

Minutes

Tuesday, January 02, 2018

Burgoyne Woods Room, City Hall at 7:00pm

Attendance:

Eric Jones Chris Millar
Richard Baker Mark Kudreikis

Staff Liaison:

Scott Ritchie, Urban Design Planner, Planning and Building Services

1. **Call meeting to order (Chair)**
R. Baker called the meeting to order at 7:00 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 (November 21, 2017)**
Minor revisions made for clarity and to note attendance timing.
Moved by C. Miller **CARRIED**
5. **Declarations of Interest**
None.
6. **10 Stanmary Drive: Proposal to create new residential lot**
The DRP considered a proposal to sever the side yard of the existing semi-detached home to create a new lot for the purpose of constructing a 1½ storey house that would have frontage on Stanmary Drive. Existing house to be retained. The Panel had no concerns with the proposal and noted that the design is appropriate.

Moved by M. Kudreikis:

That the DRP endorse the proposed creation of a new lot fronting onto Stanmary Drive, as proposed. **CARRIED**

7. **137 Westchester Avenue: Proposal to create two new residential lots**

The DRP considered a proposal to sever the side yard of 137 Westchester Avenue to create two new semi-detached lots that would have frontage on both Beard Place and Westchester Avenue. The triplex dwelling would be retained.

The Panel raised concerns that the proposed severance represented an underuse of the site. The panel recommended that the new lot be reoriented towards Blain Place or reduced in depth and moved closer to the street in order to retain additional development potential and to avoid back-lotting onto Westchester. The panel also suggested that the rooflines of the new dwellings should be simplified and that the side walls should include window openings. The Panel also identified that the neighbouring parking lot and dumpster to the east may create a compatibility conflict for the new dwellings.

Moved by C. Miller:

1. That the DRP not endorse the proposal in its current form;
2. That the new dwellings should be moved closer to Beard Place with minimized rear yards such that surplus lands can be retained with the existing triplex for future development; and
3. That as a preferred alternative, the Panel would support the reconfiguration of the new lots to front onto Blain Place in order to accommodate wider new dwellings and improved lot configuration for the retained lands, while acknowledging that there may be servicing constraints with this approach.

CARRIED

8. **Date of Next Meeting**

January 30, 2018

9. **Motion to Adjourn**

Moved by: E. Jones

CARRIED