

Date: OCTOBER 6, 2025
Time: 3:00 p.m.
Place: Teams

PRESENT:

Board:

Corrie Okell	General Manager, Development, Buildings, and Licensing
Tim Potter	Assistant Director, Special Projects
Steve Brown	Director of Engineering Projects & Special Services
Matt Shillito	Director of Special Projects Planning, Urban Design, and Sustainability

Advisory Panel:

Aik Ablimit	Representative of Urban Design Panel
Arno Matis	Representative of Design Profession
Joe Carreira	Representative of the Development Industry
Hitesh Neb	Representative of the General Public
Lilian Kan	Representative of the General Public
James Evans	Representative of the Vancouver Heritage Commission
Lily Chan	Representative of the General Public

Regrets:

Ellen Sy	Representative of the Development Industry
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343 W Pender St - DP-2025-00137 – DD Sub-Area-C2

Delegation:

Homer and Pender Limited Partnership.
Chard Development Ltd.

City Staff:

B. Clark, Development Planning
T. Fink, Housing Planner
D. Lee, Engineering Services
E. Sabadlan, Heritage Planner
C. Sinasac, Landscape Planner
J. Neal, Development Services

Recording Secretary:

K. Cermeno

1. MINUTES APPROVED

It was moved by Matt Shillito and seconded by Corrie Okell and was the decision of the Board to approve the May 20, 2025, meeting minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 343 W Pender St - (COMPLETE APPLICATION) DP-2025-00137 – DD Sub-Area-C2

Applicant: Chard Developments Ltd.

Request: To develop this site with an 8-storey supportive housing building for seniors, with 96 dwelling units and surface parking at the basement level accessed via the rear lane, including the retention, rehabilitation and restoration of the existing heritage façades of the Hartney Chambers building that are designated as protected heritage property.

Planner's Comments

Brenda Clark, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Applicant's Comments

The applicant team noted they look forward to collaboratively addressing the prior to conditions in our revised materials and request the following conditions to be adjusted:

- The requirement of one class B loading space – measuring a minimum of 3.0m (13.1 ft) in width, 10.2m (33.5 ft) in length and 3.8 m (12.5 ft) in vertical clearance. [A.1.1i; A.2.6]

The requirement of one class B passenger space – measuring 2.9m (9.5 ft) in width. [A1.1ii]
Accommodating expanded loading and parking requirements is either infeasible or would result in a loss of required operational space.

The applicant also advised Staff and the Development Permit Board of a slight change in the proposal: through discussions with BC Housing and Whole Way House, the project has evolved to include 94 units of supportive housing – a reduction of two units. This change has been accommodated without impacting the proposed massing. The balance of Gross Floor Area will be transferred to amenity and back of house space to benefit and enhance overall resident experience.

This change will have no impact on the prior to conditions as drafted but should be carried through the Housing Agreement.

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

Speakers Comments

No Speakers.

Panel Comments

Aik Ablimit noted the proposal responds well to the rezoning regulation and bylaw requirements.

Aik noted the overall design resolution considering the sites constraints appear to be resolved.

Aik noted his support for the development and conditions presented.

Arno Matis noted the development proposal is successful, and the programming is researched.

Arno noted he is confident areas such as the loading will work well and has no major concerns.

Arno noted his support for the project.

Joe Carreira noted considering the complications that come with buildings on small sites; the project is well done and noted his support for the project.

James Evans noted his support for the project.

Hitesh Neb noted considering the unit count recommends more amenities, especially for the smaller units.

Hitesh Neb noted that the project is a great collaboration between the operator and the developer and concerns regarding the loading requirement, especially with tight sites, have been addressed.

Hitesh noted his support for the project.

Lilian Kan noted that the heritage components are successful. The project will be a great contribution to the community and seniors.

Lilian noted no problem with the reduced unit count if it means more amenity and the loading shift as it accommodates a tight site.

Lilian noted her support for the project.

Lily Chan noted her appreciation for the conservation of the façade and the commitment to develop facilities for seniors.

Board Discussion

Prior to the board discussion, the chair noted there needs to be clarity on the Class B loading requirement and an adjustment to the project description.

Steve Brown noted to work with staff to see if a Class B requirement could be landed so the loading condition is softened rather than stricken.

Staff proposed the following change:

Strike out:

A.2.6 *loading space(s), per Parking By-law Section 5, including a minimum 4.0m (13.1 ft) width, 10.2m (33.5 ft) length, and 3.8m (12.5 ft) vertical clearance;*

Note to Applicant: *The custom dimensions are required to provide a shared Class B passenger loading with the Class B loading space. Reconfiguration of the garbage/recycling room will be required to accommodate. Relaxation of the Class B Bicycle spaces is supported to help create additional space. See also Standard Condition A.1.1.*

A.2.9 *Passenger space(s), per Parking By-Law Section 7, and the Design Supplement including a minimum 2.9m (9.5ft) width with access aisle shared with the van accessible spaces;*

Note to Applicant: See also Standard Conditions A.1.1.

Replace:

A.2.7 *provision of Passenger Loading and Loading spaces to the satisfaction of the General Manager of Engineering Services and the Director of Planning.*

Note to Applicant: *Custom dimensions may be required to accommodate a shared Class B Passenger/Class B Loading space.*

A.2.8 *bicycle space(s), per Parking By-law Section 6, including a minimum 0.9 m (3 ft) width, 2.4 m (7.9 ft) length, and 1.9 m (6.2 ft) vertical clearance for oversized spaces;*

Matt Shillito noted his support for the project.

Matt noted the project represents much needed social and supportive housing.

Matt noted his support for the architectural approach.

Matt noted his confidence that the staff team and applicant will work collaboratively regarding the success of the streetscape.

Matt noted minor considerations such as improving the relationship to the façade and slightly larger window openings.

Matt noted his support for the revised wording of the condition.

Corrie Okell noted her support for reducing the units to increase the amenities.

Corrie noted her support for the revision.

Corrie noted she is confident the applicant can work with the staff team.

Steve Brown noted the revision is to ensure accommodation and does not take away from the project.

Steve acknowledged that the applicant team is open to working with staff.

All board members voted in favor of the application to move forward subject to the conditions noted in the Staff Committee Report, the amended conditions, and the updated project description, as noted above.

Motion

The decision of the Board:

THAT the Board APPROVE Development Application **DP-2025-00137** subject to the conditions of approval, as set out in the Staff Committee report, with the noted changes.

Meeting adjourned at 4:19pm