

**Date:** April 29, 2024  
**Time:** 3:00pm  
**Place:** Virtual WebEx

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**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

**Advisory Panel**

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

**Regrets:**

Ellen Sy	Representative of the Development Industry
Michael Joko	Representative of the General Public
Alex Ray	Representative of the Development Industry
Lilian Kan	Representative of the Development Industry

**1068 Hornby St #2907 – (COMPLETE APPLICATION) DP-2023-00932 – CD-1**  
**777 Jervis St, formerly 1300 Robson St - (COMPLETE APPLICATION) DP-2023-00919 - C-6**

**ALSO PRESENT:**

J. Boldt, Heritage Planner  
N. Choi, Development Services  
E. Nordin, Housing Planner  
D. Lao, Engineering Services  
J. Raj, Development Services  
K. Hsieh, Development Services

**Recording Secretary: K. Cermeno**

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**1. MINUTES APPROVED**

It was moved by Andrea Law and seconded by Matt Shillito and was the decision of the Board to approve the April 15, 2024, meeting minutes.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 1068 Hornby St #2907 - (COMPLETE APPLICATION) DP-2023-00932 – CD-1**

Applicant: Schedio Spaces

Request: To perform interior alterations to increase unit #2907 by converting the existing 58 square feet of enclosed balcony and storage to floor space in the existing mixed-use commercial/residential building on this site, thereby granting an increase in the Floor Space Ratio using transferable heritage density or purchase of heritage amenity shares, in accordance with the decision of the Development Permit Board.

**Planner’s Comments**

David Cha, 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 the project.

Dani Pretto noted support for the project.

Karenn Krangle noted support for the project.

Joe Carreira noted support for the project.

Gloria Song had no comments.

**Board Discussion**

Andrea Law noted no major concerns or comments and noted her support for the project.

Lon LaClaire noted no major concerns or comments and noted his support for the project.

Matt Shillito noted his support for the project.

**Motion**

The decision of the Board: THAT the Board APPROVE Development Application **DP-2023-00932** subject to the conditions in accordance with the Staff Committee Report dated **April 29, 2024**.

4. **777 Jervis Street, formerly 1300 Robson St, - (COMPLETE APPLICATION) DP-2023-00919 – C-6**

Applicant: Henriquez Partners Architect Ltd.

Request: To develop this site with a new 31-storey mixed-use building containing restaurant, hotel use (174 rooms – levels), and 126 secured market rental residential units over three (3) levels of underground parking having vehicular access from lane. This application seeks additional density by way of Heritage Amenity Share

**Planner’s Comments**

Hamid Shayan, 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 his support for the conditions as recommended by staff.

Craig noted the base of the hotel building has a good big idea that gets lost when you transition into the residential unit. They appear as two different buildings and recommend further integration of their elements.

Craig noted even if the expressions are different, they can still be articulated to unify the development as a whole. The quality of the vertical elements in the fin to articulate the parti are successful, consider this as an example.

Craig noted the entry at Robson Street could be further articulated.

Danni Pretto noted her support for the increase in hotel rooms and market rental units in the city.

Danni noted the building does a successful job adding to the aesthetic of the neighborhood.

Danni noted the alleyway entrance could benefit from further development.

Karrenn Krangle noted it is an attractive building that will enhance the neighborhood.

Karenn echoed Craig's comments and noted her support for further design development to integrate the two parts.

Karenn noted her support for the conditions of approval to reduce the extent of the blank walls on the east and west façade of the Jervis Street side.

Karenn noted it does not integrate as well with Robson Street and the lane facades.

Karenn noted to consider bringing some of the restaurant spaces outside.

Joe Carreira noted it is a beautiful submission and building.

Joe noted the relaxations were addressed successfully.

Joe noted the architecture expression and public realm are a success.

Joe noted his support for the project.

Gloria Song noted this a great project that addresses the need for hotel and market rental unit spaces.

Gloria noted the commercial spaces with the restaurant is a success.

Gloria noted her appreciation for the application to consider all factors that can impact the project and neighboring sites.

Gloria noted the east and west façade brick wall could use further improvements.

Gloria noted the entrance at Robson could be made further prominent. Consider more landscape at the ground floor.

Gloria noted her support for the project and its relaxations.

### **Board Discussion**

Andrea Law noted support for the increase of hotel rooms and rental units for this community.

Andrea noted the project follows all the policies and conditions and noted her support for the project.

Lon LaClaire not his support for the hotel entrance on Jervis Street.

Lon noted the architecture of the development is a success.

Lon noted his support for the project.

Matt Shillito noted his support for the expansion and development of the hotel and market rental units.

Matt noted the project is in line with the West-End plan and bylaws.

Matt noted some design development to better combine the hotel base of the building and the market rental unit building would be beneficial. Presently they read as two separate elements.

Matt noted breaking down as many blank facades as possible on the Jervis side would be good.

Matt noted his support for the project.

### Motion

The decision of the Board: THAT the Board APPROVE Development Application **DP-2023-00919** subject to the conditions in accordance with the Staff Committee Report dated **April 3, 2024**, and the amended condition as presented per the memorandum.

1. To REPLACE wording, in **bold**, on second page, paragraph two, condition 1.1:

*make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing ~~126~~**ALL** residential units, as secured market rental housing, excluding Seniors Supportive or Assisted Housing, for a term equal to the longer of 60 years and the life of the building, subject to the following additional conditions:*

2. To DELETE wording, in **bold**, and include a note to applicant, on page 23, condition A.1.22:

*provision of written acknowledgement and clear indication on plans that the proposed mix of rental units ~~including 33 studio units (26%), 61 one-bedroom units (48%), 30 two-bedroom units (23.8%) and 2 three-bedroom units (1.6%)~~ is maintained.*

**Note to Applicant: Consider maintaining 2 three-bedroom units as proposed.**

Meeting adjourned at 3:48pm