

APPROVED MINUTES

**AND ADVISORY PANEL
CITY OF VANCOUVER
September 5, 2017**

Date: Tuesday, September 5, 2017
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

J. Dobrovolny	General Manager of Engineering
A. Molaro	Assistant Director Urban Design (Acting Chair)
P. Mochrie	Deputy City Manager
A. Law	Director, Development Services (Chair)

Advisory Panel

K. Smith	Representative of the Design Professions (Urban Design Panel)
B. Jarvis	Representative of the Development Industry
R. Wittstock	Representative of the Design Professions
K. Maust	Representative of the Vancouver Heritage Commission
N. Lai	Representative of the General Public
R. Chaster	Representative of the General Public
M. Pollard	Representative of the General Public
H. Ahmadian	Representative of the Development Industry

Regrets

G. Kelley	General Manager of Planning and Development Services
J. Greer	Assistant Director of Processing Centre - Development

ALSO PRESENT:

City Staff:

D. Wiley	Development Planner
L. King	Project Facilitator
D. Garrison	Assistant Director of Housing

1500 Robson Street - DP-2017-00304 - ZONE C-3A

Delegation

M. Bruckner, IBE
Geoff Heu, GWL Realty Advisors

Recording Secretary: C.Lade

1. MINUTES

It was moved by A. Molaro, seconded by J. Dobrovolny, and was the decision of the Board to approve the minutes of the meeting on July 24, 2017.

Mr. Jarvis noted a change to be amended in the June 12th minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 1500 Robson Street - DP-2017-00304 - ZONE C-3A
(COMPLETE APPLICATION)**

Applicant: IBI Group Architects

Request: To develop a 21 storey mixed use building with 127 market rental units and commercial units at grade all over four levels of underground parking with access off of the lane and also requesting an increase in the Floor Space Ratio using a Heritage Density Transfer from a donor site at 12 Water Street (providing 9,078 sq. ft.).

Development Planner's Opening Comments

Ms. Danielle Wiley, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

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

Applicant's Comments

The applicant noted that one approach for the green roof would be to pursue relaxations on height. It is intended to be a 'fabulous' rental building in the West End of a high calibre. The housing policy condition far exceeded the present day rental rates. It is a difficult bar to allow prior renters back at current rental rents.

The Applicant and Housing Staff took questions from the Board and Panel members.

Ms. Molaro asked Housing staff to clarify the policy in terms of market rental development in the West End.

Housing Staff, Assistant Director of Housing Dan Garrison, noted that policy for tenant relocation guidelines applies to both re-zonings and development permits for any type of building. The use of the building use still applies to tenant relocation. Council has adopted associated guidelines for tenant relocation. The applicant was informed about the tenant relocation policy and guidelines early on. The tenant relocation policy guidelines speak to a range of assistance or services to tenants such as the right of first refusal to return to the building. The right of first refusal at the same rental rates plus inflation is being recommended by staff but not specifically outlined in the policy.

Specifically there are provisions around vulnerable tenants referenced in the policy. Vulnerable tenants include: seniors, persons with disabilities, and tenants with lower incomes and those paying CHMC rent for additional provisions. Part of the policy stipulates finding alternate accommodation during the construction and for the long term.

The policy does not specifically reference right of first refusal but does reference compensation. There are 5 units at below market rates in the proposal of significant concern to Housing.

Mr. Dobrovolny noted that the tenant relocation were guidelines not policy.

Mr. Garrison noted that the guidelines were intended to be part of the prior-to recommendations.

Housing noted that the rental stock Official Development Plan for rental in the pre-application stage as a note to the applicant to 'take care of' the vulnerable tenants during the process of development as a requirement. The bonus density has been used during the application. But also noted the right of refusal is a guideline. There are other ways to address the vulnerable tenant relocation in terms of assisting the tenant.

Further questions were asked of city staff from panel members.

Comments from other Speakers

There were no speakers from the public.

Panel Opinion

Panel members offered a range of comments on the proposal, including:

Veronica Gillies, representative from the Urban Design Panel, noted the conditions were approved by the panel during the panel consideration, except one condition. The bike / cycling conditions were not included in the application and noted biking conditions are recommended.

Ms. Chaster noted that the rental stock was needed in the West End.

Panel member Beau Jarvis noted the difficulty for applicants to navigate the layers of policies and guidelines. Mr. Jarvis noted the identification of what 'vulnerable' tenant criteria means should be pursued with greater clarity. The relocation requirement should have been flagged earlier by staff. It is important to recognize the importance of a rental project and there should be some discretion from staff about creating too many conditions for the applicant. From an operational standpoint, the staging area and receiving room is an important function, and it should be labeled an amenity.

Mr. Wittstock noted the great design and tower form and hoped that the tower forms would be considered, and echoed the Design Panel concern for bike friendliness. There could be more solid canopies in the design. There is a serious concern about right of first refusal. If it becomes a precedent and a policy, it will become a deal breaker for many projects going forward.

Ms. Pollard noted it would be a welcome project going forward.

Panel member Mr. Lai, noted the setback, and noted that the tenant relocation is the most important aspect of the conditions, more important than the right of first refusal.

Board Discussion

Ms. Molaro noted the density transfer and quality of the proposed materials was appreciated. Ms. Molaro iterated that the tenant relocation was a small amount of tenants at 5 units, and noted the conditions are manageable. But also Ms. Molaro noted that housing conditions needed to be clearer, for example listed on the City of Vancouver website, for future projects.

Mr. Dobrovolny noted that ‘continuous weather protection’ should also be proposed on Nicola (as well as Robson Street).

Mr. Dobrovolny noted that the wording for the tenant relocation is very specific, and was concerned it may set up unintended incentives that may not be productive. The wording should be adjusted so that the Director of Planning could have some ‘wiggle room’.

Housing noted the easiest thing to do would be to change ‘and’ to an ‘or’ to start on the third from last line. Therefore, the change would open up other discussions.

Mr. Molaro noted that there were more conditions that referred to Right of First Refusal that needed to be addressed in conditions A 1.28, 1.29 and A 1.30 in a further discussion between housing and the applicant.

Mr. Mochrie noted that amendments were favoured with A 1.28 to 1.31 to be addressed after the fact.

Motion

It was moved by Mr. Dobrovolny and seconded by Mr. Mochrie, and was the decision of the Board:

 THAT the Board APPROVE Development Application No. DP-2017-00304, in accordance with the Staff Committee Report dated July 26, 2017, with the following amendments:

A 1.28 to 1.31 would be amended according to Housing recommendations to be negotiated with the applicant

Condition 1.1 would add the words ‘and Nicola’ (as well as Robson Street)

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 4:10 pm.