

Advisory Design Panel Meeting Agenda

July 10, 2025, 6:00pm
Committee Room, District Hall 355 West Queens Road

Topic	Person	Start Time	Allotted Time
1. Panel Welcome & Dinner			
Welcome & Dinner	Panel	5:45	15 minutes
2. Administration			
a) Open Meeting, Attendance	Chair	6:00	2 minutes
b) Adoption of Minutes: Meeting of June 12, 2025	Chair	6:02	3 minutes
c) Staff Announcements	Staff Liaison	6:05	5 minutes

Topic	Person	Start Time	Allotted Time
3. Project Review			
a) Address: 1553-1595 Hunter St & 489 Marie Park PI Details: Detailed Rezoning and OCP Amendment Development Application. At 2.28 FSR, the proposal is for two six-storey market rental multi-family apartment buildings. A total of 201 units are proposed across the two buildings with a mix of studios (49 units) one bedrooms (75 units), two bedrooms (65 units), and three bedrooms (12 units). The project includes 87 parking spaces in a single level underground parking garage accessed from the west via a future north-south commercial lane and from Hunter Street for the East Building. Consistent with the Implementation Plan, the site will be bisected by a portion of the Green Spine which will be dedicated. The lot, 489 Marie Place, and the southern portion of 1553 Hunter Street will also be dedicated to form an expanded Marie Place Park.			
<i>Presentation Set Up</i>	Presentation Team	6:10	5 minutes
<i>Introduction by Staff and Clarification Questions for Staff</i>	Tamsin Guppy, DNV Planner	6:15	10 minutes
<i>Applicant Team Presentation</i>	Karen Smith, Applicant Architect, AIBC <i>engage Architecture</i> Ching-Te Earl Peng, IA, AIBC <i>engage Architecture</i> Dylan Chernoff, BLA (UBC), BCSLA, CSLA	6:25	20 minutes

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	Landscape Architect, <i>Durante Kreuk Ltd</i>		
<i>Clarification Questions for Applicant Team</i>	Panel	6:45	5 minutes
<i>Urban Designer Comments</i>	Alfonso Tejada	6:50	10 minutes
<i>Panel Individual Comments, Discussion, Motion, and Vote</i>	Panel	7:00	30 minutes

Topic	Person	Time	Allotted Time
4. Close of Meeting			
<i>Close of Meeting</i>	Staff Liaison	7:30	5 minutes

Attendance	
Panel Members <ul style="list-style-type: none"> • Stuart Rothnie, Architect • Emily Blair, Landscape Architect • Farnaz Sharifi, Architect • Mahnaz Mohamadloo, Architect • John Gilmour, Development Industry Representative • Sgt Kevin Bracewell, RCMP Crime Prevention • Joshua Bernsen, Landscape Architect • Koosha Kheradmandnia, Professional Engineer • David Park, Accessibility Representative • Robert Greene, Visual Art Specialist • Tieg Martin, Building Industry Representative 	Staff <ul style="list-style-type: none"> • Tamsin Guppy, Senior Development Planner (acting Staff Liaison) • Alfonso Tejada, Urban Designer • Afrooz Fallah, Planning Assistant • Dorin Vaez Mahdavi, Planning Assistant • Mina Sami, Planning Assistant