

Date: October 18, 2021
Time: 3:00 p.m.
Place: Joe Wai Meeting Room , Main Floor - City Hall

PRESENT:**Board**

C. Okell Director, Permitting Services
Y. McNeill Assistant Director, Rezoning
A. Law General Manager, Development, Buildings & Licensing
P. Storer Director of Transportation

Advisory Panel

K. Krangle Representative of the General Public
M. Biazi Representative of the Design Professional (excused from project # 1)
D. Pretto Representative of the Development Industry

Regrets

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

ALSO PRESENT:**City Staff:**

Carl Stanford, Development Planning
Derek Robinson, Development Planning
Jonathan Borsa, Development Services
Timothy Potter, Development Services
John Greer, Development Services

650 W 41st Ave – DP-2021-00512- (COMPLETE APPLICATION)**Henriquez Partners Architect**

Rui Nunes, Henriquez Partners
Dallas Long, Henriquez Partners
Chris Phillips, PFS Studio
Rhiannon Mabblerley, Westbank

Recording Secretary: M. Sem

1. MINUTES APPROVED

It was moved by Ms. Law and seconded by Ms. McNeil and was the decision of the Board to approve the minutes of the meeting on September 20, 2021.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 650 W 41st Ave – DP-2021-00512 (COMPLETE APPLICATION)

Applicant: Henriquez Partners Architect

Request: To develop a thirty-three (33) storey mixed-use building composed of a twenty eight (28) storey residential tower containing 171 dwelling units; a five (5) storey mixed-use podium (four storey office/one storey retail) on three (3) storeys of underground parking; level 2 & 3 rooftops provide a portion of a 9 acre Park “The Commons & Upper Green” including a public event space, a dog run, and a running loop.

Opening Comments

Mr. Carl Stanford, Development Planner, presented the proposal and summarized the Recommendations contained in the Staff Committee Report.

Mr. Stanford then took questions from the Board and Panel members.

Applicant’s Comments

Applicant noted no further comments.

The applicant took questions from the Board and Panel members.

Comments from Speakers

No Speakers

Panel Opinion

Ms. Pretto noted her support for the project.

Ms. Pretto noted her appreciation for the year round amenity space.

Ms. Pretto encouraged structure to support large-scale special events.

Ms. Krangle noted her support for the project.

Ms. Krangle noted appreciation for the building large standard balcony and family units.

Ms. Krangle encourage more details on high street.

Board Discussion

Ms. Law noted support for the project.

Mr. Storer noted support for the project.

Mr. Storer noted appreciation of park board space, plaza and performance space.

Mr. Storer noted appreciation for the great interface with high street and retail.

Ms. McNeil noted support for the project.

Motion

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 September 15 & 29, 2021.

4. 508 Drake – DP-2021-00569- (COMPLETE APPLICATION)

Applicant: **Larco Investments Ltd. On behalf of MCYH AGA Khan Foundation Canada**

Request: To develop a new 41 storey mixed use building containing a place of worship and 193 dwelling units (social Housing) all over 5 levels of underground parking having vehicular access form the lane.

Opening Comments

Mr. Derek Robinson, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Mr. Robinson then took questions from the Board and Panel members.

Applicant's Comments

The applicant noted they will continue to work with staff to meet the conditions for approval.

The applicant took questions from the Board and Panel members.

Comments from Speakers

No Speakers

Panel Opinion

Mr. Biazi noted project would be a great addition to the city and neighbourhood with the rent control, social housing and cultural programs as part of this project.

Mr. Biazi noted his support for this project.

Mr. Biazi noted the project would benefit from design development on the façade, which would benefit the form of the building.

Mr. Biazi suggested relaxation of the views cones by 2-3 feet on each floor for better layout of the units.

Ms. Krangle noted her support for the project.

Ms. Krangle noted her appreciation for the social housing, accessibility and family units of this project.

Ms. Krangle encourage further design development along the public realm on Drake St to increase visibility.

Ms. Pretto noted her support for this project.

Board Discussion

Ms. McNeil acknowledge the staff and applicant team for working in conjunction on a very constrained site, noting it is a great contribution to the neighbourhood, meeting the needs of the Ismaili community and landing affordable strategies , addressing the City of Vancouver housing targets.

Ms. McNeil also acknowledge staff and applicant team for working within the constraints of the building with the two view cones.

Ms. McNeil noted her support for the project.

Ms. Law acknowledge the staff and applicant team.

Ms. Law noted her support for the project.

Ms. Law noted the project is a great contribution to the neighbourhood and community.

Mr. Storer noted his support for this project.

Motion

It was moved by Ms. McNeil and seconded by Ms. Law, and it was the decision of the Board: THAT the Board APPROVE Development Application – **DP-2021-00569** subject to the conditions in accordance with the Staff Committee Report dated September 29, 2021.

Meeting adjourn at 4:25pm
