

# Design Review Panel (DRP)

## Minutes

Tuesday, July 03, 2018

Burgoyne Woods Room, City Hall at 7:00pm

### Attendance:

Eric Jones                      Chris Millar  
Mark Kudreikis                Greg Hynde

### Regrets:

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 7:15 pm
  2.     **Additions/Deletions to the Agenda**  
      None.
  3.     **Motion to approve the Agenda**  
      Moved by C. Millar **CARRIED**
  4.     **Motion to adopt the minutes of the previous meeting (May 1, 2018)**  
      Moved by E. Jones **CARRIED**
  5.     **Declarations of Interest**  
      None.
  6.     **16 Prospect Avenue - Proposal to Create Three Townhouse Lots**  
      The DRP considered a proposal to demolish existing home and to sever property into three parts for three two-storey townhouse units. DRP noted that proposed driveway width for middle unit and proposed garage setbacks for all three units do not conform to zoning by-law. DRP expressed support for the proposal, provided that the driveways and garage be revised to comply with the zoning by-law. DRP also requested that landscape buffering be provided in the rear yards and that street trees be planted in the boulevard.

Moved by E. Jones:

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

1. That the driveway and garage for the middle unit not exceed 50% of the width of the lot;

2. That garages for each dwelling unit not project beyond the front building wall of each dwelling;
3. That landscape buffering be provided along the rear yard of each lot; and
4. That landscaping or tree plantings be installed in the boulevard of each lot.

**CARRIED**

7. **11 Glenbarr Road: Proposal to Create Additional Residential Lot**

The DRP considered a proposal to sever rear yard of existing home to facilitate the construction of a new two-storey detached dwelling. The DRP acknowledged that the new lot would require variances for minimum lot area, minimum front yard setback and minimum rear yard setback, and that the retained home would require a variance for minimum rear yard setback.

The Panel was generally supportive of the severance but expressed concern about lack of rear yard amenity space for the retained home and discussed driveway placement alternatives that could result in more usable outdoor amenity space for the retained home. The Panel discussed need to provide existing home with a large fenced outdoor amenity space. The Panel also discussed tree protection related to neighbouring trees in proximity to the proposed new dwelling in the northwest corner of the property.

Moved by C. Millar:

That the DRP support the proposed lot creation for the purpose of constructing a new detached dwelling, subject to the following recommendations:

1. That an enlarged fenced rear yard be provided for the retained home;
2. That an enlarged front porch be provided for the retained home, with steps reoriented to face the street;
3. That the driveway for the retained home may be relocated to improve/facilitate the implementation of conditions 1 and 2 above;
4. That the height of the new dwelling be limited to 1 ½ storeys, as proposed.

**CARRIED**

8. **71 Bradley Street: Proposal to Create Two Semi-Detached Building Lots**

The DRP considered a proposal to sever the vacant lot to construct two 2-storey semi-detached dwellings with access from Bradley Street. The Panel acknowledged that the proposal would require Niagara Escarpment Commission permit and that the proposed house design would require approval of variances for garage setback.

The Panel expressed support for the proposal, noting that the proposed unit design appears to fit with neighbouring recently constructed homes. The Panel was supportive of the reduced garage setbacks, provided that covered front porches be provided for each dwelling unit that each project in front of the garages, as proposed.

Moved by M. Kudreikis:

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

1. That each dwelling include a covered front porch that projects beyond the face of the attached garage.

**CARRIED**

9. **97 Moffatt Street: Proposal to Create New Residential Lot**

The DRP considered a proposal to demolish existing single detached dwelling on the lot and to sever the property for two 2-storey single-detached dwellings. The Panel noted that the proposed lot pattern would require approval of a variance for maximum lot size (larger of two lots only) and minimum driveway setback. It was also noted that the rear yard of the larger lot is intended for future merger with adjacent lands.

The Panel expressed general support for the proposal but requested that architectural variety be provided between the two dwellings, that the garage/driveway for the southerly lot be flipped to create a larger contiguous landscaped area, and that the attached garages not project beyond the front building wall. The DRP requested that final plans for the new home be brought back to the Panel for review prior to issuance of a building permit.

Moved by C. Millar:

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

1. That the garage and driveway for the southerly unit be flipped to the south end of the property;
2. That attached garages for each dwelling unit not project beyond the front face of the dwelling;
3. That each dwelling units be visually distinguishable from each other through the use or varied façade materials, colours and detailing; and
4. That prior to the issuance of a building permit for the new dwelling that elevation plans which demonstrate implementation of the above conditions be circulated to the DRP for review and comment.

**CARRIED**

10. **21 Lincoln Avenue: Proposal to Create New Residential Lot**

The DRP considered a proposal to sever the side yard of existing home to facilitate the construction of a new detached dwelling. The Panel noted that the new lot would require variances for minimum frontage and garage setback and that the retained home would require a variance for maximum lot area. The Panel also noted that the building designs provided by the applicant were conceptual only and did not necessarily reflect his intended building form.

The Panel expressed general support for the proposed severance, but requested that any future building be designed such that garages not project beyond the front building wall, that the new driveway be located to the east side of the lot, that building height not exceed the existing home, that a landscape plan be prepared and that the new driveway for the existing home be placed in a location that will minimize removal of

existing boulevard trees. The DRP requested that final plans for the new home be brought back to the Panel for review prior to issuance of a building permit.

Moved by C. Millar:

That the DRP support the proposed lot creation for the purpose of constructing a new detached dwelling, subject to the following conditions:

1. That the attached garage for the new dwelling not project beyond the front face of the dwelling;
2. That the driveway for the new lot be located on the east side of the lot;
3. That building height not exceed the height of the existing building on the lands;
4. That a landscape plan be prepared for the new lot; and
5. That prior to the issuance of a building permit for the new dwelling that elevation plans and a landscape plan be circulated to the DRP for review and comment.

**CARRIED**

11. **19 John Street: Proposal to Create New Residential Lot**

The DRP considered a proposal to sever the side yard of existing home to facilitate the construction of a new two-storey detached dwelling. The Panel noted that both the new and existing lots appear to comply with zoning by-law.

The Panel expressed general support for the proposed severance, but questioned the provision of landscaping and the usability of the proposed front porch. The panel suggested that the new home should include a front porch having a minimum depth of 1.8m.

Moved by M. Kudreikis:

That the DRP support the proposed lot creation for the purpose of constructing a new detached dwelling, subject to the following conditions:

1. That the new dwelling include a covered front porch having a minimum depth of 1.8 metres.

**CARRIED**

9. **Date of Next Meeting**

July 31, 2018

10. **Motion to Adjourn**

Moved by: C. Miller

**CARRIED**