

**MINUTES****DEVELOPMENT PERMIT BOARD  
AND ADVISORY PANEL CITY  
OF VANCOUVER  
January 27, 2025**

**Date:** January 27, 2025  
**Time:** 3:00 p.m.  
**Place:** Virtual WebEx

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**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:**

Aik Ablimit	Representative of Urban Design Panel
Arno Matis	Representative of Matt Shillito Design Profession
Joe Carreira	Representative of the Development Industry
Michael Gordon	Representative of the Vancouver Heritage Commission
Hitesh Neb	Representative of the General Public
Lilian Kan	Representative of the General Public

**Regrets:**

James Evans	Representative of the Vancouver Heritage Commission
Dani Pretto	Representative of the General Public
Ellen Sy	Representative of Development Industry

**12 Heather Lands Parcel B - 620 W 35th Ave DP-2024-00802 – CD-138****Delegation:**

Tobias Slezak, Aquilini Development  
Giovanni Gunawan, Aquilini Development

**City Staff:**

M. Au, Development Services  
B. Clark, Urban Design  
J. Hodgson, Engineering Services  
L. Chang, Landscape  
P. Cheng, Urban Design & Development Planning  
B. Casidy, Development Services  
E. Brooker, Housing Policy  
J. Smallwood, Development Services  
E. Finn, Parks Board  
S. Yeung, Engineering Services

**Heather Lands Parcel F - 689 W 35th Ave DP-2024-00853 – CD-1**

**Delegation:**

Tobias Slezak, Aquilini Development  
Vincent Yen, RH Architects  
Bryce Rositch, RH Architects

**City Staff:**

M. So (Chair), Development Services  
G. Jiang, Urban Design  
J. Hodgson, Engineering Services  
L. Chang, Landscape  
P. Cheng, Urban Design & Development Planning  
B. Casidy, Development Services  
E. Brooker, Housing Policy  
J. Smallwood, Development Services  
E. Finn, Park Board  
S. Yeung, Engineering Services

**Recording Secretary:** M. Sem

**1. MINUTES APPROVED**

It was moved by Corrie Okell and seconded by Matt Shillito and was the decision of the Board to approve July 22, 2024, meeting minutes.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. OTHER BUSINESS**

401 Jackson Avenue - Memorandum - Request to Update Housing Agreement Condition.

Staff recommend that the Development Permit Board resolve as follows:

That the original prior to letter condition 1.1.v. in DP-2021-00481 regarding 401 Jackson Avenue be reinstated as previously approved by the Development Permit Board.

All board members voted in favor of the reinstatement to DP 2021-00481.

**4. 12 Heather Lands Parcel B - 620 W 35th Ave DP-2024-00802 – CD-138**

Applicant: MSTA Fairmont Phase 1 Property

Request: To develop this site with three towers consisting of: a 24-storey apartment (B1) with 207 strata units and 67 moderate income rental units; a 20-storey apartment (B2) with building with 203 strata units and 2 secured market rental units; and a 12- storey apartment (B3) with 101 secured market rental units and 32 moderate income rental units, all over four levels of underground parking, having vehicular access from Manson St and W 35th Ave.

**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 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, Sarah MacLeod noted the policies that this was built within, 7-8 years ago, is not consistent with future population growth. Sarah also commented on the design guidelines and the broader landscape in which it lies.

Speaker #2, Vineet, echoed Sarah's comments.

**Panel Comments**

Aik Ablimit noted conditions proposed by staff supports the general intent of the Urban Design Panel's motion and recommendations.

Aik Ablimit noted further work to the tower floor plate size.

Arno Matis noted general support for the garbage pick-up, loading area and increase in floor size.

Arno Matis noted support for this project.

Joe Carriera noted no concerns with the tower floor plate.

Joe Carriera noted no concern with the garbage pick-up and loading area.

Joe Carriera noted support for this project.

Michael Gordon had no comments on this project.

Hitesh Neb noted no concern with the increase in floor plate.

Hitesh Neb noted no concern with access to the garbage pick-up; if treated in a nice way it can act as a connector to parcel B and F.

Lilian Kan noted support for the project.

Lilian Kan noted no concern with garbage truck access and is supportive of the increase in floor plate.

**Board Discussion**

Matt Shillito noted support for this project.

Matt Shillito noted these are the first buildings in the City of Vancouver brought forward by MST Development Corporation and MST Partnership with the Aquilini Group; noting it is great to see progress and tangible steps towards reconciliation and very important context to all these projects.

Matt Shillito noted this project provides much needed affordable rental and below market housing.

Matt Shillito noted condition 1.2 as written should stand with some flexibility to further shape and reduce the bulkiness of B2 and particularly B3.

Lon LaClaire noted support for this project.

Lon LaClaire noted he supports the conditions set out in the staff committee report.

Corrie noted support for the conditions set out in the staff committee report, noting there is flexibility to work with staff on condition 1.2.

Corrie Okell noted appreciation to the public realm and creating more open space between the buildings.

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-2024-00802** subject to the conditions in accordance with the Staff Committee Report dated **December 4, 2024**.

### **5. Heather Lands Parcel F - 689 W 35th Ave DP-2024-00853 – CD-1**

Applicant: MSTA Fairmont Phase 1

Request: To develop this site with three towers consisting of: an 18-storey apartment (F1) with 232 strata units; a 25-storey apartment (F2) with 298 strata units; and a 6-storey apartment (F3) with 78 strata units, 30 secured market rental units and 12 moderate income rental units all over three levels of underground parking, having vehicular access from the lane.

### **Planner's Comments**

Grace Jiang, 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, Sarah MacLeod, noted impacts to affordability for people who want to stay in this community.

Speaker #2, Vineet, echoed Sarah's comments regarding affordability.

**Panel Comments**

Aik Ablimit noted conditions proposed by staff supports the general intent of the Urban Design Panel's motion and recommendations.

Arno Matis noted support for conditions as set out in the staff committee report.

Joe Carriera noted support for this project.

Joe noted the elevator is important for livability.

Joe noted appreciation for how the courtyard meets the street and the curvilinear elements.

Michael Gordon noted no comments on this project.

Hitesh Neb noted the connection piece is a missed opportunity.

Hitesh encouraged the CRU, noting there are missed opportunities in Vancouver for disperse retail, there are a lot of residential but not a lot of retail to support it, it helps with security and engagement of neighbours.

Hitesh Neb echoed other panelists comments on the attractiveness of the curvilinear elements of the project.

Lilian Kan echoed Hitesh's comment encouraging CRU to activate the public space.

Lilian Kan suggested being flexibility with the podium height, keeping in mind the affordable housing considerations.

Lilian Kan suggested further fine tuning the massing of the building, possibly seeing more vertical breaking from both buildings.

Lilian Kan noted support for this project.

**Board Discussion**

Matt Shillito noted support for this project.

Matt Shillito noted the variations from the zoning and guidelines are fairly modest and encouraged applicant to work with staff to meet the conditions regarding the podium and tower floor plates.

Matt Shillito noted the biggest departure in terms of built form from the zoning and guidelines is building F3; noting it is the appropriate response given the city's changes to transit-oriented development in the area.

Matt Shillito agreed with comments from Hitesh and Lilian regarding the meeting point condition; noting design development to review the public realm and configuration of the streetscape to fully realize the cultural design inspiration.

Lon LaClaire noted support for this project.

Lon LaClaire agreed with Hitesh's comments on retail space and noting it supports with walkable community objective.

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.

**Motion**

The decision of the Board: THAT the Board APPROVE Development Application **DP-2024-00853** subject to the conditions in accordance with the Staff Committee Report dated **December 4, 2024**.

**Meeting adjourned at 5:00pm**