

Date: Monday June 28, 2021
Time: 3:00 p.m.
Place: Webex

PRESENT:

Board

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

Advisory Panel

D. Pretto Representative of the Development Industry (excused from item # 2)
K. Krangle Representative of the General Public
T. Verral Representative of the Design Professional

Regrets

K. May Representative of the General Public
L. Shenkute Representative of the General Public
M. Henderson Representative of the Urban Design Panel
C. Karu Representative of the Development Industry

ALSO PRESENT:

City Staff:

John Greer Assistant Director, Development Review Branch
John Turecki Civil Engineer, Major Projects
L. Beaulieu Landscape Development Planner, Landscape
H. Shayan Development Planner, Urban Design & Development
J. Freeman Project Facilitator Development Services

720 Beatty Street – DP-2021-00168 CD-1

Jaqueline Che, Westbank Corp.

Recording Secretary: K. Cermeno

1. MINUTES APPROVED

It was the decision of the Board to approve the minutes of the meeting on May 31, 2021.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. Address: 720 Beatty Street – DP-2021-00168
- Applicant: Westbank Project Corp.
- Request: To develop on this site two commercial buildings consisting of one 17- storey building with office, retail and community energy centre use and one 6-storey building with retail use all over 4 levels of underground parking and bike facilities accessed from Beatty Street and Expo Boulevard, subject to Council’s resolution of the CD-1 By-Law and approval of the form of Development.

Opening Comments

Development Planner, Mr. Shayan Hamid 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.

Project Facilitator, John Freeman, presented a memo to staff with the following proposed revisions;

1. To update the legal description on page 3 of the report to include the following:
“Lot 8,
Except Portions in Plan 13872 and
Reference Plan 16566,
Block 49,
DL 541,
Plan 9669, and
Lot 222,
False Creek,
Plan LMP12038”
2. To delete pages 10 & 11 of the chair approved urban design minutes;
3. To add standard conditions to appendix A and revise numbering accordingly:

“A.2.29 Manoeuvre diagrams and a confirmation and operation letter from the waste hauler provider confirming the function of solid waste operations as proposed.

A.2.30 Solid waste storage amenities must be no more than one storey below grade. They must be designed to ensure all waste collection day activities occur on-site, as opposed to placing bins onto City property for collection. A typical Front Loading Collection Truck requires a height clearance of 7 m to “tip” a 4-yd dumpster.

A.2.31 The size of solid waste storage rooms must be in compliance with the guidelines set out in the Garbage and Recycling Storage Amenity Design Supplement allowing a sufficient number of carts/containers to meet the needs of the entire building. The space allotted for solid waste amenities must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, plastic bags, foam packaging).

A.2.32 Provision of an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. public sidewalks and paths).

A.2.33 Provision of additional information with respect to the Zero Waste Planning Occupant/Public Education and Outreach Actions (F.3.2). The applicant has not addressed Item 1 in the Operations Plan, and has not indicated the three procedures/actions (Item 3) that will be taken to encourage and support education/outreach. Currently the Applicant has identified two initiatives – reporting of the building’s waste diversion performance and identifying tenants as “waste diversion stars.”

A.2.34 Buildings must incorporate zero waste efforts beyond the provision of standard recycling bins (F.3.3). The applicant must show how they plan to meet this objective by choosing and implementing at least seven initiatives from a list of 18 items, as per the Sustainable Large Developments Admin Bulletin:

- a. Currently the applicant has identified four of those initiatives: Items 2, 4, 6 and 9;
- b. Partially addressed Item 11 and alluded to Item 12 (in the Sustainable Food Systems section of the document).”

Mr. Hamid took questions from the Board and Panel members.

Applicant’s Comments

The applicant noted they did not have any issues with the conditions as noted in the report.

The applicant request for flexibility to the wording in condition 2.11 Engineering noted they can look into providing some flexibility.

Comments from Speakers

No Speakers.

1) Panel Opinion

Ms. Krangle noted her support for the project.

Ms. Krangle noted the project will benefit from a public realm in this area and the high standard architecture and retail will benefit in this area.

Mr. Verral noted the building form is stunning; the breezeway is well located particularly for events.

Mr. Verral noted his support for the integration of the steam plant elements. Mr. Verral applauded the applicant for the entertainment pavilion, clever way to enhance this space and looks forward how the project will contribute to the public space.

Mr. Verral noted his support for the project.

Ms. Pretto noted her support for the project.

Ms. Pretto noted the entertainment pavilion in particular will be a great addition to Vancouver and the influence and inspiration it will provide in this beaming space.

Ms. Pretto noted the direction of the materiality being used is great, and noted to the applicant and staff that this is an important corner to development great landscape.

Board Discussion

Ms. Law thanked the panel and the applicant team. Ms. Law noted the project was approved by council in 2020.

Ms. Law noted she liked how the building contributes to the entertainment opportunities in this district, appreciate the form and outdoor spaces it is an attractive project.

Ms. Law noted her support for the project following the recommendation made by staff.

Mr. Lon LaClaire noted his appreciation for the applicant team and creativity.

Mr. La Claire noted this project will transform this part of town.

Mr. LaClaire noted his support for the project following the recommendations made by City Staff and amendment to the report.

Mr. Olinek noted it was a fantastic improvement with a lot going on with the viaduct removal.

Mr. Olinek noted the project matches the approved rezoning and the recommendations in the report are consistent with that.

Motion

The decision of the Board: THAT the Board APPROVE Development Application – DP-2021-00168-CD-1, in accordance with the Staff Committee Report dated June 9, 2021, subject to the following conditions:

- Approval of text amendment by council;
- Amendment to the DPSC report of condition 2.11;
- Amendment to the executive summary to replace the word resolution with enactment.