

Date: Monday, July 2, 2013
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

V. Potter Director of Development Services (Chair)
S. Johnston Deputy City Manager
B. Jackson General Manager of Planning and Development
P. Judd General Manager of Engineering Services

Advisory Panel

K. Chen Representative of the General Public
W. Francl Representative of the Design Professions (Urban Design Panel)
F. Rafii Representative of the Design Professions
J. Stovell Representative of the Development Industry
K. Maust Representative of the Vancouver Heritage Commission
J. Miletic-Prelovac Representative of the General Public
D. Wlodarczak Representative of the General Public

Regrets

K. Busby Representative of the General Public
S. Chandler Representative of the Development Industry

ALSO PRESENT:

City Staff:

J. Greer Assistant Director of Processing Centre - Development
R. The Engineering Services - Projects Branch
S. Black Development Planner
M. Au Project Facilitator

1365 BURNABY STREET - DE416678 - ZONE RM-5A

H. Amanat Amanat Architect
D. Giner Amanat Architect
M. Harth Sword Fern Garden Design

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Mr. Judd seconded by Mr. Jackson and was the decision of the Board to approve the minutes of the meeting on June 17, 2013.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1465 BURNABY STREET - DE416678 - ZONE RM-5A
(COMPLETE APPLICATION)**

Applicant: Amanat Architect

Request: To develop a 6-storey building with twenty-one secured market rental units and two levels of underground parking accessed from Burnaby Street using a Heritage Density Transfer from donor site at 438 Helmcken Street on this site.

Development Planner's Opening Comments

Mr. Black, 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.

The staff team took questions from the Board and Advisory Panel.

Applicant's Comments

Hossein Amanat, Architect, stated that he feels they can fulfill the conditions in the Staff Committee Report.

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

Comments from other Speakers

Members of the community expressed concerns regarding the following:

- There are some privacy issues on the southeast corner;
- Potential noise issues with the roof top amenity space;
- The screen could limit the sight lines from the adjacent building;
- Move the driveway to the opposite side of the property;
- Add attractive pavers in the driveway; and
- Move the building back at least three feet to open up the views for the residents at 1345 Burnaby Street.

Panel Opinion

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

- When the application went before the Urban Design Panel it was seen as a project that went above and beyond for a rental building;
- The Urban Design Panel thought the screen was a primary architectural part of the building and were against seeing the screen removed or diminished.
- The prior-to conditions in the Staff Committee Report have captured the Urban Design Panel's concerns.
- The project helps the cause of adding more rentals in the city.

- The siting of the building is correct and lines up with the existing streetwall.
- It was recommended the applicant use the version of the screening with openings.
- It was recommended that Condition 1.2 clarify that the FSR would not be reduced.
- The application is using the heritage bank to make a more beautiful building.
- Would like to see the screens be moveable especially during winter months or perhaps less dense to let in more sunlight.
- Some concern regarding the loss of low cost rental in the West End and hoped that the secured rental policy is looked at further.
- There was strong encouragement for the addition of grass at the garage entrance to tone down the amount of concrete.

Board Discussion

Mr. Jackson said he thought it was a well-designed infill building in the West End and moved for approval of the application with a couple of amendments.

Mr. Judd seconded the approval and added another amendment. He said he liked the screens on the side of the building and wondered if they could be narrowed slightly on the east side so they don't impact the views of the neighbours.

Mr. Johnston was in support of the amendments. He thanked the applicant for the inclusion of the car share program. As well he thought it was important to see the roof developed. Mr. Johnston said he would like to have seen an analysis from an engineer with respect to the environmental concerns regarding the screens for improving solar issues. He also thanked the neighbours for coming to the meeting to express their concerns and to offer constructive suggestions.

Motion

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

THAT the Board APPROVE Development Application No. DE416678, in accordance with the Staff Committee Report dated June 19, 2013, with the following amendments:

Amend the application description on page 2 to read as follows:

THAT the Board APPROVE Development Application No. DE416678 submitted, the plans and information forming a part thereof, thereby permitting the development of a 6-storey concrete *multiple dwelling* building with 21 rental units and two levels of underground parking accessed from Burnaby Street, using a Heritage Density Transfer from donor site at 439 Helmcken Street on this site. . . ,

Amend Condition 1.2 to read as follows:

Design development to those portions of balconies, screens and windows extending above the 120 degree angle from Burnaby Street *without any reduction in FSR*, to reduce their potential impact on the views and privacy of adjacent residential units;

Add a new Condition 1.5:

Support for version of screen with openings;

Amend the Note to Applicant in Condition A.2.3 to read as follows:

Note to Applicant: Staff will consider a design that supports the proposed grass pavers that are maintained by the owner.

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:32 PM

L. Harvey
Assistant to the Board

V. Potter
Chair