

Date: Monday, October 6, 2014  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

J. Pickering Deputy Director of Planning, (Chair)  
B. Jackson General Manager of Planning and Development  
S. Johnston Deputy City Manager  
J. Dobrovlny Director of Transportation

**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  
A. Ray Representative of the General Public  
P. Sanderson Representative of the General Public

**Regrets**

J. Ross Representative of the Development Industry  
J. Miletic-Prelovac Representative of the General Public  
K. Maust Representative of the Vancouver Heritage Commission

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

A. Molaro Assistant Director, Urban Design  
M. Holm Engineering Services - Projects Branch  
T. Potter Development Planner  
A. Wroblewski Project Facilitator

**308 WEST HASTINGS STREET - DE418102**

M. Carter MGC Properties  
R. Letkeman Raymond Letkeman Architect Inc.  
M. Patterson Perry + Associates Landscape Architects  
R. Brown MGC Properties

Recording Secretary: L. Harvey

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1. **308 WEST HASTINGS STREET - DE418102 - ZONE DD  
(COMPLETE APPLICATION)**

Applicant: Matthew Carter

Request: To develop this site with a 6-storey mixed-use building containing commercial uses (ground floor), institutional uses (second floor) and 52 residential rental units (third to sixth floors) under the Rental 100 Program, providing three parking spaces at the lane.

**Development Planner's Opening Comments**

Mr. Potter, 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. Potter took questions from the Board and Panel members.

**Applicant's Comments**

Mr. Carter, Developer, further described the proposal and noted that the building comprises of three interrelated elements: 52 apartments for the use of SFU students, an innovation space and publicly accessible café space. The goal is to have the project under construction by spring of 2015 and be completed by May 2016. The site is on a prominent corner and in close proximity to the other SFU campuses in the downtown. He mentioned that they believe the project can play a key role in energizing this part of the city. They wanted to find a design that would balance three important objects including the importance of being respectful to the heritage buildings and as well still be vibrant and contemporary in terms of design expression. They also wanted the project to integrate into the Downtown Eastside Community. In terms of the Staff Committee Report, they are having challenges in complying with three of the conditions. The first condition is the requirement for the roof top amenity space, the second the possible disqualification of the three bedroom units from the Rental 100 related Development Cost Levy Incentive and the third is the requirement for a vertical vent space running from the café through to the roof. Mr. Carter asked the Board to consider some proposed amendments to these conditions. He added that they are comfortable with the remaining conditions.

Mr. Brown, Developer, described the sustainability aspects of the project which can be found in the Staff Committee Report.

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

**Comments from other Speakers**

None.

**Advisory Panel Opinion**

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

- The conditions in the report address the concerns of the Urban Design Panel;
- The DPB Advisory Panel supported the application;
- They welcomed the sustainability strategy for the application;
- The Advisory Panel agreed that there was no need to ask the applicant to provide roof top amenity space but supported some indoor space that would be for the exclusive use of the residents;

- The Advisory Panel supported the reclassification of the third bedroom as flex space;
- They also agreed to amend Condition A.1.9 to accommodate a horizontal vent space to the lane;
- The Advisory Panel wanted to see more bicycle storage space for visitors;
- As well they wanted to see an attempt to make a gateway component at the corner and if possible to introduce some historical finishes that would respond to the surrounding heritage buildings.

### Board Discussion

Mr. Jackson said he thought it was the right building in the right location and congratulated the applicant team for the design and the balance of affordability with good design and the community response that was required on the site. He moved approval of the application with several amendments to the conditions in the Staff Committee Report. Mr. Jackson mentioned that the applicant may want to take into consideration how they classify the three bedrooms as there isn't anything to prevent them being listed as two bedrooms plus flex space.

Mr. Dobrovolny seconded the motion and agreed with the conditions as amended. He said he was sympathetic and understood the three bedroom issue and that more work needed to be done by staff on this particular issue. In terms of the garden in Victory Square he said he thought it was a good approach and would like to see more of this in the city. He added that he was surprised that no one mentioned the size of the units as he thought they were good size for the students. As well he thought it was a great project and very functional.

Mr. Johnston said he also thought it was a good project. He would like to have seen the applicant go through LEED™ certification but understood the costs involved. He added that he supported the amendments to the Staff Committee Report. As well he would like to have seen the roof activated but understood the applicant's concerns. Mr. Johnston said he supported the amendments.

### Motion

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

THAT the Board APPROVE Development Application No. DE418102, in accordance with the Staff Committee Report dated September 10, 2014, with the following amendments:

Delete Condition 1.2;

Add a new Condition 1.5 to read as follows:

*Prior to issuance of the Building Permit, the applicant demonstrate LEED™ Gold equivalency by the submission of the checklist.*

Renumber Condition 1.3 to 1.5 to 1.2 to 1.4;

Amend the Note of Applicant in Condition A.1.5 to read as follows:

A *minimum* of 58 Class A bicycle spaces are required, *exploring double decker bike racks*. All Class A bicycle spaces shall meet the design and sizing requirements in Section 6.3 of the Parking Bylaw. A minimum of 20% shall be horizontal, a maximum of 30% vertical, and a minimum of 20% shall be in the form of a locker.

Amend Condition A.1.9 to read as follows:  
provision of a vertical *or horizontal* vent space *(to the lane with an ecologizer)* to accommodate future proposed restaurant exhaust from the commercial level;

**Note to Applicant:** Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.

Delete Condition A. 1.13;

Amend Condition A.1.14 to read as follows:  
*Design development to add a non-commercial multipurpose amenity area, providing indoor space for residents.*

Amend Condition A.1.15 to read as follows:  
*Explore the potential with the Parks department to develop* edible landscaping and the necessary infrastructure to support urban agricultural activity such as garden plots, compost bins, tool storage, a potting bench and hose bib locations on *Victory Square Park*.

Renumber Condition A.1.14 to *A. 1.3* and A.1.15 to *A. 1.14*.

#### 4. OTHER BUSINESS

None.

#### 5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:22 PM.