
**CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS, & LICENSING**

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
December 6, 2023**

**FOR THE DEVELOPMENT PERMIT BOARD
January 15, 2024**

**1050 Expo Boulevard (COMPLETE APPLICATION)
DP-2023-00629 – CD-1**

HG/BC/LB/EB/JKB

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

PRESENT:

M. Au (Chair), Development Services
M. So, Development Services
P. Cheng, Urban Design & Development Planning
D. Lee, Engineering Services
A. Mauboules, Strategic & Long Range Planning
K. Issac, PDS Landscape

ALSO PRESENT:

D. Drewitt, Rezoning Centre
H. Ghasemi, Urban Design & Development Planning
J. Park, Urban Design & Development Planning
L. Beaulieu, PDS Landscape
E. Brooker, Housing and Homelessness Services
J. Bateman, Development Services
B. Casidy, Development Services

APPLICANT:

City of Vancouver – Non-Market Housing
Development and Operations
310-814 Richmond Street,
Vancouver, BC V6B 3A7

PROPERTY OWNER:

Concord - One West Holdings Ltd.
900-1095 W Pender St,
Vancouver, BC V6E2M6

EXECUTIVE SUMMARY

● **PROPOSAL:**

To develop this site with a 29-storey apartment building, containing 299 social housing units and three levels of underground parkade accessed from Expo Boulevard.

This application is being processed through the Social Housing or Rental Tenure (SHORT) program.

See Appendix A Standard Conditions
 Appendix B Standard Notes and Conditions of Development Permit
 Appendix C Building Review Branch comments
 Appendix D Urban Design Panel Minutes
 Appendix E Plans and Elevations
 Appendix F Applicant's Design Rationale

● **ISSUES:**

1. Public realm design and interfaces.
2. Projection into view cones 9.1 and 9.2.2.
3. Reduced setback from Cambie Bridge for parkade access structure.

URBAN DESIGN PANEL: SUPPORT with recommendations (Non-Voting Session)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2023-00629 submitted, the plans and information forming a part thereof, thereby permitting the development of a 29-storey apartment building, containing 299 social housing units and three levels of underground parkade accessed from Expo Boulevard, subject to the following conditions and approval of the Enactment and Form of Development by Council:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1. Design development to improve the public realm interface at the corner of Expo and Pacific Boulevard through placemaking strategies and by enhancing the landscape and its features for public access.

Note to Applicant: This can be achieved by the following:

- i. Provide a mini corner plaza or enlarge the proposed rest area by providing more seating opportunities.
- ii. Expand the organic geometry of the landscape design of the children's play area to the corner of Expo and Pacific Boulevard.
- iii. Provide lighting features to celebrate the character of the site at this corner including the proposed public realm interface and the axial view of the flatiron building.

2.0 That the Conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• TECHNICAL ANALYSIS:

Technical Review of: 1050 Expo Boulevard					CD-1(324)					DP-2023-00629																																																	
PERMITTED / REQUIRED										PROPOSED																																																	
Site Area ¹											Per survey plan	3,870.10 m ²																																															
Uses	Dwelling Uses, limited to Mixed-Use Residential and Multiple Dwelling and other uses permitted under the By-law										Multiple Dwelling					299 Social Housing Units																																											
Height ²	From base surface(excl. mech + roof)					91.00 m					Top of Mechanical Core parapet					at 4.55m IG					95.98 m																																						
	View Cones limit maximum allowed height										Top of South Parapet					at 4.53m IG					88.37 m																																						
FSR											Total					5.79 FSR																																											
Floor Area ³	Residential					ithin Sub-area B					Residential					Within Sub-area B (Section 6.2)																																											
	23,600.00 m ²					CD-1(324)					249,543.00 m ²					Total CD-1(324) residential area					22,405.40 m ²																																						
										Expo					22,405.40 m ²																																												
Floor Area Exclusion ⁴	Amenity					10%					2,360.00 m ²					Amenity					Indoor					423.70 m ²																																	
	Open and enclosed balconies					12%					2,688.65 m ²					Balconies					5.45%					1,221.80 m ²																																	
Dwelling Unit Type											Studio					38.8%					116 units																																						
											1-bedroom					23.7%					71 units																																						
											2-bedroom					28.1%					84 units																																						
											3-bedroom or more					9.4%					28 units																																						
											Total					100.0%					299 units																																						
Parking	Residential					Accessible					11					min					Residential					Accessible					11																												
											Total Residential					11					min					Total Residential:					60																												
											Visitor					3					min					Visitor					3																												
Loading	Class					A					B					C					Class					A					B					C																							
	Residential										0					1					0					Residential										0					1					0													
										Total					0					1					0															Total					0					1					0				
Bicycle ⁵	Class		H		V+S		L		O/S		Class		H		V		L		O/S		S																																						
	A		A		A		A		B		A		A		A		A		A		B																																						
	Residential		132		316		53		26		16		Residential		118		157		65		26		160		16																																		
										Total Res.					526					16															Total Res.					526					16														
Passenger Space ⁶	Class					A					B					C					Class					A					B					C																							
	Residential										4					0					0					Residential										4					0					0													
										Total					4					0					0															Total					4					0					0				

Notes:

1 Site Area: Site area is noted per survey and architectural drawings.

2 Height: Proposed height is within the maximum allowed height under the CD-1 By-law. The proposed mechanical core extends within View Cones 9.1 and 9.2.2 though falls largely within the 1033 Marinaside Crescent and Telus Garden view shadows. Staff supports the minor additional projection into view cone 9.2.2. See section 5, *Council-approved protect public views and View Protection Guidelines* (1989, last amended 2011).

3 Floor Area: The total CD-1(324) area includes existing floor area and the proposals for 990 Beatty and this site.

4 Floor Area Exclusions: Confirmation of total proposed floor area is required. The "Service rooms" at each floor should be excluded from floor area if they are for mechanical purposes. The in suite storage should also be excluded. See Condition A.1.5.

5 Bicycle: Calculation of **Class A** bicycle spaces was based on 46 of the studio units being at shelter rates. Per the Referral Report, 20% of the units (60) should be at a Shelter rate.

6 Passenger Space: Two of the provided Class A passenger spaces at Level P2 are proposed as a TDM measure.

• LEGAL DESCRIPTION:

Lot: 232
 District Lot: False Creek
 Plan: LMP 13010 New Westminster

• HISTORY OF APPLICATION:

2023-10-16 Complete DP submitted
 2023-11-22 Urban Design Panel
 2023-12-06 Development Permit Staff Committee

• SITE:

This site is located at the intersection of Expo and Pacific Blvd, west of Nelson Street. The site area is 3870.1 sq.m (41567.4 sq.ft.) and currently a vacant lot used as parking. The site is irregularly shaped and surrounded by city assets from all sides. Immediately to the east is Cambie Bridge and underneath the bridge, there is an existing pump station. To the north of the site is Expo Blvd with a one-way traffic direction of east to west. A public art, Ring Gear Monument, is located to the west of the site, at the corner of Expo and Pacific Blvd. The site falls under the False Creek North Official Development Plan, Quayside Neighborhood, sub-area 4. Additional policy includes CD-1 (324) and Quayside Neighborhood CD-1 Guidelines.

• CONTEXT:

Significant adjacent developments include:

- (a) BC Place
- (b) Parq Vancouver Casino Resort
- (c) Rogers Arena
- (d) Sub-area 6C in the NEFC Plan
- (e) Coopers Landing
- (f) 990 Beatty Site

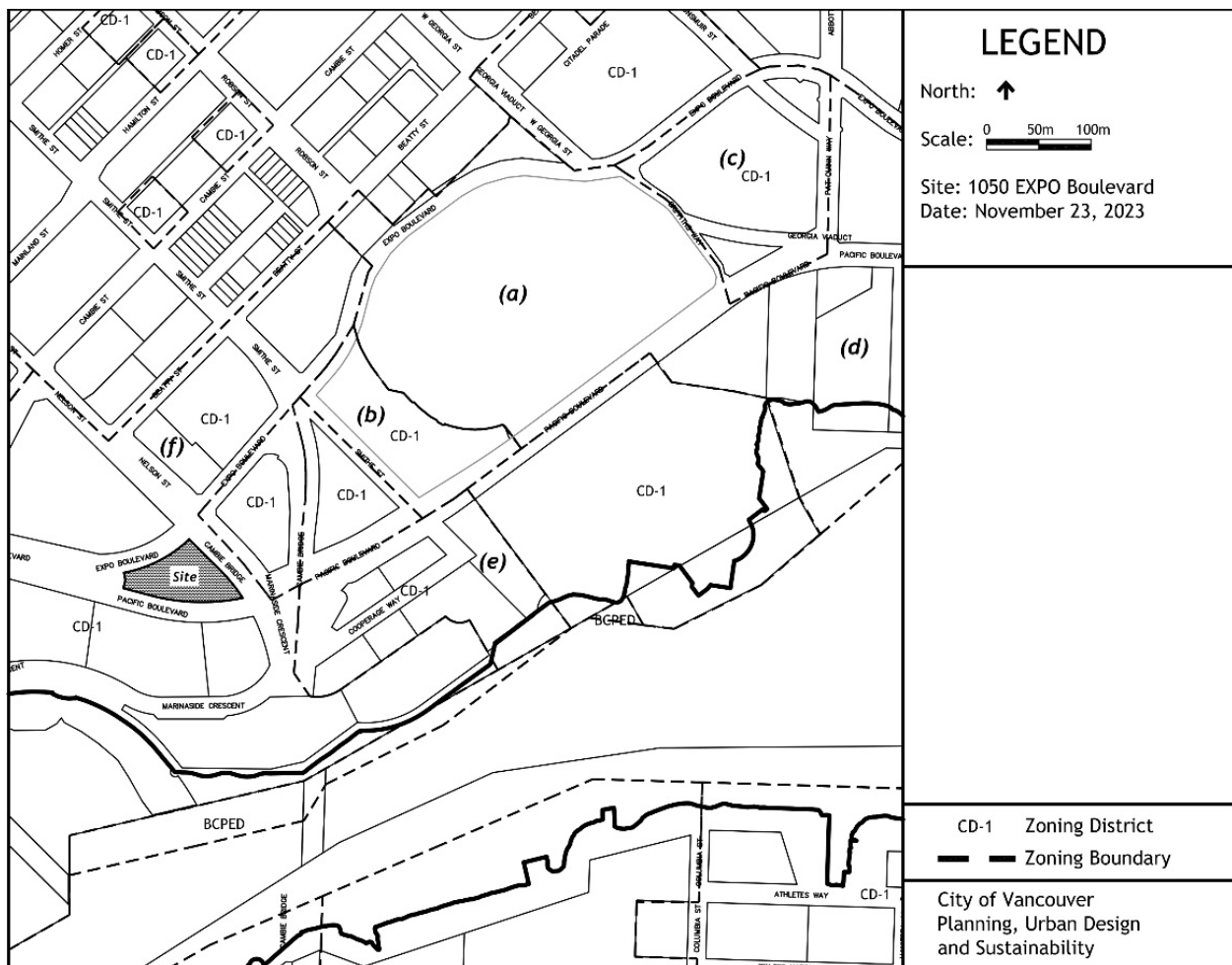


Figure 1. Context Map

● **BACKGROUND:**

On July 15, 2022, the City in its landowner capacity entered into the Master Transaction Agreement (“MTA”) with One West Holdings Ltd. and Concord NMH Limited Partnership (together “Concord”). The MTA provides for the transfer to the City of three of the non-market housing sites in False Creek North located at 450 Pacific Street, 1050 Expo Boulevard and 990 Beatty Street (collectively, the “City Sites”) in order to facilitate the delivery of non-market housing required for the six sites under the *FCN ODP*. This agreement with Concord creates the opportunity for the City to partner with BC Housing to develop these non-market housing homes on the City Sites

On July 13, 2023, Council approved amendments to the False Creek North Official Development Plan and consequential CD-1 By-law Amendments. These approvals were made in order to facilitate the transfer of three parcels of land (1050 Expo Blvd, 990 Beatty Street, and 450 Pacific Blvd) from Concord Pacific Ltd. to the City of Vancouver and deliver 661 units of social housing, a fire hall and a day care on the three development sites combined. The proposal is from the City of Vancouver’s Non-Market Housing Development and Operations Division. Public Architecture and Groundswell Landscape Architecture form the design team.

A development permit application for this development site was submitted on October 16, 2023 to permit a 29-storey apartment building, containing 299 social housing units (see Figure 2). This application is in alignment with the amended CD-1 By-law and Guidelines as approved by Council.



Figure 2. View of the proposed twenty-nine storey Social Housing Building as viewed from Cambie Bridge

The proposed application includes:

- 299 multiple dwelling – apartment units (all social housing)
 - 37.5% family units
 - 5% accessible units
- 423.73 sq.m (4,561 sq.ft) of indoor amenity space and 1,253.63 sq.m (13,494 sq.ft) of outdoor amenity space
- Density of 6.01 FSR (23,240 sq.m of floor area)
- Height of 314.8 ft to the top of mechanical penthouse parapet

On November 22, 2023, the Urban Design Panel (UDP) unanimously supported the development permit application in a non-voting session with recommendations to improve the public realm at the corner of Expo and Pacific Blvd, and to refine the architectural expression of the building. Staff have addressed the UDP's recommendations through the development permit conditions of approval. Staff have reviewed the conditions listed in this report with the applicant, and are confident these conditions can be satisfied in the applicant's prior-to responses.

• **APPLICABLE POLICIES, BY-LAWS AND GUIDELINES:**

- *Northeast False Creek Plan* (2018),
- *False Creek North Official Development Plan* (1990 – last amended 2023)
- *CD-1 By-law (324)* (last amended 2023)
- *Quayside Neighborhood CD-1 Guidelines* (1993, last amended 2023)
- *Housing Vancouver Strategy and Action Plan* (2017)
- *Housing Needs Report* (2022)
- *Vancouver Plan* (2022)
- *Council-approved protected public views and View Protection Guidelines* (1989, last amended 2011)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *City of Vancouver Housing Design and Technical Guidelines* (2021)
- *Master Transaction Agreement, Non-Market Housing Sites between City of Vancouver and One West Holdings Ltd. and Concord NMH Limited Partnership* (2022)

• **RESPONSE TO APPLICABLE POLICIES, BY-LAWS AND GUIDELINES:**

Northeast False Creek Plan (NEFC Plan) (2018)

The *NEFC Plan* was adopted as a guiding policy framework for the development of a mixed-use residential neighborhood that is vibrant, inclusive and sustainable. A new commercial waterfront district is proposed and a new street network to replace the viaducts. The *NEFC Plan* covers the eastern portion of the *FCN ODP* area and lands further east and proposes a significant amount of affordable housing through rezoning applications. The policy also supports the redevelopment of the non-market housing sites in the *FCN ODP*.

Applicant's Response: In response to the public Benefits as outlined in the *NEFC*, the proposal significantly contributes towards the *FCN Options sites social housing unit totals* by providing 299 social housing units.

Staff Assessment:

Staff notes the overall public benefit contributions towards the *FCN Options Sites*.

False Creek North Official Development Plan (FCN ODP) (1990- last amended 2023)

After Expo 86, the Province sold the Expo Lands to Concord Pacific Ltd. for development in 1988. In 1990 the *FCN ODP* was adopted to guide the overall development of the area through subsequent rezoning applications to achieve a high standard of design and development within *FCN*. With the provincial government responsible for soil remediation, the City regulating land use, and Concord as the developer, a three-party relationship was established that still exists today. When originally adopted, the *FCN ODP* identified six Options sites earmarked for the delivery of social housing.

The recent amendments provide additional height and density for three of the sites for the purpose of delivering a minimum of 661 social housing units and removing the obligation to deliver social housing on the remaining three sites.

The *FCN ODP* guides the preparation of the zoning by-laws, housing programs, community facilities agreements, servicing designs and agreements, and all other instruments which implement it. The intent of this plan is to achieve a high standard of design and development within a number of residential neighborhoods, parks, public facilities, and commercial areas within False Creek North. It is also intended that the buildings, open spaces, circulation patterns, and land uses be designed and planned to complement and take advantage of the setting on the water,

Applicant's Response: The proposal follows the recommended tenure, use, and number of storeys as recommended by *FCN ODP* by providing a 29-storey social housing building on the site.

Staff Assessment:

Staff note the tenure, use, and number of storey are aligned with the *FCN ODP*.

CD-1 (324) By-Law

The updated *CD-1* regulates use, maximum floor area, height, and minimum required family units as follows:

- Use: Multiple Dwelling
- Maximum Floor Area: 23,600 sq.m
- Height: maximum 91 m (298 ft)
- Minimum 35% family units

Applicant's Response: The proposal complies with CD-1 Bylaw by providing a social housing building with a floor area of 23,240 sq.m, a height of 88.4 m to the top of the parapet, and 37.5% family units.

Staff Assessment:

Staff notes compliance with the CD-1 bylaw.

Quayside Neighborhood CD-1 Guidelines (1993, last amended 2023)

Design Guidelines provide direction for the form of development and are used in conjunction with the updated *CD-1 By-Law (324)* to guide the development of this site. The *CD-1 Guidelines* ensure that the public realm and individual developments are compatible with the urban design goals for this area and the overall vision in the *False Creek North Official Development Plan (FCN ODP)*. Sections 3 and 4 of the *CD-1 Guidelines* provide general guidance for urban design expectations such as building siting and orientation, views, massing control, public realm, and architectural expression. Section 5 of the *CD-1 Guidelines* provides additional directions for social housing sites within Beatty Precinct by enabling the Director of Planning or the Development Permit Board to relax urban design and form of development provisions of sections 3 and 4 of the *Guidelines*.

The overall direction of the guidelines for the 1050 Expo Blvd site are as follows:

Building siting

The following minimum setbacks are required:

- 2.9m from Pacific Boulevard
- 12m from the drip line of the Cambie Bridge
- 2.5m from Expo Boulevard and the corner of Expo and Pacific Boulevard

Building orientation

Due to the irregular shape of the lot, a flatiron building form is required. The building orientation should follow the downtown grid and terminate at the axial view along Pacific Boulevard.

Views

Higher buildings should be located and massed to preserve view corridors, as defined in the Council-adopted “View Protection Guidelines”. Maximum building height will be determined by the view corridors. View cones 9.1 (Cambie @ 10th/11th), 9.2.1 (Cambie @ 12th), and 9.2.2 (Cambie @ 12th) pass through this site

Additional relevant requirements

Tower Floorplate: Section 3 of the *CD-1 Guidelines* note that tower floorplates should not exceed 651 sq.m (excluding balconies). Section 5 allows relaxations to the floorplate size up to 860 sq.m for the delivery of social housing.

Tower Separation: Staff advice across all three FCN social housing sites is to respect the standard tower separation requirements for high-rise buildings (24.38 m or 80 ft.) of separation for forms above 21.34 m (70 ft.) when adjacent to neighboring towers.

Applicant’s Response: The proposed tower form is a flat iron typology divided into three rectangles. Rectangles are orientated to face street grids and terminates at the axial view along Pacific Boulevard. The tower has a floor plate of 860 sq.m (excluding balconies) with two major vertical voids to provide cross ventilation and semi-private shared balconies. The proposed building is surrounded by city assets from all sides in the form of streets and right of way and is well separated from adjacent privately-owned properties.

The proposed building respects the required setback with the following exception:

- A 15.4m setback from Cambie Bridge is provided except for one-storey parkade access structure having a setback of 10.3m from Cambie Bridge. See Figure 3.

Staff Assessment:

Staff acknowledge that building parameters comply with the CD-1 Guidelines and reduced setback from Cambie Bridge for one-storey parkade access structure can be supported due to the modest scale of the structure.

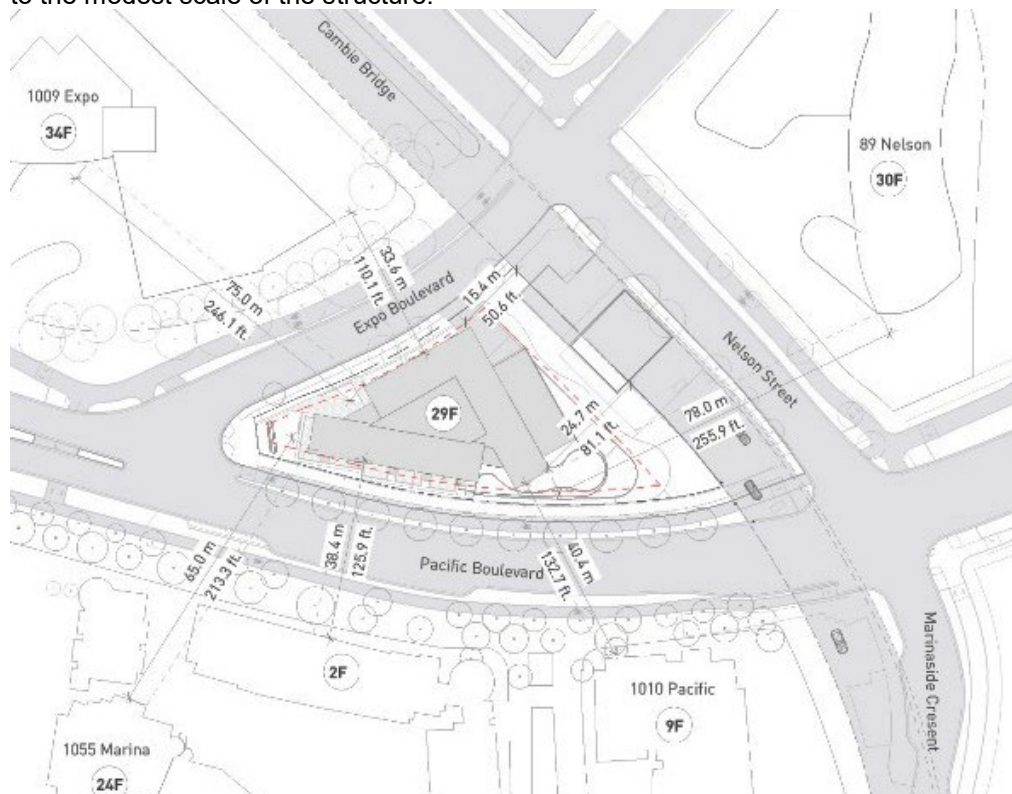


Figure 3. Building siting, orientation, tower floor plate, and tower separation

Grade-level Commercial and Service uses: Grade-level commercial and services uses that activate the pedestrian realm are encouraged at the Nelson Street and the Expo Boulevard frontages.

Applicant's Response: The proposed grade-level uses include indoor and outdoor amenities and building services. Providing non-dwelling uses at grade level is challenging and is rationalized as below (see Figure 4):

- **Funding:** The provincial government does not fund non-dwelling uses and due to site constraints, the cost of providing non-dwelling uses is quite high.
- **Site Constraints:** The geometry of the site and required building form along with the required SRW from Cambie Bridge limits the available development footprint on the site. Also, due to the flood plain in the area, some of the building services such as BC Hydro and Vista Switch are required to be located above grade.
- **Context:** The site is an island surrounded by streets and is physically discontinuous from other residential development. Furthermore, the site's location is not an intuitively desired path of travel for pedestrians. Providing a small-scale non-dwelling use may not result in a successful business space.
- **Social Interaction at grade level:** The proposal provides 299 social housing units and is estimated to have a population of around 700 people. A large indoor amenity is required to serve the residents all year around and grade-level amenity increases the social interactions for residents of the building.
- **Grade-level Expression:** The proposal provides a gallery-type amenity along Pacific Blvd through floor-to-ceiling height glass panels which is accompanied by outdoor amenity spaces including a children's play area.

Staff Assessment:

Staff acknowledge that grade-level Commercial and service uses are encouraged in the guideline and not required by the bylaw. The proposal is initially a housing proposal to accommodate vulnerable populations. The site has several constraints and is located downtown which is well served by non-dwelling uses and job spaces.

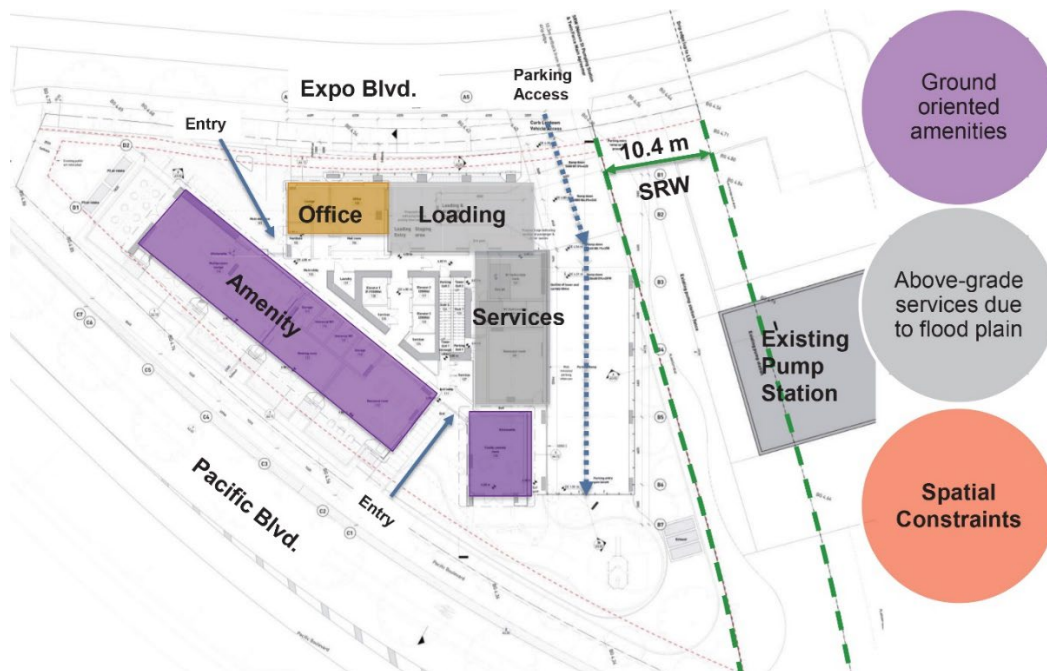


Figure 4. Grade-Level uses and Site Constraints

Public Realm and its interfaces: Extensive use of soft landscape materials, particularly trees are recommended. Landscape should separate public, semi-public and private spaces.

Applicant's Response (See Figure 5): East Interface along Nelson Street, Underneath Cambie Bridge: The required SRW for the bridge and pump station needs to be clear of tall plants such as trees. As per engineering direction, low ground-cover planting is provided in this area.

North interface along Expo Boulevard: Due to the lack of a rear lane, the parkade access is proposed off Expo Boulevard and the required loading is at grade. To enhance the public realm interface, several rows of planting are provided in the building setback along Expo Boulevard. Moreover, the blank walls of the loading area are covered by metal panels to add interest to the building presentation as viewed from Expo Boulevard. The site also provides a 1.5m SRW along Expo Boulevard to widen the sidewalk and create space for planting more street trees.

South Interface along Pacific Boulevard: The proposal provides outdoor amenity spaces in the building setback adjacent to a gallery-type glazed indoor amenity. A children's play area in the southeast of the site is provided and accompanied by a family room for parents' supervision. Multiple trees are also added on the site along the Pacific Blvd's sidewalk.

Corner of Expo and Pacific Blvd: Landscape features such as a bench and lighting are provided. A modest at-grade patio is also provided in the corner for the enjoyment of residents.

Staff Assessment:

The proposal enhances the public realm and its interfaces through soft landscape, outdoor amenity spaces at grade, and animation of the ground floor as viewed from the streets. Staff seek further improvement of the public realm at the corner of Expo and Pacific Boulevard by providing a mini plaza or a larger resting area with seating arrangements conducive to socializing, as outlined in Recommended Condition 1.1.



Figure 5. Public realm and its interfaces

Architectural Expression: The Guidelines provide below directions for building animation and presentation:

- create a safe and human-scale public realm;
- highlight Quayside’s role in linking downtown and the waterfront;
- create memorable public spaces at civic scale;
- provide privacy and amenity for residents; and,
- utilize durable materials such as concrete, glass and panel system, combined with masonry or metal cladding and framework.

Indoor and outdoor amenity and private open spaces: The indoor and outdoor amenity spaces and private open spaces should be provided in accordance with Housing Design and Technical guidelines and High-density Housing for Families with Children guidelines.

Applicant’s Response (see Figure 6 and 7): The proposal provides a modern expression for one of the oldest building typologies, flatiron typology. Flatiron typology is a triangular building form with a sharp angle between two sides of the building. The two major vertical voids are animated with expanded metal mesh to add extra depth to the voids. The ground floor is presented through glass panels to add visibility to indoor amenities and blank walls and the tower top are covered by golden metal panels. The cementitious wall panels are three-dimensional and crawl up the façade to express the verticality of the tower in open space. All the balconies are inset to provide extra light and shadow play in the façades.

The tower has varied visual appearance from each side to add interest to the façades as viewed from different directions.

Staff Assessment:

The proposal provides high quality and durable materials with varied expression for each façade of the building. The architectural expression of the building enhances the public realm and provides interest in the context of downtown.

Staff seek further refinement of the façades, particularly at the axial view from Pacific Boulevard, west of the site, as outlined in Condition A.1.3.



Figure 6. Flatiron building typology with modern expression



Figure 7. Architectural Expression and materiality

Council-approved protect public views and View Protection Guidelines (1989, last amended 2011)
Council-approved protected public views protect Vancouver’s ocean and mountain views while promoting density in the downtown area. The mountains behind our city skyline signify our connection to nature and align with our sustainability goals.

Applicant’s Response: Three view cones pass through the site, 9.1 (Cambie @10th/11th) – 9.2.1 (Cambie @12th) – 9.2.2 (Cambie @12th). The mechanical penthouse of the proposed building projects into view cones 9.1 and 9.2.2, however, most of the projection is covered by the view shadows of 1033 Marinaside Crescent and Telus Gardens buildings. The additional projection into view cone 9.2.2 is 1.8m high and 8m wide. See Figure 8.

Staff Assessment:

The incremental impact of these incursions on the protected view, over and above the existing incursions by other developments, is negligible (shown in red in Figure 8). Staff acknowledge that the additional projection into view cone 9.2.2 is unavoidable due to the required height for the mechanical structure of the tower and the mandate to deliver 661 social housing units. The proposal provides high-quality units and amenities for residents and staff recommends support of the minor additional projection into the view cone.

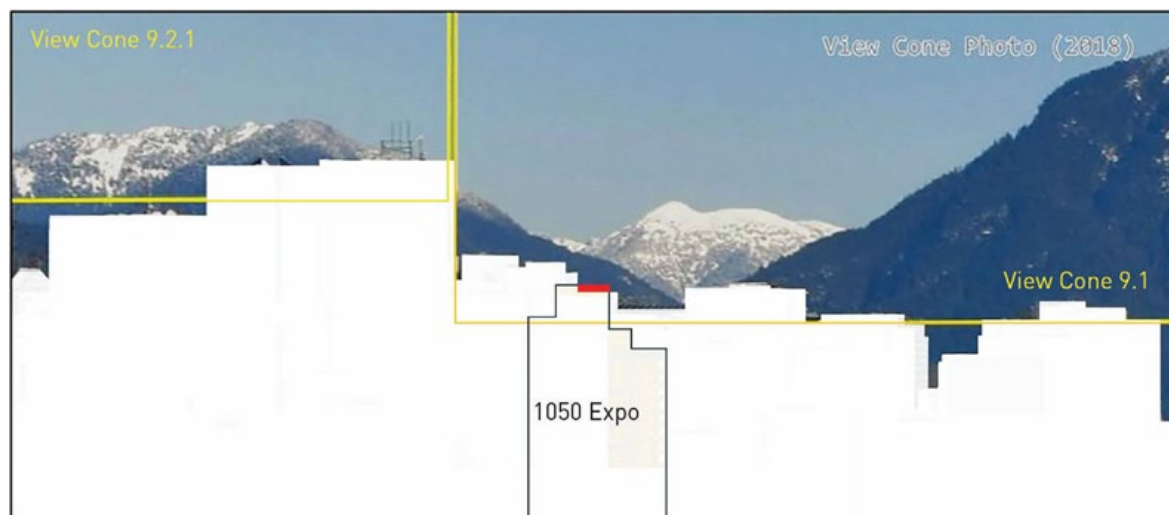


Figure 8. Projection into View Cone – Image 1

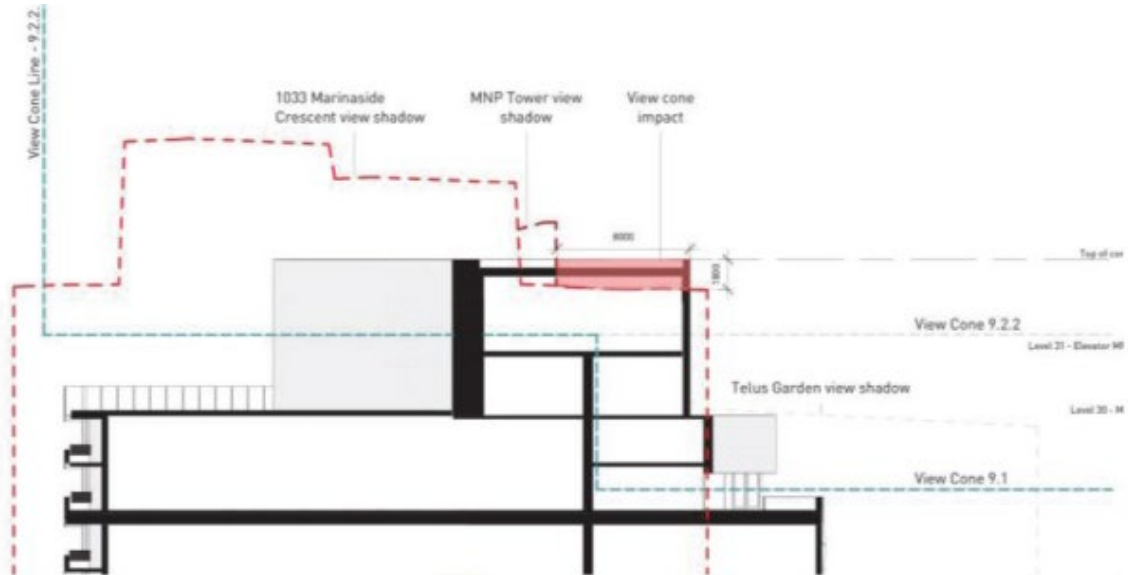


Figure 9. Projection into View Cone - Image 2

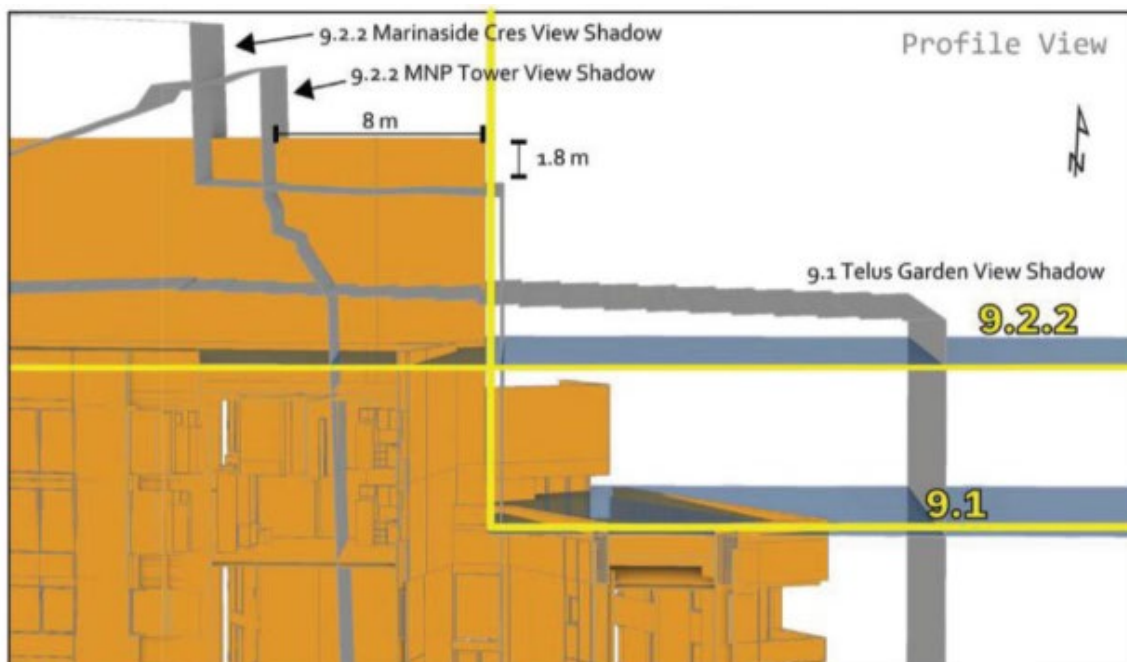


Figure 10. Projection into View Cone - Image 3

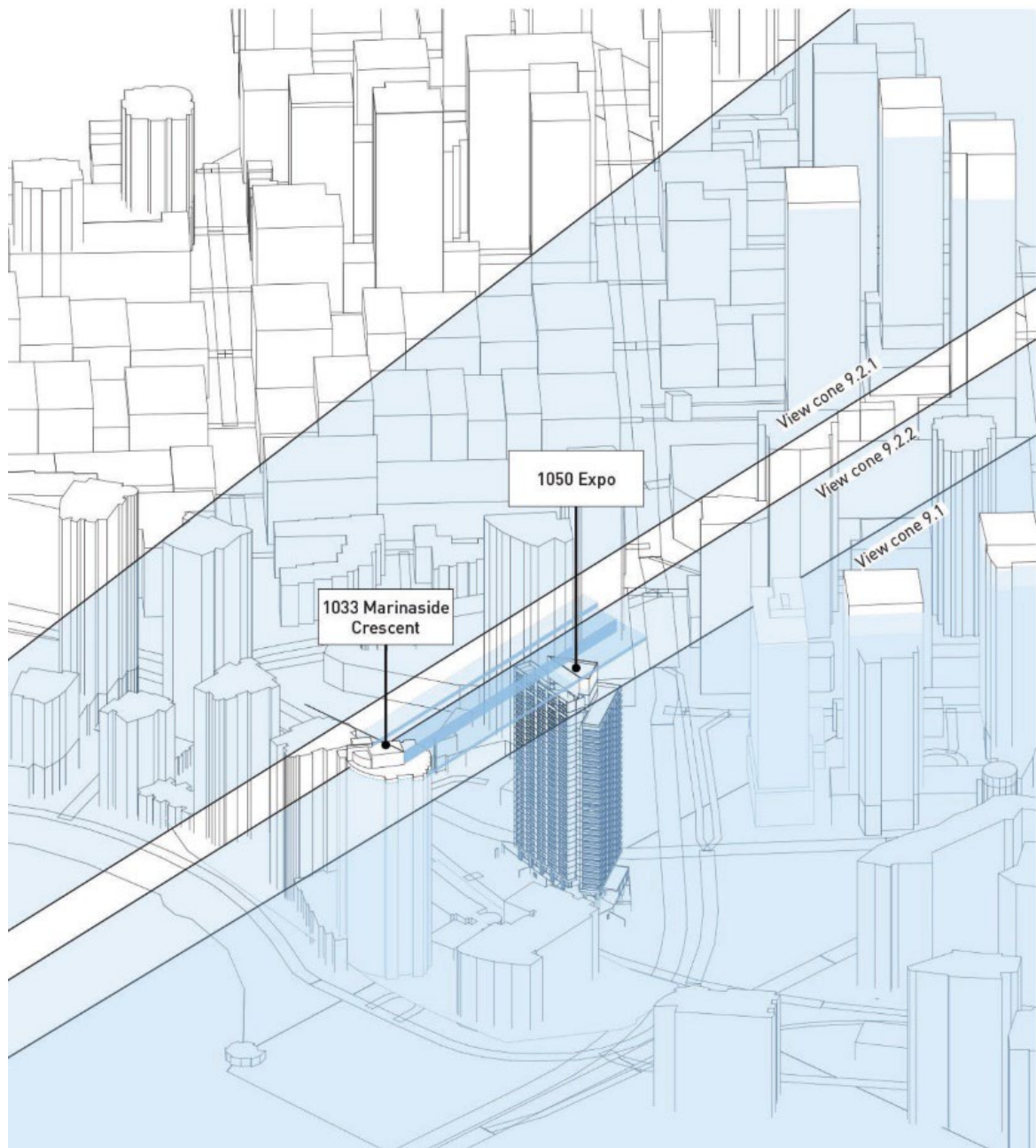


Figure 11. Projection in View Cone - Image 4

High-Density Housing for Families with Children Guidelines (1992)

The intent of the guidelines is to address the key issues of site, building and unit design that relate to residential livability for families with children: however, the principles of the guidelines are applicable to any high-density development no matter the make up of the household. They provide both quantitative measures and qualitative guidance on designing livable high-density housing touching on outdoor and indoor amenity and play areas, safety and supervision of children, provision of storage space appropriate for modern living, and private open space adjacent to each unit. For example, provide private outdoor spaces in the form of balconies, patios and decks for family-sized units (E.g., Units with two or more bedrooms), and where possible, balconies or at least Juliette balconies should be considered for one-bedrooms and studios.

Applicant’s Response (see Figures 12 and 13): This application provides high-quality common amenity spaces, sunny children’s play area adjacent to a family room for parents’ supervision, and livable unit layouts with provision of storage and bicycle parking. The proposal addresses specific amenity items as follows:

The proposal provides private balconies for family units and Juliet-type windows for studio and one-bedroom units. A double-height shared balcony is provided on each floor of the building to serve the residents of each floor. Also in lieu of private open space for studio and one-bedroom units, the common outdoor amenity is increased. The proposal provides a minimum of 1.39 sq.m (15 sq.ft) per unit of indoor amenity and 1.85 sq.m (20 sq.ft) per unit of outdoor amenity distributed on the ground floor, second floor, and twenty-eighth floor.

Staff Assessment:

The proposal meets the intent of the guidelines by providing generous amenities, children’s play area and livable units. Staff seek enlargement of storage size for studio units in Condition A.1.8.



Figure 12. Common Indoor and Outdoor Amenity Spaces



Figure 13. Shared Balconies and Juliet-type Windows

Housing Vancouver Strategy and Action Plan (2017)

Housing Vancouver sets targets for the delivery of new homes, including rental, to meet a continuum of housing types. Overall, 72,000 new homes are targeted for the 10-year period from 2018-2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this application will contribute towards the targets for social housing units and family units.

Housing Needs Report (2022)

On April 27, 2022, Council resolved at a public meeting to receive a Housing Needs Report (“HNR”) prepared by staff. Further to the BC Provincial government’s requirement, Council must consider the most recent HNR when developing a development plan, or when amending a development plan in relation to Council’s housing policies respecting affordable housing, rental housing and special needs housing. The proposed amendments would facilitate the delivery of social housing and address the data and findings within the HNR.

Vancouver Plan (2022)

The Vancouver Plan is a land use strategy to guide long-term growth of the City over the next 30 years. The plan serves as a framework with further implementation planning work to follow over the next two to four years. The recommendations of this report align with housing priorities and policy streamlining initiatives of the Vancouver Plan.

Applicant’s Response: The proposal provides 299 social housing units aligned with the objectives of Vancouver Plan.

Staff Assessment:

The proposal delivers social housing units in support of the Vancouver Plan priorities and directives.

City of Vancouver Housing Design and Technical Guidelines (2021) - for Social Housing

The purpose of these Guidelines is to help guide the design of City owned social housing projects through the project design and development process. They outline the minimum standards required by the City of Vancouver for materials, finishes, equipment and technical specifications. Their intent is to realize City policies and goals that include for example, *the Housing and Homelessness Strategy*, *the Climate Change*

Adaptation Strategy, the Greenest City Action Plan: 2020”, and the Healthy City Strategy, within the context of built environment. The desired outcome is to encourage livability and inclusivity, as envisioned in these policies and in accordance with the regulatory framework set out in the Vancouver Building Bylaw and the Zoning and Development Bylaw.

Master Transaction Agreement, Non-Market Housing Sites between City of Vancouver and One West Holdings Ltd. and Concord NMH Limited Partnership (2022)

On July 15, 2022, the City in its landowner capacity entered into the Master Transaction Agreement (“MTA”) with One West Holdings Ltd. and Concord NMH Limited Partnership (together “Concord”). The MTA provides for the transfer to the City of three of the non-market housing sites in False Creek North located at 450 Pacific Street, 1050 Expo Boulevard and 990 Beatty Street (collectively, the “City Sites”) in order to facilitate the delivery of non-market housing required for the six sites under the *FCN ODP*. This agreement with Concord creates the opportunity for the City to partner with BC Housing to develop these non-market housing homes on the City Sites

The following is a brief summary of the application’s compliance with the feedback received from Council at public hearing, and Urban Design panel and staff recommendations at the rezoning stage.

● **RESPONSE TO ENHANCED REZONING RESPONSE LETTER:**

Following the approval of the FCN ODP and CD-1 amendments by Council at Public Hearing, staff have continued to work with the applicant to ensure a successful response to the recommendations is achieved, with particular focus on:

- Add three units to the proposal to help improving the amenity spaces of the other social housing site at 990 Beatty Street.
- Explore the possibility of adding non-dwelling uses on the ground floor.
- Improve the public realm interface along Expo Boulevard through landscape layering and provide a mini plaza at the corner of Expo and Pacific Boulevard.
- Increase the size of indoor and outdoor amenity spaces.
- Improve the livability of family units through layout changes.
- Early exploration of architectural expression to enhance the animation of flatiron shape of the building in the context.

Only conditions with substantive remaining issues are included below.

Rezoning Recommendation: Public Realm:

Explore the possibility of adding a mini plaza at the corner of Expo and Pacific Boulevard

Applicant Response: Landscape features such as a bench and lighting are added. The proposal enhances the corner presentation of the public realm by adding an at-grade patio as part of common outdoor amenity for residents of the building.

Staff Assessment:

Following staff review and UDP commentary, further enhancement of the public realm at the corner of Expo and Pacific Boulevard is recommended in Condition 1.2.

• **CONCLUSION:**

Staff have reviewed this application to permit the development of a 29-storey apartment building, containing 299 social housing units and conclude the proposal advances important City objectives, and substantially meets the objectives of False Creek North Official Development Plan (ODP) and Quayside Neighborhood Guidelines, amongst other relevant policies, by-laws, and guidelines. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. Staff recommend approval subject to the conditions outlined in this report, and approval of minor additional projection into view cones and setback relaxation.

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

HOUSING REGULATION

The recommendations of Housing Regulation are contained in the Recommended Conditions of this report and in the prior-to conditions noted in Appendix A attached to this report.

ENVIRONMENTAL SERVICES

The recommendations of the Environmental Services are contained in the prior-to conditions noted in Appendix A attached to this report.

BUILDING REVIEW BRANCH

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Building Review Branch staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, firefighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

A development permit information sign was installed and confirmed on the site October 23, 2023. Additional information was provided on the city's website. A Question and Answer period was held from November 13 until November 19, 2023 which did not result in any questions being raised.

Summary of Public Comments

Throughout the notification period, the City received responses of five in support and none opposed or mixed. In general comments were very supportive.

Support of the project included the following:

- Neighborhood fit
- Need for housing
- Location

• **DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law and it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council for

- the reduced setback from Cambie Bridge for the one-storey parkade access structure under the *Quayside Neighborhood CD-1 Guidelines*; and
- the additional projection into view cone 9.2.2 under the *View Protection Guidelines*.

Staff Committee supports the application with the conditions contained within this report.

M. Au
Chair, Development Permit Staff Committee

H. Ghaseemi
Development Planner

B. Casidy
Project Coordinator

Project Facilitator: J. Bateman

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 STANDARD CONDITIONS

- A.1.1 The pending amendments to the CD-1 By-law and False Creek North Official Development Plan can and do become enacted by City Council.
- A.1.2 The proposed form of development can and does become approved by City Council.

Urban Design Conditions

- A.1.3 Design development to improve the architectural expression of the building through materiality and detailing of the façades.

Note to Applicant: This can be achieved by the following:

- i. Explore the possibility of combining vertical cementitious wall panels with horizontal panels on the lower floors.
- ii. Provide a stronger building animation at the axial view of Expo Boulevard by emphasizing on verticality of the flatiron typology of the building.
- iii. Improve the presentation of shared balconies by adding landscape features such as planting boxes to the shared balconies.

Development Review Branch Conditions

- A.1.4 Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, Director of Legal Services, and Chief Building Official for a Flood Plain Covenant prior to Building Permit issuance.

Note to Applicant: The site is located in a designated flood plain.

- A.1.5 Confirmed compliance with Section 6 – Floor Area and Density, of the Draft CD-1(324) By-law, including the following:

- i. provide confirmation of the purpose for “service” rooms and exclude from floor area if for mechanical purposes or similar;
- ii. reduce all in-suite storage to 3.7 m² or less and exclude from floor area;

- A.1.6 Provision of the following notations to be included on the submitted plans:

- i. “The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law”;
 - ii. “A minimum of one electrical outlet shall be provided for each two Class A bicycle spaces”;
 - iii. “All building dimensions, setbacks and yards are to the outside of cladding”;
 - iv. “The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and end of trip facilities regarding required design standards shall be in accordance with the relevant provisions of Section 6 of the Parking By-law”;
 - v. “Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555”;
 - vi. “The acoustical measures will be incorporated into the final design and construction, based on the consultant’s recommendations”;
-

- vii. “An energized outlet capable of providing Level 2 charging or higher is installed in each residential parking space, excluding visitor parking spaces”.

A.1.7 Written confirmation that notification sign on the site has been removed.

Housing Regulation Conditions

A.1.8 Design development to provide bulk storage (minimum 2.3 sq.m) for all unit types, including studio units, located either in-suite, or elsewhere in the building as per the *Housing Design and Technical Guidelines*.

Note to Applicant: The drawings show 112 studio units (unit types Studio A) without in-suite bulk storage. Bulk storage lockers are not provided elsewhere in the building. Staff will also consider equivalent closet space in replacement of bulk storage, if this preference is indicated by the operator.

A.2 STANDARD ENGINEERING CONDITIONS

A.2.1 Entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, securing:

- i. funding towards long-term TDM monitoring in the amount of \$2 per sq.m of gross floor area;
- ii. TDM measures:

- ACT-02: Improved Access to Class A Bicycle Parking
- ACT-05: Bicycle Maintenance Facilities
- COM-03: Additional Pick-up/Drop-Off Spaces
- SUP-01: Transportation Marketing Services
- SUP-03: Multimodal Wayfinding Signage
- OTH-01: Bike Wash Station

- iii. City access to the site to undertake post occupancy monitoring of the TDM Plan
- iv. Agreement to make reasonable adjustments to TDM measures as requested by the City, based on TDM monitoring results;

A.2.2 Updated Parking Bylaw statistics table(s) noting the following:

- i. “Parking, loading, bicycle, and passenger loading shall be provided and designed in compliance with the Parking Bylaw and the Parking and Loading Design Supplement”

A.2.3 Vehicle spaces, per the Parking Bylaw and the Parking and Loading Design Supplement, including:

- i. minimum 2.7 m (8.9 ft) width for standard and visitor spaces adjacent one wall or column if located more than 1.2 m (4 ft) from either end of the stall;
- ii. minimum 2.6 m (8.5 ft) width for small spaces adjacent one wall or if column located more than 1.2 m (4 ft) from either end of the stall; and
- iii. maximum 0.15 m (0.5 ft) column encroachment into vehicle spaces

A.2.4 Bicycle spaces, per the Parking Bylaw, including:

- i. stair-free access route to bicycle spaces / removal of stair runnel wheel ramp(s)

A.2.5 Provision of an updated landscape and site plan to reflect the public realm changes including all of

the off-site improvements sought for this development permit. Where a design or detail is not available, make note of the improvement on the site and landscape plans.

- i. Remove the S4 detail on page L1.1 from the SRW at the commercial driveway crossing on Expo Boulevard and extend crossing through SRW;
- ii. Remove trees, shrubs and directional signage on page L1.1 from SRW on Expo Boulevard;
- iii. Note removal of existing driveway crossing on Expo Boulevard on page L1.1 and reconstruction of the boulevard, sidewalk and curb to current CoV standards;
- iv. Trees located in back of sidewalk planting bed on Pacific Boulevard to be relocated to be contained solely on private property or removed;
- v. Revise Note on page L1.1: "Pacific Boulevard Public Realm" to refer to Northeast False Creek Package 1 Urban Design drawings;
- vi. Clearly label sidewalks, banding, islands and medians on all frontages, to be built to current CoV standards;

Notes to Applicant:

- If the final approved City issued geometric design has not been provided by the City by DP issuance then clearly note and label, on the plans, that off-site improvements will be as per the final approved City issued geometric design.
- Location, designs and reference details for green infrastructure assets are included in the Northeast False Creek (NEFC) Package 1 Storm Design drawing package.
- Refer to the Standard Green Infrastructure Details (PDF) and Green Rainwater Infrastructure Design and Construction (DWG) for further information.
- Contact Green Infrastructure Implementation Branch (ESRGGIIDL@vancouver.ca) for more information.

A.2.6 Removal of any building entrances, structures, fire exits, garbage/recycling infrastructure, generator combustion exhaust and any other related infrastructure that encumbers the use of the existing SRW R92185-8.

A.2.7 Provision of City issued Building Grades. Survey benchmark Monument V-3864 to be used on A0.02 Site Plan and Ground Level Floor Plan, or provide written confirmation specifying the benchmark denoted on any topographic survey used for design purposes is consistent with the benchmark elevation established on the building grade plan issued by the City:

- i. Two building grade elevations are incorrect; refer to Building Grade Plan BG-2022-0074 and markup for correct elevations and locations

A.2.8 Provision of Design Elevations to be shown on A0.02 Site Plan and Ground Level Floor Plan:

- i. Remove one unnecessary design elevation at Nelson Street (see markup for location)

A.2.9 Provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- i. Additional groundwater monitoring data to Spring 2024;
- ii. Revised estimate of the anticipated construction and permanent groundwater dewatering/discharge rates.
- iii. The proposed groundwater discharge rate to the sewer system shall be reflected in the rainwater management calculations in order to ensure that the total discharge from the site (groundwater and rainwater) does not exceed the pre-development release rate target. The

Engineer of Record (EoR) shall be notified and responsible for meeting this requirement at the Building Permit stage.

Notes to Applicant: The Final Hydrogeological Study should include details to satisfy the above conditions.

Any groundwater discharges to City infrastructure must be in compliance with the City's Sewer and Watercourse Bylaw, Metro Vancouver bylaws, and all applicable Provincial and Federal legislation. A Waste Discharge Permit may be required and an authorized rate of discharge to the sanitary sewer will be approved by a City Engineer.

A.2.10 Provision of a signed and sealed report(s) prepared by a qualified professional engineer confirming the proposed development, temporary excavation and related works will not negatively impact the following:

- i. Seismic performance, load carrying capacity or long term durability of the adjacent bridge structure.
- ii. Nelson pump station, Nelson forcemain, or related infrastructure.

Note to Applicant: Rationale for findings, including all data used and analyses conducted, must be provided in the report.

Access to the pump station (from Nelson St) shall be maintained at all times during construction. At no point shall the Developer or Developer's forces use the Nelson Pump Station area or Nelson Forcemain alignment for staging of work or storage of materials.

A.2.11 Provision of improved access and design of bicycle parking, including design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities and additional maneuvering aisle width may be required.

A.2.12 Provision of a letter of commitment stating that all impacted utility companies will be contacted and notified of the following requirements:

- i. all utility services (e.g., BC Hydro, Telus and Shaw) shall be underground;
- ii. BC Hydro service shall be primary with pad mounted transformer (PMT or LPT) installed on private property; and
- iii. all required electrical plants (e.g., PMT, LPT, Vista, etc.) provided for entirely within private property.

Note to Applicant: The review of third party utility service drawings (e.g., BC Hydro, Telus and Shaw) will not be initiated until all drawings have been received by the Utilities Management Branch (UMB). For questions on this requirement, please contact the Utilities Management Branch at umb@vancouver.ca.

A.3 STANDARD LICENSES & INSPECTIONS (ENVIRONMENTAL SERVICES) CONDITIONS:

A.3.1 The property owner shall enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until confirmation that site has been remediated to acceptable contamination standards, or equivalent, for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.

- A.3.2 Confirmation that site has been remediated to acceptable contamination standards, or equivalent, must be provided to the City prior to issuance of the occupancy permit.
 - A.3.3 Waste Discharge Permit or Contaminated Site Groundwater Quality Declaration required.
 - A.3.4 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
 - A.3.5 All work on the site must be conducted in compliance with applicable environmental regulations.
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B.1 CONDITIONS OF DEVELOPMENT PERMIT

ENGINEERING

- B.1.1 Prior to issuance of any building permit, provision of a Bridge/Structure Monitoring Plan for the Cambie Bridge, to the satisfaction of the General Manager of Engineering Services (GMES). Rationale for findings, including all data used and analyses conducted, must be provided in a signed and sealed report.

The purpose of the monitoring plan is to protect public safety, and to protect the long term health of the structure adjacent to excavation works (“works”).

The Monitoring Plan is to:

- i. Be owned and executed by the proponent and accepted by the City;
 - ii. Be developed and managed by a professional engineer registered in good standing in the province of BC;
 - iii. Develop ground movement/displacement predictions resulting from the shoring and excavation operations and related works. Predictions are to be developed by the geotechnical engineer;
 - iv. Establish acceptable bridge movement (displacements and rotations) thresholds and stop work movement thresholds as determined through analysis by a bridge engineer. The engineer is to assess the movement induced stresses, resulting force levels and impacts to the bridge health and/or bridge stability. An engineering memo/report to be submitted summarizing the analysis and the recommended movement thresholds;
 - v. Provide baseline measurements prior to the commencement of excavation to comfortably rule out any background noise or false positives. It is suggested that a minimum of 2 weeks of data be collected prior to the commencement of site preparation activities;
 - vi. Record any movement the bridge experiences during excavation and backfilling operations;
 - vii. Include a plan showing the locations of the monitoring stations. Each monitoring station shall be individually labelled. Survey control points shall also be labeled. The survey control points and methodology will need to be reviewed and accepted by the City Surveyor;
 - viii. Include action plans or mitigation measures for each movement threshold limit with clearly defined roles and responsibilities for the designated parties. A minimum of three threshold limits are required, for example Green – “all is fine”, Amber – “increased monitoring and/or mitigation required” and Red – “stop work”. It is expected that a stop work procedure, a bridge closure plan, a communications plan, and a start work procedure are included as part of the plan;
 - ix. Provide the City with timely and ongoing reporting throughout the duration of the excavation and backfilling operations. The reporting shall be completed by the professional of record for the monitoring strategy/plan. The reporting frequency shall be as determined by the plan. Reports shall include an executive summary front page that summarizes recorded movements (current and in aggregate), assesses the movements and their impacts to the structure, describes any remedial actions performed, makes recommendations for remedial actions. The body of the report shall include survey data, survey data interpretation, basis and rationale for any mitigation remedial actions and/or recommendations;
 - x. Provide excavation and shoring plan(s) along with design details, and background geotechnical reports;
 - xi. Include written consent from the owner that designates and empowers the professional of record to execute the plan;
 - xii. Review and provide for appropriate levels of insurance; and,
 - xiii. Be compiled in one document prior to commencing work and amended and resubmitted upon
-

completion of the works to include all monitoring reports, record drawings, and records of remedial actions taken.

Notes to Applicant:

- Cambie Street Bridge is considered a lifeline bridge. Temporary geotechnical systems shall meet the seismic requirements of S6-19.
- Submitted engineering documents are to be signed and sealed. Should mitigation measures be required that result in any repairs or alterations to City infrastructure, a servicing agreement or legal instrument will be required to the satisfaction of Legal Services in consultation with the General Manager of Engineering Services. Deposits or other forms of security may be required.
- Provision of a monitoring plan may be waived if a qualified professional engineer determines that excavation works will not negatively impact the bridge or pose a safety risk to the bridge.
- A deposit of \$10,000 is required to facilitate an independent peer review of the plan.

B.1.2 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and
- ii. all third party service lines to the development are to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

For questions on this requirement, please contact the Utilities Management Branch at umb@vancouver.ca.

B.1.3 Prior to issuance of any building permit, provision of a signed and sealed report prepared by a qualified professional engineer indicating whether the proposed development (both temporary and permanent works) will have (or potential to have) negative impacts to the Nelson pump station, Nelson forcemain, and other associated infrastructure. The submission should include, but not be limited to:

- i. An excavation and shoring plan showing all temporary works in relation to City infrastructure. This shall include estimated ground settlement/deformation due the construction activities and a corresponding evaluation to show that this deformation will not have adverse affects on the sewage forcemain and other associated infrastructure. The plan will also need to outline how vibrations will be kept within allowable tolerances. Depending on the type of shoring system proposed, an emergency response plan may be required depending on the level of risk posed to the City's Infrastructure.
 - ii. Ground movement/displacement estimates and any other potential ground stability concerns resulting from construction activities, determined by the geotechnical engineer. Details of analysis performed, all design assumptions, and factors of safety for the proposed designs should be listed in the submission.
 - iii. A monitoring plan detailing recommendations for vibration monitoring and survey monitoring of the forcemain during construction. Thresholds for vibration and movement tolerances of the forcemain to be determined by a qualified professional.
-

- iv. Pre-construction survey of all pump station surface features and forcemain monitoring wells.

Notes to Applicant:

- When submitting rationale for findings, include all data used and analyses conducted. This must be provided in the report.
- The monitoring plan may be waived if a qualified professional engineer determines that excavation works will not negatively impact the forcemain or pose a safety risk to the forcemain.
- Install monitoring stations on the forcemain to facilitate settlement/movement monitoring. Install the first station at a minimum of 5 m from edge of pump station, then install an additional station every 10 m along the alignment of the forcemain adjacent the development.
- Vibration monitoring during excavation and backfill or other activities as detailed in the Monitoring Plan is required during construction. Vibration monitoring and survey results shall be provided to the City's Sewers & Drainage, Pump Stations team on a regular basis.
- Regular survey of pump station surface features and forcemain monitoring stations to check for movement is required during construction.
- If movement or vibrations of the pump station and/or forcemain exceed thresholds, any immediate risk to the pump station and associated piping shall be assessed by a qualified professional. Recommendations for work to proceed safely shall be provided in a signed and sealed report to the satisfaction of the General Manager of Engineering Services. Recommendations outlined in the report are required to be implemented before work can continue.

- B.1.4 Prior to issuance of any building permit, confirmation from the structural engineer of record that the design of the parkade wall abutting the R9215-8 SRW is self-supporting and will not be impacted by excavation of the R9215-8 SRW area to a elevation of -7.15 m geodetic.

Note to Applicant: A minimum clearance of 1.5 m is required between City infrastructure and any temporary anchor rods.

- B.1.5 Provision of immediate notification to the City of any changes that may be material to the City's review of the study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.
- B.1.6 Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.
- B.1.7 All approved off-street parking, loading, bike, and passenger loading spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit, or any use or occupancy of the proposed development not requirement an occupancy permit, and thereafter permanently maintained in good condition.
- B.1.8 Prior to issuance of any occupancy permit, provision of a post-construction survey of the forcemain, pump station surface features, and forcemain monitoring wells.
- B.1.9 Prior to issuance of any occupancy permit, provision of record drawing(s) of the parkade wall and shoring system, including drill logs for any temporary anchor rods within SRW R92185-8.
- B.1.10 Prior to issuance of any occupancy permit, provision of a signed and sealed letter from a qualified professional confirming that the existing SRW R92185-8 can be excavated down to -7.15m geodetic, including removal of any anchor rods within the SRW, without any impacts to the development.
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Note to Applicant: If it is determined that movement of the pump station and/or forcemain has occurred, the Developer shall retain one of the City's pre-qualified engineering consultants, experienced with the design and construction of pump stations and steel pipelines, to evaluate whether the movement has resulted in damage to the City's infrastructure and make recommendations for remediating the damage to a pre-construction level of service/condition.

Should mitigation measures be required that result in any repairs or alterations to City infrastructure, a servicing agreement or legal instrument will be required to the satisfaction of Legal Services in consultation with the General Manager of Engineering Services. Deposits or other forms of security may be required.

C.1 BUILDING REVIEW BRANCH COMMENTS

The following comments have been provided by the Building Review Branch based on the preliminary drawings prepared by PUBLIC Architecture dated October 30, 2023 for the proposed development permit application.

- C.1.1 This is a preliminary review in order to identify major issues which do not comply with Vancouver Building Bylaw #12511 as amended (VBBL 2019).

Please note that building permit applications must conform to Vancouver Building Bylaw #12511 (2019) as may be amended from time to time. Please see the following page:
<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>.

This is a new construction to develop a new 29-storey apartment building, containing 299 social housing units and three levels of parking accessed from Expo Boulevard.

- building height of 88.1 m (289 ft.)
- 299 units of social housing
- residential floor area = 23,240 sq.m (250,155 sq. ft.),
- 3 levels of underground parking, and
- Total FSR of 6.01.

This project is being processed through the SHORT program.

The following information should be included at Building Permit Application Stage:

- i. As of November 1, 2019, all submissions are to be in accordance with the VBBL 2019.
- ii. *Ground Floor:
 - a. A designated path to the open public thoroughfare that is not interrupted by vehicles (i.e. Loading/Drop-off) or free of tripping hazards (i.e. curbs) is required for the exterior exit passageway leading from Parking Exit 2 and Tower Exit 2. If the path is relocated such that not less than 50% of its exterior side cannot be open to the outdoors, the requirements of Sentences 3.4.4.1.(1) and 3.2.3.13.(1) & (3) would apply.
 - b. Service rooms, such as BC Hydro Service Entry Room 108 & Generator Room 109, cannot open directly into an exit or exterior exit passageway per Sentence 3.4.4.4.(7).
 - c. Similarly, Services 127 cannot open onto Exit Lobby 111 per Article 3.4.4.2.
- iii. *Levels L1 thru L29: The doors of Laundry and Janitor's Rooms shall swing inward to avoid causing unacceptable obstructions in the corridor and maintain the required width, which is 1100 mm clear per Sentence 3.3.1.9.(2).
- iv. Spatial Separation: The area of unprotected opening (if any), fire-resistance rating, and types of construction & cladding in the west elevation of the existing pump station would need to be ascertained in order to establish the location of an imaginary vertical plane that could maximize the area of unprotected opening in the east elevation of the proposed building.
- v. All new architectural, mechanical and electrical components are required to comply with the energy and emissions requirements of the Vancouver Building By-law #12511. Please add to your drawings the Energy Statements per the "Energy Statements on Drawings" requirements found within the City of Vancouver energy webpage (<http://vancouver.ca/building-energyrequirements>).

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

- C.1.2 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections Plan Reviewer at 604.871.6401.

DRAFT URBAN DESIGN PANEL MEETING MINUTES, NOVEMBER 22, 2023

Address:	1050 Expo Boulevard
Permit No.	DP-2023-00629
Description:	To develop this site with a 29-storey apartment building, containing 299 social housing units and three levels of underground parking accessed from Expo Boulevard.
Zoning	CD-1 (324)
Application Status:	Complete Development Application
Architect:	Public Architecture
Staff:	Hamed Ghasemi & Paul Cheng

EVALUATION: Support with Recommendations (non-voting session)

Planner's Introduction:

Hamed Ghaesmi, Development Planner gave an overview of the neighborhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Mr. Ghasemi then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. Have the previous recommendations from the panel been addressed:
 - Increase the size of amenities.
 - Add retail (non-dwelling uses) on the ground floor.
 - Enhance the public realm interface along Nelson Street (underneath Cambie Bridge) through the landscape.
2. Please comment on the architectural expression of the building considering the modern expression of flatiron building typology; ex. Façade articulations, repetition, materiality, etc.
3. Please comment on the public realm interfaces including adding a small plaza at the corner of Expo and Pacific Blvd.

Applicant's Introductory Comments:

Applicant John Wall Architect for PUBLIC Architecture noted the objectives and gave a general overview of the project followed by Jennifer Stamp Landscape Architect presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Please see panel commentary below.

Summary of Panel Commentary:

There was support from the panel for the project.

The panel noted the recommendations from the previous panel have been addressed.

The panel commended the applicant team for the strong parti, increasing the amenity space, and setting the bar high in terms of the social strategy.

The double height balconies are highlighted nicely, and this side meets the entries successfully.

A panelist noted to hang on to the glazing at both corridors as this makes it a successful space with nice natural lighting.

A panelist noted to keep in mind the parti should be reinforced through the various materials so that it reinforces and celebrates the form of the building.

A panelist noted would be nice if the form faceted cladding was used throughout the project.

A panelist noted at the end elevation where its narrow the horizontal solid string that goes up the surface is the least interesting, going forward would be nice if this could be worked in with the rest of the language of the project, as right now it is relentless and repetitive.

The expanded mesh used in areas such as the sidewalk and loading/parking ramp consider using this as an opportunity for a public art especially in the areas where the mesh is at the public realm.

Consider more seating at the public plaza at the corner. Consider benches that are conversational to each other and have the art piece as the focal point. Presently the mini plaza feels more of an expanded sidewalk.

A panelist noted it is important to not make the children's play space sterile, these spaces have a responsibility to the children, it is important to consider proper design and installation so that it is a well-used space.

Consider a stronger landscape expression at the two-story void spaces.

Applicant's Response:

The applicant team thanked the panel for their comments.
