

1. **953 Balmoral Road - Rezoning Application No. 00598 & Development Permit with Variances Application No. 000506 (North Park)**
An application to construct a four-storey multi-unit building consisting of approximately 11 rental units.

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

Rezoning Application No. 00598

That Council direct staff to work with the applicant to refine the proposal to encourage a better fit with the current neighbourhood context and to minimize potential negative impacts associated with a piecemeal approach to development in this area.

Development Permit with Variances Application No. 000506

That Council:

4. Direct staff to work with the applicant to revise the proposal to comply with the design guidelines and
 - i. minimize the impact of the east side yard setback by reducing the requested variance and by introducing additional design interventions to mitigate potential concerns related to privacy and overlook.
 - ii. reduce the site coverage and increase the open site space in order to provide private open space and high quality soft landscaping.
 - iii. provide a landscaping strip along the side and rear property lines to screen the parking.
 - iv. address Council's issue of the lack of affordability in this application and revisit discussions of entering into a housing agreement.
5. Refer the application to the Advisory Design Panel and report back to the Committee of the Whole following a review by the panel.

FOR (5): Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, and Councillor Thornton-Joe

OPPOSED (4): Mayor Helps, Councillor Isitt, Councillor Madoff, and Councillor Young

CARRIED (5 to 4)