

Date: Monday, February 22, 1999
Time: N/A
Place: N/A

PRESENT:

3200 East 54th Avenue - DE403146 ([Click here to read the report](#))

Minutes

Motion

Other Business - 65 Water Street

Board:

F.A. Scobie, Director of Development Services (Chair)

L.B. Beasley, Co-Director of Planning

B. MacGregor, Deputy City Manager

D. Rudberg, City Engineer

Advisory Panel:

J. Drohan, Representative of the Design Professions (Urban Design Panel)

J. Hancock, Representative of the Design Professions

A. Gjernes, Representative of Development Industry

D. Chung, Representative of General Public

B. Parton, Representative of General Public

R. Roodenburg, Representative of General Public

Absent:

P. Kavanagh, Representative of Development Industry

R. Mingay, Representative of General Public

ALSO PRESENT:

R. Segal, Development Planner

E. Fiss, Development Planner

M. Thomson, Survey Branch

Item 3 - 3200 East 54th Avenue - DE403146

C. Brook, Brook Development Planning

A. Grant, CPI

W.T. Leung, W.T. Leung Architects Inc.

P. Kwasnicky, Architect

M. Montavo, Civitas

J. Durante, Durante Kreuk Ltd.

CLERK TO THE BOARD:

Carol Hubbard

2099 West 42nd Avenue (Kerrisdale Station) - DE402627

The Board approved this application on November 30, 1998. In its approval, the Board deleted a condition relating to the treatment of display windows but the corresponding Condition of the Development Permit was inadvertently included.

It was moved by Mr. Rudberg, seconded by Mr. Beasley, and was the decision of the Board:

THAT Condition BB.2.5 be deleted as a condition of approval.

1. MINUTES

It was moved by Mr. Rudberg, seconded by Mr. Beasley, and was the decision of the Board:

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of January 25, 1999 be approved.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 3200 EAST 54TH AVENUE - DE404146 - ZONE - CD-1
(PRELIMINARY APPLICATION)**

Applicant: W.T. Leung Architects Inc.

Request: (1) To demolish the easterly half of the existing mall (the Zellers wing) and construct two 4-storey apartment buildings (166 units) and 154 townhouses totalling 320 units, approx. 36,829 m² (396,441 sq. ft.), on the east two-thirds of the site.

(2) To construct three new free-standing commercial buildings, approx. 4,402.5 m² (47,390 sq.ft.), and renovate the remaining existing mall, approx. 5,972.7 m² (64,292 sq.ft.), on the west one-third of the site. This proposed development includes expansion of the existing public library branch on site. A pre-school, a seniors centre, new classrooms for the neighbouring elementary school, and a police office are proposed off site.

The Chair drew attention to the fact that the issue of community amenity benefits being advanced by this project is to be dealt with by City Council and will be the subject of a separate future report. Comments on this issue are therefore more appropriately addressed to Council rather than the Development Permit Board.

Development Planner's Opening Comments

The Development Planner, Ralph Segal, presented this preliminary application, referring to models and posted drawings. The CD-1 zoning for the site permits commercial and residential

uses, although any change to the original form of development must be approved by Council. In July 1998, Council indicated it was willing to consider a significant adjustment to the form of development of the Champlain Mall. In its review of the application, staff considered the zoning in place on the site, the surrounding zoning and forms of development, as well as city-wide policies. With respect to the use, given the decline of the Champlain Mall since the emergence of the Oakridge and Metrotown shopping centres, staff believe a more neighbourhood-serving commercial component is now quite appropriate. Downsizing the existing commercial floor area in favour of something more neighbourhood-focused is not precluded in the zoning. Staff also consider the proposed residential use to