

### 3.2 Development Permit with Variance Application No. 00132 for 11 Chown Place

The City is considering a Development Permit with Variance Application for a new four storey multi-unit residential building.

Applicant meeting attendees:

DANIEL SMITH	10 ARCHITECT GROUP
BARRY COSGROVE	10 ARCHITECT GROUP
OLIVIA LYNE	LADR LANDSCAPE ARCHITECTS
BEV WINDJACK	LADR LANDSCAPE ARCHITECTS
DEANE STRONGITHARM	CITY SPACES CONSULTING
JAMES KEEFE	GORGE VIEW SOCIETY
ERIC MURDOCH	GORGE VIEW SOCIETY
MIKE MCAULEY	GORGE VIEW SOCIETY

Leanne Taylor provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- height and building mass
- roofline
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

Barry Cosgrove provided the Panel with a detailed presentation of the site and context of the proposal and Olivia Lyne provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- where will the pedestrian connection be located at the north and south of the site?
  - The gate on the south end will be enlarged. After the path ends, it will connect to the sidewalk paths on both sides
- is there underground parking?
  - no
- is there no underground parking because most tenants are seniors?
  - yes
- what is the distance between parking and the building?
  - 10 meters
- is the siding combustible?
  - no
- what is the lifespan of the siding?
  - it has a 50-year warranty
- is the parking at the same grade as the sidewalk?
  - yes
- how many of the existing residents are interested in living in the new building?
  - some have expressed interest in living in the new units
- have you considered for the lounge space to be a daycare facility in the future?
  - no, it has not been discussed

- how many new trees are proposed for this site?
  - approximately 16.

Panel members discussed:

- how the new buildings height benefits the overall project as a great focal point
- appreciation for keeping with the character of the Gorge neighbourhood
- the need to consider the construction of additional buildings on-site in the future
- appreciation for the thought put into materials.

**Motion:**

It was moved by Brad Forth, seconded by Elizabeth Balderston, that the Development Permit with Variance Application No. 00132 for 11 Chown Place be approved as presented with the following considerations:

- review of the north-south connector and its integration into the existing site circulation
- the provision of adequate screening between vehicle parking stalls and residents.

**Carried 7:1**

For: Elizabeth Balderston; Sorin Birliga; Jason Niles; Jessi-Anne Reeves; Pamela Madoff; Brad Forth

Opposed: Carl-Jan Rupp

*Elizabeth Balderston recused herself from Development Permit with Variances Application No. 00126 for 956 Heywood Avenue application.*