

Date: Monday, Nov 25, 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
T. O'Donnell Deputy Director of Current Planning
C. Nelms Acting Chief Engineer and General Manager of Engineering Services

Advisory Panel

J. Huffman Representative of the Design Professions (Urban Design Panel)
R. Rohani Representative of the General Public
M. Cree Smith Representative of the Design Professions
S. Allen Representative of the General Public
C. Rogers Representative of the Vancouver Heritage Commission
C. Karu Representative of the Development Industry
R. Chaster Representative of the General Public
K. May Representative of the General Public

Regrets

J. Fialkowski Representative of the Vancouver Heritage Commission
P. Sihota Representative of the General Public

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director, Development Review Branch
J. Taek-Park Development Planner, Urban Design & Development
M. Castillo Urena Development Planner, Urban Design & Development

728 W 41st Ave - DP02019-00534-DP-4**Delegation**

Gregory Henriquez, Architect, HPA
Rui Nunes, Architect, HPA
Chris Phillips, Landscape Architect, PFS

1503 Kingsway - DP-2018-00892-C-2**Delegation**

Bryce Rositch, Architect, RH Architects
Jennifer Stamp, Landscape Architect, Durante Kreuk
Nathan Gurvich, Owner/Developer, Cressey Development
Jason Turcotte, Owner/Developer, Cressey Development

Recording Secretary: K. Cermeno

1. MINUTES

October 28, 2019 minutes approved.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 728 West 41st Avenue (Oakridge) - DP-2019-00534
Complete Application

Applicant: Henriquez Partners Architect

Request: To develop a new 5-storey Civic Centre (Building 1) comprising a Fitness Centre, Library, Child Daycare Facility, 55+ Senior's Centre, Youth Services Hub, Performance Space, Artist-in-Residence Studios, and associated ancillary Cultural/Recreational spaces, along with a new 22- storey Multiple Dwelling building (Building 2) containing a total of 187 Non-Market Social Housing Units; all over three levels of underground parking which have been approved under a separate application -DP2018-00633, and a portion of the future 9-acre Park.

Development Planner's Opening Comments

Mr. 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.

Mr. Park questions from the Board and Panel members.

Applicant's Comments

The applicant thanked the staff for their work and did not see any issues with meeting the conditions from the report.

Comments from other Speakers

No Speakers.

Panel Opinion

Mr. Huffman noted the project is an important one for the civic nature of it and hopes it will be an outdoor hub for the neighbourhood.

Mr. Huffman noted it fits with the other projects that have been approved.

Mr. Huffman noted the urban design panel noted minor concerns with the rooftop mechanical, there is unresolved screening especially with a lot of people looking down at the building.

Mr. Huffman noted concern with the number of drop off spaces.

Mr. Huffman noted his support for the project.

Ms. Cree-Smith noted it was a nice looking project and is looking forward to it being developed.

Ms. Cree-Smith noted her recommendation to work with local artists regarding the public art that will potentially be on site, consider a nod to indigenous lands the project is on.

Ms. Cree-Smith noted her support for the project.

Ms. Allen noted there is an amazing amount of effort into this project.

Ms. Allen noted accessibility issues, look at accessibility as a human right how people will move both internally and externally.

Ms. Allen noted to pay attention to parking proximity.

Ms. Allen noted the project has a lovely exterior and park feature, however make sure those with disabilities have access.

Mr. Karu noted it is a fantastic piece to the project.

Mr. Karu noted his support.

Ms. May, noted her support.

Ms. May echoed Ms. Allen's comments regarding accessibility.

Ms. Chaster noted her support for the project.

Mr. Rohani, noted his support for the project, it is an exciting project with a special aspect and civic center.

Board Discussion

Ms. O'Donnell noted it is an exciting project, appreciates the comments to the accessibility issues and supports.

Ms. Nelms noted this is a world class project; appreciate the work of the staff and applicants stand on the civic component of the project.

Ms. Nelms noted her support.

Mr. Mochrie noted his support for the project.

All board members voted in favour.

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 No. DP-2019-00534 - CD-1, in accordance with the Staff Committee Report dated Oct 30, 2019.

4. **1503 Kingsway - DP-2018-00892-C2
(COMPLETE APPLICATION)**

Applicant: Cressey Development Group

Request: To develop the site with a 13 storey, mixed-use building consisting of Retail on the first storey, General Office and Fitness Centre uses on the second storey and 116 dwellings from the third to thirteenth storey; and four townhouse buildings with 38 dwellings all over two levels of underground parking having vehicular access from Fleming Street and Dumfries Street.

Development Planner's Opening Comments

Miguel Castillo-Urena, 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. Castillo-Urena took questions from the Board and Panel members.

Applicant's Comments

The applicant noted they looked at all options using the C-2 guidelines and zoning bylaws however was too bulky on the neighbourhood.

The applicant noted they were able to work with the City to find an ultimate scheme with more density on Kingsway and lower to the north.

The applicant noted Planning then asks to reduce the 16 storey to 12 and to increase the podium up to 6 storeys.

The applicant made those modifications

The applicant noted the City then asked to reduce the floorplate of the taller building

The applicant noted they can only do that by increasing the building by one storey.

The applicant noted the report ask for further reduction of floorplate and reduce the podium from 6 storey to 5.

The applicant noted they were a bit surprised as it counters a year of collaboration with City staff.

The applicant asks for some flexibility with this request.

The applicant requested for the following recommended changes to the Development Permit Board Report:

1. Description

Add residential uses on Levels 1 and 2 of the mixed use building;
Add Commercial and Amenity uses to Level 2 of the mixed use building.

2. Specific Items

Delete item 1.1

Delete Item 1.2.i

1.3.i Insert these words: substantially diminish the width of the lane subject to meeting loading and maneuverability requirements.

1.4.iv Insert the word: consider relocating exit stairs..

And make any related changes in the development permit staff recommendations.

3. Appendix A

A.2.2 Modify the requirement for a SRW to dedication and subsequent related changes.

A.2.7 Services Agreement

iii. Delete item A.2.7.iii a), b) and c).

The applicant noted the changes requested by City staff at this point in the project are a cost burden to the overall project.

Comments from other Speakers

No Speakers.

Panel Opinion

Mr. Huffman noted it is a tricky site with many grade changes and street faces.

Mr. Huffman noted the panel support the massing and porosity of the northern townhouse, the element works on all edges.

Mr. Huffman noted there were concerns regarding the building expression; panel suggested simplifying the bigger building material palette and expression.

The tower element needs development so that it does get used as a mews and not just as a service element.

Mr. Huffman noted the roof and amenity, the amenity at the lower level is at a very shaded porting of the building.

Ms. Cree-Smith noted it is a difficult site; decisions are good to be both livable and affordable.

Ms. Allen noted her support for the rationales provided by the applicant, considering the cost burden of a project that has been in the development stage.

Mr. Karu noted the townhouses fit the context of the area, like the rooftop amenity.

Mr. Karu asked if there was an opportunity at the lower podium for an amenity.

Mr. Karu noted the offsite burden from the left hand turn should be considered.

Mr. Karu noted the corner park could use more thought more interplay with the CRU in the corner.

Mr. Karu noted there is lots of materials in the architectural expression consider this regarding costs.

Mr. Karu noted more thought is needed in regards to the servicing and mews.

Ms. May noted she trust staff regarding the changes to the project.

Ms. May noted more landscaping or seating around the mews would be nice.

Ms. Chaster noted she supports the massing and how it's played out.

Ms. Chaster noted she is surprised it is a DP only and not a rezoning.

Ms. Chaster noted her support for the project.

Mr. Rohani noted it is a shame this is not a rezoning.

Mr. Rohani noted a site like this should have more density.

Members of the board and staff followed with a discussion in regards to the changes proposed by the applicant.

Staff noted to include the following amendment at the top of A.2.7, Provisions of the service agreement to the satisfaction of the General Manager of Engineering.

Board Discussion

Mr. Mochrie noted there are a number of complexities; the project does provide a diversity of housing options.

Mr. Mochrie acknowledged the applicant is working with an unusual site.

Mr. Mochrie noted his support for the project

Mr. Mochrie noted the recommended change by staff in regards to 1.1., 1.2 has been resolved.

Mr. Mochrie noted the change proposed by the applicant regarding 1.3.i is workable

Mr. Mochrie noted the service agreement is a point that requires further discussion between engineering and staff.

Mr. Mochrie noted his support the project.

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

Ms. Nelms noted her support with the changes.

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 No. DP-2018-00892, in accordance with the Staff Committee Report dated October 30, 2019, subject to the changes of approval, with the following recommended amendments:

Recommended Condition 1.1 amended:

- 1.1 design development to comply with the maximum floor area of the C-2 zone;

Note to Applicant: Any reduction of density should first be addressed through removing floor area from the mixed-use building podium. Refer to Standard Condition A.1.14.

Standard Engineering Condition A.2.7 (vi):

- vi. Street improvements along Dumfries Street adjacent to the site and appropriate transitions including the following:
- a) minimum 2.14m (7') wide light broom-finish, saw-cut concrete sidewalk;
 - b) protected bike lane;
 - c) curb and gutter, including any required road re-construction to current standards;
 - d) adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The City will provide a geometric design for these street improvements.

Recommended condition at the top of A.2.7

Add: Provisions of the service agreement to the satisfaction of the General Manager of Engineering.

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:34pm.