

**Date:** Monday, February 22, 2016  
**Time:** 3:00 p.m.  
**Place:** Town Hall Meeting Room, City Hall

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**PRESENT:**

**Board**

G. Fujii	Director, Development Services, (Chair)
K. Llewellyn-Thomas	General Manager, Community Services
J. Dobrovolny	General Manager of Engineering
J. Pickering	Acting General Manager of Planning and Development

**Advisory Panel**

R. Hughes	Representative of the Design Professions (Urban Design Panel)
S. Chandler	Representative of the Development Industry
H. Ahmadian	Representative of the Development Industry
N. Lai	Representative of the General Public
J. Ross	Representative of the General Public

**Regrets**

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

**ALSO PRESENT:**

**City Staff:**

J. Borsa	Project Facilitator
T. Potter	Development Planner
C. Joseph	Engineering, Projects and Development Services
J. Greer	Assistant Director, Development Review Branch

**379 EAST BROADWAY - DE419668 - ZONE C-3A**

Tim Ankenman	Ankenman Marchand Architects
Dimitar Bojadziev	Ankenman Marchand Architects

**Recording Secretary:** L. McLeod

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**1. MINUTES**

It was moved by Mr. Dobrovolny, seconded by Ms. Pickering, and was the decision of the Board to approve the minutes of the meeting on February 9<sup>th</sup>, 2016.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 1111 RICHARDS STREET - DE419710 - ZONE CD-1  
(COMPLETE APPLICATION)**

Applicant: Ankenman Marchand Architects

Request: To develop a six-storey mixed-use building with retail at grade and five levels of residential (29 dwelling units) all over two levels of underground parking accessed from the lane. An increase in the Floor Space Ratio (FSR) from 1.0 to 3.0 is sought, and a further 10% Heritage Density Transfer (2,603 sq. ft.) from a donor site at 12 Water Street.

**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**

The applicant team declined to give a formal presentation but addressed the comments from the Urban Design Panel and their response to them. The colours have been made more industrial with greys, the structures on the roof have been flattened, the second storey balconies have been removed and a common amenity has been added to the roof deck.

The only issues with the prior-to conditions are with the rooftop garden and the overhang. Any more common space on the roof would not be programmable and would devalue the units with private decks. Changing the overhang would require a complete redesign of the building, and could jeopardize the financial viability of the project.

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

**Comments from other Speakers**

One speaker noted safety issues with the area. There are concerns with vehicle traffic at 8th Avenue and Prince Edward Street. With the extra density being added to the area, additional stop signs are needed at this intersection to prevent accidents.

**Panel Opinion**

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

- Different materials are needed to add more texture to the building, and a standing seam expression would be much more appropriate;

- The bulk of the building is fine and given the modifications it is supportable;
- On the front elevation the 3<sup>rd</sup> and 4<sup>th</sup> levels should be left where they are and not pushed back;
- To earn the extra height and density a larger common area is needed, preferably while still preserving some form of private rooftop access;
- Design development is needed on the parkette, with street furniture and weather performance to be considered;
- Visually narrow the building somehow;
- More colour is needed in the building as the grey is visually unappealing;
- A lot more work should be done to make this a more prominent building;

#### Board Discussion

Mr. Dobrovolny appreciated the work that City staff and the applicant team have done on the project. He suggested a number of amendments with staff approval, and thanked everyone involved. He also thanked the public speaker, and promised to look into additional traffic control in the area.

Ms. Llewellyn-Thomas thanked everyone and supported the amendments.

Ms. Pickering was supportive of the proposed amendments and was ok with the angle of the building. She made a number of changes to the proposed amendments, and was generally supportive of the project.

#### 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. DE419668, in accordance with the Staff Committee Report dated January 14, 2016, with the following amendments:

AMEND condition 1.1 (ii) to read as follows:

“design development to provide further detail to confirm the method of installing the granite slab pathway substantiating that its installation is supported by an arborist report to ensure the ongoing health and protection of street trees to the satisfaction of the Director of Planning and the General Manager of Engineering Services;”

AMEND condition 1.1 (iii) to read as follows:

“design development to incorporate enhanced sidewalk treatments to the satisfaction of the Director of Planning and the General Manager of Engineering Services, including and not limited to sand blasted art work and paving materials listed in Section 4.4.2 of the Mount Pleasant Public Realm Plan.”

DELETE condition 1.2 (i)

AMEND condition 1.2 (ii) to read as follows:

“design development to modify the series of private roof access “dog-houses” currently proposed on level 6;”

AMEND condition 1.3 (i) to read as follows:

“dedicate some roof top area to common use with an outside amenity space and with consideration for urban agriculture, space for children to play, and outside gathering space;”

**4. OTHER BUSINESS**

None.

**5. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:47 PM.