

Date: July 11, 2022
Time: 3:00 p.m.
Place: VIRTUAL, WEBEX

PRESENT:

Board

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| C. Okell | Director, Permitting Services |
| T. O'Donnell | General Manager, Planning, Urban Design & Sustainability |
| A. Law | General Manager, Development, Buildings & Licensing |
| K. Mulji | Director, Projects |

Advisory Panel

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| B. Wakelin | Representative of the Urban Design Panel |
| M. Biazi | Representative of the Design Professional |
| M. Moore | Representative of the General Public |
| K. Krangle | Representative of the General Public |
| C. Vannes | Representative of the General Public |

Regrets

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| D. Pretto | Representative of the Development Industry |
| M. Joko | General Public |
| M. Gordon | Representative of the Heritage Commission |

ALSO PRESENT:

City Staff:

H. Ghasemi, Urban Design & Development Planning
J. Borsa, Affordable Housing
J. Olinek, Urban Design & Development Planning
J. Greer, Development Services

1210 Seymour St - DP-2022-002277 - DD - (COMPLETE APPLICATION)

Recording Secretary: K. Cermeno

1. MINUTES APPROVED

It was moved by Ms. Law and seconded by Ms. O'Donnell and was the decision of the Board to approve the minutes of the meeting June 27, 2022.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1210 Seymour St – DP-2022-002277 – DD - (COMPLETE APPLICATION)

Applicant: New Commons Development

Request: To develop on this site a 9-storey mixed use building containing 112 dwelling units (social housing) and commercial (retail), all over one level of underground parking with vehicular access from the lane. The building is proposed as Passive House.

This application is being processed through the Social Housing or Rental Tenure (SHORT) program.

Opening Comments

Mr. Ghasemi, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Applicant's Comments

The applicant will work with staff to meet the conditions for approval.

The Development Planner and applicant took questions from the Board and Panel members.

Comments from Speakers

No Speakers

Panel Opinion

Mr. Wakelin noted the comment to limit the quantity of metal paneling and consider the introduction of masonry elements, these comments are not consistent with UDP comments, and UDP was comfortable with the material in general.

Mr. Wakelin noted some concern with achieving passive house certification with masonry detailing and requested if this language could be reviewed.

Mr. Biazi noted his appreciation for the work around the shadowing studies.

Mr. Biazi noted considering it is a corner lot the volumes of the building are successful.

Mr. Biazi noted concern with the conditions regarding the residential units facing the courtyard and their line of vision.

Mr. Biazi echoed Mr. Wakelin's comments regarding the materiality of the cladding.

Mr. Biazi noted support for the project.

Ms. Moore noted the importance of a retail space on the main floor.
Ms. Moore noted her support for the project.

Mr. Vaness had no comments.

Ms. Krangle noted this project will be a great addition to the area.

Ms. Krangle noted the units are successfully laid out.

Ms. Krangle noted the expressions did not live up to the design standards.

Ms. Krangle noted a more prominent residential entry is required.

Ms. Krangle noted some form of green roof would be beneficial.

Board Discussion

Ms. O'Donnell thank the board and advisory members for their comments and contribution.

Ms. O'Donnell noted her support for the project; it is a great addition and much needed for the City.

Ms. Law noted the project does comply with the intent of the area and City objectives.

Ms. Law noted her support for the project.

Ms. Mulji noted her appreciation for the delivery of affordable housing and passive house targets.

Ms. Mulji noted her support for the project.

All board members voted in favour of the application to move forward.

Motion

The decision of the Board: THAT the Board APPROVE **Development Application DP-2022-00227**, subject to the conditions in accordance with the Staff Committee Report dated June 8, 2022.

Meeting adjourned at 3:43pm.