

# Design Review Panel (DRP)

## Minutes

Tuesday, July 31, 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 7:15 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 (July 3, 2018)**  
Moved by E. Jones **CARRIED**
5. **Declarations of Interest**  
None.
6. **18 Merigold Street - Proposal to Create Three Townhouse Lots**  
The DRP considered a proposal to demolish the existing home and to sever property into three parts for three two-storey townhouse units. DRP noted that proposed unit width and driveway width for middle unit would not conform to zoning by-law, nor would the lot area for each of the three lots. DRP expressed general support for the proposal and discussed the merits of staggering the unit setbacks in corner to reduce building bulk and to improve views into the adjacent park. Staggering the units may also improve privacy for the proposed decks and porches. The DRP also discussed the potential merits of reducing the side yard adjacent to the park in order to widen the middle unit as well as the possible removal of the garage for the middle unit.

Moved by C. Millar:

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

1. That the dwelling units have staggered setbacks, increasing in setback adjacent to the park, in order to reduce the bulk/mass of the structure and improve views of the park; and
2. That the end wall facing the park include enhanced architectural detailing, including larger windows and materials that are consistent with the front façade.

**CARRIED**

7. **121 Rykert 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. The Panel acknowledged that the proposal would require approval of minor variances for lot frontage, lot area, front yard setback, side yard setback, rear yard setback and garage setback (lot 1 only). The DRP expressed concern over whether the integrity of the zoning by-law was being upheld given the number of variances requested. The DRP also questioned why the proposed lots were not included as part of the adjacent private road development proposal.

The DRP noted that the architectural design of the proposed dwellings looked good and would improve the neighbourhood. The DRP noted that the architectural differentiation of the units and the end wall treatments were both positive aspects of the design. The Panel suggested that minor modifications be made to reduce the total number of variances.

Moved by E. Jones:

That in this site specific situation and in light of proposed development on adjacent lands and associated setbacks approved for that adjacent project, the Panel is not averse to the proposal as presented in the preliminary elevation plans, subject to the following:

1. That the dwelling units include staggered front setbacks, increasing to the east;
2. That the setback of the garage for lot 1 be increased to meet by-law requirement of 7 metres;
3. That the west end wall (lot 1) include enhanced architectural detailing, including larger windows and materials that are consistent with the front façade; and
4. That rear decks not be paired.

**CARRIED** (RB noted as opposed)

8. **Date of Next Meeting**

September 4, 2018

9. **Motion to Adjourn**

Moved by: C. Miller

**CARRIED**