

Date: Monday, August 26, 2013
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

V. Potter Director of Development Services (Chair)
B. Jackson General Manager of Planning and Development
B. Proskan General Manager, Community Services
K. Magnusson Director, Street Use

Advisory Panel

N. Shearing Representative of the Design Professions (Urban Design Panel)
F. Rafii Representative of the Design Professions
J. Stovell Representative of the Development Industry
K. Chen Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission

Regrets

K. Busby Representative of the General Public
S. Chandler Representative of the Development Industry
J. Miletic-Prelovac Representative of the General Public
D. Wlodarczak Representative of the General Public

ALSO PRESENT:

City Staff:

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

7298 ADERA STREET - DE416823 - ZONE CD-1

D. Dove Perkins + Will Architects
A. Paul Durante Kruek Landscape Architects
K. McKillop Durante Kruek Landscape Architects

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Mr. Jackson, seconded by Ms. Prosken, and was the decision of the Board to approve the minutes of the meeting on August 12, 2013.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 7298 ADERA STREET - DE416823 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: Perkins + Will Architects

Request: This application is for phase two of the overall project at Shannon Mews, which includes demolition of four existing buildings, development of four residential buildings ranging from seven to nine storeys, restoration of the perimeter wall, development of new landscape elements including a portion of a public park and development of a district energy system.

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.

Mr. Black took questions from the Board and Panel members.

Applicant's Comments

Dave Dove, Architect, stated that they had some concerns regarding Condition 1.2 as they felt this condition was somewhat prescriptive regarding the setbacks and that they had already tailored the building to the streets they front. He added that they have worked hard to implement a gradation of building mass around the site. As well he said they would like to not have prescriptive guidelines that weren't already addressed in the rezoning. Mr. Dove said there were strategies that could address this condition including the use of planters. He added that they were happy to comply and work with City staff to address the rest of the conditions.

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

Comments from other Speakers

Members of the community expressed concerns regarding the following:

- Possible water drainage problems due to underground streams;
- There is a need for engineering reports published and available to the public;
- Plantings that will give protection from headlights from cars exiting the underground parking;
- Better wayfinding signs as they are not mentioned in Phase 2;
- That the occupancy permit is issued before the applicant gets a demolition permit;
- For the restoration of the wall around the property;
- That trees are being removed that are still viable;
- Dirt being removed from the site and dumped out in the ocean;
- Building profile on West 57th Avenue could be more fully expressed;
- The scale shouldn't differ on Adera Street from West 57th Avenue;

- The mature trees should be retained in front of Block D;
- Would like to see the trees being replaced on Adera Street are at least 20 feet high and as well on West 57th Avenue;
- Would like to see the street light installed at West 55th Avenue;
- Would like to see a different colour other than white on the buildings as they don't blend in with the rest of the site.

Panel Opinion

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

- The buildings have an institutional feel that seems relentless;
- There is an opportunity for the applicant to bring a richness to the architecture that can be found in Phase 1;
- Concern that Condition 1.2 is unfair to the applicant and should be deleted as the dimensions were established by Council and should be used;
- Further design development is required on the West 57th Avenue building;
- Too much white concrete;
- The Staff Committee Report is consistent with the findings of the Heritage Commission.

Board Discussion

Mr. Jackson said the application responds to the rezoning conditions that were imposed on a controversial development and reflects the applicant and staff's diligence working within a framework which was sometimes ridged and sometimes flexible. He added that he thought both staff and the applicant had done a good job. He said he heard the advice of the Panel and appreciated the comments and believed it was important to leave Condition 1.3 as it is in the report. Regarding Condition 1.2, Mr. Jackson proposed an amendment and mentioned that they are prepared to look at reducing the setbacks if it is combined with architectural and landscaping treatments to address the concerns that Council heard.

Ms. Prosken said she supported Mr. Jackson's amendment to the conditions.

Ms. Magnusson thanked the Advisory Panel for their advice and thought that Mr. Jackson's amendment would address Council's primary objective of finding an optimal relationship to the neighbours.

Motion

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

THAT the Board APPROVE Development Application No. DE416823, in accordance with the Staff Committee Report dated July 31, 2013, with the following amendments:

Amend Condition 1.2 to read as follows:

provision of setbacks *above the 4th floor* in response to Condition of Approval (b) 3 at rezoning, as follows:

- a) 50 feet from West 57th Avenue;
 - b) 55 feet from Adera Street; and
 - c) 60 feet from the north property line;
- or a lesser amount in conjunction with additional mature landscaping or detailed architectural treatments to the satisfaction of the Director of Planning except that in no case should it be below 50 feet.*

Note to Applicant: Intent is to conclude on rezoning condition 3 in a way that reflects the different adjacencies at each edge. These setbacks establish a minimum distance between the property line and the upper floors of new development. They should be larger at the local street, and where there is a shared property line. Given the proximity of Block G to the nearest house, the angle of view described in the condition of rezoning should be measured relative to a three-storey building, rather than a four-storey building.

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:35PM

L. Harvey
Assistant to the Board

V. Potter
Chair