

# St. Catharines Heritage Permit Advisory Committee

## Minutes

Thursday, June 24, 2021

Electronic Participation at 2:30 pm

### Members:

John Crawley  
Andrew Humeniuk  
Holly Washuta  
Robert De Wolfe  
Dr. John Bacher

### Absent:

Brian Narhi  
Dr. David Bergen

### Staff Liaison:

Michael Seaman, Senior Project Manager, Planning and Building Services

### Council:

Councillor Ward 6, Carlos Garcia

### Guests:

Patrick and Susan McCurrie, Owners, 6 Paxton Avenue  
Dianne and Harold Warkentin, 1948158 Ontario Limited, Owners, 31 Brock Street  
Michael Miryneck, 3M Architects, Agent, 31 Brock Street

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

Chair Robert De Wolfe called the meeting to order at 2:30 p.m.

2. **Recognition of Traditional Territories**

Chair, Robert De Wolfe acknowledged that the land on which the St. Catharines Heritage Permit Advisory Committee meets today is the traditional territory of the Haudenosaunee and Anishinaabe peoples

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

None

4. **Motion to approve the agenda**

Moved by: Holly Washuta

“That the SChPAC adopt the agenda for this SChPAC meeting held on Thursday, June 24th, 2021 as amended, copies having been previously distributed.”

**CARRIED**

5. **Motion to adopt the minutes of the previous meeting**

Senior Project Manager Michael Seaman notes that Committee member John Crawley has been noted in the attendance list in the previous minutes and will be removed.

Committee member Holly Washuta explains that she would like the discussion about the demolition of the rear shed at 41 Lock Street added to the previous minutes.

Moved by: Holly Washuta

“That the SChPAC approve the minutes of the SChPAC meeting held on Thursday, May 27th, 2021 as amended.

**CARRIED**

6. **Declarations of Interest**

None

7. **Presentations (invited guests)**

Patrick and Susan McCurrie  
Owners, 6 Paxton Avenue

Regarding Item 9.1

Diane and Harold Warkentin  
Representing 1948158 Ontario Limited  
Owners, 31 Brock Street &  
Michael Mirynech, 3M Architects, Agent

Regarding Item 9.2

8. **Business arising from the minutes**

None

9. **Business**

a) **9.1 6 Paxton Avenue**

Owner(s): Patrick and Susan McCurrie  
File No: 21 105665 HERT

Replaced existing fence on north side of yard from front lot line to rear lot line. Fence was deteriorating with boards rotting and the lattice top leaning inward, requiring support, the new fence is not in compliance with Zoning By-law.

Port Dalhousie HCD

Owner Patrick McCurrie describes the existing fence as being irreparable, as it had deteriorated to a point of requiring replacement. The fence was replaced before receiving the appropriate approval from the City of St. Catharine's Heritage Permit Advisory Committee, and they are now seeking approval.

Councilor Carlos Garcia asks if the new fence complies with the height provisions of the Zoning By-law. The owner confirms that the fence does not comply with the Zoning By-law height requirements, however they are in the process of receiving approval from the Committee of Adjustment and that is why they are now seeking approval from the SCHPAC. Owner Patrick McCurrie notes that the neighboring property at 8-10 Paxton Avenue received approval for the severance and development of their property. This development received a variance to reduce the side-yard setback and the Owner(s) Patrick and Susan McCurrie put up their new fence to maintain their privacy because of this new development. Their only outdoor privacy area is located at the front of their home in the fenced area, which they would like to maintain. Patrick and Susan McCurrie received 52 signatures in support of their increase in fence height.

Committee member Andrew Humeniuk notes that the decision of the variance to the height of the fence is made by the Committee of Adjustment, and that the discussion and decision from the SCHPAC should focus on the heritage and design of the proposal in the context of the Heritage District. Given the scope of the SCHPAC, Committee member Andrew Humeniuk does not see any concerns with the presented proposal and is in favor.

Moved by: Andrew Humeniuk

Seconded by: Robert De Wolfe

"That the SCHPAC has received the presentation on 6 Paxton Avenue presented by Patrick and Susan McCurrie and recommend approval of the heritage permit application for 6 Paxton Avenue relating to a front yard fence exceeding the height of the fence By-law subject with the notation that this approval is based on the unique circumstances of the lot and it not to be used as a precedent for future variances of this nature".

**CARRIED**

**b) 9.2 31 Brock Street**

Owner(s): 1948158 Ontario Limited

Agent(s): Michael Mirynech, 2M Architects Inc.

File No: 21 113424 HERT

Addition and alterations to the existing roof structure, construction of a second level 1½ storey addition, enclosed side access stair addition, construction of a front covered carport, widening of existing access driveway to suit (7.5 max).

Port Dalhousie HCD

Agent Michael Miryneck notes that the requested application has a concurrent variance application to the Committee of Adjustment which is required to facilitate the proposed design drawings. The proposed design also spans on both 31-33 Brock Street which have been legally merged into a single lot. Michael Miryneck also notes that the property has been previously moved and architecturally altered, the owners of the property would like to work with the remaining heritage aspects of the home.

Councilor Carlos Garcia requests clarification on when the site was legally joined. Michael Miryneck is unable to find the exact date that the site was adjoined. Councilor Carlos Garcia also requests clarification on the purpose and intent of the additional space above the garage. Michael Miryneck confirms that the intention is solely for the use as an exercise facility and office, as the small square footage of the existing home is not able to facilitate these additional spaces.

Committee member Holly Washuta requests clarification on the proposed materials, and if these materials are in-line with the context of the neighborhood. Agent Michael Miryneck notes that the currently material of the garage and home is vinyl siding which is not from the original historic structure. The homeowner wishes to use a hardy board panel that compliments the existing home. The design will also use hardy board column cladding and other architectural details to strengthen and respect the original details of the home. Committee member Andrew Humeniuk requests clarification on the proposed window openings at the front of the existing home. Agent Michael Miryneck explains that the existing home has had numerous past alterations such as a balcony, French doors, a porch, rear side doors. The proposal does include new window openings; however, they respect the original home and improve the curb front aesthetic of the home.

Moved by: Holly Washuta

Seconded by: Dr. John Bacher

“That the SChPAC has received the presentation on 31 Brock Street presented by Michael Miryneck and are in favor of the proposed design, and further recommend approval of the heritage permit application.”

**CARRIED**

10. **Items of Correspondence**

- c) Sub-item 1 – Supporting information for 6 Paxton Avenue
- d) Sub-item 2 – Supporting information for 31 Brock Street

Moved by: Holly Washuta

Seconded by: Dr. John Bacher

“That the SChPAC has received the supporting information for sub items 1 and 2”.

**CARRIED**

11. **Date of next meeting**

Thursday, July 29th, 2021

12. **Motion to Adjourn**

Moved by: Dr. John Bacher

“That the SCHAC meeting be adjourned at 3:41 pm.”

**CARRIED**