

Date: Monday May 17, 2021
Time: 3:00 p.m.
Place: Webex

PRESENT:**Board**

A. Law Director, Development Services
K. Mulji Director, Engineering Projects & Development Services
J. Adcock General Manager, Development Services
T. O'Donnell General Manager, Planning, Urban Design and Sustainability

Advisory Panel

L. Shenkute Representative of the General Public
N. Hayward Representative of the General Public
M. Henderson Representative of the Design Professions (Urban Design Panel)
K. May Representative of the General Public

Regrets

P. Sihota Representative of the General Public
M. Cree Smith Representative of the Design Professions
D. Pretto Representative of the Development Industry
C. Karu Representative of the Development Industry

ALSO PRESENT:**City Staff:**

P. Chan, Development Planning
J.L. Borsa Development Services
J. Turecki, Engineering Services
John Greer, Development Services

3701 West Broadway - DP-2020-00888- CD-1 Pending**DELEGATION**

Architect (Leckie Studio)
Mike Leckie
Tom Schroeder
Sebastian Strobel
Landscape Architect (Hapa Collective)
Kevin Klassen
Developer (Westbank)
David Leung

Recording Secretary: K. Cermeno

1. MINUTES APPROVED

The March 22, 2021 minutes were approved.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 3701 West Broadway

Applicant: Leckie Studio

Request : This proposal is a Development Permit Application following rezoning approval at council-hearing. It is to develop this site with a fourteen (14) storey mixed-use building containing commercial retail (first floor); a total of 164 secured rental units (131 market rental units and 33 moderate-income rental units). Three levels of underground parking, providing a total of fifty-one (51) parking spaces serving both residential and commercial having vehicular access from the lane. Two hundred and eight-five (285) bicycle parking stalls are also provided for residential and commercial. This is subject to Council Resolution of Enactment of the CD-1 By-Law and the Form of Development.

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 have worked quite hard to resolve the overhang condition that was flagged; they have reworked the floor plan successfully to resolve this. They applicant understands the need to further refine the building's cladding materials, looking to warm and soften the material.

The applicant noted they have done a lot of work to see if possible to reposition the balconies from the corner, looking at internal floor plans to see if possible to add more glazing at those corners. Have also worked to create more transparency where there are dark infill panels at the corner.

The applicant took questions from the Board and Panel members.

Comments from Speakers

Speaker 1, Tyler Norman, noted his support for the proposal. This is a project the community needs. It is difficult to find adequate housing and this project is in a busy intersections perfect spot for students and those that work in the neighbourhood. Mr. Norman noted the difficulty he had finding housing when he was a student at UBC. The projects meets all the guidelines and meets all the housing challenges in the City. From a traffic congestion, perspective because of the great location of the building will mean less cars and more people taking transit. There is a great corridor of businesses that have been struggling and this building will bring more support for small businesses. The intersection itself will be transformed so will also be a great addition to the project and the small businesses.

Speaker 2, Leslie Boldt, a long time renter and business owner in the City of Vancouver noted her support in council back in October and noting her support for the project today. The project is valuable and necessary. This project helps respond one of the most pressing issues of the City, which is affordable housing. Ms. Boldt noted businesses in this area are suffering and as we look towards recovery coming from the pandemic this project, helps build the community.

Speaker 3, Gavin Duffas, the economical development manager of the downtown BIA, noted they have previously supported this project in previous phases and note their support for the project today for two reasons; affordable housing and that it is transit oriented. The missing middle moderate affordable housing is much needed and due to the lack of, the City has lost valuable Vancouverites who have moved to other municipalities or have had to move far away and still commute into the city which create unproductivity and stress. Providing housing near transit with affordability reduces congestion and makes for a productive city.

Panel Opinion

Mr. Henderson noted this project has been reviewed at UDP three times. Each time it was recommended to proceed with the recommendations addressed.

Mr. Henderson noted he continues to recommend that the applicant proceed with the recommendations noted.

Mr. Henderson noted at UDP there was discussion regarding the massing and form, the overhang was discussed quite extensively. In terms of materiality as the project moves, forward the applicant will have the opportunity to refine this even further.

UDP liked the urban design approach to the street; there was life on the street, which adds to a much needed presence on the corner. This area is a good anchor to increase transportation measures to UBC.

Mr. Henderson noted his support for the project.

Ms. Hayward noted her support for the project.

Ms. Hayward noted her support for the mixed use of the rental and market housing and appreciates how the project brings life into the neighbourhood is great.

Ms. May commended the applicant from bringing the project forward under the MHIRP program.

Ms. May noted she liked the rooftop amenity and all the landscape that is being provided.

Ms. May suggested the use of some wood elements where possible, mostly because in Vancouver where there is many grey skies the warmer and natural material is good and suits the post modern form.

Mr. Shenkute note his support.

Mr. Shenkute supports that is responds to the affordable housing crisis issues in Vancouver.

Board Discussion

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

Ms. O'Donnell commended the applicant for considering the neighbours.

Ms. O'Donnell thanked the speakers for providing their comments and the staff and applicant team for all their efforts.

Ms. Adcock noted the project addresses the much-needed housing supply in the city and transit orientation.

Ms. Adcock noted her support for the project.

Ms. Mulji noted this a great project in a key corner.

Ms. Mulji noted her support for the project.

Motion

It was moved by Ms. O'Donnell and seconded by Ms. Mulji, and was the decision of the Board: THAT the Board APPROVE Development Application **DP-2020-00888-CD-1** subject to the conditions in accordance with the Staff Committee Report dated April 14, 2021.

Meeting adjourn at 4:03pm.