

Date: April 19, 2022
Time: 3:00 p.m.
Place: VIRTUAL, WEBEX

PRESENT:**Board**

C. Okell Director, Permitting Services
J. Olinek Assistant Director of Planning
A. Law General Manager, Development, Buildings & Licensing
L. LaClaire General Manager, Engineering

Advisory Panel

M. Biazi Representative of the Design Professional
B. Wakelin Representative of the Urban Design Panel
K. Krangle General Public
C. Vannes General Public
M. Gordon Representative of the Heritage Commission

Regrets

D. Pretto Representative of the Development Industry
M. Moore General Public
M. Joko General Public

ALSO PRESENT:**City Staff:**

H. Shayan, Urban Design & Development Planning
J. Olinek, Urban Design & Development Planning
A. Maness, Urban Design & Development Planning
D. Lee, Engineering Services
K. Hsieh, Development Services
J. Greer, Development Services
C. Miller, Development Services
M. Vernooy, Housing Policy & Regulation
S. Black, Sustainability Group

1075 Nelson Street - DP-2021-00589 – CD-1 (COMPLETE APPLICATION)

Delegation
Dan Yang
John Vose
Martin Bruckner

Recording Secretary: M.Sem

1. MINUTES APPROVED

It was moved by MR. OLINEK and seconded by MS.LAW and was the decision of the Board to approve the minutes of the meeting April 4, 2022.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1075 Nelson Street - DP-2021-00589 – CD-1 (COMPLETE APPLICATION)

Applicant: Brivia Group

Request: To develop on this site a 60-storey multiple dwelling (passive house) building with 501 dwelling units, consisting of 102 social housing units, 49 secured market rental units and 350 market strata units, all over 10 levels of underground parking, having vehicular access from Ted Northe Lane.

Opening Comments

Mr. Shayan, 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.

Comments from Speakers

No Speakers.

Panel Opinion

Mr. Wakelin acknowledged applicant has addressed the recommendations by the Urban Design Panel.

Mr. Wakelin noted the site development of the canopy in terms of scale and weather protection is not as smooth as hoped for but it does comply as per the recommendations.

Mr. Wakelin noted appreciation the child-care space, re-locating to the south side of site.

Mr. Wakelin noted appreciation and the positive contribution of the impervious materials.

Ms. Krangle commended the applicant for designing a passive house tower, first of its kind in Vancouver and noted support for the project.

Ms. Krangle noted appreciation for the revision of the canopy, walkway and landscaping on the lane.

Ms. Krangle noted the kids play space requires more programming.

Ms. More noted the project is a great addition to the community and the outdoor space is thoughtfully designed.

Mr. Vaness noted support for the project.

Mr. Gordon noted support for the project.

Board Discussion

Mr. Olinek commended the applicant for maintaining passive house certification; by this project being the tallest passive house building in the world, it is extraordinary and something the City of Vancouver can be proud of.

Mr. Olinek encouraged the applicant to continue to work with City of Vancouver staff to meet the conditions of approval.

Ms. Law noted this project meets the objectives of all current city policies and complies with city's CD-1 bylaw.

Ms. Law commended the project of this scale being passive house and the tallest building in the world.

Ms. Law noted appreciation for the range of affordable housing options.

Ms. Law noted appreciation for the tower in the park expression, by accommodating clear landscape around the perimeters of the building adds a sense of community in the neighbourhood.

Ms. Law noted support for this project.

Mr. LaClaire noted support for the project.

All board members voted in favour of the application to move forward.

Motion

The decision of the Board: THAT the Board APPROVE **Development Application DP-2021-00589** subject to the conditions in accordance with the Staff Committee Report dated March 30, 2021.

Meeting adjourned at 3:42pm