

Date: Monday, January 25, 2016
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

G. Fujii Director, Development Services, (Chair)
J. Dobrovolny General Manager of Engineering
T. Hartman Acting General Manager of Community Services
J. Pickering Acting General Manager of Planning and Development

Advisory Panel

R. Hughes Representative of the Design Professions (Urban Design Panel)
H. Ahmadian Representative of the Development Industry
R. Chaster Representative of the General Public
J. Denis-Jacob Representative of the General Public
N. Lai Representative of the General Public

Regrets

K. Maust Representative of the Vancouver Heritage Commission
S. Chandler Representative of the Development Industry
P. Sanderson Representative of the Design Professions
J. Ross Representative of the General Public

ALSO PRESENT:**City Staff:**

J. Borsa Project Facilitator
A. McLean Development Planner
C. Mauboules Housing Policy & projects
T. Wanklin Senior Planner, Downtown
A. Bond Director, Housing Policy and Projects
C. Joseph Engineering Services - Projects Branch
J. Greer Assistant Director, Development Review Branch

288 E HASTINGS STREET - DE419659 - ZONE DEOD

Bruno Wall Wall Financial Group
Grant Miles Wall Financial Group
Alan Endall Endall Elliot Associates Architect
Malcolm Elliot Endall Elliot Associates Architect
Jason Wegman PWL Partnership

Recording Secretary: L. McLeod

1. MINUTES

It was moved by Ms. Pickering, seconded by Mr. Dobrovolny, and was the decision of the Board to approve the minutes of the meeting on December 14th, 2015.

It was moved by Ms. Pickering, seconded by Mr. Dobrovolny, and was the decision of the Board to approve the minutes of the meeting on January 11th, 2016.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 288 E HASTINGS STREET - DE419659 - ZONE DEOD
(COMPLETE APPLICATION)**

Applicant: Endall Elliot Associates

Request: To develop the site with a 12 storey mixed-use building with retail at grade and residential above all over two levels of underground parking with vehicular access from the lane. The residential portion of the building is comprised of 172 units in total, including 104 social housing units (60 %) and 68 secured market rental (40 %).

Development Planner's Opening Comments

Ms. McLean, 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.

Ms. McLean took questions from the Board and Panel members.

Applicant's Comments

The applicant team declined to give a presentation but took questions from the Board and Panel.

Comments from other Speakers

Several members of the public vocalized that there is a need for the properties in this area to serve the needs of the local community, which this development does not do as the number of social units in this building is insufficient. Having 100% of the units be social housing would be more appropriate.

Members of the public also expressed concerns that the current retail tenants were being pushed out. This threatens the food security of the low income residents in the area, and also seems to actively work against the Chinatown economic plan.

Attention was further called to the apparent lack of consultation with the community in this project. There were insufficient notifications and communication translations available for members of the area whom might not necessarily speak English as their first language. More information and direction is needed from the community stakeholders before this project can be approved.

Finally, opposition was given to the project as it does not protect or continue Chinatown's historic values. If a project for this site were put forward which took the opinions of the community into account it could be supportable. Anything built or zoned in the Chinatown area and the Downtown East-Side needs to protect the needs, assets and tenures of the people which reside there.

Panel Opinion

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

- The project was well-received by the Urban Design Panel as the approach to making this a contextual building was well-handled and it is well designed;
- The materials and design are reflective of the surrounding buildings, though some of the detailing along Gore could better reflect the detailing in Chinatown;
- The micro-units are well designed but the amount of glass will cause a lot of heat gain - expanding the serrated edge on the south side seems like a good solution to this;
- There is a good amenity space for the social housing, but the lower amenity needs to be connected to it, and a connection is needed from the main hallway into the courtyard amenity;
- The urban agriculture needs to be accessible to all units;
- The 'glass box' on top of the corner needs further refinement to either separate it or tie it together better with the rest of the building;
- The overall height seems inappropriate for the area;
- There are concerns about the size of the retail area and its ability to attract local-serving retail - there needs to be a cap on the size of the retail units to allow small business to move into the building;
- Not enough social housing is being provided in order to warrant the density;
- The project could better reflect the Chinatown history and culture;

Board Discussion

Ms. Pickering stated that it is council which creates policy, and the board's duty is to enact council's direction. While this application is not everything to everyone, it is a start. This plan embodies what council has directed and fills a specific spot within the community. However, City staff and the applicant team do need to pay attention to re-establishing local-serving businesses within the building for community.

Mr. Dobrovolny thanked the community and agreed that Chinatown is a special place. The threat of affordability is one to all of Vancouver, but especially in Chinatown. This project is not a big step, but it still is a step forward to improving the area overall. While he supported the project, he also supported the continued work of all the groups who are actively working towards a better Chinatown.

Ms. Hartman thanked the community and City staff for their presentations.

Motion

It was moved by Mr. Dobrovolny and seconded by Ms. Pickering, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE419659, in accordance with the Staff Committee Report dated December 16, 2015.

4. OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:21 PM.