

Date: Monday, Nov 27, 2017
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

A. Law Director, Development Services, (Chair)
P. Mochrie Deputy City Manager
J. Dobrovolny General Manager of Engineering
G. Kelley General Manager of Planning and Development Services

Advisory Panel

Veronica Gillies Representative of the Design Professions (Urban Design Panel)
H. Ahmadian Representative of the Development Industry
K. Maust Representative of the Vancouver Heritage
B. Jarvis Representative of the Development Industry
N. Lai Representative of the General Public
R. Wittstock Representative of the Design Professions

Regrets

R. Chaster Representative of the General Public
M. Pollard Representative of the General Public

ALSO PRESENT:**City Staff:**

Marie Linehan Development Planner
Lisa King Project Facilitator
Chalys Joseph Housing Policy and Projects

969 Burrard St - DP-201700905 - ZONE CD-1**Delegation**

Shiwobu Homma, Architect, Bing Thom Architects
Amiray Javidan, Project Lead, Bing Thom Architects
Bruce Gauthier, Landscape Architect, Enns Gauthier
Farouk Babul, Owner/Developer, Westbank Projects
Jubin Jalrli, Sustainability Consultant, Integral Group
Abe Han, Representative, First Baptist Church

Recording Secretary: K. Cermeno

1. MINUTES

It was moved by P. Mochrie, seconded by G. Kelley, and was the decision of the Board to approve the minutes of the meeting on October 30 and November 6, 2017.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 969 Burrard St - DP-2017-00905 - CD-1
(COMPLETE APPLICATION)**

Applicant: Big Thom

Request: To develop the site with a 57 storey mixed use building with church use on levels 1 to 3, child daycare on Level 4, and 331 market dwelling units, a 7-storey residential building with 61 secured non-market rental units, a seismic upgrading and heritage restoration of the First Baptist Church all over 7 levels of underground parking accessed from the lane.

Development Planner's Opening Comments

Ms. Marie Linehan, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Ms. Linehan then took questions from the Board and Panel members

Applicant's Comments

The applicants noted it has been about 4 and half years since they submitted their first letter of enquiry. They thanked the planning staff and the various departments whom they worked closely with for their input and patience.

The applicants noted that moving forward into the next phase they would like to continue their relationship with the City to work on achieving the conditions outlined in the report. They believe this will result in a better outcome for both the project and neighbourhood.

Church representative, Abe Han, on behalf of the church, noted their support for the project. They feel the project allowed for continued support of the West End with resources for individuals of all circumstances. Mr. Han noted that there was a lot of give and take in the process however, Westbank worked hard with them to make the ultimate goal serving the community.

The Applicant took questions from the Board and Panel members.

The Chair noted the conditions for the development permit board and noted the speaker protocol.

Comments from other Speakers

Speaker 1, Selena Machlachlan, director of marketing and business development of MODO carshare, noted her support for the project on behalf of Modo. Selena noted Modo supports the needs of about 18000 drivers and 900 business organizations who share over 600 vehicles. Their mission is to provide an affordable convenient sustainable alternative to owning a vehicle. The proposed site is extremely well suited for car share as it is a densely populated area in central downtown.

Speaker 2, Timothy Eng, owner in the West End, noted the project will block his view and reduce his property value however; he is in support of the project. He has been long involved in his community with the YMCA and a volunteer at the West End senior's home. In addition he has attended the First Baptist Church to meet people with his shared ideals. Within this time he has witnessed the Church providing for international students, the homeless and less fortunate. Mr. Eng noted the project will allow for additional facilities within the community

and continued support by the church for individuals and families from all walks of life. Mr. Eng urged the board members to support the application.

Speaker 3, Catherine McGuire, has lived in the West End since 1975. Over the years she has been involved with the church and became a member in 1981. Ms. McGuire noted the amount of support the church provides for both the community and its members. Ms. McGuire noted her support so the church can move forward to achieve its goals.

Speaker 4, Jennifer Monk, noted she is speaking from a Christian perspective and not an architectural one. Jennifer noted she is not in support of the project. It is an architectural failure. The project is too luxurious and luxury leading style does not represent Christianity. The building is too close to the church, and the church is invisible due to the height of the project. The project felt like an intrusion, and neighbours are burdened with the shadow. Ms. Monk noted a single rental building is more appropriate than a luxury condo building. The majority of Westenders are renters and incomes are generally lower than city standard of living.

Speaker 5, Elbert Paul, as a long-standing church member and resident of Vancouver, noted his support for the project. He noted he was well informed of the project since its conception and supports the project for the following reasons:

- Application focuses on the critical and vital needs of the community;
- Promotes a cohesive community between residents, neighbours, church members, and those who use the spaces provided;
- Provides a robust response to the West End community Plan;
- In support of the City's conditions outlined in the report.

Speaker 6, Devon Husock, noted his support for the project. Mr. Husock noted that the project was following the zoning guidelines and staff recommendations. This project was suitable and functional and much needed for the community. Mr. Husock stated that some say the building is too tall but in fact there have been successful projects of much taller buildings in Vancouver. Mr. Husock noted that a project is about how it impacts or better its surrounding and this project offers several opportunities for the community with improved and added amenities (i.e. childcare). Mr. Husock noted that the building design and sustainability approaches were well done and respectful to the community. He acknowledged this project does impact some views but noted that with future developments this project will also be impacted by blocked views, and is part of the development process.

Speaker 7, Allan Feathersmonhall, as a member of the West End community, noted his support for the project. Mr. Feathersmonhall noted there are several issues that are important in present day such as social housing, and the little bits the community can get so the tax payers are not paying for is a bonus for everyone. He noted that he like the units of social housing as they are suitable for families and the West End community is in need for families. The project is providing money for facilities in the community, and the citizens moving in are contributing to the upgrading of facilities and implementation of new ones (i.e. Childcare). Mr. Feathersmonhall noted the project was an iconic building.

Speaker 8, Ian Haywoodfarmer, as a long-time member of the West End community center, noted his support for the project. He noted the money that is being put aside for the restoration of the West End community is much needed. Recreation infrastructure renewal is needed and the City has been looking to do this for some time now but not has been able to as

it is costly. Speaker 8 noted his appreciation to the project for enhancing the West End community.

Mr. Dobrovolny asked a question to the church representative, Abe Han.

Mr. Dobrovolny noted there were many comments in regards to the support the church provides for the community and if they planned on closing their doors anytime soon.

Mr. Han noted the Baptist church has been around for 130 years, and they have no desire to leave the downtown area. For this reason they are committed to the project so they can better serve the City of Vancouver.

Mr. Han noted despite change in leadership in the past and future, the commitment is always to stay in the downtown area and serve the community.

Panel Opinion

Panel members offered a range of comments on the proposal, including:

Ms. Gillies noted this project was a major and ambitious application with very robust programming.

Ms. Gillies noted she had heard the presentation and recommendations from planning at the Urban Design Panel and noted there were two major issues.

The first being Nelson Park, UDP suggested it should be more of a place where people can gather by moving any visible barriers (i.e. entry and blocking points), to remove any sense of inequality.

The second issue being that of design detail, specifically the dialogue of the heritage building and the scallops.

Ms. Gillies noted the applicant has addressed those issues, and feels the applicant team is up to the task to meet the condition laid out in the recommendations by the planning team.

Ms. Gillies noted if this project were to go back to UDP she would predict it would get support.

Ms. Maust noted the Vancouver Heritage commission supported the restoration of the church but reserved support for the tower.

Ms. Maust noted the reason was due to the interplay of the lower floors of the towers with the church and scallops.

Ms. Maust noted the Heritage Commission does not like an iconic building to go next to a heritage building; this makes the heritage group uncomfortable, because they want the heritage building to have precedent. However, for this project the scallops appear to draw the building away from the church. There is a benefit to having the scallops as it draws more attention to the Church.

Ms. Maust noted her support of the staff recommendations and the applicant team to work on them to make them a bit more subordinate.

Ms. Maust noted the scale has been thought through and can offer her support.

Mr. Lai noted the proposal met all the conditions and guidelines presented by council in the rezoning process.

Mr. Lai noted there is a successful partnership between the church and private developer and lots of support from the community.

Mr. Lai noted he has an issue with the parking. He suggested the 40-45 spots, required in the bylaw, for a 900 seat church is not realistic.

Mr. Lai recommended a mutual agreement that some of the substantial residential parking can be used by the church.

Mr. Lai noted his support for the project.

Board Discussion

Mr. Dobrovolny moved to staff recommendations and requested a seconder to that motion.

Mr. Mochrie seconded the motion.

Mr. Dobrovolny noted his support for the project and will vote in favour.

Mr. Dobrovolny noted it was an ambitious and iconic project and a beneficial addition to the neighbourhood and community.

Mr. Dobrovolny noted the hard work from both the applicant and church organization over the years into the application was apparent.

Mr. Dobrovolny noted the application supports many community initiatives which are coherent with City goals.

Mr. Dobrovolny noted the application was a result of a difficult and long journey but a successful one.

Mr. Dobrovolny noted he agreed with the scallops. He found them not to be over powering and a very unique feature of the building.

Mr. Dobrovolny noted he agrees with the staff conditions from the report.

Mr. Dobrovolny noted his disappointment, from the City side, with the conflicted policies in regards to the size of the building, in this case the social housing building. The policy resulted in 5 less units of social housing

Mr. Dobrovolny noted there should have been a high priority for the social housing component to find a way to be able to use the maximum number of units.

Mr. Dobrovolny noted staff are not at fault but to find a way in the policies to maximize these issues.

Mr. Mochrie noted his support for the application and happy to see it move forward.

Mr. Mochrie acknowledged all the hard work from staff, applicant, and the church organization.

Mr. Mochrie thanked the panel for their advice.

Mr. Mochrie noted his support for the conditions recommended by staff, especially the design development of the plaza and the design development of the scallops adjacent to the church.

Mr. Kelley noted his support of the application.

Mr. Kelley noted he wanted to address the comment made by a speaker in regards to both the height and place of the building on site. Mr. Kelley acknowledged this was a fair comment and wanted to clarify that at the rezoning stage council approved the form and it has not changed since.

Mr. Kelley noted it is an iconic building, but what is more impressive is the harnessing of a market rate building to provide a wide array of community benefits including the seismic upgrading of the church and social housing on site.

Mr. Kelley noted his support of the staff conditions as adequate to carry the design forward and take the applicants hard work to heart.

Mr. Kelley noted an important condition was the comments about the opening of the plaza so that is a truly shared space by both buildings.

Motion

It was moved by Mr. Mochrie and seconded by Mr. Kelley, and was the decision of the Board:

THAT the Board APPROVE the Development Application No. **DP-2017-00905**, in accordance with the Staff Committee Report dated November 1, 2017.

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:09pm.