

Meeting: No. 474
Date: Monday, February 7, 2000
Time: 3.00 p.m.
Place: No. 1 Committee Room, City Hall

PRESENT:**Board**

F.A. Scobie Director of Development Services (Chair)
B. MacGregor Deputy City Manager
D. Rudberg General Manager of Engineering Services
L. Beasley Director of Current Planning

Advisory Panel

J. Hruda Representative of the Design Professions (Urban Design Panel)
A. Gjernes Representative of Development Industry
P. Kavanagh Representative of Development Industry
D. Chung Representative of General Public
R. Mingay Representative of General Public
B. Parton Representative of General Public
R. Roodenburg Representative of General Public

Absent

J. Hancock Representative of the Design Professions

ALSO PRESENT:

R. Segal Development Planner
M. B. Rondeau Development Planner (Jill Davidson and John Shultz)
N. Peters City Surveyor
J. Davidson Senior Housing Planner
J. Schultz Housing Officer

Item 3 - 520 West 7th Avenue - DE404665 - Zone C-3A

(COMPLETE APPLICATION)

Tom Bell Gomberoff Policzer Bell Lyon
Barbara Bacon British Columbia Housing Building Management Foundation

Speakers:

Bruce Redpath Max's Bakery and Deli
Gary Archeck Resident of 511 West 7th Avenue

CLERK TO THE BOARD:

Louise Christie

1. MINUTES

It was moved by Mr. Rudberg, seconded by Mr. Beasley, and was the decision of the Board:

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of January 24, 2000 be approved, showing an amendment to the motion as initially moved by Mr. Rudberg, with Mr. MacGregor moving deletion of the new condition 1.8, and Mr. Beasley seconding the amended motion.

2. BUSINESS ARISING FROM THE MINUTES

Mr. Scobie spoke to the new appointments by Council of Janet Leduc and Michael Mortenson, representatives of the general public. He said he would check with City Clerk to ensure the timing is correct. Arrangements will be made for new members to come in for a brief orientation, and Mr. Kavanagh and Mr. Chung were interested in attending.

3. 520 West 7th Avenue - DE404665 - Zone C-3A

(COMPLETE APPLICATION)

Applicant: 1599 Holdings Ltd.

Request: Construction of a four storey multiple dwelling development (low income housing for singles with disabilities) containing 49 dwelling units with one level of underground parking.

Development Planner's Opening Comments

The Development Planner, Mary Beth Rondeau, presented this complete application, located on 7th Avenue between Cambie and Ash Streets. She placed the development in a challenging mixed use context, particularly noting Summer's Autobody to the west. The project is for 49 residential units for single people of varying ages, on subsidized incomes, with long-term disabilities. This C-3A zoned site, with its proximity to transit and the hospital district, is considered very appropriate. The proposed building is 4-storeys, with one level of underground parking. The key issues are the noxious emissions from the paint booth within the adjacent auto-body shop. Condition 1.1 and 1.2 require environmental and acoustical reports be submitted by qualified engineers. It is proposed that fresh air be taken in through the roof to individual units that face south to mitigate the effects of the autobody shop. This will also mitigate the noise and nuisance odours of other businesses in the area, and so staff consider this use to be appropriate on this basis. Summers Autobody is also in the development enquiry system for the addition of another paint booth. This would be a conditional use and would be subject to the same environmental assessments.

In response to concerns raised by neighbours, staff specifically reviewed the parking and it does meet the Parking By-law with eight parking stalls for the 49 units. Appendix E is a survey from the non-profit society which will operate the facility, showing that the number of cars operated by people in this type of facility is very low. The City's Engineering Services also reviewed the parking and confirmed it was adequate. These units will continue to be used by people with disabilities as the permitted use is linked with the parking, and any change of use would require a new development permit or an amendment. Condition 1.3 discusses the improvement to the interface of the residential units to the street by using raised planters, more formal hedging, handrails and steps for individual entrances. One patio next to the entrance has no access to the unit, so it should be replaced with an enlarged planter. The project received unanimous support from the Urban Design Panel. The increased density and height has been earned through quality building materials, increased landscaping, the evolution of the character of West 7th Avenue and the public function of the facility. The Panel's comments were mainly related to detailed refinement. Condition 1.8 addresses a courtyard on the second floor as on the west side there is a cut into the building, and, with a door for access and landscaping, an additional, secondary amenity next to the laundry facility would be created.

Discussion:

Mr. Rudberg raised questions about the condition of the lane and any possible conditions to improve it as there is access to the three or four units located there. Ms. Rondeau explained that these units also have access from inside, and that this is the best type of relationship to the hostile environment, as it has been observed that when the development relates to the lane, the lane improves. Mr. Scobie questioned Ms. Rondeau on the Staff Committee's assessment regarding conditions to be met for the increase in density and height relaxations requested from the Board. Ms. Rondeau advised this was specifically discussed and Staff Committee believes this development does contribute to the community by the type of project it is, its urban design and the increase in quality materials, including street trees.

Applicant's Comments

Mr. Bell said the applicant had reviewed the Staff Committee's proposed prior-to conditions and have no problem meeting them. Ms. Bacon thanked the City for providing the property as there are people currently living on the west side waiting for this project. There is an agreement that restricts the project's use and the operating agreement with B C Housing Management is based on a 60 year lease. Concerning condition 1.8, based on the user patterns in other projects, she said this type of single occupant would not make use of an outdoor amenity space off of the second floor. As the tenants' storage is underneath, she requested a sloped roof to better protect the belongings of the tenants from any water damage as they may not be covered by insurance. The courtyard adjacent the ground floor amenity room is the one that would be most used by the tenants.

Discussion:

Mr. Beasley asked about improvements to the courtyard area to make it more pleasant to look down on and Mr. Bell said the surface treatment of the roof could be done with a patterned material. Ms. Mingay asked about any co-habitation of the bachelor units and Ms. Bacon explained that the resident and co-habitant, be it child or grown-up, would be moved to more suitable accommodation in other projects that have housing for couples and families. Mr. Gjernes asked if the property values in the neighbourhood would be negatively impacted if the proposed development attracted undesirables to the area. Ms. Bacon responded that there are 17 other projects in the City of this type, such as one on the Concord lands, and this type of problem has not occurred. There are reports from CMHC that address this. The tenants who are on the waiting list are younger people who have long term illness, like lupus and fibro myalgia and, because of pain, are usually extremely quiet. Some of these young people are having to live in seniors' projects while they wait, which can be very depressing. They also need to be close to transit to access the specialty doctors along the Broadway corridor. There is also a very tight management structure in place.

Considering the condition of the lane and the potential of noise, dust and drainage problems, Mr. Rudberg asked about an additional condition to seek to have the applicant improve the lane adjoining the project. Mr. Bell said all the adjoining property owners would have to pick up the cost and it would be onerous for a project on a strict budget for social housing. Mr. Scobie said the east-west lane adjacent the rear of the project is in pretty good shape but the north-south lane is in poor shape. Normally, a development would not be encumbered with the up-grading of the lane and Mr. Segal clarified there were no comments received from Engineering Services, nor was it brought up at Staff Committee.

Comments from Other Speakers

Mr. Bruce Redpath, who owns Max's Bakery and Deli across the lane, confirmed that the east-west portion is in excellent condition but the north-south portion is unimproved and in quite bad condition. Mr. Redpath said he would welcome 49 customers from this proposed nice development to his store but the parking is a problem, as not only the residents, who may be shut-ins, have to be considered but also their visitors. Eight parking spaces for 49 units is woefully inadequate. Secondly, the bakery operates on a 24 hour basis and has trucks with back-up alarms

and other noises so he asked for special consideration of the sound-proofing of the lane units so they can leave their doors and windows closed but still get fresh air with air-conditioning. Mr. Gjernes explained that a mechanical air change system, which only brings in outside air, is not air conditioning. Mr. Scobie explained that proposed conditions 1.1 and 1.2 are there to address the two issues of noxious fumes and noise levels which may occur at any time.

Mr. Scobie asked if someone would speak to the issue of visitor parking and the adequacy in other facilities. Ms. Bacon said that, at other facilities, most of the parking is not used most of the time, as not only do the tenants use public transit, but the visitors also. Ms. Davidson explained that this was discussed at length with Engineering Services and this standard is the one that is being used in other parts of the City for other residences of this type and this ratio is working.

Mr. Gary Archeck, a resident for three years at 511 West 7th Avenue across the street, said he agrees with the previous speaker, Mr. Redpath. He noted that the lane is very busy and, whenever he exits his underground parking into the lane behind Robinson Lighting, he almost gets hit and he is a good driver. There are only three permit parking spots on the street and he has yet to be able to park his truck there since he purchased his permit. As the future residents are from the west side, he questioned why their visitors would not use cars. The street is also known as 'leaky condo street', which means little parking and on-going noise and dust. People shopping at London Drugs park in this area and walk. Mr. Archeck wrote to Benny Mah and, along with his neighbours, expressed concern about undesirables living in the neighbourhood. With the problems with parking, etc. he questioned why the project needed to go there and he felt that things were glossed over. Mr. Beasley asked what it was about these people that was undesirable. Mr. Archeck said his property assessment has gone down, and with a project like this across the street, it is not going to go up. Mr. Beasley noted that in other parts of the City, this type of social housing project works well next to market housing so he asked again what is the undesirable part. Mr. Archeck said his neighbours feel the same way and parking is the biggest issue but he feels he just doesn't want to live across the street from that project. Mr. Scobie asked if it was the proposed building or the occupants and he replied that it was both as, when he bought his condo, he didn't think he would be living across the street from basically a nursing home with invalid people and people that are dying. Mr. Scobie asked about the building itself and Mr. Archeck replied that he and others in his building are used to having the empty parking lot across the street and prefer it to any building.

Mr. Redpath wanted it noted that he doesn't think the occupants would be undesirable but the treatment along the lane at the back must be done carefully as there are street people who hang out and drink after visiting the liquor store so they can in no way be encouraged to hang out there.

The Board and Advisory Panel took a few minutes to look at the model and posted drawings.

Discussion

Ms. Davidson explained that the project was selected for funding by the provincial government based on a set budget. If it has to absorb the cost of improving the lane, that could jeopardize the quality. Mr. Rudberg said an estimate for the work would be approximately \$4,000.00, and he thought the poor quality of the lane could impact the livability of the project. Mr. Kavanagh questioned the after hours use of the lane and the Development Planner said the units adjoining the lane are designed in the best manner. Mr. Beasley also explained that there is a CMHC standard for noise inside of units, and based on the report required by condition 1.2, this building will have to meet those standards.

Panel Opinion

Mr. Hruda, on behalf of the Urban Design Panel, said the project was fully supported, with all of the conditions the Staff Committee have put forward. It was seen as a positive addition to the neighbourhood with minor comments about design details. There is a valid concern with the livability of the units at ground level on the lane and the same treatment as on 7th Avenue does not deal with the noisy condition of the lane at all hours. He wanted to see a

condition that would create a different kind of rear courtyard that could perhaps be separated from the lane by a solid wall to ameliorate the sound, improve it visually but still allow the sun in. Mr. Kavanagh was please to approve the proposal, with two additional notes. In condition 1.1, the mechanical units should be air conditioning; and in condition 1.3, there should be further design development of the West 7th Avenue elevation, for variation in the pattern of the architecture of the elevation.

Mr. Gjernes recommended approval with conditions 1.1 to 1.8, with some modification. Under 1.1, the mechanical air intake system may not need to be full air conditioning but there are so many different speeds, volumes and capacities that it is important to ensure the system is adequate. He also agreed with Mr. Hruda about the south-east corner of the site and the necessity of a wall for both security and noise. The proposal deserves the density bonus for the use but he wanted to see the second floor roof top area made into a usable patio, which could still be sloped for good drainage. He was satisfied the eight parking stalls are adequate. Mr. Scobie asked his advice concerning the acoustical consultant's report recommended in 1.2 and what direction there could be from the Board to ensure that the livability would not be compromised by inadequate air in the summer. Mr. Gjernes thought it did need special attention.

Ms. Parton approved the application and she liked the comments of the previous speaker about the air conditioning. She thought the patio on the second floor was necessary as it would be cool in the summer afternoons. She drove around the lanes and for the \$4,000.00 cost, it should be upgraded. She thought the corner at the entrance on the lane was hazardous and needs treatment to prevent accidents. She also thought a wall would give the rear patios privacy. This project puts a residential use into an area that has been industrial for many years and the residents should be aware of this. As for parking, it will be a tight situation. She knows the project is needed and she likes it and wishes it was in a more suitable area.

Mr. Chung recommended approval. He commented that he believed the parking to be insufficient. As for the lane, it should be upgraded to benefit the residents. The open space should be sloped for drainage and usable. He agreed with Ms. Parton that the entrance on the southeast corner needed substantial protection.

M. Mingay said it was a great location with potential for a good livable relationship, especially with the bakery and transit nearby. She supported Ms. Bacon's knowledgeable stand on the number of parking spaces needed as the project should not have to supply parking for the nearby businesses. She was concerned about the safety of the lane, particularly relating to the traffic from the liquor store. The second storey patio could become dank and mouldy due to lack of sun, so she wanted to ensure it would be useable. She concluded by saying this project would be a welcome addition to the insufficient number of these projects.

Board Discussion

Mr. Beasley said he felt strongly that this use is appropriate for the area, in the spirit of mixing incomes which has been done very successfully throughout the City. In regards to the relationship of the residences to the lane, he said the advice of the Staff Committee, including the CPTED expert, should be taken with their careful design solution as blank walls could lead to negative situations. Having heard the arguments concerning the second floor open space, and given the small units, he thought the landscaping should be done now and then evolve in terms of future use because there are not a lot of public open spaces nearby. He moved additional wording for conditions 1.1 and 1.2. He said he would accept a friendly amendment concerning the upgrading of the lane. He concluded by saying that, being a person who designs downtown residential communities and living in one, the ambient silence of the suburbs does not exist in the City but most people don't mind because it is a trade-off they make for the accessibility.

Mr. MacGregor amended Mr. Beasley's addition to condition 1.1 by changing the comment about summer weather to put it after 'the adjoining autobody shops' and Mr. Beasley accepted the amendment. Mr. MacGregor suggested an additional condition with respect to the lane to ensure the lane edge is compatible with the units there, and there will likely be damage during construction.

Mr. Rudberg agreed with the motions but said it was a difficult site to work with given the lane activity, the industrial uses, and the noise, even in the middle of the night. The first block off of Cambie Street is an area in transition and trying to ensure the industrial, commercial, restaurant uses can co-exist in relative harmony is challenging. The design issues must be dealt with so the business uses can continue in the area and he was satisfied that the conditions have adequately addressed these concerns. Concerning the commercial traffic, he added that the standard 10 x 10 corner cut-off of the lane has been taken to allow trucks to turn, and there will be the addition of bollards.

Mr. Scobie said the lane traffic will be the big issue and the bollards and treatment will have to be carefully considered on this site to ensure they can withstand the potential for impact from larger vehicles. The loading bay configuration at Max's Bakery may have to be looked at to accommodate the larger vehicles.

Motion

It was moved by Mr. Beasley and seconded by Mr. MacGregor, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE404665, as submitted, the plans and information forming a part thereof, thereby permitting the construction of a four storey multiple dwelling development (low income housing for singles with disabilities) containing 49 dwelling units with one level of underground parking in accordance with the Development Permit Staff Committee Report dated January 12, 2000, with the following amendments:

Add to condition 1.1:

- 1.1 provision of individually controlled, fresh air intake and exhaust ventilation system to each residential unit facing the south side to mitigate hazardous and nuisance emissions from the adjoining autobody shops *and also provide comfort during the summer weather*, designed by a Professional Engineer and to the satisfaction of the Director of Planning and Medical Health Officer;

Amend condition 1.2:

- 1.2 submit *and agree to act upon* an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures *for the building and south facing landscaped areas, recognizing adjacent business operations*;

Add a new condition 1.9:

- 1.9 *arrangements to the satisfaction of the City Engineer for lane improvements to a maximum of \$4,000.00, plus damage during construction.*

4. OTHER BUSINESS

There being no further business, the meeting adjourned at 5:00 p.m.

Louise Christie

F.A. Scobie

Clerk to the Board
/lc

Chair