

**Date:** Monday, June 22, 2015  
**Time:** 3:00 p.m.  
**Place:** Town Hall Meeting Room, City Hall

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**PRESENT:**

**Board**

J. Pickering Deputy Director of Planning, (Chair)  
B. Jackson General Manager of Planning and Development  
J. Dobrovlny Acting General Manager, Engineering  
T. Hartman Acting General Manager, Community Services

**Advisory Panel**

J. Marshall Representative of the Design Professions (Urban Design Panel)  
H. Ahmadian Representative of the Development Industry  
J. Denis-Jacob Representative of the General Public  
S. Atkinson Representative of the General Public  
R. Chaster Representative of the General Public

**Regrets**

P. Sanderson Representative of the Design Professions  
S. Chandler Representative of the Development Industry  
J. Ross Representative of the General Public  
K. Maust Representative of the Vancouver Heritage Commission

**ALSO PRESENT:**

**City Staff:**

J. Greer Assistant Director of Processing Centre - Development  
M. Holm Engineering Services - Projects Branch  
T. Potter Development Planner  
T. Tenney Project Facilitator

**95 EAST 1<sup>ST</sup> AVENUE - DE418872 - ZONE M-2**

S. Black Development Planner

**1128 ALBERNI STREET - DE418950 - ZONE DD**

S. Black Development Planner

**Recording Secretary: L. McLeod**

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**1. MINUTES**

It was moved by Mr. Jackson, seconded by Mr. Dobrovolny, and was the decision of the Board to approve the minutes of the meeting on June 1, 2015.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 95 EAST 1<sup>ST</sup> AVENUE - DE418872 - ZONE M-2  
(COMPLETE APPLICATION)**

Applicant: Concert Properties

Request: To develop the site with a 15 storey multiple dwelling building (Secured Rental Building - City Owned) having 135 units, all over two levels of underground parking, having vehicular access from the proposed Pullman Porter Street.

**Development Planner's Opening Comments**

Mr. Black, Development Planner, presented the proposal and summarized recommendations contained in the Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

The staff team took questions from the Board and Panel members.

**Applicant's Comments**

The applicant team declined to give a presentation, but took questions from the Board and Panel members.

**Comments from other Speakers**

None.

**Panel Opinion**

Panel members offered a range of comments on the proposal, including:

- Staff recommendations are in line with the Urban Design Panel recommendations
- A height modification is a good trade-off for affordability
- Full balconies will make the units more livable
- Visibility is needed between the laundry room and deck
- The number and types of sustainable features are good
- The Advisory Panel recommended approval for the application

**Board Discussion**

Mr. Jackson moved approval of the application and as well made a number of amendments to the Staff Committee Report. He also noted that the full cost of the project should have been known at the rezoning stage, and that Condition 1.1 Subsection i should not be discussed with the panel.

Mr. Dobrovolny was happy to support the project, and thought that providing the balcony was a good solution to increase livability. Mr. Dobrovolny was also happy to support this kind of high quality and affordable space since affordability is a concern in Vancouver.

Ms. Hartman was happy to support the project, and thought it was good that it no longer looked so institutional.

#### Motion

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

THAT the Board APPROVE Development Application No. DE418872, in accordance with the Staff Committee Report dated May 20, 2015, with the following amendments:

Delete Condition 1.1, i and renumber the conditions from 1.1, ii to 1.1, iii.

Amend Condition 1.2, i to read as follows:

transparent weather protection, constructed with tempered, laminated glass and a minimum depth of 8 feet (or an equivalent measure to the satisfaction of the Director of Planning), in order to maximize the periods during which these spaces can be enjoyed and also to provide continuous protection against any accidentally dropped items from the residential balconies/windows located overhead;

#### 1. 1128 ALBERNI STREET - DE418950 - ZONE DD (COMPLETE APPLICATION)

Applicant: Musson Cattell Mackey Partnership

Request: To provide interior alterations and change of use of a portion of 1128 Alberni Street tower from residential to hotel. The change of use is proposed on 12 floors (7, 11, 12, 14, 16, 21-25, 30, and 31) for a total of 96 units from residential rental use to hotel use.

#### Development Planner's Opening Comments

Mr. Black, Development Planner, presented the proposal and summarized recommendations contained in the Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

The staff team took questions from the Board and Panel members.

#### Applicant's Comments

The applicant team declined to give a presentation, but took questions from the Board and Panel members.

#### Comments from other Speakers

Members from the community expressed comments regarding the following:

- Mixed use unit buildings work very well; they tend to be very well-kept and encourage a "home away from home" experience

**Panel Opinion**

Panel members offered a range of comments on the proposal, including:

- Hotel and residential use make a great mix;
- The jobs this project would create are important
- Hamid: job creation is good; support application;
- The application is consistent with the vision;
- This is a good mid-range accommodation option for the downtown area;
- Proper long-term stay hotel rooms are needed, and this helps to address that.

**Board Discussion**

Mr. Dobrovolny moved to support the recommendation.

Ms. Hartman seconded, and expressed that recommendations from staff and the community speakers were very helpful. She also expressed that her support stemmed from how minor the changes would be and the strong support given by the community speakers.

**Motion**

It was moved by Mr. Jackson and seconded by Mr. Johnston, and was the decision of the Board:

    THAT the Board APPROVE Development Application No. DE418950, in accordance with the Staff Committee Report dated May 20, 2015.

**4. OTHER BUSINESS**

None.

**5. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:55 PM.