

Date: Monday, May 14, 2001
Time: 3:00 p.m.
Place: No. 1 Committee Room, City Hall

PRESENT:**Board**

F.A. Scobie Director of Development Services (Chair)
L. Beasley Director of Current Planning
J. Forbes-Roberts General Manager of Community Services
T. Timm Deputy City Engineer

Advisory Panel

T. Bunting Chair, Urban Design Panel
J. Hancock Representative of the Design Professions (arrived 3:10 p.m.)
P. Kavanagh Representative of the Development Industry
J. Ross Representative of the Development Industry
R.B. Scott Representative of the General Public

ABSENT:

D. Chung Representative of the General Public
J. LeDuc Representative of the General Public
M. Mortenson Representative of the General Public

ALSO PRESENT:

E. Fiss Development Planner
R. Segal Senior Development Planner
M. Thomson City Surveyor

Item 3 - 1055 West 41st Avenue - DE405610 - ZONE CD-1

Jerry Doll Neale Staniszakis Doll Adams
Hershey Porte Client

Item 4 - 401 Burrard Street - DE405133 - ZONE DD

Richard Berstein Architectura Inc.

Recording Secretary:

R. Ratslef Raincoast Ventures

CALL TO ORDER

A quorum being present, Chair Scobie called the meeting to order at 3:06 p.m.

1. Minutes

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

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting held April 17, 2001 be approved as circulated.

- CARRIED

2. Business Arising From the Minutes

None.

Agenda Varied

By unanimous consent the order of the Agenda was varied at the meeting to consider Item 4 prior to Item 3.

4. 401 Burrard Street (COMPLETE APPLICATION)

Applicant: Architectura Planning Architecture Interiors Inc.

Request: To transfer 2,400 sq. ft. of heritage density bonus floor area from 211 Columbia Street to 401 Burrard Street, pursuant to Section 3.12 of the DODP By-law. The purpose is to infill an open to below space with space on the fourth level of this office building now under construction.

Development Planner's Opening Comments

Ralph Segal, Senior Development Planner, referencing posted drawings, introduced the application for 401 Burrard Street to extend the floor slab to complete the fourth level. It was noted that the extension will have no impact on the outer appearance of the building.

3:10 p.m.

J. Hancock arrived at the meeting.

Questions

None.

Applicant's Comments

None.

Comments from Other Speakers

None.

Panel Opinion

Mr. Kavanagh discussed the history of this application and congratulated the applicant on its completion and suggested that it would enliven Oceanic Place, be a grande addition to the City, and a more than thrilling addition to the streetscape.

Board Discussion

None.

Motion

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

THAT the Board APPROVE the heritage density transfer request contained in Development Application No. 405133 as submitted, the plans and information forming a part thereof, thereby permitting the construction of an additional 2,400 sq. ft. by infilling an open to below space on level four, including receipt of 2,400 sq. ft. of heritage density bonus transferred from 211 Columbia Street, subject to the conditions outlined in the Report for the Development Permit Board dated May 14, 2001.

- CARRIED

3. 1055 West 41st Avenue (COMPLETE APPLICATION)

Applicant: Neale Staniszkis Doll Adams

Request: To construct a 3-storey, Special Needs Residential Facility (20 beds for Community Care - Class B and 40 Congregate Housing Units) addition atop one level of underground parking at the west side, and a staff room addition at the north side of the second floor of this existing 2-storey, 216 bed, care facility home and hospital.

Development Planner's Opening Comments

Eric Fiss, Development Planner, referencing posted drawings, introduced the application for 1055 West 41st Avenue and discussed the context of the surrounding neighbourhood. The rezoning was approved by Council July 27, 2000 and included eleven design conditions pertaining to the building character, height, massing and roof forms, and to the public and private landscape treatment. At the rezoning Council expressed an expectation that the applicant would meet with neighbours to discuss the landscape redesign and this has been accomplished. The response to design conditions of rezoning is satisfactory to staff, and some subtle refinements to the architectural design along Osler Street are recommended.

Mr. Fiss commented concerning the project's existing hedge and discussed pros and cons of its retention or partial retention relating to the benefit to the neighbourhood vs. the impact on the livability of the

units behind. At this point, options have been reviewed with the Neighbourhood Association and it has been agreed that the hedge be replaced by more complimentary landscaping.

Staff recommend approval of the application subject to the detailed refinements presented in the Development Permit Staff Committee Report dated April 18, 2001.

Questions

In response to questions, Mr. Fiss discussed the components of the Traffic Management Plan for this application, including naming a coordinator, ascertaining transportation management strategies and setting and monitoring targets. An additional component of this Plan that will be undertaken once a general contractor has been selected is to work out a Traffic Management Plan specifically for the construction phase.

With respect to the hedge, Mr. Fiss clarified that changes to the landscape design, including the decision to remove the hedge in its entirety, were developed in consultation with the immediately adjacent neighbours and the Neighbourhood Association to achieve a high level of landscape design.

Concerning two bays that nudge into the set-back required by the regulations on the 2nd and 3rd floors, it was noted that these do not conform with the CD-1 by-law, but could be reconfigured as bay windows to extend into the set-back and that this would be supportable by staff.

Applicant's Comments

Jerry Doll, Neale Staniszki Doll Adams, advised that three meetings were held with the neighbours concerning the hedge and the overall landscape design. Initially the retention of the hedge or portions of it were sought by the neighbourhood. However, as detailed discussions continued it was agreed that the hedge be replaced with landscaping that is more clustering and more appropriate to the neighbourhood.

With respect to the other conditions in the report, Mr. Doll noted that the applicant has complied with 25% small car parking ratio and the request for three disability stalls. Condition A.1.2 is satisfactory to the applicant as written.

Comments from Other Speakers

Bob Woods, Shaughnessy Neighbourhood Association member, commented concerning the neighbourhood consultation process regarding the project's landscape design, noting that the neighbour across the street was very favourably in support of the redesigned landscaping that is very much in keeping with the neighbourhood vista. Mr. Woods further confirmed that, in discussion with the landscape architects, the neighbours favoured the removal of the institutional hedge for the more residential landscape design presented.

Mr. Woods advised that concerns remain regarding what will be done with visitor parking for the home and hospital both during and after construction. It was noted that, despite best efforts to provide a space for everyone, visitors to the home do not appear to be properly provided for with reasonable access to the facility.

Panel Opinion

Tom Bunting advised that the Urban Design Panel was generally very supportive of the application and commended the applicant on the neighbourhood consultation process that was engaged. It was noted that Condition 1.1 includes all the major comments from the Panel regarding the design. Concerning the

hedge, the Panel felt the quality of the landscaping and the programming of the spaces behind the hedge required that it be removed and supported the proposal as presented.

Mr. Hancock recommended approval of the application and noted that the removal of the hedge and the redesigned landscaping is a change for the better.

Mr. Ross commented that this would be a good addition for the neighbourhood, and indicated his support of the application.

Mr. Kavanagh expressed support for the application as presented.

Mr. Scott expressed support for the application and noted the importance of developing the Traffic Management Plan in consultation with the neighbourhood.

Board Discussion

Mr. Beasley and Ms. Forbes-Roberts commended the applicant and the neighbourhood for their commitment to find mutually beneficial solutions to the landscape design for this application and commented that this is a testimony to the problem solving that has gone on with the applicant, the neighbourhood and staff to move this application to a supportable forum.

Motion

It was moved by Mr. Beasley and seconded by Ms. Forbes-Roberts, and was the decision of the Board:

· THAT the Board APPROVE Development Application No. 405610 as submitted, subject to Council's approval of the final form of development, the plans and information forming a part thereof, thereby permitting the construction of a 3-storey, Special Needs Residential Facility addition atop one level of underground parking at the west side, and a staff room at the north side of the second floor of this existing 2-storey, care facility home and hospital, subject to the conditions outlined in the Development Permit Staff Committee Report dated April 18, 2001, with the following amendments:

- Condition A.1.2, add at the end of the sentence, "for a total of three disability spaces"
- Condition A.1.2, Note to Applicant, add at the end of the sentence, before the parenthesis, "for a total of three disability spaces"
- Condition A.1.7, add at the end of the sentence, "and City Council approval is obtained for the form of development"

Condition B.1.6, following "traffic, parking", insert "(especially adequate provision for visitors to the hospital)", and following "will be required", insert "in consultation with the neighbourhood association".

- CARRIED

5. Other Business

5.1 Phase II of the Wall Centre

Mr. Kavanagh commented that the original application for this site included an atrium and expressed concern that the completed project is massing to the base and that the atrium has been lost.

Mr. Segal advised that when the application was followed up with a subsequent rezoning in 1998, the open, 16-metre high atrium was removed to provide additional convention space. At that time Council dealt with and agreed to the change.

Request of Staff

Staff was requested to provide information to Mr. Kavanagh concerning the report to Council and details of the rezoning for Phase II of Wall Centre.

5.2 New Meeting Space

Chair Scobie advised the Board that the redesign of City Hall's East Wing is nearing completion and that future Board and Panel meetings will be held in a new meeting room in that Wing.

6. Adjournment

There being no further business, the meeting adjourned at 4:01 p.m.

Rae T. Ratslef
Recording Secretary

F.A. Scobie
Chair