

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

PRESENT:

Board

A. Law Assistant Director, Customer Service, (Chair)
A. Molaro Assistant Director of Planning, Urban Design
J. Dobrovolny General Manager of Engineering
P. Mochrie Deputy City Manager

Advisory Panel

R. Hughes Representative of the Design Professions (Urban Design Panel)
K. Maust Representative of the Vancouver Heritage Commission
H. Ahmadian Representative of the Development Industry

Regrets

S. Chandler Representative of the Development Industry
P. Sanderson Representative of the Design Professions
N. Lai Representative of the General Public
J. Ross Representative of the General Public
R. Chaster Representative of the General Public
J. Denis-Jacob Representative of the General Public

ALSO PRESENT:

City Staff:

J. Greer Assistant Director, Development Review Branch
D. Autiero Manager, Project Facilitation Group
C. Joseph Section Head, Development Services
P. St. Michel Senior Urban Designer

2090 BARCLAY STREET - DP-2016-00206 - ZONE RM-5B
Application Withdrawn

1280 RICHARDS STREET - DP-2016-00228 - ZONE DD
N/A

8570 RIVERGRASS DRIVE - DP-2016-00090 - ZONE CD-1
Taizo Yamamoto Yamamoto Architecture
Brad Jones Wesgroup
Beau Jarvis Wesgroup

Recording Secretary: L. McLeod

1. MINUTES

It was moved by A. Molaro, seconded by J. Dobrovolny, and was the decision of the Board to approve the minutes of the meeting on July 25, 2016.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 2090 BARCLAY STREET - DP-2016-00206 - ZONE RM-5B
(COMPLETE APPLICATION)**

Applicant: Roberts & Company Ltd

Request: Application withdrawn.

**4. 1280 RICHARDS STREET - DP-2016-00228 - ZONE DD
(COMPLETE APPLICATION)**

Applicant: Etheridge Home Renovation

Request: Interior alterations and addition of approximately 875 sq. ft. to the penthouse of this existing multiple dwelling building through a Heritage Density Transfer from 12 Water Street.

Development Planner's Opening Comments

Mr. Greer, Assistant Director, Development Review Branch, requested to waive the staff presentation.

Applicant's Comments

None.

Comments from other Speakers

None.

Panel Opinion

Panel members declined to offer commentary.

Board Discussion

The Board declined to offer commentary.

Motion

It was moved by A. Molaro and seconded by J. Dobrovolny, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DP-2016-00228, in accordance with the Staff Committee Report dated August 16, 2016.

5. **8570 RIVERGRASS DRIVE - DP-2016-00090 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: Wesgroup Properties

Request: EFL Developments Ltd.

Development Planner's Opening Comments

Ms. St. Michel, 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.

Ms. St. Michel took questions from the Board and Panel members.

Applicant's Comments

The applicant team declined to give a presentation on the application, 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:

- The western building needs more articulation;
- More afternoon sun could be let into the courtyard;
- Consider more delineation between cars and pedestrians on the mews to create a 'Granville Island'-style experience;
- Concern should be given to the livability of the units on the east side;
- The raised courtyard is well resolved and will provide a sense of community;

Board Discussion

Mr. Dobrovolny complimented staff and the applicant for bringing the project through to this stage as the site is huge and complex. He also mentioned that he liked the design, and that a good job has been done overall.

Ms. Molaro noted that the urban design and architecture is well handled. It has been a long process to get to this stage, but what came out of it was a well-considered project.

Mr. Mochrie thanked the applicants and City staff.

Motion

It was moved by J. Dobrovolny and seconded by A. Molaro, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DP-2016-00090, in accordance with the Staff Committee Report dated March 21, 2016, with the following amendments:

AMEND condition A.2.5 to read as follows:

“arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the functional completion of the road network between this development site, its directly adjacent obligations and the surrounding community;

Note to Applicant: For clarity, the completion of the road network includes connectivity along East Kent Ave North and Marine Way between Sawmill Crescent East and western edge of the Shell gas station located at the southwest corner of Boundary and Marine Way or “Parcel 45”. These works are meant to create a functional and safe road network between the development site and Boundary, thus can be temporary in nature and not necessarily the final treatment”

6. OTHER BUSINESS

None.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 3:39 pm.