

Design Review Panel (DRP)

Minutes

Tuesday, April 30, 2019

Burgoyne Woods Room, City Hall at 7:00 pm

Attendance:

Chris Millar	Richard Baker	Eric Jones
Mark Kudreikis	Greg Hynde	

Regrets: None

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

Greg Hynde called the meeting to order at 7:00 pm

2. **Additions/Deletions to the Agenda**

None.

3. **Motion to approve the Agenda**

Moved by C. Miller

CARRIED

4. **Motion to adopt the minutes of the previous meeting (April 2, 2019)**

Moved by R. Baker

CARRIED

5. **Declarations of Interest**

None.

6. **Resubmission**

a) **20 Walker Avenue – New Lot Created for Purpose of Constructing a Detached Dwelling – Resubmitted for Elevation Drawing Approval**

The DRP reviewed a proposal to sever 20 Walker Avenue at the May 1st, 2018 meeting of the Panel, creating a new lot for the purpose of constructing a detached dwelling on the subject lands, with the existing dwelling to be retained on the remnant parcel.

The Panel was generally supportive of the proposed consent. The DRP moved to endorse support for the proposed lot creation, subject to conditions which were reflected in the decision of the Committee. The proposed consent was approved by the Committee of Adjustment at the hearing of June 27, 2018, subject to conditions.

Upon approval, the applicant was required to enter into a development agreement to implement the terms of the DRP. The applicant requested to resubmit altered elevation drawings, which would ultimately be attached to the development agreement.

G. Hynde requested that the applicant explain the changes between the original proposal and new elevations, and the reason for the changes. The applicant advised that the main change is the roof style, changing from a hip roof to a gable roof style. The applicant would like to build a modular home, which he advised was built 90% off site. He stated that this reduces the impact on the property and the neighbourhood by carrying out the majority of construction off site. It was further explained that a single pitch roof allows the roof to be assembled and become air tight more quickly whereas a hip roof has to be constructed on site and results in more exposure to the elements. Examples of similar roof styles in the neighbourhood were provided and discussed in order to achieve some consistency. It was further stated that using modular builds will minimize the impact of the elements and minimizes the impact on the neighbourhood as well.

R. Baker expressed that the first elevation submitted is superior to the new elevations and that the symmetry was better on the original elevations, however there were some minor revisions that could be made to create a favourable alternative to the original. The Panel stated that, in summary, the detailing and symmetry of the original proposal should be implemented as best possible. However, the character of the neighbourhood is mixed and the revised elevations would not be offensive to the area, and the Panel was supportive of the changes subject to the following recommendations.

Moved by R. Baker:

That the DRP recommend supports the revised elevations, subject to the following further revisions:

- a) That the detailing of the original design for 20 Walker be implemented as best possible;
- b) That the dormer piece/bump out above the front porch be removed;
- c) That the basement windows of the front façade be centered out (if feasible);
- d) That the depths of frieze boards be increased to about a 6 or 8; and,
- e) That the north elevation looks as much like the original as possible, and that the upper window be centred (if feasible).

CARRIED

7. New Business

- a) **36 Almond Street – Proposal to Sever to Construct New Two-Storey Detached Dwelling**

The DRP considered a proposal to sever the side yard of 36 Almond Street to create a new lot for the purpose of constructing a new two-storey detached dwelling on the subject lands, while retaining the existing dwelling at 36 Almond Street.

The DRP acknowledged that both lots would require variances for lot area, as well as a variance for lot frontage for the retained parcel. The applicant explained that a two-storey with cottage style roof was selected to match the peaks and pitches of the neighbouring area, and due to the surrounding homes being primarily two-storeys as well, some with 8:12 pitches, but mostly 4:12 to 6:12 pitches. He advised that many nearby dwellings have balconies, and he wanted to try to match that as well. The applicant has previously built dwellings on Almond Street and Bessey Street, with the proposal maintaining the same style peak as those plus an added balcony and garage to it. The existing house is planned to be kept the same, albeit losing about 4 feet of driveway. A fence is proposed to divide the two properties, with a new fence along all of the subject property.

The DRP inquired as to whether the trees on site could be kept. The applicant advised that although the roots may be ripped up slightly, the driveway is opposite from the trees location and it may be maintained, and he would try to maintain the trees internally as well that wouldn't be impacted by construction. The DRP was favourable of the porches on the front façade, but requested that the applicant provide a higher pitched roof (5 ½ or 6:12), as most other nearby houses had a more prominent roof line and a slight increase would achieve a better fit and create a better perspective from the streetscape. E. Jones requested that both properties provide only a single width driveway to allow for sufficient landscaping.

Moved by C. Miller:

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

- a) That a higher pitched roof be provided, either 5½:12 or 6:12;
- b) That the garage door includes a portion of glazing;
- c) That the frieze boards be stronger, to 7½ inches, if possible;
- d) That the fascia shown on the porch be more defined; and,
- e) That single width driveways be provided on both parcels to allow for landscaping.

CARRIED

8. **Date of Next Meeting**
May 28, 2019

9. **Motion to Adjourn**
Moved by M. Kudreikis

CARRIED