

Date: March 2, 2020
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

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
M.Cree Smith Representative of the Design Professions
D. Pretto Representative of the Development Industry
C. Karu Representative of the Development Industry
M. Cree Smith Representative of the Design Professions

Regrets

P. Sihota Representative of the General Public

ALSO PRESENT:**City Staff:**

John Greer Assistant Director, Development Review Branch
C. Chant Civil Engineer, Major Projects
Patrick Chan Development Planner, Urban Design & Development
Carl Stanford Development Planner, Urban Design & Development

128 East Cordova - DP-2019-00895
Brian Disst, Architect, NSDA Architects
Jim Coggles, Owner/Developer, The Salvation Army

1055 West Georgia - DP-2019-00249-DD
Mark Whitehead, Architect, MCM
Dan Turner, Owner/Developer, PCI

Recording Secretary: M. Sem

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 February 18th, 2020.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 128 East Cordova - DP-2019-00895-zone- HA-2
(COMPLETE APPLICATION)**

Applicant: NSDA Architects

Request: To develop this site with a 9-storey mixed-use building containing social occupant and shared sleeping rooms), an emergency shelter (134 beds), and a community feeding program, and 46 dwelling units (social housing), all over one level of underground parking

Development Planner's Opening Comments

Mr. Patrick Chan, 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. Patrick Chan took questions from the Board and Panel members.

Applicant's Comments

The applicant noted they are confident they can work with staff to meet the conditions for approval.

The applicant team took questions from the Board and Panel members

Comments from other Speakers

Speaker 1, Mr. Gabriel Carjuana is a resident of 150 E. Cordova which is the building next to the proposed site. He expressed his concerns with the impact the proposed building will have on the residents living in the buildings in the surrounding area. He noted the following concerns:

1) loss of natural lighting to the other buildings 2) decrease in property value 3) capacity and ability to maintain neighbourhood due to increase traffic in the area i.e., responsibility with clean up and response to emergencies . He commented that he would like to see more diversity in housing, not just in one area but throughout the whole city.

Panel Opinion

Ms. Stamp noted the project was supported unanimously at UDP.

Ms. Stamp noted panel commend applicant on housing a complex array of programs under one use.

Ms. Stamp noted panel thought the project was a good fit for the context, very responsive to the guidelines.

Ms. Stamp noted panel commented on whether the building could be made higher because of the desperate need in the city for this program.

Ms. Stamp noted there was general support from panel on the massing, character and materiality.

Ms. Stamp noted there were some comments from panel on the geometry and frame element. In addition, the lane elevation needing more detail to improve the appearance.

Ms. Stamp noted her support for the project

Ms. Cree-Smith the project will be a great addition to the area.

Ms. Cree-Smith noted her support for the project.

Mr. Karu noted it is a fantastic project and very much needed in the City of Vancouver.

Mr. Karu noted his support for the project.

Ms. Pretto noted this project will be a positive change for the neighbourhood.

Ms. Pretto noted her support for the project.

Ms. May thanked the applicant team.

Ms. May noted she is impressed with the mix of design preferences.

Ms. May noted her support for the project

Mr. Shenkute thanked The Salvation Army and applicant team.

Mr. Shenkute appreciates the addition of units in the Downtown Eastside.

Mr. Shenkute noted the need for more family units in the area.

Mr. Shenkute noted his support for the project.

Board Discussion

Ms. O'Donnell thanked The Salvation Army for this project.

Ms. O'Donnell noted the desperate need for this project in the City.

Ms. O'Donnell noted she is excited and supportive of this project.

Mr. Mochrie noted he is excited about this project.

Mr. Mochrie noted he has no concern with the height of the project.

Mr. Mochrie acknowledged the questions from the member of the public:

1) Regarding how this project will impact of neighbourhood.

Mr. Mochrie recommended working on programming with The Salvation Army.

2) Regarding diversity of housing.

Mr. Mochrie noted he agrees there needs to be diversity of housing and the city is really pushing hard for affordable housing throughout the City of Vancouver

Mr. Mochrie noted his support for this project.

Mr. LaClaire noted his support for this project.

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-2019-00895-zone- HA-2, in accordance with the Staff Committee Report dated February 5, 2019.

4. 1055 West Georgia - DP-2019-00249-DD (COMPLETE APPLICATION)

Applicant: MCM Partnership

Request: To add a restaurant and plaza to the existing building and to develop a new mixed use building on the corner of this site including: alterations and additions to existing office lobby, alterations to interior of the existing mall and reconstruction of the existing bank building and a 5 story commercial retail building.

Development Planner's Opening Comments

Mr. Carl Stanford, 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. Carl Stanford took questions from the Board and Panel members.

Applicant's Comments

Applicant noted their cooperation with staff to respond to conditions and will continue to work with staff.

The Applicant took questions from the Board and panel members.

Comments from other Speakers

None.

Panel Opinion

Ms. Stamp noted this project was reviewed and recommended for re-submission.

Ms. Stamp noted comments by panel on the project. There were some concerns with pedestrian movement around a busy transit area along Georgia St. The building comes closer to the property line than where it is now. There were commentary on the corner expression and interface between the two canopies. There were concerns with the limestones at the face of the building. Ms. Stamp noted the datum, south of Georgia on the existing buildings that the applicant team was having it registered on their building and part of that was the limestone expression. There was also commentary around the canopy extending over to the street trees.

Ms. Stamp noted panel liked the building and there was support for more offices in the area. Panel really liked the quality of the glass and the rooftop amenity would be fantastic addition to the building. There will also be a better entrance to transit along Georgia. Panel was supportive of the plaza being refurbished as it is currently not being used.

Ms. Cree-Smith noted project will be a great addition to the area.

Ms. Cree-Smith noted the project will brighten up the area with the glass structure, canopy and public art.

Mr. Karu thanked the applicant team.

Mr. Karu noted he appreciates the rooftop restaurants

Mr. Karu noted project is a great addition to Georgia St.

Mr. Karu noted his support for this project.

Ms. Pretto noted her support for the project

Ms. Pretto noted project will create a great shelter from rain and bad weather

Ms. Pretto encouraged more passive rain energy for the project.

Ms. May noted she appreciates the canopy which will cover the entire pavilion.

Ms. May noted her support for the project.

Mr. Shenkute noted he appreciates the design and how it will change the look of Georgia St. and Burrard.

Board Discussion

Mr. Mochrie has no comments.

Ms. O'Donnell has no comments.

Mr. LaClaire noted it is a busy pedestrian and transportation area for the city and this project is a welcome addition.

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-2019-00249-DD, 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 3:59pm.