

Date: Monday, March 18, 2019  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

A. Law Director, Development Services, (Chair)  
S. Singh General Manager, Arts, Culture and Community Services  
G. Kelley General Manager of Planning and Development Services  
K. Mulji Director of Engineering Projects & Development Services

**Advisory Panel**

C. Parsons Representative of the Design Professions (Urban Design Panel)  
R. Chaster Representative of the General Public  
S. Allen Representative of the General Public

**Regrets**

D. Pretto Representative of the Development Industry  
R. Rohanni Representative of the General Public  
R. Wittstock Representative of the Design Professions  
J. Leduc Representative of the Vancouver Heritage Commission

**ALSO PRESENT:****City Staff:**

J. Greer Assistant Director, Development Review Branch  
G. Jiang Development Planner, Urban Design & Development  
J. Freeman Project Facilitator, Development Services

3591 W 19<sup>th</sup> Ave - DP-2018-00329 - C-2  
Delegation  
Andrew Cheung, Architect, Andrew Cheung Architects Inc.  
Cat Kuang, Architect, Andrew Cheung Architects Inc.  
Meredith Mitchell, Landscape Architect, MZ Landscape

Recording Secretary: K. Cermeno

**1. MINUTES**

Minutes of the March 4, 2019 meeting have been deferred to the next meeting of April 1, 2019.

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**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 3591 W 19<sup>th</sup> AVE - DP-2018-00329 - C-2  
(COMPLETE APPLICATION)**

Applicant: Andrew Cheung Architects

Request: To develop on this site with a 5-storey, mixed use building consisting of retail uses on the ground floor and 28 dwelling units from the ground to 5th floor over two levels of underground parking having vehicular access from the lane.

**Development Planner's Opening Comments**

Ms. Jiang, 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. Jiang took questions from the Board and Panel members.

**Applicant's Comments**

The applicant noted they are working with staff and the applicant is in general agreement with report and conditions noted.

The applicant noted they are presently looking at solutions to improve the location of the chestnut tree in the back.

The applicant noted they can reduce the overall height of the parting wall and are also providing an outdoor rooftop amenity space.

The applicant noted they are aware they are slightly over the commercial floor space and are working to reduce this amount.

Landscape noted they are in compliance with the City in regards to the set back of the chestnut tree. In addition they are working with the city and architects for the canopy area and current planter wall heights while maintaining the needed soil depths.

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

**Speakers**

Speaker 1, Dusty Corchensky, asked if this application has gone through the Dunbar Resident Association and if not would like to request an explanation as to why.

Planning staff noted notification has not gone to the group specifically but a site sign is up and notification has gone to residents within the assigned area.

Speaker 2, Mr. Gordon Dugate, 52 years, a resident at Alma and Dunbar on West 16<sup>th</sup>, noted his support for the development and looks forward to the commercial development that will bring vibrancy back to the area. Mr. Dugate noted that the Dunbar Resident Association usually runs from King Edward up to West 41<sup>st</sup>, and possibly this is a reason why they were not notified. Mr. Dugate asked the panel to keep in mind the rental units are expensive and this will make for a difficult living for future generations.

Speaker 3, Theresa Juba, lives in the area and as a new member of the Dunbar Residents Association has come to speak on behalf of the organization. Ms. Juba noted North Dunbar has very little of public amenity spaces, would be nice to have some sort of plaza at a street level. Looked at the two recent buildings on 27<sup>th</sup> and 29<sup>th</sup> and noted both have public plazas and noticed they are frequently used. If the development could contribute to the neighbourhood with a plaza would be beneficial. The DRA has also requested a community policing station for a very long time; perhaps this could be one of the retail units. The association has noticed there has been an increase in crime and homelessness and feel the community policing would help in this area. Ms. Juba noted the building will be significantly greater in height than the other buildings in the area.

Mr. Kelley asked the applicant if there is room for a public space, such as table and chairs, in the south east/west corner.

Ms. Parsons noted this was brought up at UDP, and an activation corner would improve the project.

The applicant noted in their last set of meetings they understood no pieces of furniture were allowed outside the property line on city property. However, the applicant would like to and asks the city if it is possible to allow furniture for a public space past the property line.

Mr. Kelley noted if it is possible to set back the walls to allow for this public space as the corner is the most logical area.

The applicant team noted the walls of the ground plain are already set back by 24 inches.

Acting Assistant Director, Mr. Jason Olinek, noted for this zone there is no requirement for the public space/plaza.

### Panel Opinion

Ms. Parsons noted the panel had no issue with the 2 storey height increase. The lane detailing is very important. The planters are quite deep so if there is opportunity to push the wall back to create planting on the lane would help create the neighbourly feel. The UDP had concerns with the weight of the stone in the front base, this made the building feel heavy and not in character with the surrounding buildings. A suggestion from UDP was to improve the north wall and cutting back in places to reduce over shadowing and improving views.

Ms. Allen noted she echoes the comments of UDP in regards to the heaviness of the building.

Ms. Allen noted she likes the percentage of the family units and would also encourage condition of A.1 regarding the layout of the family units.

Ms. Allen noted she approves of the small scale retail; a big challenge is the loss of small local businesses.

Ms. Allen noted it is important not to mix homelessness with crime and perhaps introducing some form of social services would be better suited.

Ms. Chaster echoed the comments of unit mix and hope there will be some screening for the PMT and gas.

Ms. Chaster noted her support for the application.

### Board Discussion

Ms. Singh expressed her appreciation for the speakers from the public.

Ms. Singh noted her appreciation for the high percentage of family units and small retail spaces that allows for business to come in at a smaller scale.

Ms. Singh appreciated the neighbourly feel of the lane and roof top amenities.

Ms. Singh noted her support for the application.

Ms. Mulji noted it is a challenging site with the grading and the applicant did a good job responding well to these challenges.

Ms. Mulji echoed comments about covering the PMT and supports the condition of the continuous weather protections.

Ms. Mulji noted her support for the project.

Mr. Kelley noted his support for the project.

Mr. Kelley liked the feel of the lane, small retail units, and the sculpting of the buildings.

Mr. Kelley noted the following required some further consideration of design development:

- Further investigation in regards to the public space without substantial changing of the building foot print, but activating one of the corners street façade;
- Revising the heaviness of the stone;
- Revising the mass of the wall on the north facing side.

Staff noted conditions 1.4 and 8.1.3 from the report addresses the majority of the concerns and staff will continue to work with the applicant.

Ms. Singh motioned to address these changes and Mr. Kelley seconded.

### Motion

It was moved by Ms. Singh and seconded by Mr. Kelley, and was the decision of the Board:

THAT the Board **APPROVE** Development Application No. **DP-2018-00329**, in accordance with the Staff Committee Report dated February 20, 2019, with the following amendments:

Remove the following words from condition 1.4:

design development to provide a finer grain architectural expression to ~~commercial~~  
~~frontage~~ by incorporating a high level of details, including varieties, vertical elements,  
colors and material changes

Add the following conditions:

- Design development to explore the public amenity opportunities by providing seating/gathering space at the southwest corner of the site and/or along the West 19th Avenue in conjunction with the tree retention.

#### OTHER BUSINESS

None.

#### 5. ADJOURNMENT

There being no further business, the meeting adjourned at 3.52pm.