

APPROVED MINUTES

**AND ADVISORY PANEL
CITY OF VANCOUVER
APRIL 3, 2017**

Date: Monday, April 3, 2017
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. Dobrovlny	General Manager of Engineering
G. Kelley	General Manager of Planning, Urban Design and Sustainability (item #1)
A. Molaro	A/ Director of Planning, Urban Design and Sustainability (item #2)

Advisory Panel

V. Gilles	Representative of the Design Professions (Urban Design Panel)
B. Jarvis	Representative of the Development Industry
R. Wittstock	Representative of the Design Professions
R. Chaster	Representative of the General Public

Regrets

K. Maust	Representative of the Vancouver Heritage Commission
M. Pollard	Representative of the General Public
H. Aguirre Puértolas	Representative of the General Public
H. Ahmadian	Representative of the Development Industry

ALSO PRESENT:

City Staff:

J. Greer	Assistant Director of Processing Centre - Development
J. Olinek	Development Planner
Calvin Lu	Engineering Projects
W. LeBreton	Project Facilitator
D. Peacocke	Engineering Projects

320 GRANVILLE STREET - DP-2016-00666 - ZONE DD

Steven Wagner DBA Architects

4288 YEW STREET - DP-2016-00333 - ZONE CD-1 (78)

Robin Hall DIALOG

Recording Secretary: L. McLeod

1. MINUTES

None.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 320 GRANVILLE STREET - DP-2016-00666 - ZONE DD
(COMPLETE APPLICATION)

Applicant: Steven Wagner

Request: To develop the site with a 30-storey retail / office building with a gross floor area totaling 35,140 m² and consisting of retail uses at grade and level two, amenity spaces at levels 3 and 4 all over eight levels of underground parking accessed off of the rear lane, subject to Council's enactment of the CD-1 By-law and approval of the Form of Development.

Development Planner's Opening Comments

Mr. Olinek, 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. Olinek took questions from the Board and Panel members.

Applicant's Comments

The applicants have worked through all the issues with staff, and noted that a fair amount of redesign work has been done since UDP.

Landscape design is being re-tooled to increase porosity across the site. The form of the tower will further articulate the 'ripples', and the ripples are now concentrated at the corners to strengthen them. There is also now a rooftop amenity.

There are no specific problems, but some additional general direction regarding the public bike share would be appreciated.

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

Comments from other Speakers

None.

Panel Opinion

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

- This building does not engage with the pedestrian realm at all - the Commercial Retail Units (CRUs) should be more open to the street;
- First class bike end-trip facilities are needed in this location;

- Attention should be paid to having the plaza engage more with the street as it is a key place to be outdoors and under cover;
- The building is handsome, but more attention should be paid to sustainable design solution;
- Pay special attention to providing adequate rain coverage through canopies.

Board Discussion

Mr. Mochrie thanked staff and is happy to support the application.

Mr. Dobrovolny agreed with the comments heard from the Advisory Panel. He noted that this is a good looking building but needs more bike parking opportunities. While there is also an opportunity to further improve the bike share, he is happy to support the project at this point.

Mr. Kelley thought the building had a good design and that some additional refinement will happen. City staff should think about public bike share solutions going forward.

Motion

It was moved by J. Dobrovolny and seconded by P. Mochrie, and was the decision of the Board:

THAT the Board APPROVE Development Application No. **DP-2016-00666**, in accordance with the Staff Committee Report dated March 8, 2017.

**4. 4288 YEW STREET - DP-2016-00333 - ZONE CD-1 (78)
(COMPLETE APPLICATION)**

Applicant: Larco Investments Ltd.

Request: "Block B" of the Arbutus mall redevelopment, this proposal is to develop the south east corner of the CD-1 site with a seven-storey, mixed use building containing 170 residential rental dwellings, a liquor store, fitness centre, office (financial institution), and retail uses at grade, all over two levels of underground parking that is accessed from Yew Street.

Development Planner's Opening Comments

Mr. Potter, 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. Potter took questions from the Board and Panel members.

Applicant's Comments

The applicant team found the conditions to be very typical and will work with staff to find design solutions. However, it should be noted that the design of the CRUs are based on the preferences of the existing tenants in the mall. This is to allow for CRU longevity and because the local community were content with the existing retail mix in the current mall.

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

Comments from other Speakers

One speaker wanted clarification on the traffic plan and potential impacts.

Panel Opinion

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

- Consideration should be given to mitigating solar exposure on the east block;
- Consideration should be given to better planning of the urban agriculture;
- The canopies should look good in addition to being functional;
- There is a bit of disconnect between the townhomes and the street, and consideration should be given to providing more connection;
- Some activation and porosity around the stairs is needed;
- There is an opportunity for some views at the north-west corner;
- The residential entrance could be improved.

Board Discussion

Ms. Molaro supported the project with the proposed amendment.

Mr. Dobrovolny was also happy to support the project.

Mr. Mochrie noted that there is a lot of potential to activate the neighbourhood with this building and was happy to support the project.

Motion

It was moved by A. Molaro and seconded by J. Dobrovolny, and was the decision of the Board:

THAT the Board APPROVE Development Application No. **DP-2016-00333**, in accordance with the Staff Committee Report dated March 8, 2017, with the

AMEND condition 1.2 to read as follows:

“Design development to simplify the building massing and to better modulate the grade change with a more substantial contribution to the public realm at the SW corner of the building.”

5. OTHER BUSINESS

None.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 4:37 pm.