

Date: Monday, July 24, 2017
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

J. Dobrovlny	General Manager of Engineering
A. Molaro	Assistant Director Urban Design (Acting Chair)
P. Mochrie	Deputy City Manager
G. Kelley	General Manager of Planning and Development Services

Advisory Panel

K. Smith	Representative of the Design Professions (Urban Design Panel)
B. Jarvis	Representative of the Development Industry
K. Maust	Representative of the Vancouver Heritage Commission
N. Lai	Representative of the General Public

Regrets

R. Chaster	Representative of the General Public
M. Pollard	Representative of the General Public
H. Ahmadian	Representative of the Development Industry
A. Law	Director, Development Services, (Chair)
R. Wittstock	Representative of the Design Professions

ALSO PRESENT:

City Staff:

J. Greer	Assistant Director of Processing Centre - Development
P.Chan	Development Planner
P. O'Sullivan	Development Planner
L. King	Project Facilitator
W.LeBreton	Project Facilitator
N.Peacock	Senior Projects Engineer

510 W BROADWAY - DP-2017-00358 - ZONE C-3A

Delegation
Wing Ting Leung, Architect, W.T. Leung Architects Inc.
Christiane Cottin, Architect, W.T. Leung Architects

950 MAIN ST - DP-2017-00441 - ZONE FC-1

Delegation
Patrick Stewart, Architect, Patrick Stewart Architect
Simon Davie, Developer, Terra Housing Consultants

Recording Secretary: C.Lade

1. MINUTES

It was moved by P. Mochrie, seconded by J. Dobrovolny, and was the decision of the Board to approve the minutes of the meeting on May 29th, 2017.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 510 W Broadway Street - DP-2017-00358 - ZONE C-3A
(COMPLETE APPLICATION)**

Applicant: WT Leung Architects

Request: To develop a seven storey commercial building containing retail (first floor), financial institution (first and second floor), restaurant Class 1 (second floor) and office (third to seventh floor) all over two levels of underground parking with vehicle access from the lane.

Development Planner's Opening Comments

Mr. Patrick O'Sullivan, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Patrick O'Sullivan took questions from the Board and Panel members.

Applicant's Comments

The applicant was comfortable with proposed condition regarding the glazing and shading on the west and south elevations as the intent is provide high performance glazing. However standard condition A2.3, wording right now might interpreted as such that the work would stop at the 2nd floor, which is not the intent. Condition 2.4(e), the applicant would like clarification on the entry lots.

A2.7(b), in regards to the double row in the loading area, the parking plan will be tight on the lane side, and the parking ramp is very tight. Discretion is requested to allow for more space.

Revised text was proposed and outlined in the amended conditions that are possible by Engineering and included in the final motion.

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

Comments from other Speakers

There were no speakers from the public.

Panel Opinion

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

Chair Kim Smith, Urban Design Panel, noted the proposal was well designed. Ms. Smith also mentioned the panel had urged the applicant to make the building more sustainable.

Panel member Beau Jarvis noted the application was appropriate. End of trip facilities for bicycles were not included in the proposal, and wondered if this was required.

Staff noted end of trip facilities were located on the third floor.

Panel member Ms. Maust offered her recommendation of support and appreciated the use of heritage density.

Panel member Mr. Lai, agreed that the winding ramp going down would be difficult for drivers. Mr. Lai proposed moving the handicapped parking spots for better layout. Mr. Lai noted the signage should allow integration to the architectural design of the building.

Board Discussion

Mr. Kelley proposed a motion to add a condition 1.2. and add a condition 1.3

Mr. Mochrie noted the great public realm on the corner and rain protection and second Mr. Kelley's motion.

Mr. Dobrovolny noted the support. It is a lost opportunity in terms of scale, but it does conform to policy. Mr. Dobrovolny noted shading would be useful on the east side of the building. The commercial space at the ground floor is good as larger.

Motion

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

THAT the Board APPROVE Development Application No. DP-2017-00358, in accordance with the Staff Committee Report dated June 28, 2017, with the following amendments:

Add the following sentence to Condition 1.1:

Reflective and highly tinted glazing should be avoided.

1.2 provision of continuous weather protection to the satisfaction of the Director of Planning.

1.3 applicant work with staff and the Director of Planning to investigate increased floor to floor heights.

A.2.4

- a) Provisions for supporting a potential utility corridor *adjacent* to the underground parkade wall and allowing for the installation of any proposed utilities prior to construction of the 2nd floor of the building and the elevator access way at the southwest edge of the building.

Note to applicant: Additional utility review and design work is still required to confirm the exact requirements for a third party utility relocation that is ultimately necessary to support the future rapid transit station expansion at Cambie Street and West Broadway. Engineering staff will work expeditiously to

reach a conclusion and provide clear direction to the applicant. Furthermore, staff will work closely with the applicant to confirm scheduling and deliverable dates for the utility work to ensure that the construction of this development project is not impeded by any required utility work.

A.2.7

b)

Note to Applicant: Double loading throats are required to provide loading access from both Cambie and Ash Streets. Appendix A of the design supplement can be found at the following link. Appendix A provides throat width information and stall widths. Other design development options may be available to address this loading access condition and will be considered in coordination with any proposed loading patterns by the applicant, as well as any other related design adjustments.

4. 950 Main Street - DP-2017-00441 - ZONE FC-1 (COMPLETE APPLICATION)

Applicant: Terra Housing Consultants Ltd

Request: To develop the site with a 6 storey mixed use building with 1 retail unit on the first floor and 5 levels of residential (2nd to 6th floors) containing 26 non-market (Social Housing) dwelling units all over 1 basement level.

Development Planner's Opening Comments

Mr. Chan, 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. Chan took questions from the Board and Panel members.

Applicant's Comments

The applicant had two comments based on the presentation. Regarding the floodplain, the applicant was clear on where the mechanical and electrical spaces had to be in terms of height, and the resolution was going to be discussed. In regards to the landscape condition for the size of the deck, the size would be adjusted to be what could be achieved within the limit.

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

Comments from other Speakers

There were no speakers from the public.

Panel Opinion

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

Ms. Kim Smith, UDP Chair, concurred that the UDP points were taken into consideration.

Mr. Jarvis noted the relaxation was appreciated for a non-market project. The project would benefit from higher ceilings. The back portion could be better coordinated.

Ms. Maust staff has done a good job addressing the concerns for the building. The metal art piece was appreciated.

Mr. Lai noted the improvements to the building and commended them.

Board Discussion

Mr. Dobrovolny moved to recommendation. And noted the cedar plank was appreciated.

Motion

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

THAT the Board APPROVE Development Application No. DP-2017-00441 in accordance with the Staff Committee Report dated June 28, 2017

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:06 pm.