

## Minutes

**Tuesday, April 03, 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

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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 M. Kudreikis **CARRIED**
4.     **Motion to adopt the minutes of the previous meeting (January 30, 2018)**  
Moved by C. Millar **CARRIED**
5.     **Declarations of Interest**  
None.
6.     **99 South Drive: Proposal to create new residential lot**  
The DRP considered a proposal to sever four lots fronting onto Ridgewood Road and six lots fronting onto Highland Avenue for the purpose of constructing three blocks of townhouse dwellings. A portion of the existing school building will be removed, with the remainder proposed to be converted to apartment dwellings, which would require a zoning by-law amendment.

The Panel acknowledged that the proposed townhouse designs meet most zoning requirements, with the exception of the minimum garage setbacks and minimum rear yard setbacks. The Panel was generally supportive of the proposed severances and the preliminary architectural designs, which the Panel noted appeared to be reflective of the architectural style of the school building

and seemed suitable. The panel did express some concern with the timing of the lot creation and that it may be premature until the future use of the school building is confirmed. The Panel also noted the applicant's stated intent to work around the existing boulevard trees. The Panel requested additional information on proposed materials and colours for the new buildings, to ensure compatibility with the school. The Panel also recommended that the applicant explore options to provide the required 7.5m rear yard setback wherever possible.

Moved by R. Baker:

That the DRP endorse in principle the proposed severances for the purpose of constructing 10 street townhouse dwellings, subject to the following:

1. That the applicant be encouraged to consider the provisions of a 7.5 m rear yard setback for units 8-10; and
2. That the colouring of the exterior building elevations generally reflect that of the existing school building.

**CARRIED**

Following discussions regarding the proposal, the Panel passed the following additional motion related to the new City parkland at 101 South Drive:

Moved by E. Jones:

That the DRP encourages the City to design and use the park in a manner that reflects the qualities and characteristics of the Glenridge neighbourhood.

**CARRIED**

**7. 614 Niagara Street: 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 semi-detached dwellings.

The Panel acknowledged that the proposed semis meet most zoning requirements, with the exception of the minimum lot area and garage setback for the northerly unit. The Panel was generally supportive of the proposed severance and acknowledged that the required variances were largely a function of the angled lot configuration. The Panel had no concerns with the variances. The Panel considered the semi to be an appropriate use of the site but suggested that the south half of the semi be pulled closer to Niagara Street to provide a more consistent street wall. The panel encouraged to owner to retain the perimeter trees, if possible.

Moved by R. Baker:

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

1. That the southerly unit be brought forward by approximately 2 metres to enlarge the rear yard and to improve the streetscape alignment.
2. That the retention of perimeter trees be maximized.

**CARRIED**

8. **594 Scott Street: 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 three lots for the purpose of construction three townhouse dwellings.

The Panel acknowledged that the proposed townhouse would require a number of minor variances, including reductions in lot frontage and lot area, as well as increased driveway width. The Panel was not supportive of the three-unit townhouse proposal and described the proposal as an over-development of the site that was not compatible with its surrounding context. Specific matters of concern identified included impact on the street, character of the street, mass of the building, quality of the living space, and driveways.

At the meeting, the applicant put forth an alternative proposal, being to retain the existing home on the property and to construct a new detached dwelling set back from the street in the approximate location of the existing detached garage. The applicant advised that the dwelling would be limited in height to 1 ½ storeys and would feature a design that is sympathetic to the existing home. The Panel identified that this alternative had merit and requested further information and plans.

Moved by C. Millar:

That the DRP does not support the proposed lot creation for the purpose of constructing three townhouse dwellings as the proposal is not appropriate for the site in terms of impact on the street, character of the street, massing of the building, quality of the living spaces, and the extent of driveways.

**CARRIED**

Moved by M. Kudreikis

That the DRP support in principle the alternative, as presented by the applicant, of replacing the existing detached garage with a new 1 ½ storey detached dwelling in generally the same location as the garage, subject to the following:

1. That the applicant provide detailed plans of the alternative approach for further review and comment; and

2. That the retention of perimeter trees on site be maximized, where feasible.
9. **Date of Next Meeting**  
May 1, 2018
10. **Motion to Adjourn**  
Moved by: R. Baker **CARRIED**