

Date: Monday, July 14, 2008
Time: 3:00 p.m.
Place: Committee Room No. 1, City Hall

PRESENT:**Board**

C. Warren Director of Development Services (Chair)
T. French Assistant Director - Central Area Planning Division
J. Ridge Deputy City Manager
T. Timm General Manager of Engineering Services

Advisory Panel

J. Wall Representative of the Design Professions (Urban Design Panel)
S. Tatomir Representative of the Design Professions
J. Stovell Representative of the Development Industry
H. Hung Representative of the General Public
C. Nystedt Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission

Regrets

D. Chung Representative of the General Public
N. Shearing Representative of the Development Industry
M. Braun Representative of the General Public

ALSO PRESENT:**City Staff:**

B. Boons Assistant Director of Processing Centre - Development
S. Brodie Civil Engineer
A. Molaro Development Planner
P. Cheng Development Planner
R. Whitlock Senior Housing Officer
D. Robinson Project Facilitator

3595 WEST 17TH AVENUE - DE412085 - ZONE C2

D. Jansen DYS Architecture
D. Burnham Coast Foundation Society
D. Purdy Doug Purdy & Associates

525 ABBOTT STREET - DE412115 - ZONE CD-1

S. Lyon GBL Architects
I. Jozkow GBL Architects
J. Abbott Atira Women's Resources Society

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Mr. Timm seconded by Mr. Ridge and was the decision of the Board:

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of June 23, 2008 be approved with the following amendments:

Amend, page 3, Questions/Discussion, second bullet by deleting *the applicant* and replacing with *staff*;

It was moved by Mr. Timm seconded by Ms. French and was the decision of the Board:

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of June 30, 2008 be approved with the following amendments:

Amend the cover page by removing Sara Brodie from Also Present.

Other minor typographical errors were also noted for correction before signature of the minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 3595 WEST 17TH AVENUE - DE412085 - ZONE C2
(COMPLETE APPLICATION)**

Applicant: DYS Architecture

Request: To construct a 4-storey Multiple Dwelling of 51 units with associated amenity areas, Retail Uses at grade all over one level of underground parking.

Development Planner's Opening Comments

Anita Molaro, Development Planner, introduced the application for a supportive housing project. Ms. Molaro described the layout of the site noting the height as well as the developments in the surrounding area and the zoning guidelines. Issues identified in the conditions relate to the height and massing. The project is fronting onto three streets however under the zoning it is considered a double fronting site. The height exceeds the guidelines by two feet with the existing building next door lower than the permitted height. Staff are concerned about neighbourliness of the massing with the adjacent site and Condition 1.1 seeks to improve the relationship between the proposed building and the adjacent property. Also, staff are recommending design development conditions to provide greater distinction between the retail component and the residential entry. Ms. Molaro noted that the applicant will be achieving LEED™ Gold certification or equivalent.

Ms. Molaro reviewed the recommendations contained in the Staff Committee Report dated June 18, 2008. The recommendation was for support of the proposal, subject to the conditions contained in the Staff Committee Report.

Rob Whitlock, Senior Housing Officer, noted that the site at West 16th Avenue and Dunbar Street had been a focal point of community interest since the City purchased the site in 2005 for Social Housing. Interest groups and residents in the area had strong reservations about supportive housing, with concerns expressed about safety in the community and immediate neighbourhood and the loss of property values. The community said that seniors' housing was a priority. Since 2005 the City has established a framework of policies to base decisions about supportive housing. In June 2007 the City Council adopted the supportive housing strategy which determined that it would be City policy to locate supportive housing throughout the city in appropriately zoned areas. In the fall of 2007, the Province announced funding for the development of supportive housing on 12 City owned sites. Dunbar Street and West 16th Avenue was one of those sites. Council then endorsed the Memorandum of Understanding (MOU) following three evenings of delegations in November and December of 2007. The MOU states that the site at Dunbar Street and West 16th Avenue would focus on supportive housing for individuals with mental health conditions. Coast Foundation Society was awarded the housing sponsorship for this site, and they have been energetic in their response by meeting community concerns head on, and are in part responsible for getting much more support for the project than was initially envisioned. Coast Foundation Society has met with community representatives; first to acquaint them with Coast Foundation Society and then organized a visit for those residents to similar projects in their neighbourhoods. They also met on two occasions specifically to discuss the formulation of an Operations Management Plan and Community Advisory Committee. An open house was held in the community on May 27th. Mr. Whitlock advised the Board that he had not seen a society so willing to work with the community towards ensuring that the project would be successful. Meetings are already established for the fall towards preparation of the Operations Management Plan and Coast Foundation Society will easily be able to meet a target date for establishing the Advisory Committee and completion of the Operations Management Plan before final occupancy. This requirement is presented to the Board as upfront Condition 1.11.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarification was provided by Ms. Molaro:

- The applicant is being asked to reduce the upper floor massing so that the building is more sensitive to its neighbour to the east and to move that massing to the West 17th Avenue and Dunbar Street corner to strengthen that corner.
- The uses are residential in the neighbouring building to the east.
- There are two units on the 4th floor that could be converted into one unit, along with the amenity space which could be relocated there with a balcony to capture the views. This could be done with no loss of floor area.
- Some of the residents may have had addiction problems in their past but the residents will be primarily people with health conditions relating to mental illness.
- The Supportive Housing Strategy allows for supportive housing throughout the city and for the addition of services where presently there aren't any provided. Services will be provided by Vancouver Coastal Health.
- Part of the patio space on West 17th Avenue was intended in part for the exit stairs coming out of the building as well as for the retail space on the corner which could be a coffee shop.
- The Memorandum of Understanding (MOU) outlined how the residents would be selected. Vancouver Coastal Health will screen for 30 of the 51 units and the remaining 21 units will be selected through the BC Housing Central Access waitlist.
- The City of Vancouver will own the building and land, while Coast Foundation Society will manage the building with a 60 year lease.

- Meal services will be provided only to the residents.
- No CPTED issues were identified.
- The applicant is committing to LEED™ Gold.
- The FSR is not maximized on the site. In the C-2 zoning there is a separate cap on how much residential is allowed on the ground floor. The project is not using all that potential but is maximizing the above grade potential. The applicant has maximized the residential for the site.

Applicant's Comments

Dane Jansen, Architect, addressed Condition 1.1 and the issue of decreasing the volume on the north-east corner. He said they accommodated Coast Foundation Society's needs by cutting back the area and converting the space into a handicap unit. They will also put the amenity space on the south-west corner. Regarding Condition 1.3, Mr. Jansen was concerned about the quality of the space and the impact on the parking level and the freight elevator. Mr. Jansen suggested the Board modify the condition. Mr. Jansen added that sustainability measures are still under review and they are in the process of doing energy modeling as well as looking at other systems to deal with energy. Mr. Jansen agreed that the rest of the conditions were acceptable.

Doug Purdy, Consultant, added that the extension of the retail along West 16th Avenue would have an implication on the parking and amenity levels. He was also concerned about making changes to the patio area as the changes will constrain the amount of amenity space available to the residents, and shrink the amount of patio space. He added that it will be important to have as much exterior space at grade for the residents as possible, as there will be mobility issues for residents in wheel chairs.

Darrell Burnham noted that Coast Foundation Society will be the operator, while some funding support will come from Vancouver Coastal Health, and BC Housing will be responsible for building and funding the project. BC Housing will be providing 2 staff members and selecting 21 of the tenants. Mr. Burnham noted that Coast Foundation Society has had projects in the city since 1974. They have five projects on the west side of the city with 30 projects around the lower mainland. The goal is to be a good neighbour and to make sure the project blends well into the community. Mr. Burnham noted that in the last year they have received a BC healthcare award for a project called Quality Service. Mr. Burnham said he liked the design noting that the amenity space will be important to build a community with the residents. The amenity space on the main floor will be an important place for the residents to gather. There will be a meal program for the residents in the project and Mr. Burnham said he expects that there will be one meal a day for 30-40 people. Most of these people will be on disability or welfare. There will be between 3 and 4 people on staff most of the time. He added that there will be a range of tenant support; including helping the residents obtain jobs that work with their strengths to help them move forward with their lives. He also thought that the Society sees this as a housing project and expects most tenants will be there for a long time, while some people will move onto other independent forms of living. Mr. Burnham said they are receiving a lot of support, with some concerns, and that their goal is to be a good neighbour and to make the project an asset to Dunbar.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarification was provided by the applicant team:

- Staff are looking for more depth to the retail. This would be a change from 14 feet to something closer to 18 feet.

- It wouldn't work to have a security gate between the retail access and the project as all the components are separate.
- It is a challenging site because of the slope.
- The roof can't be used for an outdoor amenity space because of the zoning and how the residential is already distributed on the site.
- There is a possibility that solar energy will be used in the building but how the solar element will be treated and whether it will increase the building height hasn't been worked out as yet.
- The food program is for the residents although that may include visitors such as family members.
- Marketing for the retail space hasn't started yet.
- The project will house people who have roots in the community.
- The only retail activity on West 16th Avenue is a dance studio.
- The main value in the retail is square footage. The deeper the space, the less value.
- The retail space is viable as presented in the application.
- The retail rents will be collected by the City. The City pays for the construction of the retail space and then sub-leases the retail back for 60 years. This is part of the financial modeling for the project.
- The planters are part of the sustainable measures to green the area.

Comments from other Speakers

Peter Sven did not support the application and referred to his letter to the Board stating that he thought the architectural aspects of the project were inadequate and asked the Board to require the architect to redesign the project.

Susan Katz, Board member, Yaffa Housing Society, was in support of the application. She thought it was an ideal location for supportive housing.

Robert Westendorp, Dunbar Resident's Association, supported the project. He noted consultation with the community had been constructive. He added that he appreciated Coast Foundation Society's willingness to be part of the process.

Panel Opinion

Mr. Wall noted that the Panel recognized that it was a challenging site being a triple fronting building and also recognized that there wasn't an apparent easy solution. Mr. Wall agreed that it was important to pursue a stronger retail frontage along both Dunbar Street and West 16th Avenue. The Panel also thought the corner at West 16th Avenue and Dunbar Street could be stronger and have a prominent entry. They thought the scale and texture of the rhythm along West 16th Avenue could use some additional design development. Mr. Wall agreed that the concerns of the Panel were addressed in the prior-to conditions in the Staff Committee Report. Regarding the massing in the north east corner, the suggestion of stepping back the corner and moving it over to the south west corner was supported by the Panel. The last concern of the Panel was the useable front patio area. The two patios are a bit too small with one for the CRU and the other for the facility. The Panel encouraged the applicant to enlarge the patio for a better connection to the indoor amenity space and to move the direct entry further to the west. They also suggested reducing the fixed landscaping to increase the size and to make for a welcoming experience for the residents.

Mr. Tatomir said he thought the parking entrance should be moved to West 17th Avenue and he agreed that the security gate was not necessary. He thought the display windows along West 16th Avenue were not going to bring anyone to the building as there was little pedestrian activity on the street. Mr. Tatomir thought the canopies were too high on both West 16th Avenue and Dunbar Street. He suggested reducing the height of the brick to the level of the canopies and also suggested using deeper colours for the brick. Mr. Tatomir agreed that

moving the amenity space to the south west corner was a good idea. He thought it was a pity the roof wasn't going to be used and suggested adding a skylight for more natural light into the project. Mr. Tatomir recommended approval of the application with the conditions in the Staff Committee Report.

Mr. Stovell noted that the site was the northern gateway to the Dunbar community and was a visually prominent corner. Mr. Stovell thought the retail needed to come around the corner at Dunbar Street and West 16th Avenue and hoped the architect could find a solution. Mr. Stovell was concerned about moving the amenity space deck to face West 16th Avenue on the top floor and hoped there was an opportunity for an amenity space on the roof. Mr. Stovell supported amending Condition 1.3 regarding the viability of the retail space and recommended approval of the application.

Ms. Maust noted that there were no heritage related concerns in the application and congratulated the applicant on the work they had done with the community. Regarding Condition 1.3, Ms. Maust thought it would be a shame to lose functioning programming space for the sake of more viable commercial. She felt there were architectural solutions that could create a stronger commercial presence around the corner at Dunbar Street and West 16th Avenue without actually having commercial space and agreed with the applicant's amendment to the condition. Ms. Maust recommended support of the application.

Ms. Nystedt said she was tremendously encouraged by the Dunbar Resident's Association representative's comments. The project is a testament to the amount of work done between the community and Coast Foundation Society. Ms. Nystedt said she supported the application. She thought the building could be a gateway to Dunbar and was important that it stand out. She encouraged the Board to give the applicant some flexibility regarding Condition 1.3. Ms. Nystedt suggested that a CPTED review be mandatory for supportive housing developments.

Mr. Hung recommended support of the application. He said he was glad to see social housing projects spread around the city, and with everyone in the city working together to help solve homelessness and mental illness problem, more people in need would be served. Mr. Hung thought the retail worked the way it was noting there wasn't much foot traffic along West 16th Avenue and the artist's display would be sufficient. Mr. Hung said he was happy to see the Dunbar Resident's Association willing to have social housing come into the area. He commended the operator for working with them and the community.

Board Discussion

Ms. French made a motion to approve the application with a number of amendments. Ms. French said she agreed with the comments of the Advisory Panel regarding the West 16th Avenue elevation which was not satisfactory from the perspective of being a gateway, and to a lesser degree the issue of retail viability, as she didn't hear a profound concern from Mr. Evans. She understood the elevation problem was solvable. Ms. French said she didn't think the Board was in a position to make a call on what was the best set of trade-offs. Ms. French added that her intent was to have a serious investigation of the West 16th Avenue elevation as it was not satisfactory as it stands.

Mr. Timm supported the motion and suggested a slight amendment to the wording in Condition 1.3 which was accepted by Ms. French. He noted that the space was already viable retail space and was concerned that increasing the depth would impact on the amenity space for the residential in the project.

Mr. Timm acknowledged the applicant team for their work on a difficult site because of the grade and the competing programs. He noted that a bigger challenge was bringing the community along to accept social and supportive housing and he congratulated the team on their consultation with the community. He added that he thought the Operations Management Plan would be important.

Mr. Ridge said he supported the motion and congratulated Coast Foundation Society and the Dunbar community for working together.

Motion

It was moved by Ms. French and seconded by Mr. Timm, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE412085, in accordance with the Staff Committee Report dated June 18, 2008, with the following amendments:

Amend Condition 1.3 to read:

design development to improve pedestrian interest and viability of the corner retail unit by ***considering measures, including but not limited to***, increasing both its depth and length along the West 16th Avenue frontage, ***while ensuring there is minimal negative impact to the residential amenity space***;

Amend Condition 1.9 to read:

design development to the south facing open space, adjacent ***to*** the retail and building exit, ***including consideration of*** incorporating it as usable building space or into a larger open space for the use of the residents;

Amend the Note to Applicant in Condition A.1.2 by deleting ***less*** and replacing it with ***more***.

4. 525 ABBOTT STREET - DE412115 - ZONE CD-1 (COMPLETE APPLICATION)

Applicant: GBL Architects

Request: To construct a 10-storey Multiple Dwelling of 108 units with associated amenity areas, Retail and Restaurant space, parking and loading at grade and a partial basement.

Development Planner's Opening Comments

Paul Cheng, Development Planner, introduced the application for one of the 12 City owned sites at the corner of West Pender and Abbott Street for social and supportive housing. Mr. Cheng noted that the site is in a historical precinct and adjacent to the Sun Tower and Tinseltown mall development. The area was rezoned to CD-1 in 1990 as part of the International Village Development Proposal. Mr. Cheng described the zoning guidelines for the site. The proposal will have 108 units and as there are no other developable sites in the area a Text Amendment is required to address the shortfall of 120 social housing units. The Text Amendment is scheduled to go to Council in the fall. The application is for a 10 storey mixed-use building with ground floor retail and residential units above. Twelve of the units will be two bedroom units for women with children. Mr. Cheng noted that the application is seeking a conditional approval on the unit sizes. The applicant seeks a height relaxation for roof top

appurtenances which staff recommended. The applicant will be seeking LEED™ Gold certification or an equivalency. The application was unanimously supported by the Urban Design Panel. There are some minor design conditions for further refinement to the building and to the public realm interface. Staff consider the project to be exemplary. It is an example of how some of the social housing projects are surpassing market projects with architectural excellence while at the same time achieving a high standard of liveability.

Mr. Cheng reviewed the recommendations contained in the Staff Committee Report dated June 18, 2008. The recommendation was for support of the proposal, subject to the conditions contained in the Staff Committee Report.

Rob Whitlock, Senior Housing Officer, noted that under the Memorandum of Understanding (MOU) the site had been designated for social housing as part of the development of the north shore of False Creek. It is one of the sites fulfilling the 20% requirement established by City Council. The MOU states that the site on Abbott Street will be available for persons with mental illness or substance abuse problems who are referred by and connected to health and social services. Most units will be tenanted by core need singles with priority for singles living in the Downtown Eastside shelters and single room occupancy hotels and rooming houses. Atira's Women Resource Society was awarded the housing sponsorship for this site. Atira has been an experienced non-profit developer, builder and property manager for over 25 years in the city. The society currently operates 7 non-profit housing projects that serve the needs of women. Mr. Whitlock added that regarding the Operations Management Plan staff are seeking a simple augmentation of the submitted material with the information outlined in Condition 1.5 pertaining mainly to contact with the community.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarification was provided by Mr. Cheng:

- The application was not required to go to the Heritage Commission as the site is in the International Village district.
- Since there is a large expanse of roof that is surrounded by taller buildings, the applicant is being asked to provide an enhanced roof treatment.

Applicant's Comments

Stuart Lyon, Architect, noted that the application fits the neighbourhood guidelines and the site is entirely within the zoning by-law. All four sides of the site are useful, which allowed for more liveable units. The building was bent to allow for more corners that will allow for fresh air and daylighting. The corridors have windows at each end for daylight. There will be fourteen units on the typical floor plate plus twelve family units of two bedrooms on the south end of the building. Mr. Lyon stated that they are planning to achieve LEED™ Gold. The exterior materials include brick in reference to the brick in the neighbourhood. Mr. Lyon was concerned with Condition 1.1 as the masonry is being used as a skin on the building and will not be load bearing. He requested the Board modify Condition 1.1 by striking the word *strengthen* and replacing it with *clarify*. Mr. Lyon stated that the rest of the conditions were acceptable. He noted that they have had discussions with Engineering Services who were seeking more loading space and have come to a resolution by providing a Class A loading space and reducing the amount of retail space.

Ms. Abbott, of Atira Women's Resources Society noted that the society is celebrating 25 years this year. They operate 200 units across the mainland for women and children and manage another 4,000 units, which are mostly market housing, as well as some non-market housing.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarification was provided by the applicant team:

- The design of the project has no significant response to the Sun Tower.
- The building is a four sided building with no specific solar response.
- Sustainability measures include high level thermal insulation, daylighting and cross ventilation, green roofs, cistern for irrigation, low flush fixtures, and possible geothermal.
- The applicant is looking at a system that will take the heat out of the air as well as heat recovery from the units.
- The applicant will be seeking LEED™ Gold.
- The Council guidelines ask for masonry façades with vertical and horizontal modulation and staff are asking the applicant for some details so they can discern how that façade will be expressed.
- The Urban Design Panel supported the project in its existing form and several members thought the project was very successful in transcending from the old to the new. Some Panel members thought the height of the masonry parapet above the concrete was a little thin. The Panel thought it was a fairly elegant piece of design and didn't need much fine tuning.

Comments from other Speakers

Alex de Figueiredo sent a letter which was given out to the Board and the Advisory Panel as he was unable to attend.

Panel Opinion

Mr. Wall said the Urban Design Panel (UDP) supported the project, said that it was a good fit in the neighbourhood, that it was a piece of fabric that would enrich the city.

Mr. Tatomir commended the architects for their design. He felt the project would fit well into the area. He said he liked the canopy but felt a reflected treatment for the roof would be appropriate for some energy savings. Mr. Tatomir suggested adding some colourful umbrellas to the roof as a way to celebrate the women residents and improve the overlook from the Sun Tower. Mr. Tatomir recommended approval of the application.

Mr. Stovell said he liked the architecture. He said he would support the applicant's amendment to Condition 1.1 as he didn't think the Board should set up an overly literal interpretation of the Council guidelines. Mr. Stovell said he liked the contemporary expression of uniform cladding material and the modulation of the façade. He encouraged the applicant to make sure the expression was delivered with a high quality execution and materials as it will be an important outlook from the Sun Tower. Mr. Stovell added that he was very encouraged with the quality of the social housing projects that have come before the Board.

Ms. Maust thought it was a fantastic project with a modern expression. She thought the Heritage Commission wouldn't want the Council guidelines taken too literally regarding the masonry façade which could create a very heavy building. Ms. Maust added that she supported the application.

Ms. Nystedt supported the application with the prior-to conditions. She also agreed to the applicant's suggestion to amend Condition 1.1. Ms. Nystedt noted the letter from the member of the public expressing concern that there would be a 1,000 beds within a one mile radius and that a ghetto was being created in the area. Ms. Nystedt thought the building would not look like a ghetto and fully supported the project as she thought it was very well designed.

Mr. Hung commended the architect on the beautiful design. He thought it was modern and would look very good next to Tinseltown. Mr. Hung recommended approval of the application.

Board Discussion

Ms. French made a motion to approve the application with a slight amendment to Condition 1.1. She noted that staff had felt they had to work within some older Council guidelines. In the context of the UDP's strong support of the application and the unanimous feeling of the DPB Advisory Panel, Ms. French noted that directly across the street is a new development that is going to be highly modern. She added that she was pleased that the Board had the ability to be flexible about the guidelines. She thought it was a fabulous design and thought the conditions had addressed the subtle changes suggested by the UDP.

Mr. Ridge supported the motion and Ms. French's amendment and commended the applicant. He said it was reassuring to see such high quality in the supportive housing projects.

Mr. Timm supported the motion. He said he appreciated the comments from the architect regarding the design intent as it helped clarify what he was trying to do relative to the guidelines recognizing that staff are constrained by the design guidelines. Mr. Timm agreed with Ms. French that the development of the International Village had progressed to the point that this new context should be taken into consideration in evaluating the design. He thought the Board had moved on from design guidelines that were written without much in the way of context except for heritage buildings. He said it was not a commentary on staff's interpretation of the guidelines. Mr. Timm added that the building would be a transition between the Sun Tower and Tinseltown and he appreciated what the architect had done.

Motion

It was moved by Ms. French and seconded by Mr. Ridge and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE412115, in accordance with the Staff Committee Report dated June 18, 2008, with the following amendments:

Amend Condition 1.1 to read;
design development to *clarify* the masonry expression.

Amend the Technical Analysis table on Page 3 of the Staff Committee Report by deleting the entry under Parking - Permitted (Maximum).

5. OTHER BUSINESS

None.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 6:05PM.

L. Harvey
Assistant to the Board

C. Warren
Chair