

Date: Tuesday, October 15, 2019
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

M. Au Assistant Director, Development Services, (Chair)
S. Singh General Manager of Arts, Culture and Community Services
C. Nelms Acting General Manager of Engineering
T. O'Donnell Deputy Director of Planning and Development

Advisory Panel

J. Huffman Representative of the Design Professions (Urban Design Panel)
K. May Representative of the General Public
M. Cree Smith Representative of the Design Professions
C. Karu Representative of the Development Industry
P. Sihota Representative of the General Public

Regrets

R. Rohani Representative of the General Public
R. Chaster Representative of the General Public
J. Leduc Representative of the Vancouver Heritage Commission
C. Rogers Representative of the Vancouver Heritage Commission
S. Allen Representative of the General Public

ALSO PRESENT:

Scott Kennedy, Cornerstone Architects
Simon Richards, Cornerstone Architects
Peter Kreuk, DKC
Steve Pelman

City Staff:

S. Chang Development Planner, Urban Design & Development
P. McDonnell Development Planner, Urban Design & Development
M. So Manager, Development, Building & Licensing
John Freeman Project Facilitator, Development, Building & Licensing

1289 Nicola St - DP-2018-00038 - RM-5A

1245 Homer St - DP-2019-00584 - DD

Recording Secretary: K. Cen

1. MINUTES

It was moved by Ms. Nelms and seconded by Ms. Singh and was the decision of the Board to approve the minutes of the meeting on January 21, 2019, March 4, 2019, April 29, 2019, and July 8, 2019.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1289 Nicola St - DP-2018-00038 - RM-5A
(COMPLETE APPLICATION)**

Applicant: Cornerstone Architects

Request: To develop a 6-storey Passive House residential building with 13 dwelling units; over one level of underground parking accessed from Harwood Street and also requesting an increase in Floor Space Ratio using Heritage Density Transfer from a donor site at 40 Powell St. The proposed floor space ratio (FSR) is 1.73 (12,821 square feet) including an additional 10% Heritage Density Transfer of 1,108 square feet or .15 FSR.

Development Planner's Opening Comments

Susan Chang, 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.

Susan Chang 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.

With the additional comments regarding:

Applicant explained the revisions made to the original plans from the UDP comments as well as introducing a new cladding material.

Comments from other Speakers

Speaker 1, Tim Reeve, resident of 1279 Nicola Street shows concern for the loss of natural daylight to residents and privacy concerns. Mr. Reeve requests the board to reconsider the condition.

Speaker 2, Irene Lugsdin, Vice President of the Strata at 1279 Nicola Street, shows concern regarding the shadowing and privacy brought on by the new development. Ms. Lugsdin requests for the conditions to be changed and the developers to be more considerate towards the neighbours.

Speaker 3, Chris Masterton, resident at 1279 Nicola Street, shows concern for the sunlight hour reduction and its effect on the lower units. Mr. Masterton provided recommendations for the development to mitigate the problems.

Speaker 4, Matthew Beall, architect and resident on Nicola Street shows concern regarding the shadow impacts, sunlight access and privacy of nearby residents.

Speaker 5, Selma Zafar, resident of the west end for 18 years and a resident of 1279 Nicola Street, shows concern regarding the livability of nearby residents.

Speaker 6, Sarv Jarhcani, resident in Vancouver, shows concern regarding the architectural expression, contextual fit, and public realm of the development.

Speaker 7, John Bokla, carpenter for 10 years, talked about the advantages to passive house. Mr. Bokla supports the project.

Speaker 8, Ryan Donohoe, business owner for 13 years and parent to a young child shows concern regarding the lack of sunlight that will affect the plants and courtyard.

Speaker 9, Vicky Hughes, 20 year resident of west end, shows concern for the lack of sunlight and privacy. Ms. Hughes shows concern regarding the design of the development as it does not provide contextual fit in the neighbourhood.

Speaker 10, Spencer Lawrey, resident at 1279 Nicola Street, noted that residents in 1279 Nicola Street are mainly gardeners. Mr. Lawrey shows concern for the reduced sunlight for plants and courtyard.

Speaker 11, Janet Tiffany, a resident at 1279 Nicola Street, shows concern regarding the potential plantation problems due to the lack of sunlight.

Speaker 12, Henry Tiffany, developer and contractor for 50 years shows concern for the loss of day light and air flow. Mr. Tiffany requests the board to defer the development to ensure more considerations are made towards nearby residents.

Speaker 13, BaharaYousafi, lived in the west end for 20 years, supports densification on the west end, but shows concern for the livability of the residents at 1279 Nicola Street due to the lack of daylight, low air flows and limited views of the sky.

Speaker 14, Carmella Escanan, property manager of 1279 Nicola Street, shows concern for the lack of air flow, light penetration, and privacy. Ms. Escanan requests the developers to work with neighbours around the development.

Speaker 15, Miguel Youliser, lived in 1279 Nicola Street, shows concern for the lack of sunlight penetration as he lives on the first level of his building.

Panel Opinion

Mr. Huffman noted that the Urban Design Panel supported the project and its' passive house design. During the Urban Design Panel, panel members recommended three considerations for the applicant. Applicant should further consider additional building forms, installation of a green wall, and roof form impacts to the neighbours.

Ms. Cree-Smith supported the passive house design. However, Ms. Cree-Smith shows concern regarding the livability impacts towards nearby residents.

Mr. Karu supported the passive house design and recommends a shift in the massing.

Mr. Sihota had no additional comments.

Ms. May supported the design of the development and recommends an alternative form.

Board Discussion

Ms. Nelms questioned staff on the consideration on day lighting perception and consideration made.

Staff described the initial design compared to the revised design in considerations of the nearby residents.

Ms. Singh questioned staff regarding the replacement of the rental units.

Staff noted that the development provides a one to one replacement.

Ms. O'Donnell questioned staff regarding the efficiency and acceptability of the new material.

Staff noted that not enough information was given by the applicant. Staff noted that brick is more supportive.

Ms. O'Donnell requested to explore stronger wording in the conditions.

Ms. O'Donnell recommends applicant to reduce the width, offer more light and open space, and use brick as cladding.

Ms. O'Donnell supports the relocation of the amenities room.

Ms. Nelms requested for a better word than "explore."

Ms. Nelms requested for the review on the considerations of setbacks. Ms. Nelms recommended having a relaxation on setbacks and height to be more considerate to the community.

Ms. Au asked staff for a better wording.

Ms. Singh requested the board to review conditions 1.1. iv.

Ms. O'Donnell suggested an amendment to conditions 1.1. iv to "reduce building width and height to offer more light an open space to the neighbouring property by consideration of internal side yard setbacks."

Ms. Singh recommends using "by considering of" instead of "by considering."

Ms. O'Donnell recommended the amendment to "Reducing building width to offer more light and open space to the neighbouring property by including considerations such as relaxation of internal side yard setback."

Motion

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

THAT the Board **APPROVE** Development Application No. - **DP-2018-00038**, in accordance with the Staff Committee Report dated September 18, 2019, with the following amendment:

Conditions 1.1. iv:

Reducing building width to offer more light and open space to the neighbouring property by including considerations such as relaxation of internal side yard setback.

Page 1 and 2 from "...Passive House residential building..." to "... Passive House multiple dwelling building...";

Recommended condition 1.3.iii (Page 3) from A.1.21 to A.1.20

Review Notes on pages 5 and 6 have been changed:

- Note on Yards/Setbacks from A.1.8 to A.1.9;
- Note on Flor Area from A.1.9 to A.1.10
- Note on Horizontal Angle of Daylight from A.1.3 to A.1.1
- Note on Bicycle from A.1.4 to A.1.12.

4. **1245 Homer St - DP-2019-00584 - DD
(COMPLETE APPLICATION)**

Applicant: Steve Pelman

Request: To convert the existing 46.8 sq. ft. enclosed balcony in Unit #1 to floor area by removing the interior glazed partition in this existing multiple dwelling building on this site. The work includes a heritage transfer from 40 Powell Street.

Development Planner's Opening Comments

Ms. Au waived the presentation with the agreement of the board and applicant.

Applicant's Comments

No additional comments.

Comments from other Speakers

No speakers.

Panel Opinion

No additional comments.

Board Discussion

No additional comments.

Motion

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

THAT the Board **APPROVE** Development Application No. DP-2019-00584.

5. OTHER BUSINESS

None.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 5:24 pm.