

Date: Monday, August 12, 2013  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

V. Potter Director of Development Services (Chair)  
B. Jackson General Manager of Planning and Development  
P. Judd General Manager of Engineering Services  
B. Proskan General Manager, Community Services

**Advisory Panel**

D. Condon 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  
J. Miletic-Prelovac Representative of the General Public  
D. Wlodarczak Representative of the General Public  
K. Maust Representative of the Vancouver Heritage Commission

**Regrets**

S. Chandler Representative of the Development Industry  
K. Busby Representative of the General Public

**ALSO PRESENT:****City Staff:**

J. Greer Assistant Director of Processing Centre - Development  
P. Storer Engineering Services - Neighbourhood Parking & Transportation  
S. Black Development Planner  
A. Molaro Development Planner  
L. King Project Facilitator  
M. Au Project Facilitator

**1099 RICHARDS STREET - DE416775 - ZONE DD**

S. Lyon GBL Architects  
M. Kerr Brenhill Developments  
J. Pattison Considered Design Inc.

**475 HOWE STREET - DE416842 - ZONE DD**

H. Arbuckle MKT Arkle Development Management Inc.  
H. Meier Credit-Suisse  
H. Gugger Harry Gugger Studio  
P. Hildebrand Iredale Group Architecture

Recording Secretary: L. Harvey

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**1. 1099 RICHARDS STREET - DE416775 - ZONE DD  
(COMPLETE APPLICATION)**

Applicant: GBL Architects

Request: To develop the site with a 13-storey multiple dwelling building with two and a half levels of underground parking accessed from the lane. The building will contain 162 social housing units, a portion of which meet the definition of low cost housing (as defined in the Downtown Official Development Plan).

**Development Planner's Opening Comments**

Sailen 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.

John Greer, Assistant Director Processing Centre, Development Services, gave an overview regarding the jurisdiction of the Development Permit Board with respect to the application and decisions already made by Council that provide direction to the Board.

The staff team took questions from the Board and Advisory Panel.

**Applicant's Comments**

Stu Lyon, Architect, explained that with respect to Condition 1.1., they are able to make adjustments to capture the absolute minimum size of the dwelling units with basic interior adjustments so there will be a minor encroachment. He added that some space was storage in the units that has been relocated elsewhere in the building. Mr. Lyon asked for clarification regarding Condition A.1.20 and noted that they might have some difficulty including a bike station on the site as asked for in Condition A.2.3.

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

**Comments from other Speakers**

Members of the community expressed concerns regarding the following:

- The project is not following the Guidelines in the Downtown South zoning Bylaw;
- There will be a loss of privacy, light and air impacting liveability in the neighbouring buildings (The Freesia and The Donovan);
- Several units will not have the 80 foot separation from the proposed building normally found between buildings in the downtown area;
- The podium in the proposed building should have been lowered to match the podium in the Freesia;
- The proposal doesn't comply with current zoning and should have been sent to rezoning;
- There are problems with shadow impacts to the surrounding buildings;
- There are already five out of eight buildings that are social housing in the area between Richards and Granville Street;
- Concern that the new building will also not be maintained and sometime in the future a new building will need to replace the proposed building;
- Having five towers on one block is unusual for the downtown where blocks usually have only four towers.

**Panel Opinion**

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

- The application has a high calibre design and will provide social housing for the community;
- Support for the landscape plans, setbacks and density;
- Would like to have seen more clarity regarding the Council's direction;
- The units could have been smaller than 320 square feet;
- Would like to have seen more separation between buildings but it is a guideline and not a bylaw;
- In some areas of the downtown 56 feet is a normal distance between buildings;
- Good match for the neighbourhood.

The Panel generally supported the application.

**Board Discussion**

Mr. Jackson noted that at minimum, a building of 7-storey could be constructed on the site. He added that guidelines are not regulations and staff have to provide advice on whether or not it is appropriate to vary the guidelines. The guidelines can either be exceeded or varied. Mr. Jackson said he thought it was the appropriate density for the area. He also noted that he feels comfortable that the rental fee structure proposed by the operator will allow for a future maintenance fund. He then made a motion to approve the application with changes to Condition B.2.8 and A.2.20.

Mr. Judd and Ms. Prosen supported the motion.

**Motion**

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

THAT the Board APPROVE Development Application No. DE416775, in accordance with the Staff Committee Report dated July 31, 2013, with the following amendments:

Delete Condition B.2.8

Amend Condition A.2.20 to read as follows:

Provision of a 2ft. setback *on grade* for sidewalk widening for both the Helmcken and Richards Street property lines, as per the Downtown South Guidelines;

**2. 475 HOWE STREET - DE416842 - ZONE DD  
(COMPLETE APPLICATION)**

Applicant: Iredale Group Architecture

Request: Interior and exterior alterations to restore, retain and designate the existing 11-storey office building (Old Stock Exchange) as Heritage "A" and construct a 31-storey addition, thereby creating a 31-storey mixed-use commercial building containing General Office and Retail Store uses and 7-levels of underground parking accessed from the lane north of West Pender Street, subject to Council's enactment of the CD-1 By-law and approval of the Form of Development.

**Development Planner's Opening Comments**

Anita Molaro, 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.

The staff team took questions from the Board and Advisory Panel.

**Applicant's Comments**

Peter Arbuckle introduced the applicant team.

Herbert Meier of Credit Suisse, gave an overview on the history of the project.

Peter Hildebrand, Architect, mentioned that they didn't have any concerns regarding Appendix A and C.

Harry Gugger, Architect, said they do not agree with Condition 1.1 but would be happy to discuss with staff a possible resolution to further mitigate privacy concerns. He gave a Power Point presentation to the Board.

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 a loss of privacy and sunlight with the units in the Jamison House that face the proposed building;
- There could be more done to improve the sight lines from the Old Stock Exchange;
- Mitigation of any potential mechanical noise from venting equipment;
- Concern as to whether the lane will be able to handle an increase in traffic;
- Would like to see an entrance off one street and exit on another for accessing parking;
- Concern that using a tilting crane may slow down the construction time.

**Panel Opinion**

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

- The design is superior to the rezoning scheme;
- What is being proposed regarding privacy issues will weaken the design to a degree but this is the kind of compromise that sometimes has to be accepted;
- Strongly opposed to introducing opaque or translucent glass on the face opposite the Jamison House;
- There are ways privacy could be mitigated with the use of fritted glass;

- Condition 1.1 has language in the Note to Applicant to allow the applicant to work with staff to improve privacy;
- The application was supported by the Heritage Commission;
- The applicant has done a good job for the heritage preservation;
- There are good sustainability features in the building.

The Panel generally supported the application.

#### Board Discussion

Mr. Jackson thought it was a spectacular building and would be a wonderful addition to the skyline. He commended the applicant for their design. He noted that there will be a construction management plan drawn up on how the building will be constructed and access to the site during the construction process. Regarding mechanical noise, Mr. Jackson stated that all the mechanical is on top of the building so it shouldn't affect the neighbours. As well he felt that traffic concerns had been dealt with at the rezoning. Potentially BC Hydro will take out the power poles in the lane to increase usability. Mr. Jackson mentioned that privacy issues are often a concern in a commercial zone where residential uses have been approved. He noted that Condition 1.1 offers the applicant to find an alternative solution to privacy issues between the building and the Jamison House. Mr. Jackson then made a motion to approve the application in accordance with the Staff Committee Report.

Ms. Prosken said she thought the application was a perfect illustration of what a team can do when they work together. She said she respected the privacy issues and architectural design concerns and hoped the applicant could find another option. Ms. Prosken supported the motion.

Mr. Judd supported the motion.

#### 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. DE416842, in accordance with the Staff Committee Report dated July 31, 2013.

### 3. OTHER BUSINESS

None.

### 4. ADJOURNMENT

There being no further business, the meeting adjourned at 6:30 PM.

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L. Harvey  
Assistant to the Board

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V. Potter  
Chair