

Design Review Panel (DRP)

Minutes

Tuesday, February 26, 2019

Burgoyne Woods Room, City Hall at 7:00 pm

Attendance:

Chris Millar	Richard Baker
Mark Kudreikis	Greg Hynde

Regrets: Eric Jones

1. **Call meeting to order (Acting Chair)**

Greg Hynde called the meeting to order at 6:55 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 (January 29, 2019)**

Moved by C. Millar

CARRIED

December 18, 2018 - Deferred again until final draft of previous minutes is received and reviewed.

5. **Declarations of Interest**

None.

6. **New Business**

a) **18 Howard Street – Proposal to Create a New Lot for the Purpose of Constructing a Detached Dwelling**

The DRP reviewed a proposal to sever 18 Howard Street creating a new lot for the purpose of constructing a new two-storey detached dwelling on the subject lands. The existing dwelling is to be retained on the remnant parcel.

The applicant explained that the intent was to make the two lots at least 400 square meters in lot area so as not to require a variance. It was acknowledged that the rear yard for the new dwelling would require a variance from 7.5 metres to 6.08 metres, and the rear yard for the remnant parcel would require a variance from 7.5 metres to approximately 5.6 metres. The DRP had concerns with the

height of the dwelling in relation to neighbouring properties, and suggested a side split or raised bungalow, or one and a half storey dwelling as an alternative. The DRP also commented on the designs presented, and asked for a broken up articulation to fit with the rest of the neighbourhood, including the possibility for dormers in the front and a higher area towards the back to bring the dwelling down to a street view. Stone or brick siding was suggested as potential building materials. The DRP requested that the design of the dwelling be revisited and returned to the DRP for further review. It was requested that the applicant attempt to retain as much of the rear yard of the retained dwelling as possible.

In addition, the DRP also discussed the potential of an alternative design for the property that the applicant was encouraged to explore with the City's planning staff. A second option for the site was to situate the proposed dwelling to the far east of the property, providing a significantly reduced rear yard, while maintaining a larger than typical side yard to the west of the dwelling. The intent of this option is to have abutting amenity spaces for the two properties, while also allowing the new dwelling to achieve a measure of fit with the adjacent dwellings along Florence Street. The DRP preferred a one and a half storey or a side split with living space above the garage. It was suggested that the interior side yard area could be enclosed by an appropriate sized fence which would serve to treat the area as a rear yard amenity space.

The DRP had no concerns with the proposed severance but had some concerns with the proposed design and height of the dwelling. To ensure a more suitable design that will achieve compatibility with the neighbouring properties, the DRP suggested two options, including the following recommendations:

Option A – Reduce height in favour of a one and a half storey or side split or raised bungalow, avoiding the salt box design elements, with the main goal to improve articulation at the street by including dormers, use of stone or brick siding, and a broken up front façade.

Option B – Relocate proposed dwelling further to the east of the site, reducing the rear yard to approximately 2 metres and reducing height to a storey and a half if possible, to ensure the two activity areas of the subject and remnant parcels abuts each other, as well as providing some livable area above garage.

Based on the discussion and various design opportunities available for the property, the DRP decided that a redesign and resubmission of the design was necessary to provide a definitive recommendation.

Moved by C. Miller:

That the DRP provide detailed feedback via the minutes for the applicant to update their design and re-submit to a future meeting of the DRP.

CARRIED

b) 43 Lloyd - Proposal to Sever Lot for Semis

The DRP considered a proposal to demolish the existing single family dwelling for the purpose of constructing a new two-storey semi-detached dwelling on the subject lot, finished with vinyl siding and stone on the front façade.

The DRP acknowledged that variances would be required on both lots for lot frontage, the protrusion of garages beyond the front façade of the dwelling, and the encroachment of eaves/gutters into required side yards. The applicant advised he intended to produce a design and style similar to the surrounding neighbourhood, using design inspirations from recent new builds on Merigold Street and Lloyd Street to achieve compatibility.

The DRP was generally supportive of the proposed severance and house design but recommended that a higher end treatment be used on the outside of the units. The DRP advised they would like to see the garage doors improved with heavy framing, more glazing, and the use of a darker colour so as to reduce the prominence of the doors. It was also recommended that the stone on the front façade be wrapped around the side of the units to achieve a stone skirt on both sides. In terms of the variance required for the garages to protrude beyond the front facades of the dwelling units, the DRP was generally supportive of the design as it is similar in style to other dwelling in the area, however suggested moving the covered porch forward slightly to be in front of the garage doors, to be more in line with the intent of the zoning by-law. Finally, the DRP recommended including light features on the front façade over the garage, perhaps using down lighting, a panel above the garage frame, or another method to break the wall up, and broad framing around the door, all of which might help to provide visual interest and to minimize the impact of the garage.

Moved by M. Kudreikis:

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

- a) That the garage façades be enhanced with heavy framing, lighting on the wall above garage door, darkening of the garage door, and more glazing; and,
- b) Overall higher end treatment in terms of materials and façade design be implemented, including the use of hardy board or aluminum as opposed to vinyl, and wrapping of stone around the sides of dwelling units.

CARRIED

c) 32 Lincoln - Proposal to Sever Two New Lots for Detached Dwellings

The DRP considered a proposal to sever two lots from the whole parcel of 32 Lincoln, for the purpose of constructing a new bungalow dwelling on one lot (Part 2 on the submitted sketch) and then another bungalow dwelling on Part 1 in the future, both to have frontage on Waite Lane. Part 3 would be retained as

commercial use as a family business. It was advised that a zoning by-law amendment would be required to remove the holding provision from the property.

The DRP acknowledged that variances would be required on both lots for maximum lot area, as well as the remnant parcel for maximum lot area and an extension of a legal non-conforming use. The applicant advised that the first dwelling (Part 2) is proposed to be constructed with a stone skirt around the house, in combination with hardy board or vertical siding, as well as two double doors and pot lights. The DRP was in favour of the design of the proposed dwellings and the siding options, and suggested differentiating colour palettes between the two dwellings. The suggestion was made to soften the roof slope through a reduction to 6:12.

The DRP was supportive of the proposed severance and house designs, and recommended that an effort be made to differentiate the two dwellings through different colours or materials.

Moved by M. Kudreikis:

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

- a) That the roof slope be softened through a reduction of slope to 6:12;
- b) Vertical siding be included on both dwellings, however with differentiated colour schemes;
- c) That the stone skirt be completely wrapped around the dwellings; and,
- d) That a high standard of siding be used, such as hardy board or aluminum; no vinyl.

CARRIED

11. **Date of Next Meeting**
April 2, 2019

12. **Motion to Adjourn**
Moved by: C. Miller

CARRIED