

Date: Monday, April 7, 2015  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

J. Pickering Deputy Director of Planning, (Chair)  
B. Jackson General Manager of Planning and Development  
P. Judd General Manager of Engineering Services  
S. Johnston Deputy City Manager

**Advisory Panel**

R. Hughes Representative of the Design Professions (Urban Design Panel)  
S. Chandler Representative of the Development Industry  
H. Ahmadian Representative of the Development Industry  
J. Denis-Jacob Representative of the General Public  
J. Ross Representative of the General Public

**Regrets**

P. Sanderson Representative of the Design Professions  
S. Atkinson Representative of the General Public  
K. Maust Representative of the Vancouver Heritage Commission

**ALSO PRESENT:****City Staff:**

J. Greer Assistant Director of Processing Centre - Development  
M. Holm Engineering Services - Projects Branch  
S. Black Development Planner  
D. Autiero Project Facilitator  
B. Aujla General Manager of Real Estate Services  
A. Bond Director of Housing Policy and Projects

**1099 RICHARDS STREET - DE418881 - ZONE DD**

S. Lyon GBL Architects  
J. Patterson Considered Design - Landscape Architects  
M. Kerr Brenhill Developments  
L. Schmidt Brenhill Developments

Recording Secretary: L. Harvey

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**1. MINUTES**

It was moved by Mr. Jackson, seconded by Mr. Judd, and was the decision of the Board to approve the minutes of the meeting on March 23, 2015.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 1099 RICHARDS STREET - DE418881 - ZONE DD  
(COMPLETE APPLICATION)**

Applicant: GBL Architects

Request: The development of a 13-storey multiple dwelling containing 162 social housing units with two and a half levels of underground parking having vehicular access from the rear lane.

This site was previously seen by the Development Permit Board on August 12, 2013, as noted in the Background section. Minutes of that meeting are attached for reference as Appendix F.

The current application is essentially the same as the development permit that was issued after fulfillment of the Board's 2013 conditions of approval. Accordingly, staff are not recommending any new conditions of approval, except for the need to obtain Council's approval of the bonus density associated with the portion of Social Housing beyond 5.0 FSR.

**Development Planner's Opening Comments**

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

Mr. Black took questions from the Board and Panel members.

**Applicant's Comments**

Mr. Lyon, Architect, mentioned that the material presented at the Board was similar to what was seen at the previous Board meeting. He noted that there are a couple of small changes. Those changes include insuring that all the suites are a minimum size. He also noted that the working and construction drawings are consistent with the previous material presented.

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

**Comments from other Speakers**

Members of the community in support of the application:

- Tenants will get to stay in the current building during the construction of the new facility;
- It is a sustainable plan in that there will be income from the market rental units that will contribute to the maintenance of the building;
- The construction of the new building on Helmcken Street will help to make the replacement of the Jubilee House possible;
- The application will provide for safe affordable housing for 162 residents;

- In the new building, all ageing tenants will have access to elevators, an amenity that will allow for community meals, a non-profit food store, library and a daily coffee program;
- The current building has a small non-profit store whereas the new building will offer more space to provide for tenants in two buildings;
- The new units will be handicap accessible;
- The current building is deteriorating as the building is sinking on its foundations and there is water damage as well;
- Christ Church Cathedral founded the 127 Housing Society in 1981 and provides for 250 low income individuals;
- This is the only area in all of Vancouver that has a mixed income community;
- Federally there is no longer any money to provide for social housing and the City has figured out a way to provide for social housing with the help of the developer.

Members of the community in opposition of the application:

- Disagreed with staff's evaluation regarding the Downtown South Guidelines regarding setbacks;
- There are already two towers on the block face which means that a third block face cannot be constructed on this site;
- The building is not a good fit for the site as it is too tall and too dense;
- The Development Permit Board needs to make reference to the land swap with the other property;
- The application is contradicting the Downtown Official Plan;
- Why is the City rushing this development application's approval prior to the appeal;
- 508 Helmcken Street and 1099 Richards Street need to be considered together;
- There should be a public meeting before the Development Permit Board regarding the application;
- There must be a better solution than tearing down a 28 year old building;
- Are the calculations for social housing including this application or are they including 508 Helmcken Street as well?

#### Panel Opinion

Panel members offered a range of comments on the proposal, including:

- The application has included the requested revisions to the landscaping and materials;
- The increase in height is supportable;
- When looking at the floor plate of the adjacent tower, the setback is adequate;
- The replacement of the Jubilee House is valuable;
- Given that this building is lower than other buildings on the street, it fits its context;
- The addition of the at-grade treatments and the social interaction spaces is commendable as well as the provision of amenity areas on the roof and the inclusion of urban agriculture;
- Think this is a creative solution to provide for social and affordable housing;
- Convinced that the Jubilee House is in need of being replaced;
- The new building will be a superb addition for the people moving from the current Jubilee House;
- Like the addition of the market rental to help cover the costs of maintenance of the building;
- The new building will provide a safer environment for the residents;
- The building will add value to the neighbourhood;
- The application is consistent with the City's Homeless Strategy and will provide affordable housing in the downtown;
- The Advisory Panel was in support for the application.

**Board Discussion**

Mr. Jackson said that he had carefully read all the correspondence regarding the application. He said he also listened very carefully to the speakers on both sides of the issue and took into account the Advisory Panel's support for the application. As well, he said he also read the advice from the Urban Design Panel and given that input and the details in response to the questions he is convinced that the application was properly before the Board. He noted that staff provided additional information that was required as a result of the Judge's direction. Mr. Jackson said that he thought it was an incredibly valuable project in terms of the limited ability for the City to make a project like this happen and that it will be a valuable addition to the neighbourhood.

Mr. Johnston said that he had also heard the comments from the speakers and had read the correspondence that was sent to the City including the petition. He said he thought the design was well done and having the roof top amenity space for the residents was a great addition. He mentioned that this quality of design for social housing was not seen in other cities. He commended the developer and Jubilee House for their leadership in the community and for all that they have done to support the members of the community. As well he thanked the residents and members of the public who took their time to share their observations with the Board. He added that he was in support of the application.

Mr. Judd thanked the speakers and said he thought it was a great project. As well he mentioned that given the advice they had received, the application was properly in front of the Development Permit Board. He added that he was in support for the application.

**Motion**

It was moved by Mr. Jackson and seconded by Mr. Johnston, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE418881, in accordance with the Staff Committee Report dated March 20, 2015.

**4. OTHER BUSINESS**

None.

**5. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:52 PM