

Date: Tuesday, July 20th, 2020  
Time: 3:00 p.m.  
Place: Town Hall Meeting Room, City Hall & Webex

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

**Regrets**

P. Sihota Representative of the General Public  
D. Pretto Representative of the Development Industry  
K. May Representative of the General Public

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

John Greer Assistant Director, Development Review Branch  
C. Chant Civil Engineer, Major Projects  
Derek Robinson Development Planner, Urban Design & Development

524-528 Powell St - DP-2020-00287- DEOD OP  
Kenneth Wong, NSDA Architects  
Shayne Williams, Lookout Housing & Health Society  
Mukhtar Latif, Pomegranate Housing Consultancy

Recording Secretary: M. Sem

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**1. MINUTES APPROVED**

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 March 2nd, 2020.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 524-528 Powell St - DP-2020-00287- DEOD OP (COMPLETE APPLICATION)**

Applicant: Kenneth Wong DBA NSDA Architects

Request : To develop a seven-storey mixed-use building consisting of Community Amenity and Retail use on the first storey, General Office use on the second storey and 114 Social Housing units, of which 66 units are Micro Dwelling units, all over one level of parking having vehicular access from the lane.

**Development Planner's Opening Comments**

Mr. Derek Robinson, 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. Derek Robinson took questions from the Board and Panel members.

**Applicant's Comments**

Applicant noted they are looking into natural lighting within the building subject to liability.

Applicant noted roof amenity space on the east wing will have access through the elevator and stairs from 7th floor terrace space.

Regarding the public realm on Powell St, Applicant noted they have been doing studies on brick headers and brick fills and the vertical columns to replicate 25 ft. sequencing. On the lane side, the solid steel wall is now upper lower perforated panel. There will be an introduction to indigenous art along one wall and Lookout symbol on the other wall.

Applicant noted they want this project to provide more internal amenities which allows for engagements, creating spaces for people to come together rather than creating self-contained balconies.

Applicant noted they will work with staff on some conditions to accommodate as much as they can subject to liability issues.

Regarding condition 1.1, Applicant noted there is no issue with addressing this.

Regarding condition 1.2, Applicant requested it to be changed from consideration to a requirement.

Regarding condition 1.3, Applicant requested that it be deleted, as the balconies limit interaction and the costs associated with them; rather Applicant is suggesting open space for residents use.

Regarding condition A.1.1, Applicant noted concerns with continuous weather protection along Powell as this will encourage people to camp outside. Rather the intent is to encourage people to be comfortable to go indoors, engage and socialize in a safe place and find services to support them.

Regarding condition A.1.12, A.1.13, A.1.1 4, Applicant noted they accommodated and fitted the parking bikes as best they can and fell short of the Parking by-laws, speaking with engineering it was a concern as they are not able to vary beyond the 60% and 30% under the bylaw. Applicant is requesting flexibility from the Board so proposed loading area and bike storage is accepted.

Applicant noted the dedicated outdoor space for family and children on level 3, parents can be indoors and still watch their children outdoor playing.

Applicant noted the whole building can be integrated, encouraging people to socially interact and accommodate the amenities but the outdoors spaces are falling short.

The applicant team took questions from the Board and Panel members

### Comments from Speakers

Speaker 1, Mr. Nicholas Tsoi is a resident south of this development. He expressed concerns regarding the privacy overlooking into the units. He appreciates there will be screening for residents as clarified by staff. He expressed concerns with rooftop garden and patio for residents below and the neighbouring properties. With the addition of this project in the area, Mr. Tsoi is concerned with an increase in vehicles and parking.

Speaker 2, Ms. Heather Marshall, spoke of her brother who lived a challenging life in Vancouver. After 20 years he was introduced to a support team of professionals. They assisted in finding him housing, provided effective medication and treated him with respect. He saw hope, took his medication and developed strong relationships with his community. Ms. Marshall feels the Powell Street social housing project is like her brother's team but better. She emphasized affordable housing is needed immediately and encourages the Board to approve this project.

Speaker 3, Crystal Wiebe, supports this project. She was formerly employed with Lookout and acknowledged the good work they do. Ms. Wiebe noted the need for more housing and appreciates that the Board acknowledges the need for more outdoor space. Ms. Wiebe expressed her opinions of the balconies, having more housing and outdoor space is more important than adding balconies to the units. Also, she feels the outdoor space will create a sense of community living where people will respect each other, engage and interact with their neighbours.

### Panel Opinion

Ms. Stamp noted the project was recommended for resubmission at UDP on June 10th, 2020.

Ms. Stamp shared the comments from UDP on this project. UDP acknowledged the applicant team for the importance of the project and for incorporating the community amenities. There was general support from the panel for the massing and height. The panel noted a lot more can be improved with the project. Some main concerns from panel were livability and open space. Panel suggested to the applicant team to consider some balcony and rooftop amenity space and more programming of the outdoor amenity space. Panel suggested to the applicant on improving the public realm along Powell St, review the solid wall on the lane and improving the legibility of the community benefits being offered in the building. Panel suggested improving integration of the office to Powell St.

Ms. Stamp concluded the proposed development conditions by staff captured many of the concerns raised by UDP.

Ms. Cree-Smith acknowledged the project is commendable and will help to build a sense of community and add value to area.

Ms. Cree-Smith encouraged applicant to use a local Aboriginal artist for the art work on the lane way.

Ms. Hayward noted her support for the project.

Mr. Shenkute acknowledged the need for more social housing and this project will provide more affordable housing and assist in fighting against homelessness.

Mr. Shenkute noted his support for the project.

## Board Discussion

Mr. LaClaire noted his support for reduced setback on Powell St.

Mr. LaClaire noted larger outdoor space for residents to gather and meet is more valuable than private balconies.

Mr. LaClaire addressed concerns regarding the transportation demand management plan is quite manageable for residents, workers, residents and community. The conditions do allow for a lot of flexibility to reduce that requirement for parking stalls.

Mr. LaClaire noted his support for the project.

Mr. Mochrie acknowledged the applicant, Mr. Williams and team at Lookout for the amazing work they do around the city and province. He expressed his appreciation for their efforts to bring this project to fruition.

Mr. Mochrie also acknowledged the Speakers for their contribution.

Mr. Mochrie noted support for the project.

Mr. Mochrie expressed concerns with the project's outdoor space and livability issues. He noted families will be living in this development, in an area where there is not enough park space; it is the most park deficient neighbourhood in the city. He has heard from residents in the neighbourhood and the impact it has on them and the relationship where they live, particularly people living in small spaces and with families.

Mr. Mochrie noted condition 1.2 is sufficient and he is prepared to move away from requirements of 1.3 on the basis that there is an increase indoor amenity space.

Ms. O'Donnell acknowledged the contribution and service that Lookout provides to the city and region.

Ms. O'Donnell acknowledged the Speakers who shared their stories, Staff and UDP for their thoughtful considerations.

Ms. O'Donnell acknowledged there is flexibility to the considerations.

Ms. O'Donnell suggests addition to condition 1.3 as follows:

**(iii) In lieu of balconies for the family units, there would be a separate common outdoor space for families to be provided.**

Addition of condition 1.3 (iii) moved by Mr. Mochrie and seconded by Mr. LaClaire.

Ms. O'Donnell confirmed condition 1.3 (i) will be revised as a consideration as follows:

(i) consideration to provide private open space for all family units which is a minimum of 1.8 m (6 ft.) deep by 2.7 m (9 ft.) wide or balconies on all 3 bedroom units and dedicated common outdoor space for all 2 bedroom units;

**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 DP-2020-00287- DEOD OP, in accordance with the Staff Committee Report dated June 24, 2020.