

Date: Monday, July 13, 2015
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

J. Pickering Deputy Director of Planning, (Chair)
K. Munro Assistant Director of Planning, Vancouver Midtown
J. Dobrovolny Acting General Manager, Engineering
T. Hartman Acting General Manager, Community Services

Advisory Panel

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

Regrets

P. Sanderson Representative of the Design Professions
J. Ross Representative of the General Public
R. Chaster 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
D. Drobot Housing Policy and Projects
A. Wroblewski Development Services

401 SW MARINE DRIVE - DE418980 - ZONE CD-1

A. Molaro Assistant Director of Planning, Urban Design

Recording Secretary: L. McLeod

1. MINUTES

It was moved by Mr. Dobrovolny, seconded by Mr. Munro, and was the decision of the Board to approve the minutes of the meeting on June 22, 2015.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 401 SW MARINE DRIVE - DE418980 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: GBL Architects

Request: To develop this site with three multiple dwelling buildings, consisting of 21 and 27-storey towers with 459 market residential units and a seven storey secured residential rental building with 70 units, all over two levels of underground parking.

Development Planner's Opening Comments

Ms. Molaro, Assistant Director of Planning, 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.

Correspondence Received

One email was received after the start of the meeting which expressed non-support for the project.

Panel Opinion

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

- The design works well, has a good mix of units and is overall very supportable
- Attention should be paid to porosity and allowing more sunlight into the central area
- If possible additional affordable rental units should be added
- Attention should be paid to managing the flow of traffic in order to create a successful pedestrian-oriented plaza

Board Discussion

Jerry Dobrovolny supported the project with the conditions recommended by staff. He noted that more attention needs to be paid in the design development of the pedestrian-oriented plaza in order to separate pedestrian flows from vehicle access and egress.

Kent Munro acknowledged that staff worked very hard on this project and previous issues seem well resolved. The current plan seems much improved from the original, and the plaza will help knit the space together. Overall it is very supportable.

Teresa Hartman thanked staff for their good effort on the tenant relocation plan. She also appreciated daycare being larger and at ground space.

Motion

It was moved by Mr. Dobrovoly and seconded by Ms. Hartman, and was the decision of the Board:

 THAT the Board APPROVE Development Application No. DE418980, in accordance with the Staff Committee Report dated July 6, 2015.

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:40 PM.