

Date: February 20, 2024
Time: 3:00pm
Place: Virtual WebEx

PRESENT:**Board**

Andrea Law	General Manager, Development, Buildings, and Licensing
Corrie Okell	Director, Permitting Services (Chair)
Lon LaClaire	General Manager, Engineering Services
Matt Shillito	Director of Special Projects

Advisory Panel

Craig Taylor	Representative of Urban Design Panel
Gloria Song	Representative of Design Profession
Dani Pretto	Representative of the Development Industry
Karenn Krangle	Representative of the General Public
Ellen Sy	Representative of the Development Industry
Lilian Kan	Representative of the Development Industry

Regrets:

Joe Carrierra	Representative of the Development Industry
Michael Joko	Representative of the General Public
Alex Ray	Representative of the Development Industry

989 West 41st Ave – Parcel C (COMPLETE APPLICATION) DP-2023-00755 – CD-1 (Pending)

ALSO PRESENT:

K. Kallweit-Graham, Development Planning
O. Aljebouri, Development Planning
L. Beaulieu, Landscape Services
E. Brooker, Housing Policy & Regulation
C. Profili, Development Services
K. Imani, Development Services

Recording Secretary: K. Cermeno

1. MINUTES APPROVED

It was moved by Andrea Law and seconded by Matt Shillito and was the decision of the Board to approve the Jan 15, 2024, meeting minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 989 West 41st Ave – Parcel C (COMPLETE APPLICATION) DP-2023-00755 – CD-1 (Pending)

Applicant: City of Vancouver

Request: To develop three towers, containing market-residential, secured rental, and commercial uses, with a central pedestrian mews and a public plaza, over four levels of below grade parking to be accessible off a new central laneway via new central road, subject to Council approval of CD-1 enactment and Form of Development.

Planner’s Comments

Karen Kallweit-Graham, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Applicant’s Comments

The applicant will work with staff to meet the conditions for approval.

The applicant and staff took questions from the Board and Panel members.

Speakers Comments

No Speakers

Panel Comments

Craig Taylor noted his support for the project.

Craig noted the lack of differentiation between the three towers is a bit disappointing.

Craig noted he would support some added height for tower C-2 to create some differentiation.

Craig noted it would be good to reinforce the continuation of the muse through to parcel D as part of the design development.

Craig commended the high quality of the overall architectural expression and supports the materiality choice of the project.

Craig noted the public realm especially in the muse will greatly enhance the area.

Ellen Sy noted the material palette is pleasing and well combined.

Ellen noted regarding the entry plaza, considering the final scale of the public art and integration of the gateway to the development, it would be nice to see a more formal treatment to the entry and a differentiation to the gateway and commercial.

Ellen noted this project will be a transformative book end to the location.

Lilian Kan noted her support for the project.

Dani Pretto noted her support for the project.

Dani noted the generous amount of public realm, and the way the mid-block connections are set up is successful.

Dani noted with the neighborhood serving retail this will be a truly pedestrian friendly area.

Dani noted the amenity patios on the podiums are successful and very important for these areas.

Dani noted her support for the amount landscaping.

Dani noted to consider making all the outdoor spaces usable year-round. Consider warm and dry areas.

Dani noted a small concern with the amount of floor to ceiling glass and lack of wall space.

Karenn Krangle noted her support for the project.

Karen noted the landscape is well thought out and the rooftop uses and amenities are successful.

Karen noted her support for extra tower height and additional townhouses.

Karen noted concern with the sizing of the bedrooms in some of the units, they appear small and cramped.

Gloria Song noted her support for the project.

Gloria noted concern with the programming at the ground floor.

Gloria noted an amenity on the ground floor open to the public would be successful.

Gloria noted concern with the amount of lighting especially around the retail outside of business hours.

Gloria suggested considering additional lighting fixtures in the landscaping.

Gloria suggested choosing more contrasting materiality for tower C-2.

Board Discussion

Matt Shillito noted his support for the project.

Matt noted this is an important statement setting piece for this site.

Matt noted he has no concerns with the tower height for C-2 and C-3.

Matt echoed comments regarding more tower differentiation would be good.

Matt noted his support for the condition to reflect more the history of the site.

Lon LaClaire noted his support for the project.

Lon noted his appreciation for amount of retail and the pedestrian muse.

Lon noted there is a good amount of lighting and appreciates the use of high-quality materials.

Lon noted regarding the new north south-central street along the muse, it will be done successfully in alignment with Main Street. The goal is to treat the street to encourage motor vehicles to yield to pedestrians.

Andrea Law noted her support for the project.

Andrea echoed the comments of other board members.

Andrea noted her support for the high-quality amenity and public realm.

All board members voted in favor of the application to move forward subject to the conditions noted in the Staff Committee Report and the amended conditions.

Motion

The decision of the Board: THAT the Board APPROVE Development Application **DP-2023-00755** subject to the conditions in accordance with the Staff Committee Report dated **January 31, 2024**.

Meeting adjourned at 3:51pm