

MINUTES**DEVELOPMENT PERMIT BOARD
AND ADVISORY PANEL
CITY OF VANCOUVER
SEPTEMBER 11, 2006**

Date: Monday, September 11, 2006
Time: 3.00 p.m.
Place: Committee Room No. 1, City Hall

PRESENT:**Board**

R. Jenkins Assistant Director of Current Planning, Initiatives Branch (Chair)
T. French Assistant Director of Current Planning
J. Forbes-Roberts General Manager of Community Services
P. Judd Deputy City Engineer

Advisory Panel

W. Franci Representative of the Design Professions (Urban Design Panel)
J. Scott Representative of the Development Industry
M. Braun Representative of the General Public
K. Hung Representative of the General Public
C. Nystedt Representative of the General Public

Regrets

N. Shearing Representative of the Development Industry
R. Acton Representative of the Design Professions
R. Keate Representative of the Vancouver Heritage Commission
D. Chung Representative of the General Public
F. Scobie Co-Director of Development Services

ALSO PRESENT:**City Staff:**

J. Greer Project Facilitator
D. Morgan Development Planner
M. Thomson City Surveyor
R. Segal Senior Development Planner

777 Dunsmuir Street

Anita Leonoff IBI/HB Architects
Stuart Swain Cadillac Fairview
Peter Moore Holt Renfrew

Recording Secretary: L. Harvey

1. MINUTES

It was moved by Trish French, seconded by Peter Judd and was the decision of the Board:

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of August 14, 2006 be approved.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 777 DUNSMUIR STREET - DE410496 - ZONE DD
(COMPLETE APPLICATION)**

Applicant: IBI/HB Architects

Request: Additions and alterations to the rooftop of the existing Pacific Centre Mall (North) to provide a restaurant with an outdoor seating area. This application requires a transfer of 3,726 sq. ft. of heritage density from donor site at 101 West Hastings Street (Woodward's).

Development Planner's Opening Comments

Dale Morgan, Development Planner introduced the application concerning the transfer of heritage density to the Pacific Centre North Mall which will enable a small roof top addition in the form of a restaurant, as part of the Holt Renfrew store expansion.

Staff considers the subject application to add a small rooftop restaurant to the Holt Renfrew store to be minor in scope, and would have been considered by the Director of Planning, but for the need to transfer additional heritage density to the site, a matter which only the Development Permit Board can consider.

The site is located on the third floor roof top of the Pacific Centre North Mall. The site is bounded by Granville, Dunsmuir, Howe Streets and a lane to the north. The site also includes an eighteen storey office building to the west of the proposed rooftop restaurant. Across Dunsmuir Street to the south is a continuation of the Pacific Centre Mall and a twenty-five storey office building. Access to the proposed restaurant is from an internal store elevator and interconnecting stair between the third floor store level and the restaurant.

The proposed added density accounts for 0.7 FSR or 3,726 square feet. The total combined density for the subject site, including the previous density transfer is 7.27 FSR, below the maximum of 7.70 FSR.

Staff considers that there are no negative impacts from the additional density. Staff note the proposed restaurant and outdoor seating area will be highly visible from the street and will help to further animate and enhance the urban experience of this important corner.

The proposed materials for the subject application include a continuation of the same stone cladding used on the building elevation and full height clear glazing along the street frontage with metal paneling on the blank north wall facing the roof top tennis courts.

A demountable steel and glass canopy is proposed for the outdoor seating area, which would be enclosed by a clear glass wind screen. Standard Condition A.1.4 recommends deletion of the portion of the canopy which extends beyond the property line, in accordance to City practices that building projections beyond the property line be limited to weather protection at street level.

The Staff Committee supports the proposed form of development, namely a roof top restaurant in the form of an additional partial fourth floor, enabled by a heritage density transfer, subject to the conditions of this report.

Questions/Discussion

Mr. Francl asked about the inconsistency of the canopy as detailed in two separate sets of drawings. Ms. Leonoff replied that the original canopy was much larger and has now been reduced and can be found in the detailed drawings.

Mr. Scott inquired about the need for extra parking. Mr. Morgan stated that because the proposed area is less than 10% of the existing floor area there is no need to increase the parking as permitted in the parking by-law.

Ms. Hung asked about the number of seats in the restaurant. Mr. Moore, from Holt Renfrew, replied that there will be 100 seats including both the outdoor and indoor spaces. Ms. Hung also wanted to know if the expected customers would come only from Holt Renfrew. Mr. Moore replied that there would be both customers of Holt Renfrew and the general public, but noted all access would be through Holt Renfrew. Mr. Morgan said that Staff has asked for an operations plan to clarify hours and methods of operation.

Ms. Hung inquired about the infill of the atrium and the loss of the public amenity space and if under the rezoning this would be compensated. She also inquired about the purchase of the heritage density and would the applicant be providing additional public benefits. Ms. French replied that heritage density is basically compensated for in terms of money and that there will be a public benefit offered and received in the rezoning.

Applicant's Comments

Ms. Leonoff, Architect didn't have any issues with the conditions and noted that in terms of the parking, the original development permit provided more than required and the owners will be providing addition spaces with valet parking.

Comments from Other Speakers

None.

Panel Opinion

None.

Motion

It was moved by Ms. French and seconded by Mr. Judd, and was the decision of the Board:

THAT the Board APPROVE Development Application No. 410496, in accordance with the Development Permit Staff Committee Report dated August 30, 2006.

4. OTHER BUSINESS
None.

There being no further business, the meeting was adjourned at 3:20 PM

L. Harvey
Assistant to the Board

R. Jenkins
Chair (Acting)