

Date: Monday, May 27, 2019
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

A. Law Director, Development Services, (Chair)
P. Mochrie Deputy City Manager
J. Olinek Acting Assistant Director of Planning- Development Planning
C. Nelms Deputy General Manager of Engineering

Advisory Panel

K. May Representative of the General Public
C. Parsons Representative of the Design Professions (Urban Design Panel)
R. Rohani Representative of the General Public

Regrets

C. Karu Representative of the Development Industry
S. Allen Representative of the General Public
J. Leduc Representative of the Vancouver Heritage Commission
M. Cree Smith Representative of the Design Professions
C. Rogers Representative of the Vancouver Heritage Commission
R. Chaster Representative of the General Public
P. Sihota Representative of the General Public

ALSO PRESENT:

City Staff:

M. So Assistant Director, Development Review Branch
C. Chant Civil Engineer I, Major Projects
S. Black Development Planner, Urban Design & Development
J. Catarino Project Facilitator, Development Services

1444 Alberni St & 740 Nicola St - DP-2018-01175 - CD-1 (1)

Recording Secretary: K. Cen

1. MINUTES

Amendment was made to the minutes from May 13th, 2019 to mark Paul Mochrie's absence from that meeting and noted Sandra Singh's attendance.

It was moved by Mr. Mochrie and seconded by Mr. Olinek and was the decision of the Board to approve the minutes of the meeting on April 29, 2019 and May 13, 2019.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1444 Alberni St & 740 Nicola St - DP-2018-01175 - CD-1 (1)
(COMPLETE APPLICATION)

Applicant: MCM

Request: To develop two multiple dwelling buildings of, 43 and 48 storeys, including a six-storey podium containing 580 dwelling units, 129 replacement rental dwelling units with 10% secured with below market rental rates and a 56-space child day care facility on the seventh (7th) floor all over six levels of underground parking.

Development Planner's Opening Comments

Sailen Black, 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.

Sailen Black took questions from the Board and Panel members.

Applicant's Comments

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

With the additional comments regarding:

The applicant seeks for greater flexibility in regards to the lane elements in Appendix A 2.1 Condition 6.

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

Mr. Mochrie asked about the rationalization for the proposed parking amount to the applicant.

Applicant noted that the proposed parking is above minimum however they are requesting for a greater relaxation on parking for rental component of the project.

Mr. Mochrie asked about the rational for the passive design.

Applicant commented that the passive house has a lot of balconies giving it a city friendly atmosphere as well as providing density adaptability. The passive house building has heating and cooling retention capabilities.

Speakers

Speaker 1, Ann Robson, has lived on 1500 block Alberni Street for 16 years and is a follower of the project. Ms. Robson's main concerns were regarding the neighbourhood impacts and the rental replacement program. Ms. Robson suggested that the project should have more commercial spaces and greater affordable rental units. Ms. Robson has concern regarding the relocation of the daycare drop off location. Ms. Robson does not support the project as the population in the area has intensely densified over a short time period.

Speaker 2, Alex de Figueiredo, lives across the street and is deeply concerned about the large buildings on Alberni and Robson Street for being over 40 stories. With the intensified density, Mr. de Figueiredo is concerned about the potential traffic during rush hour and difficulty in transit access. Mr. de Figueiredo questioned if there were plans for affordable rental buildings for the present tenant. Mr. de Figueiredo does not support the project.

Speaker 3, Virginia Richards, lived on 1500 block Alberni Street for 30 years, noted concern regarding the construction disturbance in the area making livability a major issue for the current residents. Ms. Richards questioned if the building is not meeting the setback requirements as the proposed plans are too close to the property lines. Ms. Richards was concerned that with the new building, there would be blockage of view in the area. Ms. Richards does not support the project.

Speaker 4, Hans Haver, lives across the development and owned a construction company for 60 years, noted concern about the density imposed in the area. Mr. Haver does not support the project.

Mr. Mochrie asked staff about the daycare drop off relocation and laneway traffic.

Engineering staff noted that during the engineering review, the sidewalks and laybys are in the City laneway. Engineering recommends moving closer to the property line to not limit future Engineering uses. Engineering identified the concern regarding to the relocation of the day care drop-off. The relocation area is supplemental to the current drop-off area.

Mr. Mochrie asked staff if the building affects view cones and if there are any indications of the tower separation being less than 80 feet.

Planning staff noted that it does not affect the view cones and the tower separation is a requirement in the application.

Planning staff addressed that the building is in compliance for the 80 feet minimum separation.

Mr. Olinek asked how closely the building matches the council adopted zoning document.

Engineering staff commented that a Traffic assessment study has been performed. Through the rezoning, the building will provide addition amenities and financial contribution in the area.

Mr. Olinek asked about the tenancy in the area.

Planning staff noted that the applicant will follow the tenant relocation policy. Applicant will allow current tenants to rent in the new building at 20% discount of the rental market value.

Ms. Nelms noted that Condition 1.1 allows engineering to further review the project.

Panel Opinion

Ms. Parsons noted that the project received support with recommendations. The vote was tight; however, the passive house was very commendable as the applicant has provided extensive massing and size. Ms. Parson commented that the building fits in the area. Ms. Parson noted that the panel showed concerns regarding lack of local materials used in the

project. Ms. Parson noted that livability, amenities, engagement, and materiality have been considered at Urban Design Panel.

Ms. May noted support for the design and how the project uses limestone to build character.

Ms. May questioned the 1 to 1 rental unit and why there's not additional units provided given the additional space.

Mr. Rohani noted his support for the daycare facilities.

Mr. Rohani advised to further review the 1 to 1 rental building units and if there can be any additional rental units available as the lack of rental in the area is very concerning.

Mr. Rohani is excited to see an energy efficient building in Vancouver.

Board Discussion

Mr. Mochrie noted the changes in the area, increase in density, and concerns for office space in the area.

Mr. Mochrie noted the rental replacement issue has been addressed by City.

Mr. Mochrie supports the design, the changes from rezoning, and energy efficient building.

Mr. Mochrie noted his support for the project and the implementation of the rental relocation plan.

Ms. Nelms proposed the amendment to the lane and indicated her support for the project.

Mr. Olinek asks for confirmation that the tower separation is in accordance with the standards and shows his support for the project.

Motion

It was moved by Ms. Nelms and seconded by Mr. Olinek, and was the decision of the Board:

THAT the Board **APPROVE** Development Application No. **DP-2018-01175**, in accordance with the Staff Committee Report dated May 1, 2019, with the following amendments:

1. Condition A.2.1(vi) should be amended to:

“delete drainage channel, specialty paving, sidewalks, landscaping, and curbing proposed by City right-of-way in the lane to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Refer to drawing L2.00. Landscaping may be acceptable within existing curb line, subject to additional review from engineering.”

2. Confirmation that the tower separation is to the satisfaction of the Director of Planning.

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:11pm.