

Date: Tuesday, April 16, 2018
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

P. Mochrie Deputy City Manager
A. Law Director, Development Services, (Chair)
J. Dobrovolny General Manager of Engineering
A. Molaro Assistant Director Urban Design

Advisory Panel

A. Brudar Representative of the Design Professions (Urban Design Panel)
A. Norfolk Representative of the Vancouver Heritage Commission
D. Pretto Representative of the General Public
R. Wittstock Representative of the Development Industry
R. Rohani Representative of the General Public

Regrets

G. Kelley General Manager of Planning, Urban Design and Sustainability
B. Jarvis Representative of the Development Industry
R. Chaster Representative of the General Public
S. Allen Representative of the General Public

ALSO PRESENT:**City Staff:**

D. Wiley Development Planner
A. Wroblewski Project Facilitator
C. Joseph Engineering
K. Imani Project Facilitator
C. Stanford Project Facilitator
J. Greer Assistant Director of Processing Centre - Development

3438 Sawmill Crescent - DP-2017-01176- ZONE CD-1

Delegation
Dean Johnson, Developer, Wesgroup Properties
Brad Jones, Wesgroup Properties

Recording Secretary: C.Lade

Welcome

We acknowledge we that we are on the unceded homelands of the Musqueum, Squamish, and Tsleil-Wauthuth nations and we give thanks for their generosity and hospitality on these lands.

1. MINUTES

It was moved by P. Mochrie, and seconded by A. Molaro, and was the decision of the Board to approve the minutes of the meeting April 3, 2018.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 3438 Sawmill Crescent - DP-2017-01176 - ZONE CD-1 (COMPLETE APPLICATION)

Applicant: Westgroup/Perkins and Will

Request: To develop this site with a 25 storey multiple dwelling building with residential podium, providing 245 dwelling units over three and a half levels of underground parking.

Development Planner's Opening Comments

D. Wiley, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

D. Wiley then took questions from the Board and Panel members.

Applicant's Comments

The applicant noted to staff appreciation for the collaboration on the process. The applicant noted opening up the front would take away from the wings. The applicant encouraged not removing the trellis on the front.

The Applicant took questions from the Board and Panel members.

Comments from Speakers

There were no comments from speakers.

Advisory Panel Discussion

A. Brudar, Urban Design Panel Chair, noted UDP feedback was supportive. The level of design elevates the entire area and made it a gateway for the area masterplan. The entire architectural expression is fitting and it was sophisticated. The water feature and the courtyard had a small exit feature which was disappointing. Further design development of the back side was encouraged. The panel encouraged applicant to design the tower to touch the grade because the tower seems disconnected from the street.

Mr. Wittstock noted support for the project as well as the courtyard view to the street. Complying with the guideline at the roof seems arbitrary as far as policy goes. Mandating balcony depths may be too prescriptive. The removal of the wall should not be one of the conditions recommended to the applicant.

Mr. Norfolk, Heritage Commission, encouraged more 'beehive' expression in the project because it was mentioned in the applicant design package rationale.

Mr. Rohani, noted the project was a great example of density in the area and supported the project.

Ms. Pretto, noted the application was an easily supportive project. Ms. Pretto did not agree with adding windows on the southwest corner of the building as one of the conditions. Ms. Pretto supported the project as currently designed, especially solar walls, shading, and window depths. Ms. Pretto noted that there should be privacy on the courtyard units. The lofts were usable and the pillars at the top were supportable.

Board Discussion

Ms. Molaro noted the frames at the top of the building were rigid looking and the north and south frames look better and lighter. There is some room to lighten up the other elevations. Ms. Molaro thanked the staff and applicant for the good communication during the process.

Mr. Dobrovolny noted the applicant worked well with staff on understanding the conditions during the process.

Mr. Mochrie noted support for the project.

Motion

It was moved by Mr. Dobrovolny and seconded by Ms. Mochrie, and was the decision of the Board:

THAT the **APPROVE** Development Application No. **DP-2017-01176** in accordance with the Staff Committee Report dated March 21, 2018.

6. OTHER BUSINESS

None.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 3:30 pm.