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## URBAN DESIGN COMMITTEE MEETING MINUTES

January 31, 2024, 5:00 p.m.

Members Present: Councillor - Wendy Cheropita - Chair, Peter Neame - Vice-Chair, Allan Killin, Victoria Morley, David Snelgrove

Members Absent: Chrys Kaloudis

Staff Present: Kirsten McCauley – Director of Community Services and Development, Aimee Alderman - Senior Planner, Shannon Mista - Legislative and Committees Coordinator

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### 1. CALL TO ORDER

The meeting was called to order by Councillor Cheropita, Chair at 5:00 p.m.

### 2. ADOPTION OF AGENDA

Moved by Victoria Morley that the agenda was adopted as amended with the addition of an announcement.

**APPROVED**

### 3. CONFLICT OF INTEREST

None were declared.

### 4. PREVIOUS MINUTES

#### 4.1 November 22, 2023

Moved by David Snelgrove that the November 22, 2023, minutes be received.

### 5. PRESENTATIONS

There were none.

### 6. ANNOUNCEMENTS

Councillor Cheropita, Chair advised the Committee that member Chrys Kaloudis has been suspended due to a contravention of the Town's Code of Conduct.

**7. CORRESPONDENCE**

There were none.

**8. BUSINESS**

**8.1 Urban Design Review - 253 Taylor Road - OPA-07-2023, ZBA-16-2023 - CDS-24-019**

Aimee Alderman, Senior Planner, briefly summarized the project.

Stephen Bedford from LANDx Consultants and Michael Rietta, from Giannone Petricone Associates Inc Architects were in attendance to answer questions on this application and summarized the project.

The Committee reviewed the attached materials submitted as part of the application for an Official Plan Amendment and Zoning By-law Amendment.

Moved by Victoria Morley, that the following recommendations be considered by staff and the applicant regarding 253 Taylor Road - OPA-07-2023, ZBA-16-2023 - CDS-24-019

1. That the applicant considers matters discussed by the UDC related to:
  - a) Enhanced landscaping, more planters with the green space being expanded for more of a vegetation pathway to the pedestrian gardens,
  - b) Sustainability with green roofs, more trees and shrubs, stormwater designs to be reviewed in more detail, parking spots to be provided with charging stations,
  - c) Cell towers on top of the building to be incorporated and visually masked using design elements, looking into the loading/moving docking station for more room, wind study, aircraft warning lights.
2. Require the applicant to come back to the Urban Design Committee as part of the site plan application process, including more details regarding landscaping.

## **8.2 Urban Design Review - North Side of York Road, East of Airport Road - OPA-09-2023, ZBA-20-2023 - CDS-24-020**

Aimee Alderman, Senior Planner, briefly summarized the project.

Aaron Butler, NPG Solutions, and Michael Allan, ACK Architects were in attendance to answer questions on this application and summarized the project.

The Committee reviewed the attached materials submitted as part of the application for an Official Plan Amendment and Zoning By-law Amendment.

Moved by David Snelgrove, that the following recommendations be considered by staff and the applicant regarding North Side of York Road, East of Airport Road - OPA\_09-2023, ZBA-20-2023, CDS-24-020

1. That the applicant considers matters discussed by the UDC related to:

- a) Provide consistent architectural design throughout the site
- b) Utilize high quality building materials, provide a variety of colours and design features including at the street level
- c) Recess the proposed balconies to meet the Glendale Secondary Plan design guidelines
- d) Remove drive-thru component of the retail/commercial use
- e) Potential connection and a daylight nature trail within the environmental area
- f) Provide a greater distribution of floor area, reduce building height closer to 6-7 storeys to be more similar to adjacent hotel height
- g) Enhance landscaping and buffering, including in the amenity space and in the valley/creek area
- h) Decrease roof heights
- i) Obtain LEED, or equivalent, certification for sustainability
- j) Improve internal vehicular circulation and parking access

2. Require the applicant to come back to the Urban Design Committee as part of the site plan application process, including more detailed landscape plan

## **9. NEW BUSINESS**

There were none.

**10. NEXT MEETING DATE**

February 28, 2024, at 5:00 p.m.

**11. ADJOURNMENT**

Adjournment unanimously took place at 8:36 p.m.