

Date: Tuesday, August 17th, 2020
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall & Webex

PRESENT:

Board

A. Law Director, Development Services
P. Mochrie Deputy City Manager
K. Mulji Director, Engineering Projects & Development Services
T. O'Donnell Deputy Director of Current Planning

Advisory Panel

L. Shenkute Representative of the General Public
D. Pretto Representative of the Development Industry
N. Hayward Representative of the General Public
C. Karu Representative of the Development Industry

Regrets

J. Stamp Representative of the Design Professions (Urban Design Panel)
K. May Representative of the General Public
P. Sihota Representative of the General Public
M. Cree Smith Representative of the Design Professions

ALSO PRESENT:

City Staff:

C. Stanford, Development Planning
J. Turecki, Engineering Services
J. Smallwood, Development Services
O. Eriksson, Development Planning
P. Fouladianpour, Development

DP-2020-00099-DD

DELEGATION

Andrew Emmerson, Associate Principal, GBL Architects
Amela Brudar, Principle, GBL Architects
Chris Moradian, 24KT Granville Properties (Owner)

Recording Secretary: K. Cermeno

1. MINUTES APPROVED

It was moved by Mr. Mochrie and seconded by Ms. O'Donnell and was the decision of the Board to approve the minutes of the meeting on Aug 4, 2020.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1294 Granville St

Applicant: GBL

Request : To develop on this site a 6 storey mixed-use building with retail use on the first storey and dwelling use (29 units) from the second to sixth storeys with surface parking at the rear having vehicular access from the lane.

Opening Comments

Mr. Carl Stanford, 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. Carl Stanford took questions from the Board and Panel members.

Applicant's Comments

The applicant provided a visual overview of the context.

The applicant noted they are confident they can work with staff to meet the conditions for approval.

Comments from Speakers

No Speakers

Panel Opinion

Ms. Hayward noted the amenity space was generous in relation to the building size.

Ms. Hayward notes this will offset for units being smaller as there is communal space.

Ms. Hayward noted it is an attractive building with creative units.

Ms. Hayward noted she appreciated the smaller units to allow entry into the market at a lower cost.

Mr. Karu noted it is an excellent design and addition to the Granville strip and gateway. It is sensitive to the surrounding buildings while maintaining its density.

Mr. Karu noted the material choice was good. The amount outdoor space is appreciated.

Mr. Karu noted to just keep in mind privacy and noise concerns in lower units as the Granville strip can be noisy at night.

Mr. Karu noted his support for the project

Ms. Pretto noted her support for the project.

Ms. Pretto noted it will be a great piece in the revitalization effort for Granville.

Ms. Pretto noted she liked the leasing opportunities at street level going into the public realm. This will drive valuable foot traffic to the area.

Ms. Pretto noted in regards to the amenity space to consider a space that is all seasons.

Ms. Pretto noted the small units are not family focused therefore it would have been nice to have an indoor outdoor amenity space.

Mr. Shenkute noted he liked the articulation of the building.

Mr. Shenkute noted some of the room dimensions are very small and do not appear standard would be good if this was revised so livability is not affected.

Mr. Shenkute noted his support for the project.

Chair, Andrea Law, noted this project was presented at UDP on June 23, 2020 and received support with recommendations that are outlined in the report.

Board Discussion

Mr. Mochrie thanked the advisory members and staff.

Mr. Mochrie noted the applicant team has done a great job with the project.

Mr. Mochrie noted this project will be an important change to this property and corner.

Mr. Mochrie noted the design compliments the fit of the neighbourhood, the allocation and use of the amenity space is great.

Mr. Mochrie recommended taking note of an all season's space.

Mr. Mochrie noted support for the project with the conditions as proposed.

Ms. Mulji noted it is a small but key corner site.

Ms. Mulji noted she liked the nods to the heritage elements that are also modern. The pedestrian experience is great; it is a nice addition to the neighbourhood.

Ms. Mulji noted her support for the project.

Ms. O'Donnell echoed all comments.

Ms. O'Donnell noted her support for the project.

Motion

It was moved by Mr. Mochrie and seconded by Ms. O'Donnell, and was the decision of the Board: THAT the Board APPROVE Development Application DP-2020-00099-DD subject to the conditions in accordance with the Staff Committee Report dated July 8, 2020.