

Date: Monday, December 15, 2014
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

J. Pickering Deputy Director of Planning, (Chair)
B. Jackson General Manager of Planning and Development
S. Johnston Deputy City Manager
J. Dobrovlny Director of Transportation

Advisory Panel

W. Franci Representative of the Design Professions (Urban Design Panel)
S. Chandler Representative of the Development Industry
J. Ross Representative of the Development Industry
A. Ray Representative of the General Public

Regrets

K. Busby Representative of the Design Professions
K. Maust Representative of the Vancouver Heritage Commission
J. Miletic-Prelovac Representative of the General Public
P. Sanderson Representative of the General Public

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director of Processing Centre - Development
M. Holm Engineering Services - Projects Branch
A. McLean Development Planner
W. LeBreton Project Facilitator

3603 WEST 27TH AVENUE - DE418298 - ZONE C-2

M. Bruckner IBI/HB Architects
P. Kreuk Durante Kreuk Landscape Architects

3592 WEST 29TH AVENUE - DE418296 - ZONE C-2

R. Henriquez Henriquez Partners Architects
G. Henriquez Henriquez Partners Architects
D. Campbell Harwood Holding Corporation

Recording Secretary: L. Harvey

1. **3603 WEST 27TH AVENUE - DE418298 - ZONE C-2
(COMPLETE APPLICATION)**

Applicant: IBI/HB Architects

Request: To develop a four-storey, mixed-use building containing a grocery store and retail uses on the ground floor and a total of 46 dwelling units (ground to fourth floors), all over three levels of underground parking providing a total of 165 parking spaces having vehicular access from the lane.

Development Planner's Opening Comments

Ms. McLean, 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.

Ms. McLean took questions from the Board and Panel members.

Applicant's Comments

Mr. Bruckner, Architect, mentioned that the application is a mixed-use project which allows for member of the community that live around the site to downsize potentially and to live here and remain within the community. The proposed retail uses incorporate existing businesses that in the Dunbar Community in particular the food store and insurance office. The ground floor and the loading have taken into account the requirements of the food store tenant. Mr. Bruckner said they have listened to the concerns raised by the neighbours. Some of the concerns centered on parking and loading and they have worked with both Engineering and Planning to improve the loading. There are two loading bays off the lane and most recently the parking for the food store could be further adjusted. There is also parking for the retail as well as for the existing bank. Mr. Bruckner mentioned that one of the comments from the Urban Design Panel regarding the open space, was that it was not opened to the sky. He said they have redesigned the building and that area has been enlarged and is completely open to the sky. As well they have added a resident's indoor amenity space on level 2 along with an outdoor deck.

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 will be an increase in cars and trucks unloading;
- Needs more commercial parking space;
- Not enough loading bays for the size of the store;
- Consider moving the underground parking access to Dunbar Street;
- Not enough thought given to traffic impacts considering traffic will want to turn east towards the residential to stay off a congested Dunbar Street;
- The application is not compatible with the scale of the neighbourhood;
- Would like to see a pedestrian activated signal at West 27th Avenue;
- Not enough shopping cart storage in the underground parking;
- Want the developer to stay within the height allowed under the zoning;
- The development is not conducive to keeping small business along Dunbar Street;
- The traffic study that was done in July does not show the whole picture since it doesn't take into consideration drop off and pickups for the schools;

Members of the community who spoke in support for the application:

- It generally fits the Dunbar Vision;
- Retail stores fits within the community;
- Stong's is a local institution and provides delivery service
- The residential units are similar to other developments along Dunbar Street;
- Rental apartments are needed in Dunbar for people who want to stay in the area and downsize;
- The developer has earned the small variance request;
- The developer has worked with Stong's to develop a store for their needs;
- The developer has helped the current business owners to relocate and have paid their taxes until they move;
- The application will keep the grocery store operating in the area;
- Dunbar is going through a transition;

Panel Opinion

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

- The Urban Design Panel's concerns have been addressed in the conditions;
- Important to use signalization or channeling of traffic to redirect from West 26th and West 27th Avenues;
- Study could be done to make sure the trucks using the lane have adequate space;
- Would like to see additional handicap parking;
- Support for the minor encroachment the applicant was seeking;
- Consider adding an indoor amenity and incorporating access on the roof;
- Important to have the traffic management plan be expanded to include traffic relating to the churches and schools around the site;

Board Discussion

Mr. Jackson recommended approval of the application. He said that he listened carefully to the speakers and noted that there hasn't been a lot of change in Dunbar for many decades. He agreed that a traffic study should look at the schools and daycares. Mr. Jackson added that he has faith that Engineering will work out the challenges.

Mr. Dobrovolny thought the application was consistent with the larger goals of the Vision for Dunbar. He said he heard the concerns regarding traffic and felt they were legitimate. He said that he appreciated all the people who came out and spoke to the Board. Mr. Dobrovolny stated that there are a number of conditions in Appendix A that will help to address the traffic concerns. Mr. Dobrovolny said he was happy to support the application.

Mr. Johnston mentioned that he wants to make sure there is another look at the traffic plan. Also he said he hoped there was room to increase the handicap parking spaces. He thanked the Advisory Panel for their comments as well as the speakers from the community. Mr. Johnston added that the larger units will be important for people to stay in the area but to downsize. He added that he supported the application.

Motion

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

THAT the Board APPROVE Development Application No. DE418298, in accordance with the Staff Committee Report dated November 19, 2014.

2. 3592 WEST 29TH AVENUE - DE418296 - ZONE C-2
(COMPLETE APPLICATION)

Applicant: Henriquez Partners Architects

Request: To develop a five storey mixed use development containing 60 dwelling units on the 2nd through 5th storeys with a grocery store and retail uses on the ground floor over two levels of underground parking.

Development Planner's Opening Comments

Ms. McLean, 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.

Ms. McLean took questions from the Board and Panel members.

Applicant's Comments

Mr. Henriquez, Architect, thanked staff for their patience during the process and said he looked forward to working through the prior-to conditions. He said the project was intended to be housing for people who live in the area who want to downsize. It is a concrete building and will add to the housing stock in the neighbourhood. The building is on the downhill side of the residential and therefore the impact will be minimized. The highest part of the building is in the south and faces properties on Dunbar Street that have been assembled for a senior's project. As far as the prior-to conditions, Mr. Henriquez said they had no problem with any of them except for the Note to Applicant in Condition 1.2. He said their concern is that adding steps and ramps into the food store could be a safety hazard.

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

Comments from other Speakers

Members of the community expressed concerns regarding the following:

- Doesn't respect the Dunbar Community Vision as it exceeds 4-storeys;
- Not giving anything back to the community as the amenity is not significant enough to offset the addition height;
- Doesn't respect the edge of the commercial where the building should step down;
- The top floor should be removed and lowered to 4-storeys and the plaza be lowered to street level;
- Two and three bedroom units don't address the needs of seniors;
- Reducing the floor to ceiling height would reduce the overall height of the building;
- Commit the plaza to be common property so it can't be leased for the café use;

Members of the community who spoke in support for the application:

- Many people want to live in the neighbourhood but downsize their home;
- Not going to find any existing units in the area that are larger than two bedrooms;
- Opportunity for families to afford to live in the area;
- The amenities being offered outweigh the height;
- The community garden offers a place for both seniors and parents with their children;
- The top floor setback allows for less crowding on the street;

Panel Opinion

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

- Minor concerns regarding the plaza and public access;

- Would like to see the plaza brought to sidewalk level;
- Support staff's recommendation for bringing the height down to 55 feet;
- The slope across the site (18-19 feet) is a significant contributing factor for the height rationale;
- The height allows for a narrower building and less mass on the residential homes across the lane;
- Encourage staff to make reference on how the publicness of the plaza space remains communal and doesn't get turned over completely to the restaurant space;
- By reducing the floor space of the three southern units to one bedroom units the space could be converted to a common roof top deck;

Board Discussion

Mr. Johnston said he thought it was an attractive project. He moved acceptance of the application and made a couple of amendments to the conditions. Mr. Johnston said he appreciated the comments from the neighbours. He said that he believed that staff have complied with Council's direction and found a way to achieve the height. He said he thought it was a compelling design and liked the shared green space on the roof that made for a nice communal space. He mentioned that they are introducing to Council some voluntary design guidelines for bird safe design and encouraged the applicant to consider this since there is a lot clear glass and trees on the roof.

Mr. Dobrovolny supported the amendments to the report and said that he appreciated the community coming out to address the Board. He said he was confident in staff's information that it isn't about the amount of storeys but the height at 55 feet. He added that he felt the project was compatible with the neighbourhood. He agreed that the plaza needed to be a sidewalk level to make it more accessible to the public.

Mr. Jackson supported the application and the amendments. He said that they take seriously every application that asks for any discretion and that they have turned down applications in the past. He noted that staff had met with the applicant after the public meeting when it was for a 6-storey building. Mr. Jackson said he couldn't support 6-storeys. Mr. Jackson said that after looking at staff's consideration along with the bylaws and guidelines, he is satisfied that the application is in compliance.

Motion

It was moved by Mr. Johnston and seconded by Mr. Dobrovolny and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE418296, in accordance with the Staff Committee Report dated November 19, 2014, with the following amendments:

Amend the Note to Applicant in Condition 1.2 to read as follows:

Note to Applicant: The building and site should be designed to maximize visual and physical openness, and ease of access to plaza at the southwest corner while incorporating the sloping grades. This *could* be achieved by reducing the floor slab height of CRU 1. Internal access can be maintained to the grocery store through the use of steps and ramps. On the plaza, the proposed bench seating and planters are supported as part of the overall design; however they should be minimized to include increased area of pedestrian access. Guards should not be necessary at the plaza edges. The final design should accommodate café tables and chairs as well as diagonal pedestrian pathways.

Add a new Condition 1.5 to read as follows:

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to secure the proposed plaza at the Corner of Dunbar Street and West 30th Avenue for public access;

Amend the Note to Applicant in Condition A. 2.6 to read as follows:

Note to Applicant: measures are to be based on the results of the updated transportation study (Standard Condition A.2.5) and *at the discretion of the General Manger of Engineering Services and* may include installation of a traffic signal at West 30th Avenue and Dunbar Street and/or neighbourhood traffic calming measures.

3. OTHER BUSINESS

4. ADJOURNMENT

There being no further business, the meeting adjourned at 8:20 PM.