

Date: July 22, 2024
Time: 3:00 p.m.
Place: Virtual WebEx

PRESENT:

Board:

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

Advisory Panel:

Craig Taylor	Representative of Urban Design Panel
Gloria Song	Representative of Design Profession
Joe Carreira	Representative of the Development Industry
Karenn Krangle	Representative of the General Public
Dani Pretto	Representative of the General Public

Regrets:

Michael Joko	Representative of the General Public
Colin Vaness	Representative of the General Public
Monica Moore	Representative of the General Public
Ellen Sy	Representative of Development Industry

1238 Seymour Street (COMPLETE APPLICATION) DP-2024-00187 – DD

Delegation:
N/A

City Staff:

M. Au (Chair), Development Services
M. Tavenpour, Urban Design & Development Planning
J. Boldt, Urban Design & Development Planning
M. So, Development Review Branch
Giselle Sneddon, Development Services

1002 Station Street (COMPLETE APPLICATION) DP-2024-00204 CD-1

Delegation:

Vincent Goetz, Diamond Schmitt Architects

City Staff:

M. Au (Chair), Development Services

M. So, Development Services

M. Castillo, Urban Design & Development Planning

M. Linehan, Urban Design & Development Planning

K. Hsieh, Development Services

E. Lau, Engineering Services

A. Yoshioka, ACCS

J. Freeman, Development Services

Recording Secretary: M. Sem

1. MINUTES APPROVED

It was moved by Lon LaClaire and seconded by Corrie Okell and was the decision of the Board to approve April 29, 2024, meeting minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 1238 Seymour St– DP-2024-00187 – DD

Applicant: Nicholai Reid

Request: Interior alterations to expand the existing mezzanine in Unit #803 by approximately 164 sq. ft. in this existing multiple dwelling building through Heritage Density Transfer.

Planner’s Comments

Mahdi Tavenpour, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Applicant’s Comments

No comments from applicants.

Staff took questions from the Board and Panel members.

Speakers Comments

No Speakers

Panel Comments

Craig Taylor noted support for project.

Gloria Song noted support for this project.

Karenn Krangle noted support for this project.

Joe Carriera noted support for this project.

Board Discussion

Matt Shilito noted support for this project.

Lon LaClaire noted support for this project.

Corrie Okell noted support for this project.

All board members voted in favor of the application to move forward subject to the conditions noted in the Staff Committee Report and the amended conditions.

Motion

The decision of the Board: THAT the Board APPROVE Development Application **DP-2024-00204** subject to the conditions in accordance with the Staff Committee Report dated **July 22, 2024**.

4. 1002 Station St (Complete Application) DP-2024-00204 CD-1 (761)

Applicant: Diamond Schmitt Architects

Request: To develop on this site a new 13-storey building consisting of Medi-Tech, Office, Retail and a 49 space child day care facility, all over three levels of underground parking and having vehicular access from Gore Street.

Planner’s Comments

Miguel Urena Castillo, 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.

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

Speakers Comments

No Speakers

Panel Comments

Craig Taylor noted support for project

Gloria Song noted support for this project.

Karenn Krangle noted support for this project.

Joe Carriera noted support for this project.

Board Discussion

Matt Shilito noted support for this project.

Lon LaClaire noted support for this project.

Corrie Okell noted support for this project.

All board members voted in favor of the application to move forward subject to the conditions noted in the Staff Committee Report and the amended conditions.

Motion

The decision of the Board: THAT the Board APPROVE Development Application **DP-2024-00204** subject to the conditions in accordance with the Staff Committee Report dated **July 3, 2024**, with the following amendment:

Staff recommend an addition to the Urban Design and Engineering Standard Conditions, in Appendix A, as follows:

1. To ADD wording, in italics below on page one of Appendix A:

A.1.3 *design development to ensure provision of continuous weather protection on the ground level façades.*

Note to Applicant: Refer to 3.6 f) in the New St. Paul's Healthcare Campus (NSPHC) CD-1 Guidelines. An approx. 7:10 or 6:9 ratio is recommended. Please also see Engineering Standard Condition A.2.5.

2. To ADD wording, in italics below on page four of Appendix A:

A.2.5 *provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property.*

Note to Applicant: Canopies are to be fully demountable and drained to the buildings internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users. Please also see Standard Condition A.1.3.

3. To CHANGE numbering of Standard Conditions and cross references accordingly, as needed.

Meeting adjourned at 3:46pm