

Date: January 15, 2024
Time: 3:30 p.m.
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 and Acting Director of Planning, Planning, Urban Design, and Sustainability

Advisory Panel

Craig Taylor	Representative of Urban Design Panel
Gloria Song	Representative of Design Profession
Joe Carreira	Representative of the Development Industry
Karenn Krangle	Representative of the General Public

Regrets:

Michael Joko	Representative of the General Public
Dani Pretto	Representative of the Development Industry
Colin Vaness	Representative of the General Public
Monica Moore	Representative of the General Public

990 Beatty Street (COMPLETE APPLICATION) DP-2023-00631 – CD-1

ALSO PRESENT:

M. Au, Development Services
D. Drewitt, Rezoning Centre
P. Cheng, Urban Design & Development Planning
M. Alborg, Urban Design & Development Planning
D. Lee, Engineering Services
D. Lao, Engineering Services
A. Mauboules, Strategic & Long-Range Planning
J. Mei, Engineering Services
K. Issac, PDS Landscape
L. Beaulieu, PDS Landscape
E. Brooker, Housing and Homelessness Services
P. Sheikhabari, Development Services
J. Freeman, Development Services
M. Schouls, Facilities Planning & Development

1050 Expo Boulevard (COMPLETE APPLICATION) DP-2023-00629 – CD-1

ALSO PRESENT:

M. Au, Development Services
D. Drewitt, Rezoning Centre
M. So, Development Services
H. Ghasemi, Urban Design & Development Planning
P. Cheng, Urban Design & Development Planning
J. Park, Urban Design & Development Planning
D. Lee, Engineering Services
L. Beaulieu, PDS Landscape
A. Mauboules, Strategic & Long-Range Planning
E. Brooker, Housing and Homelessness Services
K. Issac, PDS Landscape
J. Bateman, Development Services
B. Casidy, Development Services

450 Pacific Street (COMPLETE APPLICATION) DP-2023-00630 – CD-1

ALSO PRESENT:

M. Au, Development Services
D. Drewitt, Rezoning Centre
M. So, Development Services
M. Alborg, Urban Design & Development Planning
P. Cheng, Urban Design & Development Planning
J. Park, Urban Design & Development Planning
D. Lee, Engineering Services
L. Beaulieu, PDS Landscape
A. Mauboules, Strategic & Long-Range Planning
E. Brooker, Housing and Homelessness
K. Isaac, PDS Landscape J. Bateman, Development Services
B. Casidy, Development Services

Recording Secretary: M. Sem

1. MINUTES APPROVED

It was moved by Andrea Law and seconded by Matt Shillito and was the decision of the Board to approve December 11, 2023, meeting minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 990 Beatty Street (COMPLETE APPLICATION) DP-2023-00631 – CD-1

Applicant: City of Vancouver

Request: The department of Non-Market Housing Development and Operations within the City of Vancouver has applied to develop this site with a 28- storey mixed-use. This proposal includes: 283 social housing units, a fire hall and daycare. A Floor Space Ratio of 7.29; An approximate floor area of 21,018 m² (226,235 sq.ft.); An approximate height of 85.4 m (280 ft.) Two levels of underground parking, accessed off Expo Boulevard. This development application follows the amendments to the False Creek North Official Development Plan and consequential CD-1 By-law Amendments approved in principle by City Council at a Public Hearing on July 13, 2023, and is subject to Council enactment of the amendments to the Plan and By-law, approval of the Form of Development and decision by the Development Permit Board.

Planner's Comments

Michele Alborg, 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 support for this project.

Craig Taylor noted recommendations put forth by the Urban Design Panel, with emphasis to enhancing quality and capabilities of the entries, public realm with internal spaces and enhancing the architectural expression in relation to podium.

Gloria Song noted support for the project.

Gloria Song commended the applicant on an overall successful design. Gloria concurred with Craig's design condition comments to enhance the expression of the entries and podium.

Joe Carreira noted support for the project.

Joe Carreira concurred with Gloria's comments, noting the project will be an attractive addition to the neighbourhood, bringing in much needed housing and childcare.

Karenn Krangle noted support for the project.

Karenn echoed Gloria and Joe's comments. In addition, Karenn noted appreciation for the 3-bedroom units and family housing. Karenn suggested retail units be added to the project.

Board Discussion

Matt Shillito noted support for this project.

Matt Shillito noted support for the design conditions set out by UDP's recommendations. Matt also noted the revised conditions regarding the trees retention is appropriate.

Lon LaClaire noted support for this project.

Lon LaClaire noted this project will be a great addition to the neighborhood.

Andrea Law noted support for this project, echoing the comments by Matt and Lon.

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-2023-00631** subject to the conditions in accordance with the Staff Committee Report dated **December 6, 2023.**, with the following amendment:

- To the tree relaxation
- To ADD wording, in **bold** below on page 20 paragraph two:

“With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority with respect to the following as delegated to the Board by Council:

Floor area, protrusions into the view cones, reduced dwelling sizes, and parking.”

- To DELETE condition A.1.7 i and replace it with:

“A.1.7 compliance with Section 6 – Floor Area and Density, of the Draft CD-1(324) By law, including the following:

- confirm compliance with floor area for residential uses.

4. **1050 Expo Boulevard (COMPLETE APPLICATION) DP-2023-00629 – CD-1**

Applicant: City of Vancouver

Request: The department of Non-Market Housing Development and Operations within the City of Vancouver has applied to develop this site with a 29- storey residential apartment building. This proposal includes: 299 social housing units; A Floor Space Ratio of 6.01; An approximate floor area of 23,240 m² (250,155 sq.ft.); An CITY OF VANCOUVER DEVELOPMENT PERMIT BOARD PLANNING, URBAN DESIGN & SUSTAINABILITY AND ADVISORY PANEL AGENDA JANUARY 15, 2024, 2 approximate height of 88.1 m (289 ft.); Three levels of underground parking, accessed off Expo Boulevard. This development application follows the amendments to the False Creek North Official Development Plan and consequential CD-1 By-law Amendments approved in principle by City Council at a Public Hearing on July 13, 2023, and is subject to Council enactment of the amendments to the Plan and By-law, approval of the Form of Development and decision by the Development Permit Board.

Planner’s Comments

Hamed Ghasemi, 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 support for this project.

Craig Taylor noted this project was well received by the Urban Design Panel (UDP) in terms of having a strong parti and building diagram; furthermore, solutions in the expression of the tower are creative and innovative.

Craig Taylor noted UDP's concern regarding the bike ramp on the public realm at the corner of Expo Boulevard have been adequately addressed by the conditions in the staff report.

Gloria Song noted support for this project.

Gloria Song concurred with UDP recommendations in particular the entrance could be improved to address the public realm. She suggested the vehicle railings especially the sharp corners and the building code of the triangle area could be furthered reviewed by a consultant for safety reasons.

Joe Carreira noted support for this project.

Joe Carreira echoed Gloria's comments and suggested lowering the upstands of the balconies.

Karenn Krangle noted support for this project.

Karenn Krangle noted appreciation for the good mix of family buildings including the 3-bedroom ones.

Karenn noted the building is striking and cleverly designed.

Karenn noted the landscaping is well thought out and the kids play area has good light, noting she agrees with the UDP comment that it should not be sterile.

Karenn noted agreement with the panel that the corner plaza could use some seating.

Karenn noted the green building response is excellent and well thought out.

Board Discussion

Matt Shillito noted support for this project.

Matt Shillito noted concurrence with UDP recommendations and encouraged the applicant to continue to find ways to activate the public realm and landscaping at Expo Boulevard and Pacific St.

Matt Shillito commended the applicant for landing an ambitious program on a challenging site, noting the project has moved on considerably and with some further design development will make this an attractive building set to achieve social housing design standards.

Lon LaClaire noted support for this project.

Lon LaClaire commended the applicant for the practical layouts of the project on a challenging site.

Andrea Law noted support for this project.

Andrea Law noted this project delivers much needed critical social housing.

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

Motion

The decision of the Board: THAT the Board APPROVE Development Application **DP-2023-00629** subject to the conditions in accordance with the Staff Committee Report dated **December 6, 2023**.

5. 450 Pacific Street (COMPLETE APPLICATION) DP-2023-00630 – CD-1

Applicant: City of Vancouver

Request: The department of Non-Market Housing Development and Operations within the City of Vancouver has applied to develop this site with a seven-storey residential apartment building. This proposal includes: 91 social housing units; A Floor Space Ratio of 3.42; An approximate floor area of 6,831 m² (73,530 sq.ft.); An approximate height of 22 m (73 ft.) One level of underground parking, accessed off Strathmore Mews. This development application is allowable under the current CD-1 and follows the amendments to the False Creek North Official Development Plan and consequential CD-1 By-law Amendments approved in principle

by City Council at a Public Hearing on July 13, 2023, and is subject to decision by the Development Permit Board.

Planner's Comments

Michele Alborg, 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

The following spoke in general of the project:

- Deb Trehearne

Panel Comments:

Craig Taylor noted support for this project.

Craig on behalf of UDP, noted the project is strong and robust. It has a robust architectural expression which is both elegant and restrained. The introduction of colour and subtle articulation of the façade is very positive. UDP recommends further exploration to consider the addition of layering with landscaping to create more privacy to the ground floor units and more pleasant spaces both inside and outside; furthermore, as noted in the staff report encourage a bit more emphasis to additional glazing around the interior amenity spaces and ground floor lobby.

Gloria Song noted support for this project.

Gloria concurs with the speaker's comments to have more detailing to the interior to add a bit more architectural expression to the neighbourhood.

Gloria noted concern with the north façade's huge blank wall. Gloria suggested incorporating public art on the blank wall to create a more inviting space for the residents of this project and surrounding neighbourhood.

Gloria noted this project is a good addition to the neighbourhood and addresses the social housing requirements in the City of Vancouver.

Joe Carreira noted support for this project.

Joe noted appreciation for the design rationale, amenity, and public space.

Karenn Krangle noted support for this project.

Karenn noted, this project looks dull and institutional; it's relentless on the mews, courtyard sides and most of the Pacific St. facade.

Karenn recommends greater design development due to its relative prominent location.

Board Discussion:

Matt Shillito noted support for this project.

Matt acknowledged speaker's comment in terms of colouring and detailing which resonates with the UDP's recommendations and encourage applicant to look at how more colour could be introduced.

Lon LaClaire noted support for this project.

Lon echoed Matt's comments and noted appreciation for the colour and material palette on the building, making it a good fit for the neighbourhood.

Andrea Law noted support for this project.

Andrea noted appreciation for the use of wood frame construction for this project.

Andrea noted support for the standard conditions and concerns raised can be addressed.

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-2023-00630** subject to the conditions in accordance with the Staff Committee Report dated **December 6, 2023**, with the following amendments:

A revision to correct the maximum allowable floor area under the draft CD-1 (366) has been approved by Development, Building and Licensing and confirmed by Legal Services to reflect the posted [draft By-law](#).

1. To UPDATE the Permitted/Required Floor Area on page 3 of the report for Residential – Sub-area C to 7,600 m².

A revision to remove language regarding the required future text amendment to CD- 1 (366) has been approved by Legal Services as the amendment is no longer required upon enactment.

2. To STRIKE the following text on page 3 of the report under Notes - 3 Floor Area:

“but will require a text amendment at the time of CD-1 enactment to include the 1,342.40 m² beyond what will be allowable within Sub-area C of the amended CD-1.”

A revision to remove language regarding the future text amendment to CD-1 (366) has been approved by Urban Design.

3. To STRIKE the following text on page 7 of the report under Response to Applicable Policies, By-Laws and Guidelines – CD-1 By-Law (366) – Staff Assessment:

“The discrepancy in residential floor area on the amended CD-1 will be captured in a text amendment, subject to Council Approval.”

Meeting adjourned at 5:00pm