



Development Permit

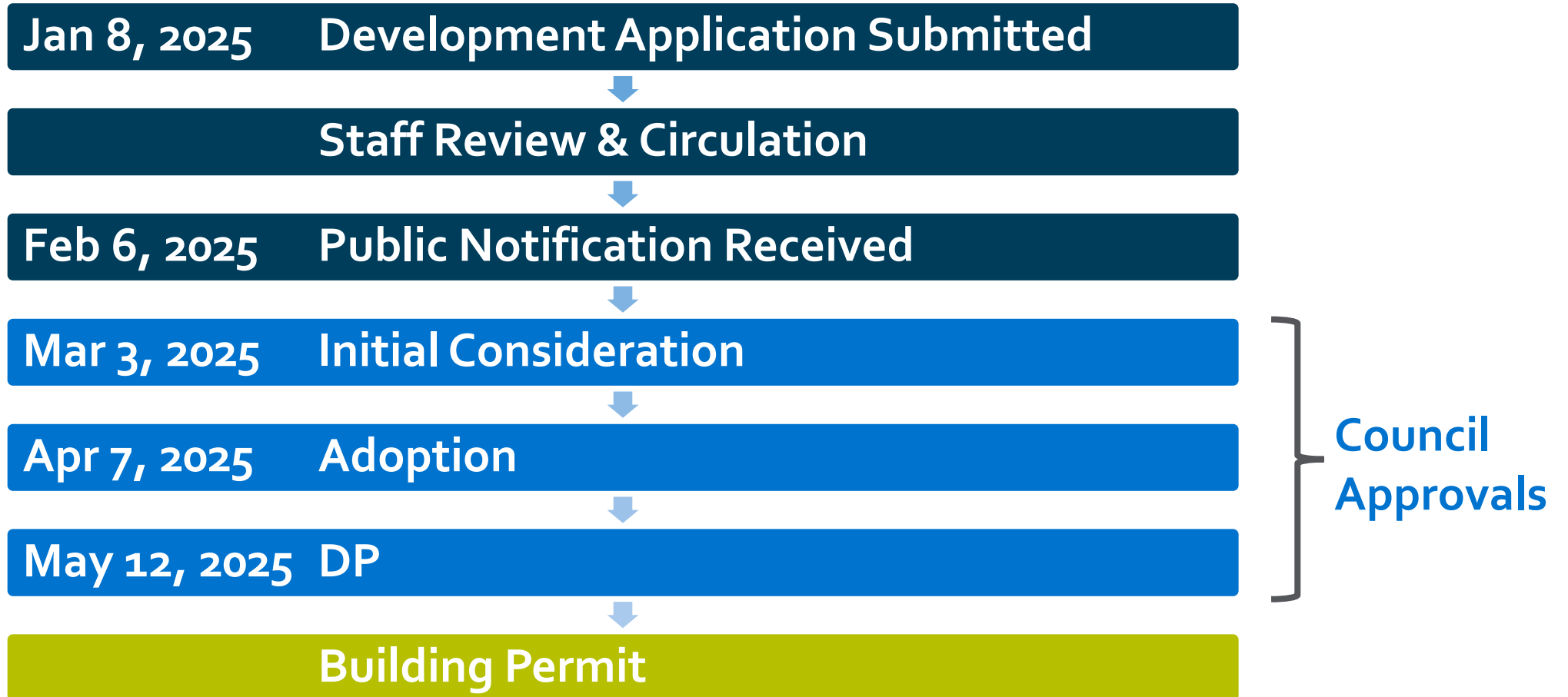
1239 Pacific Ave

DP25-0012

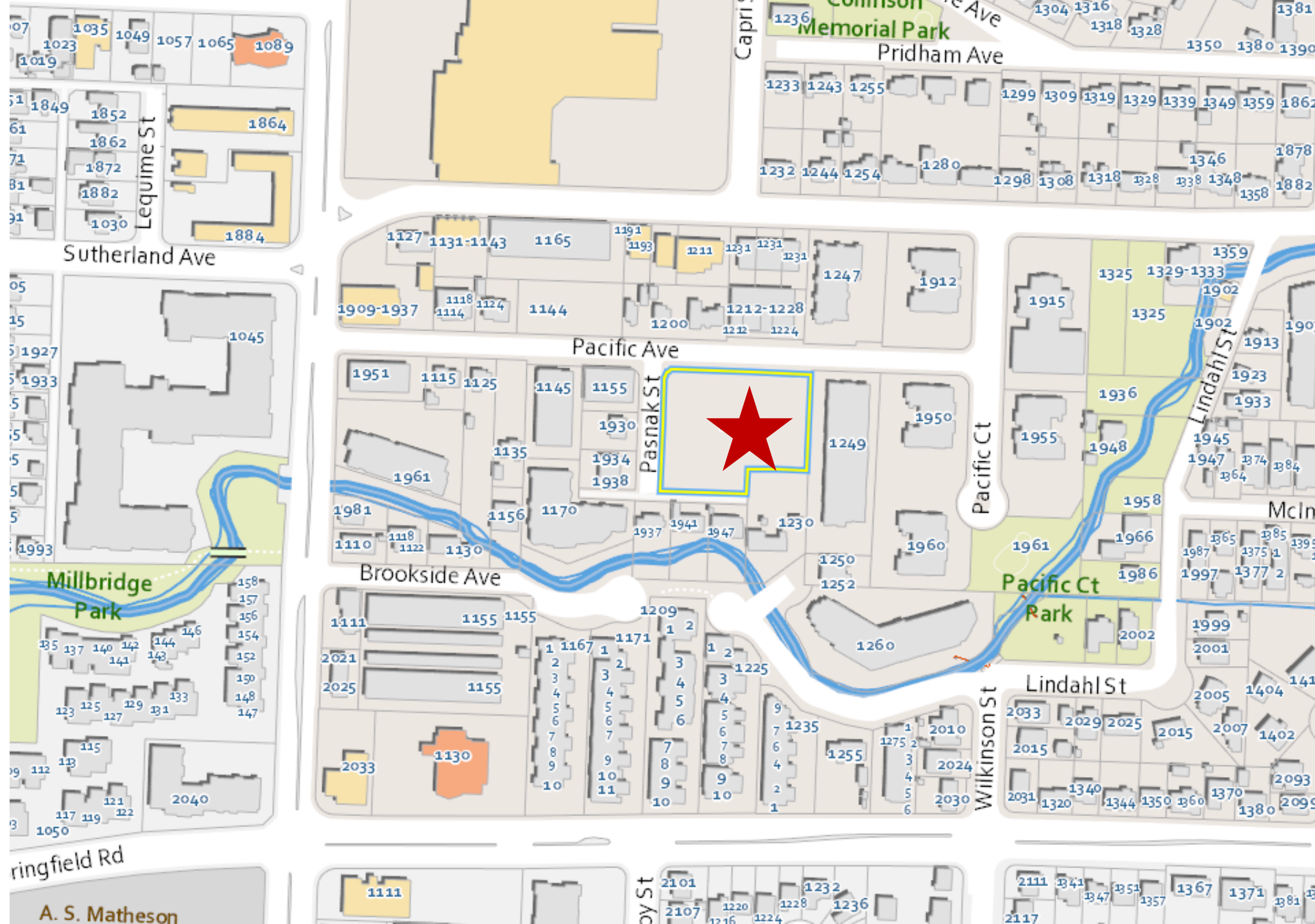
Purpose

- To issue a Development Permit for the form and character of rental apartment housing.

Development Process



Context Map



Model City

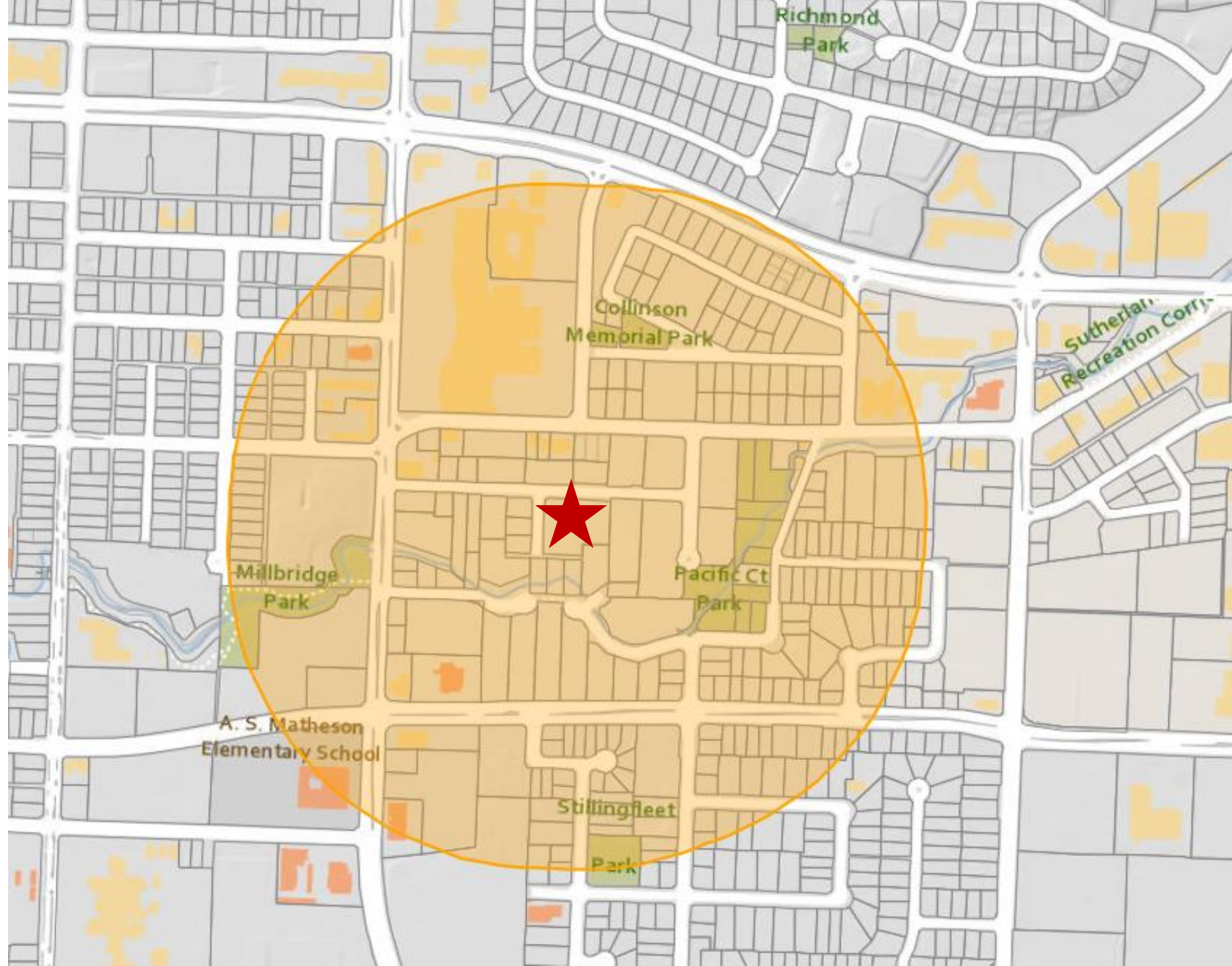
Estimated Population: 3,239

Estimated Jobs: 1,746

Residential Units: 2,003

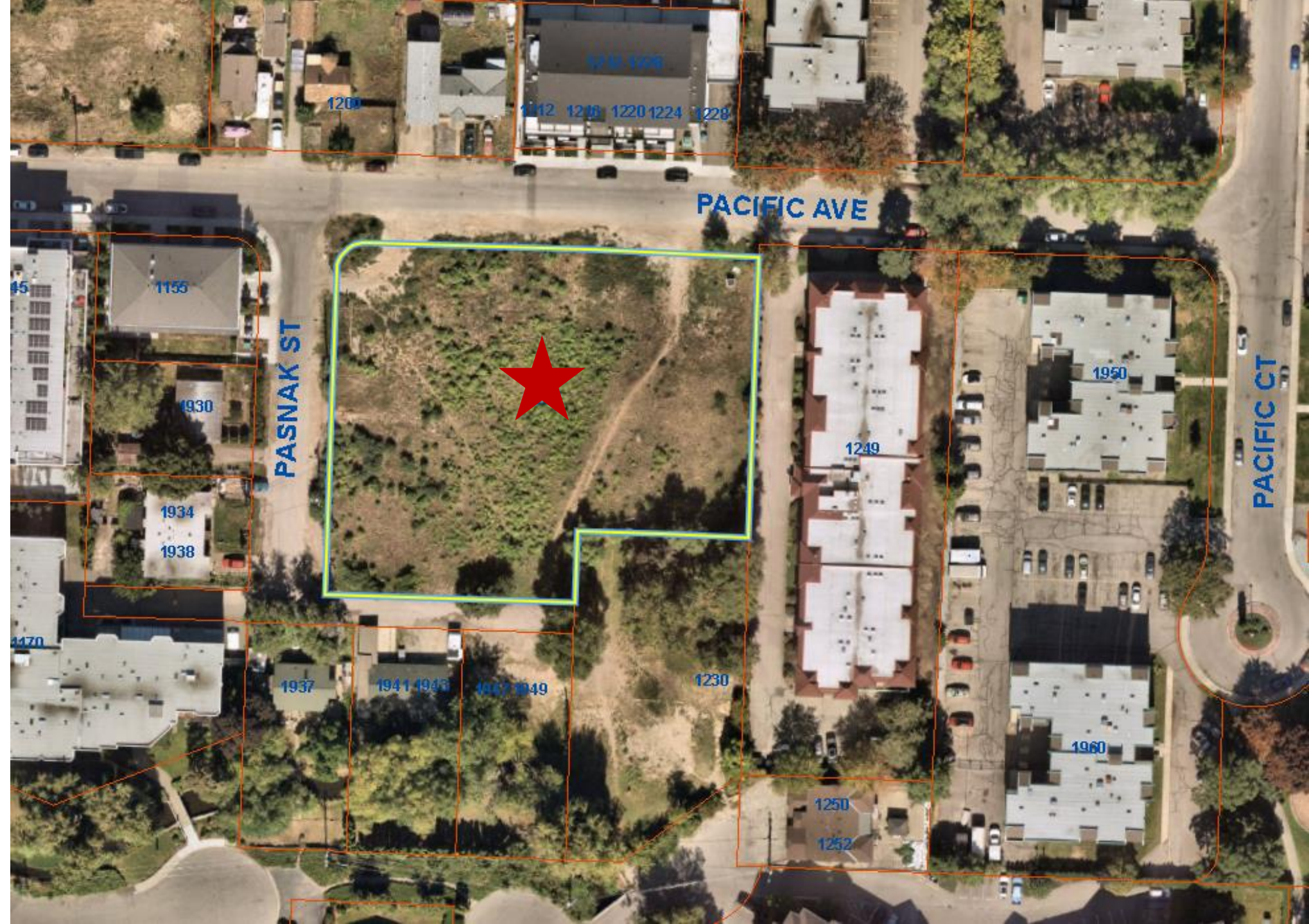
Commercial Units: 159

Industrial Units: 4





Subject Property Map

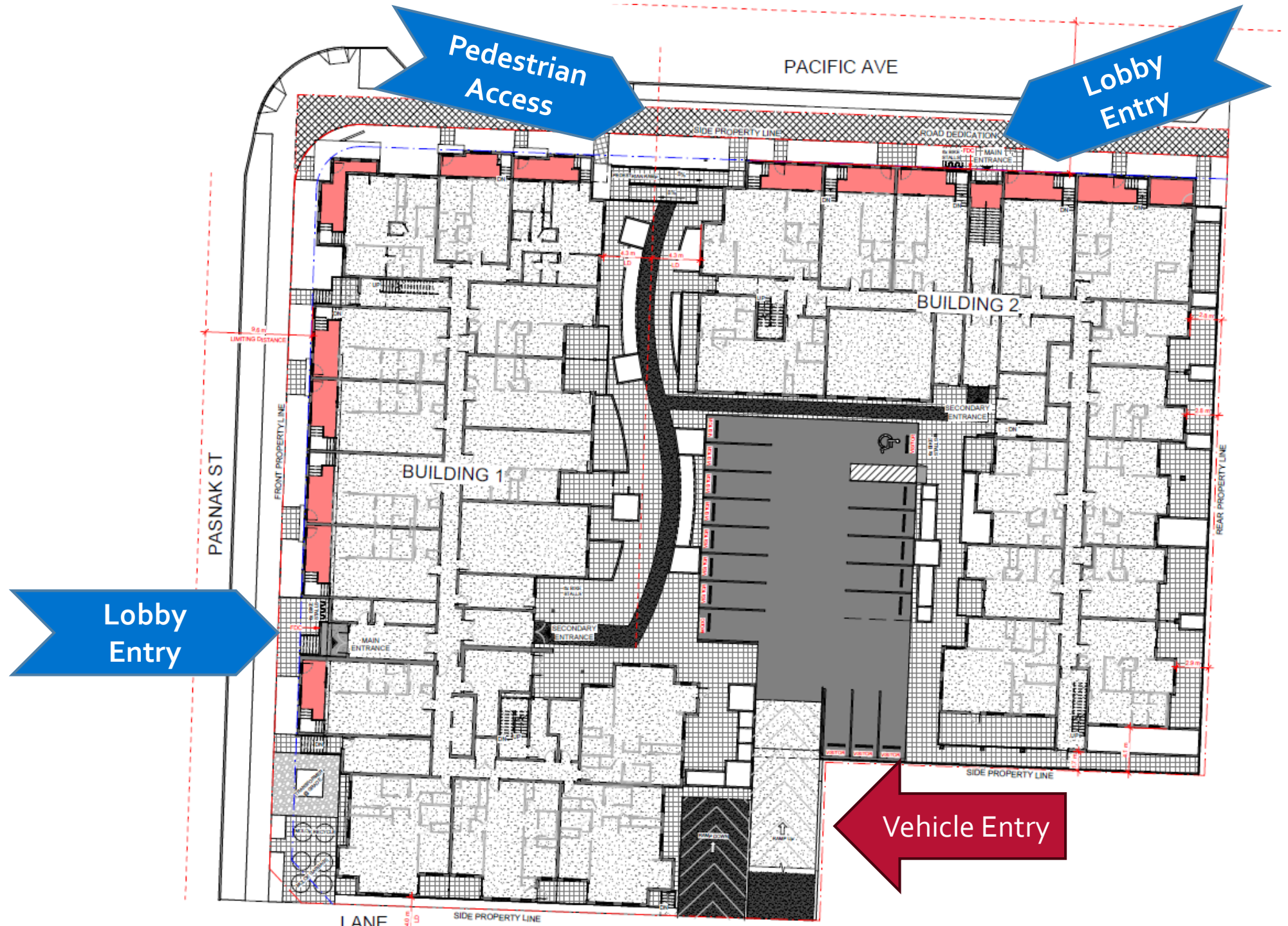


Technical Details

UC2r – Apartment Housing Rental Only

- 2 building, 6 storeys with total 208 units
 - Bachelor: 12
 - 1-Bedroom: 98
 - 2-Bedroom: 91
 - 3-Bedroom: 7
- 165 Parking Stalls (1 MODO and 10 stalls payment in lieu)
- 158 Bicycle Parking Stalls, bike wash and repair
- Indoor and Outdoor Amenity
 - Podium plaza with park space, community garden, planting beds
 - Rooftop amenity with community garden, lounge area, shade elements, BBQ and dining area
 - Two units converted for indoor amenity area

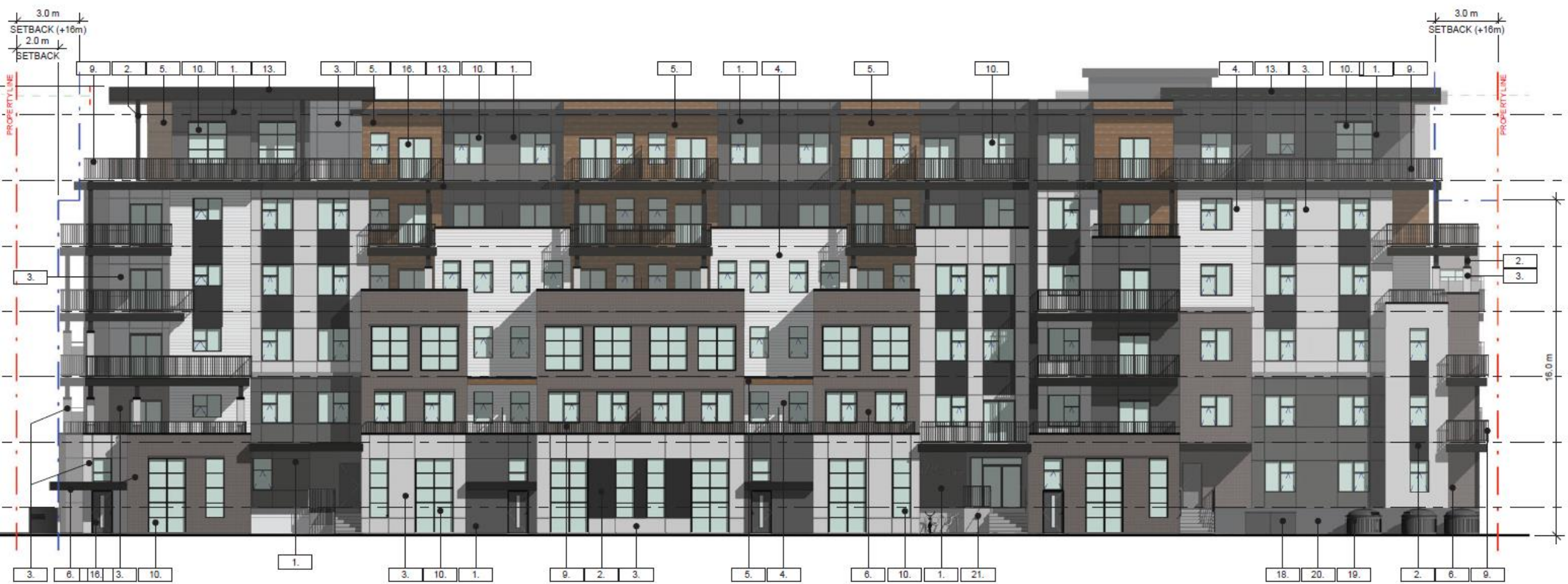
Site Plan



Elevation (North) - Pacific Avenue



Elevation (West) – Pasnak Street



Elevation (East) – Building 1



Elevation (West) – Building 2



Elevation (South) – Building 1 & 2



Elevation (East) – Adjacent land & property



Materials Board



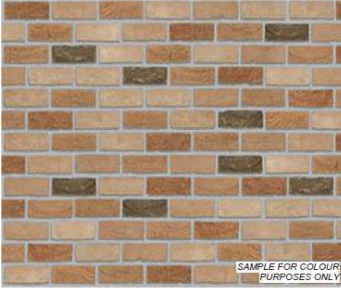
MANUFACTURER: LUX
PRODUCT: V-GROOVE HORIZONTAL ARCHITECTURAL PANEL
COLOUR & CODE: KNOTTY TEAK
ID NUMBER: 5



MANUFACTURER: THIN BRICK VENEER
PRODUCT: THIN BRICK VENEER
COLOUR & CODE: 6
ID NUMBER: 6



MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE PANEL SIDING C/W REVEAL
COLOUR & CODE: ARCTIC WHITE
ID NUMBER: 3



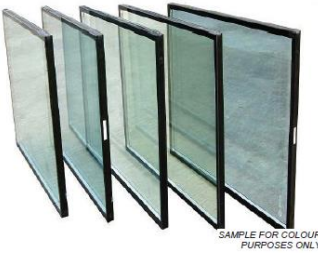
MANUFACTURER: JAMES HARDIE
PRODUCT: HARDIE PLANK VERTICAL SIDING
COLOUR & CODE: ARCTIC WHITE
ID NUMBER: 4



MANUFACTURER: N/A
PRODUCT: HORIZONTAL CABLE RAILING
COLOUR & CODE: BLACK
ID NUMBER: 9



MANUFACTURER: N/A
PRODUCT: VINYL WINDOW
CLEAR GLASS: BLACK
ID NUMBER: 10

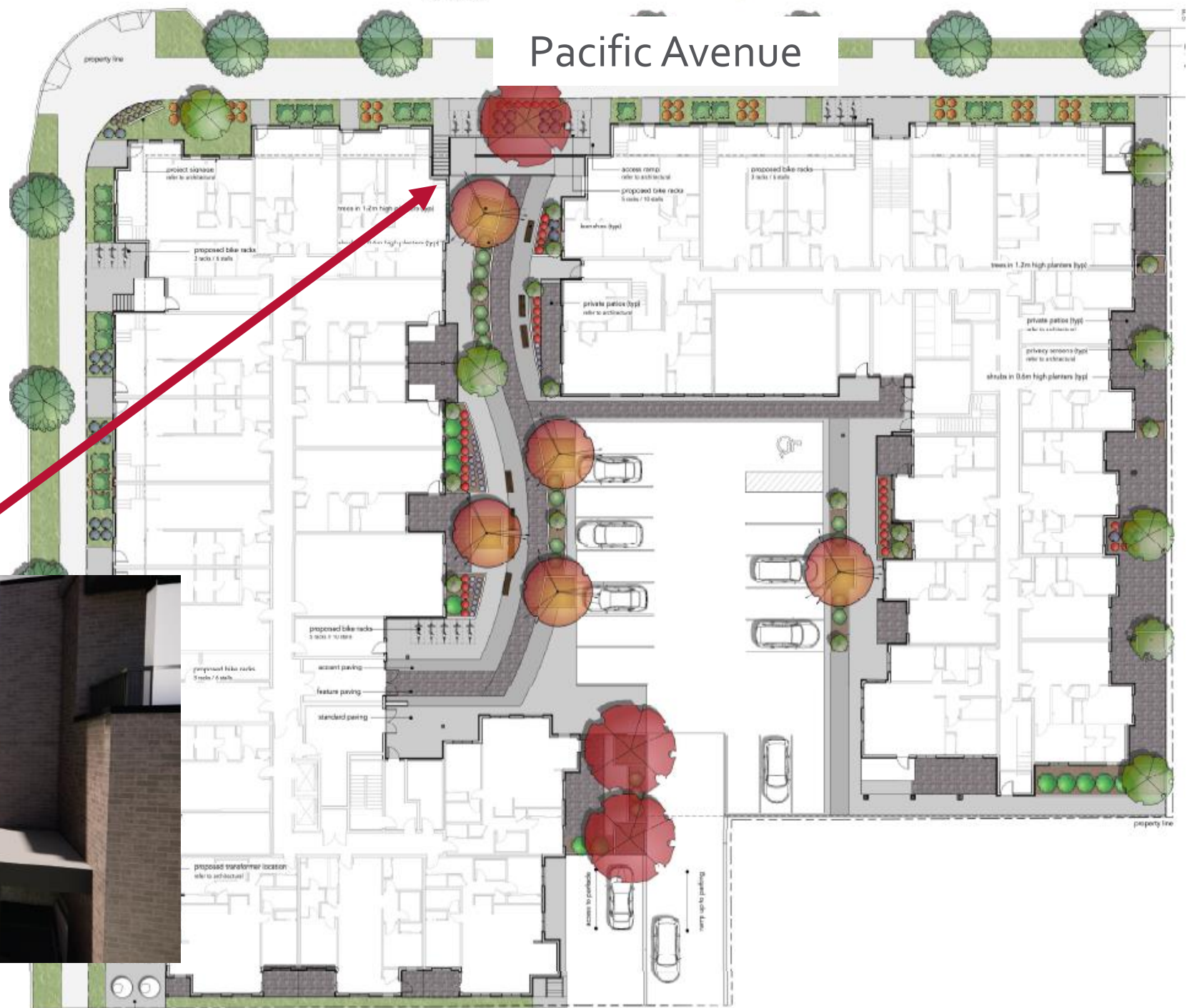


Landscape Plan



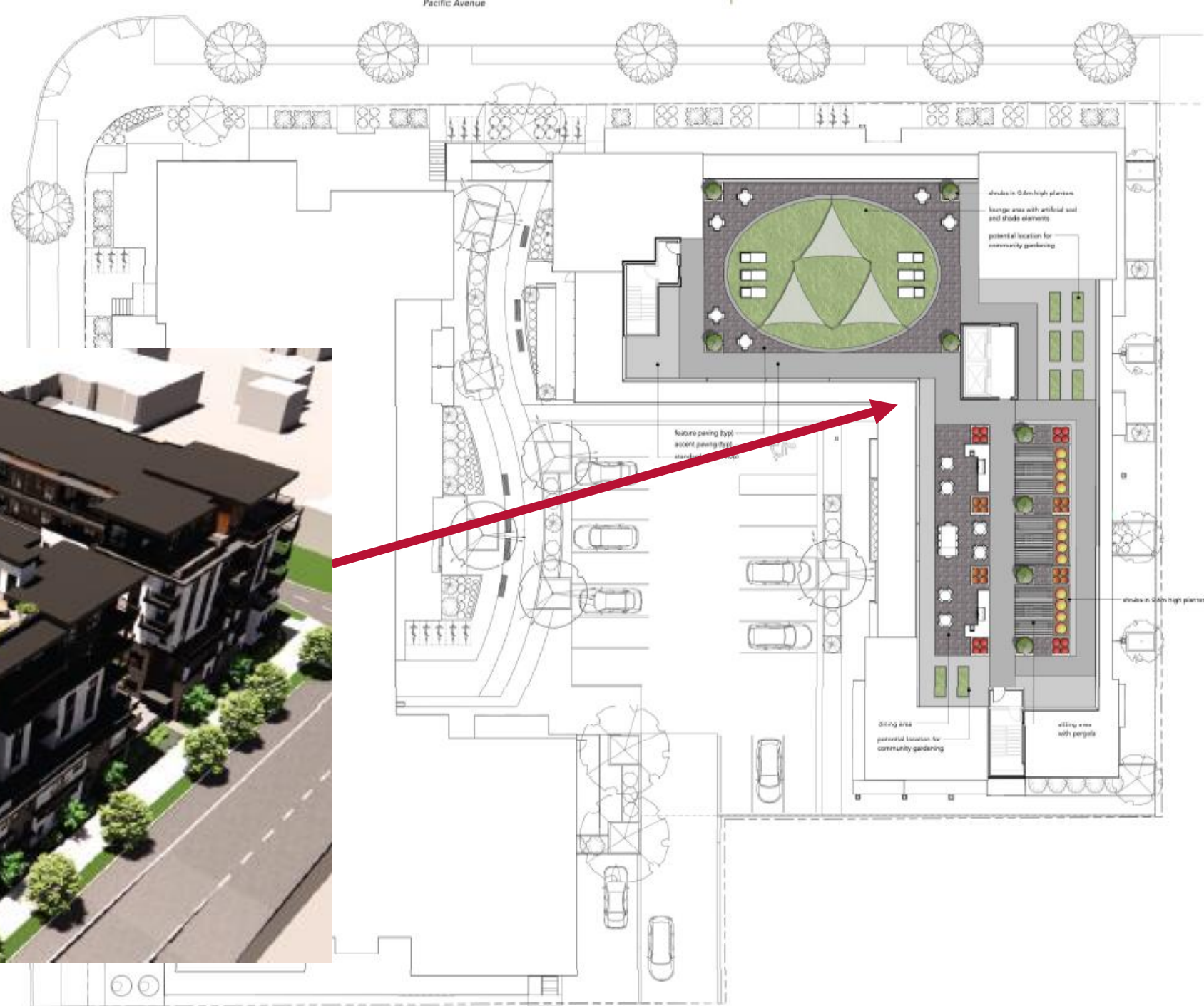
Pasnak Street

Pacific Avenue





Rooftop Amenity



Rendering SW



Rendering NW



Shadow Study



① SUMMER @ 9AM
1:1500



② SUMMER @ NOON
1:1500



③ SUMMER @ 3PM
1:1500



④ FALL @ 9AM
1:1500



⑤ FALL @ NOON
1:1500



⑥ FALL @ 3PM
1:1500



⑦ WINTER @ 10AM
1:1500



⑧ WINTER @ NOON
1:1500



⑨ WINTER @ 2PM
1:1500

Street Context

Adjacent Property



2 SITE CONTEXT ELEVATION
1/8" = 1'-0"

1239 Pacific Ave

Pasnak Street



OCP Design Guidelines

- Orienting primary building façade and entry to the fronting streets
- Integrating off-street parking underground, hidden by ground-oriented townhomes
- Unified architectural concept between both buildings, with variation in façade treatments
- Upper floor step backs, patios, and balconies provide direct sightlines
- Indoor and outdoor amenity provided, ground plaza and rooftop area

Staff Recommendation

- Staff recommend support for the proposed development permit as it:
 - Meets majority of OCP Design Guidelines
 - No variances