

**Date:** October 16, 2023  
**Time:** 3:00 p.m.  
**Place:** Virtual WebEx

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**PRESENT:****Board**

Andrea Law General Manager, Development, Buildings, and Licensing  
Corrie Okell Director, Permitting Services ( Chair )  
Lon LaClaire General Manager, Engineering Services  
Matt Shillito Director of Special Projects and Acting Director of Planning, Planning, Urban Design, and Sustainability

**Advisory Panel**

Craig Taylor Representative of Urban Design Panel  
Gloria Song Representative of Design Profession  
Joe Carrierra Representative of the Development Industry  
Karenn Krangle Representative of the General Public  
Michael Gordon Representative of the Heritage Commission

**Regrets:**

M. Joko Representative of the General Public  
Dani Pretto Representative of the Development Industry  
Colin Vaness Representative of the General Public

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

B. Cassidy, Development Services  
D. Lee, Engineering Services  
Ji-Taek Park, Urban Design & Development Planning  
J. Borsa, Development Services  
P. Cheng, Urban Design & Development Planning  
L. Brunn, Housing Policy and Regulations  
L. Chang, Landscape Planning

**41 W Pender Street (COMPLETE APPLICATION) DP-2023-00534 – DD****Delegation:**

Ian MacDonald, Carscadden Stokes McDonald Architects Inc

**Recording Secretary:** M. Sem

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**1. MINUTES APPROVED**

It was moved by Andrea Law and seconded by Lon LaClaire and was the decision of the Board to approve October 3, 2023 meeting minutes.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 41 W Pender Street (COMPLETE APPLICATION) DP-2023-00534**

Applicant: Carscadden Stokes McDonald Architects Inc.

Request: To add and alter the existing 4 storey warehouse building with the addition of 2 storeys, and to change the use to retail and residential containing 40 dwelling units (Social Housing)

**Planner's Comments**

Ji-Taek Park, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

**Applicant's Comments**

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

The applicant and staff took questions from the Board and Panel members.

**Speakers Comments**

No Speakers

**Panel Comments**

**Craig Taylor** noted support for this project. Craig commented on the importance of this project, bringing much needed housing to the area. The response to the adaptive re-use of an existing facility is admirable from a sustainability perspective. The architectural response is sympathetic, simple, elegant and an innovative use of the space.

**Joe Carrierra** noted support for this project. Joe acknowledged the project is bringing much needed social housing to the area, noting appreciation for the creative use of the core and rooftop amenity space. He noted concerns with not having an operator on board and encouraged further exploration of the balconies on the sixth floor for privacy.

**Michael Gordon** noted support for this project.

**Karenn Krangle** noted support for this project. Karenn acknowledged the project provides much needed social housing and is a great addition to the neighbourhood. She encouraged French balconies on all the units and noted appreciation for the amenities and roof.

**Gloria Song** noted support for this project. Gloria acknowledged the re-purposing of the warehouse is a good strategy to address the needs of social housing. She noted the additional retail space will bring new visitors to Chinatown. She requested for the applicant to consider the location of the future mechanical vent for the residential units, possibly incorporating these into the elevator details. Also, Gloria suggested engaging in an energy consultant in the early stage to finish the building permit drawings. Lastly, she encouraged more similar projects in the downtown eastside.

#### **Board Discussion**

**Andrea Law** noted support for this project. Andrea acknowledged this project will bring much needed housing to the area and it meets the intent of all applicable goals, policies and guidelines for the area.

**Lon LaClaire** noted support for this project and happy to see it move ahead.

**Matt Shillito** noted support for this project. Matt acknowledged this project brings much needed social housing to the area. In terms of height and density, he acknowledged it is a very pragmatic way of approaching and using an existing building to deliver housing in a timely manner. Matt noted the design is a nice, simple, contemporary scheme and it meets the intent of the Victory Square guidelines.

All board members voted in favor of the application to move forward subject to the conditions noted in the Staff Committee Report.

#### **Motion**

The decision of the Board: THAT the Board APPROVE Development Application **DP-2023-00534** subject to the conditions in accordance with the Staff Committee Report dated **September 27, 2023**.

Meeting adjourned at 3:30pm