

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY JUNE 3, 2020**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:00 PM**

**Present:** Sorin Birliga, Pamela Madoff, Jason Niles, Marilyn Palmer, Jessi-Anne Reeves, Carl-Jan Rupp, Karen Sander, Stefan Schulson, Brad Forth, Elizabeth Balderson

**Staff Present:** Charlotte Wain – Senior Planner, Urban Design  
Rob Bateman – Senior Process Planner  
Alena Hickman – Secretary

**2. APPLICATIONS**

**2.1 Development Permit with Variances Application No. 00138 for 1628 Edgeware Road**

The City is considering a Development Permit with Variance Application for a Rest Home (Class B) consisting of seven boarding rooms and shared living space.

Applicant meeting attendees:

LUKE MARI                      ARYZE DEVELOPMENT  
D'ARCY JONES                D'ARCY JONES ARCHITECTURE

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

- street relationship and overall fit with the neighbourhood context
- setbacks and privacy impacts
- site coverage
- 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.

*Elizabeth Balderson recused herself from this application.*

The Panel asked the following questions of clarification:

- Are these rental units?
  - They are specialized rental units [REDACTED].

- Will tenants qualify in a specific way? How do you select who gets a unit?
  - That is done through the [REDACTED] operator.
- [REDACTED]
  - [REDACTED]
- Is there a detail of the picket fence proposed for the frontage?
  - It goes from 6ft to 4ft, it's a modern expression
- Did you consider an accessible roof space on the building?
  - No because the railings would then be adding to the height of the building as well as adding to budget.
- Can you explain the mansard roof idea?
  - It was inspired by a mansard it's not literal. It reads more as the second storey is roof-like.
- Will you bring the East and West side variances into compliance?
  - Yes
- The distance between this project and other residences are quite small, what is the impact on the other residences.
  - Both adjacent houses have two small no dominant bathroom windows on the sides. We also do present them with fencing and hedges.
- Does the indent on the accessible room have to be positioned in its current location or can that be adjusted?
  - The bay works well there with the light that comes in, but it could be tweaked a little bit.
- Why did you select the dogwood tree?
  - That was selected because of it's flowering and it's also a native tree.
- The berries are poisonous, why did you decide on a Yew hedge?
  - Because it's low maintenance and providing a buffer without being massive.
- Is there no anticipation of bicycle parking issues with that variance?
  - Correct, we took direction from our operators based on experiences from our other facilities

Panel members discussed:

- Appreciation for landscape
- Appreciation for the look and details of this project
- Concern about the mansard roof interpretation and creation of shadow line
- Concern about the location of the inverted bay on the frontage
- Prefer the coniferous tree rather than the dogwood
- Concern about the yew hedge as it is a poisonous species
- Thought for seating in the back of the property

**Motion:**

It was moved by Pamela Madoff, seconded by Brad Forth, that the Development Permit with Variances Application No. 00138 for 1628 Edgeware Road be approved with the following changes:

- Reconsideration of the placement of shingles on the ground floor and consideration to incorporate an element visually linking the building to the garden along the Edgeware Road frontage

- Consideration of the creation of a shadow line between the upper and lower levels
- Reconsideration of the inverted bay on the front façade to improve the functionality of the accessible room
- Reconsider the use of hedge species to be more consistent with the edible garden concept
- Reconsideration of the accessory building and materiality as it relates to the main building and incorporate additional landscape features to soften its appearance.

**Carried Unanimously**