

**450 Pacific Street (COMPLETE APPLICATION)  
DP-2023-00630 – CD-1**

**MA/BC/LB/EB/JKB**

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**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. Isaac, PDS Landscape

**ALSO PRESENT:**

D. Drewitt, Rezoning Centre  
M. Alborg, Urban Design & Development Planning  
J. Park, Urban Design & Development Planning  
L. Beaulieu, PDS Landscape  
E. Brooker, Housing and Homelessness (absent)  
J. Bateman, Development Services  
B. Casidy, Development Services

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**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

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**EXECUTIVE SUMMARY**

**• PROPOSAL:**

To develop this site with a seven-storey apartment building, containing 91 social housing units and one level of underground parking accessed from Strathmore Mews.

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

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

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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DP-2023-00630 submitted, the plans and information forming a part thereof, thereby permitting the development of a seven-storey apartment building, containing up to 91 social housing units with one level of parking accessed from Strathmore Mews, subject to the following conditions:

- 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 that the Conditions set out in Appendix A be met prior to the issuance of the Development Permit.**
- 2.0 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: 450 Pacific St						CD-1(366)				DP-2023-00630			
PERMITTED / REQUIRED						PROPOSED							
Site Area <sup>1</sup>						Per survey plan	1,997.00	m²					
Uses	Dwelling Uses, limited to Mixed-Use Residential and Multiple Dwelling and other uses permitted under the By-law					Apartment		91 Social Housing Units					
Height <sup>2</sup>	From base surface(excl. mech + roof)		110.00		m	Top of Mechanical Core parapet		at 10.79m IG		26.21 m			
						Top of Parapet at South Building C		at 9.9m IG		23.04 m			
FSR						<u>Total</u>				<u>3.27</u> FSR			
Floor Area <sup>3</sup>	Residential	Sub-area C	5,200.00	m²		Residential	Sub-area C (Section 5.2)		6,532.40	m²			
		CD-1(366)	230,446.00	m²		Total CD-1(366) residential area				219,585.40	m²		
Floor Area Exclusion <sup>4</sup>	Amenity	10%	520.00	m		Amenity				142.40 m²			
	Open and enclosed balconies or	12%	783.89	m²		<u>Balconies and sundecks</u>		3.41%		222.90 m²			
Dwelling Unit Type	Min 25% must include 2 or more bedrooms					Studio		35.2%		32 units			
						1-bedroom		27.5%		25 units			
						2-bedroom		25.3%		23 units			
						3-bedroom or more		12.1%		11 units			
						Total		100.0%		91 units			
Parking	Residential	Accessible	4		min	Residential		Accessible		4			
								Standard		7			
								Small Car		0			
		<u>Total Residential</u>	<u>4</u>		<u>min</u>			<u>Total Residential:</u>		<u>11</u>			
	Visitor			<u>1</u>	<u>min</u>			Visitor		2			
	Visitor			9	max								
Loading	Class		A	B	C	Class		A	B	C			
	Residential			0	0	Residential		0		0	0		
		<u>Total</u>	<u>0</u>	<u>0</u>	<u>0</u>			<u>Total</u>	<u>0</u>	<u>0</u>	<u>0</u>		
Bicycle <sup>5</sup>	H		V+S	L	O/S	H		V	L	O/S	S		
	Class	A	A	A	A	B	Class	A	A	A	A	B	
	Residential	40	95	16	8	6	Residential	48	50	18	9	50	6
	<u>Total Res.</u>	<u>159</u>			<u>6</u>	<u>Total Res.</u>	<u>175</u>			<u>6</u>			
Passenger Space	Class		A	B	C	Class		A	B	C			
	Residential		1	0	0	Residential		1	0	0			
	<u>Total</u>	<u>1</u>	<u>0</u>	<u>0</u>		<u>Total</u>	<u>1</u>	<u>0</u>	<u>0</u>				

**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.

**3 Floor Area:** The total CD-1 (366) residential area includes the previously developed sites, this proposal, and floor area assigned for future development of Sub-areas A and B. This proposal is allowable under the current CD-1 but will require a text amendment at the time of CD-1 enactment to include the 1,342.40 m<sup>2</sup> beyond what will be allowable within Sub-area C of the amended CD-1.

**4 Floor Area Exclusions:** Confirmation of total proposed floor area is required. Stair and elevator access to the parking level, mechanical and electrical rooms at each floor and in suite storage should all be excluded from floor area. See condition A.1.6.

**5 Bicycle:** Calculation of Class A bicycle spaces was based on 16 of the studio units being at shelter rates. Per the Referral Report, 20% of the units (18) should be at a Shelter rate.

• **LEGAL DESCRIPTION:**

Lot: 274  
 District Lot: False Creek  
 Plan: LMP43683 New Westminster

• **HISTORY OF APPLICATION:**

2023-10-16 Complete DP submitted  
 2023-12-06 Development Permit Staff Committee

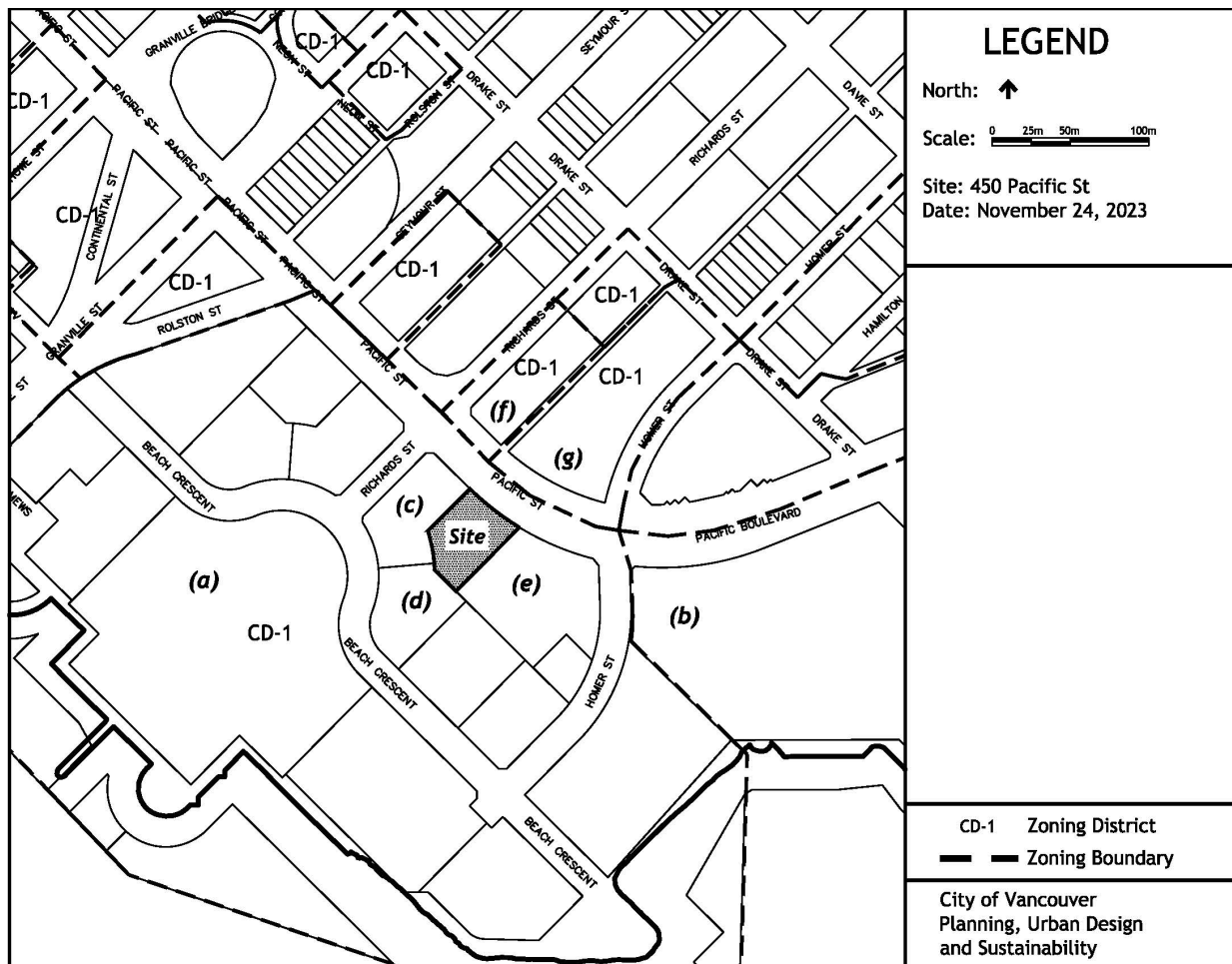
• **SITE:**

This 1,997.0 sq.m (21,495 sq.ft.) currently vacant and irregularly shaped site is located midblock, southwest of Pacific Street between Richard Street and Homer Street. The site is not served by a lane and has access from Strathmore Mews instead. It is located between the Azura 1 tower to the west, West One tower to the east and backs onto Park West to the south. The Charleson tower and Pacific Point are located across Pacific Street to the north. The site is well served by George Wainborn Park to the west and David Lam Park to the east.

• **CONTEXT:**

Significant adjacent developments include:

- |   |   |
|---|---|
| (a) George Wainborn Park                              | (e) West One: 1408 Strathmore Mews, 38-storey building    |
| (b) David Lam Park                                    | (f) The Charleson: 499 Pacific Street, 44-storey building |
| (c) Azura 1: 1439 Richards Street, 33-storey building | (g) Pacific Point: 431 Pacific Street, 8-storey building  |
| (d) Park West: 455 Beach Crescent, 31-storey building |   |



• **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”) 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 (FCN) Official Development Plan (ODP) and consequential CD-1 (366) By-law amendments. These approvals were made in order to facilitate the transfer of three parcels of land (990 Beatty Street, 1050 Expo Boulevard, and 450 Pacific Street) from Concord Pacific Ltd. to the City of Vancouver and to deliver a total of 661 units of social housing, a fire hall and a day care on the three development sites combined.

A development permit application for this development site was submitted on October 16, 2023 to permit a 7-storey apartment building, containing 91 social housing units (see Figure 1.) This application is in alignment with the current and amended CD-1 (366) By-law and Guidelines as approved by Council. This proposal is from Non-Market Housing Development and Operations, along with design teams Public Architecture and Groundswell Landscape Architecture.



*Figure 1: 450 Pacific Street proposal*

**Urban Design Panel:** On November 22, 2023, the Urban Design Panel (UDP), in a non-voting session supported the development permit application with recommendations related to improvement of the entry expression and Strathmore Mews interface. Staff have addressed the UDP's recommendations through the development permit Conditions of Approval. See Appendix D attached to this report.

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

- *Northeast False Creek Plan* (2018),
- *False Creek North Official Development Plan* (1990, last amended July 13, 2023)
- *CD-1 By-law* (366) and *Beach Neighbourhood Guidelines* (2016, last amended July 13, 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:**

***North East False Creek Plan (NEFC Plan) (2018)***

The *NEFC Plan* was adopted as a guiding policy framework for the development of a mixed-use residential neighbourhood 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. It 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* and specifically the remaining *FCN Options Sites*.

**Applicant's Response:** In response to the public benefits as outlined in the *NEFC*, the proposal contributes towards the *FCN Options sites'* overall social housing unit delivery.

Staff Assessment:

The overall public benefit contributions towards the *FCN Options Sites*.

***False Creek North Official Development Plan (FCN ODP) (1990)***

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 is 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 *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.

**Applicant's Response:** The proposal contributes to 91 social housing units out of the 661 social housing units delivered across the three *FCN Options Sites*.

Staff Assessment:

The tenure, use, and number of storeys are aligned with the amended *FCN ODP*.

**CD-1 By-Law (366)**

The amended By-law regulates use, maximum floor area, height, and minimum required family units, as follows:

- Use: Multiple Dwelling - Apartment
- Density: No maximum FSR for this site
- Residential floor area: 5200 sq.m
- Height: maximum 110 m (360 ft.)
- Maximum storeys: 8 (midrise typology)
- Minimum 35% family units

**Applicant's Response:** The proposal complies with the *CD-1 (366)* by providing a social housing building with 91 units, an FSR of 3.42, a height of 22.14 m (72.6 ft.) to the top of the parapet, 37% family units, and 5% accessible units.

Staff Assessment:

Staff note the tenure, height, number of storeys and percentage of family units are aligned with the current and amended *CD-1*. The discrepancy in residential floor area on the amended *CD-1* will be captured in a text amendment, subject to Council Approval.

**Beach Neighbourhood Guidelines (2016, last amended 2023)**

The amended *Beach Neighbourhood Guidelines (500 and 600 Pacific Street)* ("*CD-1 Guidelines*") provides direction for the form of development and is used in conjunction with the amended *CD-1 (366)* 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 concept for this area and the overall vision for *NEFC Plan*.

Sections 3 and 4 of the *CD-1 Guidelines* provide general guidance for urban design expectations such as building typology, views, architectural expression and public realm interfaces. There is also an expectation for an L-shaped building typology to provide a large open space at the southwest corner of the site. Section 5 of the *CD-1 Guidelines* enables relaxations by the Director of Planning or the Development Permit Board when this site is developed as social housing. Allowable relaxations are related to building siting, building massing and expression, building materials, and the indoor and outdoor amenity and private open spaces.

**Building Siting**

CD-1 Guidelines Requirements:

- Pacific Street setback: Not defined for non-market housing.
- Strathmore Mews setback: 1.5 m (5 ft.).
- Residential setbacks: 3.65 m (12 ft.).

**Applicant's Response:**

- Pacific Street: 2.8 m (9 ft.) setback is proposed at the narrowest corner of the site.
- Strathmore Mews: 1.5 m (5 ft.) setback is proposed at-grade, thus providing 15 m (50 ft.) separation to the adjacent tower at 1408 Strathmore Mews.
- Residential northwest side yard: 2.65 m (9 ft.) setback from the property line, adjacent to the neighbouring tower at 1438 Richards Street.
- Residential southern side yard: 2.7 m (9 ft.) setback from the property line, adjacent to neighbouring 455 Beach Crescent.

Staff Assessment:

- Pacific Street: Staff support the setback as it provides approximately 5.5 m (18 ft.) from back of curb to the building face, allowing for a semi-private planting buffer on site, along with the public sidewalk and a street tree planting zone. Condition A1.2 provides recommendations to refine the interface at the project entry.
- Strathmore Mews: The setback aligns with the *CD-1 Guidelines*. To address UDP commentary, Condition A1.1 provides recommendations to further refine the interface (see Figures 2 and 3).



- Residential northwest side yard: Staff support the 2.65 m (9 ft.) setback as it delivers a total of 8.5 m (28 ft.) building separation to respond to the unique characteristics of the site and is similar to the lane condition across the street between 431 and 499 Pacific Street developments. Additionally, a large outdoor landscape area is proposed at the south of this interface to create sympathetic views from the neighbourhood buildings. Unit layouts mitigate overlook by restricting side yard views, and landscape provides additional screening.
- Residential southern side yard: Staff support the 2.7 m (9 ft.) as it allows approximately 7.5 m (25 ft.) between buildings. There is minimal impact on the adjacent low-rise townhouse units.

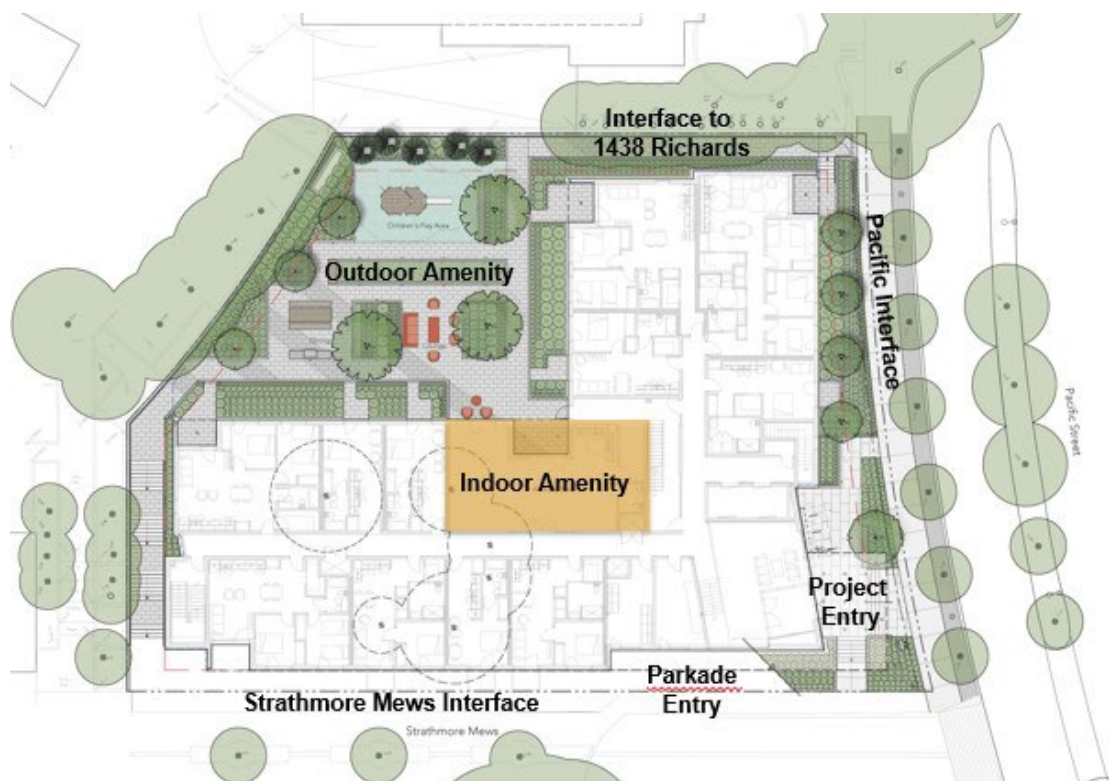


Figure 2: Proposed plan depicting setbacks and interface conditions

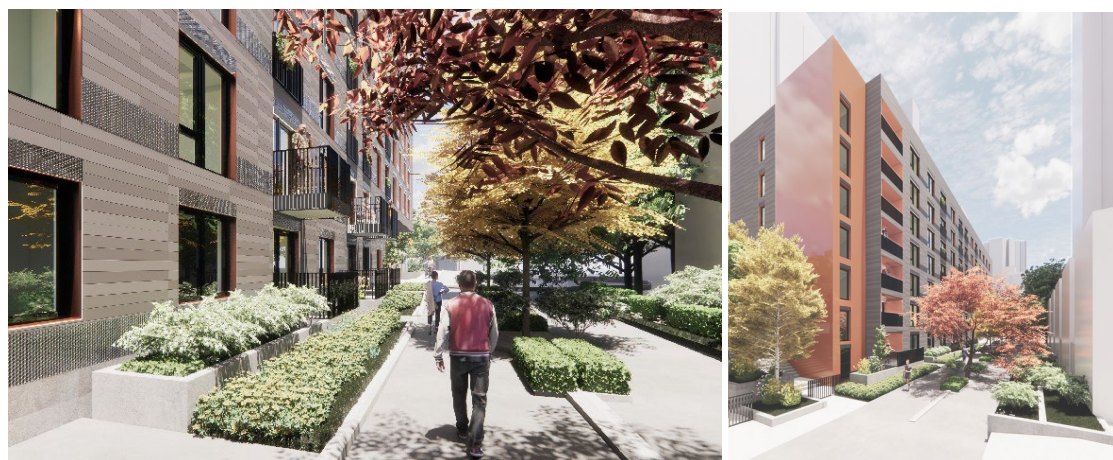


Figure 3: Proposed perspectives of the Strathmore Mews interface



**Building Massing and Expression**

**CD-1 Guidelines Requirements:**

- The massing should be a low- to mid-rise form, or 2-8 storeys. Specifically, this site is defined as having 6 storeys at Strathmore Mews and 2 storeys at the west frontage along Pacific Street.

**Applicant's Response:** To maximize the delivery of social housing units, the L-shaped building proposes 7 storeys at both Strathmore Mews and Pacific Street frontages (see Figure 4.)

**Staff Assessment:**

The proposal provides a low-rise, L-shaped building typology and large courtyard as per the *CD-1 Guidelines*, along with cost-effective wood-frame construction. Noting that Section 5 allows for relaxations to the building massing for social housing, the 7 storeys on Strathmore Mews is supportable. Also, Pacific Street has a generous right-of-way (approximately 115 ft.), and thus the increased height to 7 storeys is supportable.

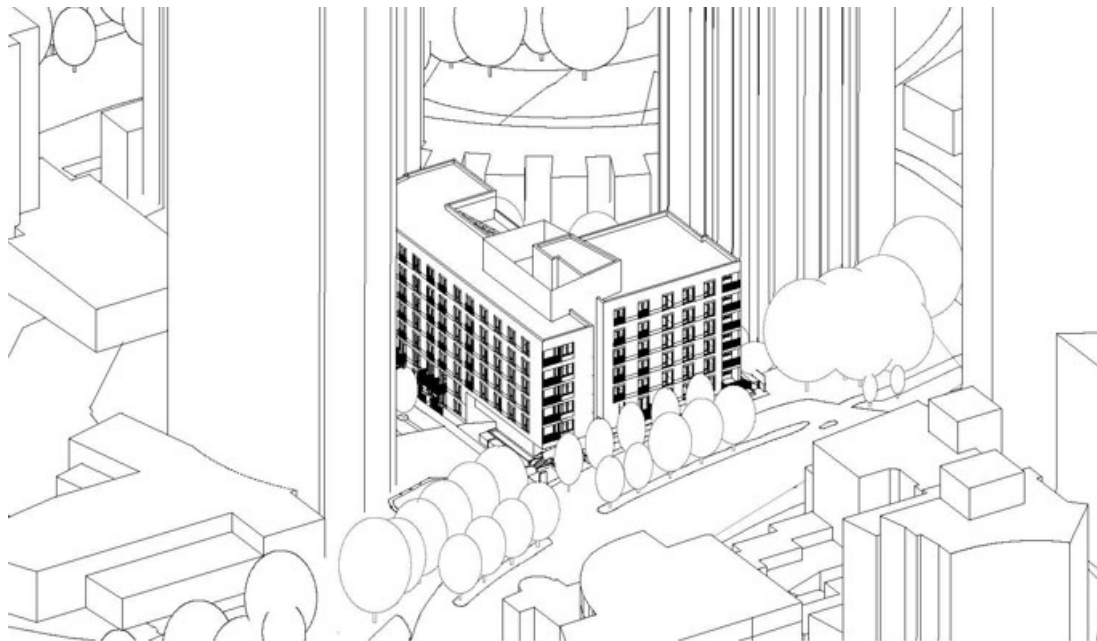


Figure 4: Aerial perspective depicting proposed 7-storey building form

**Building Materials**

**CD-1 Guidelines Requirements:**

- Materials should support ease of construction and ongoing maintenance, be of high quality, and are intended to contribute to the overall character of the neighbourhood.

**Applicant's Response:** The material palette is comprised of cementitious panels, with copper-coloured metal reveals. Bands of dark grey are located between and above window openings to provide further variation.

**Staff Assessment:**

Although staff and the UDP support the overall palette, further material and/or colour refinements are recommended given the public realm impact of the long façade at the Strathmore Mews interface, as per Condition A1.1

**Indoor and Outdoor Amenity and Private Open Spaces**

Refer to the *High-Density Housing for Families with Children Guidelines* section below for policy requirements and the applicant's/staff's responses with regard to proposed project amenity.

**Additional relevant requirements**

**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 (80 ft.)). Although the separation above 21.3 m (70 ft.) is not achievable on the 450 Pacific Street site, staff noted that enforcing this height maximum would impact the number of units that can be delivered. Therefore, staff support a minor relaxation of the typical practice requiring a 24.4 m (80 ft.) separation between towers.

In summary, while the proposal meets the intentions of Sections 3, 4 and 5 for social housing, staff recommend further improvements to the pedestrian experience in response to the general expectations of the *CD-1 Guidelines* through the recommended Conditions of Approval, including refinements to public realm interface at Strathmore Mews and the residential entry expression.

***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* was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The plan includes direction to significantly increase the supply of social housing.

**Applicant's Response:** The proposal delivers 91 social housing units.

**Staff Assessment:**

The proposal includes the delivery of social housing units in support of the *Vancouver Plan* priorities and directives.

***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 housing 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 bulk storage space appropriate for modern living, and private open space adjacent to each unit.

**Applicant's Response:** This application meets the intent of the *Guidelines* including but not limited to quality of amenity spaces and children's play, bulk storage and unit layout and liveability. The proposal addresses specific amenity and storage items as follows:

- Private outdoor space in the form of balconies for each family unit, with a minimum dimension of 1.8 m (6 ft.) by 2.7 m (9 ft.). Additionally, staff and the UDP strongly encouraged private balconies and access to natural light for all units. If a balcony could not be provided, a Juliet balcony was recommended, along with 3.7 sq.m. (40 sq.ft.) of outdoor amenity per unit in lieu.

- The proposed common indoor amenity space provides a minimum of 1.4 sq.m (15 sq.ft.) per unit.
- The proposed common outdoor amenity space provides a minimum of 1.9 sq.m (20 sq.ft.) per unit, with additional space provided in lieu of balconies as needed.
- The proposed bulk storage for one-bedroom, two-bedroom and three-bedroom units meets the minimum of 2.3 sq.m (24.7 sq.ft.).

Staff Assessment:

- Staff are supportive of the amount of indoor and outdoor amenity, the proposed balconies to the family units, and Juliet balconies for the studio and 1-bedroom units, along with the recommended amount of outdoor space in lieu.
- Condition A1.8 asks for design development to provide bulk storage at a minimum of 2.3 sq.m (24.7 sq.ft.) for all studio units, either in-suite or elsewhere in the building. Equivalent sized closet space will also be considered if this preference is confirmed by the operator.

***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*.

This application generally meets the intent of the *Guidelines*. Where the application proposes a variation from the *Guideline's* recommended unit mix, and 40 sq.ft. minimum bulk storage size per unit for one-bedroom, two-bedroom and three-bedroom units, the applicant has provided a rationale that is accepted by staff.

As bulk storage is not currently proposed for all studio units either in-suite or elsewhere in the building, staff have recommended a design development condition to provide bulk storage for all studio units, either in-suite or elsewhere in the building. Equivalent sized closet space will also be considered by staff if this preference is confirmed by the operator.

***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 MTA with One West Holdings Ltd. and 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 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.

**• RESPONSE TO ENHANCED REZONING RESPONSE LETTER:**

Following the approval of the *FCN ODP* and *CD-1* (366) amendments by Council at Public Hearing, staff have continued to work with the applicant to ensure a successful response to the enhanced rezoning items is achieved, with particular focus on:

- Architectural expression - Strathmore Mews interface and residential entry

Only conditions with substantive remaining issues are included below.

**Enhanced Rezoning Item 1.18:**

As per UDP commentary, increase the variety and interest of the façade expression. Explore opportunities to reduce façade repetition, including: providing balconies to all units, increasing the play of light and shadow, employing a variety of quality materials, and/or increasing building articulation.

**Applicant Response:** A number of design techniques are currently being explored to create variation in the façade expression. Juliette balconies with vertical picket guards provide layering interest, relief and play of shadows. A variety of quality materials are currently being explored and will be included in our final response.

**Staff Assessment:**

Following staff review and UDP commentary of the DP proposal, further refinements are recommended to the Strathmore Mews interface and residential entry expression in Condition A1.2.

● **CONCLUSION:**

Staff have reviewed this application to permit development 7-storey apartment building, containing 91 social housing units and conclude the proposal advances important City objectives. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context, provided the design conditions outlined in this report are substantively addressed. Further Urban Design conditions listed in this report seek refinements to the architectural expression and public realm interface to respond to the *CD-1 By-Law (366)* and *Beach Neighbourhood Guidelines*. Staff recommend approval by the Development Permit Board.

**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.

**LANDSCAPE**

The recommendations of Landscape 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, two opposed and one with a mixed position. In general comments received are supportive.

Support of the project included the following:

- Need for housing
- Additional density

Opposition to the project included the following issues:

- Potential Mews driveway conflict with neighbor

### **Staff Response to Public Comments**

The existing Statutory Right of Way provides for parking access to the proposed development site.

• **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.

Staff Committee supports the proposal with the conditions contained within the report.



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M. Au  
Chair, Development Permit Staff Committee



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M. Alborg  
Development Planner



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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

#### Urban Design Conditions

- A.1.1 Design development of the Strathmore Mews interface to contribute to a lively, active, comfortable, and engaging public realm.

**Note to Applicant:** Refer to *CD-1 Guidelines (366)*, Sections 3 and 4. Solutions could include:

- i. Improving the pedestrian experience from Strathmore Mews by providing a more refined palette of façade materials, colours or textures, introducing slight variations in fenestration, and/or other design solutions to reinforce a human scale.
- ii. Improving the landscape interface and resident privacy by enhancing and/or diversifying the landscape treatments.

- A.1.2 Design development to enhance residential entrance identity and legibility.

**Note to Applicant:** Refer to *CD-1 Guidelines (366)*, sections 3 and 4. Solutions could include additional glazing/transparency, refinements to the access stairs and ramp, and/or enriching the cladding and material palette.

#### Development Review Branch Conditions

- A.1.3 Confirmed compliance with Section 6 – Floor Area and Density, of the Draft CD-1(366) By-law, including the following:

- i. exclude stair and elevator access to the parking level from floor area;
- ii. exclude all mechanical and electrical rooms from floor area;
- iii. reduce all in-suite storage rooms to below 3.7 m<sup>2</sup> and exclude from floor area;

- A.1.4 Provision of additional and accurate information within drawings for review including correction of all elevation markers on elevation and section drawings to geodetic.

- A.1.5 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”; and
- vii. “An energized outlet capable of providing Level 2 charging or higher is installed in each

residential parking space, excluding visitor parking spaces”.

A.1.6 Written confirmation that notification sign on the site has been removed.

### Standard Landscape Conditions

A.1.7 Confirmation that the retaining wall in proximity to offsite trees # N01 -11 will remain in situ.

**Note to Applicant:** Refer to the arborist tree retention notes on Appendix C, ACL arborist report, Feb.16, 2023.

### 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. Staff will also consider an equivalent area of closet space instead of bulk storage, if this preference is confirmed by the operator.

**Note to Applicant:** The drawings show 31 studio units (unit types ‘Studio A’ and ‘Studio C’) without in-suite bulk storage. Bulk storage lockers are not provided elsewhere in the building.

## A.2 STANDARD ENGINEERING CONDITIONS

A.2.1 Building setbacks and entry into a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:

- i. statutory right of way (SRW) for public pedestrian use adjacent to Pacific Street, to achieve a 1.0 m offset distance from the property line. The SRW will be free of any encumbrance such as walls, stairs, and vents at-grade and the agreement will accommodate the underground parking structure.

A.2.2 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:
  - a. ACT-01: Additional Class A Bicycle Parking
  - b. ACT-02: Improved Access to Class A Bicycle Parking
  - c. ACT-05: Bicycle Maintenance Facilities
  - d. SUP-01: Transportation Marketing Services
  - e. SUP-03: Multimodal Wayfinding Signage
- 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.2.3 Provision of City issued Building Grades. Survey benchmark Monument V-4244 to be used on the site plan/A1.12 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.

A.2.4 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. The following items and

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notes are to be added to the landscape plan;

- i. For proposed 2.4 m sidewalk on Pacific St, add reference to CoV standard detail drawing C2.1 with standard broom finish, saw cut concrete. Replace existing exposed aggregate boulevard planting/utility strip and reference CoV standard detail drawing C2.1.
- ii. The 0.4 m remaining in the back of the SRW, adjacent to the proposed sidewalk to be sod grass or other low non-spreading groundcover.
- iii. Proposed large trees in back boulevard to be pushed back to be solely contained on private property or removed

A.2.5 Updated Parking Bylaw statistics table(s) noting the following:

“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.2.6 Provision of street improvements, and appropriate transitions, along Pacific Street adjacent to the site, including 2.4 m (8.0 ft) wide broom finish saw-cut concrete sidewalk.

A.2.7 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.2.8 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](mailto:umb@vancouver.ca).

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**B.1 CONDITIONS OF DEVELOPMENT PERMIT  
ENGINEERING**

B.1.1 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](mailto:umb@vancouver.ca).

B.1.2 This development will be required to provide on-site rainwater management to meet peak flow requirements in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024, however, this development is exempted from the volume reduction component of the VBBL criteria.

**Note to Applicant:** The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See [vancouver.ca/rainwater](https://vancouver.ca/rainwater) for more information.

B.1.3 All approved off-street parking, 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.

The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions;

## 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 16, 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). See the following page:  
<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>.

This is a new construction to develop a new seven-storey apartment building, containing 91 social housing units and one level of parking accessed from Strathmore Mews. This project is being processed through the SHORT program.

- building height of 22.14 m (73 ft.),
- 91 units of social housing
- residential floor area = 6,831 sq.m (73,530 sq.ft.),
- 1 level of underground parking, and
- Total FSR of 3.42.

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. Level L1:
  - a. Stair 5 appears to be designed as a vestibule complying with Article 3.3.5.7. that contains a wheelchair lift. Please confirm that this is the intent.
  - b. There is a note on the drawing that seems to indicate the space under Stair 3 is to be used for ventilation. Please clarify this and what the access hatch is for. Sentence 3.4.4.4.(5) prohibits the use of an exit as a plenum for ventilation.
- iii. \*Level L7: The door of Rooftop Amenity 195 in its swing shall not cause unacceptable obstructions in the corridor to maintain the required width, which is 1100 mm clear per Sentence 3.3.1.9.(2).
- iv. \*Level L8:
  - a. 2 separate means of egress shall be provided from a roof used or intended for an occupant load more than 60 per Sentence 3.3.1.3.(6). The area of the roof that can be occupied seems to be too large to be served by a single exit stairway.
  - b. The accessibility requirements of Section 3.8 apply to all common areas of this building type that include roof terraces. At least one elevator is required to serve this level.
  - c. Roof Vestibule 732 is an elevator lobby that needs to be used or sized for no purpose other than for access or egress (i.e. no extra space for furniture or occupancy); otherwise, it shall be considered as a storey per Sentence 3.2.1.1.(1).
  - d. Every exit door is required to swing in the direction of exit travel. 5. 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.

The applicant may wish to retain the services of a qualified Building Code Consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit.

- 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.

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**DRAFT URBAN DESIGN PANEL MEETING MINUTES, NOVEMBER 22, 2023**

Address: 450 Pacific Street  
Permit No. DP-2023-00630  
Description: To develop this site with a seven-storey apartment building, containing 91 social housing units and one level of underground parking accessed from Strathmore Mews.

Zoning: CD-1 (366)  
Application Status: Complete Development Application  
Architect: Public Architecture  
Staff: Michele Alborg & Paul Cheng

**EVALUATION: Support with Recommendations (Non-Voting)**

**Planner's Introduction:**

Development Planner, Michele Alborg, began by noting that this is an application located at 450 Pacific Street, a 7-storey social housing tower in downtown Vancouver. Ms. Alborg then described the site's existing CD-1 and Guideline's policy, physical context, the proposed massing, and the previous urban design panel and staff's comments. She addressed how the proposal responded to those comments for the proposed façade expression, materiality and finishes, landscape amenity, and public realm interface.

**Questions to the Panel:**

1. Please comment on how the proposal responds to the previous UDP items, e.g., balconies and architectural expression.
2. Please comment on how the at-grade interface provides pedestrian interest at the project entry, Pacific Street and Strathmore Mews.
3. Please comment on the architectural expression, materiality, and landscape design.

**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 for Groundswell Landscape Architecture presenting on the landscape design.

**Applicant and staff took questions from Panel.**

Questions included roof design/treatment, screening of courtyard, and clarifications regarding the façade materials and colours.

**Panel's Consensus on Key Aspects Needing Improvement:**

Please see panel commentary below.

**Summary of Panel Commentary:**

There is support for the project from the panel.

The panel noted it is a strong and thoughtful project.  
The architectural expression is an elegant and restrained solution.  
Materiality is durable and of good quality.  
Many panelists noted that the concerns from the previous UDP comments have been resolved.

Consider additional layering for the privacy of the ground floor units to create a more pleasant space both from inside and outside of the building.

The panel noted more work could be done on the Strathmore Mews interface. Presently the façade feels long.

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Consider refinement of fenestration. Consider the use of more color.

A panelist noted the possibility of adding planters and screens to add more variety on the Strathmore Mews side.

A panelist noted the cantilever balconies are small especially for the accessible units.

Consider more glazing in the amenity and the ground floor lobbies to make the project more successful to allow for more natural lighting.

A panelist noted at the top floor amenity outdoor space consider treating the parapet more as a guardrail to create for a more beautiful open space.

A panelist noted that the stairs on the Pacific side at the residential lobby could have further improvements at the corner as its resolves a bit awkwardly.

The panel noted the landscape design is successful.

The panel chair summarized the issues as explore additional use of colour, fenestration, and layering of landscape to increase privacy for Strathmore Mews.

Explore additional glazing at residential lobby and amenity rooms.

**Applicant's Response:**

The applicant team thanked the panel for their comments.

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