



DP17-0296 & DVP17-0297

1145 Pacific Avenue

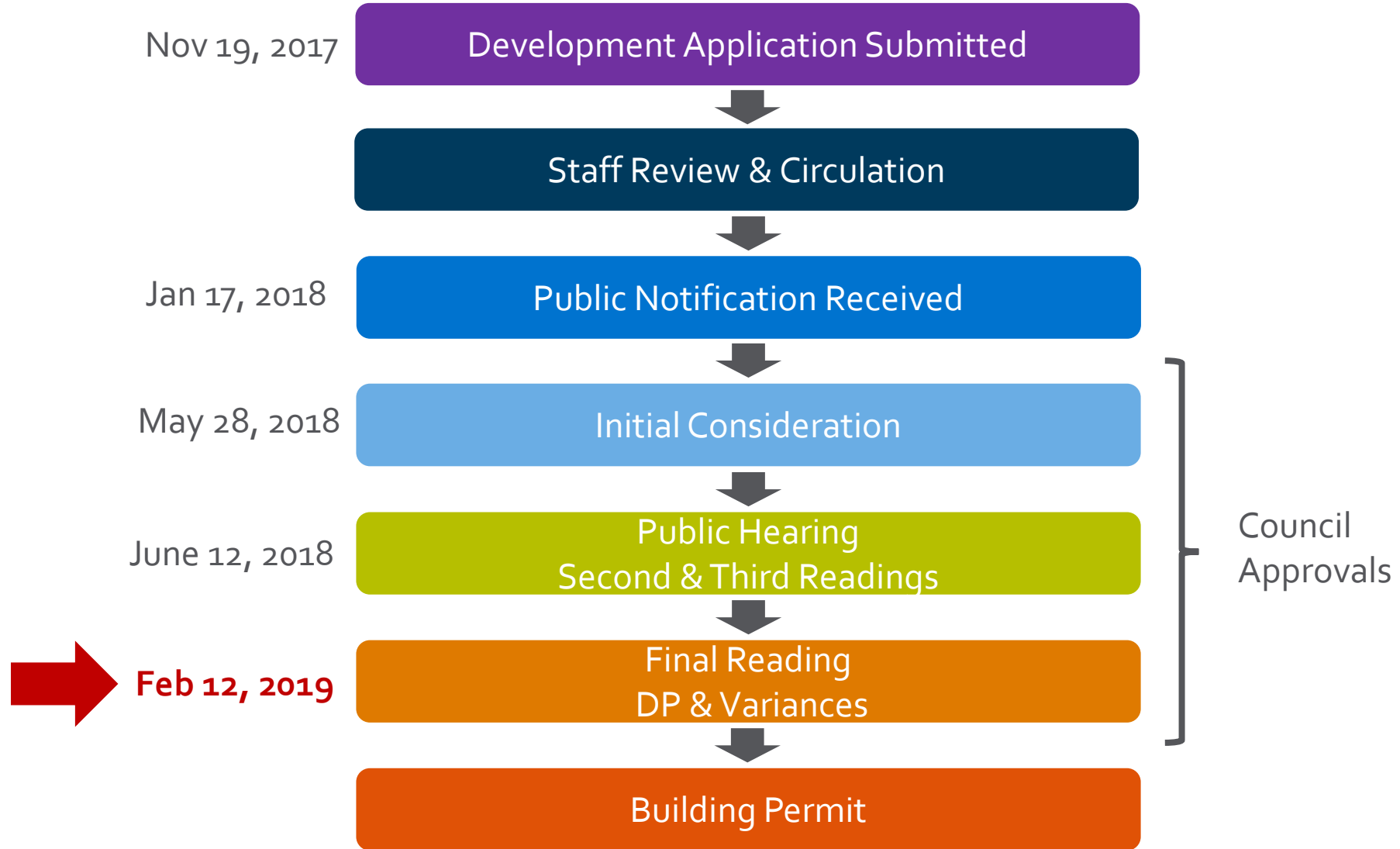
Development Permit & Development Variance Permit



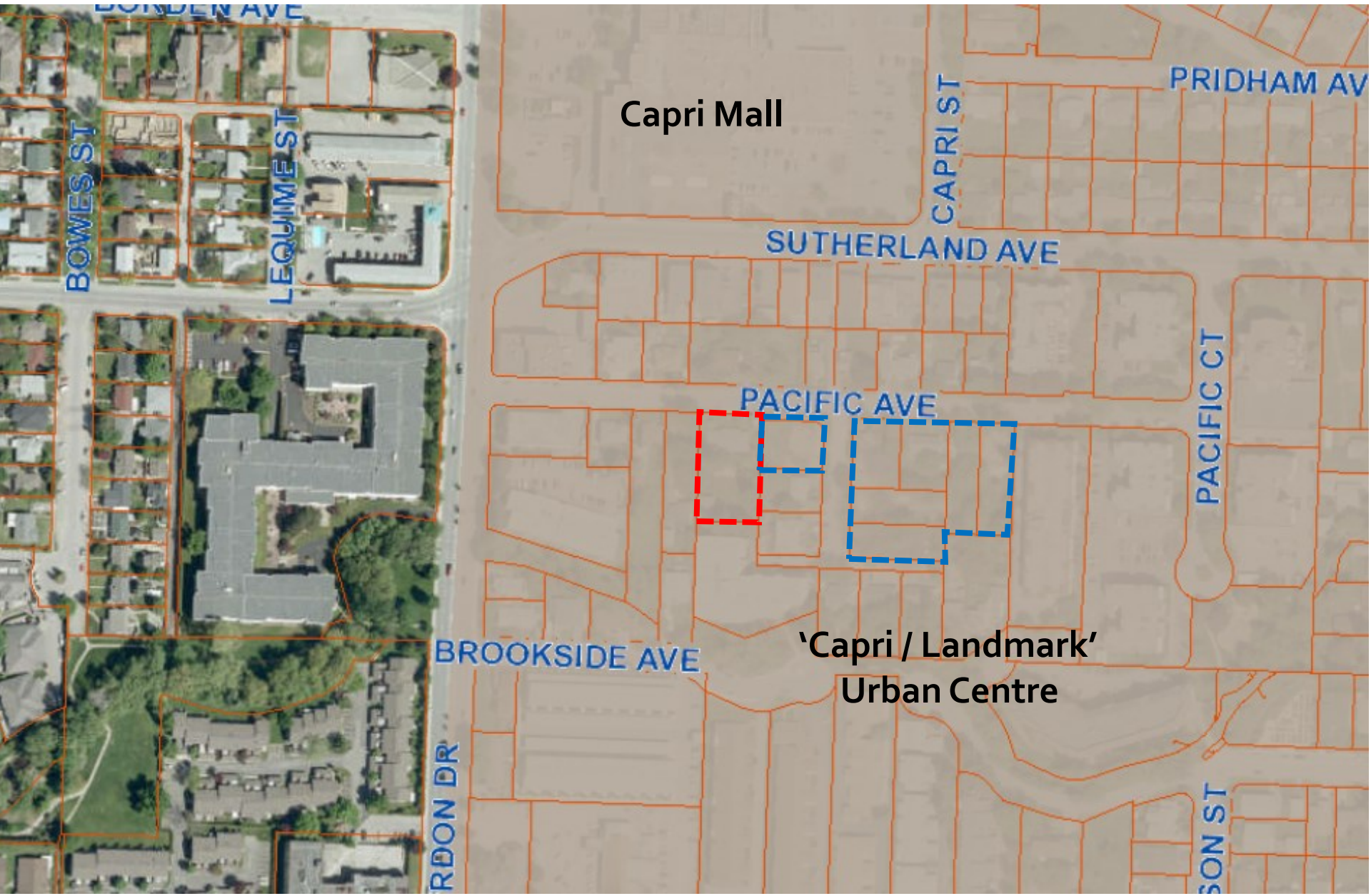
Proposal

- ▶ To consider the form and character of a 31-unit purpose built rental apartment development and associated variances.

Development Process



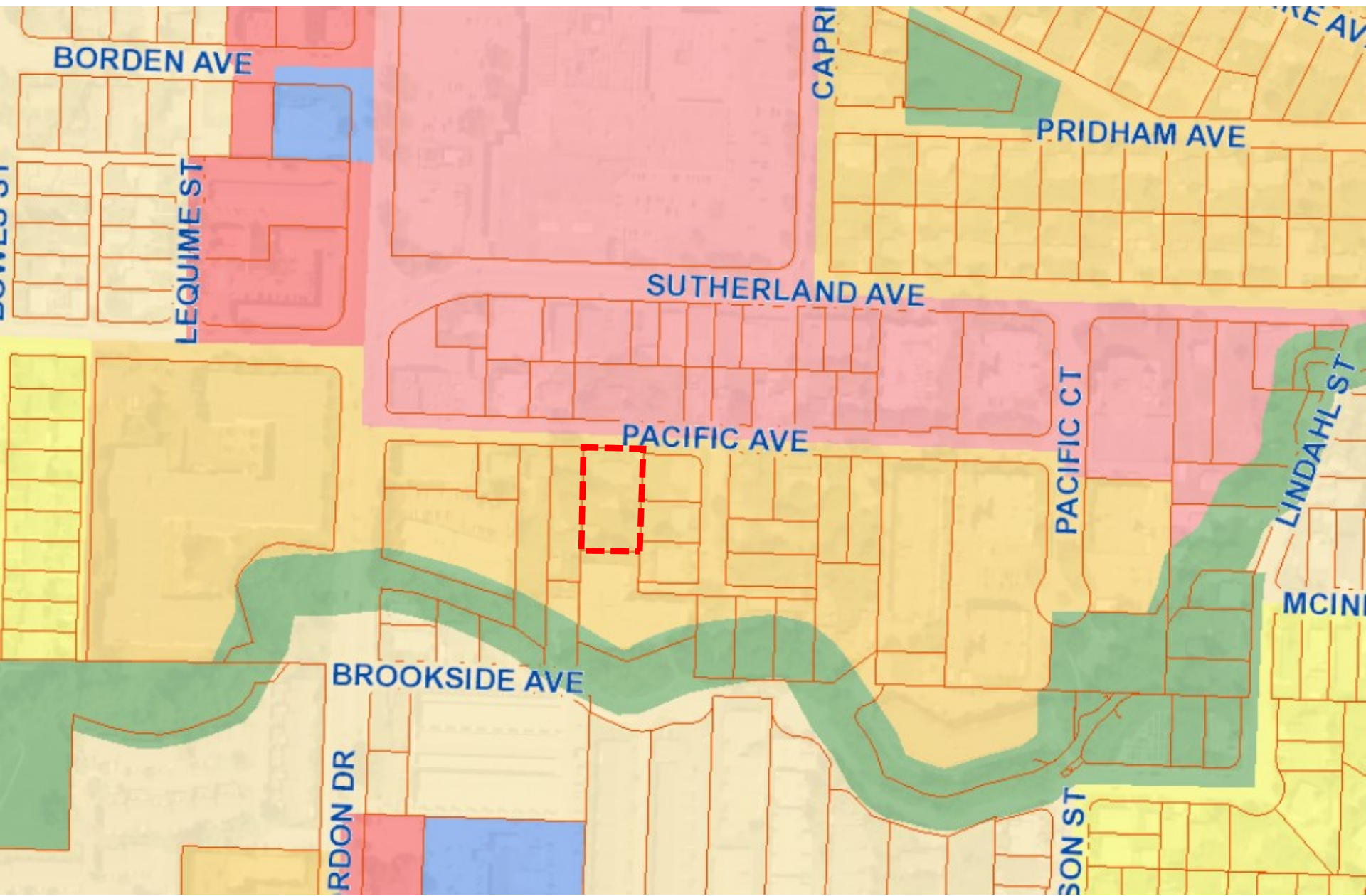
Context Map



Neighbourhood Context



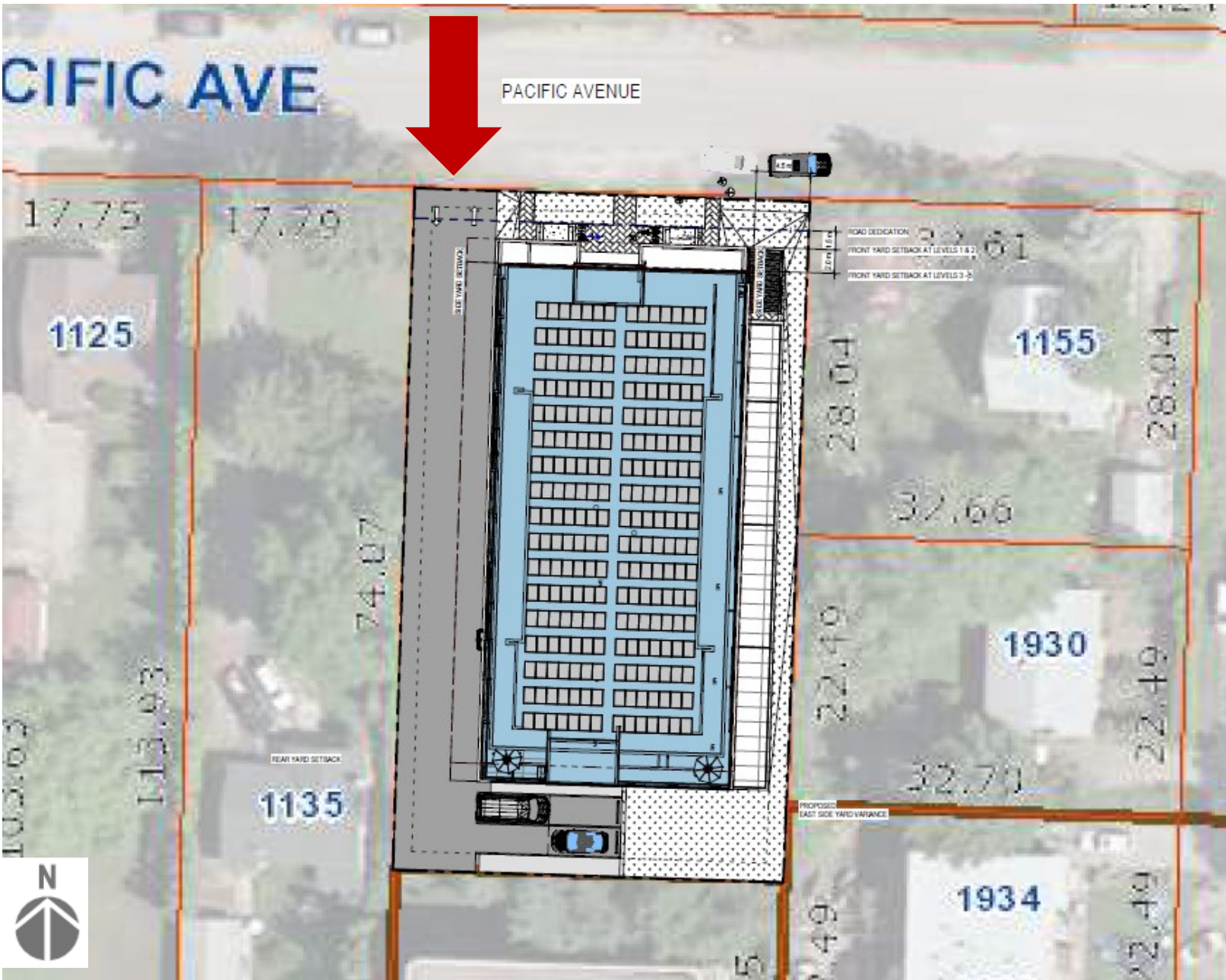
Future Land Use



Subject Property



Site Plan



Pacific Avenue Frontage

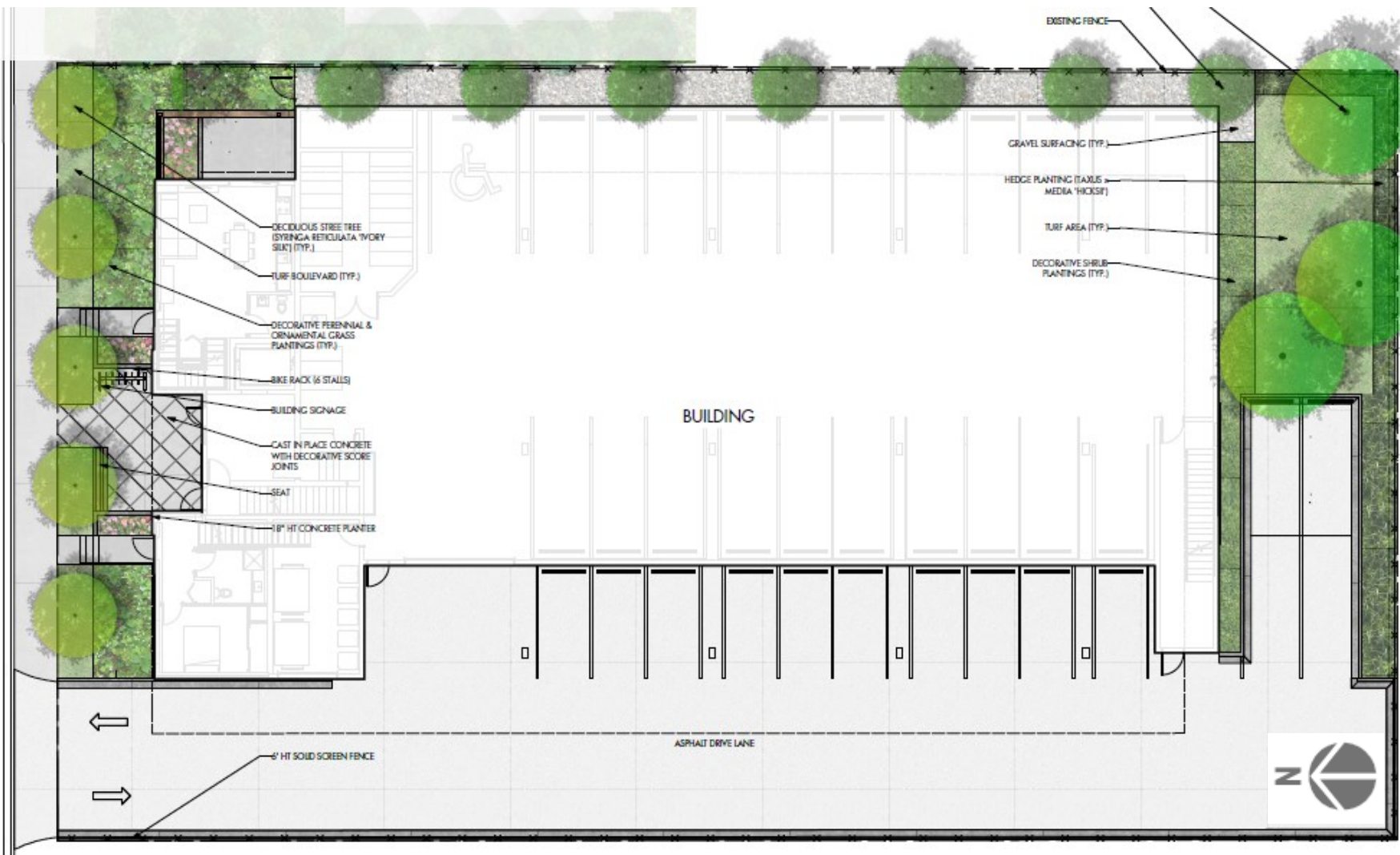


Rear / Side Frontage



Landscape Plan

PACIFIC AVENUE



DECIDUOUS STREET TREE
(SYRINGA RETICULATA 'WORY
SILK') (TYP.)

TURF BOULEVARD (TYP.)

DECORATIVE PERENNIAL &
ORNAMENTAL GRASS
PLANTINGS (TYP.)

BIKE RACK (6 STALLS)

BUILDING SIGNAGE

CAST IN PLACE CONCRETE
WITH DECORATIVE SCORE
JOINTS

SEAT

18" HT CONCRETE PLANTER

EXISTING FENCE

GRAVEL SURFACING (TYP.)

HEDGE PLANTING (TAXUS
MEDIA 'HICKS')

TURF AREA (TYP.)

DECORATIVE SHRUB
PLANTINGS (TYP.)

BUILDING

ASPHALT DRIVE LANE



Staff Recommendation

- ▶ Staff recommend support:
 - ▶ The properties' are located in the 'City Centre' urban centre with good cycling and walking connectivity
 - ▶ Meets OCP urban infill policies
 - ▶ Design improved since initial submission





Conclusion of Staff Remarks