

**Date:** Monday January 25<sup>th</sup>, 2021  
**Time:** 3:00 p.m.  
**Place:** Town Hall Meeting Room, City Hall & Webex

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**PRESENT:**

**Board**

A. Law Director, Development Services  
J. Adcock General Manager, Development, Buildings & Licensing  
L. LaClaire General Manager, Engineering  
J. Olinek Assistant Director, Development Planning

**Advisory Panel**

M. Henderson Representative of the Design Professions (Urban Design Panel)  
D. Pretto Representative of the Development Industry  
N. Hayward Representative of the General Public  
M. Cree-Smith Representative of the Design Professions  
K. May Representative of the General Public  
L. Shenkute Representative of the General Public

**Regrets**

P. Sihota Representative of the General Public  
C. Karu Representative of the Development Industry

**ALSO PRESENT:**

**City Staff:**

John Greer Assistant Director, Development Review Branch  
John Turecki Civil Engineer, Major Projects  
Patrick Chan Development Planner, Urban Design & Development

**320 E Hastings St - DP-2020-00721**

**NSDA Architects**

Larry Adams, Principal, NSPA Architects

**Recording Secretary: M. Sem**

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**1. MINUTES APPROVED**

It was moved by Mr. LaClaire and seconded by Ms. Adcock and was the decision of the Board to approve the minutes of the meeting on Nov 9th, 2020 and Nov 23rd, 2020.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 320 E Hastings St - DP-2020-00721 – DEOD (COMPLETE APPLICATION)**

Applicant: NSDA Architects

Request: To develop on this site an eleven (11) storey mixed-use building containing Social Service Centre (main - third floor) and Social Housing (fourth–eleventh floor), containing a total of one hundred & five (105) dwelling units, all over one level of underground parking, providing a total of fifteen (15) parking spaces having vehicular access from lane.

**Development Planner’s Opening Comments**

Mr. Patrick Chan, 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. Patrick Chan took questions from the Board and Panel members.

**Applicant’s Comments**

The applicant noted they are confident they can work with staff to meet the conditions for approval.

Applicant commented on the following conditions:

**Regarding, condition 1.2 (iii.)** Introduce weather protection on both Hastings Street and Gore Avenue. Applicant noted it was felt strongly by First United Church the weather protection will be challenging to provide safe operations of the building.

**Regarding, condition 2.3** Loading Management plan. Applicant requesting these conditions be set aside.

Applicant noted the conditions are onerous to the project. There is no opportunity to provide the added loading bays of the project without taking away program space.

**Regarding, condition 2.5 (i)** provision of convenient, internal, stair-free loading access to/from all site uses; Applicant noted there are stairs leading up to the length from the main level of the building; a dock leveler has been added to overcome the distance in terms of the actual loading

bay; therefore this clause is somewhat misleading as the equivalency is provided with the dock leveler.

Regarding, condition 1.4 (ii) introduce juliette balconies to all studio and one-bedroom (both typical and adaptable) to improve access to light and air; Applicant noted it was discussed with city staff that the intent of the clause was to provide the maximize amount of light air ventilation and not the actual provision of a balcony.

### **Comments from Speakers**

No Speakers

### **Panel Opinion**

Mr. Henderson noted the project was well received at UDP and encouraged to move forward.

Ms. Pretto noted support for the project.

Ms. Pretto noted project will be an asset to the entire community and will be a model with respect to the overall impact on the street.

Ms. Pretto noted the feel of a Pacific Northwest project with indigenous features.

Ms. May noted support for the project.

Ms. May noted appreciation for the great demonstration of mix-uses.

Ms. Shenkute noted support for the project.

Ms. Cree-Smith noted support for the project.

Ms. Cree-Smith noted appreciation for the First Nations architecture.

### **Board Discussion**

Mr. LaClaire noted support for the project.

Mr. LaClaire encourages further exploration of the connecting loading bay to the other uses.

Mr. LaClaire noted appreciation for the architecture and acknowledged the applicant team for the quality of the interior spaces and design.

Ms. Adcock acknowledge staff and applicant for their leadership on this project and creating a beautiful design.

Mr. Olinek noted support for the project.

Mr. Olinek acknowledge the applicant team and staff for their leadership on this project.

Mr. Olinek acknowledge the challenges with weather protection and ask applicant to work with staff to find solutions.

**Motion**

The decision of the Board: THAT the Board APPROVE Development Application - DP-2020-00721 - DEOD, subject to the in accordance with the Staff Committee Report dated December 16, 2020.