

MINUTES**DEVELOPMENT PERMIT BOARD
AND ADVISORY PANEL CITY
OF VANCOUVER
April 7, 2025**

Date: April 7, 2025
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 Planning, Urban Design, and Sustainability

Advisory Panel:

Helen Besharat	Representative of Urban Design Panel
Arno Matis	Representative of Matt Shillito Design Profession
Joe Carreira	Representative of the Development Industry
Hitesh Neb	Representative of the General Public
Lilian Kan	Representative of the General Public
Sam Ibrahim	Representative of the General Public

Regrets:

James Evans	Representative of the Vancouver Heritage Commission
Michael Gordon	Representative of the Vancouver Heritage Commission
Ellen Sy	Representative of Development Industry

2308 W 3rd Ave (Previously known as 2315 W 4th Ave) - DP-2024-01039 – C-2B

Delegation:

Kate O'Neil, PCI Developments
Tim Grant, PCI Developments
Mark Whitehead, MCM Architects
Stephen Vincent, Durante Kreuk Ltd

City Staff:

M. Au, Development Services
M. So, Development Services
S. Yeung, Engineering Services
O. Aljebouri, Urban Design & Development Planning
P. Cheng, Urban Design & Development Planning
M. Blower, Housing Projects
B. Lee, Landscape Planning
N. Dalati, Park Board Urban Forestry
L. Berdahl, Development Services
JL. Borsa, Development Services

Recording Secretary: M. Sem

1. MINUTES APPROVED

It was moved by Matt Shillito and seconded by Corrie Okell and was the decision of the Board to approve March 10, 2025 meeting minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. OTHER BUSINESS**4. 2308 W 3rd Ave (Previously known as 2315 W 4th Ave) - DP-2024-01039 – C-2B**

Applicant: MCM

Request: To develop the following on this site: a mixed-use building, with a ground floor grocery store and retail space, 385 residential market rental units above, proposed density of 352,099 sq.ft. (32,711 m), a Floor Space Ratio (FSR) of 3.70, above two levels of underground vehicle and bicycle parking.

Planner's Comments

Omar Aljebouri, 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

Speaker # 1, Davrin Lee-Sun , noted there hasn't been much change in the area and overtime it has lost its appeal. Darwin noted this project could be a spark plug for both residents and businesses in the area and supports this project.

Speaker #2, Jane McFadden, spoke to the project in general and the positive aspects it will bring into the neighbourhood for residents and businesses. Jane noted support for this project.

Speaker #3, Phillip MacDougal, noted full support to a new Safeway in his neighbourhood; also noting appreciation to the architecture – the scale and character in the way that it fits into the neighbourhood.

Panel Comments

Helen Besharat on behalf of the Urban Design Panel noted support for this project and for all recommendations to be considered.

Arno Matis noted the project is thoughtfully considered and the height variance is supportable.

Joe Carreira noted support for the height relaxation in exchange for tree retention and supports the project.

Hitesh Neb noted support for the retention of major retailer on site; noting concerns with loading and unloading; commending the project for bringing much needed housing into the neighbourhood.

Lilian Kan noted appreciation for the tree retention and support for the project.

Sam Ibrahim noted appreciation for sensitivity to tree relaxation and noted support for the project.

Board Discussion

Matt Shillito noted the project has a very thoughtful contextual design and will be a great addition to the neighbourhood. Matt noted on the W 4th Ave frontage, the way the long façade is broken down with different materials and height, is well handled. Matt encouraged a little more design development in response to the urban design panel's recommendations and some careful work with staff on the way the conditions respond to tree retention.

Matt Shillito noted support for the project

Lon LaClaire noted this project will enhance the character of the neighbourhood and deliver on all the functionality of the shops and homes.

Lon noted support for the project

Corrie Okell noted project is well integrated into the neighborhood and the storefronts on W 4th Ave are welcome additions.

Corrie Okell noted support for the relaxation and retention of the trees.

Corrie Okell noted support for the 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-2024-01039** subject to the conditions in accordance with the Staff Committee Report dated **March 19, 2025** subject to the new conditions as set out in the memorandum along with the changes recommended:

This provides an update to the DPSC report, dated March 19, 2025.

1. Upfront Housing Condition 1.2 (Pg.2)

make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing X residential units, as secured market rental housing, excluding Seniors Supportive or Assisted Housing, for a term equal to the longer of 60 years and the life of the building, subject to the following additional conditions:

DELETE: X

REPLACE: 385 residential units

2. Technical Analysis. 3 Note on Height and Number of Storeys (Pg. 3)

ADD: The Director of Planning support this relaxation.

3. Conclusion

Park Board Urban Forestry (Pg. 9)

The recommendations of Park Board Urban Forestry are contained in the prior-to conditions noted in Appendix A attached to this report.

The Norway maples along W 3rd Avenue, are valuable, mature trees that contribute significantly to the neighborhood's canopy coverage and its lively street character.

ADD: Park Board Urban Forestry staff are proactively working with the city teams and the applicant to ensure that the proposed development was designed around the preservation of these neighborhood assets, by incorporating enhanced setbacks and carefully addressing potential construction impacts.

ADD: Protecting the integrity of the trees' intricate canopy and root systems require the utmost care to maintain the boulevard's oxygen and gas exchange, aeration, temperature, and moisture levels, eliminate the risks of compaction and root burying, and preserve the trees' wide spreading canopy.

4. Development Permit Staff Committee Comments (Pg. 11)

DELETE: It also requires the Board to consider a relaxation of **by-law section 3.1.2.2** building height and one (1) Class C Loading space. The Staff Committee supports the relaxation proposed.

REPLACE: by-law section 3.1.2.7

5. Appendix A. Standard Park Board Urban Forestry Conditions (Pg. 2/3 of 8)

i. Condition A.1.7

ADD: ii. To resolve the building grade conflicts, meet the accessibility requirements, and maintain the 4.6m setback and tree protection zones free of encroachments, explore an alternative east-west elevated walkway accessed via Vine Street.

ii. Condition A.1.8. ii.

DELETE: Note to Applicant. ii. Revise the pruning extent to illustrate minimal clearance from the building façade and associated scaffolding works.

REPLACE: Provide comprehensive photographic illustrations of City Trees #114 - #123 showing the extent of pruning required for the construction access path compared to the minimal clearance needed from the building façade and the associated scaffolding works.

iii. Condition A.10

ADD: Note to Applicant: Provide a construction logistic plan that includes all the information relevant to assessing conflicts with the City trees #114 - #123, such as but not limited to: a site analysis that clarifies why the construction path cannot be repositioned along W 4th Ave or Vine St, the type and size of all the equipment, heavy machinery, and cranes using this path, the maneuvering requirements and all the associated vertical and horizontal clearances, and the scaffolding and installation process of the façades, etc.;

6. Appendix A.2 Standard Engineering Conditions

Condition A.2.15 (Page 6 of 8)

ADD: Note to Applicant: Raising Building Grades to better suit existing ground conditions can be reviewed and potentially accepted if entrance walkways on W 3rd Ave can meet accessible slopes of maximum 8% and if all encroachments can be removed from Engineering ROW.

Meeting adjourned at 3:59pm