsreel as he sat quietly remembering his childhood days.

"Jack, did you hear me?"

"Oh, sorry, Mom. Yes, I heard you. It's been so long since I thought of him. I'm sorry, but I honestly thought he died years ago," Jack said.

"Well, he didn't forget you. Every time I saw him he'd ask how you were doing. He'd reminisce about the many days you spent over 'his side of the fence' as he put it," Mom told him.

"I loved that old house he lived in," Jack said.

"You know, Jack, after your father died, Mr. Belser stepped in to make sure you had a man's influence in your life," she said.

"He's the one who taught me carpentry," he said. "I wouldn't be in this business if it weren't for him. He spent a lot of time teaching me things he thought were important...Mom, I'll be there for the funeral," Jack said.

As busy as he was, he kept his word. Jack caught the next flight to his hometown. Mr. Belser's funeral was small and uneventful. He had no children of his own, and most of his relatives had passed away. The night before he had to return home, Jack and his Mom stopped by to see the old house next door one more time. Standing in the doorway, Jack paused for a moment. It was like crossing over into another dimension, a leap through space and time. The house was exactly as he remembered. Every step held memories. Every picture, every piece of furniture....Jack stopped suddenly.

"What's wrong, Jack?" his Mom asked.

"The box is gone," he said.

"What box?" Mom asked.

"There was a small gold box that he kept locked on top of his desk. I must have asked him a thousand times what was inside. All he'd ever tell me was 'the thing I value most,'" Jack said.

It was gone. Everything about the house was exactly how Jack remembered it, except for the box. He figured someone from the Belser family had taken it.

"Now I'll never know what was so valuable to him," Jack said. "I better get some sleep. I have an early flight home, Mom."

It had been about two weeks since Mr. Belser died. Returning home from work one day Jack discovered a note in his mailbox. "Signature required on a package. No one at home. Please stop by the main post office within the next three days," the note read.

Early the next day Jack retrieved the package. The small box was old and looked like it had been mailed a hundred years ago. The handwriting was difficult to read, but the return address caught his attention.

"Mr. Harold Belser" it read.

Jack took the box out to his car and ripped open the package. There inside was the gold box and an envelope. Jack's hands shook as he read the note inside.



"Upon my death, please forward this

box and its contents to Jack Bennett. It's the thing I valued most in my life." A small key was taped to the letter. His heart racing, as tears filling his eyes, Jack carefully unlocked the box. There inside he found a beautiful gold pocket watch. Running his fingers slowly over the finely etched casing, he unlatched the cover. Inside he found these words engraved:

"Jack, Thanks for your time!
Harold Belser."

"The thing he valued most...was...my time."

Jack held the watch for a few minutes, then called his office and cleared his appointments for the next two days. "Why?" Janet, his assistant asked.

"I need some time to spend with my son," he said.

"Oh, by the way, Janet...thanks for your time!"

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