

# Design Review Panel (DRP)

## Minutes

**Tuesday, September 04, 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 (Acting Chair)**  
      M. Kudreikis called the meeting to order at 6:50 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 31, 2018)**  
      Deferred
5.     **Declarations of Interest**  
      None.
6.     **10 Head Street - Proposal to Sever Lot for Semis**  
      The DRP considered a proposal to demolish the existing home and to sever property into two parts to facilitate the construction of two semi-detached dwellings, each with an accessory apartment. The DRP was generally supportive of the proposal and noted that it appeared to be appropriate for the street. DRP members encouraged the applicant to enlarge the front porch so that it would provide some shelter for the lower entrance.

Moved by C. Millar:

That the DRP support the proposed lot creation, as proposed; and

That the owner is encouraged to provide shelter for the lower apartment entrances.

**CARRIED**

7. **66 Currie Street: Proposal to Sever Lot for New Single**

The DRP considered a proposal to sever the side yard of the existing home to facilitate the construction of a new raised bungalow. Existing house to be retained. The DRP questioned whether or not the existing boulevard tree would be retained and asked that it be shown on future plans. The DRP advised that they no concerns with the proposed building design, placement or associated variances.

Moved by C. Millar:

That the DRP supports the proposed lot creation, as presented and noted in the submitted plans, subject to retention of the existing boulevard tree.

**CARRIED**

**G. Hynde joined the meeting at 7:30 PM**

8. **10 Lloyd: Proposal to Sever Lot for Semis**

The DRP considered a proposal to demolish the existing home and sever the lot for the purpose of constructing two semi-detached dwellings. The DRP was generally supportive of the proposed lots but identified some concern related to potential for conflict between vehicles backing out of the new driveways and vehicles using the parking stalls on the opposite side of Lloyd Street. The DRP also noted that variances may be required for garage setback and maximum front yard setback (averaging). The DRP encouraged the applicant to stagger the setbacks of the two dwellings.

Moved by G. Hynde:

That the DRP supports the proposed lot creation, as proposed, provided that the setbacks of the two units be staggered to provide for additional privacy and articulation.

**CARRIED**

9. **42 St. Paul Street West: Proposal to Sever Lot for Three Townhomes**

The DRP considered a proposal to sever the vacant lot into three parts to facilitate the construction of three townhouse dwellings. The DRP expressed concern that that the proposed site is not appropriate location for the proposed use. The DRP noted that the reduced side yards and narrow unit widths are not appropriate and expressed concern about the extent of driveway and curb-cuts proposed along the frontage in terms of both safety and appearance. The DRP encouraged the applicant to consider an alternative form of development; particularly a small apartment building.

Moved by G. Hynde:

That the DRP recommends that three townhouse units are not appropriate for the site and the neighbourhood; and

That the applicant is encouraged to consider a small apartment building on the property.

**CARRIED**

10. **37 Henley Drive: Proposal to Sever Lot for Three Townhomes**

The DRP considered a proposal to demolish the existing home and to sever the lot into three parts to facilitate the construction of three townhouse units. The DRP expressed concern with the size and prominence of the garage doors and with the large roof mass. There was concern that the proposal would result in a “wall of garages” along Henley Drive and that the proposed townhouse design does not demonstrate an appropriate fit with the neighbourhood context. The DRP encouraged additional articulation, including gables and/or dormers, as well as changes to the architectural design to provide a better fit with neighbourhood character, including front windows and roof detailing. The DRP also recommended that the unit setbacks be staggered to provide additional articulation. The DRP

Moved by CG. Hynde:

That the DRP supports the proposed severances, provided that the building design be modified to include the following:

- a) Roofline to be broken-up to provide additional articulation and detailing to reduce bulkiness and provide for window openings for upper lofts.

**CARRIED**

11. **Date of Next Meeting**

October 2, 2018

12. **Motion to Adjourn**

Moved by: C. Miller

**CARRIED**