

Date: Monday, June 10, 2019
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

A. Law Director, Development Services, (Chair)
P. Mochrie Deputy City Manager
C. Nelms Deputy General Manager of Engineering
T. O'Donnell Deputy Director of Current Planning

Advisory Panel

K. May Representative of the General Public
P. Sihota Representative of the General Public

Regrets

C. Karu Representative of the Development Industry
S. Allen Representative of the General Public
J. Leduc Representative of the Vancouver Heritage Commission
C. Rogers Representative of the Vancouver Heritage Commission
C. Parsons Representative of the Design Professions (Urban Design Panel)
R. Rohani Representative of the General Public
M. Cree Smith Representative of the Design Professions
R. Chaster Representative of the General Public

ALSO PRESENT:

City Staff:

J. Greer Assistant Director, Development Review Branch
C. Stanford Development Planner, Urban Design & Development
A. Wroblewski Project Facilitator, Development Services

2880 Venables Street - DP-2018-00128 - RS-1

Recording Secretary: K. Cen

1. MINUTES

It was moved by Mr. Mochrie and seconded by Ms. O'Donnell and was the decision of the Board to approve the minutes of the meeting on May 27, 2019.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 2880 Venables Street - DP-2018-00128 - RS-1
(COMPLETE APPLICATION)**

Applicant: Witmar Abele of KMBR

Request: To develop this site with an all-weather playing field, to construct bleachers, viewing platforms, retaining walls and storage, and to revise the parking and loading layout.

Development Planner's Opening Comments

Carl Stanford, Development Planner, presented the proposal and summarized the recommendations contained in the Development Permit Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

Board and Panel members did not raise any additional questions.

Applicant's Comments

The applicant noted they are confident they can work with staff to meet the conditions for approval.

Speakers

Speaker 1, Stephen James, noted some concerns regarding the permit process as it was unclear. Mr. James recommends a reduced capacity size for the project. Mr. James does not support the project.

Speaker 2, Peter Bates, lives on Parker Street, commented that the site is not suited for the size of the project. Mr. Bates noted concerns regarding the removal of existing trees and the potential noise increase in the area.

Speaker 3, Ian Ditchburn, spoke on behalf of his parents ~~that~~ who live in the area, noted concerns regarding the application process. Mr. Ditchburn is deeply concerned about the rental component of the project. Mr. Ditchburn does not support.

Speaker 4, Rukiya Bernard, lives on Parker Street, want students to have better amenities and learning environment. However, Ms. Bernard does not support the current permit and advise to make further amendments.

Speaker 5, Pasquale Balletta, principle of a local school, showed support of the project as it can provide good learning and bonding opportunities for students.

Speaker 6, Peter Nicol, lives in the area, showed major concerns regarding the potential health and environmental impacts by the turf. Mr. Nicol also noted his concerns regarding the rental component of the project. Mr. Nicol does not support the project.

Speaker 7, Piero Ferronato, spoke on behalf of adjacent neighbours on Venable Street and Business Owner, noted that the project makes efficient use of the land and had minor concerns regarding the rental component of the project. Ms. Ferronato showed support for project.

Speaker 8, Linda Jansons, a neighbour in the area, showed concerns regarding the negative community impact that the project will bring to the area. Ms. Janson also showed concerns regarding the existing emergency vehicle routes. Ms. Janson does not support the project.

Speaker 9, John Madunic, lived on Venable Street for 25 years, showed support for the project as it will be convenient for the students.

Speaker 10, Linda Chow, resident in the area, noted the environmental and parking concerns. Ms. Chow also showed concerns for the removal of existing trees. Ms. Chow does not support the project.

Speaker 11, Sue, showed concerns about the audience that the project will bring to the community which will affect the parking and livability in the area. Ms. Sue does not support the project.

Speaker 12, Roger DesLauriers, is the Principle of Notre Dame School, supports the project as it will bring learning and bonding opportunities for students and community.

Speaker 13, Sophie Maciejewski, student council president of the Notre Dame School, is in support of the project as it provides convenience and learning opportunities to the students.

Speaker 14, Luca Ripoli, student and football player at Notre Dame School, noted the convenience that the project will bring to the school teams. Mr. Ripoli also commented that the project will provide safer and more practical options for the students. Mr. Ripoli is in support of the project.

Speaker 15, Burt Cummings, a football coach and parent at Notre Dame School, noted his concerns for the safety of the students. Currently, students are required to walk to a nearby outdoor field to host games and events. The project will increase the convenience and safety of students. Mr. Cummings is in support of the project.

Speaker 16, Susan Renzullo, lived in the area for 60 years, noted that the project will be beneficial to the students. Ms. Renzullo is in support of the project.

Speaker 17, Rina Busse, graduate of Notre Dame School, noted that the project will provide more learning opportunity for the students. Ms. Busse is in support of the project.

Speaker 18, Dennis Ripoli, spoke on behalf of sister and brother in law that lived in the area, supported the project as the project will be beneficial to the students.

Speaker 19, Miranda, lives in the neighbourhood, showed concerns regarding the turf installation which will potentially affect the environmental and livability aspect for the community. Ms. Miranda does not support the project.

Speaker 20, Rob Hayter, showed concern for the permit process. Mr. Hayter also noted his concern regarding the rental component of the project and the additional density added to the community. Mr. Hayter is not in support of the project.

Speaker 21, Laura Stein, a local real estate agent, showed concerns for the added parking, noise and density in the neighbourhood. Ms. Stein does not support the project.

Speaker 22, Maddie Woods, parent and treasurer of the education committee at Notre Dame School, noted her support for the project as it will provide belonging and completeness for school and students.

Speaker 23, Rochelle Siemens, neighbour in the area, showed concern about traffic and parking. Ms. Siemens is also concerned regarding the removal of existing trees and decrease in livability in the area. Ms. Siemens does not support the project.

Speakers 28, Daryl Rymer, lives in the area, showed concern regarding the increase in noise and parking for the community. Mr. Rymer is also concerned regarding the safety of bikers on existing bike routes and the turf installation. Mr. Rymer does not support the project.

The applicant team was invited to respond to the issues arise from the speakers:

- Applicant noted that traffic and parking has been studied and showed no major concerns.
- Applicant commented that to construct a project on the site will require the removal of the trees.
- Applicant noted that turf was considered to increase the lifespan of the project.

Mr. Mochrie questioned about the lifespan of the existing trees

Applicant noted that the tree will have 15 more years. However the current trees have weak structure and is are more suited for farm fields.

Applicant commented that rental program for the project will help maximize the benefit to the whole community.

Panel Opinion

Mr. Sihota questioned the applicant on why the traffic studies used 2007 and 2008 data in studies.

Applicant commented that the data was already available.

Mr. Sihota asked if there will be additional parking for the PNE at the site.

Applicant noted that there will be no additional parking for PNE.

Board Discussion

Mr. Mochrie asks the City staff regarding the process of the application and if this project has been treated like other applications.

Staff commented that this is following the standard process as per a full development permit application for the board.

Mr. Mochrie questioned if flood lighting would be used.

Staff noted that flood lighting is not permitted under the recommended conditions.

Mr. Mochrie asked if there had been a speedbumps process in place for the project.

Staff commented that they will request funding after a community consultation.

Mr. Mochrie questioned the drainage for the project.

Staff noted the application conditions that address the drainage to the acceptance of the satisfaction of the General Manager of Engineering and Director of Planning.

Mr. Mochrie asked for a further explanation regarding the concerns for rental uses on the project.

Staff noted that the recommended conditions to do not allow third party commercial use of the playing field and that the standard conditions of the permit allow only typical uses normally associated with school playing fields.

Ms. O'Donnell asked if the fire-hall and emergency routes were captured in the traffic management plans.

Staff noted that it has been addressed.

Ms. Nelms asked if parking bylaw was met.

Staff commented that the parking by law was met.

Mr. Mochrie noted the concerns that were addressed by applicant and staff and ~~shows~~ indicated his support for the project.

Ms. O'Donnell supported the project and had no additional comments

Ms. Nelms supported the project and had no additional comments

Motion

It was moved by Mr. Mochrie and seconded by Ms. O'Donnell, and was the decision of the Board:

THAT the Board **APPROVE** Development Application No. DP-2018-01175, in accordance with the Staff Committee Report dated May 1, 2019.

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 5:26pm.