

**MINUTES****DEVELOPMENT PERMIT BOARD  
AND ADVISORY PANEL  
CITY OF VANCOUVER  
September 6, 2022**

**Date:** September 6, 2022  
**Time:** 3:00 p.m.  
**Place:** VIRTUAL, WEBEX

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**PRESENT:****Board**

C. Okell Director, Permitting Services  
J. Olinek Assistant Director, Planning  
A. Law General Manager, Development, Buildings & Licensing  
L. LaClaire General Manager, Engineering

**Advisory Panel**

M. Biazi Representative of the Design Professional  
B. Wakelin Representative of the Urban Design Panel  
K. Krangle General Public  
C. Vaness General Public  
M. Gordon Representative of the Heritage Commission  
D. Pretto Representative of the Development Industry  
M. Moore General Public  
M. Joko General Public

**ALSO PRESENT:****City Staff:**

D. Cha, Urban Design & Development Planning  
J. Olinek, Urban Design & Development Planning  
J. Greer, Development Services  
K. Spaans, Urban Design & Development Planning  
M. Au, Development Services  
C. Chant, Engineering Services  
M. Lee-Hunt, Rapid Transit Office  
M. Cheng, Development Services  
E. Fredericksen, Arts, Culture and Community Services  
K. Imani, Development Services

**1477 W Broadway – DP-2022-00383– CD-1 - (COMPLETE APPLICATION)****Delegation:**

Kate O'Neill, PCI  
Peter Odegaard, MCM Architects  
Tim Grant, PCI

**Recording Secretary:** K. Cermeno

**1. MINUTES APPROVED**

The July 25, 2022 minutes were approved.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 1661 Granville Street - DP-2021-00786 - BCPED (COMPLETE APPLICATION)**

Applicant: PCI Developments

Request: To develop this site with a 40-storey mixed-use building consisting of office, retail and grocery uses on the first to eighth storeys, dwelling uses on the ninth to thirty-ninth storeys providing 44 below market rental housing units and 182 secured market rental housing units, and an at-grade transit station entrance at southwest corner of the site to serve the Broadway Subway project, all over six levels of underground parking having vehicular access from the lane, subject to enactment of the CD-1 By-law and Council's approval of Form of Development.

**Opening Comments**

Mr. 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.

**Comments from Speakers**

No Speakers

**Panel Opinion**

Panel in general was supportive of the project.

**Board Discussion**

Ms. Law thanked the advisory panel for their commentary and the applicant and staff team for coordinating the priority project and noted her support for the project.

Mr. Olinek agreed with Ms. Law's comments, adding the importance of the conditions to provide a high quality public realm and station interface and noted his support for this project.

Mr. LaClaire agreed with the other Board member's comments and acknowledged the complexity of the work. He noted his support for this project.

All board members voted in favour of the application to move forward.

**Motion**

The decision of the Board: THAT the Board APPROVE Development Application **DP-2022-00383** subject to the conditions in accordance with the Staff Committee Report dated July 20, 2022.