

Date: Monday January 7, 2019  
Time: 3:00 p.m.  
Place: Council Chamber, City Hall

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**PRESENT:**

**Board**

A. Law	Director, Development Services, (Chair)
J. Dobrovolny	General Manager of Engineering
P. Mochrie	Deputy City Manager
G. Kelley	General Manager of Planning, Urban Design & Sustainability

**Advisory Panel**

A. Brudar	Representative of the Design Professionals (Urban Design Panel)
R. Rohani	Representative of the General Public

**Regrets**

D. Pretto	Representative of the General Public
R. Chaster	Representative of the General Public
B. Jarvis	Representative of the Development Industry
R. Wittstock	Representative of the Design Professions
A. Norfolk	Representative of the Vancouver Heritage Commission
S. Allen	Representative of the General Public

**ALSO PRESENT:**

**City Staff:**

Mandy So	Manager Development Review Branch
B. Clark	Development Planner
T. Tenney	Project Facilitator
C. Joseph	Engineering
J. Rautenberg	Affordable Housing

**1555 Robson St - DP-2018-00589-C-6**

**Delegation**

M. Bruckner, Architect, IBI
C. Pun, Architect, IBI
D. Tyacke, Landscape Architect, ETA
B. Martin, Owner/Developer, Jasper Projects Ltd.

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Recording Secretary: K. Cermeno

1. MINUTES

It was moved by Mr. Dobrovolny and seconded by Mr. Mochrie and was the decision of the Board to approve the minutes of the meeting on November 26, 2018.

2. BUSINESS ARISING FROM THE MINUTES

None

3. 1555 Robson St- DP-2018-00589 - C-6  
(COMPLETE APPLICATION)

Applicant: IBI Group Architects

Request: To develop a 28-storey mixed-use building consisting of residential (market and non-market units), office and retail uses; all over five levels of underground parking accessed from the lane. The proposed floor space ratio (FSR) is 9.63, including 10% additional heritage density, and the building height is approximately 91.44 m (300 ft.).

**Development Planner's Opening Comments**

Ms. Clark, 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.

Ms. Clark took questions from the Board and Panel members.

Questions to Staff:

Mr. Kelley asked staff to walk through the genesis of the heritage density, 10 percent, and how that was used in the calculation.

Ms. Clark noted the heritage group looking is to write a house keeping report to clarify the wording in the report.

**Applicant's Comments**

The applicant noted there continues to be a positive working relationship with staff, and the applicant is in general agreement with the report and is comfortable that they are able to meet the conditions noted.

The Applicant took questions from the Board and panel members.

**Comments from other Speakers**

No Speakers

#### Panel Opinion

Ms. Brudar noted the project was strongly supported at Design panel. The project has a strong architectural expression and a clear parti with two strong volumes. The design is well handled, the color scheme is thoughtful. Some discussion with the public realm and how the lobby meets the ground plain and the two residential lobbies, however the design panel was confident with the applicant team to work this out.

There was a discussion with the tower width as it is wider than indicated in the West End Plan however the panel found this was not noticeable. There was some concern with the proximity to the tower behind at the lane; however it is well handled with the unit layouts. The social housing amenities and outdoor space was generous and very well handled.

Ms. Brudar noted the panel found the expression of the office space could benefit from some improvement; it is integrating into the residential expression and would be better expressed if it had its own identifiable entry ways.

Mr. Rohani noted his support.

Mr. Rohani noted the quality and space of the non-market units are generous and well handled.

#### Board Discussion

Mr. Dobrovolny moved to support the recommendations.

Mr. Mochrie seconded.

Mr. Kelley noted it is a well thought out project.

Mr. Kelley noted his support for the project.

Mr. Mochrie noted his support for the project.

Mr. Dobrovolny noted a continuous weather protection would be beneficial.

Mr. Dobrovolny noted his support for the project.

#### Motion

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

THAT the Board **APPROVE** the Development Application **DP-2018-00589** in accordance with the Staff Committee Report dated November 28, 2018, with the following amendment:

Revise page 18 of the Development Permit Report which states:

It also requires the Board to consider a By-law relaxation, per Sections 4.3.2 and 5.2 of the zoning and Development By-law. The Staff Committee supports the relaxation proposed.

To:

It also requires the Board to consider a By-law relaxation, per Sections 5.3 and 5.2 of the zoning and Development By-law. The Staff Committee supports the relaxation proposed.

4. **OTHER BUSINESS**

None.

5. **ADJOURNMENT**

There being no further business, the meeting adjourned at 3:23pm.