

# Design Review Panel (DRP)

## Minutes

**Tuesday, May 28, 2019**

**Burgoyne Woods Room, City Hall at 7:00 pm**

### Attendance:

Chris Millar	Richard Baker	Eric Jones
Mark Kudreikis	Greg Hynde	

**Regrets:** None

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

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

2. **Motion to approve the Agenda**

Moved by M. Kudreikis

**CARRIED**

3. **Motion to adopt the minutes of the previous meeting (April 30, 2019)**

Moved by E. Jones

**CARRIED**

4. **Declarations of Interest**

None.

5. **Resubmission**

a) **2 Weston Road – Proposal to Sever Rear Yard and Portion of Side Yard to Accommodate Two Semi-Detached Dwelling**

The DRP first reviewed a proposal to sever 2 Weston at the April 2<sup>nd</sup>, 2019 meeting of the Panel. The proposal including severing the rear yard and a portion of the side yard of the existing home, to facilitate the construction of a semi fronting onto Edith Street. The southerly semi-detached unit would have a detached garage, accessed from Weston Road. The Panel did not support the proposal, citing concerns about over development and suggesting that a single-detached dwelling on the new lot with an accessory dwelling unit would be more appropriate.

The applicant subsequently revised the semi plans for the property and the design of the dwellings to present more as a larger single-detached dwelling, by unifying the architectural approach and placing a single garage to one side of the building. The applicant advised the Panel that the changes sought to improve fit of the

proposal with the neighbourhood by simplifying the massing and materials and were made in response to the Panels previous support for a single-detached building form on the property.

Panel members expressed concern about the lack of amenity space, particularly on the retained lands and advised that their previous concerns with the proposal being over-development have not been satisfactorily addressed. Panel members noted improvement with the proposal but also expressed concerns about the raised ground floor of the new building and the impacts of the additional height on neighbourhood fit. The pitch of the roof was also identified as a concern, further increasing the height of the building.

Moved by M. Kudreikis:

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

- a) That the ground floor elevation of the homes not exceed 2 feet above grade.

**CARRIED (3-2)**

## **6. New Business**

### **a) 8 Clifford Street – Proposal to Sever Rear Yard to Construct New Two-Storey Detached Dwelling**

The DRP considered a proposal to sever the rear yard of 8 Clifford Street to create a new lot for the purpose of constructing a new two-storey detached dwelling on the subject lands, which would front onto Baker Drive.

The applicant advised that the existing lot is very large and well over the maximum lot area in the zoning by-law. The applicant also advised that they have spoken the City's forestry team about the proposed new driveway location and have received support as it appears that the City did not plant the numerous trees along the Baker Drive frontage. The applicant advised that they tried to keep the height of new home down (7m) and selected cladding materials fit the area (stone and siding).

Panel members expressed concern about the impact of excavation on the existing trees that provide buffering to adjacent lands and would like to see an arborists report to identify impacts and tree protection measures.

Panel members recommended reducing the roof slope to further improve fit and that the depth of the front porch be increased to improved usability. The Panel also recommended adjust the column spacing on the porch to be symmetrical to improve the overall composition of the façade. The panel also recommended that the applicant consider use of bard and baton cladding as an appropriate alternative to the selected siding.

Moved by R. Baker:

That the DRP supports the proposal, subject to the following further revisions:

- a) That a reduced roof pitch be considered.
- b) That the enlargement of the front porch be encouraged to make the space more usable.
- c) That the column spacing of the porch be made symmetrical; and
- d) That the applicant consider using board and baton as an alternative cladding material.

**CARRIED**

7. **DRP Operations and Terms of Reference**

The Panel discussed possible areas for improvement in the operation of the Panel and related to the scope of the Panel's Terms of Reference. Specific themes raised included the following:

- Preference for more “workshopping” with applicants.
- Preference to add additional members to the panel, even if those members are “ex-officio” (non-voting) members.
- Request to see applications forms updated to communicate need for additional information.
- Request for coordination meeting with the Committee of Adjustment and the Heritage Committee.

8. **Date of Next Meeting**  
July 2, 2019

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

**CARRIED**