

# St. Catharines Heritage Permit Advisory Committee

## **Minutes** **Thursday December 22, 2022** **Electronic Participation at 2:30 pm**

### **Members:**

John Bacher  
Holly Washuta  
Robert De Wolfe  
Andrew Humeniuk  
Brian Narhi  
John Crawley

### **Regrets:**

David Bergen

### **Staff Liaison:**

James Neilson, Heritage Planner, Planning and Building Services  
Tami Kitay, Director of Planning and Building Services

### **Council**

Councillor Carlos Garcia

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#### **1. Call meeting to order (Chair)**

Robert De Wolfe called the meeting to order at 2:32 p.m.

#### **2. Recognition of Traditional Territories**

Chair De Wolfe acknowledged that the land on which we gather is the traditional territories of the Haudenosaunee and Anishinaabe peoples, many of whom continue to live and work here today. This territory is covered by the Upper Canada Treaties and is protected by the Dish with One Spoon Wampum agreement. Today this land is home to many First Nations, Metis, and Inuit Peoples – who share the land with us. Acknowledging this reminds us that our great standard of living is directly related to the resources and friendship of Indigenous people over many generations.

#### **3. Additions / Deletions to the Agenda**

No additions or deletions to the agenda.

#### **4. Motion to approve the agenda**

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Moved by: John Bacher

“That the SChPAC adopt the agenda for this SChPAC meeting held on December 22, 2022, copies have been previously distributed.”

**CARRIED**

## **5. Motion to adopt the minutes of the previous meetings**

Moved by: John Bacher

“That the SChPAC adopt the minutes of the previous meeting on November 24, 2022.”

**CARRIED**

## **6. Declarations of Interest**

No declarations of interest.

## **7. Presentations (Invited Guests)**

1. Item 9.1 - Hank Beekhuis, Port Dalhousie Conservancy
2. Item 9.2 - Dianne & Harold Warkentin, Owners, 31 Brock Street  
Leo Versluis, Contractor  
Michael Miryneck, Architect

## **8. Business arising from the minutes**

No business arising from the Minutes.

## **9. Business**

### **9.1 NS&T Trolley Stop**

Hank Beekhuis from the Port Dalhousie Conservancy presented his proposal to install the former NS&T Trolley Stop in the Port Dalhousie Commercial Core and Harbour Area Heritage District. The structure is a restored 1908 street car stop which will be placed adjacent to Old Lock One. Hank explained the history of the structure and the work put into it since it was discovered five years ago.

Hank noted that the structure will be used for a variety of reasons, including a tourist booth or to sell refreshments. One of the concerns that was raised by staff

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initially was about blocking the views to the Harbour, so they changed the proposed original location and turned the structure 90-degrees to minimize its impact. The area is highly trafficked and the structure will be highly visible in its proposed location in order to reduce the potential for vandalism. They anticipate putting a plaque there to indicate the importance of NS&T Trolley Stop.

Brian Narhi asked about the stability of the leaded glass windows. Hank Beekhuis said that a plastic material will be placed in front of the windows to protect them.

Moved by: Brian Narhi

“That the SChPAC recommends approval of the proposed installation of the NS&T Trolley Stop adjacent to Lock One in the Port Dalhousie Commercial Core and Harbour Area HCD.”

**CARRIED**

## **9.2 31 Brock Street**

Leo Versluis and Michael Mirynech presented the application for 31 Brock Street, along with Dianne & Harold Warkentin who are the owners of the house. The proposal is a demolition of the residence, which is located in the Port Dalhousie Heritage Conservation District.

Michael Mirynech said that the initial application from July 2021 was for a side addition and alterations to the front of the house, which the Committee supported. In preparation of completing the work, an invasive review of the structure and its condition revealed a number of structural problems and deficiencies. The cost to remedy the issues on top of the proposed original investment in the residence meant that the owners likely could not complete the work. The owners proposed to take down the house and rebuild to the approved design with some minor differences to comply with the zoning and building requirements for a new building. Michael noted that the house is not original to the lot as it was moved from a different site.

Robert De Wolfe questioned the need for demolishing the residence and whether the basement issues could be fixed. Michael Mirynech said that the basement is not the only issue creating significant challenges. Harold Warkentin said that the structural issues need to be rectified as well if they are going to put significant money into the house.

Robert De Wolfe asked why the homeowners were not notified of those problems at the time of purchase before they applied to committee last year. Michael

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Mirynech said that the access to the basement is challenging and problems didn't reveal themselves until exploratory work has started.

Councillor Carlos Garcia asked if the repairs of the existing house would cost more than building a new one. Leo Versluis said that the renovations would be approximately \$450,000, which would be more expensive.

Brian Narhi asked if any materials will be salvaged or everything will end up in landfill. Harold Warkentin said that he would love to reuse materials such as original wood beams if they are salvageable.

Moved by: Holly Washuta

"That the SChPAC recommends approval of the proposed demolition of the residence at 31 Brock Street

And recommends approval of the proposed new residence, using plans previously approved by the Committee and resubmitted with minor changes to the design."

**CARRIED**

## 9.3 Heritage Committee Update

James Neilson spoke about the previous Heritage Committee meeting from December. The Committee provided a grant to the owner of 29 Edward Street for roof improvements intended to rectify leaking issues that caused significant damage to some of the interior and exterior heritage attributes. The committee voted in favor of providing a grant of \$5,000.

Brian Narhi told the group about his presentation for the museum about the early history of St. Catharines prior to the time construction of the First Welland Canal. Andrew Humeniuk also spoke about being a guest on the museum's podcast, where they talked about ways of promoting heritage and challenges facing heritage organizations.

James Neilson also let the committee know that even though other committees will not be meeting until the Spring (due to the recent election) this group will need to continue meeting because of the legislative requirement to have the permits heard by the Committee. The committee will be renewed in the spring.

James also thanked the group for their hard work over the past year and throughout the term. He noted that in 2022, the permit committee had 31 applications, compared to 24 applications in 2021 and 18 applications in 2020.

Moved by: John Bacher

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“That the SChPAC receive the information from James Neilson about the December 2022 SCHAC meeting.”

## **10. Items of Correspondence**

No items of correspondence.

## **11. Date of the next meeting**

January 26, 2022, at 2:30 p.m.

## **12. Motion to Adjourn**

Moved by: Holly Washuta

“That the SChPAC meeting be adjourned at 3:26 p.m.”

**CARRIED**