

**Date:** Dec 13, 2021  
**Time:** 3:00 p.m.  
**Place:** Town Hall, City Hall

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**PRESENT:****Board**

C. Okell Director, Permitting Services  
J. Olinek Assistant Director, Planning  
A. Law General Manager, Development, Buildings & Licensing  
L. LaClaire General Manager, Engineering

**Advisory Panel**

M. Biazi Representative of the Design Professional (excused from project # 1)  
K. May Representative of the General Public

**Regrets**

P. Sihota Representative of the General Public  
C. Karu Representative of the Development Industry  
M. Henderson Representative of the Design Professions (Urban Design Panel)  
N. Hayward Representative of the General Public  
R. Kandola Representative of the General Public  
D. Pretto Representative of the Development Industry  
L. Shenkute Representative of the General Public  
K. Krangle Representative of the General Public

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

Michele Alborg, Development Planner  
John Greer, Development Services  
Jonathan Borsa, Development Services

**327 Main Street – DP-2021-00788 - DEOD (COMPLETE APPLICATION)****DELEGATION**

David Epay, VHNS

**Recording Secretary:** K. Cermeno

**1. MINUTES APPROVED**

Moved by Ms. Law and seconded by Mr. LaClaire, the Nov 15, 2021 minutes were approved.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

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**3. 327 Main Street – DP-2021-00788 - DEOD (COMPLETE APPLICATION)**

Applicant: Vancouver Native Housing Society

Request: To develop this site with an 8 storey mixed use building containing 78 dwelling units (social housing), a retail space (social enterprise), and rooftop amenity ceremonial space.

This application is being processed through the Social Housing or Rental Tenure (SHORT) program.

**Opening Comments**

Ms. Alborg, Development Planner, presented the proposal and summarized the Recommendations contained in the Staff Committee Report.

Ms. Alborg then took questions from the Board and Panel members.

**Applicant's Comments**

The VNHS (Vancouver Native housing Society) has been around since 1984, and is dedicated to providing a safe secure affordable housing primarily for individuals of the Urban Indigenous Community.

VHNS is a registered charity and non-for-profit society and works in partnership with municipal, federal and provincial government agencies.

The applicant noted the intent is to create a space for healing for individuals dealing with serious social and mental health issues. They are working on developing 78 homes for indigenous individuals at risk of homelessness.

The new housing will be an 8 storey mass timber building built on the 'for indigenous by indigenous' solution. The applicant noted the project incorporates spiritual and cultural elements of the community it serves.

The applicant took questions from the Board and Panel members.

**Comments from Speakers**

No Speakers

**Panel Opinion**

Ms. May noted her support for the project and commended the applicant for all their progress considering the tight deadlines.

Ms. May noted the design is striking; the ground level is a welcoming space, support the social enterprise ideas and support the affordability concept of the building.

Ms. May recommended to review the windows on the interior side of the courtyard.

Mr. Biazi noted his support for the project. It is a well thought out project and commended the applicant for providing spaces for the vulnerable.

Mr. Biazi noted the courtyard scheme is successful and the landscape is well done.

Mr. Biazi noted the following design comments for improvement:

- Further review the look and feel of the courtyard space, presently feels sanitized with the tall and metal panels. Consider other materiality or colour scheme to make it more welcoming;
- Consider cross ventilation of the building;
- Consider the animation of the public realm, consider the ways to animate the lane, it is a difficult area consider the treatment.

### **Board Discussion**

Mr. LaClaire noted his support for the project and had no further comments.

Ms. Law noted her support for the project and noted the alignment of the proposal with the objectives of the downtown eastside are successful.

Ms. Law noted it is a well-designed building and well contribute positively to the character of the area.

Ms. Law expressed these well designed affordable buildings need to be a priority.

Mr. Olinek echoed the comments of Ms. Law.

Mr. Olinek noted the project achieves supporting a vulnerable community.

Mr. Olinek supported the height and density of the project.

Mr. Olinek noted the building is a departure of the cut and dry design of the downtown eastside while still achieving all the objectives. The building is inviting and livable.

Mr. Olinek noted his support for the project.

### **Motion**

The decision of the Board: THAT the Board APPROVE Development Application **DP-2021-00788** subject to the conditions in accordance with the Staff Committee Report dated November 24, 2021.

**Meeting adjourn at 3:47**