



CD-1 Rezoning Application 454 West Pender Street

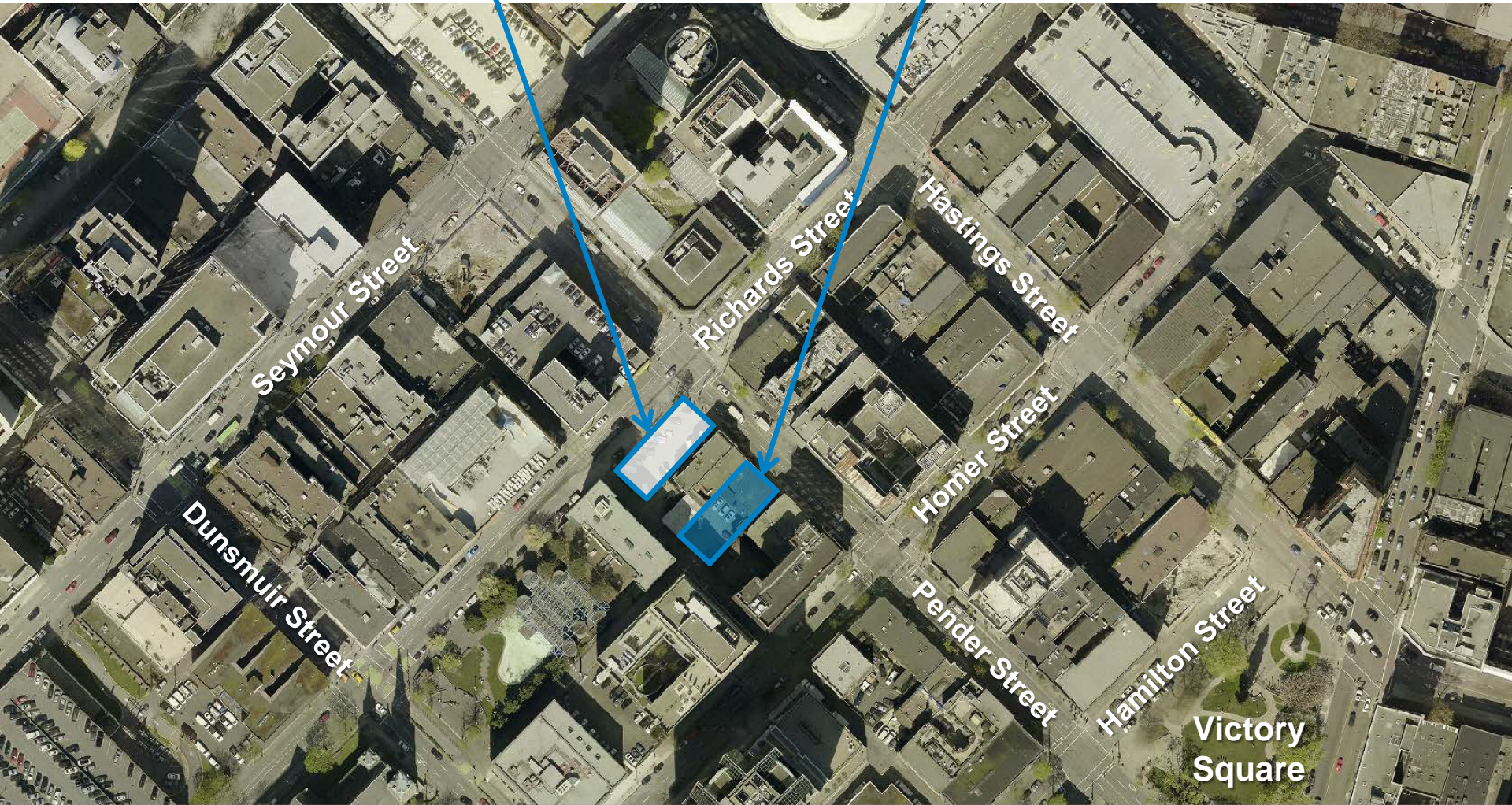
Public Hearing
November 15, 2016



Site Context

SUBJECT SITE
454 West Pender Street

COMPANION SITE
424-428 West Pender Street



- 2005: Victory Square Policy Plan
- 2006: Victory Square Guidelines
- 2010: Historic Area Height Review
- 2014: Downtown Eastside Plan and Rezoning Policy



Rezoning Application

- Density: 8.56 FSR
- Height: 32 m (105 ft.)
- Secured Market Rental Housing:
 - 68 units
- Commercial Use at grade



Family Housing

	454 West Pender Street (subject site) # of units	424-428 West Pender Street (companion site) # of units	Both Sites Total # of units	Both Sites % of total units
Studio	38	32	70	50.0%
1 Bed	0	34	34	24.3%
2 Bed (family units)	30	6	36	25.7%
TOTAL	68	72	140	100.0%
% family units	44%	6%	25.7%	

Rezoning Application:

December, 2015

July, 2016

Community Open House:

March 7, 2016

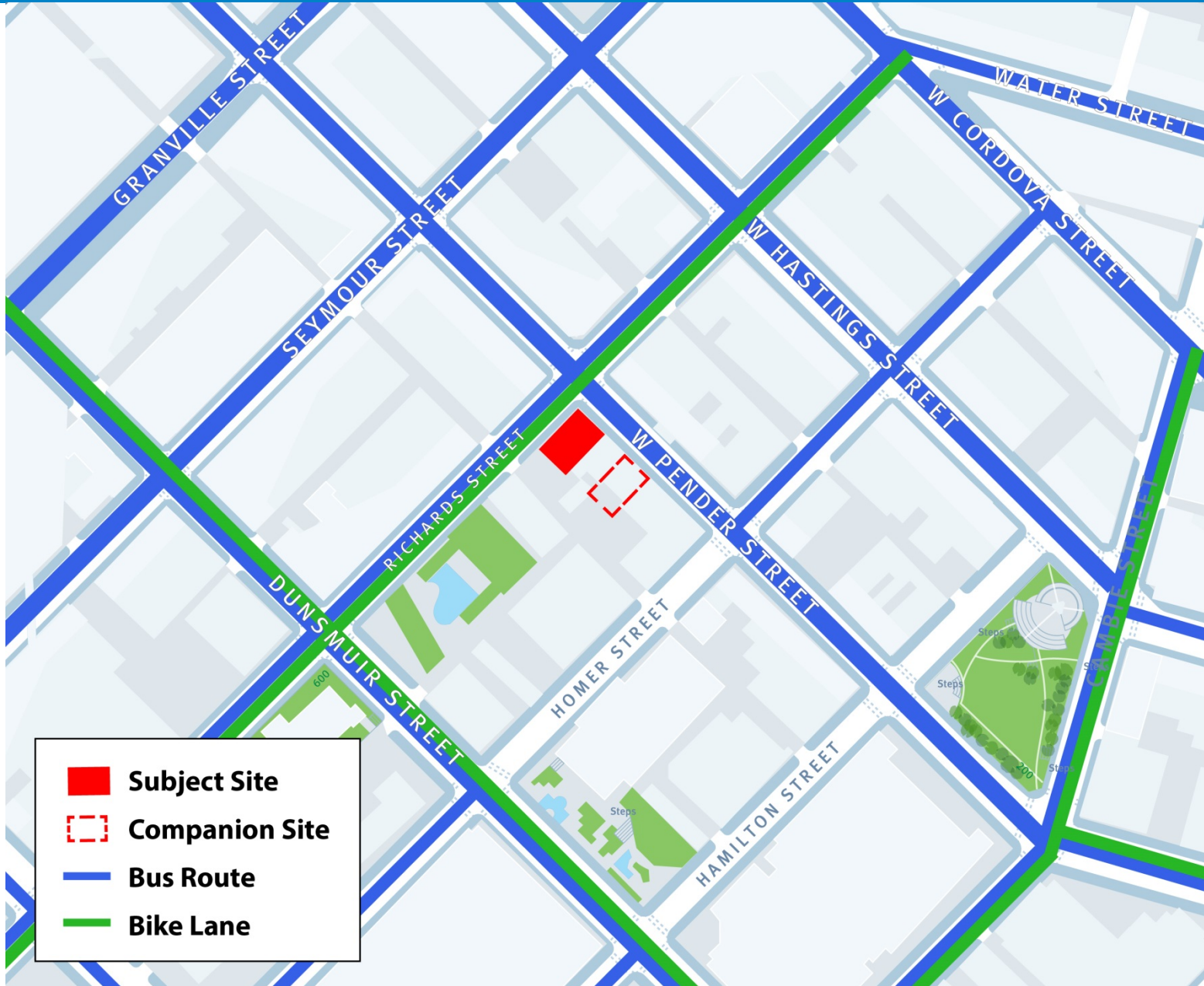
Support for:

- Car share on site
- Building design

Concerns:

- Construction noise





Progress towards units in the City's Downtown Eastside Plan*

	TARGETS	CURRENT PROJECTS				GAP
	10-year (2023)	Completed	Under Construction	Approved	Total	Above or Below 10-yr Target
Secured Market Rental Housing Units	1,650	19	165	144	328	1.322 Below Target

* To June 2016 - unit numbers exclude the units in this proposal.



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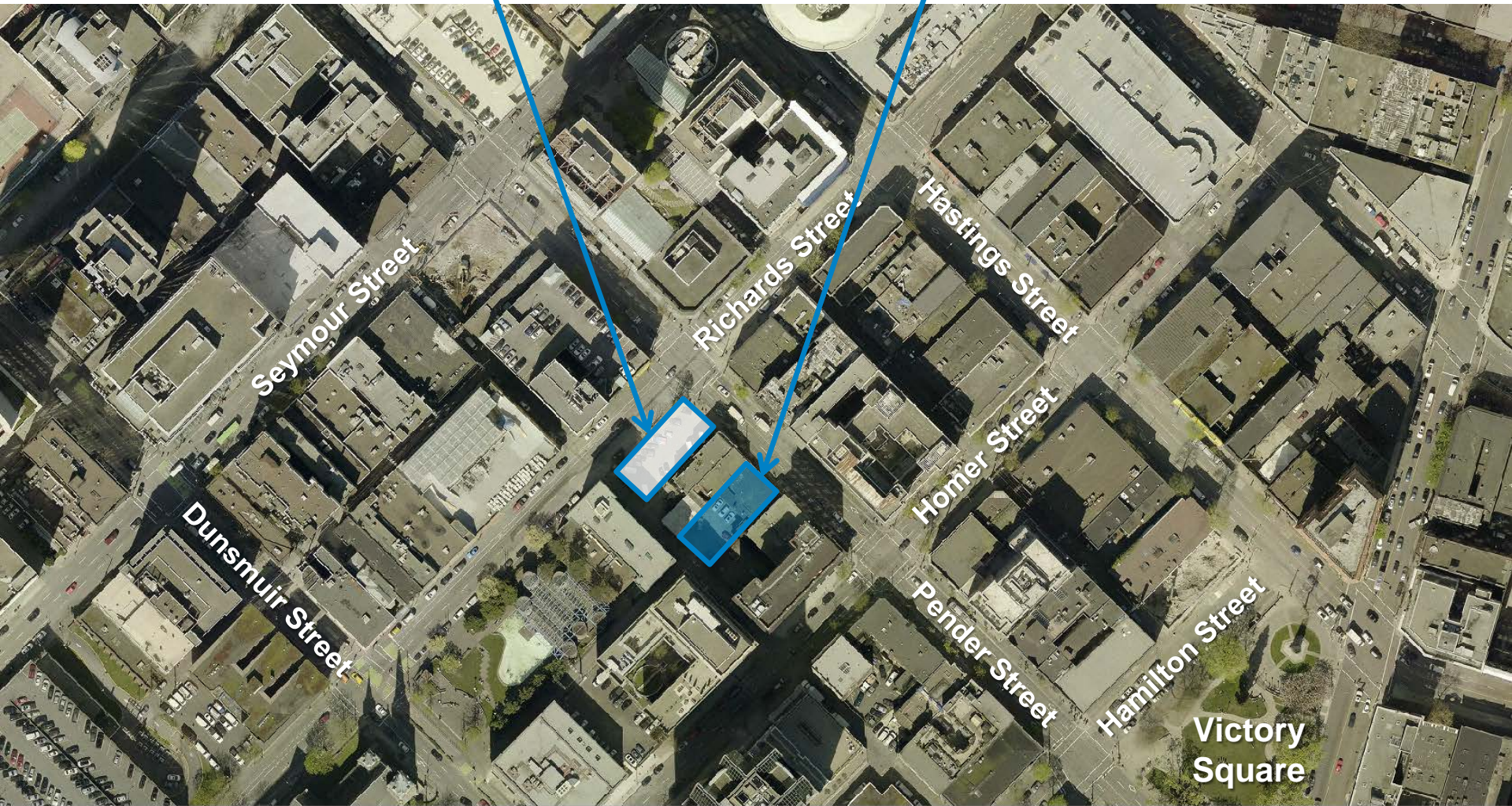
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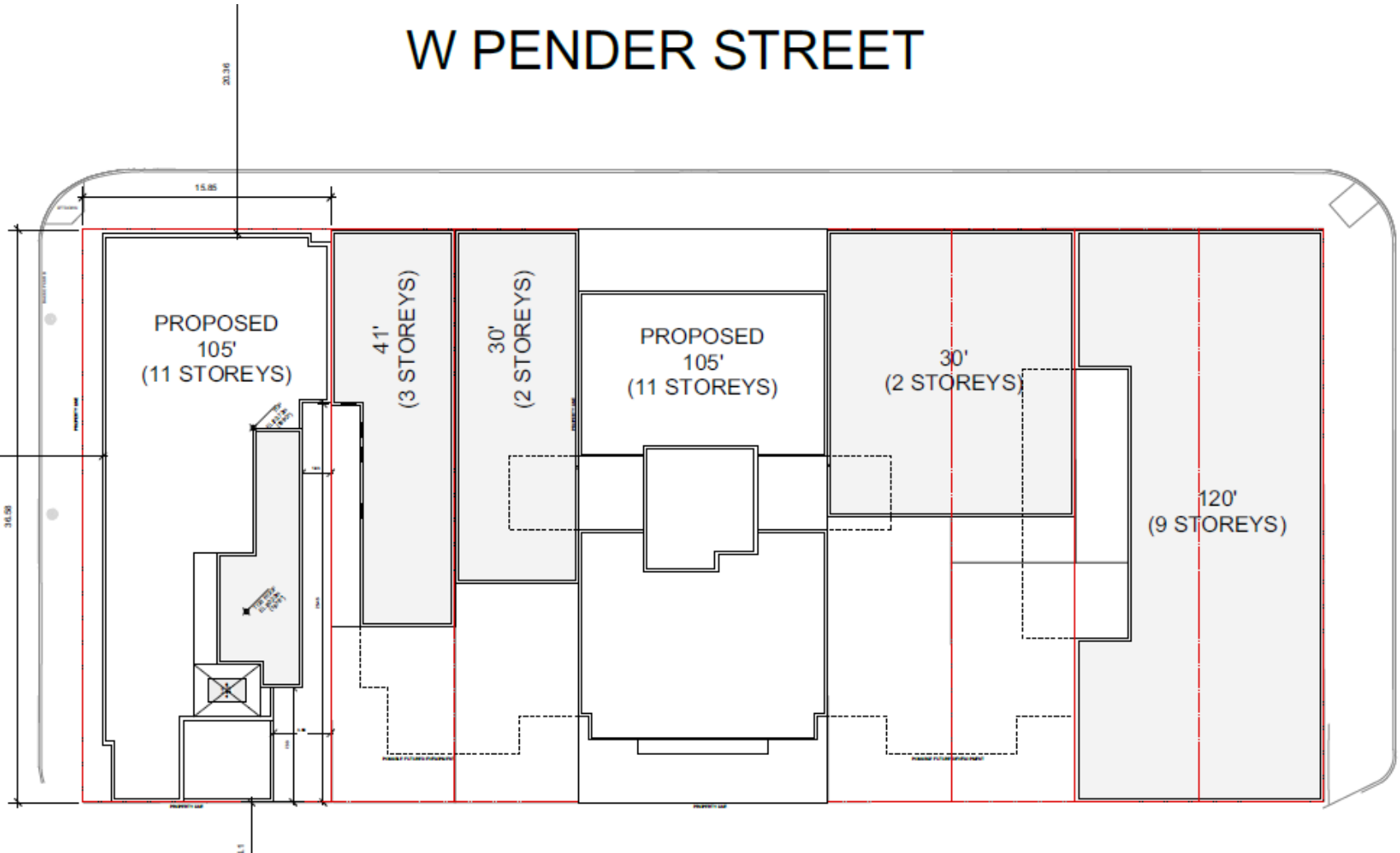


Family Housing

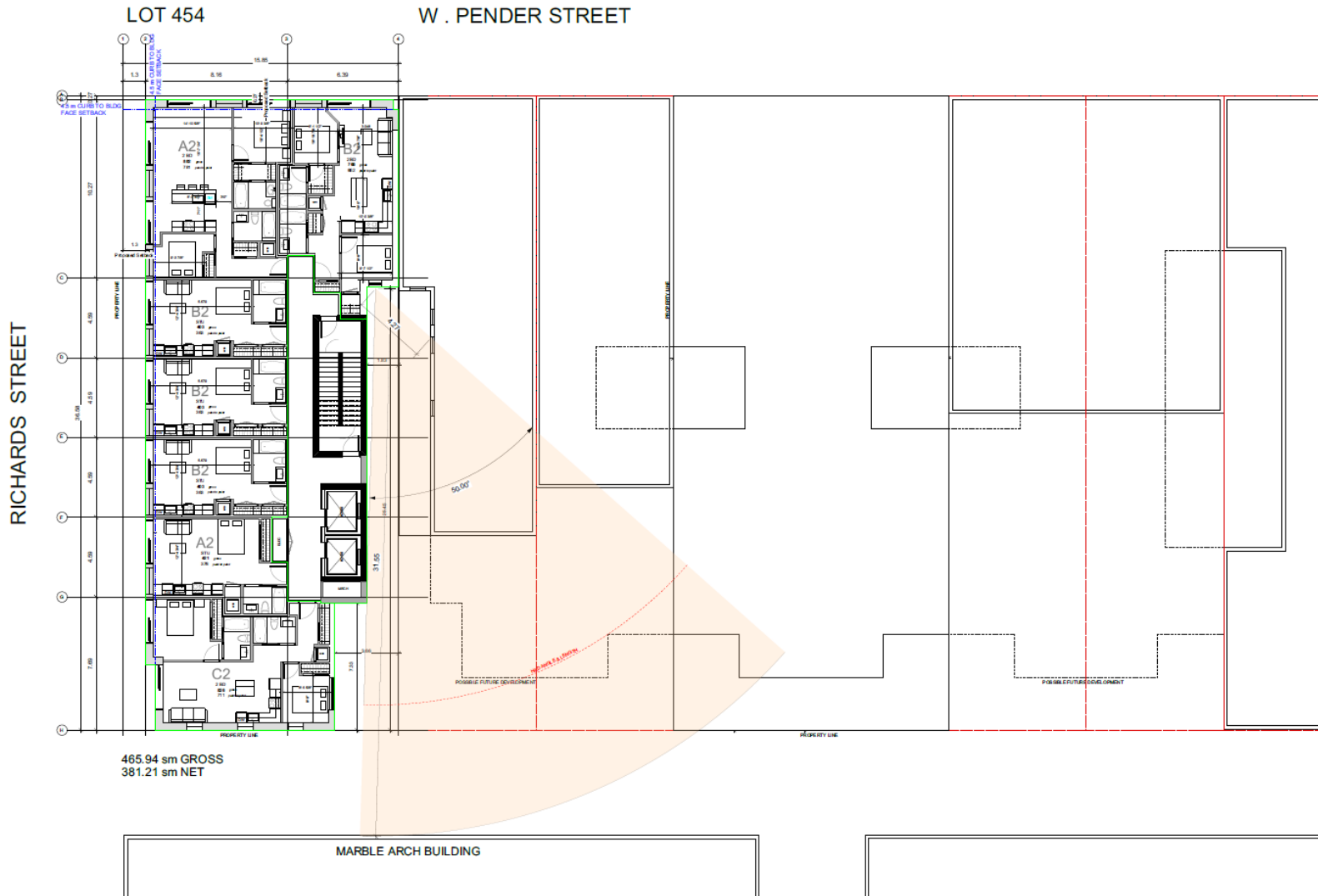
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RICHARDS STREET

W PENDER STREET



Floor Plans – Levels 3-10

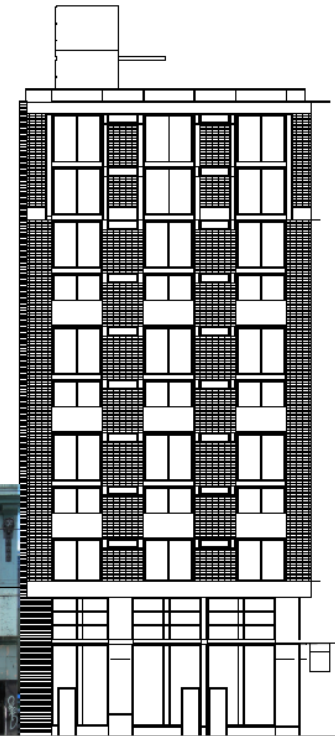
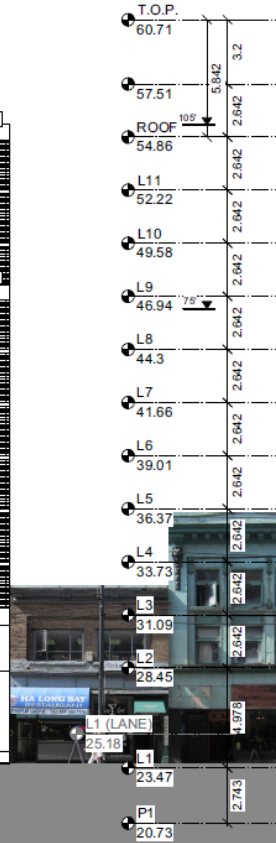
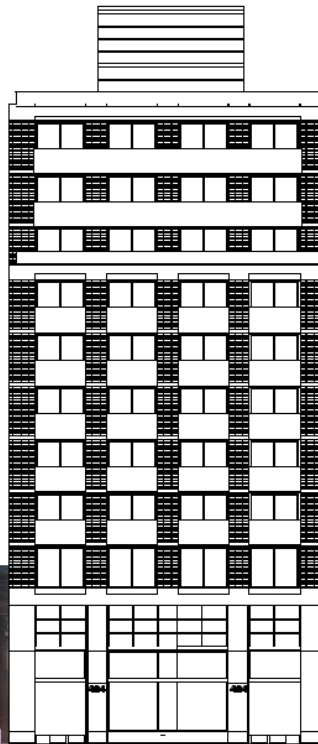


North Elevation (from Pender St)

All portions above roof slab are to be excluded from height calculations as these portions are considered as access to and infrastructure for green roof as per city of Vancouver, February 2009 bulletin.

Any items listed in Z&D Bylaw 10.11 are exempt from building height.

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NORTH ELEVATION (PENDER)

West Elevation

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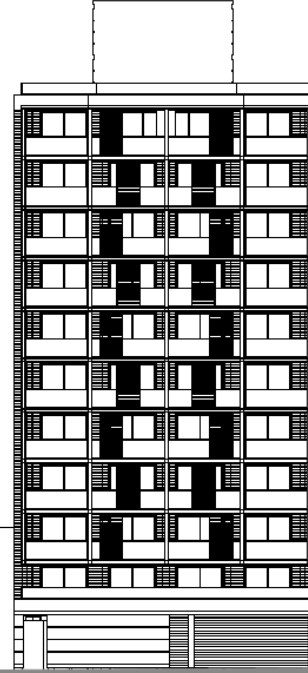
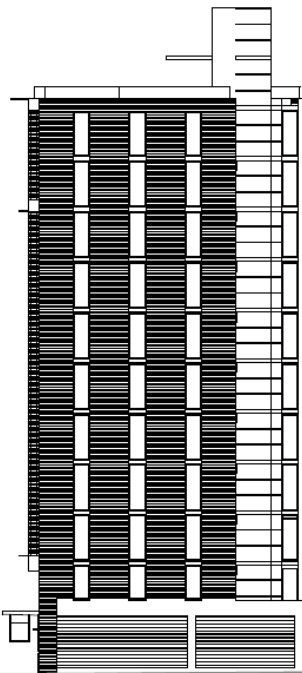
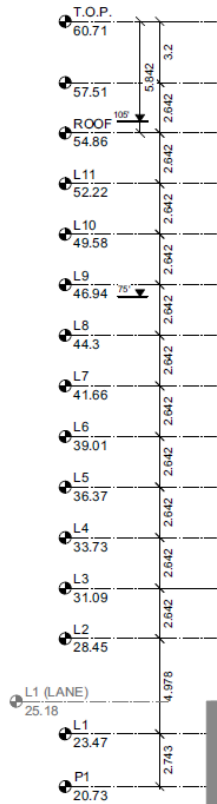
WEST ELEVATION (RICHARDS)

South Elevation (from lane)

454

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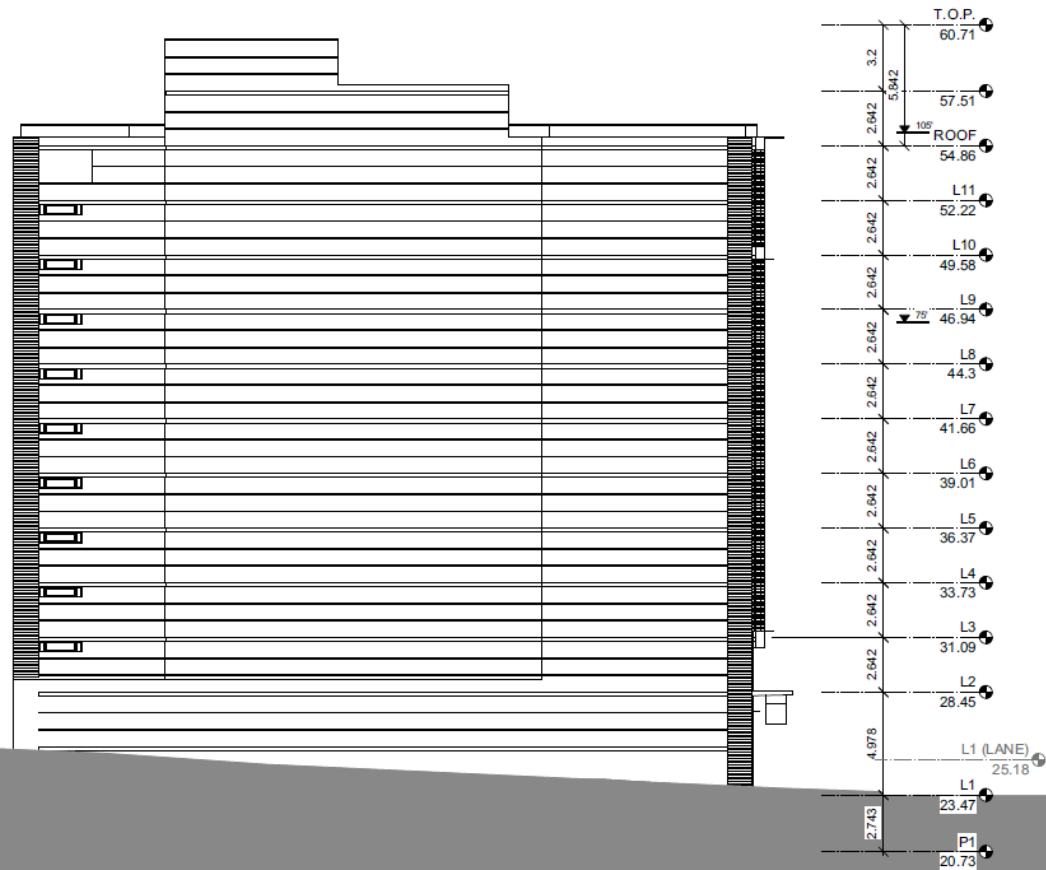


SOUTH ELEVATION (LANE)

East Elevation

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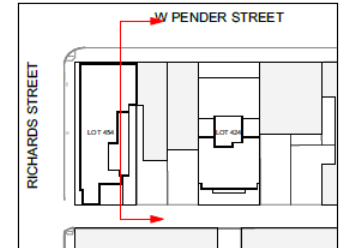
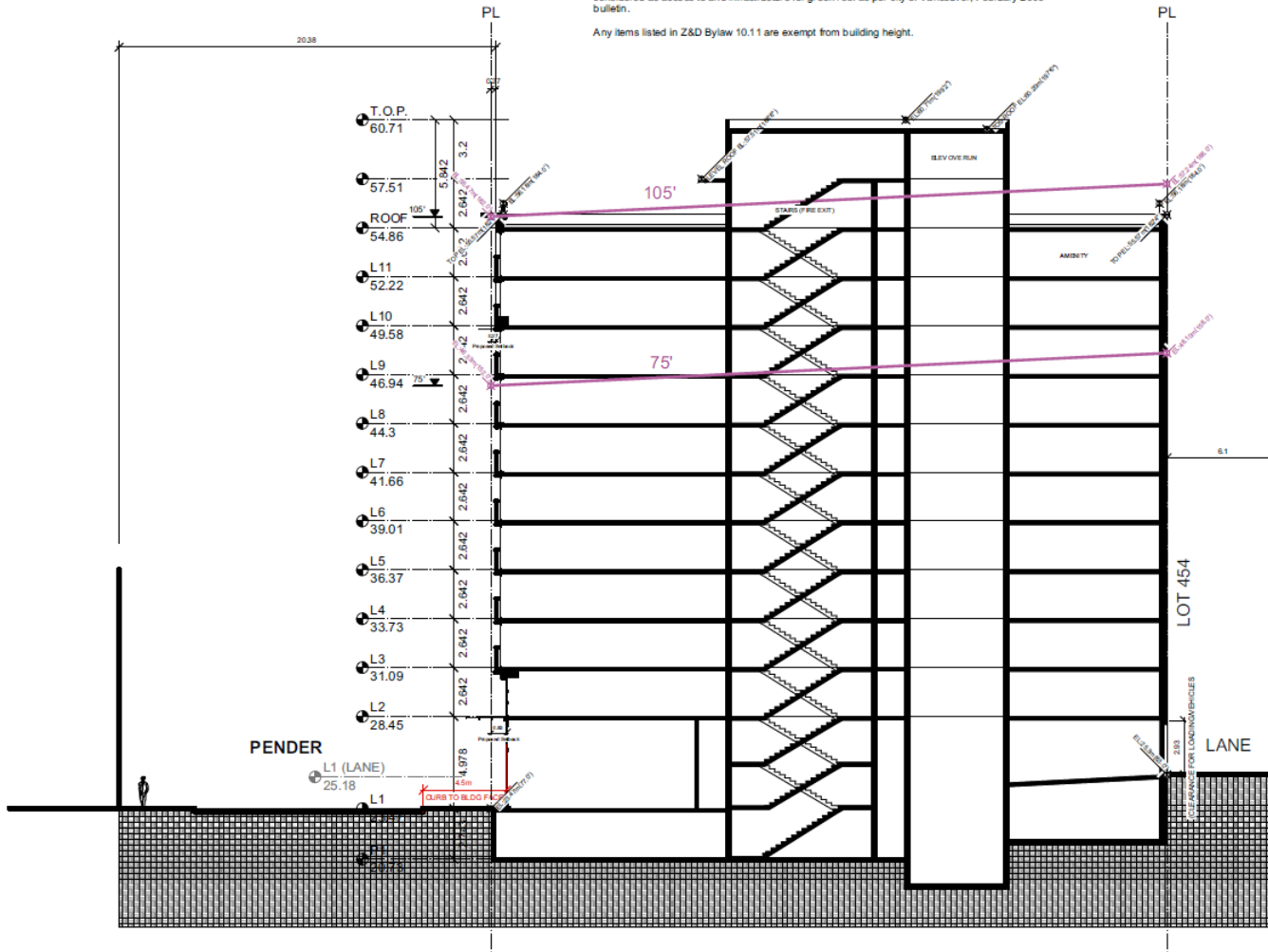


EAST ELEVATION

North-South Section

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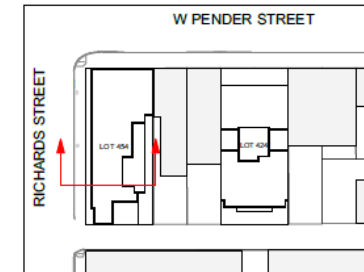
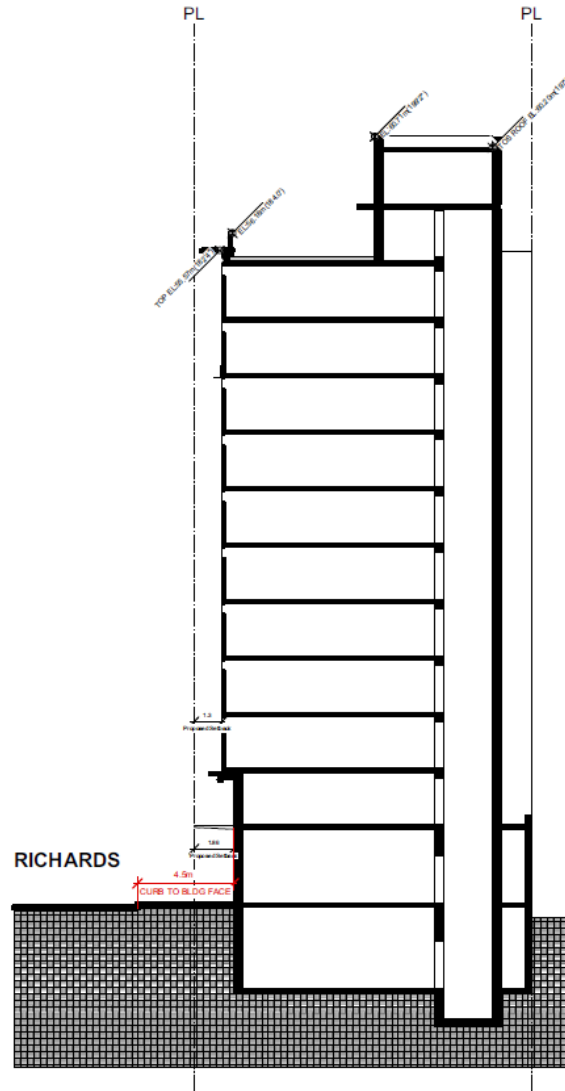
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East-West Section

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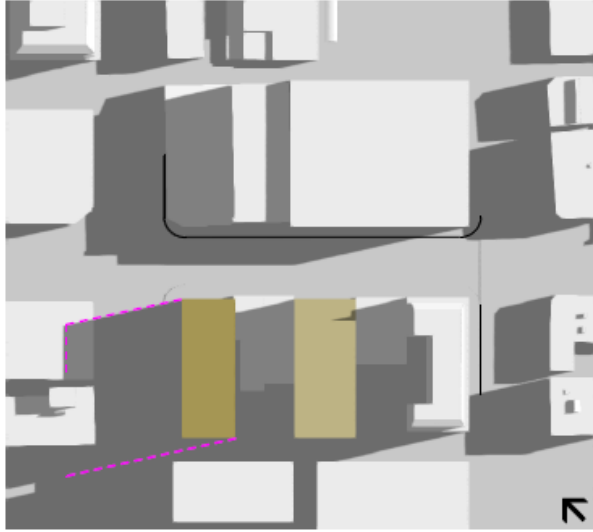
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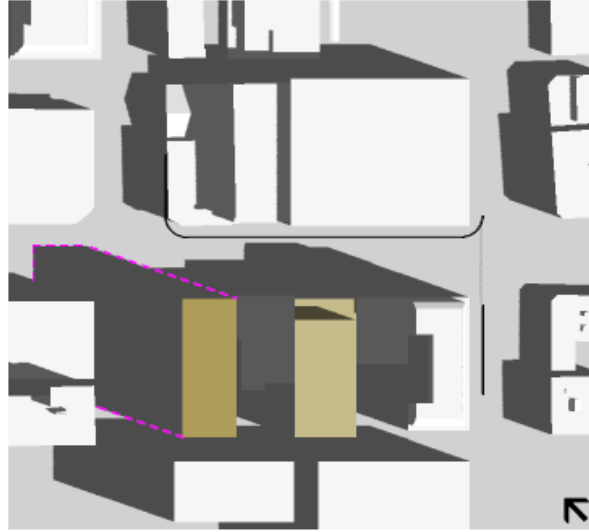


Shadow Studies

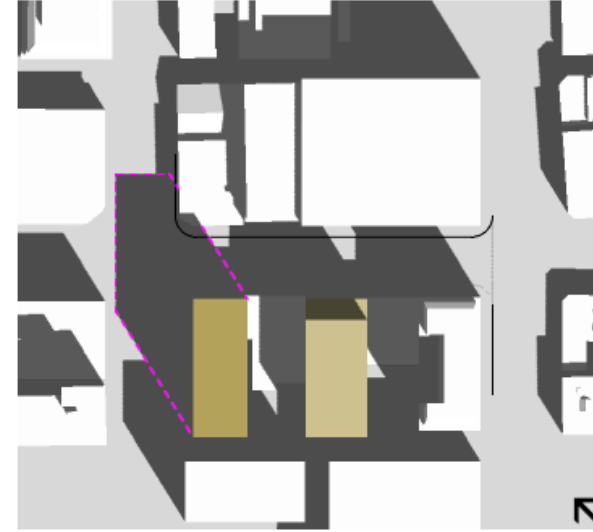
MARCH



10 AM

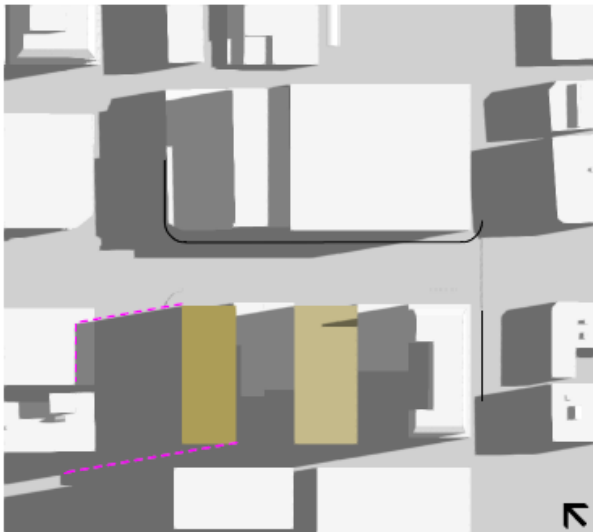


12 PM



2 PM

SEPTEMBER



10 AM



12 PM



2 PM