

Date: Monday, November 30, 2015
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

G. Fujii Director, Development Services, (Chair)
J. Pickering Acting General Manager of Planning and Development
J. Dobrovolny General Manager of Engineering
P. Mochrie Acting Deputy City Manager

Advisory Panel

R. Hughes Representative of the Design Professions (Urban Design Panel)
H. Ahmadian Representative of the Development Industry
R. Chaster Representative of the General Public
S. Atkinson Representative of the General Public
J. Ross Representative of the General Public
J. Denis-Jacob Representative of the General Public
S. Chandler Representative of the Development Industry

Regrets

K. Maust Representative of the Vancouver Heritage Commission
P. Sanderson Representative of the Design Professions

ALSO PRESENT:

City Staff:

M. Au Manager, Development Review Services
M. Holm Engineering Services - Projects Branch
S. Black Development Planner
W. LeBreton Project Facilitator

1668 DAVIE STREET - DE419443 - ZONE C-5A

Al Johnson DA Architects + Planners
Art Phillips Larco Investments Ltd.

Recording Secretary: L. McLeod

1. MINUTES

It was moved by Ms. Pickering, seconded by Mr. Dobrovolny, and was the decision of the Board to approve the minutes of the meeting on October 19, 2015.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1668 DAVIE STREET - DE419443 - ZONE C-5A
(COMPLETE APPLICATION)**

Applicant: Larco Investments Ltd.

Request: To develop a 23 storey mixed-use building with one level of commercial (first floor) and 22 levels of residential (2nd to 23rd floors) containing 158 dwelling units (all secured market rental) all over six (6) levels 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

The applicant team declined to give a presentation but took questions from the Board and Panel members.

Comments from other Speakers

One member of the public mentioned that this development does not seem very family-oriented due to the nature of other business in the area. Another speaker noted that the development is critical as it provides rental housing which is sorely needed in the West End.

A final speaker noted that the development has an excess of vehicle parking and a deficiency of car-share and bicycle parking. There are concerns that the developer will not be able to rent out the parking stalls which will drive up the rents in the building and does not promote active transportation in the City. There is a recommendation that personal car parking be cut back to allow for more bicycle and car-share parking.

Panel Opinion

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

- The podium requires design development to tie it in with the rest of the building;
- The Davie Street facade is not up to the quality of the rest of the building;
- More weather protection is needed along Davie Street;
- The residential entry needs to be more prominent;
- While the amenities have some generous outdoor spaces, there should be more outdoor space on the top of the podium;
- More careful consideration of the thermal bridges is needed, and this building should be passive;

- Allowing the removal of additional private parking spaces would provide more space for bikes or carshare;
- Design development of the building on the lane to make it more friendly and activated;
- This is the right density and the right height for the neighbourhood, and it will add a lot to the streetscape;

Board Discussion

Mr. Dobrovolny was happy to support the project and acknowledged the point about the parking in the West End. He agreed that the applicant could remove some private parking spaces to add more car-share and bicycle parking. This building makes a good contribution to family-oriented and rental housing stock in the area.

Ms. Pickering noted that there are some challenges with parking, but that the parking requirement for this area is still the lowest in the city. There is a need to balance the bike and car parking a bit better. More talk about this balance needs to happen between the applicant and City staff.

Mr. Mochrie thanked the applicant and did not have anything else to add.

Motion

It was moved by Mr. Dobrovolny and seconded by Ms. Pickering, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE419443, in accordance with the Staff Committee Report dated November 4, 2015.

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:33 PM.