

**Date:** Monday, March 20, 2017  
**Time:** 3:00 p.m.  
**Place:** Town Hall Meeting Room, City Hall

**PRESENT:**

**Board**

A. Law Director, Development Services, (Chair)  
K. Llewellyn-Thomas General Manager of Community Services  
C. Nelms Deputy General Manager of Engineering  
G. Kelley General Manager of Planning and Development Services

**Advisory Panel**

K. Smith Representative of the Design Professions (Urban Design Panel)  
H. Ahmadian Representative of the Development Industry  
H. Aguirre Puértolas Representative of the Design Professions  
R. Chaster Representative of the General Public

**Regrets**

K. Maust Representative of the Vancouver Heritage Commission  
B. Jarvis Representative of the Development Industry  
R. Wittstock Representative of the General Public  
M. Pollard Representative of the General Public

**ALSO PRESENT:**

**City Staff:**

J. Greer Assistant Director of Processing Centre - Development  
P. O'Sullivan Development Planner  
W. LeBreton Project Facilitator  
N. Peacocke Engineering Projects Branch  
J. Singer Housing Policy and Projects

**1345 DAVIE STREET - DP-2016-00373 - RM-5D**

Richard Henriquez Henriquez Partners Architects  
Norman Huth Henriquez Partners Architects  
Nic Paoella Marcon Davie (GP) Ltd.  
Marco Paoella Marcon Davie (GP) Ltd.

Recording Secretary: L. McLeod

1. **MINUTES**

It was moved by G. Kelley, seconded by C. Nelms, and was the decision of the Board to approve the minutes of the meeting on October 17, 2016.

It was moved by G. Kelley, seconded by C. Nelms, and was the decision of the Board to approve the minutes of the meeting on October 31, 2016.

2. **BUSINESS ARISING FROM THE MINUTES**

None.

3. **1345 DAVIE STREET - DP-2016-00373 - RM-5D  
(COMPLETE APPLICATION)**

Applicant: Marcon Project (457) Ltd.

Request: To develop the site with an 18 and 19 storey multiple dwelling building containing 221 dwelling units (153 Market / 68 Social Housing) all over four levels of underground parking, having vehicular access from the lane.

**Development Planner's Opening Comments**

Mr. O'Sullivan, 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. O'Sullivan took questions from the Board and Panel members.

**Applicant's Comments**

The applicant team wished to invite a discussion between with regards to whether the bike amenity can be located on City property.

Regarding the interface with the podium at the east property line, everything has been pulled back and the parapet height has been reduced. The applicants have suggested that these changes, along with the addition of more glass and trellises, should mitigate any concerns of impacts in this area.

**Comments from other Speakers**

One speaker was concerned that at present there are 68 rental units in the buildings; however, it appears that this number drops with the current proposal. The housing currently on the site is much more affordable, and this building should provide one-for-one replacements which are affordable. As well, rental units should be offered to the tenants of the previous rental units first.

Other speakers were concerned about impacts on views with regards to the adjacent Jervis building. Insufficient consultation was not done with owners in that building due to the tight turn-around time, and speakers wondered about the building impacts on neighbouring views.

A final speaker thought that the building is much improved, but that it was inappropriate for the City to sponsor home ownership. They should promote rentals not owning. Much more should be done to increase rental stock in the West End.

#### Panel Opinion

Panel members offered a range of comments on the proposal, including:

- It is good that the sidewalk has been widened;
- The UDP comments have been addressed;
- There is general support for the project;

#### Board Discussion

Mr. Kelley expressed concern about the placement of the bike share, but if that can be resolved then the application looks fine.

Ms. Llewellyn-Thomas supported project and thanked staff and applicants with regards to their clarification on social housing and the bike share.

Ms. Nelms is encouraged by the quality of improvement in the public realm.

#### Motion

It was moved by K. Llewellyn-Thomas and seconded by G. Kelley, and was the decision of the Board:

THAT the Board APPROVE Development Application No. **DP-2016-00373**, in accordance with the Staff Committee Report dated November 16, 2016, with the following amendments:

AMEND condition A.1.33 to read as follows:

“arrangements made, to the satisfaction of the Director of Legal Services in consultation with the General Manager of Community Services and the Director of Facilities Planning and Development, to secure the applicant’s obligation to design, build and deliver to the City social housing units which replace the existing 68 rental units on site, and associated parking and bike storage for such social housing, all contained within a separate air space parcel. The agreement or agreements will address, but not be limited to, the following issues:

- a) All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above gross floor area;
- b) Breakdown of unit types (i.e. studios, 1 bedroom units, 2 bedroom units, etc.), sizes, parking numbers and finish specifications must be as per the City’s Housing Design and Technical Guidelines version 9.6;
- c) Unit design and associated storage and amenity space must be as per the City’s High-Density Housing for Families with Children Guidelines; and
- d) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing

the cost of operations over the life of the project and within the larger development.

**Note to Applicant:** All units must be designed and delivered in compliance with the City's Housing Design and Technical Guidelines."

AMEND condition 1.1 to read as follows:

**Note to Applicant:** The intent is to respect private views to English Bay from 1171 Jervis St; to significantly reduce impacts resulting from building bulk; and to achieve compact tower forms (lesser aspect ratio in plan). A reduction in density should be anticipated. If it can be shown to the satisfaction of the Director of Planning through detailed view studies that massing and view impacts can be reduced by setting the tower back, item b) may be satisfied."

AMEND condition 1.2 to read as follows:

**Note to Applicant:** Intent is to reduce view, shadow and bulk impacts from tower depth. As per the base zoning Guidelines, towers should be set back from podiums. Also note that the tower encroaches approximately 1m into the required side yard for its full height and depth. Planning is recommending that the side yard requirement of section 4.5.2 of the RM-5D District Schedule be relaxed to permit a reduced podium form (refer to condition A.1.3), but not relaxed to permit tower forms to encroach.

If it can be shown to the satisfaction of the Director of Planning through detailed studies that massing, view and shadow impacts can be reduced through reduction of the decorative balcony elements, the condition may be satisfied."

AMEND condition 1.6 to read as follows:

**Note to Applicant:** Intent is to reduce the podium height to comply with the number of storeys as described in the Lower Davie area built form objectives of the West End Community Plan (p. 56). Staff recommend a relaxation of the 6m side yard setback, but only for podium elements that are lower in scale than the maximum guideline massing. Refer to Discussion in the Response to Applicable By-laws and Guidelines, Section 2(i) "Sideyards." The requirement for an on-site Public Bike Share along Broughton Street (see condition 1.7) will require additional setback from the west property line.

If it can be shown to the satisfaction of the Director of Planning that the perception of podium massing is reduced by the provision of an at-grade forecourt, highly visible from Davie Street, the condition may be satisfied."

AMEND condition 1.8 to read as follows:

**Note to Applicant:** Intent is to reduce the scale of the wall facing the outdoor common space and residences of the adjacent property. The approved design of the neighbouring development includes an outdoor area with spaces for children's play. New development should not create overlook or massing impacts to this outdoor space. Additional context information is required (see condition A.1.15Error! Reference source not found.).

If it can be shown to the satisfaction of the Director of Planning that the perception of mass can be reduced and the softening of the easterly wall improved, the condition may be satisfied.”

**4. OTHER BUSINESS**

None.

**5. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:08 pm.