

Date: Monday, January 12, 2015  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

J. Pickering Deputy Director of Planning, (Chair)  
B. Jackson General Manager of Planning and Development  
P. Judd General Manager of Engineering Services  
S. Johnston Deputy City Manager

**Advisory Panel**

R. Bragg Representative of the Design Professions (Urban Design Panel)  
S. Chandler Representative of the Development Industry  
A. Ray Representative of the General Public  
P. Sanderson Representative of the General Public  
K. Maust Representative of the Vancouver Heritage Commission

**Regrets**

K. Busby Representative of the Design Professions  
J. Ross Representative of the Development Industry  
J. Miletic-Prelovac Representative of the General Public

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

J. Greer Assistant Director of Processing Centre - Development  
M. Holm Engineering Services - Projects Branch  
P. O'Sullivan Development Planner  
W. LeBreton Project Facilitator

**1600 HARWOOD STREET - DE418164 - ZONE RM-5A**

P. Levine IBI/HB Architects  
S. Narayanan IBI/HB Architects  
G. Vose IBI/HB Architects  
C. Owen IBI/HB Architects  
W. Perez MCW

**STREET - DE417XXX - ZONE XX**

P. Levine IBI/HB Architects  
S. Narayanan IBI/HB Architects  
G. Vose IBI/HB Architects  
C. Owen IBI/HB Architects  
W. Perez MCW

Recording Secretary: L. Harvey

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**1. MINUTES**

It was moved by Mr. Judd, seconded by Mr. Jackson, and was the decision of the Board to approve the minutes of the meeting on December 15, 2014.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 1600 HARWOOD STREET - DE418164 - ZONE RM-5A  
(COMPLETE APPLICATION)**

Applicant: IBI/HB Architects

Request: To construct infill rental housing adjacent to existing towers, plus amenity space.

**Development Planner's Opening Comments**

Mr. O'Sullivan, 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. O'Sullivan took questions from the Board and Panel members.

**Applicant's Comments**

Mr. Lang, Architect, said they were happy to work with staff to meet the conditions in the Staff Committee Report.

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 was concern regarding the condition of the existing structure;
- As well there was concern regarding the condition of the existing roof of the parkade that will be used for 30 temporary parking stalls during construction;
- There was concern regarding the hours for construction;
- There was some concern regarding what will be put in place to take care of bicycle parking once demolition starts;
- Concern for seniors or others in the building who might not have access to computers and that there needs to be other means of communication regarding the demolition and construction.

**Panel Opinion**

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

- The proposal makes efficient use of the under developed portion of the property;
- Integration of the old and the new is well done and the pedestrian realm has been improved;
- The low rise building might not complement the existing building and that there is merit in adding a contextual response;
- There is a pinch point between the Douglas House and new building and would benefit from a sculpturing of the building;
- There was support for the revision to the amenity building with access to the roof;

- Perhaps bike parking could be included on Cardero Street;
- Staff and the application should be able to resolve any outstanding issues;
- The one unit in the Laurier building has to be deleted or the livability improved;
- There was support for the application.

### Board Discussion

Mr. Jackson moved for approval of the application with a number of amendments.

Mr. Johnson seconded the motion and asked that the applicant come up with an agreed upon time that is written into the plan regarding the hours of construction. He said he wanted to have the applicant post the letter from the structural engineer regarding a review of the structure integrity of the buildings.

Mr. Judd thought it was a remarkable project and mentioned that there is a condition that requires Class B parking. He liked that the project respects the existing towers but builds on it and creates more rental. He added that he thought it was remarkable to have this variety of rental accommodation right on English Bay. He congratulated the owner for development the site.

### Motion

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

THAT the Board APPROVE Development Application No. DE418164, in accordance with the Staff Committee Report dated December 17, 2014, with the following amendments:

To amend Condition A.1.14 to read as follows:

submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria. *The report should also address noise during construction;*

Add a new Condition A.1.35 to read as follows:

*provision of a letter containing a contact person for existing tenants, addressing concerns regarding construction disturbances and impacts to units, parking, storage and access to amenity spaces;*

Renumber Condition A.1.36 through A.1.41 to *A1.37 to A.1.42*

To amend Condition A.2.12 to read as follows:

arrangements shall be made to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services for the provision of required parking, *bicycle parking and lockers* for the duration of the project;

**Note to Applicant:** This is to ensure that the required parking is provided at all stages of development.

4. 1625 HARWOOD STREET - DE418163 - ZONE RM-5A  
(COMPLETE APPLICATION)

Applicant: IBI/HB Architects

Request: To construct an infill rental housing consisting of four townhouse buildings containing a number of dwelling units.

**Development Planner's Opening Comments**

Mr. O'Sullivan, 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. O'Sullivan took questions from the Board and Panel members.

**Applicant's Comments**

Mr. Lang, Architect, said they were happy to work with staff to meet the conditions in the Staff Committee Report.

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

**Comments from other Speakers**

Members of the community expressed concerns regarding the following:

- Bicycle room in the Douglas tower is a bit of a problem.

**Panel Opinion**

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

- Agreement for staff's concern regarding the horizontal angle of daylight for unit TH04 as it is not particularly livable at present;
- This is an efficient use of land that was under-developed;
- There is an outstanding degree of transparency starting from the amenity building;
- There was support for the application

**Board Discussion**

Mr. Jackson moved for approval of the application with a number of amendments.

Mr. Johnston though this application would be a wonderful addition to the rental stock in the City. He mentioned that City Council will be bringing forward voluntary bird safety proposal. There are a number of suggestions for reducing bird collisions and asked the applicant to consider including this as a model for how to protect birds from flying into the glass.

Mr. Judd had no further comments.

**Motion**

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

THAT the Board APPROVE Development Application No. DE418163, in accordance with the Staff Committee Report dated December 17, 2014, with the following amendments:

To amend Condition A.1.14 to read as follows:  
submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria. *The report should also address noise during construction;*

Add a new Condition A.1.16 to read as follows:  
*provision of a letter containing a contact person for existing tenants, addressing concerns regarding construction disturbances and impacts to units, parking, storage and access to amenity spaces;*

Renumber Condition A.1.16 through A.1.31 to *A1.17 to A.1.32*

To amend Condition A.2.12 to read as follows:  
arrangements shall be made to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services for the provision of required parking, *bicycle parking and lockers* for the duration of the project;

**Note to Applicant:** This is to ensure that the required parking is provided at all stages of development.

#### 5. OTHER BUSINESS

None.

#### 6. ADJOURNMENT

There being no further business, the meeting adjourned at 4:15 PM