

Date: Monday, October 5, 2015
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

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

Advisory Panel

J. Marshall Representative of the Design Professions (Urban Design Panel)
S. Chandler 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

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

ALSO PRESENT:**City Staff:**

J. Greer Manager, Development Review Branch
M. Holm Engineering Services, Projects Branch
S. Black Development Planner
G. Lyons Development Planner
L. King Project Facilitator

1768 COOK STREET - DE419256 - ZONE CD-1

M. Long PWL Partnership
D. Eisenberg GBL Architects
A. Brudar GBL Architects
P. Webb Concord Pacific

869 BEATTY STREET - DE419309 - ZONE DD

N/A

Recording Secretary: L. McLeod

1. MINUTES

It was moved by Mr. Jackson, seconded by Ms. Hartman, and was the decision of the Board to approve the minutes of the meeting on September 21, 2015.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1768 COOK STREET - DE419256 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: GBL Architects Inc.

Request: To develop this site with a 17-storey multiple dwelling residential building over two levels of underground parking with vehicular access from Cook Street.

Development Planner's Opening Comments

Mr. Black, 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. Black 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:

- The building is handsome, and the project is a powerful form of development;
- Concerns on the solar exposure and habitability need to be addressed;
- A strategy is needed within the design to address drought conditions;
- The landscape design which faces 2nd Avenue requires more thought - take into account the public/private interface and how it leads into the entrance of the building;
- The pattern on the south elevation is likeable, but introducing some other elements would be a positive move;
- The interface with the public along 2nd Avenue could be improved by being more generous on the public side;
- Thought should be given to a waste management strategy within the dog area.

Board Discussion

Mr. Jackson thanked the applicant team for their proposal, and noted that this project has evolved into a coherent and understandable design considering the site. The approach taken to the staff recommendations will result in a good building. Staff should talk to the applicant about the strategy for drought conditions and how the water features will look dry. In terms of 2nd Avenue plantings, there is already a condition which defines the buffer between public and private.

Mr. Dobrovolny thanked the applicant team and City staff whom worked on the proposal. He stated that the project was supportable and that it will be very successful.

Ms. Hartman noted that this is a very attractive project and that the children's green-space is great. She shared panels concerns on the impact of drought on the water features, but mentioned that it sounded like they will be addressed.

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. DE419256, in accordance with the Staff Committee Report dated September 23, 2015.

**4. 869 BEATTY STREET - DE419309 - ZONE DD
(COMPLETE APPLICATION)**

Applicant: GBL Architects Inc.

Request: Interior alteration/addition to the existing Artist Studio - Class B with Associated. Residential Unit to add approximately 160 sq. ft. to the mezzanine.

Development Planner's Opening Comments

Ms. Lyons, 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.

Ms. Lyons took questions from the Board and Panel members.

Applicant's Comments

The applicant team declined to give a presentation.

Comments from other Speakers

None.

Panel Opinion

Panel members had no comments on the proposal.

Board Discussion

Mr. Jackson, Ms. Hartman and Mr. Dobrovolny agreed that the project was very simple, straightforward and supportable.

Motion

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

THAT the Board APPROVE Development Application No. DE419309, in accordance with the Staff Committee Report dated October 5, 2015.

5. OTHER BUSINESS

None.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 3:44 PM.