

Date: Monday, April 21, 2008  
Time: 3:00 p.m.  
Place: Committee Room No. 1, City Hall

---

**PRESENT:**

**Board**

D. McLellan Deputy General Manager, CSG (Chair - Item #2) [Excused Item #1]  
R. Jenkins Assistant Director - Current Planning Division  
J. Ridge Deputy City Manager  
T. Timm General Manager of Engineering Services (Chair - Item #1)

**Advisory Panel**

**Regrets**

J. Wall Representative of the Design Professions (Urban Design Panel)  
S. Tatomir Representative of the Design Professions  
N. Shearing Representative of the Development Industry  
M. Braun Representative of the General Public  
D. Chung Representative of the General Public  
H. Hung Representative of the General Public  
K. Maust Representative of the Vancouver Heritage Commission  
J. Stovell Representative of the Development Industry  
C. Nystedt Representative of the General Public

**ALSO PRESENT:**

**City Staff:**

S. Brodie Civil Engineer  
B. Adair Planner II Facilitator

**505-1188 RICHARDS STREET - DE411933 - ZONE DD**

M. Stephenson Not present

**777 THURLOW STREET - DE411833 - ZONE DD**

D. Gates Joe Fortes Ltd.

Recording Secretary: L. Harvey

---

**1. MINUTES**

It was moved by Mr. Timm seconded by Mr. Ridge and was the decision of the Board:

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of April 7, 2008 be approved.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 505-1188 RICHARDS STREET - DE411933 - ZONE DD  
(COMPLETE APPLICATION)**

Applicant: M. Stephenson

Request: Interior alterations to Unit No. 505 by converting the existing 56.0 sq. ft. enclosed balcony to floor space in the existing mixed-use commercial/residential building on this site, thereby requesting an increase in the Floor Space Ratio using a Heritage Density Transfer.

**Opening Comments**

Mr. Timm introduced the application for a Heritage Density Transfer from a donor site located at 640 West Pender Street.

Mr. Timm noted the recommendations contained in the Staff Report dated April 21, 2008 and recommended support of the proposal, subject to the conditions contained in the Staff Report.

**Questions/Discussion**

None.

**Applicant's Comments**

The applicant was not present.

**Comments from other Speakers**

None.

**Panel Opinion**

None.

**Board Discussion**

Mr. Jenkins commended the applicant for proceeding with the application and using the Heritage Density Transfer policy.

**MOTION**

It was moved by Mr. Jenkins and seconded by Mr. Ridge, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE411933, in accordance with the Staff Report dated April 21, 2008.

**4. 777 THURLOW STREET - DE411833 - ZONE DD  
(COMPLETE APPLICATION)**

Applicant: Joe Fortes Ltd.

Request: The applicant is requesting an increase in the permitted floor area on this site, using a Heritage Density Transfer with the donor site identified as 640 West Pender Street. The additional floor area (569.0 sq. ft.) would be added to the upper level of this existing building to provide lockers and an office area for the staff of the restaurant tenant (Joe Fortes Seafood and Chop House), and to reconfigure the restaurant stair.

**Opening Comments**

Mr. McLellan introduced the application for a Heritage Density Transfer.

Mr. McLellan noted the recommendations contained in the Staff Report dated April 21, 2008 and recommended support of the proposal, subject to the conditions contained in the Staff Report.

**Questions/Discussion**

Mr. Timm inquired as to why there was a difference in the square footage between Table A and the table in the recommendations.

Mr. Adair, Development Planner, noted that originally the applicant thought he would need 662 square feet. After the staff review the square footage was changed to 569 square feet which will meet the design and floor area requirements. Mr. Adair noted that Letter B will be amended when the density is purchased.

**Applicant's Comments**

None.

**Comments from other Speakers**

None.

**Panel Opinion**

None.

**Board Discussion**

None.

**MOTION**

It was moved by Mr. Ridge and seconded by Mr. Jenkins and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE411833, in accordance with the Staff Report dated April 21, 2008.

5. OTHER BUSINESS

None.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 3:05 PM.

---

L. Harvey  
Assistant to the Board

---

D. McLellan  
Chair