

May 14, 2025

Michelle Au, Chair  
City of Vancouver, Development Permit Board

**RE: MEMORANDUM**

**1075 Nelson Street  
Development Permit application  
DP-2021-00589**

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Dear Ms. Au and Members of the Development Permit Board,

- **Proposal:**

To develop on this site a 60-storey multiple dwelling (passive house) building with 535 dwelling units, consisting of 178 secured market rental units and 357 strata units, all over 10 levels of underground parking, having vehicular access from Ted Northe Lane, subject to the following conditions and approval of the Enactment and Form of Development by Council.

- **Background:**

Since the last approval by the Development Permit Board on April 19, 2022, to:

*“Permit the development of a 60-storey multiple dwelling (passive house) building with 501 dwelling units, consisting of 102 social housing units, 49 secured market rental units and 350 strata units, all over 10 levels of underground parking, having vehicular access from Ted Northe Lane, subject to the following conditions and approval of the Enactment and Form of Development by Council.”*

City Council has approved a text amendment to CD-1 (836) on March 11, 2025, allowing:

*“THAT the application by Brivia Group, on behalf of 1075 Nelson Development Holdings Ltd., the registered owner of the lands located at 1075 Nelson Street [PID 031-725-953; Lot A Block 7 District Lot 185 Group 1 New Westminster District Plan EPP118708], to amend CD-1 (Comprehensive Development) District (836 By-law No. 13488) to permit the conversion of floor area originally intended for social housing into market rental housing and to allow for balconies on the building's east and west elevations to be enclosed and excluded from floor space ratio (FSR) calculations, for the purpose of meeting Passive House standards, be approved in principle;”*

The Text Amendment is currently pending enactment. The applicants have submitted an updated response to the conditions of the Amendment on December 3, 2024. Upon review of these submissions, staff have concluded there are no substantial changes to the Form of Development.

To reflect the text amendment approved by Council on March 11, 2025, staff are recommending deletion of all references to social housing and replace it with secured market rental units along with respective revisions to the project description and associated prior to conditions as approved by the Development Permit Board on April 19, 2022. Upon decision by the Development Permit Board, an updated Prior to Letter with the recommended changes will be provided to the applicant. See Appendix A for reference a copy of the April 18, 2022 Prior-to letter.

The following are the recommended changes by staff to the previously approved Board report:

1. To **EDIT/DELETE** in *italics* below, to the April 20, 2022, Prior To Letter:

**Project Description:**

“Your application was considered by the Development Permit Board at its meeting of April 19, 2022, and it was resolved THAT the Board APPROVE Development Application No. DP-2021-00589 submitted, the plans and information forming a part thereof, thereby permitting the development of a 60-storey multiple dwelling (passive house) building with ~~504~~ 535 dwelling units, consisting of ~~102 social housing units~~, of ~~49~~ 178 secured market rental units and ~~350~~ 357 strata units, all over 10 levels of underground parking, having vehicular access from Ted Northe Lane, subject to the following conditions and approval of the Enactment and Form of Development by Council.”

**Standard Conditions**

**Urban Design**

- A.1.3 design development to relocate the proposed at-grade outdoor children's play area to the Nelson Street side of the site;

**Note to Applicant:** refer to the feedback received from both UDP meetings, this will improve the access of the area to the day light. Particular attention should also be given to the following:

- i. proposing the ~~social housing~~ indoor amenity room to be directly adjacent the outdoor children's play area and providing direct physical access between the two;
- ii. ensuring that the outdoor play area ~~shared between the market and social housing~~ is sized adequately for children's activities;

**Development Review Branch**

- A.1.14 (EDIT) confirmation of compliance with Section 11.10 (Dwelling Unit Size) of the Zoning and Development By-Law;

**Note to Applicant:** Per Section 11.10, a variance of 29.7 sq. m (319.69 sq. ft.) may be supported for ~~social housing and~~ secured market rental units. The numbers provided in the project data should match the illustration.

#### **Housing Policy & Regulation / Social Policy & Projects / Cultural Services**

A.1.28 (EDIT) provide to the satisfaction of the General Manager of Planning, Urban Design and Sustainability a minimum of ~~50~~ 176 rental units in the development (approximately 3, 226 sq. m (34,724 sq. ft.)) as secured market rental housing, plus parking required as per by-law.

**Note to Applicant:** Refer to ~~Rezoning Referral Report page 19.~~ Text Amendment Referral Report Conditions 2.3 and 2.4 (page 16)

#### **Development Review Branch**

A.1.12 i.(DELETE)

A.1.15 i.(DELETE)

#### **Housing Policy & Regulation / Social Policy & Projects / Cultural Services**

A.1.29 (DELETE)

A.1.30 (DELETE)

A.1.31 (DELETE)

A.1.32 (DELETE)

A.1.33 (DELETE)

A.1.34 (DELETE)

A.1.36 (DELETE)

#### **Engineering Conditions**

A.2.10 (DELETE)

A.2.11 (DELETE)

A.2.12 (DELETE)

B.1.8 i. (DELETE)

2. To **ADD** wording in italics below, to the Prior to Letter in respect to the conditions of the Text Amendment approved by City Council:

#### **Development Review Branch**

1.2 *the pending text amendment for CD-1 (836) By-Law can and does become enacted by City Council;*

A.1.12 iv. *provision of updated Floor Space Ratio (FSR) verification sheets to include reference to each applicable By-Law Section for all proposed floor area exclusions and floor area breakdown for each housing tenures; secured market rental and strata floor areas;*

A.1.15 iii. *provision of an additional (1) accessible parking space to meet the minimum 19 spaces per Section 4.8.4;*

**Note to Applicant:** *The floor areas noted for parking calculations on sheet A0.01 do not match net floor areas on A0.01b and FSR verification sheets. Additionally, the proposed Class A bicycle spaces is noted as 1113 spaces, but the breakdown of spaces on*

*the parking plans all note 1075 spaces. Remove all references to social housing tenure no longer proposed on sheet A0.01c;*

A.1.20 *compliance with Section 4.1 (b) (i) – Minimum Strata 2 bedroom Units of the CD-1 (836) By-Law:*

**Note to Applicant:** *A minimum 10% (36 units) of the total strata dwelling units (357 dwelling units) must be three-bedroom units. An additional (1) 3-bedroom unit is required to meet the minimum."*

Thank you for your attention.

Yours truly,



John Freeman  
Project Facilitator

JF/sg

Appendix A – Prior to Letter, April 20, 2022