

Date: Monday, July 27, 2015
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
J. Dobrovolny Acting General Manager of Engineering
S. Johnston Deputy City Manager

Advisory Panel

R. Hughes Representative of the Design Professions (Urban Design Panel)
H. Ahmadian Representative of the Development Industry
J. Denis-Jacob Representative of the General Public
S. Atkinson Representative of the General Public

Regrets

K. Maust Representative of the Vancouver Heritage Commission
S. Chandler Representative of the Development Industry
P. Sanderson Representative of the Design Professions
J. Ross Representative of the General Public
R. Chaster Representative of the General Public

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director of Processing Centre - Development
R. The Engineering Services - Projects Branch
M. Linehan Development Planner
C. King Development Planner
W. LeBreton Project Facilitator

1427 HARO STREET - DE418712 - ZONE RM-5B

C. Kwan Hearth Architectural Inc.
A. Majithia Plan A Real Estate
C. Tucker Plan A Real Estate

Recording Secretary: L. McLeod

1. MINUTES

It was moved by Mr. Jackson, seconded by Mr. Sadhu, and was the decision of the Board to approve the minutes of the meeting on June 22, 2015 with amendments.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1427 HARO STREET - DE418712 - ZONE RM-5B
(COMPLETE APPLICATION)**

Applicant: Hearth Architectural Inc.

Request: To add to, rehabilitate, designate and convert the existing Heritage "B"-listed Lightfoot Residence (currently containing 1 dwelling unit, 2 housekeeping units, and 1 sleeping unit) to provide 6 rental dwelling units; and to develop the rear of the site with a new 4 storey multiple dwelling infill building containing 5 rental dwelling units, for a total of 11 rental dwelling units on the site.

Development Planner's Opening Comments

Ms. Linehan, 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. Linehan took questions from the Board and Panel members.

Applicant's Comments

The applicant team declined to give a presentation but took questions from the Board and Panel members.

Comments from other Speakers

A speaker expressed concern about possible garbage collection conflicts between the development and adjacent properties. Another speaker expressed concerns about the rooftop patio encroaching upon the privacy of neighbours, the potential for garbage being thrown from the development site onto other properties, whether a granite retaining wall would be retained, and potential drainage issues with the current site. A final speaker wished to know if there was any significant benefit to developing the site in conjunction with a property to be developed on an adjacent site.

Panel Opinion

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

- Discussion about the unit plans;
- Special attention to be paid to respecting the privacy of adjacent properties, especially with regards to the rooftop patio and along the east property line;
- Access under the courtyard by unit 101 would be advantageous;
- More paving in the courtyard would increase use the amount of usable space;
- Design development on infill to better tie in with heritage;
- Additional vertical landscape growth on the building walls would be good;
- A larger side-yard to east would be beneficial;

- Opinion was divided on whether an increase in density should be considered;
- The green roof will be well-liked and will create a good amenity space.

Board Discussion

Mr. Jackson supported the project and liked that heritage is being saved, as well as that the applicants are in agreement with design recommendations. As well, since the City is trying to encourage family-sized units the increased density is fine. He further noted that if the development site had been working with the adjacent property from beginning then that would have been great, but it is not necessary at this stage.

Mr. Dobrovolny supported the project and thought that it fit in quite sensitively with the neighbourhood. Though there could be benefits to combining the development with its neighbour, it is not problematic to not do that. He also noted that the designation of heritage onsite is appropriate.

Mr. Johnston supported the project and had no additional comments.

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. DE418712, in accordance with the Staff Committee Report dated May 20, 2015.

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:42 PM.