

Date: Monday, June 24, 2019
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

A. Law Director, Development Services, (Chair)
S. Singh General Manager of Arts, Culture and Community Services
C. Nelms Deputy General Manager of Engineering
J. Olinek Acting Assistant Director of Planning and Development

Advisory Panel

J. Huffman Representative of the Design Professions (Urban Design Panel)
S. Allen Representative of the General Public
C. Karu Representative of the Development Industry
R. Chaster Representative of the General Public
P. Sihota Representative of the General Public
R. Rohani Representative of the General Public
M. Cree Smith Representative of the Design Professions

Regrets

J. Leduc Representative of the Vancouver Heritage Commission
K. May Representative of the General Public
C. Rogers Representative of the Vancouver Heritage Commission

ALSO PRESENT:

City Staff:

J. Greer Assistant Director, Development Review Branch
J. Park Development Planner, Urban Design & Development
A. Wroblewski Project Facilitator, Development Services

1717 Lorne Street - DP-2019-00133 - FC-2

Recording Secretary: K. Cen

1. MINUTES

It was moved by Ms. Nelms and seconded by Mr. Olinek and was the decision of the Board to approve the minutes of the meeting on June 10, 2019.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1717 Lorne Street - DP-2019-00133 - FC-2
(COMPLETE APPLICATION)**

Applicant: Andrew Emmerson, GBL Architects

Request: To develop this site with a mixed use development consisting of an industrial and office building (10 storeys) and a residential rental building (13 storeys) containing 216 secured market rental dwelling units; all over 3 levels of underground parking having access from the lane.

Development Planner’s Opening Comments

Ji-Taek Park, 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.

Ji-Taek Park 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 Urban Design Panel showed support for the material palette used for the project as it shows positive simplistic expression and design.

The livability factor has not been compromised on the smaller units.

Applicant noted that the Class C loading bay was a challenge.

Applicant took questions from the Board and Panel members.

Comments from other Speakers

No speakers.

Panel Opinion

Mr. Huffman noted that the Urban Design Panel showed overall support for the project. The panel had minor concerns regarding the visibility of the loading dock from Main Street. The panel had concerns for the lack of a children’s play area. The panel supported the strong industrial image that the project provides to the lane.

Mr. Karu supported the green wall. Mr. Karu showed concerns regarding the livability of the smaller units in the project. Mr. Karu showed his support for the project.

Ms. Cree-Smith supported the design and the art wall. Ms. Cree-Smith recommended that the large trees could be removed to improve accessibility. Ms. Cree-Smith showed her support for the project.

Ms. Allen recommends that the project to increase in family housing and accessibility units. Ms. Allen showed her support for the project.

Mr. Sihota had no additional comments.

Ms. Chaster supported the shape of the building and the need for smaller unit spaces. Ms. Chaster showed her support for the project.

Mr. Rohani noted that the architecture of the project respects the industrial heritage in the area. Mr. Rohani showed his support for the project.

Board Discussion

Ms. Nelms asked about the requirements of the square footage of the loading dock.

Staff noted that a 21,000 square feet manufacturing site would require a class C loading bay. This site has an area of over 40,000 square feet. By not providing a class C loading bay, it would impact the public realm.

Ms. Nelms noted her support for the project.

Mr. Olinek asked if there will be flexibility on the location of the loading bay.

Staff noted that there will be flexibility provided.

Mr. Olinek clarified that Recommended Condition 1.2 should be addressing refinement of design elements, not just simplifying architectural aesthetics.

Mr. Olinek recommends staff to further explore the accessibility and livability of the building.

Ms. Singh supported the project design and diversity of the material used. Ms. Singh recommends further improvement in family housing and accessibility of the building. Ms. Singh recommended the project to provide an outdoor children's space area.

Motion

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

THAT the Board **APPROVE** Development Application No. DP-2019-00133, in accordance with the Staff Committee Report dated May 29, 2019.

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:55pm.