

# Design Review Panel (DRP)

## Minutes

**Tuesday, October 02, 2018**

**Burgoyne Woods Room, City Hall at 6:30pm**

### **Attendance:**

Eric Jones	Chris Millar
Mark Kudreikis	Greg Hynde
Richard Baker	

### **Staff Liaison:**

Scott Ritchie, Urban Design Planner, Planning and Building Services

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1. **Call meeting to order (Chair)**  
G. Hynde called the meeting to order at 6:38 pm
2. **Additions/Deletions to the Agenda**  
None.
3. **Motion to approve the Agenda**  
Moved by R. Baker **CARRIED**
4. **Motion to adopt the minutes of the previous meeting (September 4, 2018)**  
Deferred pending revisions
5. **Declarations of Interest**  
None.
6. **40 Elgin Street - Proposal to Sever Lot for New Single Dwelling**  
The DRP considered a proposal to sever the site yard of an existing home on Elgin Street, within the Port Dalhousie Heritage District, to facilitate the construction of a new detached dwelling. Michael Mirynech appeared on behalf of the owner and advised that the submitted plans are intended only a demonstration and do not necessarily reflect the intentions of the owner. Plans are intended to demonstrate the "reasonableness" of the proposed lot fabric.

DRP members expressed concern that the proposed designs do not reflect a real development and ultimate proposal should return to the DRP for further review if/when changes are proposed. DRP member did identify that the proposed plans appeared to fit within Port Dalhousie and are consistent with typical approaches for driveways and garages in the area. The DRP noted that the submitted plans did demonstrate capacity for fit within the proposed new lot. DRP members requested that the existing hedge along the rear property line be retained. DRP also encouraged the provision of an enlarged front porch to serve as usable outdoor space and requested the provision of minimum 1.2m side yards.

Moved by R. Baker:

That the DRP support the proposed lot creation;

That the DRP supports the design of the new building, as proposed;

That if plans for the new house design change in any significant way, that the proposal be sent back to the DRP for further review; and

That the development on the new lot be subject to the following conditions:

1. Preservation of the rear hedge row;
2. Driveway limited to a single car width;
3. Provide required side yards per zoning by-law;
4. Encouragement to place building closer to the street, between the setbacks of the two neighbouring homes;
5. Encouragement to provide a larger front porch; and
6. Encouragement to provide a larger rear yard.

**CARRIED**

11. **Date of Next Meeting**  
October 16, 2018

12. **Motion to Adjourn**  
Moved by: C. Miller

**CARRIED**