

Date: Monday, February 9, 1998
Time: N/A
Place: N/A

PRESENT:

Minutes
Business Arising from the Minutes
500 Nicola Street - DE402764 - CD-1
Other Business

Board

L.B. Beasley Director of Central Area Planning (Chair)
J. Rogers Deputy City Manager
D. Rudberg City Engineer

Advisory Panel

N. Baldwin Representative of the Design Professions (Urban Design Panel)
A. Gjernes Representative of Development Industry
P. Kavanagh Representative of Development Industry
B. Parton Representative of General Public

Regrets

J. Oberlander Representative of General Public
A. Waisman Representative of the Design Professions
S. Kellington-Catliff Representative of General Public

ALSO PRESENT:

City Staff:

R. Segal Development Planner
M.B. Rondeau Development Planner
N. Peters City Surveyor

Item 3 - 500 Nicola Street - DE402764

B. Thom Bing Thom Architects Inc.

CLERK TO THE BOARD: Carol Hubbard

1. MINUTES

It was moved by **Mr. Rudberg**, seconded by **Ms. Rogers**, and was the decision of the Board:

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of January 26, 1998 be approved.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. **500 Nicola Street - DE402764 - CD-1
(PRELIMINARY APPLICATION)**

Applicant: Bing Thom Architects Inc.

Request: Mixed-use development on lots 1.4a and 1.4b, including two residential towers of 21 and 26 storeys, four residential low-rise buildings, in total containing 180 dwelling units.; grade level retail along the waterfront totalling 960 m².; 532 parking spaces, including 50 spaces for marina use.

Development Planner's Opening Comments

The Development Planner, Mike Kemble, presented this application. The development site comprises a full city block in the Marina Neighbourhood and is a key waterfront site in the Coal Harbour development area. The Development Planner described the immediate site context and the development proposal which is for two residential towers and low-rise buildings with some retail use at grade. The main issues identified by staff in reviewing this application relate to the street level treatment, tower massing and orientation, and usability of the private open space. These concerns are addressed in the prior-to conditions. Staff support the project's general configuration but, given the relatively unresolved nature of the scheme, recommend that the complete submission be dealt with by the Board. The Staff Committee recommends approval in principle, subject to the conditions outlined in the report dated January 14, 1998.

Board and Panel members then took a few minutes to review the posted material

Applicant's Comments

Mr. Bing Thom, Architect, said they have had a number of meetings with staff since the application was submitted and the drawings have now progressed to deal with many of the issues discussed. In general, he said they are satisfied that they can deal with the concerns and can address the conditions recommended by the Staff Committee. He noted that recent changes in the real estate market may result in some adjustment to the proposed unit sizes, with a greater number of smaller units than originally intended. Mr. Thom added, this particular application has been very difficult because most of the density has been put into the base of the building so that the large amount of density can be achieved while respecting a very limiting cap on building height.

Comments from Other Speakers

None.

Panel Opinion

Mr. Baldwin reported that the Urban Design Panel unanimously supported this application and he confirmed that the prior-to conditions satisfactorily reflect the Panel's views. Generally, the Panel felt the proposal was a good start that needs a lot of design development, but was assured that it is in capable hands. Mr. Baldwin recommended that the application be approved in principle subject to the conditions. He agreed the complete application should be reviewed by the Board.

Ms. Parton congratulated the architect on a beautiful design. She questioned condition 1.1 (c), to reduce the size of the vehicular access points, because she felt wider openings would be advantageous in terms of safety and ease of access. Ms. Parton added that while it is beneficial

to have the "eyes on the street" provided by the residential windows, the need for residents' privacy should not be overlooked. She recommended approval.

Mr. Gjernes recommended approval noting the applicant is prepared to address the conditions. He said his greatest area of concern was the usability of the open space and the need to reduce the amount of water. Achieving a pedestrian scale to the townhouses is also of concern. He added, he had no problem with the "skewing" of the tower.

Mr. Kavanagh also recommended approval subject to the recommended prior-to conditions with the exception of 1.3.

Board Discussion

Mr. Rudberg commented that this is a great site requiring sensitivity to its location, and this applicant has clearly taken significant steps towards developing a successful project. He endorsed the directions being established in the conditions. With respect to condition 1.3, Mr. Rudberg said he was not as concerned about the north-south grid and would be prepared to consider softening the wording of this condition if the Board wished.

Ms. Rogers also supported approving the application in principle, noting the applicant is clearly willing to accept the conditions and to work with staff. She said she was satisfied with 1.3 as written.

Turning the chair briefly to the City Engineer, **Mr. Beasley** offered some comments on the project. He said while he agreed it is an excellent proposal he had serious concerns about the ground plane. One of the fundamental aspects of urban design for the whole neighbourhood was that the treatment at grade was to be as domestic as possible, with as many doors and windows on the street as possible, both for livability and for the safety it engenders in this high density area. He urged the applicant to undertake a significant re-thinking of this aspect of the scheme for the complete submission. He added that row houses in the downtown, if designed well, have proven to be extremely marketable. He stressed these rowhouses have to be designed more as houses rather than as apartments with a door on the street.

Motion

It was moved by **Mr. Rudberg** and seconded by **Ms. Rogers**, and was the decision of the Board:

THAT the Board APPROVE IN PRINCIPLE Development Application No. 402764, in accordance with the Development Permit Staff Committee Report dated January 14, 1998.

Other Business

Further to the Board's approval of the development application for 1316 West 11th Avenue on January 12, 1997, **Mr. Beasley** noted the question of the "rate of change" in the Fairview Heights area will be reported back to Council by the Housing Centre this spring.

There being no further business, the meeting adjourned at 3.55 pm.