

Date: Monday, June 16, 2014  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall

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**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)  
K. Busby Representative of the Design Professions  
S. Chandler Representative of the Development Industry  
J. Ross Representative of the Development Industry  
P. Sanderson Representative of the General Public

**Regrets**

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

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

J. Greer Assistant Director of Processing Centre - Development  
M. Holm Engineering Services - Projects Branch  
A. McLean Development Planner  
A. Wroblewski Project Facilitator

**510 SEYMOUR STREET - DE417745 - ZONE DD**

P. Odegaard MCMP Architects  
M. Whitehead MCMP Architects  
G. Nonni Serracan Properties  
E. Archibald Serracan Properties

Recording Secretary: L. Harvey

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**1. 510 SEYMOUR STREET - DE417745 - ZONE DD  
(COMPLETE APPLICATION)**

Applicant: MCMP Architects

Request: To develop this site with a 10-storey retail/office building over two levels of underground parking having vehicular access through a car elevator at the lane and also requesting an increase in the Floor Space Ratio using a Heritage Density Transfer from a donor site at 55 East Cordova Street (providing 6,552 sq. ft).

**Development Planner's Opening Comments**

Ms. McLean, 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. McLean took questions from the Board and Panel members.

**Applicant's Comments**

Mr. Whitehead, Architect, asked for some clarification on several conditions in the Staff Committee Report. He noted that car elevators are common around the world although less common in Vancouver. He added that they have designed two buildings in Victoria using this system. They did a traffic study but would be willing to go through a traffic management study. Mr. Whitehead asked the Board to consider clarifying the meaning of the word seamless in Condition A.1.15. As well Mr. Whitehead was concerned with Condition A.2.2 and mentioned that this could reduce the viability of the retail at ground level. He added that they accept the conditions in the report and would work with staff to resolve any issues.

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:

- There was support for the additional density and massing but wanted to see a stronger expression on the party wall;
- There were no concerns regarding the car elevator;
- They noted that a lot of attention had gone into the design and even exceeds the guidelines;
- They hoped there was a solution that could be worked out with the applicant and staff regarding the statutory right-of-way;
- They recommended support of the application.

**Board Discussion**

Mr. Jackson commended the applicant for not designing a bland box on the corner and pushing the issue of the sidewalk setback even though it caused them some concern regarding their programming. He acknowledged that they have set back the building in order to meet the longer term pedestrian circulation issues. He added that he thought the articulation on three of the four facades was really remarkable for such a small project. Mr. Jackson moved for approval and made several recommendations for amendments to the conditions.

Mr. Judd seconded the motion and added two further amendments to the conditions.

Mr. Johnston concurred with the amendments and mentioned that he thought it was a handsome building. He said he thought it would add a lot to the block which will serve as a model for what can be done on a small scale commercial site. He also mentioned that he thought the green building elements were innovative and interesting. Mr. Johnston also mentioned that he was intrigued by the car elevator noting that often prime real estate is wasted on ramps. He commended the applicant on a great project.

#### Motion

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

THAT the Board APPROVE Development Application No. DE417745, in accordance with the Staff Committee Report dated May 21, 2014, with the following amendments:

Amend the Note to Applicant in Condition A.1.12 to read as follows:

**Note to Applicant:** Outdoor seating will be encouraged. In the future the setbacks may be required for pedestrian circulation but until that is required sidewalk uses will be considered/anticipated. Separate permit is required for sidewalk uses.

Amend Condition A.1.15 by replacing *seamless* with *flush*.

Amend Condition A. 2.2 by deleting the Note to Applicant.

Add a new Condition A.2.4 to read as follows:

Provision of a parking and loading management plan that details the operation of both parking and loading accessed by the proposed car elevator.

**Note to Applicant:** The plan should include provisions for precluding any potential queuing on Seymour Street.

Renumber A.2.4 to A.2.10 to *A.2.5* to *A.2.11*

#### 4. OTHER BUSINESS

None.

#### 5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:58 PM

L. Harvey  
Assistant to the Board

V. Potter  
Chair