

Date: Monday, January 11, 2015
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

G. Fujii Director, Development Services, (Chair)
J. Pickering Acting General Manager of Planning and Development
J. Dobrovlny General Manager of Engineering
P. Mochrie Acting Deputy City Manager

Advisory Panel

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

Regrets

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

ALSO PRESENT:**City Staff:**

C. Joseph Engineering Services - Projects Branch
S. Black Development Planner
L. King Project Facilitator

49 E 1st AVENUE - DE419622 - ZONE CD-1

F. Rafii Foad Rafii Architects Inc
C. Watters Concert Properties
J. Stamp Durante Kreuk
R. Henry R. Henry Architects

Recording Secretary: L. McLeod

1. MINUTES

None.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 49 E 1st AVENUE - DE419622 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: Concert Properties Ltd

Request: To develop the site with a 14 storey multiple dwelling building (building 3) having 107 units and a 12 storey multiple dwelling building (building 4) having 70 units, all over two levels of underground parking having vehicular access from Pullman Porter 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.

Comments from other Speakers

None.

Panel Opinion

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

- Creating a solid-coloured and more simplified expression on the corners would help to add more strength;
- The rectilinear piece beside the curved balcony acts against the balcony expression;
- The trellis pieces seem foreign and stuck-on and should be re-worked;
- Create more of a 'place' between the buildings - connecting the amenities with this space and adding public art would help to support and program it;
- The public space will make a good addition to the False Creek area;
- Overall, this is a handsome building with a good mix of family units;

Board Discussion

Ms. Pickering thanked the applicant team for all their work and supported the project. She also asked them to follow through on the recommendations regarding the space between the two buildings.

Mr. Dobrovolny was also willing to support project, and acknowledged the large amount of effort done scenes by both applicant and City staff.

Mr. Mochrie was pleased to see the simplicity of the recommendations and was happy to support them.

Motion

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

THAT the Board **APPROVE** Development Application No. DE419622, in accordance with the Staff Committee Report dated December 16, 2015.

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:42 PM.