

**Date:** Monday, October 31, 2016  
**Time:** 3:00 p.m.  
**Place:** Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

G. Kelley General Manager of Planning, Urban Design & Sustainability  
A. Law Assistant Director, Customer Service, (Chair)  
T. Scollard Acting Deputy Manager of Engineering  
P. Mochrie Deputy City Manager

**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  
N. Lai Representative of the General Public  
R. Chaster Representative of the General Public

**Regrets**

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

**ALSO PRESENT:****City Staff:**

C. Joseph Projects and Development Services Division - Engineering  
J. Greer Assistant Director of Processing Centre - Development  
A. Molaro Assistant Director of Planning - Urban Design  
N. Standeven Development Planner  
M. So Project Facilitator

**3530 SAWMILL CRESCENT - DP-2016-00265 - ZONE CD-1**

Daryl Tyacke Eckford Tyacke + Associates  
Brad Jones Wesgroup Properties  
Walter Francl Francl Architecture  
Jim Ralph Francl Architecture

**Recording Secretary:** L. McLeod

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**1. MINUTES**

None.

**2. BUSINESS ARISING FROM THE MINUTES**

It was moved by T. Scollard and seconded by P. Mochrie, and was the decision of the Board:

THAT the Board DELETE condition A.1.22 for 3245 Pierview Crescent from the Staff Committee Report approved at the meeting on October 17<sup>th</sup>, 2016. Staff confirm that this condition is an incomplete duplicate of condition A.1.21.

**3. 3530 SAWMILL CRESCENT - DP-2016-00265 - ZONE CD-1  
(COMPLETE APPLICATION)**

Applicant: Park Lane River District Developments Ltd.

Request: To develop this site with a 25-storey multiple dwelling building containing a total of 297 dwelling units and 17 live work units over two levels of underground parking with vehicular access from Sawmill Crescent.

**Development Planner's Opening Comments**

Mr. Standeven, 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. Standeven took questions from the Board and Panel members.

**Applicant's Comments**

The applicant team declined to give a presentation but noted that the feedback from the Urban Design Panel was very helpful in creating a quality development. They look forward to continuing to work with City Staff to incorporate panel comments and improve the application.

The applicant team then 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:

- Use good quality hardscape materials as well as landscape to improve the mews;
- Consideration should be given to the durability of materials around the mews;
- Consider screening the parking ramp and loading area with a large scale tree;
- Consider creating another lobby;
- There is concern that water is being supplied year-round to the bioswale;
- Add windows adjacent to the bike share at Level 2;
- The corner units do not need two large balconies;

- There is a good mix of unit types;
- Consider increasing the degree of porosity;

**Board Discussion**

Mr. Mochrie congratulated the applicants and noted that the unit mix is unique. He will be interested to hear how this experiment goes.

Ms. Scollard was excited to see the public bike share space and is looking forward to seeing the stormwater management plan.

Mr. Kelley agreed that consideration should be given to deepening the balconies instead of widening them in order to maintain the rhythm of the building. This is a successful project overall, and he is pleased to see the four-bedroom units.

**Motion**

It was moved by P. Mochrie and seconded by T. Scollard, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DP-2016-00265, in accordance with the Staff Committee Report dated October 5, 2016, with the following amendments:

AMEND condition A.1.9 Note to Applicant to read as follows:

“Note to Applicant: A total of 392 Class A and 6 Class B bicycle spaces are required for this proposal.”

**4. OTHER BUSINESS**

None.

**5. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:50 pm.