

Date: January 21, 2019
Time: 3:00 p.m.
Place: Town Hall, City Hall

PRESENT:**Board**

A. Law Director, Development Services, (Chair)
C. Nelms Deputy General Manager of Engineering
S. Singh General Manager of Arts
G. Kelley General Manager of Planning, Urban Design & Sustainability

Advisory Panel

A. Brudar Representative of the Design Professionals (Urban Design Panel)
B. Jarvis Representative of the Development Industry
R. Chaster Representative of the General Public
R. Rohani Representative of the General Public
R. Wittstock Representative of the Design Professions
S. Allen Representative of the General Public

Regrets

A. Norfolk Representative of the Vancouver Heritage Commission
D. Pretto Representative of the General Public

ALSO PRESENT:**City Staff:**

M. Castillo-Urena Development Planner
J. Park Development Planner
M. So Manager, Development Review Branch
A. Wroblewski Project Facilitator

2102 Keith Drive - DP-2018-00502 -I-3

Recording Secretary: D.Fung

1. MINUTES

It was moved by Mr. Kelly and seconded by Ms. Nelms and was the decision of the Board to approve the minutes of the meeting on January 7, 2019

2. BUSINESS ARISING FROM THE MINUTES

None

3. 2102 Keith Drive - DP-2018-00502 - Zone I-3

(COMPLETE APPLICATION)

Applicant: Dialog Design

Request: The development site is a 10-storey office and manufacturing building, over 4-levels of underground parking, having access from Keith Drive

Development Planner's Opening Comments

Mr. Castillo Urena, Development Planner, introduced the project to the board and Panel members and summarized the recommendations contained in the Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

Ms. Castillo Urena took questions from the Board and Panel members.

Questions to Staff:

Mr. Kelly asked about views and flow.

Ms. Singh asked about the possible relocation of the East Van cross.

Applicant's Comments

The Applicant thanked Staff for the Staff Committee Report. The Applicant is in general agreement with the report and is comfortable that they are able to meet the requirements.

The applicant noted that:

- there are 600 green job spaces;
- Sky Train lane is not used for circulation;
- the underground parking access is pushed back from the street to provide better sightlines when exiting
- the right-of-way is 4 meters and resulting lane is 5.5 m which will be for loading access
- they are working with TransLink for better bus drop off location.

The Applicant took questions from the Board and panel members.

Comments from other Speakers

Speaker 1, Ted Morgan, home owner, provided positive comments towards project noting that the project is an attractive building and that it was good to see the safety and security factor being considered by the applicant team.

Speaker 2, Derick Schick, resident of Mount Pleasant, business owner across the street of this project, noted his support for the innovative development and looks forward to see the great addition and good improvement to the area. Mr. Schick mentioned that the project was a great way to showcase the mass timber and the area.

Speaker 3, Mark Lindy, resident in the area, shows concern regarding the visual blockage of the East Van Cross public art.

Speaker 4, David Labistour, CEO of Mountain Equipment Co-op, commented that this project brings future innovations and good architect methods to provide great attractions.

Speaker 5, Tim Grant, Vice President of PCI Developments, speak in favour of the proposal in regards to the site being very complementary

Speaker 6, Jose Consuela, noted his support of the project. He felt that this project allows him to feel appreciated because he is a heavy user of transit and would want to potentially bike to work.

Speaker 7, Bandina Seira, an occupant, showed favour towards the project as the project will increase the land value in the area as well as provide job creation. She noted that the building revitalizing the area is making safety and transit its priority.

Speaker 8, Samir Mohad, born and raised in East Vancouver, is pleased to see how the area is developed and the building will enhance it. The innovative building will also enhance the East Van Cross.

Speaker 9, Manuel Reign, a newly Canadian citizen, is familiar with zero waste and shows his support in the sustainability of the project.

Speaker 10, Alexandra Lam is a resident and employee in the area. Ms. Lam attended elementary at St. Francis on Great Northern Way and is now driving into the area on her way to work, and the area does not bring a sense of pride. However, she showed her support in the project as it will bring back the long underserved corridor of the area.

Speaker 11, Dana Bath Soloman, showed support in the project as it is a good way to offer more job opportunities in the area as well as bring a positive aesthetic building in the area.

Speaker 12, Adam Homly, construction project manager and proud owner on E. 7th Avenue, supported the development as it provides a desirable area to live there because of the community. Mr. Homly does not support the height proposed as he would like the views of the East Van Cross and other residential views to be protected.

Speaker 13, Jorge Phanina, is excited to see the economic boost in the area and would like to see more amenities in the area.

Panel Opinion

Ms. Brudar noted that this project is very well received at UDP as the height will not impact the site. However, the site does not utilize the full zoning potential and encourages the applicant to explore more variety. Ms. Brudar commented that the site could take a taller building as the site felt compressed and would give the building a better visual if it was taller. She noted that the landscaping, rooftop amenities, parking and loading have been significantly improved.

Mr. Rohani shows his support for the project. He commented that it was not necessary to move the artwork as the building will not take away from the artwork.

Mr. Wittstock showed his support for the project. Mr. Wittstock recommends having a stronger design at 10 storeys than at the current height and should provide additional bike parking and amenity space.

Mr. Jarvis shows his support over the project as it is a tough site to provide innovation. Mr. Jarvis noted that the riser could be extended.

Ms. Allen showed her support for the project because it showed great use of tall timbers and the activation and retail space will enhance the area.

Ms. Law thanked the advisory Panel for their comments and notes that there was unanimity of support for this project.

Board Discussion

Mr. Kelly asked about the utilization of different height of the project and if there are additional burdens.

Mr. Olinek commented that the outright is 18.3 m.

Mr. Kelly commented that the elevation from 8 to 10 storeys make more sense as the building design provides energy

Ms. Nelms noted her support for the project.

Ms. Singh noted her support for the project. However there should be more consideration on the engagement with the street and provide bike parking.

Motion

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

THAT the Board **APPROVE** the Development Application No. DP-2018-00502 in accordance with the Staff Committee Report dated December 12, 2018, with the following amendments:

- The number of bike parking stalls be determined to the satisfaction of the Director of Planning

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:15 pm.