

Date: Monday, April 7, 2014
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

V. Potter Director of Development Services (Chair)
B. Jackson General Manager of Planning and Development
P. Judd General Manager of Engineering Services
S. Johnston Deputy City Manager

Advisory Panel

R. Bragg Representative of the Design Professions (Urban Design Panel)
K. Busby Representative of the Design Professions
S. Chandler Representative of the Development Industry
J. Ross Representative of the Development Industry
A. Lalani Representative of the General Public
A. Ray Representative of the General Public

Regrets

K. Maust Representative of the Vancouver Heritage Commission
J. Miletic-Prelovac Representative of the General Public
P. Sanderson Representative of the General Public

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director of Processing Centre - Development
A. Holm Engineering Services - Projects Branch
A. Moorey Development Planner
S. Black Development Planner
L. King Project Facilitator
P. Huber Planner, Central Area Planning
Y. Hii Planner, Social Infrastructure
C. Gomes Park Board

1545 WEST 8TH AVENUE - DE417504 - ZONE C-3A

J. Delage Office of McFarlane Biggar
S. Segal Hapa Landscape Architects

66 EXPO BOULEVARD - DE417537 - ZONE CD-1

W. Francl Francl Architecture
A. Martin Francl Architecture
P. Kruek Durante Kreuk Landscape Architects
K. Isford-Saxon Vancouver School Board

Recording Secretary: L. Harvey

1. 1545 WEST 8TH AVENUE - DE417604 - ZONE C-3A
(COMPLETE APPLICATION)

Applicant: Office of McFarlane Biggar

Request: To develop an 8-storey multiple dwelling unit building containing twenty dwelling units over one level of underground parking having vehicular access from the lane, and also an increase in the Floor Space Ratio using a Heritage Density Transfer from a donor at 163 West Hastings Street (providing 306 m²).

Development Planner's Opening Comments

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

Applicant's Comments

Mr. Delage, Architect, said he wanted to clarify a point regarding the soffits. He noted that not all the soffits would be wood as some will be brick. As well he mentioned that they will be using a car lift system that allows for less excavation on the site to accommodate the parking.

Ms. Segal, Landscape Architect, mentioned that the urban agriculture being proposed contains some edible plantings.

The applicant team too questions from the Board and Panel members.

Comments from other Speakers

Members of the community expressed concerns regarding the following:
Pedestrian safety with respect to the grade across the sidewalk and wanted to make sure that those conditions had been addressed.

Panel Opinion

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

- the applicant was commended for their excellent work on the project;
- the unit sizes provide a very healthy blend of livable units;
- creative use of the parking;
- request for the applicant to provide a better idea on how the sustainability features will be met.
- The members recommended approval for the application.

Board Discussion

After some discussion as to whether to not to amend Condition 1.2, Mr. Judd moved to approve the application and Mr. Jackson seconded the motion.

Motion

It was moved by Mr. Judd and seconded by Mr. Jackson and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE417504, in accordance with the Staff Committee Report dated March 12, 2014.

**2. 55 EXPO BOULEVARD - DE417537 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: Francl Architecture Inc.

Request: To develop a 4-storey elementary school over existing below grade parking. A portion of the elementary school will be located within the existing Firenze tower at 688 Abbott 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

Mr. Francl, Architect, mentioned that it had been a fairly lengthy process and took support from lots of different parties to make it happen. He explained how the cantilever portion of the building was a major consideration in the design. As well they have taken considerable pains to maximize the privacy issues to the Firenze. All the parts of the building will be for the use of the students as well as residents in the neighbourhood.

Mr. Francl said they were in support of all the conditions in the report other than for item A.2.3. He mentioned that they will have to remove some of the street trees in order to get access to the site during construction. They would be happy to replace them two to one and during construction they would be moved to a park. As well he said it would be impossible to provide 100 covered bicycle parking spaces.

The applicant team took questions from the Board and Panel members.

Comments from other Speakers

Mr. Tatchell who is the lawyer for the strata had some concerns regarding the provision of 28 parking spaces for the school as well as having the residents move out of their parking spaces during construction.

Panel Opinion

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

- The project is a welcome addition in the area as a school and community centre;
- The cantilever portion offers a lot to the building in the way of covered play space;
- Supported the request for the removal of the street trees with the proviso that they would be replaced after construction;
- Need a drop off strategy that will allow for parents to drop off their children during certain times of the day;
- Concerns regarding the 28 parking stalls being provided and hoped that the applicant and the Strata can resolve the issue.
- The members recommended approval for the application.

Board Discussion

Mr. Jackson thought it was a great school in terms of design and added that turning it into reality is going to be challenging. He added that because the school affects the adjacent condominium in a number of ways both through construction but prior to construction is the

accommodation and plan for how the parking will be accommodated. It is important to take into consideration the needs of the children in the neighbourhood and the School Board needs to be understanding of the position of the adjacent condo development. There is a real concern for the temporary relocation of the parking spaces and there needs to be a collective solution that does not ignore their legitimate concerns. Mr. Jackson said while there may be an ambiguity in the strata corporation's mind, the 28 parking spaces have been labelled as parking space for the future school from the beginning, on the approved development permit. He added that it would be hard for the strata to not acknowledge that those spaces were intended for the school board. He said he supported the fine example of urban architecture of a school building but the details still needed to be worked out with the adjacent strata corporation.

Mr. Johnston mentioned that he was concerned about maintaining the large tree to the west near the Firenze. Mr. Jackson suggested it be a direction to staff rather than a change to the condition.

Motion

It was moved by Mr. Jackson and seconded by Mr. Johnston and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE417537, in accordance with the Staff Committee Report dated March 12, 2014, with the following amendments:

To amend Condition A.2.3 to read as follows:

permit removal of existing street trees and transplant the existing trees to an existing park providing that two for one replacement is required either adjacent to the sidewalk or in the park;

To amend Condition A.2.5 to read as follows:

develop a school drop-off strategy to the satisfaction of the General Manager of Engineering Services in consultation with the Vancouver School Board;

To amend Condition A.2.7 to read as follows:

provision of as close to 100 covered Class B bicycle parking space for students as possible;

3. OTHER BUSINESS

None.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 5:07 PM

L. Harvey
Assistant to the Board

V. Potter
Chair