

## **ADVISORY PLANNING COMMISSION**

**Tuesday, February 20, 2018 at 5:30 p.m.**  
**Council Chambers**

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

Andrew Hull	- Chair, Community Member
Darlene Carty	- Community Member
Laura Cornish	- Community Member
Christa MacArthur	- Vice-Chair, Community Member
Tobi May	- Community Member
Melinda Michael	- Community Member
Andrew Feltham	- Community Member

#### **VOTING MEMBERS REGRETS:**

Margaret Fairweather	- Community Member
Rebecca Bateman	- Community Member

#### **GUESTS:**

Joelle Calof	- I4 Property Group
Myron Calof	- I4 Property Group
Nicole He	- Bunt & Associates Engineering
Masato Hoshi	- Denis Turco Architect
Tim Orr	- Orr Development
John Saliken	- SUVA Architecture
Taizo Yamamoto	- Yamamoto Architecture Inc.

#### **STAFF:**

Rupinder Basi	- Senior Development Planner
Stephen Blore	- Senior Transportation Planner
Jerry Behl	- Transportation Engineer
Heather Corbett	- Committee Clerk

The meeting was called to order at 5:36 p.m.



## **1.0 ADDITIONS TO AGENDA**

### **1.1 Legislative Services Orientation**

Ms. Heather Corbett, Committee Clerk, provided a PowerPoint orientation presentation, and reviewed the following documents:

- APC Terms of Reference;
- Committee Rules of Conduct;
- Respectful Workplace Policy;
- Social Media Policy; and,
- Freedom of Information Permission Forms.

Ms. Corbett administered the Oath of Office to all members of the Commission present.

#### **MOVED and SECONDED**

*THAT Andrew Hull be appointed as Chair of the Advisory Planning Commission for the 2018 term; and,*

*THAT Christa MacArthur be appointed as Vice-Chair of the Advisory Planning Commission for the 2018 term.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

### **1.2 Additions/Changes to the Agenda**

The Planning Policy Orientation was tabled to the next meeting.

#### **MOVED and SECONDED**

*THAT the agenda be approved as amended.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

## **2.0 ADOPTION OF MINUTES**

### **2.1 Adoption of the Minutes of January 16, 2018**

#### **MOVED and SECONDED**

*THAT the minutes of the January 16, 2018 Advisory Planning Commission meeting be adopted.*

## **2.2 Adoption of the Minutes of January 30, 2018**

*THAT the minutes of the January 30, 2018 Advisory Planning Commission meeting be adopted.*

**CARRIED.**

All members of the Commission present voted in favour of the motion.

## **3.0 INFORMATION PRESENTATIONS**

### **3.1 There were no items.**

## **4.0 REZONING**

### **4.1 616 and 640 Sixth Street**

Rupinder Basi, Senior Development Planner, summarized the report dated February 20, 2018, regarding a Rezoning and Development Permit application to allow a 29 storey, mixed use development consisting of 158 market strata units, 79 secured market rental housing units and 1202.5 sq. metres of commercial retail space at 616 and 640 Sixth Street.

Mr. Basi reviewed the key considerations of the project, including the location of the site, the land use proposal for the project, the public amenities that would be provided and the City policies that the project supports. He also clarified that while the property is zoned C-3, it would require a rezoning application as it exceeds the maximum units per acre, residential site coverage, and the total floor-space ratio for the site.

Stephen Blore, Senior Transportation Planner, addressed the Commission about transportation concerns in the area of the proposed development, noting that the City has evaluated the proposed development's impact on the surrounding traffic network, and it has not been shown to have a significant impact on the existing Uptown road network. Mr. Blore also asked that the development be evaluated separate from the existing known issues on Princess Street.

Tim Orr, Orr Development, addressed the Commission, giving a short review of the company's history in the area, and summarized the public engagement that has been conducted thus far. Mr. Orr acknowledged the public concern with the potential loss of some of the existing tenants, e.g. The Waffle House, and stated that an ongoing dialogue with all tenants had been underway even prior to submitting a formal development application to the City.

Mr. Taizo Yamamoto, Yamamoto Architecture Inc., provided a presentation in which they reviewed the following:

- An overview of the project's objectives, including the desired housing types, development of a Great Street, commercial activity, a high quality public realm, and a high level of design;
- The Site context within Uptown, including the proposed tower and public plaza;
- Shadow studies and view analysis, including overlook and minimum distance from neighbouring towers;
- Design rationale, including a comparison of the allowed massing vs. the proposed massing, and the tower/podium relationship to the street;
- Site circulation routes and retail frontage, including loading and parking access routes;
- Building design, showing precedent images of the desired simple, modern approach, with clean form;
- Tower materiality, including details of the balconies and glazing materials;
- Site plan, including parking levels, residential/retail levels, roof levels, and streetscape context;
- Elevation drawings and renderings from all directions, including frontages and lobby entrance; and,
- Landscape details, including a bird's eye view, landscape context, features, materials, streetscape and possible uses for the public plaza, i.e. events and performances.

Nicole He, Bunt & Associates, provided a presentation outlining the projected traffic impacts of the tower on the surrounding neighbourhood, noting the following results:

- A true net impact of one additional vehicle trip per minute onto the local network could be projected;
- Princess Street is most ideal for the entrance to parking in order to prioritize the safety of pedestrians and bicyclists along 7<sup>th</sup> Avenue;
- No significant traffic issues on nearby intersections were observed; and,
- The proposal is providing 1.1 parking spaces per unit, which is more than demand.

In response to questions from the Commission, Mr. Basi and Mr. Yamamoto provided the following information:

- The initial application to the City was for a 30 storey building, but no other massing shapes were studied other than those presented which were in keeping with the target density of 5.2;
- The bonus density for this project is based on long-term rental units, which are secured for 60 years or the life of the building;

- The changes made to the proposal since the review by the New Westminster Design Panel consist of:
  - Enlargement of the residential lobby;
  - More programming added to the plaza (planting and benches);
- It is included within the zoning that secured market rental units located near transport require less parking than market strata units, as the assumption is that rental units require less vehicles;
- There would be a provision of outlets for electric vehicle charging in the building;
- The retail storefronts and perimeter canopy have been designed and pushed back in order to accommodate access to the bus stop on Sixth Street;
- It is not intended within the design for vehicles to pick up or drop off on Seventh Avenue;
- The bike parking would be located on the fourth parking level and would be accessed by riding through the parkade or taking the elevator down, although it could be explored to bring the bike parking level upwards; and,
- Page 71 of the February 20, 2018 report details that the building would have 87 rental units, however this should be 79.

The Chair called for any speakers from the public.

**Brendan Demyen**, Resident, brought forward the concerns of 70 residents (via petition) of his building, including the following:

- The proposal will block existing buildings' mountain views, which is in contravention of the City's design guidelines for Uptown;
- Even if offered the first right of refusal, the current local businesses such as the Waffle House restaurant, denture clinic, cobbler, and eyewear clinic may lose income in the form of moving costs and reduced patronage;
- This development will likely not deliver affordable housing and townhouses, as is a priority defined under the regional growth strategy;
- Residents are concerned with traffic on Princess Street, as it is a one-block street which houses three parkades which serve four towers, as well as traffic from trucks heading to loading bays in the mall; and,
- The Woodward building did not receive notification of the APC meeting in sufficient time.

**Ron Finlayson**, Resident, expressed his concern about more traffic on Princess Street and suggested an alternative of moving the proposed public plaza onto Princess Street, where there is already greenspace and the entrance to the mall. Mr. Finlayson explained that this solution would remove traffic from Princess Street, which is largely generated from having to maneuver around the planter in the middle of the street and because trucks have difficulty going into the mall entrances.

**Marcelo Leusseau**, Resident, expressed his concern that the proposed building would overshadow his living space, causing undue mental stress, and that the required digging for the development would have impacts on his building, which already has cracks in it.

**Carmen Luyteau**, Resident, who walks in the area every day, was concerned about pedestrian safety and traffic issues. She explained that many residents have trouble crossing the street near Royal City Centre and believes that the engineering traffic study is unrealistic and does not consider pedestrians.

**Noel Ouellette**, from BC ACORN, stated that its members support that the City is looking at developing affordable housing, however they are disappointed that Orr Development had not included social housing in its proposal, as it is the responsibility of developers to do so.

**Susan Cartwright-Coats**, Chair of Uptown BIA, reported that the BIA believes the proposed development will strengthen the Uptown area, as more density and market rental units will support and grow the retail base. Furthermore, the BIA is pleased that the developer is considering its existing tenants and looks forward to continued dialogue.

**Ivy Merrick**, Resident, reported that she had not received adequate notice of the meeting. Her main concern was the parking access being built onto Princess Street, as it is so narrow, with many trucks occupying the street (as reported to the City numerous times in the past), and because vehicles can only turn right at either end of the street. Ms. Merrick also expressed her concern about the height of the tower.

**Lorraine Geddes**, Resident, brought forward a petition signed by 65 people and reported that they had not received sufficient notice of the meeting from the City. Ms. Geddes suggested that as the C-3 zoning allows 20 floors, perhaps it would be more beneficial to adhere to the zoning already in place, as there is not demonstrated need for more condos.

**Gail White**, Resident, expressed her opinion that only residents of Princess Street or Seventh Avenue would truly understand the impact this proposal would have on the area. She explained that there are already five residential towers on Seventh Avenue, and since the bike lanes went in there has been very little parking availability. Additionally, it is her opinion that if the proposal gets approval, the resulting construction would crack the surrounding buildings, and have other possible impacts. She admitted that it would be agreeable to have the retail on Sixth Street rebuilt, however no tower was needed.

**Teena Love**, Resident, suggested that, if the proposed development was not going to pose a significant impact on traffic in the area, the parking access could be relocated to Seventh Avenue and have signals for bicycles installed. She pointed out that this may also make sense for cyclists, as they may want to enter the building from Seventh, and flipping the green space to Princess Street would help increase the visibility of pedestrians.

**Wendy Mazur**, Resident, agreed with most statements previously presented and also questioned who would be in control of the management of the secure market rental units.

**Linda Peteherych**, Resident, expressed her concerns about the affordability of the future tower and whether the units would be owned by foreign investors.

**Susan Huwel**, Resident, expressed her concern about the development, as well as the safety of Seventh Avenue for residents of the future building with the bike lanes proposed directly in front. She mentioned that many seniors walk up and down Seventh Avenue on their way to Century House and that often buses speed through traffic lights.

**Gary Iverson**, Resident, inquired whether there was a designated dog relief area and/or plan for dog waste removal in the proposed building, as it can build up and become problematic.

**Bart Slotman**, Resident and Manager of Uptown Property Group, discussed several operational solutions that their building had used in dealing with truck traffic. Mr. Slotman also expressed his support for the development, citing the proposal as an appropriate land use for the site and a key location for retail growth and density needed in the Uptown area. He added that as the region moves towards autonomous vehicles, there would likely be less need for people to own and park vehicles, using the City of Vancouver as an example, where parking requirements are being decreased for new developments.

The Chair called a further three times for any more comments from the public.

In response to further questions from the Commission, Mr. Blore provided the following information:

- The APC has been asked to focus on the development, and not the existing traffic conditions on Princess Street;
- The Transportation Department has been working with the commercial vehicle arm of NWPD, and the mall's property management company, to address the ongoing trucking issues;

- This development has triggered City staff to look at traffic issues in all of the Uptown area; and,
- Making Princess Street a one-way street is currently under consideration.

In response to further questions from the Commission, Mr. Yamamoto provided the following information:

- The City's desire has been to locate the public plaza on Seventh Avenue and Sixth Street, in order to create a 'Great Street intersection';
- The green screen wall will have irrigation and would be composed of climbing vines, with sufficient soil depth.

The Commission thanked the Applicants for the information, and the public for their participation, and noted the following comments:

- The proposed development appears to provide appropriate density which will support the area and is a well-designed building;
- The Commission commended the owner for working with its existing tenants;
- It is a good sign that there have been no negative comments received from existing tenants;
- The narrowness of the building is appropriate and would provide a better opportunity for light than a wider and shorter building;
- The proposal will provide market rental units, which are much needed across the region;
- The Commission applauded the City for being proactive in securing rental housing construction;
- Further considerations around traffic and pedestrian safety in the Uptown area are clearly needed as part of this project;
- It would be an important step as part of this development to resolve the issues on Princess Street;
- This development will be well located given that it's near services, the transit network, community centres, the library and retail stores, which will, in turn, likely support and strengthen the Uptown area;
- Overall, this proposal appears to incorporate the future aims of the City and is an appropriate land use within the C-3 development district; and,
- Notifications of open houses should be better addressed by the City.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommend that Council support the project at 616 and 640 Sixth Street.*

**CARRIED.**

All members of the Commission present voted in favour of the motion.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommend that Council request City staff dedicate resources to transportation improvement along Princess Street in order to resolve existing conflicts and challenges regarding parking, delivery and pedestrian uses, taking into consideration public consultation.*

**AMENDMENT TO THE MOTION**

**MOVED and SECONDED**

*THAT the word “additional” be added to the motion before the word “resources”.*

**CARRIED.**

All members of the Commission present voted in favour of the motion.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommend that Council request City staff dedicate additional resources to transportation improvement along Princess Street in order to resolve existing conflicts and challenges regarding parking, delivery and pedestrian uses, taking into consideration public consultation.*

**CARRIED.**

All members of the Commission present voted in favour of the motion.

**4.2 406-412 East Columbia Street**

Rupinder Basi, Senior Development Planner, summarized the report dated February 20, 2018, regarding a Rezoning and Development Permit Application to allow a six-storey, mixed use development project with 72 secured market rental units, retail space at grade and office space on the second storey, at 406 – 412 East Columbia Street.

The six storeys has been proposed in return for at-grade commercial units, office space and market oriented rental units, all of which would contribute to creating an East Columbia Great Street, and align with the City’s family-friendly housing policy. In addition the development would support the City’s IDEA Centre initiative and contribute to office space nearby to the expansion of Royal Columbian Hospital.

Myron and Joelle Calof, I4 Property Group, provided a presentation summarizing the rationale and details of the development, including:

- An introduction into I4PG’s development expertise;
- A neighbourhood context overview;
- Details of the neighbouring building to the North, which has some non-code compliant elements and encroaching air conditioning units, which have been addressed via financial compensation, as the proposed building will be built adjacent in order to avoid CPTED issues;

- Shadow studies on Kelly Street properties (to the rear) on key dates in the calendar year;
- Front and rear elevations, showing the architecture of the retail frontage, second floor office level, and residential floors;
- Details of landscaping, rooftop amenity space, materials and their uses;
- Floor plans, including unit design, and parking levels; and,
- Policy context and alignment with City policies as justification for the six storeys.

In response to questions from the Commission, Mr. Basi and Mr. Calof provided the following information:

- The properties on Kelly Street to the East are zoned as single-family homes;
- There is no transitional zoning in this area, as there was a strong desire by area residents to keep it as a single family neighbourhood during the OCP process;
- The project does not meet the Family-Friendly Housing Design Guidelines in regards to the unit layout for one bedroom units – the design prioritizes living spaces over bedrooms ;
- The project does comply with the Family-Friendly Housing Design Guidelines for larger units;
- The project is exceeding the requirements for a minimum of 25% of the building to contain two and three bedroom units, because 28 out of 72 units (38%) are two or three-bedroom;
- There is an error in the Planning Department report where it lists the quantities of two and three bedroom units;
- All units would be secured rental for 60 years and owned and operated by one entity, with no other uses permitted, such as Air BNB;
- The four feet proposed for the setback from the Elizabeth Fry building is sufficient according to a study carried out by the proponent;
- Normally the City asks the applicant to work with the adjoining neighbours, which is being done on both sides;
- One challenge to this project was that it was designed before the new OCP was developed and the applicant has attempted to address as many of the OCP Design Guidelines as possible.
- The planters under the street level canopy would be maintained by the developer/owner;
- The office space would share the same entry as the residential units, however there would be an additional lobby solely for residential tenants;
- No pedestrian office access is planned for the rear of the building, other than through the parkade;
- Bike parking will be available at both the front and rear of the building;

- Security will be controlled via access fobs; and,
- Trip and shower facilities will be at P1 level which is almost at grade.

The Chair called for any speakers from the public.

**Christopher Brown**, Resident, expressed his support and confidence that the project would add to the future development of the Sapperton neighbourhood.

**Gordon Hobbs**, Sapperton Business Owner, expressed his satisfaction in seeing the land parcel being developed, as it has been vacant for such a long time, and it is a perfect lot to contribute to the developing environment in Sapperton. He believes that the project will set a future standard for the area and takes into account the residents and business community of Sapperton alike.

The Chair called a further three times for any more comments from the public.

The Commission thanked the Applicants for the information and noted the following comments:

- The proposed development appears to fit in with the goals of the OCP and is likely to revitalize the community and streetscape;
- Appreciation was expressed for the additional commercial space that will be provided in Sapperton as a result of this project;
- The development was applauded for the inclusion of three bedroom units and for the floor plans;
- Increasing the availability of rental units is an asset to the City, especially in an area near transit and amenities;
- This project takes advantage of its proximity to transit and two major greenways;
- Appreciation was expressed for the time and effort put in by City staff and the Developers to create a successful project, even when faced with non-compliant neighbours; and,
- Concern was expressed for the lack of transition to the adjacent neighbourhood, however the Commission members acknowledged that was due to the OCP land use designation boundaries, not the planning of the development.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommend that Council support the project at 406-412 East Columbia Street.*

**CARRIED.**

All members of the Commission present voted in favour of the motion.

### 4.3 228 and 232 Sixth Street

Rupinder Basi, Senior Development Planner, summarized the report dated February 20, 2018, regarding a Rezoning and Development Permit application to allow a six storey mid-rise development, comprised of 53 market strata residential units, including four townhouses, and a two-level underground parkade, at 228 and 232 Sixth Street. A cash contribution has been proposed in lieu of eight parking spaces, and is being reviewed by the City's Transportation Department.

Masato Hoshi, Denis Turco Architect and Developer, provided a presentation summarizing details of the proposed building, including site plans, layouts, elevations, streetscape images, amenity areas, and the landscaping and outdoor furnishings plan.

In response to questions from the Commission, Mr. Hoshi and Mr. Basi provided the following information:

- An arborist report has identified that the root system of trees along the shared property line on Welsh St would be impacted by the development. A solution is still being identified, with a plan for resolution before the project is brought forward to Council;
- The current zoning for this property is C-3A which is high-rise but includes a requirement for commercial at grade; and,
- This development is being re-zoned to facilitate an all-residential development; and,
- The reasoning for a reduction in eight stalls is the belief that car ownership will be reduced in future and the developer does not wish to go down an additional parking level to accommodate only 8 spaces.

The Chair called for any speakers from the public.

**Gary Iverson**, Resident, expressed his concern regarding parking in the area and specifically that this development is proposing less parking than is required. He also believed that the spaces reserved for accessibility, visitors and shared car services should be moved so that they can be accessed outside the security gate.

In response to Mr. Iverson's comment, Mr. Hoshi clarified that Modo Car Share provides its users with security fobs so that their cars are able to be accessed behind security gates.

The Chair called a further three times for any more comments from the public.

The Commission thanked the Applicants for the information and noted the following comments:

- Appreciation was expressed for the appearance of the proposed development and the increased density it would provide;
- This type of development appears suitable for the location, and the City's intentions for the area;
- The reduction in parking is not likely to impact the future residents;
- MODO security fobs are available and perhaps the security gate could be opened during business hours for visitors; and,
- It was suggested that the zoning bylaw could be updated to not require commercial uses at grade at this location, as per the Official Community Plan designation, rather than require applicants go through the rezoning process for developments such as this.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommend that Council support the project at 228 and 232 Sixth Street.*

**CARRIED.**

All members of the Commission present voted in favour of the motion.

**5.0 NEW BUSINESS**

**5.1 There were no items.**

**6.0 REPORTS AND INFORMATION**

**6.1 There were no items.**

**7.0 CORRESPONDENCE**

**7.1 Correspondence regarding 616 and 640 Sixth Street**

**7.2 Correspondence regarding 408 – 412 E. Columbia Street**

**7.3 Correspondence regarding 228 and 232 Sixth Street**

**MOVED and SECONDED**

*THAT the Advisory Planning Commission receive the correspondence included in the February 20, 2018 agenda package, and on-table.*

**CARRIED**

All members of the Commission present voted in favour of the motion.

**8.0 NEXT MEETING**

The next Advisory Planning Commission meeting is scheduled for Tuesday, March 20, 2018 in Council Chamber, City Hall.

**9.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 10:35 p.m.

Certified Correct,

ORIGINAL SIGNED

**Andrew Hull**  
**Chair**

ORIGINAL SIGNED

**Heather Corbett**  
**Committee Clerk**