

Date: Monday, October 19, 2015
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

G. Fujii Director of Development Services (Chair)
K. Munro Assistant Director of Planning, Vancouver Midtown
T. Hartman Acting General Manager of Community Services
J. Dobrovolny Acting General Manager of Engineering Services

Advisory Panel

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

Regrets

J. Denis-Jacob Representative of the General Public
P. Sanderson Representative of the Design Professions
K. Maust Representative of the Vancouver Heritage Commission

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director, Development Review Branch
M. Holm Engineering Services, Projects Branch
S. Black Development Planner
P. Cheng Development Planner
M. So Project Facilitator
L. King Project Facilitator

89 NELSON STREET - DE419255 - ZONE CD-1

Walter Francl Francl Architecture
Chris Phillips PFS Studio
Peter Webb Concord Pacific

717 DAVIE STREET - DE419301 - ZONE DD

Mark Whitehead MCM
Anna Citak MCM
Stanley Dee Deecorp
Jay Lirag Deecorp

Recording Secretary: L. McLeod

1. MINUTES

It was moved by Mr. Dobrovolny, seconded by Ms. Hartman, and was the decision of the Board to approve the minutes of the meeting on October 5, 2015.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 89 NELSON STREET - DE419255 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: Francl Architecture

Request: To develop this site with a 29 storey mixed use building consisting of one level of retail use and 28 storeys of residential use containing 588 dwelling units over four levels of underground parking having vehicular access from Expo Boulevard.

Development Planner's Opening Comments

Mr. Cheng, 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. Cheng 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

None.

Panel Opinion

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

- More work is needed with regards to the fluidity in the ground form at the detail level - consider what will happen at and who will inhabit the ground floor;
- The landscape plan is elegant, but there should be more eddies for people to congregate;
- There is support for the smaller building rounding into the portal, but the taller building wrapping down should be more of a concise piece to apply more play of light onto the other building;
- The balconies should more habitable;
- Success of the building will be in the subtly, finishes and details;
- The entry lobbies are not up to the level of the design of the building;
- Consideration should be given to night-time light pollution in the area;
- Find a solution for bike access which does not include the elevator;
- This could be less prescriptive regarding public art to allow more creativity to come forward;

Board Discussion

Mr. Dobrovolny noted that the building has a lovely sensuous curvilinear design, and the proposal is an elegant solution to a difficult site.

Mr. Munro thanked the panel and mentioned that the project is already great, and can only get better. The point about public art integration is a good one. This is an exciting building and has the opportunity to be executed to a higher level in order to really stand out.

Ms. Hartman stated that the proposed design is beautiful. She is looking forward to seeing how the connection between the buildings can be improved well as how the public art will be integrated.

Motion

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

THAT the Board APPROVE Development Application No. DE419255, in accordance with the Staff Committee Report dated September 23, 2015, with the following amendments:

AMMEND condition A.2.8 to read as follows:

“provision of dedicated and protected access for cyclists between street grade and bicycle parking rooms located on P1 to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Provision of protected ramp or dedicated elevators could meet this condition if elevators are provided. One elevator should be dimensioned to comfortably accommodate two (2) people with two (2) bicycles. The second should be a freight style elevator dimensioned to accommodate four (4) people and four (4) bicycles or a minimum of two (2) people with two (2) oversized bicycles including cargo bicycles or bicycles with trailers. They should have doors on both ends to allow bicycles to easily roll in from one end and roll out the other.”

AMMEND condition 1.6 to read as follows:

“design development to the exterior walls facing the proposed 18-storey tall portal, to achieve a character that is consistent with the undulating and curvaceous nature of the building and that appropriately integrates with the final public art installation; and”

4. **717 DAVIE STREET - DE419301 - ZONE DD
(COMPLETE APPLICATION)**

Applicant: Musson Cattell Mackey Partnership

Request: To develop this site with a seven-storey mixed-use building with retail on the ground floor and 94 multiple family dwelling units over one and a half levels of underground parking with vehicular access from the lane. An increase in Floor Space Ratio using a Heritage Density Transfer from a donor site at 12 Water Street, providing 585 m² is requested.

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 appreciated the previous commentary from staff and felt they could work with them. The mitigation of noise from Granville Street is an issue that is being worked on, and suggestions for improvement would be appreciated. This building will meet all energy and sustainable needs, but it will not be certified LEED. Loss of heritage is unfortunate, but a Statement of Significance was done for the heritage sites and it was felt strongly that it would be inappropriate to retain a bank on a corner where retail is the main animator.

Dealing with the owners has been difficult with regards to cost, and locating benches on the sidewalk would kill retail by preventing people from walking by. As such there are concerned at the costs of the ramifications of the suggested urban design, and some commentary around this would be appreciated.

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

Comments from other Speakers

A speaker noted that there are a number of significant historic buildings in this area, and this building appears to be very bland in comparison. There are no problems with the general form and massing, but there is a lot of sameness between this building and other ones in the City. This is a special corner and needs special treatment. There needs to be more of a celebratory expression in order to mark the site better.

Panel Opinion

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

- The Urban Design Panel was supportive of the project in terms of forms and massing;
- Moving the bus-stop in the proposed way is not supportable;
- There is an opportunity to make this building a bit more celebratory;
- The residential expression needs more work;
- The two facades should be different and more reflective of the quirky character of the Davie and Granville neighbourhoods;

- The storefronts represent a good opportunity to create either an interesting front along Granville Street, or a different expression reflecting Davie Street which could be continued around the corner;
- There is a good mix of family units and a beautiful rooftop amenity;

Board Discussion

Mr. Dobrovolny supported the application and encouraged the applicant team to pay attention to sound-proofing to allow for quiet nights for the people inside.

Mr. Munro thought that the building looked wholesome and is a good addition to the area. He supported the amendment to the bus stop, and looked forward to seeing the project after the adjustments were made.

Ms. Hartman echoed the comments on noise reduction, and liked the green space on the roof.

Motion

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

THAT the Board APPROVE Development Application No. DE419301, in accordance with the Staff Committee Report dated October 7, 2015, with the following amendments:

DELETE condition A2.6

5. OTHER BUSINESS

None.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 5:05 PM.