

Date: Nov 15, 2021
Time: 3:00 p.m.
Place: Joe Wai Meeting Room, Main Floor - City Hall

PRESENT:**Board**

M. Au Assistant 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
S. Shen Representative Vancouver Heritage Commission

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:**

H. Shayan, Urban Design & Development Planning
A. Clarke, Housing Review
J. Greer, Development Services

2538 BIRCH STREET DP-2021-00628 – CD-1 (708) (COMPLETE APPLICATION)**IBI Group Architects**

Alexa Gonzalez, Durante Kreuk Ltd
Haena Choi, IBI Group Architects
Martin Bruckner IBI Group Architects
Anthony Pappajohn, Jameson Development Corporation
Alex Blue, Evoke Buildings Engineering

Recording Secretary: M. Sem

1. MINUTES APPROVED

Moved by **MS. LAW** and seconded by **MR. LACLAIRE**, the November 1, 2021 minutes were approved.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 2538 BIRCH STREET DP-2021-00628 – CD-1 (COMPLETE APPLICATION)

Applicant: IBI Group Architects

Request: To develop this site with a 28 storey mixed-use building with retail (main floor- 2nd floor), general office (3rd floor), and secured market rental housing (4th floor – 28th floor) containing a total of 258 dwelling units (200 market rental units & 58 MIRHPP units), all over 5 levels of underground parking, providing a total of 174 parking spaces having vehicular access from lane.

Opening Comments

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

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

Applicant's Comments

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

The applicant took questions from the Board and Panel members.

Comments from Speakers

Speaker # 1 , Mr. Stephen Bohus , began by noting his concerns that this project will have a huge impact to the Broadway corridor including the skyline, shadow impacts in the Fairview slopes and setting the precedents for other buildings.

Mr. Bohus researched and presented the following shadow studies:

Oct 26th at 4pm, there is a large shadow on the Fairview slopes, impacting the street life along Broadway, resulting in a darker Broadway. Nov 26th at 3pm, shadow goes all the way to False Creek

and Charleston Park. September 21st at 9am there is a dark streetscape on Broadway. September 21st at 4pm, Broadway is in complete shade.

Mr. Bohus noted he does not support this project and requested the Board turn down this application and find solutions that will work with the height.

Panel Opinion

Ms. Krangle noted improvements with the design being more refined and an improved public realm simplified from rezoning.

Ms. Krangle noted the lane and retail entry can be further animated at the corner of Birch St.

Ms. Krangle encourage easier access to parks and recreation facilities for families.

Ms. Krangle noted concerns with livability of the inbound bedrooms and suggested swapping one bedroom with the ones closer to the windows.

Ms. Krangle noted this building is in a shoulder area with buildings of 20-30 storeys and this project should not set precedent.

Ms. Krangle noted overall the building is appropriate for this site, great public art, is pet friendly and a lot of rental and affordable housing and family housing.

Ms. Krangle noted support for this project.

Mr. Biazi noted this project has the opportunity to set the bar high in terms of quality architecture and residential units.

Mr. Biazi noted support for this project.

Mr. Biazi suggest design development to improve the materiality, articulation and concept of the building. Simplifying or higher quality materials will benefit the project.

Mr. Biazi appreciates the public art but concern that some of the elements is competing with the façade.

Mr. Biazi appreciates the much needed use and program of the rental units.

Ms. Shen noted more thought and research could have been put into the history of the site and the history of what was there before what is there; She noted Broadway is not one of Vancouver's best commercial streets and suggested looking at other commercial streets in Vancouver and see what is working there .

Ms. Shen suggest fine tuning the retail level.

Board Discussion

Mr. Olinek acknowledged Ms. Krangle's and Ms. Shen's comment. He noted design development improve the retail interface and the story the site tells and suggest relating the public art to the history of the site.

Mr. Olinek acknowledged Mr. Bohus's comments and noted there is confirmation in place that shadowing does not exceed what was approved at rezoning and this matches council's approval; also, acknowledging Council approved a certain form of development and this needs to match that substantiation.

Mr. LaClaire has no comments.

Ms. Law acknowledge applicant, advisory panel and staff team.

Ms. Law is comfortable with the degree to which the project meets the intent of the bylaws and guidelines for this area.

Ms. Law appreciates the detailed attention given to the livability of the units and functionality.

Ms. Law appreciates the comments from registered speaker and acknowledged that the height has been approved previously by council and respecting that.

Ms. Law acknowledge there is a need for density around these transit hub areas.

Ms. Law appreciates shadowing studies by applicant and staff team.

Motion

The decision of the Board: THAT the Board APPROVE Development Application DP-2021-00628 subject to the conditions in accordance with the Staff Committee Report dated October 27, 2021.