

Design Review Panel (DRP)

Minutes

Tuesday, December 18, 2018

Burgoyne Woods Room, City Hall at 7:00 pm

Attendance:

Eric Jones	Chris Millar
Mark Kudreikis	Greg Hynde
Richard Baker	

Regrets: None

REVISED APRIL 2, 2019

1. **Call meeting to order (Acting Chair)**
Greg 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 R. Baker **CARRIED**
4. **Motion to adopt the minutes of the previous meeting (November 20, 2018)**
Moved by E. Jones **CARRIED**
5. **Declarations of Interest**
None.
6. **New Business**
 - a) **82 Bayview Drive – Proposal to Construct New Single Dwelling**
At the request of Council, the DRP reviewed a proposal to construct a new detached dwelling on the subject lands. The existing dwelling is intended to be demolished by the owner. The DRP acknowledged that the design of the new home will require heritage permits and that their feedback is intended to inform the heritage permit process in this matter.

The DRP acknowledged that the new home will have a similar footprint to the existing and will have an improved exposure to Abbey Avenue. The DRP expressed some concerns with the height, shape and overall prominence of the proposed attached garage and advised that they would prefer to see the height over the garage reduced so that it doesn't dominate the streetscape. The DRP recommended that consideration should also be given to removing the dormer

above the garage to reduce the prominence of this building section. The DRP members also identified some concerns about the proposed mixing of façade materials (stone skirt with siding above) and opportunities for improved detailing on the side gable facing Abbey Avenue.

Moved by R. Baker:

That the DRP offers the following comments with respect to the proposed new house design:

- i. The DRP has concerns regarding height of the attached garage (being the tallest element on the site) and its shape (salt box) and that this garage may dominate the streetscape and be inappropriate;
- ii. That the dormer above the garage is a concern and should be removed;
- iii. That the use of vinyl siding not be permitted; and
- iv. That the applicant should consider improved articulation on the gable end facing Abbey Avenue.

CARRIED

7. Continuations

a) 1070 Vansickle Road North - Proposal to Sever Lot for Semis

The DRP considered a revised proposal to sever an existing vacant lot for the purpose of constructing two wheelchair-friendly one-storey semi-detached units. The applicant revised their previous submission (considered at November 20th meeting) to include wider dwellings with improved accessibility. The DRP acknowledged the presence of two similarly-sized semis next door and their recent support for a similar proposal at 1074 Vansickle. The DRP was generally supportive of the proposed house design but recommended that a window be added to the front façade of the southerly unit.

Moved by C. Millar:

That the DRP supports the amended proposal as presented, subject to the inclusion of a window on the front facade of the southerly unit.

CARRIED

b) 11 Shelley Avenue: Proposal to Sever Vacant Lot for Two Semis

The DRP considered additional information related to a proposal to sever the subject lands for the purpose of constructing two two-storey semi-detached dwellings. The applicant provided updated elevations plans and additional site plan details.

DRP members expressed some concerns that the plans presented were not based on a plan of survey. DRP members also noted that they liked aspects of the design approach for the proposed elevations but have concerns that the proposal places cars in the front yard and provides very little landscaping. Members described the proposal as being an overdevelopment of the site and that the proposal does not fit the character of the street.

The applicant suggested that the variance relief being sought is similar to or less than relief granted for other projects. The DRP responded that consideration as to the impact on the streetscape is considered by the Panel on every application for severance as a separate, specific case. Each streetscape is unique in each case and so is the impact of any proposed severance on that individual streetscape. It has nothing to do with past percentages in variance dimensions allowed by the COA on any other other properties in the past. DRP members suggested that the site would be more appropriate for a single dwelling.

Moved by E. Jones:

That having consideration for the neighbourhood character and context, the DRP recommends that the semi-detached units, as presented, are not appropriate for the subject lands. A single dwelling would be appropriate.

CARRIED

8. **151 Moffatt Street: Proposal to Sever Lot for Three Townhouses**

The DRP considered a proposal to demolish the existing home and to sever property into three parts for the purpose of constructing three townhouse dwellings. The units are proposed to share a single driveway access to Moffatt Street. The proposed lots would each require a minor variance for minimum lot area (min. 280 m²).

The applicant advised that the proposed cladding materials will be a mix of architectural stone, brick and board and baton. The DRP expressed support for the proposed design and noted that there did not appear to be any adverse impact on adjacent lands. The DRP noted that that the while the building will be fairly tall along the Moffatt Street frontage, only two storeys would be visible to the neighbouring homes on Hilts Court due to the grade change on the site.

Moved by C. Millar:

That the DRP supports the proposal, as presented.

CARRIED

9.. **199 Dalhousie Avenue: Proposal to Sever Lot for Two Semis**

The DRP considered a proposal to demolish the existing triplex on the lands and to sever the lot for the purpose of constructing two semi-detached dwellings. Each new lot would require variances for minimum lot frontage (min. 12m) and the proposed house placement would also require a variance for minimum garage setback (min. 7m).

The applicant suggested that the proposal would represent an improvement to the streetscape over the existing structure on the lands. The DRP was generally supportive of the proposed severance but had some concerns with the proposed design. DRP members expressed concern with the massing of the roof structure and

the lack of articulation and detailing on the front façade.

Moved by C. Millar:

That the DRP supports the proposed lot creation, subject to the following design criteria for the new dwellings:

- a. That the garage be setback from the front façade.
- b. That the front façade includes improved articulation.
- c. That the height of the roof be reduced, if possible, to better blend with the abutting properties.
- d. That the design incorporate architectural elements / exterior trim around windows and doors.
- e. That the applicant considers chamfering the two ends of the roof.
- f. That applicant incorporates methods to break down the bulk/mass of the roof structure including dormers and similar features.

CARRIED

11. **Date of Next Meeting**
January 29, 2019

12. **Motion to Adjourn**
Moved by: E. Jones

CARRIED