

Date: Monday, April 20, 2015
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

K. McNaney Assistant Director, Vancouver - Downtown (Chair)
S. Johnston Deputy City Manager
K. Munro Assistant Director of Planning
J. Dobrovlny Director of Transportation

Advisory Panel

J. Marshall Representative of the Design Professions (Urban Design Panel)
S. Chandler Representative of the Development Industry
H. Ahmadian Representative of the Development Industry
S. Atkinson Representative of the General Public
R. Caster Representative of the General Public

Regrets

P. Sanderson Representative of the Design Professions
J. Denis-Jacob Representative of the General Public
J. Ross Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission

ALSO PRESENT:**City Staff:**

J. Greer Assistant Director of Processing Centre - Development
M. Holm Engineering Services - Projects Branch
P. O'Sullivan Development Planner
C. King Development Planner
M. So Project Facilitator
W. LeBreton Project Facilitator
D. Naundorf Housing Policy and Projects
J. Grottenberg Planner, Vancouver - Downtown

1289 HORNBY STREET - DE418686 - ZONE CD-1

M. Bruckner IBI/HB Architects
G. Vose IBI/HB Architects
J. Stovell Reliance Properties
M. Lee Jim Pattison Group

1529 COMOX STREET - DE418115 - ZONE RM-5

T. Ankenman Ankenman Marchand Architects
D. Martins Ankenman Marchand Architects
N. Sangha Carrera Management

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Mr. Johnston seconded by Mr. Munro, and was the decision of the Board to approve the minutes of the meeting on April 7, 2015.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1289 HORNBY STREET - DE418686 - ZONE CD-1
(COMPLETE APPLICATION)**

Applicant: IBI/HB Architects

Request: To develop this site with a 54-storey mixed-use building containing retail, vehicle dealer and a total of 479 residential units over eight levels of underground parking with vehicular access from the lane.

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. Stovell, Developer, asked the Board to consider amending Condition 1.6 as Hornby Street doesn't require retail but they have worked to have some retail space along that street. He noted that in the second phase there will be a grocery store component. He added that there is limited space to add more retail considering that they want to have visible art in the lobbies but was willing to make it a high quality space. Mr. Stovell said they accepted the rest of the conditions in the Staff Committee Report.

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

Comments from other Speakers

None.

Panel Opinion

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

- The Urban Design Panel supported the application but had some concerns regarding the animation of the street and thought there should be some design development on the slot and the top of the tower;
- The Urban Design Panel also had some concerns regarding the bridge but understood that the applicant is planning to make it more of a defining element;
- The lighting strategy could enhance the public realm and the tower;
- The Advisory Panel supported revising Condition 1.6;
- There is an opportunity for retail along Hornby Street to allow for more activity on the street;
- There was support for the various uses of office, retail and residential that includes a rental component;
- Maintaining the balcony space is important to the project;
- The Advisory Panel was in support for the application.

Board Discussion

Mr. Johnston proposed some amendments. He noted that they had heard the comments from staff and the Advisory Panel regarding the lighting strategy. As well he mentioned that there was an opportunity to make the breezeway feel like a pedestrian space. He also mentioned that perhaps the lobby could bleed out into the breezeway and the art experience could be inside and outside as well. This could create a unique urban realm experience. Mr. Johnston thanked the applicant for taking the energy performance of the project seriously. He acknowledged that the district energy component came up late in the process but thought this was a great opportunity to create a district energy zone that might enable other buildings to connect to it. He also noted that smaller units meant that it would be easier for more people to get into the market. He added that it was a good project and thanked the whole team as well as staff for their work on the application.

Mr. Munro mentioned that he supported the amendments to the Staff Committee Report and particularly appreciated the amendment to Condition 1.6. He noted that the lobby was fairly significant in terms of size and this was a real opportunity to create something interesting. Mr. Munro acknowledged how important urban design was for the city and how looking at it from all different scales would make for a great project.

Mr. Dobrovolny said he was please support the application. He added that he thought a great job had been done by the applicant and staff.

Motion

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

THAT the Board APPROVE Development Application No. DE418686, in accordance with the Staff Committee Report dated March 25, 2015, with the following amendments:

Amend Condition 1.3 to read as follows:

design development and provision of a lighting strategy and implementation plan to enhance the proposed public realm *and tower* environment *without creating up-lighting or light pollution*;

Note to Applicant: Intent is to reiterate Rezoning Condition 3. All proposed lighting fixture locations in the public realm should be indicated on the public realm plan and should be cross-referenced with enlarged fixture specifications.

Amend Condition 1.6 to read as follows:

design development to *either* significantly reduce the length of Hornby Street frontage that is dedicated to the Residential Lobby and Mail Room *or add elements that create public interest*;

Note to Applicant: Lobbies to residential towers tend to be passive spaces that are occupied in a transitory nature. The intent of this condition is to maintain more active uses at grade, such as retail use.

Amend Condition 1.9 to read as follows:

design development *of the bridge to exhibit exceptional design quality combined with a high degree of transparency*;

**4. 1529 COMOX STREET - DE418115 - ZONE RM-5
(COMPLETE APPLICATION)**

Applicant: Ankenman Marchand Architects

Request: To add to and relocate the existing multiple dwelling building (8 units + 4 sleeping units) towards the front property line and, to develop the rear of the site with a new 4-storey multiple dwelling infill building consisting of 17 rental units addressed from Henshaw Lane.

Development Planner's Opening Comments

Mr. King, 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. King took questions from the Board and Panel members.

Applicant's Comments

Mr. Ankenman, Architect, mentioned that they have worked to save the large tree on the site and as well they were able to accept 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:

- Would like the application to be postponed as all the information was not presented;
- The building privacy and overlook needs to be improved;
- There is a 4-storey wall of windows in a narrow alley that negatively impacts the neighbourhood;
- This project will contribute to the parking problem in the West End;
- No provision for disability parking;
- The building is not in alignment with the apartment building to the west;
- Doesn't meet the City's guidelines and it is too big for the site;

Members of the community expressed support for the application:

- Need more rental properties in the downtown;
- Great idea to have infill projects for under-utilized sites;
- Adds more rental stock and saves the heritage building;
- Great project in terms of its design;
- Important that the owner will continue to keep the property and take care of it;
- Support for the West End Community Plan;
- The project will be helping to decrease the amount of cars and offers a car share;
- The project provides affordable housing.

Panel Opinion

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

- The Urban Design Panel was in support of the project;
- This will add to the heritage stock as the building could have been torn down;
- The application creates a building with more porosity and liveability;
- Hopefully the applicant will be clever on mitigating privacy and overlook issues;
- Offers more affordable housing in the West End;
- The unit plans could be improved to make them more liveable;

- Having a car share on site is a good idea however a disability stall could be added;
- The application is utilizing all the available land on the site;
- Everyone worked well to develop the site to its highest use possible;
- The Advisory Panel was in support of the application.

Board Discussion

Mr. Munro thanked the speakers and said he appreciated the comments from the Advisory Panel. He said he thought the development would make for a community of people and that the heritage resource would be looked after well into the future. He mentioned that the West End Community Plan was a difficult exercise to balance more affordable housing, heritage aspects, parking and access to the area. Mr. Munro thought the applicant had done a masterful job of adding a program on a tight site and mitigating privacy issues. He added that the project meets the intent of the Plan and the zoning and was happy to support the application.

Mr. Johnston said he sympathized with the neighbour's concern and that it was not always easy when your neighbourhood is changing. He thanked the speakers, the applicant and staff and said he was glad to see the older home being saved and restored. He added that he thought the project would create important and much needed rental housing. Mr. Johnston was in support for the application.

Mr. Dobrovolny said he was in support of the application. He acknowledged the speakers and thanked them for attending. He noted that it was a tough design challenge to incorporate this project into the neighbourhood. Mr. Dobrovolny added that he thought there was a need for more rental housing in the West End and thanked everyone for their involvement as he thought they had done a good job.

Motion

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

THAT the Board APPROVE Development Application No. DE418115, in accordance with the Staff Committee Report dated March 25, 2015.

5. OTHER BUSINESS

None.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 5:21 PM.