
MINUTES**DEVELOPMENT PERMIT BOARD and ADVISORY PANEL
CITY OF VANCOUVER
OCTOBER 30, 2000**

Meeting: No. 488
Date: Monday, October 30, 2000
Time: 3 p.m.
Place: Committee Room 1, City Hall

PRESENT:**Board:**

Rick Scobie Director of Development Services (Chair)
Brent MacGregor Deputy City Manager
Ann McAfee Co-Director of Planning
Dave Rudberg City Engineer

Advisory Panel:

A. Gjemes Representative of the Development Industry
P. Grant Representative of the Design Professions (Urban Design Panel)
J. Hancock** Representative of the Design Professions
M. Mortensen Representative of the General Public

** J. Hancock participated as a member of the Advisory Panel for Items 1 and 2 only.

Absent:

P. Kavanagh Representative of the Development Industry
J. Leduc Representative of the General Public
R. Mingay Representative of the General Public
R. Rodenburg Representative of the General Public

ALSO PRESENT:

Rick Michaels Manager, Enquiry Center
Bill Boons Chair, Development Permit Staff Committee
Bob MacDonald Parking Engineer

Item 2 - 1028 Nelson Street - DE404744 - Zone RM -5B/DD

John Kinney Hyland Turnkey Limited
Harry Thompson N.D. Lea Consultants
Rev. Gordon Turner United Church of Canada
Elyn Dobbs Neighbour
Del Mather Neighbour

Item 3 - 1239 West Cordova Street - DE404441 - Zone CD-1

J. Hancock Hancock Bruckner Eng & Wright Architects
Bruce Langereis Delta Land Development Inc.
Chuck Brooks Representative, Upland Owner

CLERK TO THE BOARD:

Ulli S. Watkiss City Clerk

1. MINUTES

Moved by Brent MacGregor
Seconded by Dave Rudberg

THAT the minutes of the Development Permit Board and Advisory Panel meeting of September 18, 2000 be approved.

- CARRIED

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1028 NELSON STREET - DE404744
(COMPLETE APPLICATION)**

Applicant: Hyland Turnkey Limited

Request: The applicant has requested a parking relaxation for the residential component for its residential/commercial/church development proposal previously approved by the Development Permit Board on May 1, 2000. The requested parking relaxation, based on applying the RM-5B Parking By-law standard to the entire site, would reduce the required parking from 252 spaces to 223 spaces. In all other respects the development would be in conformance with the approval previously granted.

Rick Scobie introduced the item by referring the Board and Advisory Panel to the memorandum dated October 26, 2000, from Rick Michaels, which sets out the background and reasons for the recommendations. Mr. Michaels handed out a table calculating the parking requirements for the split-zoned site under various scenarios. Mr. Michaels also provided a further letter from Mrs. Del Mather, dated October 30, 2000, which requested that additional parking be required, not less, given the existing problems with lane traffic in the neighbourhood.

Bob MacDonald explained Engineering Services' support of the recommendations in that it was appropriate to apply the lower West End residential parking standard to this Downtown site. Mr. MacDonald pointed out that the lane traffic issue needs to be addressed separately and the parking recommendations now before the Board, if accepted, would not exacerbate these problems. He advised that a process would be put in place to consult with the neighbours.

There being no questions of Messrs. Michaels and MacDonald from the Board, John Kinney and Harry Thompson briefly reviewed the parking study which had been conducted by N. D. Lea Consulting, and advised that its findings were consistent with the recommendations for the parking requirement relaxation. Mr. Kinney indicated that his client was prepared to engage in discussions with Engineering Services and the neighbours to help find solutions to the problems in the lane, and pointed out that they had already met with the Fire Department and had also discussed possible ways to mitigate traffic during construction of the project.

Members of the Advisory Panel asked if a rental covenant was being provided to help ensure that the lower parking requirements were likely to be met in the future. Mr. Kinney responded that there were two such covenants.

Ms. Dobbs, who had earlier addressed the Board and Panel as representative of her Strata Council, appeared on her own behalf. She expressed concern that there was already insufficient parking in the area and that the relaxed requirements for this proposal, especially in light of the church's stated desire to expand its activities and membership, would worsen the problems. She requested that a workshop be held to ensure that the community would benefit from the development.

Mrs. Del Mather expressed her concerns about the lack of safe passage for vehicles and pedestrians in the lane currently and urged that a coordinated effort be undertaken by the applicant and all others in the area together with the City to ensure a safe thoroughfare.

Rev. Turner asked that the church not be made solely responsible to solve the parking and lane traffic problems in the downtown. He pointed out that other churches in the area have considerably less parking and people do use commercial parking available. He shared the neighbours' concerns about the laneway, but pointed out that it was up to all in the area, not just the church, to help resolve.

Mr. Rudberg asked Mr. MacDonald to comment further on the laneway issues. Mr. MacDonald agreed with the speakers that lane traffic needs further examination, in cooperation with all neighbours. He advised that the Wall Centre, when completed, will have parking above that development's requirements, which will be available to help address the needs of the area.

Advisory Panel and Board members agreed that while the lane issues required further review and action, the requested parking relaxation should be supported.

Moved by Brent MacGregor
Seconded by Dave Rudberg

1. THAT the Development Permit Board relax the parking requirement for this development from 252 off-street parking spaces to 213 spaces, of which 10 shall be shared between the commercial and residential uses.
2. FURTHER THAT the Development Permit Board replace conditions A.1.2 and A.2.2 in its approval granted on May 1, 2000, with the following conditions:

A.1.2 the provision of 213 off-street parking spaces of which a maximum of 10 of the commercial spaces may be counted as residential visitor parking after 6:00 p.m.:

Note to Applicant: Notations shall be provided on the plans clearly indicating the provision of 165 residential only parking spaces, 26 parking spaces for the church, 12 commercial parking and 10 shared residential visitor/commercial spaces. Visitor, commercial and church parking must be separated from the residential parking for security reasons. Further, notation is required on the plans stating that signage shall be provided on site regarding visitor parking and availability of these spaces. Finally, the 10 shared spaces are to be secured by an agreement.

A.2.2 arrangements shall be made to the satisfaction of the General Manager of Engineering Services, Director of Legal Services and the Director of Planning to secure ten shared residential visitor/commercial spaces.

3. AND FURTHER THAT the Development Permit Board add the following new condition B.2.7:

B.2.7 signage regarding visitor parking and availability of these spaces shall be provided prior to any occupancy or use and thereafter permanently maintained.

- CARRIED

4. **1239 WEST CORDOVA STREET - DE404441 - ZONE CD-1**
(COMPLETE APPLICATION)

Applicant: Hancock Bruckner Eng & Wright, Architects

Request: The applicant has requested to construct a 27-storey residential tower with a 3-storey grade-oriented townhouse podium containing a total of 105 dwelling units, to be located on the east portion (Site 2A) of this development site, with three levels of underground parking having shared vehicular access from West Cordova Street, and forming Phase One of this development.

[This application was approved in principle by the Development Permit Board as part of a two-tower proposal (Sites 2A and 2B), on May 15, 2000.]

J. Hancock declared a conflict of interest in this item as he was representing the Applicant. He removed himself from the Advisory Panel on this item.

Mr. Boons referred to his memorandum to the Board and Advisory Panel dated October 27, 2000 and advised that agreement had now been received from the previously opposing upland owner in the form of a letter of support. Mr. Brooks declined the opportunity to speak. Mr. MacGregor thanked the developer for resolving the issue with the upland owner. Accordingly, it was

Moved by Dave Rudberg
Seconded by Ann McAfee

THAT the Development Permit Board refer this Complete Development Application for a 27-storey residential tower to the Director of Planning for a final decision, noting that the only substantive issue arising from the Preliminary Approval was the additional height for Tower 2B, which the previously opposing upland owner now supports, having submitted a letter of support.

- CARRIED

5. OTHER BUSINESS

Upcoming Matters

Dave Rudberg asked if there were outstanding matters for the Board to deal with. Rick Scobie responded that given the CUPE 15 strike, exempt staff was deployed on other issues and no further meetings of the Board would be scheduled until after the strike was over, unless the need arose.

There being no further business, the meeting adjourned at 3:50 p.m.

Ulli S. Watkiss, City Clerk

Rick Scobie,
Chair