

Design Review Panel (DRP)

Minutes

Tuesday, August 27, 2019

Burgoyne Woods Room, City Hall at 7:00 pm

Attendance:

Eric Jones Mark Kudreikis Greg Hynde

Regrets:

Chris Millar Richard Baker

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 (July 2, 2019)**

Moved by M. Kudreikis

CARRIED

4. **Declarations of Interest**

None.

5. **New Business**

a) **86 Park Avenue – Proposal to Sever Rear Yard to Construct New Two-Storey Detached Dwelling with Accessory Dwelling Unit**

The DRP considered a proposal to sever the rear yard to create a new lot for the purpose of constructing a new two-storey detached dwelling with basement accessory dwelling unit on the subject lands, which would front onto Grove Ave.

The applicants (T. Meadows and G. Barr) provided an overview of the proposal and described that the proposed building design seeks to be compatible with the materials found on surrounding homes (siding). Also advised the proposed reduced rear yard for the existing home would be suitable for a patio space and that the proposed development will result in removal of the large wood fence that currently lines the Grove Ave. frontage.

DRP member expressed some concern that the front porch is too small and should be both deepened and widened to made usable. DRP members also discussed

that the window and door placement on the front façade should be made more symmetrical and that the east side wall will need to be improved with the addition of windows and detailing due to high exposure along Grove Ave. A two-storey blank wall of siding would not be appropriate along the side yard. DRP members expressed concern about the height of the building and associated impacts such as privacy, as well as the closeness of the proposed building to Grove Avenue which should provide a greater setback transition to the neighbouring home. Overlook from the proposed elevated rear deck was also identified as a concern and the DRP recommended lowering the finished grade of the main floor or removing the rear deck.

The applicant advised that they were agreeable to increasing the front setback of the home, improving the east side façade, enlarging the porch and removing the rear deck.

Moved by M. Kudreikis

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

- a) That the front yard setback of the dwelling be increased to 4.0m - 4.5m to achieve more appropriate staggering with the neighbouring home to the east;
- b) That the depth of the front porch be increased to 8' and the width of the front porch be widened by 2' on each side;
- c) That the elevated rear deck be removed;
- d) That the east side wall of the dwelling be improved to include windows;
- e) That the front façade be revised to provide more symmetrical window and door placement;
- f) That the existing wood fence along the Grove Avenue frontage of the existing dwelling be removed; and
- g) That the applicant be encouraged to improve the layout and access for the accessory dwelling unit.

CARRIED

b) 12 Lloyd Street – Proposal to Sever Property to Construct Two 2-Storey Semi-Detached Dwellings

The DRP considered a proposal to sever the lot for the purpose of constructing two 2-storey semi-detached dwellings that would closely resemble the semi-detached dwellings recently constructed at neighbouring 10 Lloyd Street which the DRP previously supported in September of 2018.

DRP members were supportive of the current proposal as well but expressed concern that what was constructed at 10 Lloyd was not consistent with the plans that they reviewed and endorsed. DRP members were advised by staff that the project at 10 Lloyd was not subject to a development agreement but that a development agreement could be used for 12 Lloyd to ensure implementation of design requirements.

Moved by E. Jones:

That the DRP supports the severance as proposed, based on the submitted plans (same as DRP submission for 10 Lloyd), provided that the following design elements are implemented:

- a) That the setback of the units be staggered;
- b) That the upper floor cladding material and colour differ from the upper floor cladding used at 10 Lloyd; and
- c) That the ground floor of the front façade be clad in brick, wrapping around the sides of the dwellings by at least 3 feet.

CARRIED

8. **Date of Next Meeting**
October 1, 2019

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

CARRIED