

MINUTES**DEVELOPMENT PERMIT BOARD
AND ADVISORY PANEL
CITY OF VANCOUVER
MARCH 10, 2025**

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

PRESENT:**Board:**

| | |
|---------------|---|
| Corrie Okell | General Manager, Development, Buildings, and Licensing |
| Michelle Au | Director, Permitting Services (Chair) |
| Lon LaClaire | General Manager of Engineering |
| 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 |
| Hitesh Neb | Representative of the General Public |
| Ellen Sy | Representative of the Development Industry |
| Michael Gordon | Representative of the Vancouver Heritage Commission |
| Lilian Kan | Representative of the General Public |

Regrets:

| | |
|--------------|--|
| Dani Pretto | Representative of the General Public |
| Joe Carreira | Representative of the Development Industry |

1525 Robson Street - DP-2024-00900-C-6**Delegation:**

GWL Realty Advisors Inc.
Arcadis Architecture
Bunt & Associates

City Staff:

H. Shayan, Development Planning
M. Blower, Housing Projects
B. Lee, Landscaping Planning
T. Chin, Park Board Urban Forestry
C. Profili, Development Services
JL. Borsa, 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 the March 10, 2025, meeting minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1525 Robson Street - (COMPLETE APPLICATION) DP-2024-00900 – C-6

Applicant: GWL Realty Advisors Inc.

Request: To develop mixed use building with two (2) residential towers, consisting of 393 secured market rentals distributed throughout the 28 storey West tower and 29 storey East tower, over a two (2) level retail podium and four (4) levels of underground parking having vehicular access from the 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.

It was presented by staff the following requested amendments to DP conditions:

- a. Delete Development Review Branch Condition 1.2, which requires the provision of a Class C loading space.
- b. Include a "Note to Applicant" under Standard Engineering Condition A.2.12 as following:

"Note to Applicant: The applicant may provide five class B loading spaces and relax the requirement of a Class C loading space provided that the loading area is suitable secured and designed to sufficient CPTED standards consistent with condition A.1.8"

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 variance of change of class.

Helen noted she would like to see less large trucks in dense urban areas, especially around Robson Street.

Arno Matis noted his support for the variance.

Arno noted for the safety of pedestrians and cyclists smaller trucks in high dense areas make more sense.

Ellen Sy noted her support for the request of the variance.

Ellen noted that a class B design to accommodate medium sized delivery trucks would be sufficient.

Ellen recommended a management plan as this could provide some level of comfort.

Michael Gordon noted his support for the additional density, there is not a huge shadow impact on the area, and it will make a contribution to the retention and rehabilitation of heritage buildings on the Heritage Register in Vancouver.

Hetish Neb noted that a Class C loading is an over kill in the area given that it is quite dense.

Lilian Kan noted her support for the loading amendment.

Lillian thanked the applicant for all their due diligence and presented study options and noted her support to replace from Class C to B.

Board Discussion

Prior to the board discussion, staff recommended the following changes to revise condition 1.2:

Provision of 5 Class B loading spaces to the satisfaction of the General Manager of Engineering Services and Director of Planning;

Note to Applicant: This is to recognize an additional Class B loading space is being provided above the minimum requirement of 4 which is to help offset the Class C requirement for the proposed Retail Floor Area.

Matt Shillito noted it is an excellent project and commended the applicant and staff for their review.

Matt noted it is almost 400 units of rental housing that is much needed in the city.

Matt noted his appreciation for all the retail along the stretch of Robson St.

Matt noted the architectural approach is thoughtful and successful.

Matt noted to consider changes in the material palette that would lighten up the project, this would lift the overall feeling of the building.

Matt recommended further design development to improve the quality and character of the public realm, the streets including the lane. Ensuring that the lane is attractive to passersby, pedestrians and cyclists to create a pleasant interface with the residential buildings is important.

Matt noted his support for the revised condition and project.

Lon LaClaire commended the team for all their work on the exploration of loading options.

Lon noted the building will be a great addition to the area.

Corrie Okell noted it is a great project that will bring much needed rental into the city.

Corrie noted that building could be lighten up as it presently is dark and heavy.

Corrie recognized the challenges with the loading and the class C and is in support of the changes presented by the staff team regarding this.

All board members voted in favor of the application to move forward with the request of the revised condition 1.2 with the relaxation of the Class C loading spot.

Motion

The decision of the Board:

THAT the Board APPROVE Development Application **DP-2024-00900** subject to the conditions of approval, as set out in the Staff Committee report, including the revision to condition 1.2 with the relaxation of Class C loading spot.

Provision of 5 Class B loading spaces to the satisfaction of the General Manager of Engineering Services and Director of Planning:

Note to Applicant: This is to recognize an additional Class B loading space is being provided above the minimum requirement of 4 which is to help offset the Class C requirement for the proposed Retail Floor Area.

Meeting adjourned at 4:19pm