

Date: Monday, February 24, 2014  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

A. Molaro Assistant Director of Planning, Urban Design (Chair)  
B. Jackson General Manager of Planning and Development  
M. Bromley General Manager of Park Board  
P. Judd General Manager of Engineering Services

**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. Ray Representative of the General Public

**Regrets**

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

**ALSO PRESENT:****City Staff:**

J. Greer Assistant Director of Processing Centre - Development  
M. Holm Engineering Services - Projects Branch  
M. Linehan Development Planner  
S. Black Development Planner  
M. Au Project Facilitator

**1328 WEST PENDER STREET - DE417497 - ZONE DD**

T. Slezak Mallen Gowing Berzins Architects

**179 MAIN STREET - DE416774 - ZONE DEOD**

B. Shigetomi Atelier Pacific Architecture  
S. Ho Atelier Pacific Architecture

Recording Secretary: L. Harvey

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1. 1328 WEST PENDER STREET - DE417497 - ZONE DD  
(COMPLETE APPLICATION)

Applicant: Mallen Gowing Berzins Architects

Request: To add a mezzanine of approximately 1,346 square fet to the existing office at 1378 West Pender Street by way of heritage transfer in this existing mixed-use building on this site from properties at 431 Helmcken Street (providing 1,231 square feet) and 435 Helmcken Street (providing 115 square feet).

**Development Planner's Opening Comments**

The Board voted to forgo the Development Planner's presentation.

**Applicant's Comments**

None.

**Comments from other Speakers**

None.

**Panel Opinion**

The Panel supported the approval of the application.

**Board Discussion**

None.

**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. DE417497, in accordance with the Development Permit Board Report dated February 24, 2014.

**2. 179 MAIN STREET - DE416774 - ZONE DEOD  
(COMPLETE APPLICATION)**

Applicant: Atelier Pacific Architecture

Request: To develop a nine storey mixed-use building with one level of retail at grade and eight levels of residential above containing 56 dwelling units (9 social housing units on the second floor and 47 market dwelling units on the 3<sup>rd</sup> and 9<sup>th</sup> floors) all over one level of underground parking having vehicular access from the lane.

**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. Shigetomi, Architect, said that they agreed with the conditions recommended by staff in the report. He noted that they intend to have one parking space available for the social housing units. As well the stair tower is intended to be a buffer to the fire hall and will be glazed to let in natural light. He also said they are intending to have roof top access by extending the elevator tower for access to the amenity space. He mentioned that they are concerned that residents could have access to the solar panels on the roof so they will need to add a barrier but still be accessible for maintenance.

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

**Comments from other Speakers**

None.

**Panel Opinion**

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

- The members recommended approval for the application.
- Commended staff and the applicant for a well-designed building on a small 75 foot wide lot.

**Board Discussion**

Mr. Judd thanked the applicant for designing such a good project and made a motion for approval of the application.

Mr. Bromley said he was impressed with the response to the issues. He added that he wanted to see a roof top design with a combination of hard and green surfaces including trees to make it more useable.

Mr. Jackson mentioned that the application was being approved just before the new DTES Plan would be approved by Council. He noted that once the plan was approved new applications will be required to have 60% affordable rental units and 40% market rental. He said he thought the application was a good design that responded well to the existing conditions. Mr. Jackson added that for future projects in the DTES the City would be supportive in matching up funding resources and non-profit organizations. Mr. Jackson seconded Mr. Judd's motion for approval.

**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. DE416774, in accordance with the Staff Committee Report dated January 29, 2014.

**3. OTHER BUSINESS**

**4. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:48 PM.