

Date: Monday, June 4, 2012
Time: N/A
Place: N/A

PRESENT:

238 WEST BROADWAY - DE415565 - ZONE C-3A
Minutes
Motion

Board

V. Potter Director of Development Services (Chair)
K. McNaney Assistant Director - Central Area Planning
D. McLellan Deputy City Manager
P. Judd General Manger of Engineering Services

Advisory Panel

G. Borowski Representative of the Design Professions (Urban Design Panel)
F. Rafii Representative of the Design Professions
J. Stovell Representative of the Development Industry
S. Chandler Representative of the Development Industry
J. Miletic-Prelovac Representative of the General Public
K. Chen Representative of the General Public
D. Wlodarczyk Representative of the General Public

Regrets

K. Maust Representative of the Vancouver Heritage Commission
K. Busby Representative of the General Public

ALSO PRESENT:

City Staff:

J. Greer Assistant Director of Processing Centre - Development
R. The Engineering Services - Projects Branch
D. Morgan Development Planner
M. Au Project Facilitator

238 WEST BROADWAY - DE415565 - ZONE C-3A

W.T. Leung W.T. Leung Architects
C. Cottin W.T. Leung Architects

CLERK TO THE BOARD: L. Harvey

1. MINUTES

It was moved by Mr. McLellan seconded by Mr. Judd and was the decision of the Board to approve the minutes of the meeting on April 23, 2012.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 238 WEST BROADWAY -DE415565 - ZONE C-3A
(COMPLETE APPLICATION)**

Applicant: W.T. Leung Architects

Request: To construct an eight-storey building with Retail Store use on the ground floor, sixty-one (61) dwelling units on the second through eighth storeys, and two levels of underground parking accessed from the lane south of West Broadway, using a Heritage Density Transfer from a donor site at 163 West Hastings Street.

Development Planner's Opening Comments

Dale Morgan, Development Planner, introduced the application in the Mount Pleasant sub-area. He noted that staff consider the application to be well resolved and the design issues relatively minor. Those issues form the basis of the recommended design conditions found in the Staff Committee Report and include enhancements to the public realm, modest improvements to the expression and upgrades to improve livability.

Mr. Morgan described the context for the area noting that the site is located on the south side of West Broadway, mid-block between Alberta and Columbia Streets. The site has a frontage of 131 feet and a depth of 121 feet. There is a steep sloping grade falling 13 feet from the lane down to the street, making parking access from the lane a design challenge.

Mr. Morgan explained the existing C-3A policy which is currently under review and any proposed changes for this sub area will be forth coming in the near future. Notwithstanding this, the recent Mount Pleasant Community Plan has reconfirmed existing policy in regards to building height and densities for this part of West Broadway.

During the design enquiry Staff acknowledged that some extra height above the suggested guideline height of 70 feet could be considered to compensate for the site's steep grade. Staff also could consider marginal increases to the height of the podium level for the benefits of higher retail heights and a higher street-wall.

Mr. Morgan added that in the C-3A District retail use is an outright approval while residential use is conditional. The proposed residential uses with retail at grade are considered optimum for this part of West Broadway. The outright density permitted in C-3A is 1.0 FSR with a maximum conditional density of 3.0. In addition a transfer of heritage density up to 10 percent is possible. The proposed density of 3.25 FSR, including a heritage density transfer is supported by staff for achieving the desired urban form, subject to "earning" of these increases.

Mr. Morgan noted that the outright height in C-3A District Schedule is 30 feet with an unspecified height limit. However the Guidelines do have a suggested height range of 70 feet for this part of West Broadway. The proposed height of 80 feet as measured from the low end of the site along West Broadway is considered to be within the acceptable guideline range of building height and Staff support the proposed height.

Mr. Morgan described the massing noting that there are two variations to the suggested guideline massing, occurring at the podium and mid-height levels. The podium level at 37 feet is 7 feet higher than the recommended height but is considered desirable for the benefits of higher retail heights and a stronger street wall enclosure. The proposed mid-level massing up to 60 feet is 18 feet wider than the recommended maximum while the top two floors are actually less. Staff support the proposed mid-level massing as it does not shadow the north sidewalk at the equinox and provides transitional massing to the stepped form of the neighbouring office building to the east.

Mr. Morgan commented on the current recommended C-3A guidelines for shadowing which are presently under review to bring shadow performance standards in line with those applied city wide, that use the equinox angle of 41 degrees to evaluate shadowing. He added that shadow studies taken at the equinox at mid-day indicate shadowing of the north sidewalk caused by a portion of the top floor while the remainder of the sidewalk is shadow free.

In describing the architecture, Mr. Morgan noted that staff consider the expression of brick masonry with coloured panel and glass accents well handled in a manner appropriate to the character of the Mount Pleasant neighbourhood.

As well Mr. Morgan noted that the proposed development has maintained good spatial separation between its higher massing and neighbouring building to the east and potential future development to the west to enable views thru the site and good sun access onto Broadway.

The guideline objective in regards to private view amenity is to minimize view impacts where possible, recognizing that as further build-out in the city continues, some view loss may occur, particularly in low to mid-rise developments.

Mr. Morgan noted that the development application meets livability standards for high density living on a commercial arterial. There is a good mix of one and two bedrooms, many with corner orientations that enhance day lighting and air circulation. There is a generous amount of common indoor and outdoor amenity space accessible from the second floor level including a children's play area.

Regarding sustainability and landscaping, Mr. Morgan mentioned that the applicant is pursuing LEED™ Silver equivalency. In addition staff is asking that all roof levels have either intensive and/or extensive green roof.

Mr. Morgan also indicated that the application meet staff's expectation for achieving a lane condition that supports building servicing while providing a pleasing and pedestrian orientated lane environment. He added that a knock-out panel is to be provided for future access to the adjacent site.

Mr. Morgan stated that the Panel unanimously supported this proposal with an agreed consensus on the proposed height, density, massing and materiality.

Mr. Morgan reviewed the recommendations contained in the Staff Committee Report dated May 23, 2012. The recommendation was for support of the proposal, subject to the conditions contained in the Staff Committee Report.

Questions/Discussion

In response to questions raised by the Board and Panel, the following clarifications were provided by Mr. Morgan:

- The applicant is proposing some brick banding with a colored band of concrete on the parapet edge.
- Staff will look at traffic management for the site especially during peak hours and will look for opportunities to have the demolition removal done off the lane.
- Shadowing of the opposite (north) sidewalk won't be eliminated entirely.
- The height off the lane is approximately 70 feet.
- There are some opportunities for edible landscaping and garden plots on the second level.
- All the roof levels will be landscaped in some fashion; either intensive or extensive green roofs.
- It is a condition of approval for the development permit to provide disability parking.

Applicant's Comments

Mr. Leung, architect, said they were comfortable with the requirements in the report and they are confident they will be able to meet the conditions.

Questions/Discussion

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

- The applicant has not secured any tenants for the retail space at this time. Current uses in the area are mostly outdoor equipment stores. Those uses are to be confined to the building and any goods can only be displayed on the sidewalk by permit.
- The applicant has done several similar projects and noted that public and semi-private space can be handled with landscaping.
- There is a forecourt for the residential entry and glazed canopies on the top floor.
- There is some vibrancy in the general area and the orange colour palette will stand out. The colour is proposed around the bay windows as a punctuation point. The façade on West Broadway will have variations in the articulation and materials.
- The project will exceed LEED™ Silver. Some of the sustainability features include passive shading devices, low water consumption irrigation and low energy fixtures.
- The applicant intends to have urban agriculture on the south portion of the second level.

Comments from other Speakers

Andre Pekovich said he was concerned with the protection of the brick street that was supposed to be restored. He said he was also concerned with construction noise and mess and wanted some assurances regarding responsibility around construction practices from the City and the developer.

Carol Van Camp said she acknowledged that the neighbourhood is growing and would like to see traffic calming stay in the area. She said she agreed that there are many aspects of the building that are well done but it doesn't identify with Mount Pleasant. She was also concerned with the amount of parking in the application and would like to see smaller retail units rather than one large store.

David Whitehead said that since most of the buildings along Broadway are normally one storey of retail with three floors of residential he wanted to know why this application was a total of eight storeys.

Questions/Discussion

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

- The building required a variation on the massing resulting in higher levels to benefit from views through the site otherwise the massing would take up 100% of the site and there would be no views across the site.
- The residential entry is off West Broadway and one of the conditions in the Staff Committee Report asks to bring more emphasis to that entry.

Panel Opinion

Mr. Borowski said he was pleased to hear comments from the neighbourhood with respect to the proposal. He noted that the Panel gave the application support with some conditions. They felt that the proposal earned the density and height and would be a great addition to the street. Their comments pertained to garden amenities, the quality of the streetscape, the height of the retail space and strengthening the character of the building. They wanted to see lower blank walls and side walls as well as more urban agriculture, landscape maintenance plans which are noted in the conditions. The Panel felt the application was supportable for high quality retail and the retention of private views to the north and west. The Panel also supported LEED™ Silver and asked for additional green roofs. Mr. Borowski recommended approval of the application.

Mr. Stovell said he supported the colour palette for the building but would prefer to see a higher quality material used rather than the hardy panel to punch up the colour. He noted that the width of the buildings along Broadway was troublesome to the public realm and hoped that over time there could be some flexibility in the guidelines. He liked that the building was less wide to make for gaps through the site and felt the application complied with the design guidelines for the area. Mr. Stovell recommended approval of the application.

Mr. Chandler said he agreed with the recommendations in the Staff Committee Report. He thought it was an important factor to have the setbacks which made for a better public realm along the sidewalk although didn't help the shadow impact across the north side of street. He also thought that the wide sidewalk would allow the neighbourhood to enjoy the shopping experience more. Mr. Chandler thought the residential entrance needed to be improved.

Mr. Rafii recommended approval for the application. He thought that the extra height had helped to project to maintain the views to the north and liked the colour palette. He added that he thought the whole project was well put together.

Ms. Miletic-Prelovac said she personally liked the colour palette for the project noting that the houses on the street behind the project have a lot of colour. She remarked that she didn't know if the colour was part of the character for the area but didn't know for sure what that character should be as it is different from the rest of Mount Pleasant. She thought the massing and the colour made the building more interesting and encouraged the applicant to enhance the urban agriculture. Ms. Miletic-Prelovac recommended approval of the application.

Mr. Wlodarczak said he thought that the application pursuing LEED™ Silver was a good step and liked that the applicant agreed to the setback to allow for the increase to the width of the sidewalk. He said he thought the massing was appropriate and agreed with the height of the building. Mr. Wlodarczak said he would like to see the parking requirements reduced considering the site is on a great transit link. He added that he didn't like the colour palette and strongly suggested the applicant choose another colour. Mr. Wlodarczak recommended approval of the application.

Mr. Chen thought the colour was bold and right for the neighbourhood. He said he could understand that the neighbourhood residents might think it too vibrant however it is a vibrant community. He also thought Broadway should be a lively corridor from Main to Arbutus Streets as it makes the area more interesting. He added that he hoped to see more of these kinds of buildings along Broadway. Mr. Chen recommended approval of the application.

Board Discussion

Mr. McLellan said he felt that Mt. Pleasant has some interesting buildings and people with lots of colour and vibrancy especially in the houses. There are bricks on a lot of the buildings as well as the streets. He noted that the bricks will be reinstalled on Albert Street at some future date. He said he liked the way the building had been designed and that it was different from other buildings in the area as it more closely followed the guidelines. He liked that there was a view over the site to the north shore mountains. He said he supported the massing and the materiality but was concerned with how long the construction would take and how much nuisance it would be to the neighbours. He added that Broadway is an important corridor for transit and staff need to pay particular attention to keeping the road clear. He agreed that there was more parking than was necessary in the development but thought Engineering could continue to look for a solution noting that relief on the parking would make the units more affordable. As to the site to the east, Mr. McLellan said it was hard to imagine what might happen there but felt it wouldn't be a large building as the frontage was less. In moving support for the project, Mr. McLellan thanked the community for coming out to the meeting.

Mr. Judd noted it was the second largest area for jobs outside the downtown and it was important to provide homes near people's work place. He agreed that the parking could be reduced as it was higher than what he would like to see. With the Broadway line at capacity he stated that the new subway along Broadway was a high priority as there is a lot of demand for more transit options. He added that with the new transportation plan they are planning new maximums and lowering the minimum for parking requirements in buildings for future developments. He said that the amount of parking in this development would put less pressure on street parking. Mr. Judd noted that during construction the developer will need to adhere to the noise bylaw which gives times for when they can start in the morning and the level of noise. Also permits will be given for street use during this time and he said he would ask staff to make sure that the transit use on the street is not compromised. Mr. Judd thanked the speakers who came to the meeting for their concern for their neighbourhood. Mr. Judd supported the motion for approval of the application.

Mr. McNaney agreed with the commentary from the Board and Advisory Panel. He said that they are looking for more height and density in the Broadway corridor. He thought the applicant used the increase in the height well which allowed for views to the north shore. He noted that the perceived height from the south was within the guidelines. Mr. McNaney supported the motion for approval of the application.

Motion

It was moved by Mr. McLellan and seconded by Mr. Judd and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE415565, in accordance with the Staff Committee Report dated May 23, 2012, with the following amendments:

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:33 PM