

**MINUTES****DEVELOPMENT PERMIT BOARD  
AND ADVISORY PANEL  
CITY OF VANCOUVER  
June 27, 2022**

**Date:** June 27, 2022  
**Time:** 3:00 p.m.  
**Place:** VIRTUAL, WEBEX

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**PRESENT:****Board**

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

**Advisory Panel**

B. Wakelin	Representative of the Urban Design Panel
M. Biazi	Representative of the Design Professional
M. Khan	Representative of the Heritage Commission
D. Pretto	Representative of the Development Industry
K. Krangle	Representative of the General Public

**Regrets**

M. Gordon	Representative of the Heritage Commission
M. Joko	Representative of the General Public
C. Vannes	Representative of the General Public
M. Moore	Representative of the General Public
R. Kandola	Representative of the General Public

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

D. Cha, Urban Design & Development Planning  
K. Spaans, Urban Design & Development Planning  
J. Olinek, Urban Design & Development Planning  
J. Development Services  
J. Freeman, Development Services  
L. Beaulieu, Landscape  
K. Hsieh Development Services  
D. Lao, Engineering

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**791 W Georgia St – DP-2021-01096 – CD-1 - (COMPLETE APPLICATION)**

Delegation:

Marcos Huis  
Matthew Cavanaugh  
Brian Salpeter  
Chris Phillips

**750 Pacific Blvd – DP-2021-00830 – CD-1 - (COMPLETE APPLICATION)**

Delegation:

Walter Francl  
Brennan Cook  
Chris Phillips  
Daisen Gee-Wing  
Arthur Tseng

**Recording Secretary: M.Sem**

**1. MINUTES APPROVED**

The Board approve the minutes of the meeting May 30, 2022.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 791 West Georgia Street (COMPLETE APPLICATION)**

**Applicant: Zeidler Architecture**

**Request: To substantially renovate the exterior and interior of the existing hotel tower (previously known as the Four Seasons Hotel), and the mixed-use podium fronting Howe Street including all exterior façades, entryways, and roof decks but precluding improvements to a covered statutory right-of way, with an increase in floor area of 466.0 sq. m.**

**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 Speaker(s)**

Speaker #1, Michelle Travis, Representative from Unite Local 40 union, requested the Board reject the development application on the basis it does not meet the guidelines under the interim hotel development policy.

Ms. Travis began by noting the intent of the hotel policy and the impact this project has on the hotel industry. The policy was to increase the supply of hotel rooms not facilitate the reduction. The policy states there should be no net loss in the city's hotel stock until the Broadway plan and the city's 2050 plans are completed. This project if approved will be a loss of 155 hotel rooms on site and a net loss to the city's hotel room stock. New hotel targets have not been set for the downtown core, council has not taken up discussion on new hotel targets to replace the interim hotel development. This policy was created in response to the city's hotel shortage due to closures and conversions and social housing. Since 2020 there has been a loss of 1140 hotel rooms plus 1100 rooms calculated by the city in 2018 at the time the policy was adopted; in addition, at the time the city noted 1600 rooms were at risk due to re-development. In 2018, there were 13925 hotel rooms in the city and in 2022; there are 13209 as per Destination Canada, resulting in a net loss of 635 rooms. The policy acknowledges maintaining an adequate supply of hotel rooms particularly downtown is necessary to compete with other cities. In addition, fewer rooms makes it difficult to secure room bookings for major conferences. The policy encourages the replacement of hotel rooms, recognizes the loss of hotel rooms and encourages more pricing diversity.

Ms. Travis noted this is one of the first and only projects that have come before the Development Permit Board seeking approval of an application to reduce the number of hotel rooms since the policy was enacted. The replacement of the luxury hotel with another and with plans to convert and reduce 414 to 255 larger rooms, it runs counter to the city's policy.

Ms. Travis noted this project should be subject to an issues report to council addressing more hotel rooms on site. The policy states in section 3.3 that rezoning and development applications where the existing hotel rooms are proposed are to not be replaced or conversion proposals maybe the subject of an issues report to council, applying to buildings where the hotel occupies 20,000 sq. ft. or more floor space.

Ms. Travis noted the application raises a few questions:  
How does the applicant's proposal comply with the interim policy given the reduction of rooms on the site and given the proposed redevelopment will result in a net loss of hotel rooms in the city and; and what steps have the city taken to encourage the applicant to retain/replace the 155 rooms lost under the proposal .

Ms. Travis urged the Board to reject the application pending further review of the interim hotel policy or postpone the decision of the application until new hotel targets have been established by the city. The board can deny a development permit if it does not meet the zoning and ODP guidelines; as presented, Ms. Travis noted the project contravenes the interim hotel development policy

Ms. Travis noted concerns with the flipping of the back of the house operations with the front of the house. The new design creates narrow corridors around staff areas on the second and third floors, needing physical space to move around quickly and would like to know whether this has been figured into the design switch and will there be additional exit areas for the staff.

### **Panel Opinion**

Mr. Wakelin noted the standards of conditions in general are in compliance with the recommendations by UDP.

Mr. Biazi noted support for the project with the amended conditions.

Mr. Biazi noted consideration to the treatment for vehicular access, giving more prominence to the pedestrian path over the car access and a continuous treatment to sidewalk rather than the road, reducing unwanted accidents.

Ms. Pretto noted support for the project with the amended conditions.

Ms. Pretto noted improvements to the public realm would benefit the street.

Mr. Khan noted support for the project with the amended conditions.

Ms. Krangle noted support for the project, as it will bring much needed improvement to public realm on Howe St.

Ms. Krangle encouraged more landscape around the porte-cochere. The porte-cochere is an improvement. In addition, windows will give it more eyes on the street and make mall entrance more welcoming.

### **Board Discussion**

Ms. Law noted support for the project with the amended conditions.

Mr. LaClaire acknowledged comments by the advisory panel, speakers, staff and applicant.

Ms. Law noted support for the upfront conditions as they do a great job of modernizing and enhancing the landmark condition.

Mr. Olinek noted support for the project with the amended conditions.

Mr. LaClaire acknowledged comments by the advisory panel, speakers, staff and applicant.

Mr. Olinek noted the improvements to the hotel are notable and in keeping with the updates of Pacific Centre.

Mr. Olinek encouraged the applicant exceed expectation with the entire public realm interface as the ground plane needs major improvements.

Mr. LaClaire noted support for the project with the amended conditions.

Mr. LaClaire noted for this hotel to be successful, the hotel policy needs to be viewed with some flexibility, focusing on the intent rather than the numbers; the industry changes with time and what is demanding of a hotel now is different from the demands of the past.

Mr. LaClaire acknowledged comments by the advisory panel, speakers, staff and applicant.

Mr. LaClaire acknowledged it is a tough area to re-configure and this proposal is a huge improvement.

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

### **Motion**

The decision of the Board: THAT the Board APPROVE **Development Application DP-2021-01096** subject to the conditions in accordance with the Staff Committee Report dated May 25, 2022, with the following amendment:

A.1.3 Confirmation that the proposal meets the intent of the “Interim Hotel Development Policy and Related Amendments to the Downtown Official Development Plan”;

Note to Applicant: provision of a rationale how the current proposal complies with the Interim Hotel Policies.

**3. 750 Pacific Blvd – DP-2021-00830 – CD-1 - (Complete Application)****Applicant: Francl Architecture****Request: To develop this site with a 28-storey, mixed-use building consisting of Commercial, Office, and Residential Uses (including Social Housing, Market Rental, and Market units) over 5 levels on underground parking accessed from a new internal street.****Opening Comments**

Mr. Spaans, 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.

**Comments from Speakers**

No registered speakers.

**Panel Opinion**

Mr. Wakelin noted there was support from UDP on this project. The prior to's are in line with the UDP recommendations and will support all motions put forward.

Mr. Biazzi noted support for the project subject to the conditions put forward by the staff report.

Mr. Biazzi acknowledged staff and applicant.

Mr. Biazzi noted appreciation of improvement in the form to reduce impact on the neighbouring properties. In addition, appreciate it is more in line with the newly constructed building in that strip.

Mr. Biazzi noted the canopy between the buildings is very congested and needs to be handled in a careful way so that it does not limit the flexibility of the programming and structure.

Ms. Pretto acknowledged staff and applicant.

Ms. Pretto commended the project as a great example of mix use and activation of the public realm, noting the public realm approach is well handled and very thoughtful.

Ms. Pretto noted appreciation for the esthetics and thoughtful approach to privacy.

Ms. Pretto noted appreciation for the sustainability strategies in this project with thought put into shading and solar energy.

Ms. Pretto encouraged opportunity for more outdoor spaces with coverage for year round use.

Mr. Khan noted support for the project.

Ms. Krangle noted support for the project.

Ms. Krangle noted appreciation for the central plaza with opportunities to make the city a vibrant place with its programming.

Ms. Krangle noted appreciation for the Pacific edge; it is an improvement since PDP, encouraging pedestrian activity along Pacific.

### **Board Discussion**

Ms. Law noted support for the project.

Ms. Law acknowledged applicant and staff team.

Ms. Law commended on how quickly phase one of the project is coming together.

Ms. Law noted the project will bring vibrancy to the neighbourhood and the public spaces are very impressive.

Mr. LaClaire noted support for the project.

Mr. Olinek acknowledged advisory panel for their thoughtful comments and to the applicant and staff team for their work on the report.

Mr. Olinek echoed Ms. Pretto's comments regarding the public realm.

Mr. Olinek noted this project and the new VAG is changing the architecture and urban design of Vancouver. Mr. Olinek encouraged looking at Vancouver in a larger context, that is not just tower and park or tower and podium and rather encouraged giving new thought on Vancouver's urban design and architecture.

Mr. Olinek noted the response to the mountains and the framed views are very strong. Mr. Olinek encouraged continuity of this design concept even if it means rethinking the podium expression; this will help in creating a great public realm space.

Mr. Olinek encouraged the conditions for sustainability approach (i.e. edge expression, horizontality, visual interest and other architectural expression) compliment the sustainable solutions that are implemented.

Mr. Olinek encouraged bringing in elements of wood/timber to the design so people can recognize the warmth of these materials and speaks to the place, Vancouver.

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-2021-00830** subject to the conditions in accordance with the Staff Committee Report dated meeting June 8, 2022.

Meeting adjourned at 5:06pm.