

Date: December 11, 2023
Time: 3:00 p.m.
Place: Virtual WebEx

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 Carreira	Representative of the Development Industry
Monica Moore	Representative of the General Public

Regrets:

Michael Joko	Representative of the General Public
Dani Pretto	Representative of the Development Industry
Colin Vaness	Representative of the General Public
Karenn Krangle	Representative of the General Public

1290 Hornby Street – DP-2023-00327-CD-1 (COMPLETE APPLICATION)

Delegation:

Buttjes Architecture Inc.

ALSO PRESENT:

S. Farmand, Landscape Planning
B. Casidy, Development Services
K. Lambertson, Cultural Services
S. Kwak, Facilities Planning
J. Raj, Development Services
D. Lee, Engineering Services
M. Au (Chair), Development Services
M. So, Development Services
C. Stanford, Development Planning

Recording Secretary: M. Sem

1. MINUTES APPROVED

It was moved by Lon LaClaire and seconded by Andrea Law and was the decision of the Board to approve October 11, 2023 meeting minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1290 Hornby Street – DP-2023-00327-CD-1 (COMPLETE APPLICATION)

Applicant: Buttjes Architecture Inc.

Request: To develop this site with a 34-storey mixed-use building, consisting of 217 strata-tilted dwelling units, and a cultural amenity space, all over five levels of underground parking with access from the lane.

Planner’s Comments

Carl Stanford, 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 the project and for applicant to consider the comments made by the Urban Design Panel. In particular, enhancement to the public realm and the base of the tower to provide greater animation and activation to the spaces; And to further integrate the amenity space and the expression of the tower.

Gloria Song concurred with Craig Taylor’s comments recommended by the Urban Design Panel and noted support for the project. Gloria recommended improvements the eastside of the elevator where the blank wall is located. Gloria also suggested further shadow study to the three bedroom units to meet livability requirements.

Joe Carrierra noted support for the project. Joe echoed Gloria Song’s comment – more work can be done to the blank wall and to the north façade facing the mountains.

Monica Moore noted support for the project. Monica noted appreciation to the increase in housing supply and inclusion of cultural spaces such as the art gallery.

Board Discussion

Andrea Law noted support for this project and upfront conditions in particular the separation, shadowing and the public realm. Andrea noted appreciation to the inclusion of amenity spaces and acknowledged this project meets the intent of all applicable goals, policies and guidelines for the area.

Lon LaClaire noted support for this project.

Matt Shillito noted support for this project and acknowledged this project brings much needed housing and amenity space to the area.

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 subject to the conditions in accordance **DP-2023-00327** with the Staff Committee Report dated **November 22, 2023**.

4. Request to Update Housing Agreement Conditions 401 Jackson Ave – DP-2021-00481

All board members voted in favor of the amendments.

The decision of the Board: THAT the Board APPROVE the memo and updates to the housing agreement for **401 Jackson Ave – DP-2021-00481 with memo dated December 8, 2023**.

Meeting adjourned at 3:47pm