

**Date:** Monday August 9, 2021  
**Time:** 3:00 p.m.  
**Place:** Webex

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**PRESENT:****Board**

C. Okell	Interim Director – Permitting Services
Michelle Au	Assistant Director, Permitting Services
Karima Mulji	Director, Engineering Projects & Development Services
Theresa O'Donnell	General Manager's Office - Planning, Urban Design & Sustainability

**Advisory Panel**

M. Henderson	Representative of the Urban Design Panel
M. Biazi	Representative of the Design Professional
L. Shenkute	Representative of the General Public
R Kandola	Representative of the General Public
K. Krangle	Representative of the General Public
T. Verral	Representative of the Design Professional

**Regrets**

N. Hayward	Representative of the General Public
D. Pretto	Representative of the Development Industry
K. May	Representative of the General Public
C. Karu	Representative of the Development Industry

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

Mandy So	Manager, Development Permit Processing
Carson Chant	Civil Engineer, Major Projects
Alina Maness	Landscape Development Planner, Landscape
D. Robinson	Development Planner, Urban Design & Development
J. Freeman	Project Facilitator Development Services

**1002 STATION STREET- DP-2021-00085 – CD-1 (COMPLETE APPLICATION)**

PCL Constructors Westcoast Inc.  
Darren Burns  
Rhonda Lui

**Recording Secretary:** M.Sem

**1. NEW BUSINESS**

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It was moved by Ms. O'Donnell and seconded by Ms. Au to move the motion on the resolution regarding public, in-person access to DP Board meetings.

## 2. MINUTES APPROVED

It was moved by Ms. O'Donnell and seconded by Ms. Au and was the decision of the Board to approve the minutes of the meeting on June 28, 2021.

### 1. BUSINESS ARISING FROM THE MINUTES

None.

2. Address: 1002 STATION STREET- DP-2021-00085 – CD-1  
Applicant: PCL Constructors Westcoast Inc.  
Request: To develop an 11-storey Hospital (New St. Paul's) over 4 levels of underground parking.

### Opening Comments

Development Planner, Mr. Derek Robinson presented the proposal and summarized the recommendations contained in the Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

Project Facilitator, John Freeman, presented a memo to staff with the following proposed revisions;

REVISIONS to conditions A1.31 and A.1.32, in Appendix A, were approved by the Managing Director of Social Policy as follows:

"A.1.31 design development to include, to the satisfaction of the Managing Director of Social Policy, three food assets reflective of the size of the site and the strong linkages between food and health, accompanied by a description of how the proposed food assets fit in with the site context and management/operations including provision of the following:

- i. On-Site Organics Management technology that accepts most types organic waste and can turn materials directly into compost and/or energy;

**Note to Applicant:** An organics management technology that discharges waste water into the sewer system is not supported by staff. The system must have sufficient capacity to process 90% of organic waste anticipated on the site.

- ii. A Farmers Market: deliver an on-site farmer's market in the Civic Plaza;

**Note to Applicant:** must satisfy the farmer's market design guidelines defined in the Sustainable Large Developments Bulletin, and design requirements specified by the farmer's market operator."

ADD sub condition as follows:

- “iii Secure a farmers market operator for programming/operation of a weekly seasonal farmers market for a minimum of five years from the date of occupancy; and

**Note to Applicant:** Vancouver Farmers Market Society is supported by staff as a suitable operator. “

AND lastly revise and renumber accordingly:

- “iv A third Food Asset provided to the satisfaction of the General Manager of ACCS;

**Note to Applicant:** Sustainable local food procurement at the onsite food services does not meet intent of the Rezoning Policy for Sustainable Large Developments and is not supported by staff. Staff recommend as the third food asset to provide secured, low-cost, healthy meal provision for low-income residents of the neighbourhood and users of the NSP facilities, OR on-site urban agriculture facilities.

**Note to Applicant:** Please continue to refine plans for delivery of food assets and determination of the third food asset in consultation with Caitlin Dorward, Social Planner: [caitlin.dorward@vancouver.ca](mailto:caitlin.dorward@vancouver.ca)

- A.1.32 indication on all applicable drawings of the food assets in the current development permit;

**Note to Applicant:** If there are, assets to be located in upcoming development permits, update the matrix accordingly. Please refer to Standard Condition A.1.12. “

Mr. Robinson took questions from the Board and Panel members.

**Applicant’s Comments**

The applicant will work with staff to meet the conditions for approval.

Applicant took questions from the Board and Panel members.

**Comments from Speakers**

No Speakers.

**1) Panel Opinion**

Mr. Henderson noted support for this project.

Mr. Henderson noted this project has been reviewed at UDP twice. The resubmission addressed the concerns UDP brought forward in their first meeting, there were a significant number of improvements in the design between submissions. The urban design panel supported the project unanimously.

Mr. Biazi noted support for this project.

Mr. Biazi noted more treatment to the ground level, further design development of the glass canopies and entrances.

Mr. Shenkute noted support for this project.

Mr. Shenkute noted his appreciation for the application of indigenous culture, main entrances, landscape and public realm.

Ms. Krangle noted the guidelines were very specific about the urban design goals and she did not think applicant followed those guidelines.

Ms. Krangle acknowledged there were improvements in the design between submissions but there could be further design development.

### **Board Discussion**

Ms. O'Donnell acknowledged the staff and applicant team for all their efforts.

Ms. O'Donnell appreciates the improvement of the designs and is optimistic staff and applicant team can work together to meet the conditions for approval.

Ms. O'Donnell noted the height and FSR would need to be addressed in a text amendment.

Ms. O'Donnell noted support for project.

Ms. Au acknowledged the staff and applicant team for all their presentation.

Ms. Au is comfortable staff and applicant can mitigate some of the issues and resolve it.

Ms. Au noted condition A.1.7 regarding view cones 3.2.1, it should be corrected on the report to read 3.2.4.

Ms. Au noted wayfinding continues to be challenging for hospital sites, the refinements in the conditions to create that visual and physical connection using architecture, landscaping and public art will help with that.

Ms. Au noted support for project.

Ms. Mulji acknowledge the challenges of the large floor plates that are required to meet the programming needs. As the staff work with the applicant on further refinements, the project will be a great addition to the False Creek Flats.

Ms. Mulji noted support for project.

### **Motion**

It was moved by Ms. O'Donnell and seconded by Ms. Mulji, and was the decision of the Board: THAT the Board APPROVE Development Application – DP-2021-00085 CD-1, in accordance with the Staff Committee Report dated July 21, 2021.

