

Date: Monday, March 29, 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  
T. Timm Deputy City Engineer

**Advisory Panel**

B. Haden Representative of the Design Professions (Urban Design Panel)  
J. McLean Representative of the Development Industry  
C. Henschel Representative of the General Public  
G. Chung Representative of the General Public

**Regrets**

J. Hancock Representative of the Design Professions  
E. Mah Representative of the Development Industry  
D. Chung Representative of the General Public  
K. McNaney Representative of the General Public

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

M.B. Rondeau Development Planner  
A. Higginson Project Facilitator  
M. Thomson City Surveyor

**1030 West Broadway**

R. McGilvray R. D. McGilvray Architecture & Planning (for W. T. Leung Architects)  
E. Lee W. T. Leung Architects Inc.  
M. Faeeghi W. T. Leung Architects Inc.

**1650 West 7th Avenue**

L. Doyle Lawrence Doyle Architect

Clerk to the Board: C. Hubbard

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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 March 15, 2004 be approved, with amendment to p.8, paragraph 5, to delete "not" from the penultimate sentence.

## 2. BUSINESS ARISING FROM THE MINUTES

None.

## 3. 1030 WEST BROADWAY - DE407719 - ZONE C-3A (COMPLETE APPLICATION)

Applicant: W. T. Leung Architects Inc.

Request: To construct a 12-storey mixed-use development on this site, containing retail use at grade, with a total of 73 dwelling units on the second through twelfth floors, and a two-storey with mezzanine dance school (School - Arts or Self Improvement) component joined by a breezeway, all over two and one-half levels of underground parking for a total of 115 vehicles.

### Development Planner's Opening Comments

Mary Beth Rondeau, Development Planner, presented this application in the C-3A zone. The site, located on the south side of West Broadway just west of Oak Street, has a frontage of 150 ft. The Central Broadway C-3A Guidelines suggest that a site with this frontage can reasonably achieve a tower up to 120 ft. and a maximum density of 3.0 FSR. The proposal seeks the maximum density and a height of 115 ft., and the proposed uses meet the intent of the regulations and guidelines for this location. A challenge of this site is its high lane (17 ft. higher than the street); nevertheless, the applicant has achieved vehicular access from the lane which staff believe is a significant benefit because it facilitates removal of a number of existing driveway crossings on the West Broadway frontage. It also contributes to the streetscape with street trees and sidewalk enhancements including weather protection and high quality materials. With respect to the massing, Ms. Rondeau noted that the building is significantly slimmer than that suggested in the guidelines. The tower element of the building is also located close to the street, which was strongly supported by the Urban Design Panel in its second review of this proposal. The narrower tower is also beneficial to the low-scale residential building directly to the south because it allows some views through the site, and it reduces shadowing on the northerly sidewalk.

Referring to the Development Permit Staff Committee Report dated February 18, 2004, Ms. Rondeau briefly reviewed the recommended conditions, noting they are not significant and represent refinements to the scheme. She also tabled three additional Conditions of the Development Permit (Appendix B). In summary, Staff consider the proposal meets or exceeds the guidelines and satisfactorily earns the height and density it seeks, notably for its massing resolution and the vehicular access from the lane. The Staff Committee recommends approval of the application, subject to the conditions contained in the report.

**Applicant's Comments**

Bob McGilvray, Architect, advised the application was first submitted as a preliminary. It was not supported by the Urban Design Panel and was subsequently revised and resubmitted as a complete application. Mr. McGilvray suggested the current scheme at the lower levels likely affords similar or better views through the site than exist currently. He advised they have discussed with Staff the proposed new development to the immediate west and will make some revisions to address this relationship, noting their doorway was originally set back for pedestrian safety. He noted the building is intended to be rental housing and will be convenient for Vancouver Hospital employees to be able to walk to work. He noted they have paid particular attention to the treatment of the lane, setting back the building and below grade parking to allow trees to be planted. Mr. McGilvray confirmed they have no concerns with the recommended prior-to conditions. Eugene Lee, Architect, described the proposed materials and distributed a materials sample board.

In response to a question from the Chair, Mr. McGilvray confirmed they have no concerns with the issues raised by Processing Centre - Building and Fire & Rescue.

**Comments from other Speakers**

Judith Cneac, 1045 West 10th Avenue, expressed concern about the development's proposed vehicular access on the lane given her experience in using this lane where she parks her car. She explained the lane can only barely accommodate one vehicle at any one time, there being only one location on this block where the lane is a little wider to allow two vehicles to pass. She questioned whether traffic circulation had been studied given there will be an additional 115 vehicles in this new development. She also questioned whether an additional vehicular access off Broadway had been considered.

Mike Thomson, City Surveyor, advised Transportation staff have reviewed the proposal and do not anticipate any adverse impacts from this development. The lane is the standard 20 ft. width. He added that this residential development will likely generate less traffic than is currently generated by the existing commercial building on the site. City policy calls for the elimination of crossings on West Broadway for pedestrian safety reasons. Mr. Thomson noted that this proposal has gone a long way, given the significant grade differential, to accommodate access from the lane and this is strongly supported by Engineering Services.

**Panel Opinion**

Mr. Haden noted the Urban Design Panel reviewed this project twice and substantial improvements were achieved in the second submission. The Panel strongly supported the slimness of the tower and acknowledged the applicant's efforts to achieve parking access from the lane which it considered a very positive aspect of the scheme. The Panel also considered the dance studio component to be an urban amenity that contributes to the project earning the maximum density. The Panel thought the dance studio, unlike retail, could have the presence of a slightly autonomous volume along the street, providing an opportunity for that space to be somewhat distinct from a design point of view. Referring to recommended condition 1.3, Mr. Haden said while he strongly supported sustainable development it is currently not required by City policy. However, he agreed the addition of solar shading would improve the appearance of the building. Mr. Haden also questioned the reference to improving the colour of the concrete which is not giving a clear direction to the applicant. With respect to condition 1.4, Mr. Haden said he believes the breezeway is an important and interesting opportunity and it should be emphasized, noting the challenge of the Fire Code requirement for the entrance to be directly visible from the street. Mr. Haden said he believed it would be advantageous for

the dance studio to have a greater degree of transparency so that the interior activity could be seen from the street. With respect to the canopy, he suggested the applicant consider a different detailing treatment to provide more streetscape variety on this part of Broadway.

Mr. McLean said he believed the project had earned the maximum density. With respect to the request for solar shading, Mr. McLean cautioned that extending the slabs may not be advisable because it could result in leakage of the building envelope. He said he believed a City policy is required, and if the condition is related to energy conservation then measures such as low-e glass should be considered. Mr. McLean strongly supported the proposed rental housing use.

Mr. Henschel supported the application, particularly for the slimness of the tower. He found the separation of the dance studio very positive and agreed the residential entry could be very interesting. He strongly supported the bicycle storage being located at grade. With respect to condition 1.3, Mr. Henschel suggested an amendment to either make it a consideration item or to reference "solar control strategies". With respect to the lane, Mr. Henschel encouraged Engineering Services to ensure there is adequate access to the parking, also taking into account the future redevelopment of the adjacent site. He said he believed the concerns of the local resident who is experiencing problems on a daily basis are valid and should be taken into account.

Ms. Chung expressed appreciation for the sustainable design principles of the project and recommended approval.

#### **Board Discussion**

Mr. MacGregor commented that while traffic congestion in city lanes is sometimes an issue, the City policy to have parking access from the lane has greater priority because it significantly improves pedestrian safety on Broadway and gives precedence to transit usage. He noted that this particular location is not unlike many others throughout the city which have vehicular access from the lane. With respect to the design, Mr. MacGregor said he believed it met the guidelines and compared well to other C-3A developments that have achieved maximum height and density. He recommended approval with some amendments to the conditions.

Mr. Beasley said he believed the project exceeded the guidelines in a number of areas, which contributes to its earning the maximum density. He also believed the lane will function adequately, noting the scale of density along this lane is much lower than many others in the city that function quite well on a daily basis. He stressed it is significantly better to eliminate crossings on Broadway and give greater priority to pedestrians. Nevertheless, he recommended that Engineering Services review the matter to determine whether there is anything unique about this particular lane that could be followed up. With respect to the recommendation for solar shading, Mr. Beasley said he believed it was an architectural issue rather than one of sustainability, and noted the applicant was not opposed to the condition. Mr. Beasley said that, in general, this development will be a good addition to the area.

Mr. Beasley commented that for C-3A applications which do not offer significant public amenities but seek the maximum density it behooves applicants to start considering genuine sustainability practice, noting that Council has indicated it is generally looking for better performance on sustainability. While it is not yet enshrined in policy, sustainability may be offered for receiving the maximum density in a discretionary zone such as this.

Mr. Timm said he was satisfied the application earned the maximum density by meeting the guidelines, the slimness of the tower, and having parking access off the lane. He was

persuaded there are benefits in terms of increased views and reduced shadowing. Mr. Timm stressed that it is important to the public realm on Broadway to locate parking access off the lane. While not disputing the delegation's experience with regard to the current situation in the lane, Mr. Timm said it is not unusual to have this amount of parking accessed off a lane. Nevertheless, there may be specific measures that can be taken by Engineering, for example, reducing excessive refuse containers in the lane and prohibiting parking. He supported approval of the application.

Mr. Scobie agreed that this project performs far better than that suggested in the guidelines. While in some instances the application may not precisely comply with the guidelines, it should be noted guidelines are not regulations and only provide a reference for assessing what should be achieved. In some instances, not achieving the guidelines can also result in a better product because they are not necessarily applicable in all site contexts. In this respect, Mr. Scobie said he was not convinced that the C-3A guidelines are in urgent need of review, noting the Board has consistently approved projects that have earned the maximum density but which have not always fully met the guidelines.

#### Motion

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

THAT the Board APPROVE Development Application No. 407719, in accordance with the Development Permit Staff Committee Report dated February 18, 2004, with the following amendments:

Amend the **Note to Applicant** in 1.3:

- *consider providing* solar shading building elements to the south elevation;  
and
- *further discuss with Planning staff* the colour of the painted architectural concrete;

Add to Conditions of Development Permit in Appendix B:

- B.2.5 Amenity areas/common residential storage spaces of 953 sq. ft., excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- B.2.6 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building;

- B.2.7 In accordance with the Private Property Tree By-law No. 7347, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

CARRIED UNANIMOUSLY

4. **1650 WEST 7TH AVENUE - DE407884 - ZONE C-3A  
(COMPLETE APPLICATION)**

Applicant: Lawrence Doyle Architect

Request: To construct a 62-unit, 11-storey, multiple dwelling, including six townhouses, all over three levels of underground parking containing 87 vehicle spaces, taking access from the lane. This project involves a request for a transfer of heritage density to the site.

**Development Planner's Opening Comments**

Mary Beth Rondeau, Development Planner, presented this application. The site has a frontage of 157 ft. and slopes 10 ft. from the lane to West 7th Avenue. Vehicular access is from the lane which will improve the streetscape with a stronger residential presence on the street. The proposed use is supportable in this predominantly residential sub area. The building height is 100 ft., as suggested in the guidelines. The application also seeks the maximum density of 3.0 FSR, plus a ten percent heritage density transfer. Following a brief description of the proposed massing and view analysis, Ms. Rondeau reviewed the recommended conditions of approval. In summary, staff consider the development earns the requested increases in height and density, including the ten percent heritage density transfer, in a number of ways, including the provision of bikeway/greenway features, public realm treatment on West 7th Avenue, tower massing to respect existing views, high quality building materials, storm water retention, and parking access from the lane. The Staff Committee recommends approval, subject to the conditions contained in the report dated March 3, 2004.

**Questions/Discussion**

With respect to the view analysis, Mr. Scobie pointed out that the diagrams do not include rooftop appurtenances.

**Applicant's Comments**

Larry Doyle, Architect, said the recommended conditions are acceptable and can be addressed. In response to a question from the Chair regarding the comments of Processing - Building and Fire & Rescue, Mr. Doyle confirmed they can meet the requirements. In response to a further question from the Chair, he confirmed the side wall will be concrete rather than concrete block.

**Comments from other Speakers**

None.

**Panel Opinion**

Mr. Haden noted the Urban Design Panel reviewed this project twice. The Panel found its earlier concerns about the base and top of the building had been satisfactorily addressed in the second submission and the project significantly improved. Mr. Haden noted this project illustrates one of the challenges of the C-3A zone, which tends to result in buildings that are quite square in proportion. With respect to the issue of sustainability, Mr. Haden noted that the Panel is strongly supportive of sustainable design but it is important that there be some kind of mechanism to determine what constitutes sustainability in applications where it is being offered for earning maximum density. The Panel is concerned about "token greening" as opposed to genuine sustainability. Mr. Haden supported the recommended conditions and supported approval of the application. He noted the Panel thought there was an opportunity

for the westerly townhouse to be converted to commercial use at some future date given it is somewhat isolated from the rest of the building.

Mr. McLean said he found it to be an exemplary project and recommended approval.

Mr. Henschel also supported the proposal, with a few minor concerns as outlined in the conditions. As well, he recommended strengthening the relationship between the amenity room and the children's play area.

Ms. Chung supported the application and recommended approval.

#### **Board Discussion**

Mr. Beasley said this is a good project. He noted the townhouses are true townhouses with two facades which provide for very livable units. He agreed with the condition to improve the materials on the rear façade, and supported Mr. Henschel's recommendation concerning access to the children's play area. He moved approval of the application.

Mr. Timm agreed it is a good development. He noted that making use of heritage density is in itself a public benefit that contributes to earning the maximum density. The proposed use also contributes to sustainability in that it increases central city residential use. Mr. Timm said he believed the view issues had been addressed as well as possible for the neighbours.

Mr. MacGregor agreed with Mr. Timm that achieving high density contributes to sustainability. He supported approval of the application.

#### **Motion**

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

THAT the Board APPROVE Development Application No. 407884, in accordance with the Development Permit Staff Committee Report dated March 3, 2004, with the following amendment:

Add 1.6:

*design development to provide direct access from the amenity area to the easterly exterior garden.*

CARRIED UNANIMOUSLY

#### **5. OTHER BUSINESS**

None.

There being no further business, the meeting adjourned at 4.45 p.m.

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C. Hubbard  
Clerk to the Board

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F. Scobie  
Chair