

Date: Monday, November 19, 2012
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

V. Potter Director of Development Services (Chair)
K. Munro Assistant Director of Planning
B. Jackson General Manager of Planning and Development
P. Judd General Manager of Engineering Services

Advisory Panel

G. Borowski Representative of the Design Professions (Urban Design Panel)
F. Rafii Representative of the Design Professions (left at 6:00 PM)
J. Stovell Representative of the Development Industry
K. Busby Representative of the General Public
D. Wlodarczak Representative of the General Public

Regrets

S. Chandler Representative of the Development Industry
K. Chen Representative of the General Public
J. Miletic-Prelovac Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director of Processing Centre - Development
R. The Engineering Services - Projects Branch
A. Molaro Development Planner
D. Autiero Project Facilitator

5515 BOUNDARY ROAD - DE415742 - ZONE CD-1

S. Lyon GBL Architects
I. Jozkow GBL Architects
B. Hemstock PWI Landscape Architects
B. Wall Wall Financial Services
E. Letchford Recollective
G. Steeves Sterling Cooper

Recording Secretary: L. Harvey

1. 5515 BOUNDARY ROAD - DE415742 - ZONE CD-1
(COMPLETE APPLICATION)

Applicant: GBL Architects

Request: An application to construct three residential towers: mid-rise and two podiums of community amenities and commercial spaces.

Development Planner's Opening Comments

Anita Molaro, Development Planner, introduced the application for three podium towers along Boundary Road and Vanness Avenue and a 6-storey building fronting Ormidale Street. There are three privately owned but publicly accessible open spaces on the site. The first one is along Ormidale Street at the terminus of Foster Avenue that provides a pedestrian link through to the corner of Boundary Road and Vanness Avenue but is also access to the elevator and stairs linking up to the higher elevations through the site. As well there are two smaller open spaces located at the corner of Boundary Road and Vanness Avenue and at Ormidale Street and Vanness Avenue. Public access to these open spaces will be secured through a statutory right-of-way agreement. As well the site is constricted by a large metro Vancouver sewer line that is aligned with Foster Avenue.

Ms. Molaro noted that the rezoning approval included provision of two on-site community amenity spaces. One is a community neighbourhood house and the other a social service centre secured as air space parcels owned by the City. Collingwood Neighbourhood House and MOSAIC have been identified as the tenants for these two amenities.

In terms of the technical requirements of the CD-1 By-law, the application meets the floor space ratio (FSR) and height requirements including the requirement to provide 25% of the units for families.

Ms. Molaro mentioned that there are a number of rezoning conditions to address the overall massing in order to reduce the apparent scale and massing of the buildings, including architectural quality. The application was reviewed by the Urban Design Panel in June and received non-support. The Panel thought that applicant had not fully addressed a number of issues and the applicant returned in August for a second review at which time the Panel supported the proposal.

Staff concur with the Panel's assessment and are satisfied that these substantive aspects of the rezoning conditions have been addressed. However there are a number of detail conditions that staff are seeking design development and clarification on including tower material treatments, public realm detailed treatments, clarification of grade changes and material treatments with the public realm interfaces of the various buildings. Ms. Molaro noted that the other important components identified in the application are the publicly accessible open spaces.

At the time of the rezoning this was anticipated at approximately 35,100 square feet. Through the subsequent design development the total area has been reduced to 29,465 square feet. The reduction in publicly accessible open space is a consequence of the a northerly shift to the location of the parking access off of Boundary Road that decreases the amount of public open space at the upper level, a northerly lengthening of the Ormidale Street mid-rise building and an increase in the footprint of the tower podium along Vanness Avenue and along with the adjustment to the road widening sought along Vanness Avenue.

Ms. Molaro added that staff are prepared to accept the refinement in the total area of open space subject to further design development to strengthen and enhance the public use and character of the open spaces provided.

As this site was rezoned it is subject to both the Rezoning Policy for Greener Buildings and Rezoning Policy for Green Larger Sites. Staff are seeking more detailed information on the LEED™ Gold details. Ms. Molaro indicated that sustainable site design, green mobility and clean vehicle strategies have been met in the application. As well Engineering Services requires the provision of a memo confirming the selected approach to heating and cooling.

Ms. Molaro reviewed the recommendations contained in the Staff Committee Report dated October 10, 2012. The recommendation was for support of the proposal, subject to the conditions contained in the Staff Committee Report.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarifications were provided by Ms. Molaro:

- The primary access to the site is off Boundary Road. There is also access off the lane but it is more of an exit from the parking garage. As well there is access at the corner of Boundary Road and Vanness Avenue. Loading is off the lane.
- The site has been consolidated from a number of single family lots and there was a lane through the site.
- At the time of the rezoning the required amount of parking was reduced by 20%. There is no maximum number of parking stalls required.
- Access off Boundary Road is right in, right out as there is a median down the middle of Boundary Road.
- Boundary Road is not a bike route.
- The public has the right of access through the site.

Applicant's Comments

Stu Lyons, Architect, noted that the Urban Design Panel's first review sent them away with some advice. The current model represents the response to their concerns. They propose a durable material palette for the project with brick masonry, Swiss pearl panels and window wall. With respect to the conditions, Mr. Lyon asked the Board to refer to page 5 in the Development Permit Staff Committee Report regarding the amenity spaces. The tech table breaks the square footage into Sub Area 1 and Sub Area 2. He asked if they could have the square footage as a total that they could rearrange throughout the site. They are still working with the layouts for those spaces. He added that they are prepared to build services rooms in addition to what is required and asked if that would be excluded floor area.

Bruce Hemstock, Landscape Architect, said he had no issues with the prior-to conditions in the Development Permit Staff Committee Report. He noted that there are a large number of amenities for public use and that they expect the process to continue up to submission of the building permit. He added that they will be meeting the guidelines for urban agriculture.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarification was provided by the applicant team:

- At the southern end of the site, since Boundary Road slopes, a creative approach was taken from the high point of the road to the lobby/entrance with a bridge element. As well a transparent screen is planned.

- The southern edge of the community neighbourhood house faces the plaza and will be used as a multi-purpose room. There may be opportunities for windows or to include other fenestrations.
- It was not clear in the application if the mechanical spaces were below grade. The CD-1 bylaw is specific as to how large the social service area will be and the only way to expand it would mean the applicant would have to go back to Council requesting a text amendment after the application was approved by the Board. The Board can supply advice but cannot approve an increase beyond the bylaw. If the space is below grade it could be seen as an exclusion in the FSR.
- The materials include Swiss pearl with a light coloured brick around the base.
- The applicant had to deal with a steep grade across the site.
- Some of the public access pathways could be extended through the site.
- The intention is to make the public access into the site inviting. However, there is a challenge with the sewer right-of-way and the seven foot grade change. There can't be any hardscape elements in the right-of-way but there could be a stair condition to make the path wider. It could be opened up to Boundary Road.
- The site is accessible from Boundary Road and Ormidale Street.
- Handicap access is provided at the corner of Boundary Road and Vanness Avenue.
- As to the question of whether the sub-area 1 & 2 amenity space floor area totals can be moved around, staff advised that the CD-1 By-law sets specific floor area parameters for each sub-area. Moving floor area between amenity spaces would require a text amendment through Council.

Comments from other Speakers

Julie Linkletter who is the president of the Board of Directors of Collingwood Neighbour House gave a short presentation to the Board.

Panel Opinion

Mr. Borowski said it was an exciting new project offering community facilities. He noted that the Urban Design Panel had found some key items needing improvement at the first review. The asked the applicant to clarify the identity of the towers and the podium as well as the architectural expression. They also asked the applicant to respond to the curvature of the building on Vanness Avenue and to improve the sustainability strategy. At the second review, the applicant team came back with essentially the same scheme as was seen by the Development Permit Board. The bridging element over the drive way was resolved and a significant piece of public art was included along with improvement to solar orientation. Mr. Borowski recommended approval for the application.

Mr. Rafii said there was a huge amount of density in the project but that it was done successfully. He thought it was not out of proportion with the neighbourhood and thought the architect and landscape architect had done a good job. Mr. Rafii recommended approval for the application

Mr. Stovell noted that it was amazing that so little was said about the architecture. He said he thought it was a bit quiet, but well balanced and appreciated the circulation through the site. The mass is broken down well and there are lots of openings through the site. He added that the applicant could improve the permeability of the project but recommended approval for the application.

Ms. Busby recommended approval for the application with the conditions in the Development Permit Staff Committee report.

Mr. Wlodarczak said he liked the project but thought the massing was a bit quiet. He also said he would like to see a bit more colour in the project. Mr. Wlodarczak commended the

applicant for the amount of public and private amenity spaces as well as including public art. He suggested the applicant commission a local artist to do a mural. He added that he would support the applicant seeking a text amendment regarding the amenity space which he thought would benefit the residents. He also added that he would like to have seen some rental units in the project. Mr. Wlodarczak recommended approval for the application.

Board Discussion

Mr. Jackson commended the applicant for getting over 1,000 units in the development and only one person came to speak in support of the application. He said the applicant had responded thoroughly to the comments from the Urban Design Panel's reviews and he appreciated the efforts to address those issues. He thought the result were a well-designed project that responds in a manner that will add to the community. He noted that there was a minor issue in terms of the corner but felt that could be dealt through the condition in the Development Permit Staff Committee Report. Mr. Jackson moved to approve the application.

Mr. Judd seconded the motion and made an amendment to the motion which was accepted by Mr. Jackson.

Mr. Munro thanked the applicant team for their hard work noting that it will only get better. He added that he supported the staff recommendations in the Development Permit Staff Committee Report with the amendments.

Motion

It was moved by Mr. Johnson and seconded by Mr. Judd, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE415742, in accordance with the Staff Committee Report dated October 10, 2012, with the following amendments:

Add a new Condition 1.12 to read as follows:

Design development to the community facility on the ground level of the northerly tower to enhance its visual permeability particularly at the corner Road and Vanness Avenue.

Amend Condition A.1.3 to read as follows:

Provision of a maximum floor area of 23,035.0 sq. ft. for the Social Service Centre (Mosaic) on the ground and second floors of Tower 1, in accordance with Section 6.4(g) of the draft CD-1 By-law *excluding associated mechanical and electrical spaces at or below the surface.*

Amend Condition A.2.7 to read as follows:

Arrangements must be made with the Director of Planning, the General Manager of Engineering Services and the Director of Legal Services for a surface right of way securing public pedestrian access over the proposed walkways and open spaces *of approximately 29,400 square feet and to include connection through the site under podium to Boundary Road.*

4. OTHER BUSINESS

None.

5. ADJOURNMENT

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

L. Harvey
Assistant to the Board

V. Potter
Chair