

Minutes

Tuesday, January 30, 2018

Burgoyne Woods Room, City Hall at 7:00pm

Attendance:

Eric Jones Chris Millar
Richard Baker Mark Kudreikis
Greg Hynde

Staff Liaison:

Scott Ritchie, Urban Design Planner, Planning and Building Services

1. **Call meeting to order (Chair)**
G. Hynde called the meeting to order at 7:00 pm
2. **Additions/Deletions to the Agenda**
None
3. **Motion to approve the Agenda**
Moved by E. Jones **CARRIED**
4. **Motion to adopt the minutes of the previous meeting (January 2, 2018)**
Moved by C. Millar **CARRIED**
5. **Declarations of Interest**
None.
6. **77 Lakeport Road: Proposal to create new residential lot**
The DRP considered a proposal to demolish the existing single detached dwelling on the lands and to sever the lands into two equal lots for the purpose of construction two new single detached dwellings.

The Panel acknowledged that the proposal appears to meet all zoning requirements and that no variances are required. The Panel had no concerns with the proposed lot creation or preliminary house design provided by the applicant, provided that the design of the dwellings on each lot be varied. The DRP also recommended that the driveway depth be increased and the dwelling be setback sufficiently from the street so as not to obstruct the upper side

window of the adjacent home. The DRP also requested that existing trees to rear of the property be retained.

Moved by E. Jones:

That the DRP endorse the proposed lot creation for the purpose of constructing two single detached dwellings, subject to the following:

1. That the final elevation plans reflect a stylistic approach similar to the drawing attached as Appendix 1, including horizontal design elements, a variety of materials and a roof slope not greater than 8:12;
2. That the elevations plans for the two lots be varied;
3. That the dwelling be setback sufficiently so as not to obstruct the second floor side widow of the existing home at 75 Lakeport Road; and
4. That the existing trees along the rear property line be retained.

CARRIED

7. **14 Woodmount Drive: Proposal to create new residential lot**

The DRP considered a proposal to demolish the existing single detached dwelling on the lands and to sever the lands into two equal lots for the purpose of construction two new single detached dwellings.

The Panel acknowledged that the proposal appears to meet all zoning requirements, with the exception of an increase in maximum lot area. The Panel raised concerns about the compatibility of the proposed building design with the prevailing character of the surrounding neighbourhood, which is predominantly characterized by homes with low slopping roofs and horizontal design focus with simple fenestration. DRP members identified concerns with verticality of proposed design approach, the size and slope of the roof structure, and the design and composition of openings. DRP encouraged the applicant to revise the elevations plans to better reflect neighbourhood character to improve compatibility.

Moved by R. Baker:

That the DRP support the proposed lot creation for the purpose of constructing two single detached dwellings, subject to the following:

1. That the final elevation plans reflect the following revisions:
 - a. A reduction in roof slope and massing; and
 - b. An architectural emphasis on horizontal elements and simple fenestration; and
2. That the elevations plans for the two lots be varied.

CARRIED

8. **Date of Next Meeting**
February 27, 2018
9. **Motion to Adjourn**
Moved by: M. Kudreikis

CARRIED