

**Date:** Tuesday, July 23, 2018  
**Time:** 3:00 p.m.  
**Place:** Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

P. Mochrie Deputy City Manager  
G. Kelley General Manager of Planning, Urban Design and Sustainability  
M. Au Assistant Director Development Services, Acting Chair  
J. Dobrovlny General Manager of Engineering

**Advisory Panel**

H. Avini Besharat Representative of the Design Professions (Urban Design Panel)  
D. Pretto Representative of the General Public  
B. Jarvis Representative of the Development Industry  
R. Chaster Representative of the General Public  
S. Allen Representative of the General Public  
R. Rohani Representative of the General Public

**Regrets**

A. Norfolk Representative of the Vancouver Heritage Commission  
A. Law Director, Development Services, (Chair)  
A. Molaro Assistant Director Urban Design  
R. Wittstock Representative of the Development Industry

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

P. O'Sullivan Development Planner  
C. Joseph Engineering  
J. Greer Assistant Director of Processing Centre - Development  
A. Cheng Projects Engineer  
K. Amon Planner, Parks Board  
Dave Hutch Planner, Parks Board  
D. Autiero Project Facilitator

**650 West 41<sup>st</sup> Ave – DP-2018-00166 – ZONE CD-1 (pending)**

## Delegation:

Gregory Henriquez, Architect, HPA  
Rui Nunes, Architect, HPA  
Chris Mramor, Landscape Architect, PFS Studio  
Rhiannon Maberley, Owner, Westbank

**Minute taker:** C. Lade

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**Welcome**

We acknowledge we that we are on the unceded homelands of the Musqueum, Squamish, and Tsleil-Wauthuth nations and we give thanks for their generosity and hospitality on these lands

**1. MINUTES**

It was moved by P. Mochrie, and seconded by G. Kelley, and was the decision of the Board to approve the minutes of the meeting June 25, 2018.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 650 West 41<sup>st</sup> Ave – DP-2018-00166 – ZONE CD-1 (PRELIMINARY APPLICATION)**

Applicant: Henriquez Partners Architects

Request: To develop the site with a mixed-use development consisting of one and two levels of Retail and Office; 10 towers varying in heights of up to 44 storeys; 3 mid-rise buildings with Commercial, Office, and Residential Uses (including Social Housing, Market Rental, and Market units); a Civic Centre including, but not limited to, a new community centre, library, senior's centre, cultural spaces, and a Child Daycare Facility, and a 9-acre park; all over three levels of underground parking.

**Development Planner's Opening Comments**

Mr. Patrick O'Sullivan, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Mr. David Hutch, Parks Board Planner, presented the park proposal contained in the Staff Committee Report.

Mr. O'Sullivan then took questions from the Board and Panel members.

**Applicant's Comments**

The applicant expressed minor comments on the wording of the proposed conditions in Appendix C. The applicant felt the comments in Appendix C were a bit strong at such an early stage. The Applicant outlined the amended comments in Appendix C that were meant to address the early stage commentary.

The Applicant took questions from the Board and Panel members.

Pat Ryan, Chief Building Official, noted conditions that could be amended and those that could not in Appendix C. Mr. Dobrovlny noted staff would work with the applicant in making the conditions viable.

**Comments from Other Speakers**

Speaker one, Mr. Mills noted support for the social housing units because the housing is in demand and noted the demand of sole housing units for single mothers was particularly important due to gender bias and sole income realities for single mothers. YWCA is in full support of the project.

Speaker two, Mr. Peter Higgins, President of Purdy's Chocolateer, noted strong connections with customers. The Oakridge development is well designed and amenities offered are a wonderful way to bring the community together. Purdy's is proud to be a part of the 'journey' and support the development of Oakridge.

Speaker three, Mr. Richard Littlemore, is a neighbourhood resident in full support of the project. Mr. Littlemore noted contract work for Westbank was being taken. The surface parking on the lot is in terrible waste of land and it is dangerous on a few levels for traffic. Mr. Littlemore expressed concern about a new thoroughfare on the site as one caveat to full support for the project.

Speaker four, Ms. Anahita Rasti, from Bladerunners, noted full support the project. Ms. Rasti noted Westbank has been supportive in creating projects in the downtown area, and noted the employment and housing opportunities for youth.

Speaker five, Mr. Preston Stimson, noted support for the development, and expressed affiliation with DTES homeless indigenous shelter.

Speaker six, Mr. Hutniak, noted secure purpose built rental housing is in chronic shortage, and Mr. Hutniak noted that it was a neglected housing stock that is in serious demand. Mr. Hutniak also expressed that the application was an important opportunity to provide rental housing. Mr. Hutniak noted that development community needs help from the Federal government to make incentives to build rental housing, such as GST exemptions, and urged further progress.

Speaker seven, Brandon Sibal, noted the prominence of company retail aspects. The housing density and retail space as well as rapid transit are all very necessary for development. Mr. Sibal encouraged full support for the project.

Speaker eight, Ms. Grace Fan, expressed support for the application. Ms. Fan noted the project would contribute to the city, but noted the performance space in the application was of particular interest to the Goh Ballet. Ms. Fan outlined the importance of the ballet company and the community of dance, and noted supporting the proposed performance space presents an opportunity to bring more arts and culture to Vancouver.

Speaker nine, Mr. William O'Brian, noted the CD-1 zoning by-law in relation to rezoning plans. Mr. O'Brian had questions about transit accessibility in relation to the facilities in the proposal. Mr. O'Brian noted the increased traffic in the area due to the development. Mr. O'Brian concluded that there were items that were outside the rezoning proposal in the project.

Speaker ten, Mr. Devon Hussack, noted the proposal history and outlined appreciation for some of the proposed application. Mr. Hussack disagreed with the recommendation to further sculpt Building 5 as shading could provide sun protection. Mr. Hussack expressed support for an integrated station with the community. Mr. Hussack emphasized how successful the project would be under the current application. Mr. Hussack noted one concern that there was too much parking provided in the proposal.

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Mr. Greer, Staff member, noted the CD-1 requirements, and noted the change of perceived form of development since 2014. And noted Council would have to enact the by law and approve the form of development.

Mr. Mochrie noted the design guidelines would return to Council after they were approved by the Board.

### **Advisory Panel Discussion**

Ms. Helen Avini Besharat, UDP Panel, noted the applicant should be allowed to retain high quality design at such an early stage. Ms. Besharat noted full support for the project by the UDP and mentioned the project was compelling. Ms. Besharat noted panel gave some suggestions to staff.

Mr. Jarvis noted the under-utilized piece of land that the proposed was refinements and improvements. Mr. Jarvis expressed full support of flexibility of floor size to developments such as this. In terms of rezoning process, that would be too onerous to take on at this stage.

Ms. Pretto noted the huge impact of services offered by the project. Ms. Pretto noted the number of units and value of the market units for a true focus on three bedroom units for families. Ms. Pretto hoped that there was room to get creative with the units. Ms. Pretto noted shade and sheltered areas are important and celebrated on the project because they are needed. Indoor and outdoor venues have been lost, and Ms. Pretto encouraged more indoor / outdoor event space and encouraged less barriers to those provisions. Ms. Pretto noted the drop off zone effect reduction was a major component to the application.

Ms. Allen congratulated the applicant, and asked about the social housing component and how the percentage rule applied. Ms. Allen encouraged less architectural distinction between the social housing and the other components. Ms. Allen encouraged smaller scale and retail components for independent business in the design. Ms. Allen encouraged outdoor accessibility for those with various ability levels.

Mr. Rohani expressed full support and noted it was 'fantastic'. Mr. Rohani noted the unit mix of 2-3 bedroom units and the project as a whole as a 'work of art'.

Ms. Chaster noted the social housing mix of 2-3 bedrooms was welcomed. Ms. Chaster was happy to support the application.

### **Board Discussion**

Mr. Dobrovolny expressed support for amending the conditions in Appendix C as requested by the applicant. Mr. Dobrovolny noted the changes to the building would be worked out with the applicant. Mr. Dobrovolny noted the project was architecturally stunning and unprecedented in scale and development.

Mr. Mochrie noted the innovative scale of development, and noted the transformative aspect of the project as a whole. Mr. Mochrie noted the maintenance of the park should not be sequential,

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and that it should be interdependent. Mr. Mochrie noted the traffic issues could be worked out going forward. Mr. Mochrie supported the project.

Mr. Kelley noted the wording of the conditions would be decided upon. Mr. Kelley supported the Board decision. The public spaces in the parks are well resolved and the building heights and placements assist with public spaces. Mr. Kelley encouraged the transparency, the lightness of the towers as a direction going forward with the design (condition 1.9). In regards to condition 1.4, at the canopy, the transit plaza, Mr. Kelley asked of the plaza scale and whether it could be reduced due to the overreach of the right of way. Mr. O'Sullivan noted exploring an appropriate scale that would be further negotiated. Mr. Kelley noted that the development details would be further established, and noted the project improved from 2014.

**Motion**

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

THAT the **SUPPORT** the Development Application No. **DP-2018-00166** in accordance with the Staff Committee Report dated June 13, 2018 with amendments as well as specific amendments outlined in Appendix C to be confirmed at the next Development Permit Board Meeting

**6. OTHER BUSINESS**

None.

**7. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:50 pm.