

**Date:** Nov 1, 2021  
**Time:** 3:00 pm  
**Place:** Joe Wai Meeting Room, Main Floor - City Hall

---

**PRESENT:****Board**

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

**Advisory Panel**

K. Krangle Representative of the General Public  
M. Biazi Representative of the Design Professional (excused from project # 1)  
L. Shenkute Representative of the General Public  
K. May Representative of the General Public

**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  
R. Kandola Representative of the General Public  
D. Pretto Representative of the Development Industry

**ALSO PRESENT:****City Staff:**

John Freeman, Development Services  
Mike Bird, Development Services

**1250 Granville St – DP-2019-01014-DD (COMPLETE APPLICATION)****DELEGATION**

Oliver Lang, Architect, LWPAC  
Peter Roeck, Owner/Developer, P.ROCK LTD.  
Nicole Roeck, Owner/Developer, P.ROCK LTD.

**Recording Secretary:** K. Cermeno

---

**1. MINUTES APPROVED**

Moved by Ms. Law and seconded by Mr. LaClaire, the Oct 18, 2021 minutes were approved.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 1250 Granville St – DP-2019-01014-DD (COMPLETE APPLICATION)**

Applicant: LWPAC

Request: To develop on this site a 9-storey Passive House, Mass Timber, mixed use building with commercial and retail at grade and 61 secured market rental dwellings on levels 3 through 9, over one levels of underground parking and bicycle facilities.

**Opening Comments**

Ms. Hiroko Kobayashi, Development Planner, presented the proposal and summarized the Recommendations contained in the Staff Committee Report.

Ms. Kobayashi and Development Planer, Mr. Kevin Spaans then took questions from the Board and Panel members.

**Applicant's Comments**

The applicant briefly presented on the approach and goals of the project.  
The applicant noted they addressed previous concerns regarding privacy issues.  
The applicant noted this is the first mass timber passive house high rise in the city.  
The applicant noted they are working with the City to create a more external circulation space.

The applicant took questions from the Board and Panel members.

**Comments from Speakers**

No Speakers

**Panel Opinion**

Mr. Biazi congratulated the architectural team for being an innovative project in design and construction to the City.

Mr. Biazi thanked the applicant team for the 61 market rental units and for surpassing passive house targets.

Mr. Biazi noted while the units are small they are very livable.

Mr. Biazi noted his support for the applicant in keeping the form of the building and units as is.

Mr. Biazi noted his support for the project.

Mr. Biazi noted the programming of the courtyard, community space at the ground level, and the roof could use further design development in its uses.

Mr. Shenkute noted his support for the project.

Mr. Shenkute noted the project contributes positively to the housing need in Vancouver.

Mr. Shenkute congratulated the applicant for the mass timber modular housing and the passive house strategies.

Ms. Krangle noted her support for the project.

Ms. Krangle noted it is an innovative project that will revitalize Granville Street.

Ms. Krangle noted the landscape, sustainability and wide walkways are a success.

Ms. Krangle noted concern with the courtyard, it could become quite dark in the afternoon and its impacts to the lower ground units.

Ms. May noted her support for the project.

Ms. May supported the courtyard right in the heart of the entertainment district.

Ms. May noted her disappointment with the building no longer being a secure market rental housing.

### **Board Discussion**

Ms. Law clarified with Planner Mr. Spaans the City is looking for the applicant to comply with density or alternatively demonstrate a logic and rationale on how they are achieving their density.

Mr. Olinek noted the project aligns with a lot of priorities, as well as providing housing. The front façade appears it will enrich Granville Street.

Mr. Olinek noted it is a solid performing building.

Mr. Olinek noted his support for the project.

Ms. Law thanked the panel and staff.

Ms. Law noted the project demonstrated an innovative approach to construction and sustainability.

Ms. Law noted her appreciation for the extra attention to the efficiency, livability and functionality of the units.

Ms. Law noted the proposal is in keeping with the intent of the downtown plan.

Ms. Law noted her support for the project.

---

Mr. LaClaire noted the elevation change with the lane and the street makes for efficiency with the parking.

Mr. LaClaire acknowledged the issues with the exterior circulation, but noted the space is quite generous and can make use of it on every level.

Mr. LaClaire noted his support for the project.

**Motion**

The decision of the Board: THAT the Board APPROVE Development Application **DP-2019-01014** subject to the conditions in accordance with the Staff Committee Report dated October 13, 2021, with the following revisions:

To Standard Condition A.1.14, in Appendix A, approved by the Assistant Director of Planning, Assistant Director of Development Review Branch and the Assistant Director of Housing Policy.

1. REVISE Standard Condition A.1.14 as follows:

A.1.14 arrangements to be made to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing 61 residential units, as secured market rental housing, excluding Seniors Supportive or Assisted Housing, for the longer of 60 years or the life of the building, subject to the following additional conditions:

- i. A no separate-sales covenant;
- ii. A no stratification covenant;
- iii. That none of such units will be rented for less than one month at a time; and
- iv. Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

**Note to Applicant:**

This condition will be secured by a Housing Agreement to be entered into by the City By-law enacted pursuant to section 565.2 of the Vancouver Charter.

ADD *"If the minimum dwelling unit size is compliant with Section 11.10.2 of the Zoning and Development Bylaw a Housing Agreement will not be required. Please refer to Standard Condition A.1.5."*

Maintain the proposed mix of residential units including 46 one-bedroom units (75%) and 15 two-bedroom units (25%).

Project should maintain a mix of at least 25% family units (2-bedroom or larger).

Confirmation of accessible washroom in the proposed indoor amenity room, in accordance with the High-Density Housing for Families with Children Guidelines.

**Meeting adjourn at 3:47**