

Date: Monday Sept 20, 2021
Time: 3:00 p.m.
Place: WebEx

PRESENT:

Board

C. Okell	Director, Permitting Services
L. LaClaire	General Manager, Engineering
A. Law	General Manager, Development, Buildings & Licensing
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
K. Krangle	Representative of the General Public
K. May	Representative of the General Public
M. Biazi	Representative of the Design Professional
R. Kandola	Representative of the General Public

Regrets

P. Sihota	Representative of the General Public
D. Pretto	Representative of the Development Industry
C. Karu	Representative of the Development Industry
M. Henderson	Representative of the Design Professions (Urban Design Panel)

ALSO PRESENT:

City Staff:

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

**401 Jackson Ave - DP-2021-00481- DEOD SUB-AREA 1 MAIN/HASTINGS
DELEGATION**

Urban Arts Architecture on behalf of the Aboriginal Land Trust
ALT Jackson Housing Society

Recording Secretary: K. Cermeno

1. MINUTES APPROVED

The August 9, 2021 minutes were approved.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 401 Jackson Ave

- Applicant: Urban Arts Architecture on behalf of the Aboriginal Land Trust
- Request : To develop this site with a 14-storey mixed use building containing 172 dwelling units (social housing), a social service centre and ancillary retail, all over one level of underground parking with vehicular access from the lane. This application is being processed through the Social Housing or Rental Tenure (SHORT) program.

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 the importance of this project is understanding the First Peoples and acknowledging the land and its history.

The cultural inspiration is to recognize and honour the MST Matriarchs, celebrate women and their life givers, creating a link across the generations. The references from the basket of weaves represent many strands together; we are still here, and commerce.

The site is a gateway to the downtown, the views are important to this site. There are references to the North Shore Mountains were the prominent peak to tell the stories of the First Peoples.

This project is part of a unique homeownership program, looking to achieve affordability. This is an important step towards reconciliation. The program is an opportunity for Indigenous people to achieve financial empowerment by owning a leasehold interest in their own homes.

This will be the first Non-Profit and Indigenous owned and operated affordable leasehold homeownership (ALHO) in all of Canada.

The intent is to provide affordable homes and prioritize Indigenous buyers, particularly female and their two-spirited people, who have been largely economically excluded from owning homes in the City.

The units are 37% core and shelter rate and 67 % units are the ALHO model.

There are decks or Juliet balconies for all units.

The massing has been enhanced for livability. The building mass has been separated into two blocks; it is separated by a courtyard above a two storey podium. There is a setback from the adjacent SRO lightwell.

The design response is to maximize livability, maximize opportunities to connect to nature and views, create places for social connection and wellness opportunities to engage to people. The building layout is so every generation is in every floor and the design will stimulate relationships between all the generations.

Urban Design aspirations include creating a significant Indigenous presence at the gateway to the City, good neighbours, create an engaging streetscape, contribute to the Hastings streetwall pattern, be recognizable as part of the ALT Brand (Aboriginal Land Trust), and maximize livability to light and air.

Landscape aspirations include connection to the land, reconstruct what has been erased and support community connections.

The applicant took questions from the Board and Panel members.

Comments from Speakers

No Speakers

Panel Opinion

Mr. Biazi noted the project is significant and responds well to the design constraints.

Mr. Biazi noted the courtyard scheme is successful and the relationship of the two blocks of the building.

Mr. Biazi noted the setbacks are tight however, considering the constraints of the building they work. Most of the units meet daylight requirements and appear to have great ventilation.

Mr. Biazi noted the project being the first of its kind provides much needed housing and the ownership program is great and should be encouraged.

Mr. Biazi noted the retail/café would be difficult to survive in such a large space consider adding it to the corner. Consider giving one of the townhouse space to the retail.

Mr. Biazi suggested design development of the frontage would also benefit the retail. An overhang door would help the sidewalk and landscaping.

Mr. Kandola noted appreciation for bringing indigenous artwork however recommended having artists involved from early stages and not just in murals.

Mr. Kandola noted support for the project.

Ms. May noted this is a thoughtful and considerate application. Every detail was thoroughly considered.

Ms. May noted her appreciation for celebrating indigenous matriarchs.

Ms. May noted her support.

Mr. Shenkute noted this is an interesting presentation and the detail is clear at all corners of the project.

Mr. Shenkute noted the number of social housing units this project is going to bring is a positive and will increase the livability of the area.

Mr. Shenkute recommended finding a way to incorporate the two buildings with the new project whether it be with materials externally.

Mr. Shenkute noted support for the project.

Ms. Krangle noted support for the project.

Ms. Krangle noted the goals from both the urban and social point of view are good. The project will do a lot to enhance Hastings Street.

Ms. Krangle noted support for the focus on women and units for the elderly. Equal access to all the buildings and access for those with mobility issues is a positive.

Ms. Krangle noted concern with the amount of light in the courtyard and recommended design development to the social services center to distinguish itself better from the units and retail.

Ms. Hayward noted her support for the project.

Board Discussion

Ms. O'Donnell noted her support for the project. The project satisfies the hardship for height.

Ms. O'Donnell noted she likes the way the building has been redesigned to open up the lightwell and stepped back to the neighbouring developments.

Ms. O'Donnell moved for approval subject to staff recommendations.

Ms. Law noted the presentation for this project is setting the bar for future DPB presentations.

Ms. Law noted it is an impressive development and a beautiful design.

Ms. Law noted her support for the relaxation of the height and the frontage.

Mr. LaClaire supported the applicants request for height and relaxation.

Mr. LaClaire thanked the advisory members for their comments and noted his support for the project.

Motion

It was moved by Ms. O'Donnell and seconded by Ms. Law, and was the decision of the Board: THAT the Board APPROVE Development Application DP-2021-00512 subject to the conditions in accordance with the Staff Committee Report dated April 14, 2021.

Meeting adjourn at 4:14 pm.