

Date: Monday, May 4, 2015
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

J. Pickering Deputy Director of Planning, (Chair)
B. Jackson General Manager of Planning and Development
S. Johnston Deputy City Manager
J. Dobrovlny Director of Transportation

Advisory Panel

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

Regrets

S. Atkinson Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission
J. Ross Representative of the General Public

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director of Processing Centre - Development
M. Holm Engineering Services - Projects Branch
C. King Development Planner
W. LeBreton Project Facilitator
D. Drobot Planner, Housing Policy and Projects
J. Grottenberg Planner, Vancouver - Downtown

1171 JERVIS STREET - DE418742 - ZONE RM-5D

D. Jacobson Intracorp Jervis Ltd. Partners
T. Staniszki NSDA Architects
A. Paul Durante Kreuk Landscape Architects

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Mr. Jackson, seconded by Mr. Dobrovolny, and was the decision of the Board to approve the minutes of the meeting on April 20, 2015.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1171 JERVIS STREET - DE418742 - ZONE RM-5D
(COMPLETE APPLICATION)**

Applicant: Intracorp Jervis Ltd. Partners

Request: To develop this site with a 19-storey mixed-use building with one CRU on the first floor and 19 levels of residential (1st to 19th floors) containing 91 dwelling units (63 Market/28 Social Housing) all over three levels of underground parking, having vehicular access from the lane.

Development Planner's Opening Comments

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

Applicant's Comments

Mr. Jacobson, Applicant, said that they agree with the conditions as set out in the Staff Committee Report.

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

Comments from other Speakers

Quentin Wright, Executive Director of Mole Hill Community Housing Society said he was in support of the social housing component as there is a real need for this type of housing in the City. He offered to help relocate the existing tenants.

Panel Opinion

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

- The Urban Design Panel thought the application was a positive addition to the West End;
- The project is filling a need for family units;
- There were some concerns regarding the colour and material palette and it was suggested that having the steel could be the colour of the concrete in order to accentuate the frame;
- The social housing units should be designed for accessibility;
- They wanted to see the applicant try to save the heritage houses;
- There is an opportunity for the retail to be more focused on Davie Street with an entrance or treat the entrance so there is a continuation of the retail along the street;
- They wanted to see a stronger reference to the heritage houses in the architecture.

Board Discussion

Mr. Jackson thanked the applicant for moving quickly after the passage of the West End Plan to come with this scheme that adheres to the Plan for height, density, use and social housing. It has been done in a "mannered" design that is appropriate to the site. He added that this application is setting the precedent for other projects to follow. He also thanked staff from Housing and Planning for making the application work. This is the first of the larger West End projects which are in conformance with the Plan. He added that these types of project offer housing for people that otherwise could not afford to live in the West End.

Mr. Dobrovolny said that he thought both staff and the applicant have done a really good job to develop the site in the middle of a long standing neighbourhood. The new policy has helped to guide the way and he said that he appreciated that the applicant worked within that policy. Mr. Dobrovolny said he was happy to support the application.

Mr. Johnston said he was happy to see the applicant's approach to energy efficiency. He added that he thought it was a good design and hoped the building would perform well. Mr. Johnston thanked the entire team for their work on the project. He said he happy to see how well the social housing component was integrated into the project. Mr. Johnston was in support for the application.

Motion

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

THAT the Board APPROVE Development Application No. DE418742, in accordance with the Staff Committee Report dated April 8, 2015, with the following amendments:

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:55 PM.