

MINUTES

**DEVELOPMENT PERMIT BOARD
AND ADVISORY PANEL
CITY OF VANCOUVER
MAY 20, 2025**

Date: May 20, 2025
Time: 3:00 p.m.
Place: Teams

PRESENT:

Board:

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

Regrets:

Corrie Okell	General Manager, Development, Buildings and Licensing
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Advisory Panel:

Joe Carreira	Representative of the Development Industry
Aik Aimblit	Representative of the Urban Design Panel
Arno Matis	Representative of the Design Profession
Sam Ibrahim	Representative of the General Public

Regrets:

Michael Gordon	Representative of the Vancouver Heritage Commission
Hitesh Neb	Representative of the General Public
Ellen Sy	Representative of the Development Industry
Lilian Kan	Representative of the General Public

1075 Nelson Street – DP-2021-00589-CD-1

Delegation:

Brivia Group
Arcadis Architecture

City Staff:

H. Shayan, Development Planner
M. Vernooy, Housing Planner
S. Farmand, Landscaping Planner
C. Moore, Development Services
J. Freeman, Project Facilitator
K. Hsiesh, Project Coordinator

Recording Secretary: K. Cermeno

1. MINUTES APPROVED

It was moved by Lon LaClaire and seconded by Matt Shillito and was the decision of the Board to approve the April 7, 2025, meeting minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1075 Nelson (COMPLETE APPLICATION) – DP-2021-00589 – CD-1

Applicant: Brivia Group.

Request: To develop on this site a 60-storey multiple dwelling (passive house) building with 535 dwelling units, consisting of 178 secured market rental units and 357 strata units, all over 10 levels of underground parking, having vehicular access from Ted Northe Lane, subject to the following conditions and approval of the Enactment and Form of Development by Council.

Planner's Comments

John Freeman, Project Facilitator and Hamid Shayan, Development Planner, presented the following recommended amendments by staff to the previously approved Board Report as presented in the May 14, 2025, memorandum:

1. To **EDIT/DELETE** in *italics* below, to the April 20, 2022, Prior To Letter:

Project Description:

"Your application was considered by the Development Permit Board at its meeting of April 19, 2022, and it was resolved THAT the Board APPROVE Development Application No. DP-2021-00589 submitted, the plans and information forming a part thereof, thereby permitting the development of a 60-storey multiple dwelling (passive house) building with ~~504~~ 535 dwelling units, consisting of ~~102 social housing units, of 49~~ 178 secured market rental units and ~~350~~ 357 strata units, all over 10 levels of underground parking, having vehicular access from Ted Northe Lane, subject to the following conditions and approval of the Enactment and Form of Development by Council."

Standard Conditions**Urban Design**

- A.1.3 design development to relocate the proposed at-grade outdoor children's play area to the Nelson Street side of the site;

Note to Applicant: refer to the feedback received from both UDP meetings, this will improve the access of the area to the day light. Particular attention should also be given to the following:

- i. proposing the ~~social housing~~ indoor amenity room to be
- ii. directly adjacent the outdoor children's play area and providing direct physical access between the two;
- iii. ensuring that the outdoor play area ~~shared between the market and social housing~~ is sized adequately for children's activities;

Development Review Branch

A.1.14 (EDIT) confirmation of compliance with Section 11.10 (Dwelling Unit Size) of the Zoning and Development By-Law;

Note to Applicant: Per Section 11.10, a variance of 29.7 sq. m (319.69 sq. ft.) may be supported for ~~social housing and~~ secured market rental units. The numbers provided in the project data should match the illustration.

Housing Policy & Regulation / Social Policy & Projects / Cultural Services

- A.1.28 (EDIT) provide to the satisfaction of the General Manager of Planning, Urban Design and Sustainability a minimum of ~~50~~ 176 rental units in the development (approximately 3, 226 sq. m (34,724 sq. ft.)) as secured market rental housing, plus parking required as per by-law.

Note to Applicant: Refer to ~~Rezoning Referral Report page 19. Text Amendment Referral Report Conditions 2.3 and 2.4 (page 16)~~

Development Review Branch

- A.1.12 i.(DELETE)
A.1.15 i.(DELETE)

Housing Policy & Regulation / Social Policy & Projects / Cultural Services

- A.1.29 (DELETE)
A.1.30 (DELETE)
A.1.31 (DELETE)
A.1.32 (DELETE)
A.1.33 (DELETE)
A.1.34 (DELETE)
A.1.36 (DELETE)

Engineering Conditions

- A.2.10 (DELETE)
A.2.11 (DELETE)
A.2.12 (DELETE)
B.1.8 i. (DELETE)

2. To **ADD** wording in *italics* below, to the Prior to Letter in respect to the conditions of the Text Amendment approved by City Council:

Development Review Branch

- 1.2 *the pending text amendment for CD-1 (836) By-Law can and does become enacted by City Council;*

A.1.12 iv. *provision of updated Floor Space Ratio (FSR) verification sheets to include reference to each applicable By-Law Section for all proposed floor area exclusions and floor area breakdown for each housing tenures; secured market rental and strata floor areas;*

A.1.15 iii. *provision of an additional (1) accessible parking space to meet the minimum 19 spaces per Section 4.8.4;*

Note to Applicant: *The floor areas noted for parking calculations on sheet A0.01 do not match net floor areas on A0.01b and FSR verification sheets. Additionally, the proposed Class A bicycle spaces is noted as 1113 spaces, but the breakdown of spaces on*

the parking plans all note 1075 spaces. Remove all references to social housing tenure no longer proposed on sheet A0.01c;

A.1.20 *compliance with Section 4.1 (b) (i) – Minimum Strata 2 bedroom Units of the CD-1 (836) By- Law:*

Note to Applicant: *A minimum 10% (36 units) of the total strata dwelling units (357 dwelling units) must be three-bedroom units. An additional (1) 3-bedroom unit is required to meet the minimum.”*

Applicant's Commentary

No added commentary from the applicant team.

The applicant and staff took questions from the Board and Panel members.

Speakers Comments

No Speakers.

Panel Comments

Aik Aimblit noted the revisions are supportable considering there are no substantial changes to the form of development as presented by staff.

Arno Matis noted no major concerns and recommended support.

Joe Carriera noted it was a beautiful building and looking forward to its contribution to the Vancouver skyline.

Joe noted the amendments were a fair trade off, it simplifies and allows the project to get off the ground.

Joe noted his support.

Sam Ibrahim noted his support to the amendment to the text.

Board Discussion

Matt Shillito noted his support for the change to bring the project in line with council's approval.

Matt noted he is looking forward to seeing this project unfold considering all of its challenges.

Lon LacLair had no comments.

All board members voted in favor of the application to move forward with the request of the revised conditions and amendments.

Motion

The decision of the Board:

THAT the Board APPROVE Development Application **DP-2021-00589** subject to the conditions of approval, as set out in the memorandum reviewed today dated May 14, 2025.

Meeting adjourned at 3:34p