

Date: Monday March 22, 2021
Time: 3:00 p.m.
Place: Webex

PRESENT:

Board

A. Law Director, Development Services
L. LaClaire General Manager, Engineering
T. O'Donnell Acting General Manager, Planning, Urban Design, and Sustainability

Advisory Panel

M. Henderson Representative of the Design Professions (Urban Design Panel)
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
D. Pretto Representative of the Development Industry

Regrets

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

ALSO PRESENT:

City Staff:

John Greer Assistant Director, Development Review Branch
John Turecki Civil Engineer, Major Projects
Sailen Black Sr. Sustainability Planner, Planning, Urban Design, and Sustainability
John Freeman Development Services
N. Coffey Development Services
S. Farmand Landscape
M. Vernooy Housing

480 BROUGHTON STREET- DP-2020-00849- CD-1

Henriquez Partners Architects
Richard Henriquez
Shawn Lapointe
Keith Smith

Recording Secretary: M. Sem

1. MINUTES APPROVED

It was moved by Ms. O'Donnell and seconded by Mr. LaClaire and was the decision of the Board to approve the minutes of the meeting on February 22nd, 2021.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 480 BROUGHTON STREET- DP-2020-00849– CD-1 (COMPLETE APPLICATION)

Applicant: Henriquez Partners Architects

Request: The proposed new 11-storey building will complete Phase 2 of the originally envisioned Coal Harbour Community Master Plan. The first three podium levels of the project will provide a 340 student, 12 classroom, Elementary School with associated Gymnasium, Library, Multi-Purpose Room and Kindergarten. Level 4 will provide a fully licensed 65 space childcare facility catering for 0-3 and 3-5 age groups. Level 5 to 10 will provide six levels of Non-Market Housing (proposal is for 60 units). Level 11 will provide a rooftop amenity space. Parking for the project was provided as part of Phase 1, Coal Harbour Community Centre, and is included in the existing parking structure, although, a small P1 Level will be constructed below the new building to accommodate building services and bike storage associated with the Housing units, and will provide direct access between the existing parking and the new elevators serving the Housing levels. The project has ambitious sustainability goals and will meet the City's Zero Emissions Catalyst Policy with a building that is designed to Passive House & LEED Gold Certification standards.

Development Planner's Opening Comments

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

Applicant's Comments

No concerns with the conditions set out in the report by the City of Vancouver's Planning department.

The applicant noted they are working with staff and the applicant is in general agreement with report and conditions noted.

Comments from Speakers

Speaker # 1, Mr. Shragge speaking on behalf his client who lives in the neighbourhood.

His client is concerned approval process is fundamentally flawed and more studies is needed for this project.

Noted the following: 1) The manner in which this application has been processed by the City and considered by the Board gives rise to a reasonable apprehension of bias in a letter to the City Solicitor on March 2nd, 2021; it should obtain independent legal advice on the issue. The existence of a reasonable apprehension of bias provides grounds for judicial reviews. 2) City refusal to release traffic study. Traffic implications are a major concern amongst people's concerns. 3) It appears from the report made last Thursday evening the Board believes that the provincial Ministry of Education supports the proposed school at 480 Broughton. The information is to the contrary, there has been no evidence from the city in consistent with our understanding, both questionable for many reasons. The lack of support from the province is a key one, whereas here the VSB is seeking to build a school on city owned property it is very appropriate for the city. Contrary to the position of city staff to exercise, critical gatekeeping function. It is not enough to simply say well the VSB wants a school here so we should build it. It is one thing to say that with respect to VSB owned land. It is very different when its city owned land. 4) Given only one business day to digest the 55-page report from staff along with hundreds of pages of appendixes. This is not reasonable. He is asking that this meeting be adjourned for further study and resolve the reasonable apprehension of bias raised by the process employed to date.

Speaker # 2 Ms. Paymar, Resident in the neighbourhood of proposed project.

Ms. Paymar noted concerns with traffic flow where parents were going to drop their children off. There are very few parking spaces underneath the community centre where people will park. The area is crowded during rush hour.

Speaker # 3, Mr. Xu, Resident in the neighbourhood of proposed project.

Mr. Xu noted the project will cause traffic and noise issue to the project. There will be environmental concerns with increase in traffic close to seawall. There has not been enough studies on the view blockage. Noted the submission by the applicant only had 3 buildings studied but there are at least 5 more buildings in the immediate neighbourhood.

The neighbourhood is not compensated for view blockage, resulting in a decrease value of homes by 10-15%.

Speaker #4 , Ms. Maloney, Vice Chair of the Lord Roberts Elementary PAC

Ms. Maloney addressed issues of traffic congestion currently experienced at Lord Roberts Elementary and made suggestions to the Board on how to improve traffic at the new proposed Coal Harbour Elementary School. She also commented on playground use.

Ms. Maloney noted the following:

There are significant traffic congestion issues around our school – Lord Roberts Annex at drop off and pickup times which enforcement has failed to resolve. Lord Roberts is participating in the upcoming City of Vancouver school street pilot in April, and the Lord Roberts PAC has petitioned the City of Vancouver to extend the Comox Street separated bike lane up past the school to help deal with traffic congestion, danger and pollution during drop off and pick up times. The City of Vancouver has the power to avoid these issues at the new Coal Harbour School, it needs to act now. The new Coal Harbour School is in a compact dense urban catchment and the majority of families will live within easy walking distance. We need to invite people to leave their cars at home by providing spacious footpaths and cycle paths to the school and generously sized areas for crowds of people to move in and out of the school entrance and congregate around the entrance to the school. Please do not solely plan for and thereby prioritize car drop off and pickup at the expense of the safety and convenience of people arriving on foot or by bike. As you are aware, once the Coal Harbour Elementary School is built, the Lord Robert Annex will be demolished and all the students who would otherwise be traveling to the Lord Roberts Annex will then travel to the Coal Harbor School during the construction period. These west end families will be crossing Georgia Street, a very busy arterial to get to the Coal Harbour school, how they choose to travel, depends on the steps the city of Vancouver takes now to provide safe direct and convenient routes for active travel. HUB Cycling has proposed that the city create a bi-directional protected bike lane along the north side of West Hastings Street, which runs immediately adjacent to the school. With its generous width and lack of hills, Hastings is a natural connector from the Dunsmuir bike lane at Burrard to Cardero St. As separated bike path along the length of Hastings would not only encourage active transportation to and from the new school, the community centre and the new residences that would provide the missing link to the bike network between East Vancouver and the North Shore.

I ask that the city act on HUB's proposal. In addition, I ask that the city install a separated bike lane or fully close Broughton Street between Hastings Street and the seawall. The Coal Harbour school entry and bike parking will be at the end of Broughton Street and a new separated bike path on the West Hastings Street needs to be connected with a protected cycle lane extended down Broughton Street to provide safe entry to the school for families and staff that arrive by bike. Without a separated bike lane on Broughton Street and from West Hastings Street to the seawall, cycling families will be forced to navigate between cars pulling in and out of the curb and blocking the driveway or share the crowded sidewalk. If families are being encouraged to use active transport instead of private cars, street space should be generously allocated to wide sidewalks, and protected bike lanes outside the school. Failure to build a separated bike lane on Broughton Street will result in the same problem experienced at our school, Lord Roberts elementary past endangering and obstructing people walking and cycling pass the school on Comox Street where the school's bike racks are located. Despite education and enforcement, little improvement has been made in driver's behavior. Cardero Street is a designated cycling route, but it needs improvements to make it more accessible for families of elementary school aged children to cycle to Coal Harbour seawall path to get to the Broughton Street entrance to the school, or through Hastings.

My concerns about the playground. The existing playground above the Coal Harbour Community Center is planned to be used by the new school as an outdoor space, but it is aimed at very young

children and needs substantial upgrades to make it suitable for the full range of elementary school aged children by the time school opens. In addition, it needs to be made suitable for disabled children to access.

Speaker # 5 Ms. Taylor, Resident in the neighbourhood of proposed project.
Note the recording for this speaker was unclear.
Ms. Taylor did outline her concerns as per written comments to the Board.

Speaker #6, Mr. Lee, Resident in the neighbourhood of proposed project.
Mr. Lee noted he brought his property in the building in front of the proposed project for the view. If the project goes ahead, it will block his view. He advises the City to build at an alternative location, which is more suitable otherwise; it will create many traffic jams, which is currently happening every day during rush hour on Hastings and Pender, resulting in an increase in pollution. Mr. Lee is asking the City to consider - instead of a slanted site, move the public housing tower from the west to the east immediately next to the playground and park, perpendicular to W. Hastings Street so it is between the twin towers, currently it is in front of 588 Broughton Street.

Speaker # 7, Mr. Evan Seys, Resident in the neighbourhood of proposed project.
Mr. Seys noted project would cause issues with traffic, street congestion, bikers, and children walking to Lord Robert school through all the traffic and areas for drop off by car. Mr. Seys suggest moving students to the Olympic Village school.

Speaker #8 Mr. N. Shan, Resident in the neighbourhood of proposed project.
Mr. Shan noted concerns with noise and pollution, paying a huge premium for living in the area. There are only a number of families living in the area and the park is only used by a handful of families. Questioned whether school is required as there are mostly single people living in the area.

Speaker #9 Mr. Rahim Jirvraj, President of CH Resident's Association
Mr. Jirvraj asked the Board not to approve project in its current form.
The Coal Harbour Resident's Association supports social housing and school. However, feels there is not enough information provided. Requesting the city provide traffic management studies, impact reports and safety report. Mr. Rahim noted traffic concerns in an already dense neighbourhood. In addition, noted concern for the safety of children as project is close to the water. Suggest money can be better spent on social housing.

Speaker #10 Mr. Chan
Does not oppose the school and housing type.
Mr. Chan noted his opposition to the building characteristics given the existing location and constraints.
Requesting the Board not approve the project in its current form. Reasons are as follows:
Broughton Street is very narrow, so narrow that the City does not allow any cars to park on either side of the street. The narrowest part of the street from curb to curb is 23 feet wide, the wider part of the

street from curb to curb is 38.25 feet wide. The width between the property boundaries on either side is about 58 feet; the proximity is far greater than any other given street.

The number of stories proposed for the building is not fully represented because the floor height for many of the floors is much higher than a typical floor height. As a result, this makes the building between 14-15 stories if you look at a building with normal floor heights that is very tall.

The park next to the proposed project does not get a lot of sunlight because buildings except for the water surround it. The building will be right next to the children's playground portion of the park, which has many children using it. Because the building is so close it will prevent the park from getting adequate sunlight especially for the kids using the playground.

Mr. Chan is recommending to the Board the height of the building be reduced and the building be setback from the street of Broughton.

Speaker# 11, Ms. Klima

Ms. Klima noted taxpayer's money could be better spent on other locations such as the west end community centre, which will benefit the public and elderly in that area. She noted her concern for the environmental, traffic and safety issues that this project will cause. She noted there are more children in the west end, there are 4 main streets that the children, seniors and people with disability will have to cross. Having to cross the 4 main streets and being near the water will be of concern. Environmental concerns with the traffic congestion in the area and there is no flow thru which results in an increase in pollution. The proposed project is too close to the water causing safety issues for children in the area.

Speaker 12 # Mr. David Scott, Resident in the neighbourhood of proposed project.

Mr. Scott noted his support for the development and a need for a school in the area; also a need for affordable housing in the City.

Speaker # 13 Mr. Amyr, Resident in the neighbourhood of proposed project.

Mr. Amyr noted non-support for the development.

He requested the Board to review risk of the studies again as he does not think there is enough traffic and environmental studies on the impact of this project and neighbourhood. Mr. Amyr suggested the following: 1) Expansion of the current community centre so people can engage and participate in their community safely with physical distance. 2) Expansion of the open area around the project 3) Expansion of the size of the current playground which is utilized currently by families.

Speaker # 14 Ms. Mitra, Resident in the neighbourhood of proposed project.

Ms. Mitra is not supportive of this project due to impact of traffic and loss of mountain views. She requested application for this project be withdrawn.

Speaker #15 Mr. Wu, Resident in the neighbourhood of proposed project.

Mr. Wu noted his non-support of this project. He commented on the current traffic congestion in the neighbourhood from West Georgia and West Pender St. The proposal will increase traffic congestion, health and environmental impacting seniors and children.

Panel Opinion

Mr. Henderson noted UDP's full support for this project.

Ms. Cree-Smith noted support for this project.

Ms. May noted support for this project.

Ms. May encouraged utilizing the school and prioritizing the pedestrian and bike access.

Ms. Pretto noted support for this project.

Ms. Pretto noted the need for more schools in the City and the project will benefit the neighbourhood.

Mr. Shenkute had no comments for this project.

Board Discussion

Mr. LaClaire acknowledged the speakers and applicants for their comments.

Mr. LaClaire noted his support for this project.

Mr. LaClaire commented on the benefits the project will bring into the community.

Ms. O'Donnell acknowledged the speakers and applicants for their comments.

Ms. O'Donnell noted her support for this project.

Ms. O'Donnell commented on the benefits of the project and the need for affordable housing units in the City.

Motion

The decision of the Board: THAT the Board APPROVE Development Application – DP-2020-00849–CD-1 (COMPLETE APPLICATION), subject to the in accordance with the Staff Committee Report dated March 3, 2021.