

Date: Monday, December 14, 2015
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

G. Fujii Director, Development Services, (Chair)
J. Pickering Acting General Manager of Planning and Development
J. Dobrovlny General Manager of Engineering
P. Mochrie Acting Deputy City Manager

Advisory Panel

R. Acton Representative of the Design Professions (Urban Design Panel)
R. Chaster Representative of the General Public
S. Atkinson Representative of the General Public
J. Ross Representative of the General Public
S. Chandler Representative of the Development Industry

Regrets

K. Maust Representative of the Vancouver Heritage Commission
P. Sanderson Representative of the Design Professions
J. Denis-Jacob Representative of the General Public
H. Ahmadian Representative of the Development Industry

ALSO PRESENT:**City Staff:**

G. Greer Manager, Development Review Services
M. Holm Engineering Services - Projects Branch
C. Joseph Engineering Services - Projects Branch
D. Naundorf Housing Policy and Projects
J. O'Neill Housing Policy and Projects
C. Ann Young Social Policy and Projects
S. Black Development Planner
W. LeBreton Project Facilitator

5668 BALACLAVA STREET - DE418802 - ZONE RS-5

James Young Hon Towers Kerrisdale Ltd.
Keith Hemphill Rositch Hemphill Architects
Anca Hurst Rositch Hemphill Architects

5650 BALACLAVA STREET - DE418780 - ZONE RS-5

James Young Hon Towers Kerrisdale Ltd.
Keith Hemphill Rositch Hemphill Architects

Recording Secretary: L. McLeod

1. MINUTES

It was moved by Ms. Pickering, seconded by Mr. Dobrovolny, and was the decision of the Board to approve the minutes of the meeting on November 30, 2015.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 5668 BALACLAVA STREET - DE418802 - ZONE RS-5
(COMPLETE APPLICATION)**

Applicant: Rositch Hemphill Architects

Request: To develop the site with a 5-storey multiple dwelling, designed for seniors, comprised of 76 dwelling units, and a seniors resource/activity centre, all above 1.5 levels underground parking which is accessed off of West 41st Avenue, subject to Council's enactment of the CD-1 by-law and approval of the Form of Development.

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

The applicant team noted that the building is not a senior's caregiving facility, but is in fact senior's oriented market housing. As such there are no in-house staff or caregivers, since the hope is to attract older people who do not require care. There have been a number of iterations in design since the first application. Due to slope, the first attempt at design resulted in level changes throughout the site which were solved through elevators. This has been changed, and the amenities have been relocated to make them more accessible.

All of the conditions seem manageable. However, upgrading the path poses a bit of a challenge due to the existing trees and the impacts to them.

The applicant team took questions from the board and Panel.

Comments from other Speakers

Speakers noted that, although this has been a long project with a lot of community input, there has not been a lot of time for the necessary people to review the staff report as it was released late. It is important to hear from other experts on this building because they have info on what the implications of this project are and community input is very much needed.. Thus the decision should be adjourned until a later date.

Speakers also noted that five storeys are not allowable in this area, and that roof terraces should be set back more than 37 ft. to meet the standard. This project is using senior's housing to push density into this area. There are no restrictions on who can buy or rent the units, and the concept that they are being marketed to older people seems false. Also, given how busy the adjacent streets are, a traffic management plan is really needed.

Speakers further noted that there does not seem to be a definition to words such as 'sustainability', 'housing supply', 'senior's oriented' and other key words within the report. The design fails to take into account design elements needed for an aging population as the physical design of this building does not account for the health characteristics of the target demographic. It also seems to be green-washing the building as sustainable.

Speakers finally noted that one of the conditions is the need for an operations management plan. An operations management plan will be difficult to create as the function of the space has not been decided. There is also concern that the Dunbar Community Association has not been involved with this plan or been approached to provide any services within the space.

Panel Opinion

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

- The massing being looked at is contained within the maximum building height, so for all intents and purposes the building is four-storeys;
- More consideration should be given to the support systems, particularly the amenity space and its location;
- There are characteristics in place which could be used to bring more sustainability and expressive elements to the building;
- More consideration should be given to colour;
- Consideration should be given to traffic management in the area;
- The senior's amenity needs to work for and be supported by the community;
- It is concerning that there is no rental requirement for seniors, especially since the site is served by multiple schools - there should be rental unit requirements within the building;

Board Discussion

Mr. Dobrovolny noted that there are many needs across the city, and that this project meets a lot, but not all of them. A variety of projects are needed within the City, thus this project is supportable as fulfilling a particular need. He also noted that staff reports should be made available sooner than they currently are.

Ms. Pickering finds this to be an interesting situation as this involved a council decision on the rezoning from some time ago. While this project may not be ideal, the panel mandate is to implement council direction. This direction included not imposing age restrictions on the potential residents of the building. A lot of the other concerns were met through staff commentary, but the report itself should have gone out sooner.

Mr. Mochrie noted that the particular conditions around services reflect the complexity of the site, and that the project seems supportable.

Motion

It was moved by Mr. Dobrovolny and seconded by Ms. Pickering, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE418802, in accordance with the Staff Committee Report dated November 18, 2015.

**4. 5650 BALACLAVA STREET - DE418780 - ZONE RS-5
(COMPLETE APPLICATION)**

Applicant: Rositch Hemphill Architects

Request: To develop a new annex for Knox United Church behind (east of) the existing church on Balaclava Street, which comprises multi-purpose rooms and offices on the 1st floor and a 20-child preschool on the 2nd floor, all above 2.5 levels of underground parking, with access from Balaclava Street..

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

The applicant team appreciated the staff opening comments. As much as possible has been done to mitigate the impacts of the project on its neighbours.

The applicant team took questions from the Board and Panel.

Comments from other Speakers

Speakers noted that council had directed that more could be done to address the transition between the Fellowship Centre and the neighbouring property. A vine is not viable on a north-facing wall and is not good enough. As well, a plan was to be put into place to protect the trees and this plan has not yet been created. As the church is being built using very difficult construction staging, a traffic management plan is desperately needed to avoid problems.

One speaker also noted that the church is a landmark which has been accepted through the heritage revitalization project. Should this project be constructed it would block the view of the church from the east, which would prevent this building from being a landmark. Thus it would contravene the heritage permit and make the building non-permissible.

Panel Opinion

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

- There is divided support from the panel due to the addition of a building next to a heritage structure as there are multiple ways to mesh the structures together;
- The expression and context for landmarks change over time - landmarks are compromised and complemented as layers evolve in their relation to the surrounding area;
- Tree protection and traffic management are important to consider;
- The form of development seems to complement the overall and project;

Board Discussion

Ms. Pickering mentioned that tree preservation is a very real concern, and traffic management will be looked at.

Mr. Mochrie noted that changes to the design as described satisfy the rezoning conditions.

Mr. Dobrovolny noted that the narrowing of the building seems to satisfy the condition of being respectful to the adjacent property.

Motion

It was moved by Ms. Pickering and seconded by Mr. Dobrovolny, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE418780, in accordance with the Staff Committee Report dated November 18, 2015.

5. OTHER BUSINESS

None.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 5:20 PM.