

Minutes

Tuesday, May 01, 2018

Burgoyne Woods Room, City Hall at 7:00pm

Attendance:

Eric Jones Chris Millar
Richard Baker Greg Hynde

Staff Liaison:

Kirstin Jensen, Planner 1, Planning and Building Services
Margaret Josipovic, Project Expeditor, Planning and Building Services & Economic
Development and Tourism Services

1. **Call meeting to order (Chair)**
 G. Hynde called the meeting to order at 7:00 pm
2. **Additions/Deletions to the Agenda**
 Review of revised submission for 594 Scott Street
 Moved by E. Jones **CARRIED**
3. **Motion to approve the Agenda**
 Moved by C. Millar **CARRIED**
4. **Motion to adopt the minutes of the previous meeting (April 3, 2018)**
 Minor revision made to 'Item 8 – 614 Niagara Street' to read 'Item 8 - 594 Scott
 Street'
 Moved by R. Baker **CARRIED**
5. **Declarations of Interest**
 None.
6. **140 Glendale Avenue: Proposal to Create New Residential Lot**
 The DRP considered a proposal to demolish the existing single detached dwelling
 on the lot and to sever the property into two lots for the purpose of constructing
 two semi-detached dwellings with access from Glendale Avenue.

The Panel acknowledged that the proposed design would require approval for a number of minor variances, including reductions to the rear yard setback, the minimum setback from the rear lot line to a raised deck, and the front yard depth

setback to a garage (as per the current, in-effect by-law). Lot area and lot frontage are also both deficient.

The Panel was generally supportive of the proposed severance. There were concerns expressed with the second storey decks and the overlook it would have into neighbouring yards. The Panel suggested removing the second storey portion of the deck to have patios on grade which would also remove one of the requested variances. The Panel had no concerns with the other variances. The Panel considered the semi to be an appropriate use of the site but suggested that the centre portion of the two semis be moved forward about a half the distance of the garages to reduce the impact of the garage façades on the street and provide more amenity space in the rear. The Panel encouraged the owner to plan for landscaping in the rear with large shrubs and trees at a sufficient height to provide privacy and reduce impacts on the neighbours. Additionally, it was suggested that the roof be slightly redesigned to reduce the visual impacts of the semis; the roof shape should follow the slope of the gables by removing the hard edges off the corners, and resemble more of a cottage roof style.

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 raised decks on both units be removed, to provide only a patio at grade in the rear;
2. That a landscape strip be provided at the rear of the property, to be determined by the City in terms of height, width and girth of trees;
3. That the middle portion of the two units to be brought forward half the distance of the garages to lessen the impact on the streetscape and provide more amenity area in the rear yard;
4. That the hard edge of the roof corners be reduced to create more of a cottage roof style; and,
5. If feasible, a reduction in the height would be preferred.

CARRIED

7. 1 Dunn Street: Proposal to Create Two New Residential Lots

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 constructing three townhouse dwellings.

The Panel acknowledged that the proposed townhouses would require a number of minor variances, including reductions in lot frontage and lot area, as well as increased driveway widths. The Panel suggested that the lot configuration be slightly readjusted to meet the required 6 metre lot frontage requirement on Part 2 to remove the need for a variance. The Panel also suggested the proposed

driveways on all parts be slightly reduced to meet the maximum 50% of lot frontage for driveway widths provision of the zoning by-law to remove 3 additional variances that were required. The Panel was generally supportive of the proposed townhouses, but addressed specific concerns regarding driveway material and plantings in the rear. It was discussed that the driveways should be made of a hard surface material, preferably concrete. As well, it was requested that a number of large trees be planted in the rear. Overall the Panel was satisfied with the design, stating that the proposal has variety and the hip roof will suit the neighbourhood well.

Moved by G. Hynde:

That the DRP support the proposed lot creation for the purpose of constructing three townhouse dwellings, subject to the following recommendations:

1. That a planting strip be provided in the rear of the property, containing 4 trees at approximately 16-18 feet high and 8 foot diameter canopy, to be installed at the owners expense; and,
2. That the driveways be made of a hard surface, preferably concrete.

CARRIED

8. **20 Walker Avenue: Proposal to Create New Residential Lot**

The DRP considered a proposal to sever the rear yard of the existing home to create a new lot to facilitate the construction of a two-storey detached dwelling with accessory dwelling unit. An accessory dwelling unit and an additional driveway are also proposed for the existing house. A number of 'pergola' structures are proposed in the front yards of both lots.

The Panel acknowledged that the proposed lots would require a number of minor variances, including reductions to the minimum rear yard depth of both lots, lot area of the new lot, maximum driveway width for the existing lot, as well as permitting pergolas (accessory structures) in the front yards of both lots. The Panel was supportive of the new lot and single detached dwelling proposal, and described the proposal as being generally compatible with its surrounding context. Minor concern was raised over the front porch of the proposed dwelling in terms of its impact on the streetscape. The Panel identified that it would be preferred if the depth of the porch was increased to allow the porch to be more useable, and for the front porch to be extended to meet the driveway to the south, or to have a walkway from the driveway to meet the porch at the south side. It was also suggested that the stairs should come off the side of the porch rather than the front.

Moved by G. Hynde:

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

1. That the front porch of the new dwelling be redesigned with an increased depth to be more functional as a porch, and to be extended to meet the sidewalk/driveway with stairs off the south side.

CARRIED

9. **594 Scott Street: Proposal to Create New Residential Lot**

At the April 3rd, 2018 DRP meeting, 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 constructing three townhouse dwellings. 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.

At the same meeting, the applicant put forth an alternative proposal 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, which were then submitted to be reassessed at the current meeting.

The Panel was generally supportive of the revised submission, with a few minor suggestions. The Panel advised that the revisions were favourable. However, it was suggested that the garage should be flipped from the west side to the east side; the new dwelling should increase the liveable area by expanding the west side wall towards the lot line to the extent of the allowable interior side yard setback; and, the second floor deck should be removed due to concern with overlook into neighbouring yards.

Moved by C. Millar:

That the DRP support the lot creation, as proposed by the revised application, to protect the existing house fenestration and views from it, subject to the following:

1. That the applicant create more useable living space in the building design by expanding the west wall towards the lot line to the extent that the interior side yard setback permits;
2. That the garage be flipped from the west to the east side; and,
3. That the 2nd floor deck be removed due to concern with overlook.

CARRIED

9. **Date of Next Meeting**

May 29, 2018

10. **Motion to Adjourn**

Moved by: C. Miller

CARRIED