

Date: Monday, March 23, 2015
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

J. Pickering Deputy Director of Planning, (Chair)
B. Jackson General Manager of Planning and Development
P. Judd General Manager of Engineering Services
S. Johnston Deputy City Manager

Advisory Panel

P. Sanderson Representative of the Design Professions
S. Chandler Representative of the Development Industry
H. Ahmadian Representative of the Development Industry
S. Atkinson Representative of the General Public
J. Denis-Jacob Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission

Regrets

J. Ross Representative of the General Public

ALSO PRESENT:

City Staff:

J. Greer Assistant Director of Processing Centre - Development
M. Holm Engineering Services - Projects Branch
P. Cheng Development Planner
A. Wroblewski Project Facilitator

1661 QUEBEC STREET - DE418488 - ZONE CD-1

F. Rafii Rafii Architects
C. Watters Concert Properties Ltd.
J. Stamp Durante Kreuk Landscape Architects
J. Packer Recollective

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Mr. Judd, seconded by Mr. Jackson and was the decision of the Board to approve the minutes of the meeting on March 11, 2015.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1661 QUEBEC STREET - DE418488 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: Rafii Architects

Request: To develop the site with a 15-storey multiple dwelling building having 174 units, all over two levels of underground parking, including a parking area for future development for buildings 3 (sub area 3) and building 4 (sub area 4) having vehicular access from the proposed Pullman Porter Street in Sub-area 2.

Development Planner's Opening Comments

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

Mr. Cheng took questions from the Board and Panel members.

Applicant's Comments

Mr. Rafii, Architect, described the history of the project. He noted that Condition A2.20 (E ix) would not be possible to accommodate regarding the "9 foot by 9 foot corner cut at grid lines 2B and 3B adjacent to the tower core" and asked to have the condition modified to 9 foot by 6 foot. He added that they can work with staff regarding the conditions including the Memorandum that was presented at the meeting regarding changes to some conditions.

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

Comments from other Speakers

Members of the community expressed concerns regarding the following:

- Originally the site was in the Olympic Village area and had a maximum height of 12-storeys;
- Concerned that the public domain won't be maintained;
- Wanted to make sure that what is left of the park will be kept as more and more families are moving in to the area.

Panel Opinion

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

- The application is suitable for the area and is consistent with the City's objective for the south shore of False Creek;
- Liked the large open courtyard that will be available for public use;
- Appreciation for the historical character that defined the original neighbourhood is being acknowledged in the project;
- The application is adhering to the guidelines and bylaws regarding the public realm in terms of the planning of the building and contributing to the pedestrian environment;

- Exciting to see the lane that could have been a service corridor expanded with many elements that will create a wonderful transition from the public to the public/private spaces;
- Would like to see some lighting introduced to improve the entrance to the parkade;
- Commend the applicant for adding many two and three bedroom units to develop the community and family aspect of the project;
- Recommended approval for the application.

Board Discussion

Mr. Jackson moved approval of the application and introduced a number of amendments to the conditions in the Staff Committee Report. He said that he wanted to encourage Concert Properties to engage the people who live in the area regarding their other projects so they have information on heights and design concepts and are aware of what is planned for those sites.

Mr. Judd said he thought it was a great project and liked the open space. He said he was concerned that there would be a short cutting issue from Quebec Street over to East 1st Avenue and should be considered as the project is developed across the road. He added that they might need to add speed bumps or elevated sidewalks to the design.

Mr. Johnston commended staff and the applicant on the concept of bringing daylight into the parkade. He thought this was creating a model for other developments. He added that he thought the applicant had taken into consideration the City's intention from the Sustainable Sites Policy with respect to the landscape design and as well in connecting with the district energy facility. He agreed that it was a great project.

Motion

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

THAT the Board APPROVE Development Application No. DE418488, in accordance with the Staff Committee Report dated February 25, 2015, with the following amendments:

Amend Condition 1.3 (iv) by removing "visitors and car-share members";

Delete Condition A.1.36;

Re-number Condition A.1.37 to A.1.39 to *A.1.36 to A.1.38*;

Delete Condition A.2.15 and replace with the following condition:
provision of a Letter of Commitment to implement Transportation Demand Management strategies as proposed in section 6.7 of Quebec and 1st Master Plan Transportation Assessment dated July 31, 2013;

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:10 PM.