

**Date:** March 18, 2024  
**Time:** 3:00pm  
**Place:** Virtual WebEx

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**PRESENT:****Board**

Corrie Okell Director, Permitting Services (Chair)  
Andrea Law General Manager, Development, Buildings, and Licensing  
Taryn Scollard Deputy General Manager, Operations & Safety  
Jason Olinek Director, Development Planning

**Advisory Panel**

Karenn Krangle Representative of the General Public  
Ellen Sy Representative of the Development Industry  
Lilian Kan Representative of the Development Industry

**Regrets:**

Joe Carreira Representative of the Development Industry  
Michael Joko Representative of the General Public  
Alex Ray Representative of the Development Industry  
Gloria Song Representative Of Design Profession  
Craig Taylor Representative of Urban Design Panel  
Dani Pretto Representative of the Development Industry

**1060 Barclay Street – (COMPLETE APPLICATION) DP-2023-00651 – CD-1 (Pending)**  
**1080 Barclay Street – (COMPLETE APPLICATION) DP-2023-00652 – CD-1 (Pending)**

**ALSO PRESENT:**

H. Kobayashi, Development Planning  
L. Beaulieu, Landscape Services  
E. Brooker, Housing Policy & Regulation  
K. Hsieh, Development Services  
E. Tsang-Trinaistich, Development Services

**Recording Secretary:** K. Cermeno

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**1. MINUTES APPROVED**

It was moved by Andrea Law and seconded by Jason Olinek and was the decision of the Board to approve the March 4, 2024, meeting minutes.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 1060 Barclay Street – (COMPLETE APPLICATION) DP-2023-00651 – CD-1 (Pending)**

Applicant: Bosa Properties Inc.

Request: To develop this site with a 59-storey mixed-residential use building, that contains 500 secured market rental dwelling units, 137 below market rental dwelling units, and retail use, all over 9 levels of underground parking with vehicular access from Ted North Lane subject to the enactment of the CD-1 Bylaw and Council approval of the form of development.

**Planner’s Comments**

Hiroko Kobayashi, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

**Applicant’s Comments**

The applicant will work with staff to meet the conditions for approval.

The applicant and staff took questions from the Board and Panel members.

**Speakers Comments**

No Speakers

**Panel Comments**

Lilian Kan noted her support for the project and staff recommendations.

Lillian noted she would like to see more outdoor amenity space.

Ellen Sy noted her support for the project.

Ellen noted the submission is respectful to the West End Community Plan and policies.

Ellen noted she would like to see a bolder expressive form at the top of the towers and more play of the two crowns.

Karenn Krangle noted her support for the east tower project.

Karenn agreed with the applicants request for variance at the east yard.

**Board Discussion**

Andrea Law noted her support for the project acknowledging it will become a landmark development in the West End advancing city objectives.

Andrea noted her support for the conditions and staff recommendations.

Jason Olinek noted his support for the number of below market rental units.

Jason noted his support for the staff recommendations.

Jason noted working with the applicant and a public art committee will be a big win for the city.

Jason noted his support for the project.

Taryn Scollard noted her support for the project and staff recommendations.

**Motion**

The decision of the Board: THAT the Board APPROVE Development Application **DP-2023-00651** subject to the conditions in accordance with the Staff Committee Report dated **February 28, 2024**.

**4. 1080 Barclay Street – (COMPLETE APPLICATION) DP-2023-00652 – CD-1 (Pending)**

Applicant: Bosa Properties Inc.

Request: To development the site with a 57-storey mixed-residential use building, that contains 296 market strata units, 89 social housing units, 37 space childcare facility, and amenities for residents and retail space, all over 9 levels of underground parking, having vehicular access from Ted Northe Lane subject to the enactment of the CD-1 By-law and Council approval of the form of development.

**Planner’s Comments**

Hiroko Kobayashi, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

**Applicant's Comments**

The applicant will work with staff to meet the conditions for approval.

The applicant and staff took questions from the Board and Panel members.

**Speakers Comments**

No Speakers

**Panel Comments**

Lilian Kan noted her support for the project.

Ellen Sy noted her support for the project.

Karenn Krangle noted her support for the project and staff recommendations.

Karenn noted her appreciation for the public and retail spaces and the project will provide much needed rental and affordable housing.

Karenn noted the podium is nicely articulated with the courtyard.

**Board Discussion**

Andrea Law noted her support for the project and the conditions set forth by staff.

Jason Olinek noted his support for the project and especially acknowledged the number of social housing and the childcare.

Jason noted his support for the staff recommendations.

Taryn Scollard noted her support for the project and staff recommendations.

**Motion**

The decision of the Board: THAT the Board APPROVE Development Application **DP-2023-00652** subject to the conditions in accordance with the Staff Committee Report dated **February 28, 2024**.

**Meeting adjourned at 4:02pm**