

Design Review Panel (DRP)

Minutes

Tuesday, July 02, 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. Motion to approve the Agenda

Moved by E. Jones

CARRIED

3. Motion to adopt the minutes of the previous meeting (May 28, 2019)

Moved by R. Baker

CARRIED

4. Declarations of Interest

None.

5. New Business

a) 17 East Hampton Road – Proposal to Sever Side Yard to Construct New Two-Storey Detached Dwelling

The DRP considered a proposal to sever the side (technically rear) yard to create a new lot for the purpose of constructing a new two-storey detached dwelling on the subject lands, which would front onto Glenbarr Road.

The applicant provided an overview of the proposal and described that the existing home is split level, with the two-storey section adjacent to the proposed new two-storey home. The new house will have a stone skirt with siding above which was described as being compatible with neighbouring homes. The agent also identifies other corner lot severances on the same intersection.

Panel members referenced the description of the overall Glenbarr Road streetscape from the Panel's Minutes covering a previous application on that

street. This described Glenbarr as having primarily single story dwellings featuring large, usable front porches. Panel members did acknowledge the slope of the lot on the existing split level home did allow a transition to the proposed new two-storey detached dwelling on the severed parcel. However, the Panel did feel that the current front elevation of the proposed new two-storey needed a much larger covered porch to blend better with the other dwellings on Glenbarr Road and to protect the integrity of the existing streetscape.

DRP members provided the applicant with two alternatives for the enlarged covered porch location – either side of the entrance. DRP members also requested that the upper floor windows be better aligned with the lower floor.

DRP members also requested improvements to the East Hampton façade of the existing home to better address that frontage. A bracketed portico was suggested.

Moved by E. Jones:

That the DRP supports the proposed severance subject to the following further revisions:

- a) House design for new lot to include enlarged covered front porch;
- b) Upper and lower floor windows on new home to be generally aligned;
- and
- c) Canopy to be installed on East Hampton façade of existing house.

CARRIED

b) 6 Pine Street – Proposal to Sever Side Yard to Construct New Two-Storey Detached Dwelling

The DRP considered a proposal to sever the side yard to create a new lot for the purpose of constructing a new two-storey detached dwelling on the subject lands, which would also front onto Pine Street. The plans submitted by the applicant show an attached garage being constructed in the same location as the existing detached garage on the property.

The applicant did not attend the meeting.

DRP members noted that the application package was incomplete and lacking in information – particularly the elevation plans. DRP also noted that the proposal would also require heritage permits and the preparation much more detailed plans for that process. The DRP elected to undertake a preliminary of the submitted materials and identified areas of concern related to the new lot and the conceptual house design plans.

Moved by M. Kudreikis:

That consideration of the application be deferred due to incompleteness of information and the absence of the applicant; and

Based on the incomplete package of materials, the DRP has identified the following matters of concern that should be addressed by the applicant through a resubmission to the panel:

- i. Architectural plans lack detail and should be prepared by an architect
- ii. Attached garage is located too close to the street – not compatible.
- iii. Parking has not been provided for the existing home.
- iv. There will likely be spatial separation issues with the existing house at the reduced setbacks shown.
- v. House is likely located too close to the existing Walnut tree if that tree is to be preserved.
- vi. The proposed flat roof does not seem appropriate for the context; and
- vii. Composition and materiality of home lacks fit with surrounding area.

CARRIED

8. **Date of Next Meeting**
July 30, 2019

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

CARRIED