

3.3 Development Permit with Variances Application No. 00126 for 956 Heywood Avenue

The City is considering a Development Permit with Variance application to construct a four-storey multiple dwelling building.

Applicant meeting attendees:

BIANCA BODLEY
D'ARCY JONES

BIOPHILIA DESIGN COLLECTIVE
D'ARCY JONES ARCHITECTS

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

- window placement and privacy impacts
- parking entrance and street relationship
- landscaping in response to context
- any other aspects of the proposal on which the ADP chooses to comment.

D'arcy Jones provided the Panel with a detailed presentation of the site and context of the proposal and Bianca Bodley provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- is the west stairwell enclosed?
 - It is open air, and enclosed only at the top
- what material is proposed for the overhang?
 - metal
- are you worried about glare with the overhangs?
 - some glare is intended to spread light throughout
- what is the purpose of the screens?
 - they are operable and meant to be playful
- can you explain on the west elevation of the roof deck what the grey boxes are?
 - you are looking at the screens that would contain the hatches
- what is the surface of the wall on the first level?
 - concrete and glass
- what is the landscaping between the existing buildings currently?
 - that area was not surveyed. From the drawing it looks like a hedge
- what will the landscaping on the roof look like, and will it be irrigated?
 - combinations of plantings, such as Pampas grass. Yes, it will be irrigated
- where is the roof access for level four?
 - it is a hatch at the top of the stairs
- is there a guard on the roof garden?
 - yes.

Panel members discussed:

- window placements
- the impact on privacy of surrounding neighbours

- appreciation for the concept in the landscaping plan.

Motion:

It was moved by Jessi-Anne Reeves, seconded by Jason Niles, that Development Permit with Variances Application No. 00126 for 956 Heywood Avenue be approved with the following changes:

- consideration of the minimum side yard setbacks affecting livability to the neighbours.

Carried 6:1

For: Sorin Birliga, Jason Niles, Jessi-Anne Reeves, Carl-Jan Rupp, Brad Forth,
Pamela Madoff

Opposed: Karen Sander