

**Date: FEBRUARY 23, 2026**

**Time: 3:00 p.m.**

**Place: MS Teams Webinar**

**PRESENT:**

**Board Members:**

Corrie Okell, General Manager, Development, Buildings, and Licensing  
Lon LaClaire, General Manager, Engineering Services  
Matt Shillito, Director of Special Projects Planning, Urban Design, and Sustainability  
Michelle Au, Director, Permitting Services (Chair)

**Advisory Panel:**

Alex Putrenko, Representative of Development Industry  
Arno Matis, Representative of Design Professions  
Hitesh Neb, Representative of General Public  
Joe Carreria, Representative of Development Industry  
Lily Chan, Representative of General Public  
Sam Ibrahim, Representative of General Public  
Tony Osborn, Representative of Urban Design Panel

**1395 Rolston Street (COMPLETE APPLICATION) DP-2025-00882 – CD-1 (887)**

**Delegation:**

**City Staff:**

M. So, Development Services  
J. Park, Urban Design & Development Planning  
H. Kobayashi, Urban Design & Development Planning  
E. Nordin, Housing Policy and Regulation  
K. Imani, Engineering Services  
J. Bateman, Development Services  
D. Autero, Development Services  
N. Choi, Development Services  
R. Moss, PDS Landscape

**Recording Secretary:**

M.Sem

**1. MINUTES APPROVED**

It was moved by Corrie Okell and seconded by Matt Shillito and was the decision of the Board to approve October 20, November 17, and December 15, 2025, meeting minutes.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 1395 Rolston Street (COMPLETE APPLICATION) DP-2025-00882 – CD-1 (887)**

Applicant: City of Vancouver – Non-Market Housing

Request: To develop this site with a new 26-storey (plus mechanical), mixed-use building, containing 212 social housing dwelling units with retail at grade, and three levels of underground parking accessed from Rolston, subject to Council enactment of the CD-1 Text Amendment, the Director of Planning approval of the form of development.

**Planner’s Comments**

Ji-Taek Park, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

**Applicants’ 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**

Joe Carreira noted this project is better form of development than the first version. Joe Carreira noted concern for the loss of childcare and strongly encouraged the applicant to have another look at the childcare for this location.

Joe Carreira noted support for the project.

Tony Osborn echoed Joe’s comments on the loss of the daycare, noting it is unfortunate as it added to the character of the project.

Tony Osborn noted the selection of the profile of the concrete panels in the upper portion of the tower; they are still noted in this package as final selection in progress. It would have been nice to see selection made.

Tony Osborn noted project supportable by Urban Design Panel.

Arno Matis noted support for the project.

Alex Putrenko noted support for the project.

Hitesh Neb echoed Joe's concerns about the loss of childcare for this location, noting it is a much-needed amenity in the city.

Hitesh Neb noted support for the project.

Sam Ibrahim noted support for the increase in social housing units, encourage amenities around this project to support that growth. Sam echoed other panelists' comments on the need for daycare and would like to see a plan on where it could be relocated.

Sam Ibrahim noted support for the project.

Lily Chan noted support for the relaxation of the tower floor plate, the podium height and setback.

Lily Chan noted support for the project.

### **Board Discussion**

Matt Shillito noted it is great to see delivery of 200 units of social housing, including more than 50% of dwelling units as much needed family units.

Matt Shillito acknowledged the advisory panel's comments that it is unfortunate that the daycare can't be a part of the program, but it doesn't undermine the overall positive impact this project has for the community in terms of programming and built form.

Matt Shillito noted the project is a major gateway site into the downtown core and the different frontages and changes in levels need to be carefully handled.

Matt Shillito noted the introduction of the retail and ground floor on Pacific and Granville will help activate those streets and create connectivity with the existing retail that's emerging in the area.

Matt Shillito noted the tower floor plate relaxation is supportable, particularly the way the upper levels of the tower have been staggered slightly from the upper podium, creating a bit of visual interest and breaking up some of the massing of the tower viewed from certain angles

Matt Shillito noted support for all the relaxations and the project.

Lon LaClaire noted the design looks like it belongs there.

Lon LaClaire noted it was great to see the proposed additional retail on both Granville and Pacific.

Lon LaClaire noted that the block that it fronts on Granville St. use to be a bridge as part of the Granville Loops project. That portion of the Granville bridge was removed so street trees can be placed on that new block of Granville St., which will change the way you experience the downtown peninsula as you enter it.

Lon LaClaire noted support for the setbacks along the Rolston St., in front of the townhouses, and along the Pacific Ave. on the south facing side.

Lon LaClaire noted support for all the relaxations and the project.

Corrie Okell echoed Lon LaClaire that the design looks like it belongs there.

Corrie Okell noted appreciation for the activation of the retail frontage.

Corrie Okell acknowledged daycare is much needed in the City of Vancouver, would like to see it being relocated to another area in a timely manner.

Corrie Okell noted support for all the relaxations and the project.

**Motion**

The decision of the Board: THAT the Board APPROVE Development Application DP-2025-00882 subject to the conditions in accordance with the Staff Committee Report dated January 28, 2026.

**Meeting adjourned at: 3:38pm**