

Date: Monday, Dec 09, 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
K. Mulji Director, Engineering Projects & Development Services

Advisory Panel

J. Huffman Representative of the Design Professions (Urban Design Panel)
C. Karu Representative of the Development Industry

Regrets

J. Fialkowski Representative of the Vancouver Heritage Commission
P. Sihota Representative of the General Public
R. Rohani Representative of the General Public
M. Cree Smith Representative of the Design Professions
S. Allen Representative of the General Public
R. Chaster Representative of the General Public
K. May Representative of the General Public

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director, Development Review Branch
K. Spaans Development Planner, Urban Design & Development
C. Stanford Development Planner, Urban Design & Development

Delegation

1465-1489 West Broadway
Peter Odegard, Architect, MCM
Nathan Shuttleworth, Owner/Development, PCI Developments

650 West 41st Avenue

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

Recording Secretary: K. Cermeno

1. MINUTES

No minutes were approved.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1465-1489 West Broadway - DP-2019-00704-C-3A
(Complete APPLICATION)**

Applicant: PCI Developments

Request: To develop this site with a five-storey mixed-use building, consisting of retail and financial institutional uses on the first-storey, with general office use from second to fifth-storey, along with at grade transit station entrance at southwest corner of the site, to serve the anticipated underground Broadway Subway project, and six-storeys of below grade parking having vehicular access from the existing lane.

Development Planner's Opening Comments

Mr. Spaans, 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. Spaans took 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.

Mr. Mochrie asked the applicant and staff their strategies to address condition 1.1v as presented in the Development Permit Board report.

The applicant team noted their preliminary idea includes design development around the portal to the transit station, lighting strategies and exploring fins on the curtain walls.

Comments from Speakers

Speaker one, Sean Nardi, noted he is a resident of Fairview. Mr. Nardi noted his support for the project as presented.

Mr. Nardi noted the proposed structure is attractive and provides density in a responsible way.

Mr. Nardi noted he is aware the proposal is designed for increased height and density for the future.

Mr. Nardi noted he finds this concerning and does not support.

Mr. Nardi noted if this change occurs in the future he intends to take part in a community campaign against the proposal.

Speaker two, Ian Crook, noted the approval that is provided today must clarify that it does not include future increase in density and height.

Mr. Crook noted his support for the proposal as presented today however anything beyond is at the risk of the applicant and does not approve.

Panel Opinion

Mr. Huffman noted the design panel recommended approval of this project.

Mr. Huffman noted it is a handsome project in an important place in the city to plan for a tower and that kind of density.

Mr. Huffman noted the building form and corner is quite strong.

Mr. Huffman noted his support for the project.

Mr. Karu noted this is a prominent corner for transit.

Mr. Karu noted support for more density and height on this site.

Mr. Karu noted a prominent corner like this should have more opportunity for housing in the city.

Mr. Karu noted it is a nice design however; there is still room for the corner to have more of a statement that it is an entrance to transit.

Mr. Karu noted his support the project.

Board Discussion

Ms. O'Donnell thanked the members of the public for their comments.

Ms. O'Donnell noted this development approval does not approve future changes.

Mr. Mochrie noted his support for the project.

Ms. Mulji 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 No. **DP-2019-00704 - C-3A**, in accordance with the Staff Committee Report dated November 13, 2019.

4. 650 West 41st Ave - DP-2019-00667 - CD-1 (COMPLETE APPLICATION)

Applicant: Henriquez Partners Architect

Request: Interior/exterior alterations to the existing office building and "Terraces" residential building, and to develop a new future mall entry corridor with retail uses; 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

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. Stanford took questions from the Board and Panel members.

Applicant's Comments

The applicant thanked the staff and board members for the working relationship and support.

The applicant asked that the report be modified to clarify ownership complexity of the 'Terraces' building that is referenced throughout the report. There are two parcels with separate ownership, the office portion is owned and controlled by the owner of Oakridge Mall, 7503059 Canada Inc., and the residential air space parcel that is owned by the individual strata lot owners.

The applicant asked leniency from the overhang, would like to be softer in terms of wording to allow for more flexibility.

The applicant noted their request to eliminate condition 1.1.

The applicant noted their cooperation to work with staff to find a solution that works for both parties.

Comments from Speakers

Speaker one, Danny Cornfield, lives in unit 508, noted he is concerned with the security aspect being a terraced building, and having multiple access to the building.

Mr. Cornfield also noted concern with a drop from his patio to the roof below, however his main concern is security to living space.

Mr. Cornfield noted the residences are an air space parcel above the building and while attending the open house learned there is some cladding on the building from the 4th floor up on part of the wall that is part of their air space parcel. The residents have never been granted approval or access to this design decision.

Mr. Cornfield noted back in 2014 they were excluded from any part of this application.

Mr. Cornfield questioned how the structure of the atrium will affect the residential portion and requested to put on record if any damage will the applicant be taking responsibility for.

In response to Mr. Cornfield's concerns the applicant noted the report defined the terraces building are two separate parcels. The applicant noted they do not have right to the residential portion however the legal team extensively review the modification as within their right.

The applicant noted the terraces specifically have their own CD-1 bylaw.

Staff noted, in regards to the applicants request to eliminate condition 1.1, this is not possible as it is derived from the PDP condition 1.5.

Mr. Olinek, recommended the following amendment to condition 1.1, after '*upgrades*' add "weather protection, and quality of the public realm."

Panel Opinion

Mr. Huffman noted the UDP supported the project; it is a positive change in Vancouver. Comments included weather protection at the entry and upper level where it connects to the roof park.

Mr. Huffman noted regarding the SRO item support the amendment text, because it is an existing building its difficult to modify as it is on the property line, the idea is to provide some kind of weather protection while maintaining the strength of the building.

Mr. Huffman noted be careful of the landscaping around edge of the building because of the overhang may not survive.

Mr. Karu noted makes sense to allow some encroachment.

Mr. Karu noted his support for the building.

Board Discussion

Mr. Mochrie noted the clarification to acknowledge the dual ownership of the project makes sense and supports this.

Mr. Mochrie noted the conditions speak to the privacy issues.

Mr. Mochrie noted the parties respective legal rights are beyond the scope of the board.

Mr. Mochrie noted his support for the project.

Ms. O'Donnell noted her support and echoed Mr. Mochrie's comments.

Ms. Mulji noted her support and echoed Mr. Mochrie's comments.

Motion

It was moved by Ms. Mulji and seconded by Mr. Mochrie, and was the decision of the Board:

THAT the Board **APPROVE** Development Application No. DP-2019-00667-CD-1, in accordance with the Staff Committee Report dated November 25, 2019.

Amended condition 1.1 to include "weather protection, and quality of the public realm."

5. OTHER BUSINESS

None.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 4:31pm.