

# St. Catharines Heritage Permit Advisory Committee

## Minutes

Thursday, May 26, 2016

Burgoyne Woods Room at 4:30pm

### Members:

Dr John Bacher  
Dr. David Bergen  
Peter Connolly  
Robin McPherson  
Brian Narhi  
Edward Smith  
David Webb

### Council:

Councillor Carlos Garcia

### Staff Liaison:

Kevin Blozowski, Planning and Building Services  
Hailey McWilliam, Planning and Building Services

### Public:

Mike Duffy (45 Bayview Drive)  
Michael Miryneck (2 Elgin Street)  
Ryan D'Sa (2 Elgin Street)

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1. **Call meeting to order (Chair)**  
David Webb called the meeting to order at 4:32 pm
  2. **Additions/Deletions to the Agenda**  
There were no additions or deletions to the agenda

3. **Motion to approve the agenda**

Moved by: John Bacher

“That the agenda for the meeting of May 26, 2016, be approved.”

**CARRIED**

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

Moved by: Ed Smith

“That the Minutes from the SChPAC meeting of April 28, 2016, be approved.”

**CARRIED**

5. **Presentations (invited guests)**

Michael Miryneck was invited by staff to attend the meeting and update the committee on the construction taking place at 2 Elgin Street (see item 8.1).

6. **Business arising from the minutes**

There was no business arising from the minutes.

7. **Business**

**7.1** 45 Bayview Drive (Port Dalhousie Heritage District)  
HERITAGE PERMIT  
Owner: Mike Duffy  
File No. 10.64.136E

In 2015, the SChPAC supported and Council approved the demolition of the existing dwelling at 45 Bayview Drive.

An application is currently made for construction of a two storey dwelling. The proposed dwelling is approximately in line with other homes on the street. The attached garage is set well back from the front façade at the side of the proposed building. The proposal meets the requirements of the Zoning By-law.

On considering the application, the SChPAC believed that the application is consistent with the Port Dalhousie Heritage District Guidelines for

Conservation and Change. As noted, the attached garage is set well back from the front façade.

It was then,  
Moved by: Ed Smith

“That the heritage permit for construction of a new dwelling at 45 Bayview Drive, be approved”

**CARRIED**

## **7.2    SCHPAC Attendance at Council Meetings**

Following the April 18, 2016 Council meeting, the committee considered it prudent to authorize future SCHPAC attendance before Council. At the April 18, 2016 meeting, the Chair was queried whether such authority had been granted. It was agreed upon that a member that supports the majority vote of the committee should be selected on a volunteer basis to speak at Council meetings on behalf of the SCHPAC.

It was then,  
Moved by: Ed Smith

“That the SCHPAC authorize members on a case by case basis to speak at City Council on matters within its mandate to express the majority vote of the committee”

And that,

“The role of the authorized members at Council will be presented for consideration and clarification at the next meeting”

**CARRIED**

## **8.    Information/Correspondence**

As per agenda package for Item 7.1

- Heritage Permit plans for 45 Bayview Drive

- 8.1 2 Elgin Drive (Port Dalhousie Heritage District)  
Heritage Permit Construction Update  
Owner Ryan D'Sa / Agent: 2M Architects (Michael Mirynech)  
File No. 10.64.144Z4

In 2014, the former PDHDAC committee supported the removal of additions and reconstruction of new additions to this home, which was built in 1885. The owner has commenced construction and in the process has discovered a number of significant challenges with the project. A structural engineer was called in to examine the building. Ryan D'sa (owner) and Michael Mirynech (agent), detailed the issues in a presentation to the committee and showed photographs illustrating the structural challenges that have been discovered. Following the presentation, there was a brief discussion regarding potential options moving forward. The owner stated that he is not interested in a full demolition.

The committee was invited to visit the premises on Thursday June 2, 2016 at 4:30 pm to view the work undertaken to date and issues discovered by the proponents.

9. **Date of next meeting**  
Thursday, June 30, 2016

10. **Adjournment**

The meeting adjourned at 5:35 pm

Committee Members should advise Kevin Blozowski (905-688-5601 ext. 1710) or [kblozowski@stcatharines.ca](mailto:kblozowski@stcatharines.ca) if they are unable to attend the meeting or did not receive the item(s) noted in the agenda.