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

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
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 9th, 2016.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1111 RRICHARDS 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 3rd and 4th 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.