

Date: Monday, May 5, 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

M. Pez Representative of the Design Professions (Urban Design Panel)
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
J. Miletic-Prelovac Representative of the General Public
P. Sanderson Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission

Regrets

K. Busby Representative of the Design Professions

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director of Processing Centre - Development
M. Holm Engineering Services - Projects Branch
J. Bosnjak Project Coordinator
P. O'Sullivan Development Planner
M. So Project Facilitator

1188 RICHARDS STREET - DE417709 - ZONE DD

J. Martinez

1480 HOWE STREET - DE417538 - ZONE CD-1

B. Haden DIALOG
V. Harris DIALOG
T. Thimm DIALOG
K. McKinnon PFS Landscape Architects
C. Cheng Bunt & Associates
P. Joyce Bunt & Associates
I. Gillespie Westbank
D. Leung Westbank
D. Chan Westbank

PRESENT (Con'td)

1461 GRANVILLE STREET - DE417597 - ZONE CD-1

B. Haden	DIALOG
V. Harris	DIALOG
T. Thimm	DIALOG
K. McKinnon	PFS Landscape Architects
C. Cheng	Bunt & Associates
P. Joyce	Bunt & Associates
I. Gillespie	Westbank
D. Leung	Westbank
D. Chan	Westbank

1462 GRANVILLE STREET - DE417598 - ZONE CD-1

B. Haden	DIALOG
V. Harris	DIALOG
T. Thimm	DIALOG
K. McKinnon	PFS Landscape Architects
C. Cheng	Bunt & Associates
P. Joyce	Bunt & Associates
I. Gillespie	Westbank
D. Leung	Westbank
D. Chan	Westbank

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Mr. Jackson seconded by Mr. Johnson and was the decision of the Board to approve the minutes of the meeting on April 22, 2014.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1188 RICHARDS STREET - DE417709 - ZONE DD
(COMPLETE APPLICATION)

Applicant: Jorge Martinez

Request: To convert an enclosed balcony to floor area in this existing multiple dwelling building on this site.

Development Planner's Opening Comments

The Chair presented the proposal to the Board and Advisory Panel.

There were no questions from the Board and Advisory Panel members.

Applicant's Comments

Mr. Martinez did not address the Board.

Comments from other Speakers

None.

Panel Opinion

None.

Board Discussion

None.

Motion

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

THAT the Board APPROVE Development Application No. DE417709, in accordance with the Report dated May 5, 2014.

4. 1480 HOWE STREET - DE417538 - ZONE CD-1
(COMPLETE APPLICATION)

Applicant: DIALOG

Request: To develop a 52-storey residential tower with 9 storey podium including rental and retail uses. Also construct 2 six storey buildings providing retail and office uses (Subarea A).

Development Planner's Opening Comments

Mr. O'Sullivan, 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. O'Sullivan took questions from the Board and Panel members.

Applicant's Comments

Mr. Haden, Architect, in general they have reviewed the conditions with planning and engineering and stated that they in general accepted the conditions but asked for clarification on several items in the Staff Committee Report.

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

Comments from other Speakers

None.

5. 1461 GRANVILLE STREET - DE417597 - ZONE CD-1 and 1462 GRANVILLE STREET -
DE417598 - ZONE CD-1

(COMPLETE APPLICATION)

Applicant: DIALOG

Request: 1461 Granville Street: Development of a six storey building providing retail and office uses (Subarea B).

1462 Granville Street: Development of a six storey building providing retail and office uses (formerly 1410 Granville Street).

Development Planner's Opening Comments

Mr. O'Sullivan, 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. O'Sullivan took questions from the Board and Panel members.

Applicant's Comments

Mr. Haden, Architect, said they had reviewed the conditions and asked for some clarifications regarding the conditions and offered some modifications to the wording.

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:

- A tremendously innovative and high quality project;
- Allow for a variety of retail uses with the opportunity for overhead doors;
- The depth of the sidewalk is critical with regards to the loading;
- Loading and access to the site needs to be further thought out;
- Support for the skylight benches;
- The sunken spaces could be used for more intimate types of retail;
- An important part of the development is the public realm;
- The program under the bridge will enliven that part of the city;
- The art component is an important part of the brand associated with the site;
- The project will enhance the skyline and be a beautiful gateway to the downtown core;
- The Panel recommended support for the application.

Board Discussion

Mr. Jackson said he thought the project was an extraordinary development with outstanding architecture and exceptional urban design in terms of a contribution to the city. He said he thought it was important to spend the time on the detailing regarding minor issues that affect the public realm, transportation and urban design. He added that the retail space was going to take every bit of the applicant's ability to bring it to market and that what was needed was for everyone involved being as flexible as possible to accommodate the kind of creativity that is going to be needed to attract tenants. He said he thought the idea of the kiosks under the bridge and other elements like that were exciting. Mr. Jackson said he wanted to be kept informed on any issues or challenges the applicant might have in completing this development.

Mr. Johnston thanked staff and the applicant for an incredible amount of detail. He said that he thought there wouldn't be the quality of design without the many hours spent on the project. He added that LEED™ Platinum as the goal was amazing and will produce an amazing design.

Mr. Judd said he thought it was a terrific project in an incredibly difficult location. He thought it was a thoughtful design that made the space under the bridge a positive place. He noted that there were compromises that they would never make if the project had been in any other location in order to make it all work. He congratulated staff and the applicant for their work.

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. DE417538, in accordance with the Staff Committee Report dated April 9, 2014, with the following amendments:

1480 Howe Street:

To amend Condition 1.1 to read as follows:

design development to the tower's Howe Street frontage to address the Public Realm *and interior and exterior relationships*;

Note to Applicant: Intent is to achieve a contiguous Public Realm at natural grade, to *minimize* depressed building frontages, and to improve the retail presence. Grade-level residential use may be considered as an alternative to retail use at this location. Refer to additional commentary under Other Issues.

To amend Condition 1.2 to read as follows:
design development to the Howe Street frontage from mid-block to Pacific Street to strengthen its relationship to the public realm;

Note to Applicant: This can be achieved by:

- providing as close as possible to 5.5 m (18 ft) clear width of unobstructed sidewalk;
- providing an additional entry to the retail (proposed grocery store) with consideration for the access point to relate to an outdoor seating area.

To amend Condition 1.5 to read as follows:
design development to the public realm grade elevations to ensure an active, engaged interface between the sidewalk elevations by reducing the depth of the steps required to transition grade changes along Continental Street to a maximum of *0.9 m (3 ft.)*;

To amend Condition 1.8 to read as follows:
design development to increase the depth of the retail unit located between gridlines L' and P' to improve its viability *and/or demonstrate its workability and ability* to enhance its contribution to an active frontage; and

Note to Applicant: The scale of the Commercial Retail Units (CRU) should be increased so that its functionality becomes suitable to serve the outdoor seating area located immediately outside. It is anticipated that increasing the retail depth at this location will require a re-configuration of the loading spaces.

To amend Condition A.2.12 to read as follows:
provision of a parking ramp slope not to exceed *as close to 12.5% as possible*;

Note to Applicant: 15% slopes are acceptable on small sites or where 12.5% imposes an extreme hardship. *Consider* a consistent 12.5% slope rather than a 15% slope with 10% transition ramps.

To amend Condition A.2.13 by amending the first bullet in the Note to Applicant to read as follows:
Consider moving the proposed second row of trees on Pacific Street to private property;

1461 Granville Street:

To amend Condition 1.3 to read as follows:
design development to *minimize the effect on retail frontage along Continental Street for access points for parking and loading, narrowing the entry or locating the entry to the street*;

Note to Applicant: *Consideration to relocate the loading from inside to on street.*

To amend Conditions 1.6 to read as follows:
design development to the Public Realm interface to ensure an active, engaged interface between the sidewalk elevations by reducing the depth of the steps required to transition grade changes along Granville Street to a maximum of *0.9 m (3 ft.)*;

To amend Condition A.2.3 in the Note to Applicant to read as follows:
Note to Applicant: There must be a minimum of *4.57 m (15 ft.)* from the ground to the encroaching building structure overhead.

Delete Condition A.2.15

Renumber Conditions A.2.16 to A.2.21 to A.2.15 to A.2.20
Amend Condition A.2.16, second bullet in the Note to Applicant:
Consider moving proposed second row of trees on Pacific Street to private property;

1462 Granville Street:

To amend Condition A.2.4 in the Note to Applicant to read as follows:
Note to Applicant: There must be a minimum of *6.1 m (20 ft.)* from the ground to the encroaching building structure overhead.

To amend Condition A.2.13 by amending the first bullet in the Note to Applicant to read as follows:
Consider moving the proposed second row of trees on Pacific Street to private property;

6. OTHER BUSINESS

None.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 6:09 PM.

L. Harvey
Assistant to the Board

V. Potter
Chair