

Date: Monday February 4, 2019
Time: 3:00 p.m.
Place: Council Chamber, City Hall

PRESENT:

Board

A. Law Director, Development Services, (Chair)
C. Nelms Deputy General Manager of Engineering
P. Mochrie Deputy City Manager
J. Olinek Acting Director of Planning, Urban Design & Sustainability

Advisory Panel

J. Huffman Representative of the Design Professionals (Urban Design Panel)
R. Rohani Representative of the General Public
D. Pretto Representative of the General Public

Regrets

S. Allen Representative of the General Public
R. Chaster Representative of the General Public
B. Jarvis Representative of the Development Industry

ALSO PRESENT:

City Staff:

John Greer Associate Director Development Review Branch
S. Chang Development Planner
J. Freeman Project Facilitator
C. Joseph Engineering

1394 Robson St - DP-2018-00780 - C-6
Delegation
Mark Thompson, Architect, MCMP
Jeffrey Stootes, Landscape Architect, PFS Studio
Andy Tam, Owner/Developer, Asia Standard America Ltd.

Recording Secretary: K. Cermeno

1. MINUTES

It was moved by Mr. Mochrie and seconded by Ms. Nelms and was the decision of the Board to approve the minutes of the meeting on December 10, 2019.

2. BUSINESS ARISING FROM THE MINUTES

None

**3. 1394 Robson St - DP-2018-00780 - C-6
(COMPLETE APPLICATION)**

Applicant: MCMP Architects

Request: To develop this site with a 5-storey commercial building with retail uses at levels 1 to 3 and office uses at Levels 4 and 5; all over one level of underground parking accessed from the lane via car elevator. The proposed floor space ratio (FSR) is 2.86; approximately 24,745 square feet including 10% heritage density transfer and 65 feet in height.

Development Planner's Opening Comments

Ms. Chang, 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.

Ms. Chang took questions from the Board and Panel members.

Applicant's Comments

The applicant noted they are generally in support of the commentary provided by staff.

The applicant noted their concern with the following condition, 1.2.

The applicant noted their analysis of Broughton Street is that it is a very residential street and continues the residential character and atmosphere. This led the analysis towards the duality of orientation to the high level of activity on Robson Street but a calmer attitude towards Broughton Street. This is reflected on the architecture of the project which has a linear approach on how to address the two different orientations.

Therefore extending the weather protection out disrupts the idea of a dual linear approach to the urban design. The applicant noted how they responded to this was to provide a much larger canopy on Robson Street, a 10ft deep canopy, which provides an improvement to the 5ft recommended in the guideline.

The applicant also noted Robson Street will face a changing nature in retail; therefore flexibility of use is very important. The applicant asked staff to consider their approach.

Comments from other Speakers

Speaker, Colbin Wong, Operator of Cora's Breakfast Restaurant on Robson noted they had concerns with the edge wall that borders the restaurant patio. Concerns include visibilities of sightlines and business entrances. From a safety standpoint they've had individuals try to destroy and steal material from the patios during the construction. Additionally they've had to remove people from sleeping on the patio and the binding wall does not help. Mr. Wong asked staff and the applicant if possible to review this and limit from the project.

Panel Opinion

Mr. Huffman noted the Urban Design Panel was in strong support.

Mr. Huffman noted a few comments included porosity upgrade, extending the canopy and flexibility with the uses; issues the panel noted are fixable.

Mr. Rohani noted his support of the project.

Mr. Rohani noted he is content with either decision of the weather canopy.

Mr. Rohani noted there is a present crisis with affordable hotel options and ask staff to take this in consideration for the future.

Ms. Pretto noted her support for the project.

Ms. Pretto echoed Mr. Rohani's comments in regards to the lack of affordable hotel options.

Board Discussion

Mr. Mochrie noted his support for the project.

Mr. Mochrie noted his support for the condition of the weather protection to extend it on Robson St.

Ms. Nelms noted the project is a great addition to the neighbourhood.

Ms. Nelms noted her support for the project and the condition outlined by staff.

Ms. Nelms noted the new bylaw enables a lot less parking on site.

Ms. Nelms suggested for consideration provision of additional Class A bicycle parking at rates consistent with the current Parking By-Law requirements, per section 6.2.4 and 6.2.5 for office and retail, respectively.

Mr. Olinek noted his support for the project.

Mr. Olinek noted his support for the condition that reinforces the public realm along the retail street.

Motion

It was moved by Mr. Mochrie and seconded by Ms. Nelms, and was the decision of the Board:

THAT the Board **APPROVE** the Development Application DP-2018-00780 in accordance with the Staff Committee Report dated January 9, 2018.

4. **OTHER BUSINESS**

None.

5. **ADJOURNMENT**

There being no further business, the meeting adjourned at 3:33pm.