

Design Review Panel (DRP)

Minutes

Tuesday, November 26, 2019

Burgoyne Woods Room, City Hall at 7:00 pm

Attendance:

Eric Jones	Mark Kudreikis
Greg Hynde	Richard Baker

Regrets:

Chris Millar

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

Greg Hynde called the meeting to order at 6:50 pm

2. **Motion to approve the Agenda**

Severance proposal for 20 Frederic Street to be added as new business.

Moved by R. Baker

CARRIED

3. **Motion to adopt the minutes of the previous meeting (October 1, 2019)**

Corrections to meeting attendance.

Moved by M. Kudreikis

CARRIED

4. **Declarations of Interest**

None.

5. **New Business**

a) **8 Paxton Street – Proposal to sever property to construct two two-storey single detached dwellings. Existing home to be removed.**

The applicant provided an overview of the proposal which is located in the cottage area of the Port Dalhousie heritage district. The applicant advised that he intends for the buildings to have a contemporary expression and materials, with a roof form that reflects the neighbouring homes.

DRP members acknowledged that modern buildings can be compatible with and contribute positively to a heritage area. DRP members noted that proposed amenity areas appeared usable and had not concerns with the proposed setback reductions in this context. The proposal was considered to be appropriate for the area. The applicant was cautioned about the impacts of a likely road widening

along the project frontage. DRP members advised that they would have no concerns with setback reductions to help offset the impact of a widening.

Moved by R. Baker:

That the DRP supports the severance, as proposed; and

That the DRP would also support a front setback reduction to offset the impact of a road widening, if required.

CARRIED

b) 43 Grandview Drive – Proposal to sever side yard of existing home for the purpose of constructing a two-storey detached dwelling.

The applicant provided an overview of the proposal, which retains the existing house. DRP members had no concerns with the proposed lot creation but identified some concerns with the proximity of the existing rear deck to the new home. Members suggested that privacy screening should be introduced between the deck and the new home, or the deck modified/removed. DRP members also encouraged the retention of the two large coniferous trees in the front lawn or their replacement with similar columnar tree plantings

Moved by M. Kudreikis:

That the DRP supports the proposed severance, subject to the following recommendations

1. That privacy fencing be installed between any raised deck with a reduced setback; and
2. That replacement plantings be provided in the front yard to reflect the existing streetscape character.

CARRIED

c) 15 Bloomfield Avenue – Proposal to Sever Property to Construct Two 2-Storey Semi-Detached Dwellings

The DRP considered a proposal to demolish the existing home and 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 elevation plans at the meeting showing a gabled roof on the left unit and shed-style roof above the porch.

The applicant advised that the proposed building design is intended to diminish the visual impact of the parked cars. The ground floor elevation has been raised to provide larger windows for the basement level.

DRP members expressed some concern with the impact of parking on the streetscape but this impact can be diminished with an enlarged porch and landscaping. Members expressed that they prefer the design of the revised elevation plans that were provided at the meeting. DRP members requested that the depth of the front porch be increased to 2.0m and that tree planting be installed

within the landscape are between the two driveways. Members expressed concern regarding the increased height and mass of the dwelling that results from the elevated ground floor height and concern with the proposed side door access to the accessory suites

Moved by R. Baker

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

1. That the front porch depth be increased to at least 2.0m; and
2. That tree planting be installed in the front yard between the two driveways

CARRIED

d) 59 Jarrow Road – Proposal to sever side yard of property to construct a 3-storey detached dwelling.

The DRP considered a proposal to sever the side yard to of an existing home at 59 Jarrow Road for the purpose of constructing a three-storey detached dwelling. Submitted plans show the existing house also being removed and replace with two three-storey semi-detached dwelling. Applicant advised that the semi is no longer planned at this time. The applicant advised that the property was originally 3 30' lots in the plan of subdivision but have merged. To the rear of the property is a slope regulated by the NPCA which must stay with one of the two properties. The applicant advised that he intends to increase the frontage of the new lot beyond what was shown on the submitted plans to comply the lot area and frontage requirement of the by-law.

DRP members expressed support for the proposed severance but noted that character of neighbourhood is predominantly 1-1 ½ storey cottages. The proposed dwelling is too tall and does not fit appropriately within the surrounding fabric. The transition in height to the neighbouring home would also be too abrupt. DRP advised that the design of the home should better respond to the surrounding fabric. DRP recommends that building height be limited to two storeys, with a form that is more cottage-like.

Applicant responded that they would be willing to revise the plans to implement a two-storey form. Applicant to resubmit plans for review by DRP at their next meeting. DRP deferred making a recommendation to the December 17th meeting.

e) 20 Frederick Street – Proposal to sever rear yard of property to construct a 2-storey detached dwelling.

The DRP was advised of a proposed severance that was not included in the circulation package. Members agreed to review the proposal by digital circulation with recommendation to be confirmed at the December 17th meeting.

8. Date of Next Meeting

December 17, 2019

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

CARRIED

DRAFT