

Date: Monday, Sept 30, 2019
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

A. Law Director, Development Services, (Chair)
T. O'Donnell Deputy Director of Current Planning
P. Mochrie Deputy City Manager
S. Singh General Manager of Arts, Culture, and Community Services

Advisory Panel

J. Huffman Representative of the Design Professions (Urban Design Panel)
R. Rohani Representative of the General Public
M. Cree Smith Representative of the Design Professions
S. Allen Representative of the General Public

Regrets

J. Leduc Representative of the Vancouver Heritage Commission
C. Rogers Representative of the Vancouver Heritage Commission
C. Karu Representative of the Development Industry
R. Chaster Representative of the General Public
P. Sihota Representative of the General Public
K. May Representative of the General Public

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director, Development Review Branch
G. Jiang Development Planner, Urban Design & Development
M. Castillo Urena Development Planner, Urban Design & Development

2542-2570 Garden Drive - DP-2019-00395-CD-1**Delegation**

Troy Abromatis, Bucci Homes
Mike Bucci, Bucci Homes
James Wu, Rositch Hemphill Architects
Japheth Bondoc, Rositch Hemphill Architects
Daryl Tyacke, ETA Landscape Architecture

436 E Hastings - DP-2019-00621-DEOD**Delegation**

Wilson Chang, Architect, Wilson Chang Architect Inc.
Peter Martin, Architect, Wilson Chang Architect Inc.
Perdip Moore, Owner, PD More Homes Inc.

Recording Secretary: K. Cermeno

1. MINUTES

The July 8, 2019 meeting minutes will be adopted at the next meeting of October 15, 2019.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 2542-2570 Garden Dr - DP-2019-00395
(COMPLETE APPLICATION)**

Applicant: Bucci Development

Request: To develop a six-storey multiple dwelling building containing a total of 68 dwelling units; all over two levels of underground parking providing a total of 85 parking spaces having vehicular access from the lane subject to Council's approval of enactment and the form of development.

Development Planner's Opening Comments

Ms. Grace Jiang, 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. Jiang took questions from the Board and Panel members.

Applicant's Comments

The applicant noted they tried to incorporate as much input from council and staff as possible, keeping in mind there are many factors at play.

The applicant noted in general they are in support of staff conditions/recommendations and always willing to work with staff to proceed to the next step, however they do request some flexibility in exploring latitude and finding ways at maintaining the FSR.

The applicant noted they are seeking redistribution of the mass, a gentle pushing and pulling of the edges. The intent is to create a little more setback, and the allowance of daylight back into tight spaces.

Applicant took questions from the Board and Panel members.

Comments from other Speakers

Speaker one, Franco Ferrari, member of the triangle neighbourhood, noted they are not a part of the Grandview Woodlands but of Cedar Cottage. Mr. Ferrari noted late in the process they were included without being notified.

Mr. Ferrari noted the Community Plan as a transition site is not what is being proposed or what council approved. He understands buildings may take different forms however this is still very different from what was discussed.

Mr. Ferrari noted consultation is another problem; his understanding from the direction of council is that there would be consultation, presenting an open house and allowing one to comment is not consultation simply responding to what is already being presented.

Mr. Ferrari noted members of the community, including himself, do not feel they were appropriately consulted. This development does not provide anything in terms of affordability. Although a 6 storey site was objected, do not understand the shape of the building, planning has stuck to an H design which appears very artificial. There is nothing that this building fits with the community today. Appears there is more consideration for the future residents than the people already living there. The condition council placed on the original application in terms of the massing has not been addressed. It simply has been shifted around but still very much the same.

Ms. Jane Henry, speaker 2, resides at East 10th Ave, has been involved with the Grandview Woodlands process from the beginning, however the triangle was not included until the very end. Ms. Henry noted they were not given opportunity for discussion or consultation. Ms. Henry noted one of the major concerns is the major traffic issues the development will create.

Ms. Henry noted with this particular building she has no issue with the FSR, the issues are with the height and transition. This does not transition down to 4 or 3 storeys. It is strange that on Nanaimo it does transition down. Ms. Henry questioned why some of the density can't be reallocated. On the Nanaimo side you are dealing with a side that will be commercial, business on the ground level dealing with garbage trucks and traffic going into in and out of the lane. Ms. Henry noted if some of the top floor density goes into the H shape in the back this will help with the shadowing and deal with the view cone.

Speaker 3, Stephen Pickett, has lived in the area for 28 areas. Mr. Pickett noted the development started off nice until you reach the height. Do not understand why this area is being used as the guinea pig for a 6 storey development. Mr. Pickett noted they are part of Kensington Cedar Cottage. Mr. Pickett noted he'd rather see containers housing homeless people than development for the rich.

Speaker 4, Linda Fox, resides on Templeton Dr, has lived in the triangle since 1975. Ms. Fox noted this is a very special neighbourhood.

There is one road ahead of the triangle and that is Lakewood drive that leads to a park and has a bike route. The streets are already traffic coned due to the central valley greenway, sky train, and the bike path. There are roundabouts; there is only one direction in and out.

Due the additional request for the development on Nanaimo this will just cause for a chaotic traffic situation. Due to the school, Lakewood is already plummeted with school drop offs and pickups. This site is not a proper transition especially with no a proper back lane. The size of the development is harmful to the surrounding community.

Speaker 5, Deborah Con, resides three houses away from Garden Drive, noted they were never invited to be a part of the community plan until the very end.

Ms. Con noted by standards of the City they are considered Cedar Cottage - Kensington. Ms. Con noted they went to the Grandview-Woodlands council meeting and because they are not considered to be a part of this area they were dismissed.

Ms. Con noted because Bucci has talked about the expense of the developments it is noted that affordability is not a priority.

Ms. Con noted she has lived in this neighbourhood for 20 years; this is a special tight knit neighbourhood that the city is looking to destroy. This development is being proposed smack in the middle of lower density. Ms. Con noted she is not against density but requesting a softer one.

Speaker 6, Francis Pickett, has lived in the neighbourhood for 25 years. Ms. Pickett noted buildings are built along King Edward, 33rd, and a few on Cambie and many of the main arterials are being built for a profit and 4 storeys. Ms. Pickett noted the fact that this development is being built at 6 storeys is primarily motivated for money.

Panel Opinion

Mr. Huffman thanked the members of the public for their comments.

Mr. Huffman noted a new development in a small neighbourhood is always challenging.

Mr. Huffman noted the panel was concerned with a push and pull that livability may be at risk for other factors especially for the units at north.

Mr. Huffman noted in general the process should be so that the projects are sustainable and progressive and not making the area uncomfortable. These types of building should be considering the future.

Mr. Huffman noted the City should take a look at their process.

Mr. Huffman noted the UDP supported the project however had major concerns regarding livability.

Ms. Cree-Smith noted this is a challenging project and thanked all the members of the public for their comments.

Ms. Cree-Smith noted she hopes the public's comments are taken into consideration.

Ms. Allen noted this is a challenging project.

Ms. Allen noted the issues at hand are affordability and housing for those with available income.

Ms. Allen noted the project needs to think about accessibility both internally and externally.

Ms. Allen noted that housing needs to be reviewed as a crisis.

Mr. Rohani noted this is a challenging site.

Mr. Rohani noted he had mixed feelings as he likes the buildings but concerned with the process and consultation of the application.

Mr. Rohani noted he agrees this area is not for a 6 storey but to keeping in mind this is coming from planning and not at the fault of the applicant.

Mr. Rohani noted the main concern here is the overall process done by the City.

Board Discussion

Mr. Mochrie noted this is a difficult application and is cognizant of the reduction of the top two floors and the impact on the FSR.

Mr. Mochrie thanked staff and members of the public.

Mr. Mochrie noted this is a project that has a long history.

Mr. Mochrie noted the board does not have the authority to negate what was decided and approved at council.

Mr. Mochrie acknowledged the need for improved public consultation process.

Mr. Mochrie noted staff and applicants have worked really hard to work through a very complicated set of trade-offs.

Mr. Mochrie echoed Ms. Allen's point for a successful transition to the private grounds and balconies regarding accessibility issues.

Mr. Mochrie noted the importance of balancing the existing neighbourhood and needs of the site.

Mr. Mochrie noted market units are very much needed in the City.

Mr. Mochrie noted his support for the project.

Ms. Singh supported the project.

Ms. Singh thanked the members of the public for their comments.

Ms. Singh noted accessibility of units is something we should be looking for with all developments.

Ms. Singh noted she appreciated the number of family units.

Motion

It was moved by Mr. Mochrie and seconded by Ms. O'Donnell, and was the decision of the Board:

THAT the Board **APPROVE** Development Application No. DP-2019-00395 - CD-1, in accordance with the Staff Committee Report dated Sept 4, 2019.

4. 436 E Hastings St - DP-2019-00621 - DEOD (Sub-area 1)
(COMPLETE APPLICATION)

Applicant: Wilson Chang Architect Inc.

Request: To develop a 7-storey mixed-use building with retail at grade and 22 dwelling units above, consisting of 14 units (64%) of Social Housing and 8 units (36%) of secured market rental.

Development Planner's Opening Comments

Miguel Castillo-Urena, 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. Castillo-Urena took questions from the Board and Panel members.

Applicant's Comments

The applicant noted they are confident they can work with staff to meet the conditions for approval.

The applicant noted in regards to the Alcove in the front door will make it more visible and easier to supervise in addition to proper lighting.

The applicant noted they have enclosed the back lane to prevent hiding spots.

The applicant noted this building is a modern interpretation of the historical context of the existing buildings.

Comments from other Speakers

No speakers.

Panel Opinion

Mr. Huffman noted this project is providing appropriate type of housing, the style, character and shape will help the neighbour develop its character.

Mr. Huffman noted his support for the project

Ms. Cree-Smith noted the saw tooth is a great addition to this area.

Ms. Allen noted her support for the project.

Mr. Rohani noted this kind of project should be automatic.

Mr. Rohani noted these types of projects should be given leeway.

Board Discussion

Ms. O'Donnell noted her support for the project

Ms. Singh noted her supported for the project.

Ms. Singh noted she is not entirely sure if the car share would work out however engineering would accept a lower loading bay A.

Motion

It was moved by Ms. Singh and seconded by Ms. McDonnell, and was the decision of the Board:

THAT the Board **APPROVE** Development Application No. **DP-2019-00621-DEOD**, in accordance with the Staff Committee Report dated Sept 4, 2019, with the following amendment:

Staff request that the conditions outlined in the Development Permit Board report for this application be amended to include the following condition:

Crime Prevention Through Environmental Design (CPTED)

A.1.18 Incorporate CPTED principles, including:

- i. Improve CPTED performance at East Hastings St. and the lane elevations,

Note to Applicant: Due to recent safety concerns in the area, removal of weather protection canopy is required. Additionally, the lighting strategy should enhance safety and security while minimizing glare for residents of the proposed development and possible future developments. The small alcoves for exit doors should be made shallower in depth where possible and only as wide as necessary to accommodate the door. The color of down lighting at the alcoves should be suitable for the neighborhood considering CPTED risks.

- ii. provision of pedestrian-scaled lighting to improve safety and security around the building;
- iii. reduce opportunities for mischief in alcoves and mail theft; and
- iv. reduce opportunities for graffiti and skateboarding on the open spaces.

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:58pm.