

Date: Monday May 31, 2021
Time: 3:00 p.m.
Place: Webex

PRESENT:

Board

C. Okell Acting Director - Permitting Services
K. Mulji Director, Engineering Projects & Development Services
A. Law General Manager, Development, Buildings and Licensing
T. O'Donnell General Manager, Planning, Urban Design and Sustainability

Advisory Panel

K. May Representative of the General Public
D. Pretto Representative of the Development Industry

Regrets

P. Sihota Representative of the General Public
M. Cree Smith Representative of the Design Professions
M. Henderson Representative of the Design Professions (Urban Design Panel)
L. Shenkute Representative of the General Public
N. Hayward Representative of the General Public
C. Karu Representative of the Development Industry

ALSO PRESENT:

City Staff:

K. Spaans, Development Planning
P. Fouladianpour, Development Services
C. Chant, Engineering Services
J. Greer, Development Services

1130 PENDRELL STREET - DP-2020-00054 - RM-5B (COMPLETE APPLICATION)

DELEGATION

Wing Leung, W. T. Leung Architects Inc
Daryl Tyacke, ETA Landscape Architecture

Recording Secretary: M. Sem

1. MINUTES APPROVED

March 22, 2021 amended minutes approved.
May 17, 2021 minutes approved

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1130 PENDRELL STREET

Applicant: Han Wang DBA: Skyllen Pacific Real Estate Ltd.

Request: To develop on this site an 18-storey multiple dwelling building (109 units) and two 3-storey secured market rental multiple dwelling buildings (16 units), all over 4 levels of underground parking having vehicular access from the rear lane. Including a 10% Heritage Density Transfer from a donor site located at 40 Powell St.

Included also is a memorandum dated with additional conditions to the original report.

Opening Comments

Mr. Kevin Spaans, 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:

- 1) Seeking design development to present a more contextually sympathetic relationship with the neighbouring community particularly Davie Village Mole Hill.
 - i. Relocating the tower further back on the site to reduce the apparent mass and prominence from Pendrell St. and further mitigate the impacts in shadowing on residences to the north.
 - ii. Design development to the upper floors of building as follows:
 1. Introducing stepping and other modulations to define the building crown
 2. giving consideration to visual interest through multiple aspects
 3. Further, reduce the impacts of shadowing for the residences to the north.
 - iii. Explore opportunities to use light, change of materials, glazing and other architectural design strategies to add visual interest to future Davie St. Davie St. allows developments up to 60 feet. This building will be highly visible even if Davie St. builds out further ensuring nice presentation on Davie St.
- 1.2) Design development to the low rise buildings to better relate in scale, materiality and general architectural expression with the heritage houses of Mole Hill.

Both of these conditions are in direct response to what was heard from the Urban Design Panel.

Mr. Kevin Spaans took questions from the Board and Panel members.

Applicant's Comments

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

Applicant took questions from the Board and Panel members

Comments from Speakers

Speaker 1, Mr. Wright, Executive Director Mole Hill Housing Society and Executive Director of Mole Hill Neighbourhood Support Society. As a Representative of the residents of Mole Hill, Mr. Wright noted his objection to the proposal. He noted any design for this location should respect the West End Community Plan, the current zoning restrictions, and the City's existing concept for Mole Hill.

Mr. Wright noted, the current proposal violates those frameworks governed by West End Community plan which recommends incremental change and six storey limits , at 18 storeys the proposal does not respect the plan.

Mr. Wright noted, the zoning regulations require the high-rise buildings within the same block should be separated by minimum by 400 ft. however for this project there is only 100 ft. feet to the east and a little bit more to that on west.

Mr. Wright noted, the proposed development will overshadow Mole Hill and Nelson Park and physically dominate the unique and historic area in an inappropriate and insensitive manner. Overshadowing the block with another high-rise building betrays the City's existing vision for Mole Hill.

Mr. Wright noted, there is only 16 market rentals proposed for this project. It is fewer than the present. This is because the forty-three suite strata at 1140 Pendrell was not fully occupied by strata owners - many of the suites were rentals. Combined with the sixteen rental suite units at 1116 Pendrell St which are being removed, this proposal reduces the number of rental suites at a time when the neighbourhood is in need of affordable housing options,

Speaker # 2, Mr. Kupferschmidt, Executive Director of the Senior's Network.

Mr. Kupferschmidt noted his objection to the project. He seconds the comments from previous speaker Mr. Wright. He noted his concerns with the proposal.

Panel Opinion

Ms. May noted the attractiveness and permeability of the site and supports the idea of offering public access.

Ms. May noted the significant variances for this project and the absences of affordability and social benefits.

Ms. Dani Pretto noted support this project.

Ms. Dani Pretto noted appreciation for the public pedestrian access from Davie to Nelson Park, connecting Mole Hill to the Davie Village is very important.

Ms. Dani Pretto noted the 2 towers on either side of this building is keeping with the neighbourhood.

Ms. Dani Pretto encourage more density and need for rental housing.

Board Discussion

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

Ms. O'Donnell noted support for the project.

Ms. O'Donnell noted appreciation for the porosity of the site.

Ms. O'Donnell noted connection of the path, 2 metres is not sufficient and to have a nice continuation of path way there needs to be at least 3 metres.

Ms. O'Donnell noted work needs to be done for it to be contextually sympathetic with the community, Davie Village and Mole Hill. Would like to see some sculpting on top of the tower and bring it down a bit to reduce impact on those residences next door,

Ms. Law acknowledged the speakers, applicants, and staff for their comments and presentation.

Ms. Law noted support for project.

Ms. Law noted satisfaction with the conditions of approval, addressing the shadowing impact to Nelson Park and appreciate the extensive analysis by the applicant team.

Ms. Law noted there are opportunities for landscaping layout, joining up the neighbourhoods and pedestrian pathways.

Ms. Law noted satisfaction of the proposal is respectful of adjacent buildings in terms of use, privacy and light access and in keeping with the neighbourhood and design guidelines.

Ms. Law noted there were challenges with the tower separation but the Applicant has worked well with staff to address these impacts with neighbouring buildings.

Ms. Mulji acknowledged the speakers, applicants, and staff for their comments and presentation.

Ms. Mulji noted support for project.

Ms. Mulji echoed the concerns of the western path being too narrow. She recommends to make it functional and inviting, consider increasing it to something more typical of mix use pathway.

Motion

It was moved by Ms. Law and seconded by Ms. Mulji, and was the decision of the Board: THAT the Board APPROVE Development Application **DP-2020-00054 - RM-5B** subject to the conditions in accordance with the Staff Committee Report dated April 28, 2021 and to the additional condition provided in the memorandum today.