

**Date:** Feb 10, 2025  
**Time:** 3:00 p.m.  
**Place:** Teams

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**PRESENT:**

**Board:**

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

**Advisory Panel:**

Helen Besharat	Representative of Urban Design Panel
Arno Matis	Representative of Design Profession
Joe Carreira	Representative of the Development Industry
Hitesh Neb	Representative of the General Public

**Regrets:**

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

**1002 Station Street - DP-2024-00204**

**Delegation:**

Diamond Schmitt Architects  
Providence Healthcare

**City Staff:**

J. Freeman, Development Services  
H. Shayan, Development Planning  
E. Lau, Engineering Services  
N. Conti, Engineering Services  
K. Hsieh, Development Services

**Recording Secretary:** K. Cermeno

**1. MINUTES APPROVED**

It was moved by Corrie Okell and seconded by Matt Shillito and was the decision of the Board to approve January 27, 2025, meeting minutes.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. OTHER BUSINESS**

**1002 Station Street – DP-2024-00204 – Memorandum**

“An update to this application will be considered by the Development Permit Board, to relax the loading requirement”

**Staff Comments**

John Freeman, project facilitator, presented on the requests made by the applicant team and summarized the recommended changes by staff to the previously approved Board report:

1. To ADD wording in italics below, on page 17 to the July 22 report:

*“With respect to the Parking By-law, the Staff Committee has concluded that the applicant seeks a relaxation to the Parking By-Law, to achieve 2 class B loading spaces and zero passenger loading spaces within the site. Staff Committee supports the relaxation and no longer seeks compliance with the Loading and Passenger spaces per the Parking By-Law as referenced under technical notes 7, 9 and condition A1.5.”*

**Applicant’s Comments**

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**

Helen Besharat noted her support for the recommended changes.

Arno Matis noted his support for the recommended changes.

Joe Carreira noted no concerns and his support for the project and recommended changes.

Hetish Neb noted the current design should be able to support the building and recommended changes.

Hetish Neb noted his support for the recommended changes as presented.

### Board Discussion

Steve Brown suggested entering a shared passenger loading agreement for shared passenger loading spaces on the street with the adjacent hospital buildings.

Steve Brown noted his support to incorporating this suggestion into the memo.

Matt Shillito noted his support for the recommended changes and any changes in language as presented by Steve Brown.

Corrie Okell noted her support for the memo as written and any changes as presented by Steve Brown considering they can manage the site accordingly.

All board members voted in favor of the application to move forward with the request of the relaxation subject to the new conditions as set out in the memorandum along with the changes recommended by the board.

### Motion

The decision of the Board: THAT the Board APPROVE Development Application **DP-2024-00204** subject to the new conditions as set out in the memorandum along with the changes recommended by the board to appendix A.

1. To ADD wording in italics below, on page 17 to the July 22 report:

*“With respect to the Parking By-law, the Staff Committee has concluded that the applicant seeks a relaxation to the Parking By-Law, to achieve 2 class B loading spaces and zero passenger loading spaces within the site.*

*Staff Committee supports the relaxation and no longer seeks compliance with the Loading and Passenger spaces per the Parking By-Law as referenced under technical notes 7, 9 and condition A1.5. Enter into a shared Passenger Loading Agreement to the satisfaction of the General Manager of Engineering Services between the adjacent buildings prior to the issuance of Building Permit stage two.”*

**Meeting adjourned at 3:51pm**