

Design Review Panel (DRP)

Minutes

Tuesday, December 17, 2019

Burgoyne Woods Room, City Hall at 6:30 pm

Attendance:

Eric Jones	Mark Kudreikis
Greg Hynde	Chris Millar

Regrets:

Richard Baker

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

Greg Hynde called the meeting to order at 6:45 pm

2. **Motion to approve the Agenda**

Moved by M. Kudreikis

CARRIED

3. **Motion to adopt the minutes of the previous meeting (November 26, 2019)**

Moved by E. Jones

CARRIED

4. **Declarations of Interest**

M. Kudreikis advised of a conflict related to his employer for 389 Grantham Ave.

5. **Resubmissions**

1. **59 Jarrow – Proposal to sever side yard of existing home to facilitate new detached dwelling.**

The DRP reviewed a revised lot proposal which provided increased frontage for the new lot and no longer proposed replacing the existing dwelling with a semi. The applicant also circulated a revised house design sketch. Panel members expressed concern with the quality and detail of the provided elevation plans and the submission was considered to be incomplete. DRP members expressed a desire to review more detailed elevation plans through the development agreement process. DRP members has no concern with the proposed lot creation, provided that the DRP has the opportunity to review detailed elevation plans as a condition of the development agreement as the submitted plans are insufficiently detailed to allow for a fulsome evaluation of fit.

Moved by E. Jones:

That the DRP supports the severance, subject to the following condition:

That detailed elevations plans be circulated to the DRP prior to registration of a development agreement which demonstrate a building design that fits with the character of the surrounding area.

CARRIED

M. Kudreikis exited the meeting at 7:05 PM.

6. New Business

1. 389 Grantham Avenue – Proposal to sever rear yard of property for the purpose of constructing two semi-detached dwellings.

The applicant provided an overview of the proposal and advised that the proposed design seeks to be compatible with the surrounding homes, including a low slung roof and brick façade. The new semis also provide larger front yards to allow for placement more in keeping with the setback of the neighbouring home. The applicant also noted that many of the required variances are a result of the anticipated road widening.

DRP members noted that the proposed building spacing appeared to be appropriate and supported the increased front yard setback and overall design approach. DRP members recommended increasing the front porch depth to extend beyond the face of the garage. The low pitch roof was also identified as compatible with neighbourhood.

Moved by C. Millar

That the DRP supports the proposed severance and elevation plans, subject to the following modifications:

That the porch depth be increased to at least 6 feet and flush with the attached garages.

CARRIED

8. Date of Next Meeting
January 29, 2019

9. Motion to Adjourn
Moved by C. Millar

CARRIED