

Date: Tuesday, March 5, 2018
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

P. Mochrie	Deputy City Manager
A. Molaro	Assistant Director Urban Design
J. Dobrovolny	General Manager of Engineering
M. Au	Assistant Director, Services Centre (Acting Chair)

Advisory Panel

A. Brudar	Representative of the Design Professions (Urban Design Panel)
A. Norfolk	Representative of the Vancouver Heritage Commission
R. Rohani	Representative of the General Public
D. Pretto	Representative of the General Public
B. Jarvis	Representative of the Development Industry
S. Allen	Representative of the General Public

Regrets

R. Wittstock	Representative of the Development Industry
A. Law	Director, Development Services, (Chair)
G. Kelley	General Manager of Planning, Urban Design and Sustainability
R. Chaster	Representative of the General Public

ALSO PRESENT:**City Staff:**

J. Olinek	Development Planner
L. King	Project Facilitator
C. Joseph	Engineering
K. Imani	Project Facilitator
J. Greer	Assistant Director of Processing Centre - Development

138 E. 8th Ave - DP-2017-00695- ZONE C-3A**Delegation**

Taylor Faty, Intern Architect, Ankerman Marchand Architects
Josh Bernsen, Architect, Forma Design, Landscape Architects
Michael Habibi, Developer, Green Oak Development

Recording Secretary: C.Lade

1. MINUTES

It was moved by J. Dobrovolny, seconded by P. Mochrie, and was the decision of the Board to approve the minutes of the meeting on February 19, 2018.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 138 E. 8th Ave - DP-2017-00695- ZONE C-3A (COMPLETE APPLICATION)

Applicant: Saadat Enterprises Inc.

Request: To develop a six storey mixed-use building with retail on the ground floor and 18 dwelling units on levels 2 to 6 with 2 levels of underground parking accessed from the lane via a car elevator and requesting an increase to in the Floor Space Ratio using a Heritage Density Transfer from a donor site at 12 Water Street (providing 1, 683 square feet).

Development Planner’s Opening Comments

J. Olinek, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

J. Olinek then took questions from the Board and Panel members.

Applicant’s Comments

The applicant thanked the staff for work on the project together and had no further comments to add.

The Applicant took questions from the Board and Panel members.

Comments from Speakers

No speakers were in attendance.

Advisory Panel Discussion

A. Brudar, Urban Design Panel Chair, noted UDP feedback as supported ‘as innovative and experimental’ pre-fab design that has since been removed. It is a competent modest background building that will fit in its surrounding context, and an eclectic welcome addition to the area. There is a 4 foot sunken amenity space proposed that is too narrow, and the UDP asked the applicant to relegate the amenity to the podium level.

Mr. Jarvis, noted the issues of livability of dwelling spaces and outdoor light wells. The balconies and ‘generous’ lobbies, generous outdoor amenity space, should be re-considered because of the tight space of the building. The prescriptive regulations should be considered by Planning. The height is not necessary. The depth and public realm, again is too prescriptive. The open doors off the commercial space are important.

Mr. Norfolk, Heritage Commission, appreciated the context of the historic area being referenced in the report. Mr. Norfolk appreciated the drawing from the density bank for heritage purposes.

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Ms. Allen noted the affordability conditions should be considered in relation to extra FSR and height. Consider the price points of the proposal in terms of affordability. And noted amenity allowances for families at the site should be considered in terms of livability and accessibility of units.

Mr. Rohani, noted the support for the site and appreciated the art work and murals. Mr. Rohani noted the loss of murals in tear downs, and encouraged a new graphic be considered on the site and other new developments.

Ms. Pretto, noted concern for the light well considerations, and is also concerned about the prescriptive pieces that would affect affordability issues. Ms. Pretto noted the units and balcony sizes were a good size and not to lose interior space. Ms. Pretto supported the project.

Mr. Dobrovolny requested clarification of the affordability of the units was not required by regulations or policy. In response, Mr. Olinek, Development Planner, noted the units were meant to be 2 bedrooms and so the tight site was a considered in the design with a 'unique solution'

Board Discussion

Ms. Molaro noted the small and challenging site with a hydro pole in the lane. Ms. Molaro also noted the future development in terms of livability issues, the horizontal daylight, and appreciated the applicant's efforts to achieve the conditions that allowed for 2 bedroom units. Ms Molaro noted the conditions in the area required a certain depth of retail space in the area or the retail is not viable according to prior research and analysis that informed zoning. The C-3 zone is a unique condition due to the FSR and density required on a small site, which the applicant has achieved with a parking elevator. Ms. Molaro supports the project but is disappointed by the lack of modular technology on the site. Ms. Molaro proposed to add a condition to the application.

Mr. Dobrovolny noted his support for the amendment.

Mr. Mochrie support for the slight relaxation in height based on current construction.

Motion

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

THAT the **APPROVE** Development Application No. **DP-2017-00695** in accordance with the Staff Committee Report dated February 21, 2018, with the following amendments:

To review reducing the overall height by maintaining the proposed retail floor to floor (approximately 15 feet) and the typical residential interior height of 9 feet. A reduction in overall height of approximately 2 feet is anticipated.

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:50 pm.