

Date: Monday, February 18, 2020  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall

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**PRESENT:****Board**

A. Law Director, Development Services, (Chair)  
T. O'Donnell Deputy Director of Current Planning  
P. Mochrie Deputy City Manager  
L. LaClaire General Manager, Engineering

**Advisory Panel**

J. Stamp Representative of the Design Professions (Urban Design Panel)  
L. Shenkute Representative of the General Public  
N. Hayward Representative of the General Public  
K. May Representative of the General Public

**Regrets**

C. Karu Representative of the Development Industry  
P. Sihota Representative of the General Public  
D. Pretto Representative of the Development Industry  
M. Cree Smith Representative of the Design Professions

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

M. So Manager, Development Review Branch  
C. Chant Civil Engineer, Major Projects  
K. Spaans Development Planner, Urban Design & Development  
B. Clark Development Planner, Urban Design & Development

**150 Robson St - DP-2019-00809**

Daniel Eisenberg, Architect  
Roberto Podden, Architect  
Chris Quigley, Owner/Developer, Amacon

**138 Main St - DP-2019-00560**

Sandra Moore, Architect, Birmingham & Wood  
Julian Patton, Landscape Architect, Onside Design.  
Crystal, Owner/Developer, Anhart Community Housing  
Mukhtar Latif, Development Consultant, Pomegranate Housing Consultancy

**Recording Secretary: M. Sem**

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## 1. MINUTES

It was moved by Mr. Mochrie and seconded by Ms. O' Donnell and was the decision of the Board to approve the minutes of the meeting on November 25th, 2019, December 9th, 2019, and January 20th, 2020

## 2. BUSINESS ARISING FROM THE MINUTES

None.

## 3. 150 Robson St - DP-2019-00809

(COMPLETE APPLICATION)

Applicant: GBL Architects

Request: Rehabilitation and designation of the Northern Electric Company (NEC) building and to develop the site with a 29-storey mixed-use development with a six-storey podium, including retail and services use at ground floor, hotel use at floors two through six, and 131 dwelling units over floors five through 29 all over five levels of underground parking.

### Development Planner's Opening Comments

Mr. Kevin Spaans, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

Mr. Kevin Spaans took questions from the Board and Panel members.

### Applicant's Comments

The applicant noted they had some concerns regarding the following conditions in the DPB report:

- 1) *Relaxation to A.1.25. iv. "Bicycle spaces shown on City property of Robson and Beatty Streets are to be deleted from plans. Note to Applicant: Placement of bicycles on City property requires a separate permit from Engineering Services.*

The applicant noted they are seeking flexibility on the above item.

Applicant is concern it will be difficult for them to achieve Class B bicycle spaces near the residential entry at Cambie St. due to the nature of the building.

Staff noted this can be worked through discussed further.

The applicant noted they are seeking flexibility on the following condition with regards to the design development on the entrance ways of the canopies.

- 2) A.1.32. design development to adapt the Cambie Street entrance by:
- ii) Providing strong muntins to create well-defined transoms in line with the proposed Robson Street storefront windows; and
  - iii) Provide a central recessed entrance in line with the current existing Robson Street entrances.

Applicant noted the entrances should be treated in a contemporary way in the spirit of the scale and context of the historic building. Adding the canopies to Robson will be a modern addition.

The Applicant took questions from the Board and panel members.

### Comments from other Speakers

No speakers

### Panel Opinion

Ms. Stamp noted this application came to urban design panel in December last year.

Ms. Stamp noted applicant addressed the issues raised from 2017 meeting.

Ms. Stamp read the comments outlined in the urban design panel minutes

Ms. Stamp noted the UDP supported unanimously the application

Ms. May noted her support for the project.

Ms. May noted her appreciation for the continuity of expression for the entry ways.

Ms. Hayward noted her support for the project.

Mr. Shenkute noted his support.

Mr. Shenkute appreciates the new building is assimilating with the heritage building

Mr. Shenkute acknowledged the project is a good addition to the corner on Robson St.

Mr. Shenkute noted his concern regarding shelter space in the area for the homeless

### Board Discussion

Ms. O'Donelle noted she appreciates how the heritage and new construction have been integrated.

Ms. O'Donelle noted the concerns brought by the applicant is something that can be worked through with Heritage staff.

Ms. O'Donnell noted her support for the project.

Mr. LaClaire noted the location of the hotel will improve Robson St.

Mr. LaClaire noted the concerns with TDM points as inquired by applicant can be accommodated with minor changes to the project.

Mr. LaClaire noted his support for the project.

Mr. Mochrie thanked the panel and applicant on their comments and presentation.

Mr. Mochrie noted his support for a hotel development in the city.

Mr. Mochrie is supportive of the project based on the conditions as recommended by staff.

### **Motion**

It was moved by Mr. Mochrie and seconded by Ms. O'Donnell, and was the decision of the Board: THAT the Board APPROVE Development Application No. DP-2019-00809, in accordance with the Staff Committee Report dated January 22, 2020.

#### **4. 138 Main St - DP-2019-00560 (COMPLETE APPLICATION)**

**Applicant:** Birmingham & Wood Architects

**Request:** To develop this site with a six storey, mixed-use building consisting of retail at grade and 70 micro dwelling units from the second to sixth storey with no parking.

### **Development Planner's Opening Comments**

Ms. Brenda Clark, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

Ms. Brenda Clark took questions from the Board and Panel members.

### **Applicant's Comments**

The applicant noted they have reviewed the report and willing to comply with all conditions with the exception of widening of the lightwells at the upper units which will mean a loss of 4 units.

Applicant noted the project is an important contribution to the housing situation.

The Applicant took questions from the Board and panel members.

### **Comments from other Speakers**

- 1) After falling on financial hardship, Ms. Vasconcelos applied to Anhart and her application was accepted. She units affordable and conditions are well maintained. She and her husband can now comfortably pursue their goals. She wishes others who are in need to have the same opportunity.
- 2) Ms. Marshall's life circumstances changed for her financially a few years ago which required her to search for affordable housing. She searched in the Lower Mainland and on Vancouver Island but did not find anything. Her options and resources were limited. She found Anhart and was offered a dignified apartment at 179 Main St. across from 138 Main St. With this cornerstone of affordable housing her downward mobility stopped. Her isolation dissolved as she began using community with Anhart's bottom- up approach.
- 3) Mr. McElroy works with Anhart. Anhart has given him an opportunity to better himself. As a resident of the downtown eastside (DTES). He believes there needs to be more affordable and better housing for people in the DTES.

Mr. Whitehead is a resident of a building across from the proposed building. He noted concerns that this proposed building would block the natural lighting going into his apartment and those who live in his current building. He noted the health concerns of having light and heat taken away, resulting, in an increase in heating bills. He is opposed to this project.

### Panel Opinion

Ms. May noted she is supportive of the project.

Ms. May noted there are competing objectives but the priority is the affordable units.

Ms. Hayward is supportive of the project.

Ms. Hayward acknowledged the unique cost management structure and the involvement of the community.

Ms. Hayward noted with SRO units dwindling, more units are a top priority.

Mr. Shenkute is supportive.

Mr. Shenkute noted there is a need for more SRO units.

### Board Discussion

Mr. Mochrie thanked the panel, applicant, and the public on their comments and presentation.

Mr. Mochrie is supportive of the project

Mr. Mochrie acknowledges there is a desperate need for affordable housing.

Mr. Mochrie noted some concerns with livability on the main floor adjacent to the lightwell however given the desperate need for housing; the trade-off is to save the units.

Mr. Mochrie acknowledged the comment from speaker regarding the impact of the building. This development is within the zoning and the height approved by Council

Ms. O'Donnell thanked the applicant and public for their comments

Ms. O'Donnell acknowledges there is a desperate need for these units and the priority is to maximize the # of units.

Mr. LaClaire thanked the panel, applicant, and the public.

### **Motion**

It was moved by Mr. Mochrie and seconded by Ms. McDonnell, and was the decision of the Board: THAT the Board APPROVE Development Application No. DP-2019-00560, in accordance with the Staff Committee Report dated February 5, 2020.

### **5. OTHER BUSINESS**

None.

### **6. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:25pm.