

URBAN DESIGN PANEL MINUTES

DATE: September 18, 2024

TIME: 3:00 pm

PLACE: Webex

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Craig Taylor (Chair)
Catherine Lemieux
Stefan Aepli
Helen Besharat
Bob Lily
Jane Vorbrodt
Arno Matis

REGRETS:

RECORDING SECRETARY: M. Sem

ITEMS REVIEWED AT THIS MEETING

1. 4975-4997 Joyce St
-

Craig Taylor, Chair called the meeting to order at 3:00pm and noted the presence of quorum. The panel then considered applications as scheduled for presentation.

EVALUATION: Support with Recommendations (4/3)

Planner's Introduction:

Nicholas Danford, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the existing policy framework as well as the anticipated urban context being considered under the Joyce-Collingwood Station Precinct Plan. Nicholas concluded with a description of the site and a summary of the rezoning proposal.

Mehdi Einifar, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form guidelines for this project. Mehdi then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

- 1) The additional height and density for this height-density transit-oriented node.
- 2) The proposed public realm and landscape strategy
- 3) Any further comments for consideration at future application stages (e.g. contribution to the skyline)

Applicant's Introductory Comments:

The applicant Sandro Mancini, Architect, Ciccoozzi Architecture, noted the objectives of the project and gave a general overview of the scope. Mike Enns, Landscape Architect then gave a presentation on the landscape strategy.

Staff and the applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **HELEN BESHARAT** and seconded by **ARNO MATIS** and was the decision of the Urban Design Panel:

THAT the Panel recommends **Support with recommendations** with the following recommendations:

THAT the applicant team carefully review the summary of panel consensus comments, as reflected in the meeting minutes.

Summary of Panel Consensus Comments:

General support for an increase in height and density subject to the following comments.

Panel recommends further contributions are required during the development permit stage to support the increased height and density.

Panel noted to further develop the sustainability initiatives at the development permit stage.

Panel noted consideration be given to the provision of the three-bedroom units.

Panel noted further improvement and development of the landscape and public realm strategy at the development permit stage.

Applicant's Response: The applicant team thanked the panel for their comments.