

Date: April 15, 2024
Time: 3:00 p.m.
Place: Virtual WebEx

PRESENT:

Board:

Corrie Okell	Director, Permitting Services (Chair)
Lon LaClaire	General Manager, Engineering Services
Matt Shillito	Director of Special Projects and Acting Director of Planning, Planning, Urban Design, and Sustainability
Michelle Au	Assistant Director, Development Services

Advisory Panel:

Craig Taylor	Representative of Urban Design Panel
Dani Pretto	Representative of General Public
Gloria Song	Representative of Design Professions
Joe Carreira	Representative of the Development Industry
Karenn Krangle	Representative of General Public
Lilian Kan	Representative of General Public

Regrets:

Michael Joko	Representative of the General Public
Colin Vaness	Representative of the General Public
Monica Moore	Representative of the General Public
Ellen Sy	Representative of the Development Industry

ALSO PRESENT:

525 Powell St (170 Jackson Ave) (COMPLETE APPLICATION) DP-2023-00931

Delegation:

Jody Bielun, Stantec
Colleen Dixon, Stantec

City Staff:

J. Park, Urban Design & Development Planning
T. Tomono, Urban Landscape Development
C. Moore, Engineering Services
M. Gelein, Housing & Homelessness Services
J. Bateman, Development Services
B. Casidy, Development Services
T. Tomono, Landscape

4701 Arbutus St (formerly 4683 Arbutus St) (COMPLETE APPLICATION) DP-2023-00609 – CD-1(26)

Delegation:

Julian Kendall, Cressey Development Group
Norman Huth, Formwerks
Jim Bussey, Formwerks

City Staff:

S. Patterson, Development Planning
M. Linehan, Urban Design & Development Planning
S. Farmand, Landscape Planning
D. Lee, Engineering Services
L. Berdahl, Development Services
S. Robin, Housing
J. Raj, Development Services

Recording Secretary: M. Sem

1. MINUTES APPROVED

It was moved by Matt Shillito and seconded by Michelle Au and was the decision of the Board to approve March 18, 2024, meeting minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 525 Powell St (170 Jackson Ave) (COMPLETE APPLICATION) DP-2023-00931

Applicant: City of Vancouver

Request: To develop the following on this site: A 10-storey mixed-use building, containing 158 dwelling units, all social housing, with retail at grade and one level of underground parking; An approximate height of 31.1 m (102 ft.); A floor space ratio of 5.5 (10,902.42 m² / 117,353 sq. ft.); A total of 36 parking spaces, having vehicular access from the lane. Under the site's existing DEOD zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Development Permit Board.

Planner's Comments

Ji-Taek, 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

Craig Taylor noted on behalf of Urban Design Panel full support for this project with no recommendations.

Craig Taylor noted this project is a great opportunity to provide much needed housing in the city.

Gloria Song noted support for this project.

Gloria Song noted appreciation for the indoor amenity, rooftop patios, and public art introduced along the main entrance.

Gloria Song noted recommendation to enhance the sustainability design for the units, such as window canopy or small shadow devices to help in reducing the heat in the summer.

Joe Carreira noted support for this project.

Joe Carreira noted this project is a welcome addition to the neighbourhood and provides much needed housing.

Joe Carreira noted appreciation for the amenity spaces, great use of rooftop amenity space and how the building lands and interfaces with the public realm.

Karenn Krangle noted support for this project.

Karenn Krangle noted project provides a good mix of social housing, great amenities and the retail will benefit the street.

Lilian Kan noted appreciation to seeing affordable units in the neighbourhood and echoed other panel members comments.

Dani Pretto noted support for this project.

Dani Pretto noted the family units feel successful and will be appreciated by inhabitants.

Board Discussion

Matt Shillito acknowledged staff, applicants and advisory panel for their comments on this project.

Matt Shillito noted as a proposal consistent with the ODP subject to a couple of minor relaxations, is not concerned with the height or frontage maximum.

Matt Shillito noted no significant concern with the view cone relaxation and is comfortable with how those issues have been approached in part when balanced with the overwhelming need to deliver social housing projects of this kind; overall, making efficient use of the site to deliver social housing requires a bit of flexibility and is well worth the trade-off.

Matt Shillito noted the building's nice, simple, contemporary design will be a great contribution to the streetscape.

Lon LaClaire acknowledged staff, applicants and advisory panel for their comments on this project.

Lon LaClaire noted support for this project.

Michelle Au noted support for this project.

Michelle Au noted agreement with the assessment from staff on the relaxation as it will provide much needed social housing for the neighbourhood.

Michelle Au noted appreciation for the architectural expression for the stability of the corner as an anchoring element.

All board members voted in favor of the application to move forward subject to the conditions noted in the Staff Committee Report.

Motion

The decision of the Board: THAT the Board APPROVE Development Application **DP-2023-00931** subject to the conditions in accordance with the Staff Committee Report dated **March 6, 2024**.

4. 4701 Arbutus St (formerly 4683 Arbutus St) (COMPLETE APPLICATION) DP-2023-00609

Applicant: Formwerks Architectural

Request: To develop a 2-storey townhouse development, that contains 102 dwelling units with 33 rental units and 69 strata units, all over one level of underground parking with access from the lane.

Planner's Comments

Samantha Patterson, 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

Craig Taylor noted the missed opportunity to increase the density.

Craig Taylor noted there is a dramatic improvement since the initial UDP and the applicant has

done a fantastic job in addressing many of the UDP's concerns in particular regarding porosity throughout the site and accessibility issues.

Craig Taylor noted more work could be done to increasing the variety of architectural expression throughout the site and a bit more contrast to increase legibility.

Craig Taylor noted support for this project.

Gloria Song noted recommendation for a loading parking stall in the underground for garbage trucks and residential vehicle parking.

Joe Carreira noted support for this project.

Joe Carreira also noted the missed opportunity to increase the density. Joe recommends applicant to explore higher density to create more housing and open space.

Joe Carreira noted this project provides much needed housing.

Karenn Krangle noted support for this project.

Karenn Krangle echoed comments from Craig and Joe - the missed opportunity to increase density, this project provides much needed housing and applicants have responded well to UDP comments.

Karenn Krangle noted it is too bad there are no three bedroom units in the rental apartments; noting the rental units are inferior to the market units and noted concerns with livability of basement units with one window.

Lilian Kan noted support for this project

Lilian Kan noted recommendation to thinking about the different colours of doors of different type of windows to achieve the same intentions.

Dani Pretto noted support for this project.

Dani Pretto echoed other panel members the missed opportunity on increasing the density.

Dani Pretto noted livability and inclusiveness of this project for multi-generational families.

Board Discussion

Matt Shillito acknowledged advisory panel comments regarding miss-opportunity, noting to focus on the many positive moves addressing UDP comments.

Matt Shillito noted issues raised by UDP are being addressed by staff and applicant and is moving in the right direction in particular, gathering space, place-making and community building within

the site.

Matt Shillito noted permeability across the site was initially challenging; it is now looking a lot more successful in terms of the widening and strengthening of the mews; the provision of seating and elimination of stairs, the project is becoming more visually open and the ongoing work in terms of evolving the architectural scheme towards more variety in materials and styles are all positive moves.

Matt Shillito noted support for this project.

Lon LaClaire noted support for this project.

Lon Claire noted he is pleased with the changes in particular the permeability throughout the site and the wider mews.

Michelle Au noted support for this project.

Michelle Au acknowledged advisory panel comments in particular adding variety in the architectural materiality.

Michelle Au noted appreciation for the outdoor gathering space.

Michelle Au noted appreciation for the amount of work staff and applicant has done to navigate through an old CD-1 bylaw short of a rezoning two storey form given the context of the bylaws.

All board members voted in favor of the application to move forward subject to the conditions noted in the Staff Committee Report.

Motion

The decision of the Board: THAT the Board APPROVE Development Application **DP-2023-00609** subject to the conditions in accordance with the Staff Committee Report dated **March 20, 2024**.

Meeting adjourned at 4:10pm