

**MINUTES****DEVELOPMENT PERMIT BOARD  
AND ADVISORY PANEL  
CITY OF VANCOUVER  
JULY 19, 2004**

**Date:** Monday, July 19, 2004  
**Time:** 3.00 p.m.  
**Place:** Committee Room No. 1, City Hall

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**PRESENT:****Board**

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

**Advisory Panel**

D. Chung Representative of the General Public  
G. Chung Representative of the General Public  
B. Haden Representative of the Design Professions (Urban Design Panel)  
C. Henschel Representative of the General Public  
E. Mah Representative of the Development Industry  
K. McNaney Representative of the General Public

**Conflict of Interest**

J. Hancock Representative of the Design Professions  
J. McLean Representative of the Development Industry

**ALSO PRESENT:****City Staff:**

M. Mortensen Project Facilitator  
M. B. Rondeau Development Planner  
P. Pinsker [Parking & Development Engineer](#)  
[M. Thomson](#) [City Surveyor](#) [Planning](#)

**2228 West Broadway**

J. Hancock Hancock Bruckner Eng & Wright  
S. Chandler Chandler Associates  
J. McLean Developer

**Recording Secretary:**

V. Guthrie Raincoast Ventures

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1. MINUTES

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

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of July 5, 2004 be approved with correction to page 13, paragraph 2, line 4 to strike 'was' and insert 'be'.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 2228 WEST BROADWAY – DE407977 – ZONE C-3A (PRELIMINARY APPLICATION)

Applicant: Hancock Bruckner Eng & Wright

Request: To construct a mixed-use building comprising a drug store, grocery store, and retail uses at grade with 134 dwelling units above, all served by three levels of underground parking.

Development Planner's Opening Comments

Mary Beth Rondeau, Development Planner, introduced this application and design drawings and described the site location in the context of the surrounding neighbourhood. She noted that the proposal was to house two major retail units: London Drugs comprised of approximately 34,000 square feet including display floor area and offices for staff, and a grocery store of approximately 22,000 square feet on the ~~westerly end~~ ~~sloped side~~ ~~west~~ of the site.

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It was noted that the size of the retail remained an issue for the neighbourhood. It was added that Council at its July 7, 2004 meeting had ~~suggested~~ ~~adopted~~ a policy that imposed a 10,000 sq.ft. a cap on individual retail stores of the retail size in this sub area of Broadway/Arbutus for future applications, ~~except for a 30,000 sq.ft. limit for grocery or drug stores, and also making an exception to the retail 30,000 sq.ft. limit for this development application~~ in accordance with **Council's resolution which states:**

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**THAT the "Broadway-Arbutus Proposed Policies" be amended to limit individual store sizes to a maximum of 10,000 square feet (929 m<sup>2</sup>), except for grocery or drug stores which are limited to 30,000 square feet (2,787 m<sup>2</sup>), except that the project at Broadway and Vine (2256 West Broadway) may be considered as currently proposed; and**

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**THAT the "Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines" be amended to limit the single unit or strata lot size for retail and other commercial uses to a maximum of 10,000 square feet (929 m<sup>2</sup>), except for grocery or drug stores which are limited to 30,000 square feet (2,787 m<sup>2</sup>).**

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Ms. Rondeau reviewed the recommended conditions in the report to: ensure the non-amalgamation of the two retail units; provide traffic calming measures at key intersections to keep traffic on Broadway; provide secured staff parking for employees of the retail units, and free customer parking; provide for additional loading to meet ~~by-law~~ ~~Code~~ requirements; shift the ~~wea~~ eastern most residential mid-rise component further ~~block~~ to the east; include a landscape setback on the lane edge in response to the significant loss of trees on the site; improve the lane

elevation and interface; retention of three Maples trees on Vine; redesign the treatment of the corner plaza to provide a connection with the street design development; and provide a stronger entry to the grocery store.

Concerning building height, it was clarified that the highest point of the building was 78 feet, at the southeast corner of the easterly mid-rise. While guidelines suggested a maximum height of 70 feet, the overage was not considered significant given the view impacts that would likely result from redistribution/relocation elsewhere on the site of that the approximately 6,000 square feet of volume contained within the extra eight feet of height ~~could be redistributed in the design~~.

Ms. Rondeau reviewed the shadow and guideline massing overlay and noted that the building proposal had generally less massing than the guidelines considered allowable. She added that the project would be built to achieve sustainable building features, ~~with and indicated the staff recommendations that~~ attention to be given to storm water retention, solar shading and landscaped roofs. Ms. Rondeau noted that the staff recommendation was for approval in principle of the preliminary development application, subject to the conditions contained in the June 23, 2004 report.

#### Questions/Discussion

Ms. Rondeau and other Staff members provided the following comments in response to questions from the Board:

- While the proposal for the north-south lane is to make it unidirectional there is a possibility to close it off to east-west lane access.
- If the height ~~was were~~ reduced to 70-feet the volume could be recaptured in the rest of the building.
- The clerestory windows (canted lid on roof) would remain to hide the elevator penthouses.
- If the drug store tenant was required to stay within the 30,000 sq. ft. policy established by Council, it is possible to cut out some of the mezzanine and retail display areas.
- ~~The C-7 zoned siteing~~ across the lane to the south was expected to remain undeveloped, ~~however-but where older blocky forms exist C-7~~ would allow a height of 60 feet.
- ~~The triplex at Vine had an outright height of 40 feet and up to 45 feet with relaxations.~~
- The required/proposed building setback for residential use is 15 feet off the property line on the rear yard, although balconies project into this and will need redesign.
- In regard to Condition 1.2, the developer ~~was~~ to absorb the costs that TransLink could not meet.
- Although extensive study had been done in consideration of traffic impact, it was ~~acknowledged agreed~~ that there ~~may might~~ be more mitigating factors to consider in regard to the traffic issues.
- The route recommended for commercial trucks was to enter at Vine and turn left on to the lane, reverse into loading bays and then proceed out along the lane in an easterly direction, to Yew Street ~~to the east~~.

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- The drug store tenant has responded to the public concerns and provided ample parking even though they do not agree that it is necessary. Compared to similar retail stores, this store is on a busy arterial route and it is well serviced by transit.
- It was the intention of Condition 1.1 that none of the proposed all-retail spaces ~~not~~ be amalgamated.
- The intention of Council's decision on July 7, 2004, was to allow consideration of the project ~~as submitted to proceed under the rules in place when the application was made.~~
- Information on the classifications of loading spaces, noting that the lane accommodates a wheelbase of 12 metres.
- In reference to Appendix H, page 14 of the Staff Committee Report dated June 23, 2004, the height relaxations noted therein were policy, which augments and does not conflict with bylaws and existing guidelines that reference consideration of view impacts.

### Applicants

Mr. McLean reviewed the changes that had been made to the design after extensive public consultations and opinion surveys had been conducted. He advised that the massing had been totally revised in response to ~~advice comments~~ from the Urban Design Panel, and discussed efforts to mirror the architectural character of neighbouring buildings. Mr. McLean indicated concern that if the height ~~were was~~ reduced the blocks would get bulkier and not achieve the step-down to the west.

Mr. McLean noted that the retail selling area of the drug store was under 30,000 sq. ft. and noted that the store manager would control the timing of deliveries. He added that larger square footage was required to accommodate circulation constraints resulting from site configuration that compromised efficiency of due of the jogs in the floor plate.

Mr. Hancock, Architect, noted that he was satisfied the applicant could address all conditions relating to the design s recommended by the Staff Committee, adding that they ew would improve the project.

Mr. Chandler, Architect, discussed the barrier free intent of the design, and advised that the building interior was larger to accommodate a higher degree of private interface between health professionals and customers and to increase the size of aisles to ease circulation.

### Questions/Answers

In response to questions, Mr. McLean provided information regarding the sizes of the Broadway/Cambie (20,350 sq. ft.) and the Kerrisdale (23,260 sq. ft.) stores, noting that this application was for a sale/display area of 26,800 sq. ft. The Board discussed the advisability of the conditions recommending for an operations management plan and a working proposition for timing on deliveries. It was clarified that the By-law would require one Class B space to accommodate ~~would accommodate~~ residential moving uses, but and that the project would be providing ~~provide~~ Class A spaces adjacent each to elevators as an alternative to that requirement.

The applicant confirmed that there would be no more than three semi-trailer trucks per day, adding that, ~~while~~ he could not foresee what would happen in 20 years, there was no intention to amalgamate any of the retail spaces. It was added that the project was designed so that the space could be modified in future redeveloped for use by smaller retail units. Mr. McLean noted the preference of the client for a 'purpose-built' project, as the constraints of going into an existing

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building were extensive. He also advised that there were no plans to close the Broadway/Cambie store.

**Other Speakers:**

The following speakers were opposed to the application:

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- Veronica Ross
- [Steve MacFarlane](#)
- [Doreen Bellamy](#)
- [Stella Chapman](#)
- [Greg Booth, Kitsilano Resident's Association](#)
- [Robert Brown](#)
- [John Michas](#)
- [Warren Hiebert](#)
- [Mandy Barber](#)

Reasons for opposition and suggestions for improvement included:

- ~~concern~~ ~~resident at Vine and Broadway expressed concern~~ regarding project size, height, traffic, building aesthetics, and the day-to-day running of the business.
- ~~a~~ As a destination location, ~~she suggested that~~ the scale of the retail store should be limited to 30,000 sq. ft. or less and ~~that~~ the height should be lowered to preserve existing buildings' views.
- ~~concern about~~ Ms. Ross opposed the project primarily because of increased traffic ~~to in~~ the area;
- ~~and also suggested that~~ the building ~~will would~~ take on a 'strip mall' characteristic if the glazing to the retail ~~were is~~ not transparent to allow views to the interiors;
- ~~recommend~~ ~~Other suggestions included:~~
  - non-obtrusive night signage and lighting;
  - more greenery on street level;
  - recycle / trash pick-up times during regular business hours; and,
  - design the drug store to be friendly and inviting despite its large size.
- ~~concern regarding the height and density of the buildings, and concerning privacy and view issues;~~
- ~~suggest the height of the blocks be reduced to 5, 4, and 3 storeys respectively to maintain views of the north shore mountains;~~
- ~~the drug store as a destination 'big box' retail outlet does not respond favourably to the livability of the area.~~
- ~~concern regarding the public consultation process, exceptions to floor space ratio (FSR) requirements for the project, the size of the project relative to similar projects, the proposed traffic calming measures, and the height and density of the building;~~
- ~~concern regarding traffic impacts on Yew Street which is the area's designated bike route;~~
- ~~concern about the large size of the retail space;~~
- ~~dismayed that Council did not impose new size guidelines to the project. 10,000 sq.ft. would be preferable, or a minimal reduction to 30,000 sq.ft.;~~
- ~~the height does not relate to the pedestrian scale – prefer the old policy range of between 30 – 50 ft. and at a minimum would like to keep the height within the range of new height rules for buildings in the area (70 ft.);~~
- ~~request for relaxations not supported;~~
- ~~such a large revenue generator could support larger public amenity;~~
- ~~do not support the precedence the project establishes for future buildings;~~
- ~~concern about truck traffic and traffic impacts;~~
- ~~need for provision of high quality widows;~~
- ~~a water feature in the plaza would benefit public space;~~
- ~~planted trees need to be as large as possible;~~

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- concerns about loading, the proposed use of the lane, odours, and how organics are stored before removal;
- recommend the loading be located underground or some screening provided to loading, recycling and garbage areas;
- concerns about the need to preserve the neighbourhood character;
- the limited setback creates privacy issues for residents on Vine Street;
- landscaping is too limited, a dense allee of trees should be planted on Vine street and public seating should be provided to enhance the street level pedestrian experience;
- street parking is severely limited in the area due to non-residential use and needs to be designated as resident only parking;
- keep employee parking in the development parking lot;
- pedestrian friendly lighting should be used (i.e. as at Arbutus and 12<sup>th</sup> Avenue);
- opposed to relaxation for commercial parking;
- further consideration should be given to on-street parking and traffic conditions.
- concern about traffic in the lane, obstruction of significant views to the north, and safety issues related to hours of business.

Barbara Pringle noted significant changes in the design from its preliminary concept and suggested further improvements, including:

- more development of the plaza;
- address the awkwardness of access to the grocery store for mobility challenged individuals;
- a comprehensive traffic plan should be completed before the final DP is approved.

The following speakers supported the application:

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~~Mr. Beasley inquired of the applicants whether the display area of the drug store would be larger than other similar stores. Mr. McLean responded that the square footage was necessary to accommodate the layout of the aisles, other commercial/retail units, and the elevator shafts on the front of the building.~~

~~Mr. Rudberg queried whether reducing the height of the building would result in a redistribution of units and floor area. The applicant responded that it would be unlikely that the number of units would be reduced.~~

- Valerie York
- Kathleen Moorby
- Mari-lynn Abbott
- Howard Young
- Allan Isard
- Christina Stone
- Roland Tanglao
- Rob Mackay Dunn
- Michael Brown
- Renzo Pederzani
- Lolly Bennett
- Cathy Battye
- Mary Moore
- Lorraine Adamic

Comments in support included:

- resident of 1429 West 7<sup>th</sup> Avenue, supported the proposed project, noting that the building design responded to the concerns of the neighbourhood with landscaping and underground parking;

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- ~~She added that~~ grocery and drug stores ~~are were~~ welcomed additions to retail services in the community and ~~will would~~ encourage pedestrian traffic thereby assisting in revitalization of the area;
- the design incorporates ample parking and space for handicap access;
- the outdoor courtyards and the mix of condos and retail are sensitive to the area;
- the project responds with sensitivity to the neighbourhood;
- the development as designed will make a positive difference to the area;
- it is located on a major transit route and is ideal for residential and retail use;
- the design is in keeping with the image of the tenant;
- the project will meet the retail needs of the community;
- appreciate the developer/community consultations;
- the vitality of the neighbourhood will be enhanced;
- support for the density and pedestrian aspects of the project;
- no objection to increased traffic in the area;
- the project is bicycle friendly and easily accessible;
- the project is an improvement on what presently exists;
- the applicant is receptive to concerns;
- it is a well planned development that will continue the ambiance of Arbutus Walk;
- many residents will be able to get there with ease;
- neighbourhood parkette or plaza will be a place of community gathering;
- appreciate green roofs for the environmental health of the neighbourhood;
- the tenant will provide screening for health conditions and flu shots;
- retail aisles will be wider to accommodate walkers, etc., and will have a consultation room for tests and medication counseling;
- pedestrian friendly traffic light for Yew and Broadway for people who are scared to cross the busy street;
- the proposed retail stores will benefit the community.

~~Steve MacFarlane, local resident, expressed concerns regarding the height and density of the buildings, and concerning privacy and view issues, and suggested that the height of the blocks be reduced to 5, 4, and 3 storeys respectively to maintain views of the north shore mountains. His further concern related to the drug store as a destination 'big box' retail outlet that did not respond favourably to the livability of the area.~~

~~In response to a query from the Board, Ms. Rondeau clarified that an existing neighbouring parking lot and the Telus building were in a C7 zone (allowing 4 storeys) while the co-op was in GD 1 with a higher height allowed. She indicated that other sites to the north would be unlikely to achieve 60 feet.~~

~~Letters from residents of 2228 Marstand Avenue were received at the meeting: Marie de Melo, Suite 407, The Solo; the resident of PH 10; and, Olivia Hung Suite 511. As well, the Chair indicated that an e-mail had been received from Michael Agnew who was not able to attend.~~

~~Doreen Bellamy expressed concern regarding the public consultation process, exceptions to floor space ratio (FSR) requirements for the project, the size of the project relative to similar projects, the proposed traffic calming measures, and the height and density of the building.~~

~~Barbara Pringle, resident of 8<sup>th</sup> Avenue and Yew, noted significant changes in the design from it's preliminary concept and suggested further improvements, including:~~

- ~~more development of the plaza;~~
- ~~address the awkwardness of access to the grocery store for mobility challenged individuals;~~
- ~~a comprehensive traffic plan should be completed before the final DP is approved.~~

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The Chair reminded those at the meeting that a preliminary approval was currently under consideration. In answer to a question from Mr. Beasley the applicant clarified that there would be stairs and lift change in grade for both major tenants.

Kathleen Moorby, resident at 12<sup>th</sup> Avenue and Yew Street, supported the project noting her pleasure at having participated in the public consultation. As someone who had to use a car, she noted the design incorporated ample parking and space for handicap access, and suggested that outdoor courtyards and the mix of condos and retail were sensitive to the area.

Stella Chapman, resident of mid block between 7<sup>th</sup> Avenue and 8<sup>th</sup> Avenue, expressed concern regarding traffic impacts of the project on Yew Street, which was the area's designated bike route. She also expressed concern regarding the large size of the retail space.

Greg Booth Kitsilano Resident's Association, submitted a letter and diagrams in opposition to the project. Concerns expressed included:

- dismay that Council did not impose new size guidelines to the project, noting that 10,000 sq. ft. would be preferable, or a minimal reduction to 30,000 sq. ft.;
- height does not relate to the pedestrian scale; prefer the old policy range of between 30 — 50 feet and at minimum would like to keep height within the range of new height rules for buildings in the area (70 feet);
- request for relaxations to be eliminated;
- such a large revenue generator could support larger public amenity;
- did not support the precedence the project established for future buildings;
- truck traffic and traffic impacts as far as MacDonald, 16<sup>th</sup> Avenue or Point Grey Road;
- need for provision of high quality windows;
- a water feature in the plaza would benefit public space;
- planted trees need to be as large as possible.

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Mr. Booth responded to a question from the Board and confirmed that the Kitsilano Resident's Association would like to be involved in the event that there was an accord for the project.

Robert Brown, representing 2270 West 10<sup>th</sup> Avenue immediately adjacent between 10<sup>th</sup> Avenue and the lane, expressed concerns related to loading, the proposed use of the lane, odors, and how organics were stored before removal. He noted that further consideration needed to be given to the loading area and suggested that it be located underground or that some screening be provided to loading, recycling and garbage areas.

John Michas, owner of 2515 Vine Street, provided written commentary and drawings and voiced concern regarding the need to preserve the neighbourhood character. Comments included:

- the limited setback creates privacy issues for residence on Vine street;
- landscaping is too limited, a dense alley of trees should be planted on Vine street and public seating should be provided to enhance the street level pedestrian experience;
- street parking is severely limited in the area due to non-residential use and needs to be designated as resident only parking;
- keep employee parking in the development parking lot;
- suggestion that pedestrian friendly lighting be used (i.e. as at Arbutus and 12<sup>th</sup> Avenue);
- such a large revenue generator could support larger public amenity; and
- did not support the precedence the project established for future buildings.

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Mr. Rudberg inquired if street lighting could be extended at the applicant's expense, to which the applicant responded that lighting would be accommodated.



Mari-lynn Abbott, resident of 307, 1189 Main Street, endorsed the project and expressed concern as a mobility challenged person to the ease of access and concentration of retail stores. She noted that the project responded with sensitivity to the neighbourhood.

Howard Young, resident of 4131 Crown Crescent, supported the development as designed and believed that it would make a positive difference to the area. He noted that it was located on a major transit route that was ideal for residential and retail use.

Allan Isard, resident of 2229 Maple Street, supported the proposal in view of senior's issues. He cited the need for a grocery store in the neighbourhood that was within walking distance for seniors. Further he considered that the design of the front of the building was in keeping of the image of the tenant.

Christina Stone, resident of 1979 Waterloo, voiced support of project that would meet the retail needs of the community. She was in favour of the developer / community consultations and it was her opinion that the vitality of neighbourhood would be enhanced.

Roland Tanglao, resident of 12<sup>th</sup> Avenue and Yew, was in support of the density and pedestrian aspects of the project. He appreciated being part of the public consultation and City planning process and had no objection to increased traffic in the area.

Rob Mackay-Dunn, local resident, expressed his excitement about the proposal suggesting that it would bring new life in the neighbourhood. He noted it was well situated on a bus line and was easy to walk to.

Michael Brown, resident of 522 Moberly Road, False Creek, spoke in support of the project noting that it was bicycle friendly and easily accessible.

Renzo Pederzani, resident of 2188 West 15<sup>th</sup> Avenue, supported the project as an improvement on what presently existed.

Warren Hiebert, resident and representative of 21 residents at 2355 West Broadway, acknowledged City staff for their assistance, expressed concern regarding the reduction of the development size, and suggested that no relaxations be given for commercial parking requirements. He urged that further consideration be given to on street parking and traffic conditions and noted that he and his Strata Council did not support the project.

Lolly Bennett, resident of 2305 West 10<sup>th</sup> Avenue at Vine, indicated her pleasure with the receptiveness of the applicant to her concerns. She noted that her personal worry was in relation to the location of her residence and the impact of increased lane traffic.

Joan McIntyre, Market Researcher for the applicant, reviewed the positive results of a survey of 400 in the immediate area and of 200 at a further distance, showing support for the project as follows:

- multi use and widespread support of the proposed retailer, London Drugs;
- walking would be the most popular way to access the retail stores;
- pleased to see something else on the ICBC site; and
- receptive to incorporation of design in keeping with Arbutus Walk and tiered nature of the height, providing interest while maintaining view corridors.

Ms. Chung asked for clarification of the market survey area, the response rate, population, and how people were approached. Ms. McIntyre described the larger area as being from between Granville and Alma, and the immediate boundaries of Arbutus to Larch between 7<sup>th</sup> and 10<sup>th</sup>. The market research was based on industry standards and higher.

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Gathy Battye, Wellness Coordinator at 2799 Yew Street, provided written comments and spoke for the seniors residing at the O'Keefe. She noted their support of the project, specifically noting:

- it is a well planned development that will continue the ambiance of Arbutus Walk;
- many residents will be able to get there with ease;
- neighbourhood parkette or plaza will be a place of community gathering;
- appreciate green roofs for the environmental health of the neighbourhood;
- tenant would provide screening for health conditions and flu shots;
- retail aisles will be wider to accommodate walkers, etc. and will have a consultation room for tests and medication counseling; and.
- pedestrian friendly traffic light for Yew and Broadway for people who are scared to cross the busy street.

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Mary Moore, resident of Arbutus Walk area, voiced her support and was impressed by the public consultations held by the developer and City. She noted her concerns related to traffic impacts.

Lorraine Adamic, residing within 2 blocks of Maple and Broadway (Home Depot project), was pleased that grocery stores in the area were closing and suggested that the proposed retail stores would be of benefit to the community.

Mandy Barber, resident of 2181 West 10<sup>th</sup> Avenue, expressed concerns in regard to traffic in the lane, the obstruction of significant views to the north, and safety issues related to hours of business. There was some question as to the nature of the grocery store, and Ms. Barber noted that a Buy-Low would be preferable to meet seniors' needs.

Joan McIntyre, Market Researcher for the applicant, reviewed the positive results of a survey of 100 **individuals** in the immediate area and of 200 **individuals** at a further distance, showing support for the project as follows.:

- multi use and widespread support of the proposed retailer, London Drugs;
- walking would be the most popular way to access the retail stores;
- pleased to see something else on the ICBC site; and
- receptive to incorporation of design in keeping with Arbutus Walk and tiered nature of the height, providing interest while maintaining view corridors.

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Ms. Chung asked for clarification of the market survey area, the response rate, population, and how people were approached. Ms. McIntyre described the larger area as being from between Granville and Alma, and the immediate boundaries of Arbutus to Larch between 7<sup>th</sup> and 10<sup>th</sup>. The market research was based on industry standards and higher.

Letters from residents of 2228 Marstand Avenue were received at the meeting: Marie de Melo, Suite 407, The Solo; the resident of PH 10; and, Olivia Hung Suite 511. As well, the Chair indicated that an e-mail had been received from Michael Agnew who was not able to attend.

In response to a query from the Board, Ms. Rondeau clarified that an existing neighbouring parking lot and the Telus building were in a C7 zone (allowing 4 storeys) while the co-op was in CD-1 with a higher height allowed. She indicated that other sites to the north would be unlikely to achieve 60 feet.

Mr. Beasley inquired of the applicants whether the display area of the drug store would be larger than other similar stores. Mr. McLean responded that the square footage was necessary to accommodate the layout of the aisles, other commercial/retail units, and the elevator shafts on the front of the building.

Mr. Rudberg queried whether reducing the height of the building would result in a redistribution of units and floor area. The applicant responded that it would be unlikely that the number of units would be reduced.

Mr. Rudberg inquired if street lighting could be extended at the applicant's expense, to which the applicant responded that lighting would be accommodated.

The Chair clarified that hours of operation were dealt with by the City's licensing department and thanked all the speakers for their comments.

**Advisory Panel Opinion**

Mr. Haden, Urban Design Panel (UDP) Chair noted that the initial design of the project had not been approved at the UDP's first review and commended the applicant for re-examining the fundamentals of the scheme in the second review, which was well received. Major issues at the second review related to the lane and retail storefront treatments.

Mr. Haden offered the following comments in regard to the project:

- the lane improvement was largely addressed by Condition 1.5; recommendation for the addition of the phrase, 'by scaling down the building at the lane edge';
- there is need for further discussion about the detail design of the loading docks to address acoustical as well as visual issues;
- in regard to the retail street edge, the quality is affected somewhat by interior design; suggestion that the section in Condition 1.6 regarding *expansive butt glass windows* be deleted, and allow architectural discretion to provide variety in glazing opportunities;
- increased densifications and increased retail usages on bus routes or major transit corridors are a good principles and should be encouraged;
- while traffic issues are being addressed by a management accord, from a pedestrian safety point, [vehicular] access to the project from Broadway should not be encouraged;
- in respect to height and density the maximum density had been established by Council policy on zoning; this massing is appropriate to the neighbourhood conditions and works fairly well;
- urban space at Broadway and Vine needs to be treated more than as a small square pocket at the corner and could be more dynamic, with the use of appropriate street furniture, as an integrated space with linkage to indoor space and appropriate uses; issues of sunlight access and acoustic protection from Broadway need to be addressed; and,
- in regard to the size of the store, impacts would not be substantially different for 36,000 sq. ft. versus 30,000 sq. ft. recognizing the core principle that the applicant has the right to have the application considered under the zoning at the time of application.

Mr. Haden recommended approval of the application.

Mr. Mah acknowledged the public feedback. He stated that the size of the drugstore was defensible and accepted that it would be similar to the Kerrisdale store in size of retail merchandizing shelf space and product selection. ~~merchandizing.~~ He did not support the restriction of the amalgamation of smaller retail spaces with either the grocery store or drug store and supported the proposed height. Mr. Mah expressed confidence that Condition 1.2 addressed traffic issues, and that Conditions 1.7 and 1.8 addressed an increased setback on Vine and the provision of a larger plaza. Mr. Mah thought the project to be attractive, and strongly supported its approval.

Mr. Chung recommended approval and noted that further traffic refinements could be addressed as the project advanced in the approval process. It was his preference for a pedestrian activated traffic light at Yew, and he found the wording in Condition 1.1 to be too restrictive in not allowing the store to ever expand. Mr. Chung voiced approval of the design and did not agree that it would be considered a destination 'big box' store. Further he noted it was prudent to ensure a good neighbour agreement and suggested that signage be designed to respect the neighbourhood.

Mr. McNaney commented on the development site that the area had been under with recent changes to the Broadway/Arbutus area. He noted that this project was his vision of a great transition from the higher commercial use to the lower-key residential retail in Kitsilano. It was his opinion that the project had earned its extra density and that the public amenities were conducive to meeting the needs of a community meeting place. Mr. McNaney commended the project for its accessibility to public transportation, adding that views had been well accommodated and that the design was creative, compatible with the character of the new residential neighbourhood to the south—and sensitive to siting issues. Some concern was expressed regarding the protection of the bike route and pedestrians, as well as concerning the transparent nature of the glazing elements of the retail components.

Mr. Henschel expressed concern regarding possible traffic impacts on the immediate neighbourhood and encouraged the development of a traffic plan. He added that the increased FSR and overall resolution of massing was supportable, noting that an increase in the size of the plaza would benefit the project and the community. Mr. Henschel suggested that the use was beneficial to the neighbourhood and that the extent of public amenity earned the relaxations.

Ms. Chung advised that she was familiar with a similar development on 42<sup>nd</sup> Avenue where a community-based store was quickly turned into a big conglomerate. She commented that it was unfortunate that the project was not more sensitive to the immediate neighbours and was empathetic with neighbours in regard to the obstruction of views and traffic congestion issues. Ms. Chung further advised that there could be better access from an entrance off Broadway but supported the project with reservations.

#### Board Discussion

Mr. Beasley noted that this was a preliminary application and therefore afforded good opportunity to work through the issues stated at the meeting through the complete full-development permit application process. He voiced appreciation for the public input and for the applicant team that was interested in and had responded to their concerns.

Mr. Beasley then addressed general issues as follows:

- In regard to the size of the drug store retail space beyond 30,000 sq.ft., he ~~remained found it convincing convinced that that~~ it was in response to inefficiencies ~~but and~~ indicated that he would like to see documentation detailing accessibility and other customer circulation improvements to the drug store.
- The term 'big box' did not apply to the project because the retailers were providing merchandise that was needed in the community; for example, medications and groceries.
- If the height of the building ~~were was~~ reduced it would not be realistic to expect density to be similarly reduced. Most of the building stood at three storeys or less and responded well to the neighbourhood buildings. The views were protected as much as possible and the proposed massing and height ~~height~~ was ~~seemingly~~ the right balance, subject to provision of a more -A gentle relationship with the historic building on Vine, ~~should be established~~.
- Traffic conditions should conclude with reference to dialogue with local residents from all sides of the project.
- An operations and construction management plan accord ~~needed~~ to be drafted between retail operators and residents dealing with timing, noise, loading, unloading, and other relevant issues.

- Setbacks, more landscaping, and lighting [along Vine Street also needed more were timely issues to attention mention.](#)
- Engineering should begin to think about whether the whole community needs a traffic study, particularly to address questions of reserved [resident](#) parking along the street.
- The development team and staff were requested to give some thought to subtle issues such as: exterior lighting, landscape details, and the gentleness of lane facades, etc.
- Condition 1.1 is essential. It is not Council's intention to ever allow amalgamation of the larger retail units.

Mr. MacGregor commented that the feedback from the delegations had been helpful, noting that opposition was around issues that could be fixed by further development [refinement as the project proceeds to complete development application processes.](#) In reference to the Telus site [to the south](#), he cautioned that it should not be assumed that it would remain vacant. Mr. MacGregor added that the three towers providing gaps in the massing were a resourceful solution to what could have been a solid block, and noted that the project's location on a major transit corridor met with Vancouver's principle [planning](#) guidelines.

Mr. MacGregor offered that conditions put forward by staff were excellent in dealing with the issues. He requested that London Drugs provide information regarding how concerns with handicap access and the comfort of customers would be addressed [in the interior store configuration to justify the increased floor area](#), and recommended that an operational plan for construction and operations be provided to the general satisfaction of the [General](#) Manager of Engineering [Services](#). [He also requested that staff consider retail space transparency from the street and consider, in review of a complete development application, a suitable condition.](#)

**[Request of Staff](#)**

~~Staff was requested to keep the following condition in mind for the final DP application: "as part of a complete Development Application a condition be placed upon the development permit to ensure that solid or opaque merchandise display does not occur in the retail storefront windows."~~

Mr. Rudberg noted that, given that this was a preliminary application, the Board would review the project again. Design development issues to be addressed in the future included:

- documentation on what drives [and warrants](#) the extra [drug store](#) floor area [\(i.e., in excess of 30,000 sq.ft.\)](#), such as floor plans showing aisle widths, consultation room(s), etc., ensuring that the extra density would make it a better store;
- development to the corner plaza area to make it larger, more usable, and visible; and,
- traffic control issues should not be specified at this point of the process; only through discussion by affected parties can measures be identified that will protect adjoining neighbourhoods; it is not the City's intent to provide a larger or more general traffic plan at this time.

[The](#) Chair [Scobie](#) commented that sites on a commercial lane with residential on one side were some of the most problematic projects to come before the Board. He noted how the development process could be driven by details, and advised that the public consultations had precipitated the necessity of reviewing the rezoning and dealing with issues at an earlier point in the process. Further, he noted that, while density was a recurring issue in developments, [permitted density #](#)

had generally been going down in the City. The applicant was encouraged to aggressively pursue the improvement of the plaza design and to work on [an appropriate](#) ~~the~~ signage strategy to assist the neighbourhood to maintain its small scale, pedestrian-oriented character. He commented that whatever the applicant could do to increase the user-friendliness of the store would be appreciated.

**Motion**

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

THAT the Board APPROVE [IN PRINCIPLE](#) Preliminary Development Application No. 407977, in accordance with the Development Permit Staff Committee Report dated June 23, 2004 with the following amendments:

Amend 1.1 to read:

Arrangements to the satisfaction of the Director of Legal Services and the Director of Planning to not expand or consolidate the proposed drug store, **grocery store, or other separate retail units** and to retain the major retail units generally as proposed in this submission.

Amend 1.2 to read:

Arrangements to the satisfaction of the Director of Legal Services and the General Manager of Engineering Services **in consultation with local residents** for provision of the following street and traffic modifications, listed as a) through g) inclusive, noting that the Developer / Owner of the site shall bear 100% of the cost of these items, wherever TransLink funding is not available.

Amend 1.2 b) to read:

**adequate and effective** traffic calming measures restricting access to and from the lane south of Broadway between Yew Street and Vine Street as follows:

- northbound Vine Street to eastbound lane;
- westbound lane to southbound Vine Street;
- northbound Yew to westbound lane;
- eastbound lane to southbound Yew Street;
- **other measures as necessary including mitigating effects on adjacent residential units (light, noise, etc.);**

Amend 1.2 c) to read:

modification **in consultation with abutting owners/tenants** to the 12' lane east of Vine from 10<sup>th</sup> Avenue north to make it operate unidirectionally to minimize the effects from traffic visiting the **site or to block it off from the east west lane to the north.**

Amend 1.2 f) to read:

**adequate and effective** traffic calming north of Broadway, including curbside signage, traffic circles or diverters on Yew and Vine Streets;

Add item 1.2 g):

**other measures as may become apparent through the public review.**

Amend 1.5 to read:

Design development to improve the lane **façade design and** interface by providing a landscaped setback, and by scaling down the building **at the lane edge.**

Amend **Note to Applicant** in 1.6 to read:

More retail units should be provided at the street level with doors onto the street. This can be achieved by adding at least one retail unit (can be 12 ft. deep) to the Broadway frontage, and by raising the floor level across the Vine Street frontage,



preferably with small-scale retail units or the grocery store 'Bistro'. Shop fronts should be improved through:

- emphasizing small scale shop fronts ***through varied architectural detail for distinct interior uses even if those spaces are part of the same tenancy,***
- architectural integration of glass weather protection, and
- specialty design detailing of column and window curbs.

Amend **Note to Applicant** in 1.7 by adding a new first bullet:

This can be achieved by providing:

- ***further consideration of the scale of the open space vis á vis appropriate pattern of tables, chairs and other seating,***

Add Condition 1.12:

***drafting and submission of a construction and operations management accord between the two large retailers and local residents and businesses, to the satisfaction of the General Manager of Engineering and Services;***

Add Condition 1.13:

***Inclusion, in the infrastructure requirements, street and sidewalk lighting and landscaping on Vine Street south of Broadway to match those of Arbutus Walk;***

Add Condition 1.14:

***design development to arrange the commercial layout and take other measures so windows will remain transparent along the Broadway sidewalk.***

Amend Appendix A.1.8 to read:

Provision of Class **B** bicycle racks along West Broadway and Vine Street and to be noted "Final location to approval of City Engineer".

**CARRIED UNANIMOUSLY**

**4. OTHER BUSINESS**

None.

**5. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:00 p.m.

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V. Guthrie  
Recording Secretary

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F. Scobie  
Chair

