

Date: Monday, January 26, 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
P. Judd General Manager of Engineering Services
B. Proskan General Manager, Community Services

Advisory Panel

R. Bragg Representative of the Design Professions (Urban Design Panel)
K. Busby Representative of the Design Professions
A. Ray Representative of the General Public

Regrets

S. Chandler Representative of the Development Industry
K. Maust Representative of the Vancouver Heritage Commission
J. Miletic-Prelovac Representative of the General Public
J. Ross Representative of the Development Industry
P. Sanderson Representative of the General Public

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director of Processing Centre - Development
M. Holm Engineering Services - Projects Branch
S. Black Development Planner
M. So Project Facilitator

803 WEST 12TH AVENUE - DE416467 - ZONE CD-1

P. Wansink Parkin Architects Ltd.
J. MacSween Parkin Architects Ltd.
H. Saunders DKL Landscape Architects
C. Enns EllisDon Corp.
W. Davidson Vancouver Coastal Health
C. Paxton Vancouver Coastal Health

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Mr. Jackson, seconded by Mr. Judd and was the decision of the Board to approve the minutes of the meeting on January 26, 2015.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 803 WEST 12TH AVENUE - DE416467 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: Parkin Architects

Request: To develop this site with an 8-storey acute care hospital building for the purpose of consolidating the existing mental health facilities at Vancouver General Hospital (VGH) and University of British Columbia (UBC) hospitals. The building will consist of out-patient facilities on levels one and two, administration and mechanical space on level three, 100 in-patient bed on levels four to eight, and a roof garden at the top level.

Development Planner's Opening Comments

Mr. 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.

Mr. Black took questions from the Board and Panel members.

Applicant's Comments

Mr. MacSween, Architect, noted that they are decanting patients from the Health Care Centre into the Segal Building so they won't be able to demolish the building until they have occupancy of the Segal Building. He asked to amend the text under Part B to reflect that situation. As well he said they have some internal issues regarding the bike share program and asked to delete the Note to Applicant in Condition 1.5. As well he noted that in Condition A.1.24 they would like to have it note the interim portion rather than the proposed phase.

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

Comments from other Speakers

A member of the community expressed concerns regarding the fans on the roof and as well wanting to know if the panels would be transparent and if the eastern stair well could be glass rather than solid material.

Panel Opinion

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

This will be a wonderful addition to the Vancouver General Hospital;

The upfront conditions address the concerns from the Urban Design Panel;

The applicant was encouraged to keep the materials simple and to see the vegetation on the roof be expressed as strong as possible;

They thought the scheme was well done;

The Panel recommended support for the application.

Board Discussion

Mr. Jackson thanked the Segals for their support of the mental health facility and thought it was a generous offer. He recommended approval for the application and added a couple of amendments to the report.

Mr. Judd had no further comments.

Ms. Proskan also thanked the Segals for their generosity noting that the facility will serve some of the most vulnerable members of the community.

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. DE416467, in accordance with the Staff Committee Report dated December 17, 2014, with the following amendments:

Amend Part B on page 2 as follows:

Part B - *Agreement in place* prior to occupancy of the building

Delete the Note to Applicant in condition 1.5;

Amend the Note to Applicant in condition A.1.2 to read as follows:

Note to Applicant: Annotated colour samples should be attached to the drawings. Rooftop enclosures, *particularly the protruding portion of the east stairwell*, should be transparent materials wherever feasible. Consideration should be given to relocating opaque rooftop elements away from the building edges to provide more transparency.

Amend condition A.1.24 to read as follows:

Design development *to the interim portion* of the Heather Commons to be consistent with the VGH Master Plan, and related policies;

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:39 PM