

Design Review Panel (DRP)

Minutes

Tuesday, October 01, 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 6:50 pm

2. **Motion to approve the Agenda**

Moved by E. Jones

CARRIED

3. **Motion to adopt the minutes of the previous meeting (August 27, 2019)**

Moved by M. Kudreikis

CARRIED

4. **Declarations of Interest**

None.

5. **New Business**

a) **33 Arthur Street – Proposal to Sever Property to Construct Two 2-Storey Semi-Detached Dwellings, each with an Accessory Dwelling Unit**

The DRP considered a proposal to sever the lot for the purpose of constructing two 2-storey semi-detached dwellings, each with an attached garage and an accessory dwelling unit. The applicant provided updated plans at the meeting – with garages that no longer project.

The DRP expressed some concerns about parking availability and the proposed massing of the building within its context as there are no other nearby 2-storey dwellings. DRP suggested increasing the building setback so that the porches won't project beyond the neighbouring homes to help mitigate scale impacts. Some concerns were also raised about the depth of the porches and their corresponding utility. DRP also identified concerns with accessory dwelling unit entrances being "second class". The DRP did note that the proposed lot frontages appeared similar to those of other semis in the neighbourhood to the north. Limiting the driveway to

a single car width with landscaping between was identified as important for maintaining streetscape character.

Moved by C. Millar:

That the DRP support the proposed severance, in accordance with the plans circulated at the meeting, and subject to the following modifications:

1. That the front yard setback be increased by 2.5m to help mitigate the impact of scale;
2. That each unit be limited to a single driveway, with the two driveways separated by landscaping; and
3. That a front porch be provided on the southerly unit, having a minimum depth of 8'.

CARRIED

b) 237 Scott Street – Proposal to Sever Property to Construct a 2-Storey Addition to the Existing Home, Creating Two Semi-Detached Dwellings

The DRP considered a proposal to demolish the existing garage on the property and to construct a new two-storey dwelling that would be attached to the existing retained dwelling, creating two semis. Applicant intends to create new driveway for retained home – preferably between the two existing trees. Applicant drew the DRP's attention to other recently-built semis that they constructed at 517 Scott Street.

DRP members noted that there shouldn't be an impact on the windows of the neighbouring home to the staggered setbacks. DRP members also expressed support for the proposed design and its fit with the existing home. DRP did express concern with the extent of existing paved area in front of the new dwelling and that both driveways should be limited to a single car width to ensure that sufficient landscaping will be retained. DRP encouraged increased porch depth but had no concern with the proposed garage projection, citing that helps to articulate the building mass.

Moved by R. Baker:

That the DRP supports the proposed severance as proposed, subject to the following conditions:

1. That the driveways be limited to a single driveway; and
2. That the excess pavement on the new lot (existing driveway) be removed and reinstated with landscaping.

CARRIED

C. Millar left the meeting at 7:50 PM

c) **59 Merigold Street – Proposal to Sever Property to Construct Two 2-Storey Semi-Detached Dwellings**

The DRP considered a proposal to sever vacant property (59 Merigold) into two parts for the purpose of constructing two two-storey semi-detached units. A boundary adjustment is also proposed between 59 and 61 Merigold to facilitate the new lots. Parking for the existing home at 61 Merigold will need to be relocated. The applicant advised that the design is intended to maintain affordability, with materials that fit with the neighbourhood. Intent is to create “entry-level” housing consistent with Western Hill.

DRP members suggested increasing the front setback of the new dwellings to the maximum permitted front yard setback to improve fit and to help mitigate scale impacts. DRP members also encouraged increased porch depths.

Moved by E. Jones:

That the DRP recommends approval of the proposed severance, subject to the following modification:

1. That in order to improve neighbourhood fit and to mitigate the impacts of building scale, the front yard setback of the house be increased to the maximum front yard setback permitted in the zoning by-law.

8. **Date of Next Meeting**
October 29, 2019

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

CARRIED