



CD-1 Rezoning Application 424-428 West Pender Street

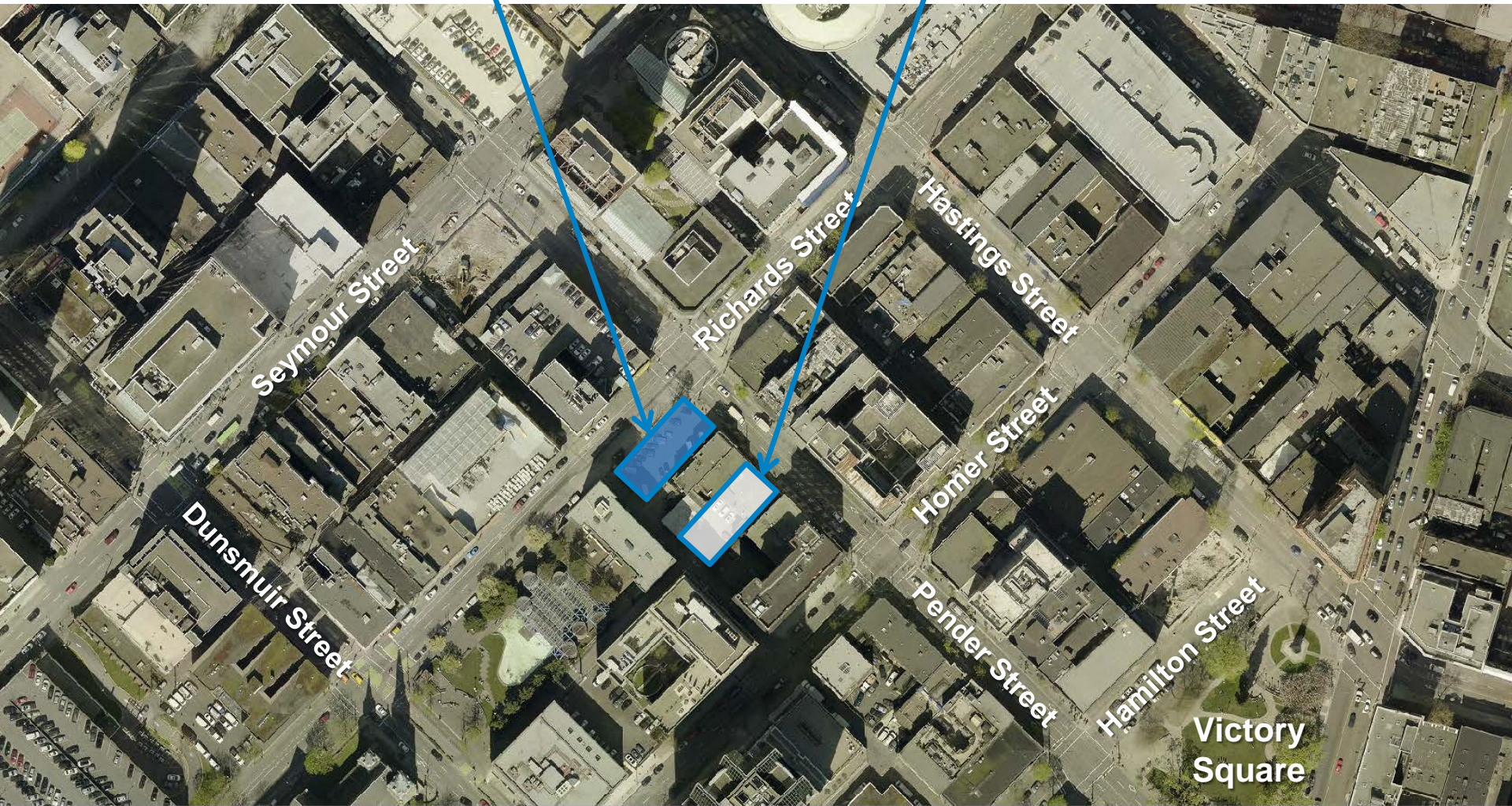
**Public Hearing
November 15, 2016**



Site Context

COMPANION SITE
454 West Pender Street

SUBJECT 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: 8.14 FSR
- Height: 32 m (105 ft.)
- Secured Market Rental Housing:
 - 72 units
- Commercial Use at grade



Family Housing

	454 West Pender Street (companion site) # of units	424-428 West Pender Street (subject 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

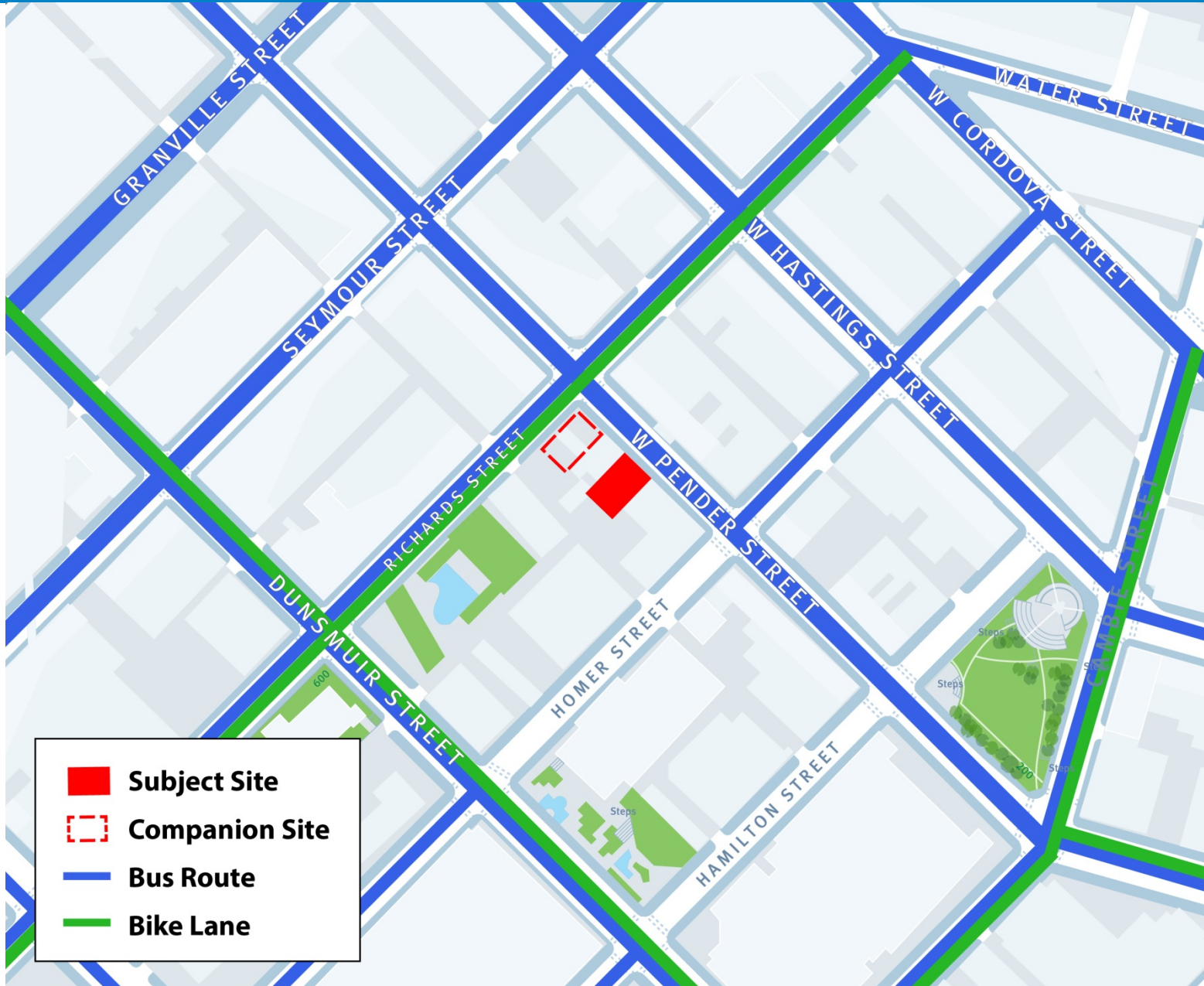
Support for:

- Car share on site

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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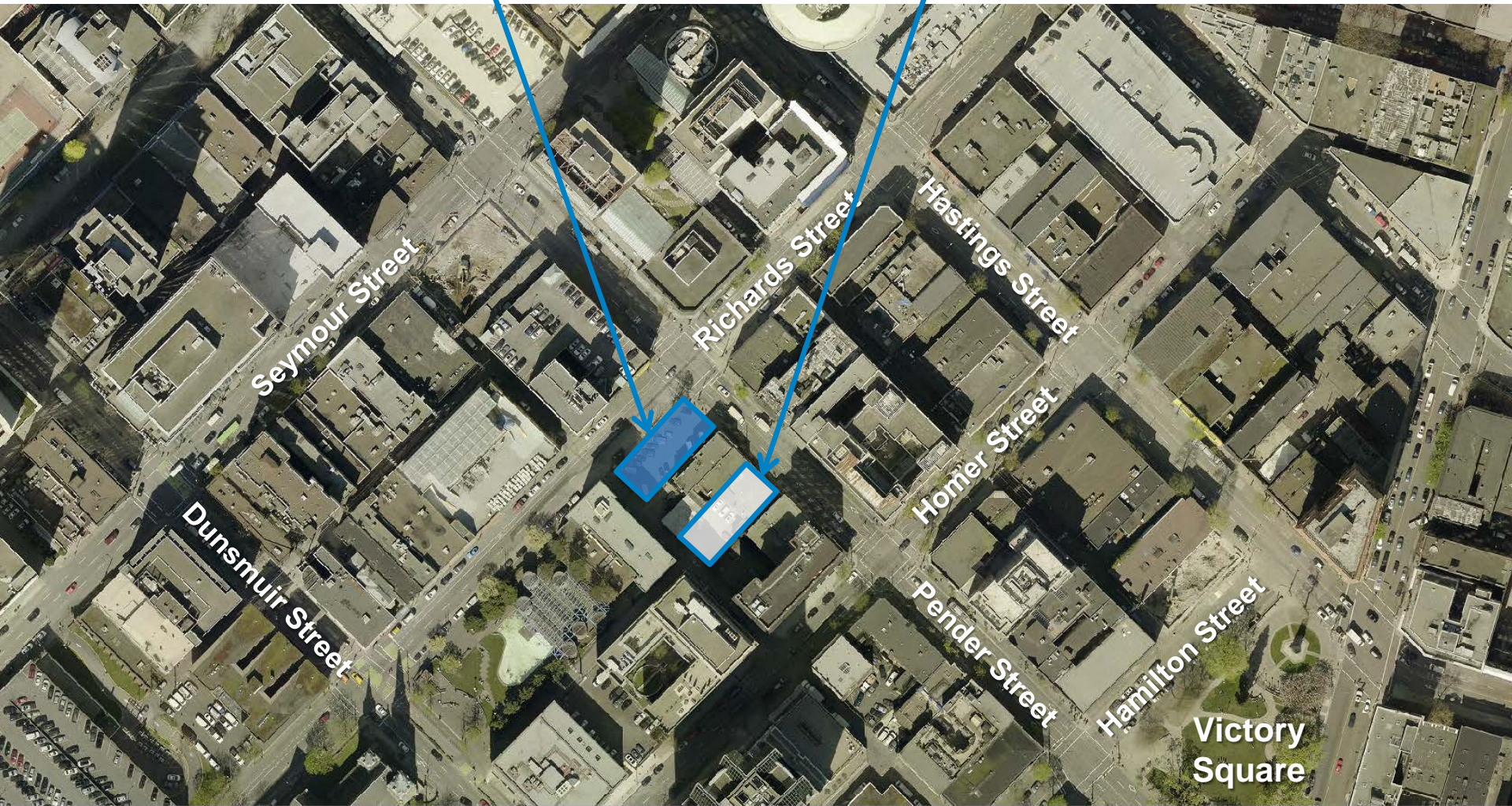
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COMPANION SITE
454 West Pender Street

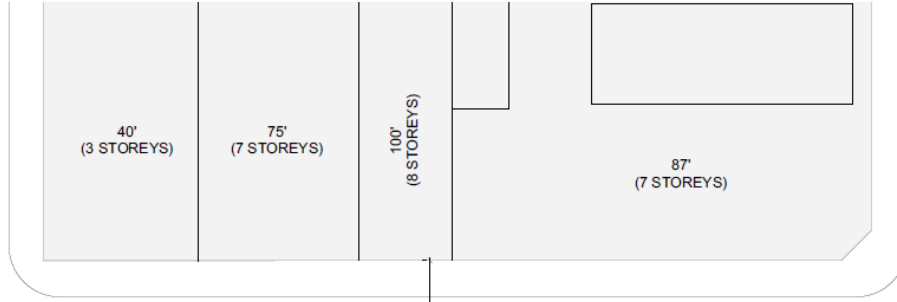
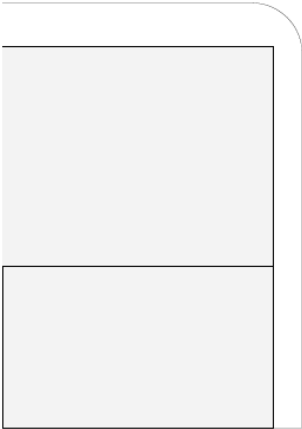
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424-428 West Pender Street



Family Housing

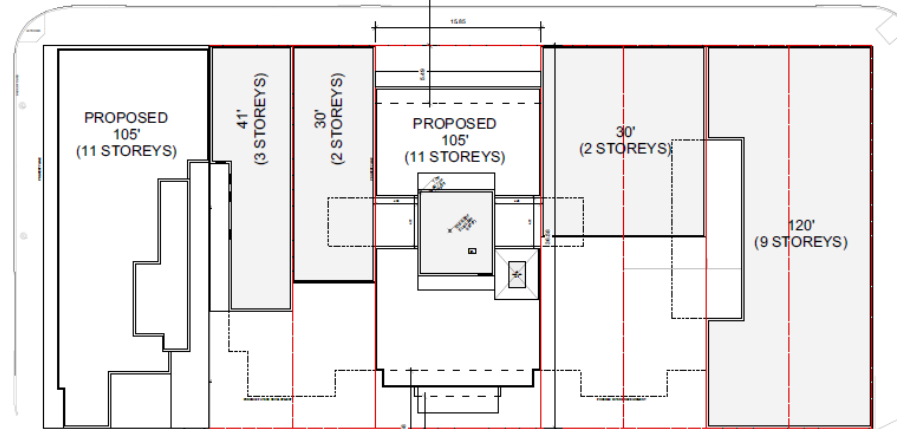
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Context Plan

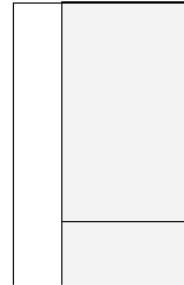
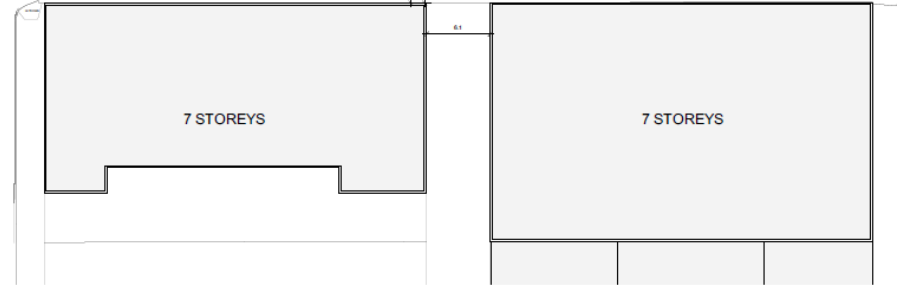
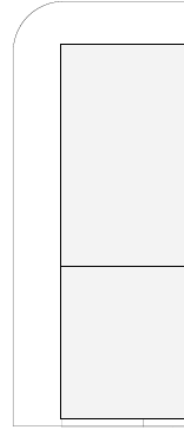


W PENDER STREET

RICHARDS STREET



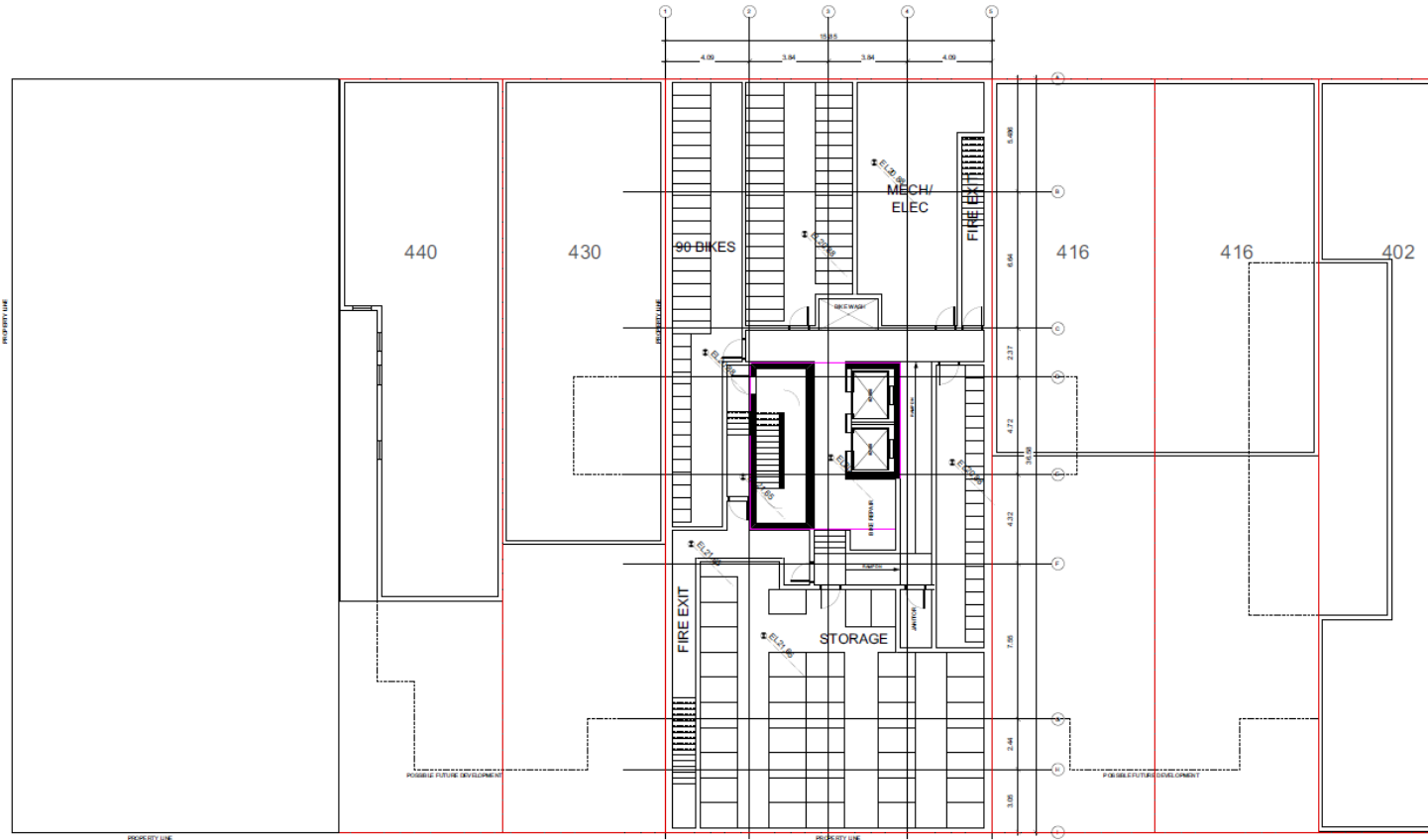
HOMER STREET



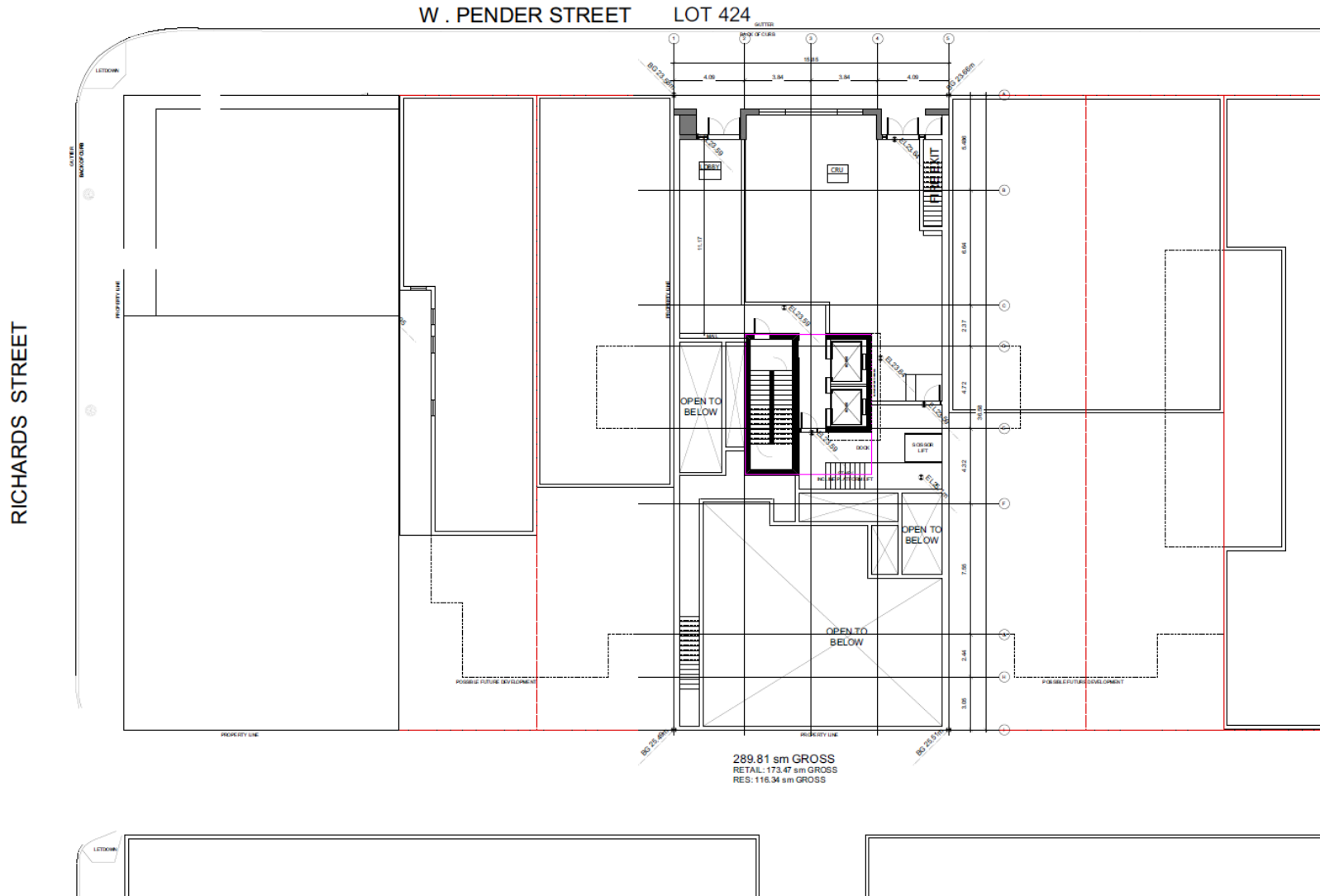
Parking Plan – P1

RICHARDS STREET

W. PENDER STREET LOT 424



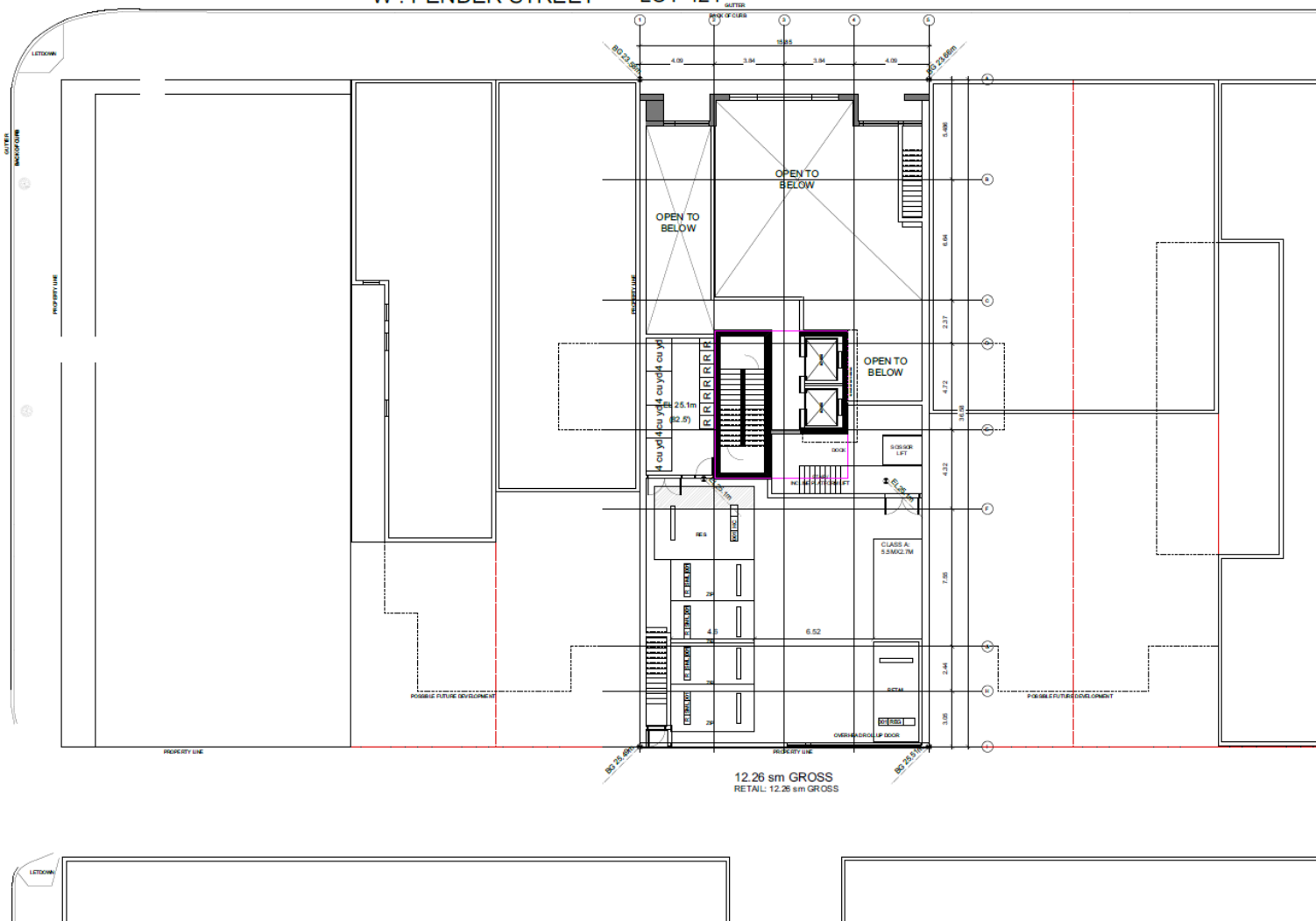
Floor Plans – Level 1



Floor Plans – Level 1.5

RICHARDS STREET

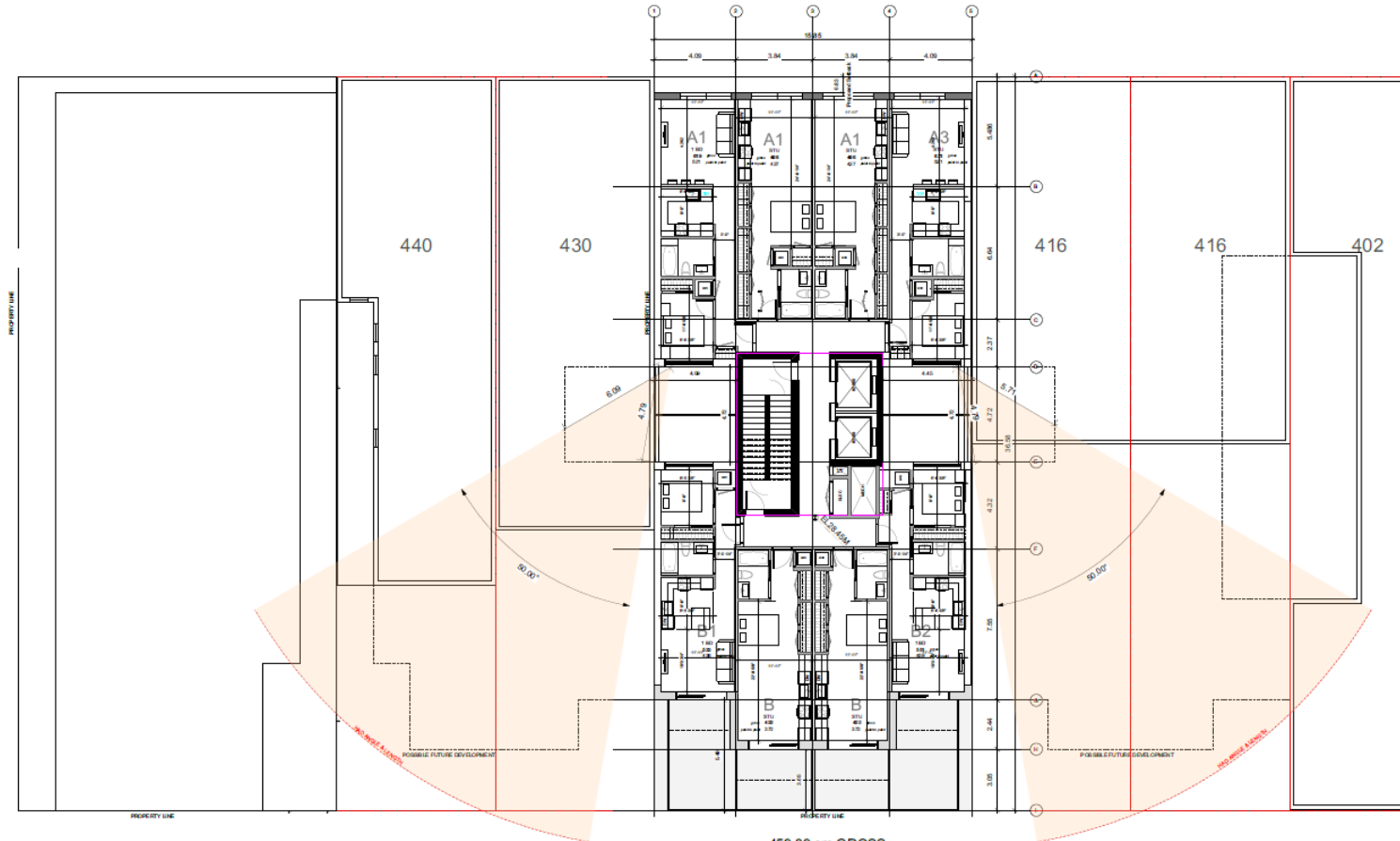
W . PENDER STREET LOT 424



Floor Plans – Level 2

W . PENDER STREET LOT 424

RICHARDS STREET

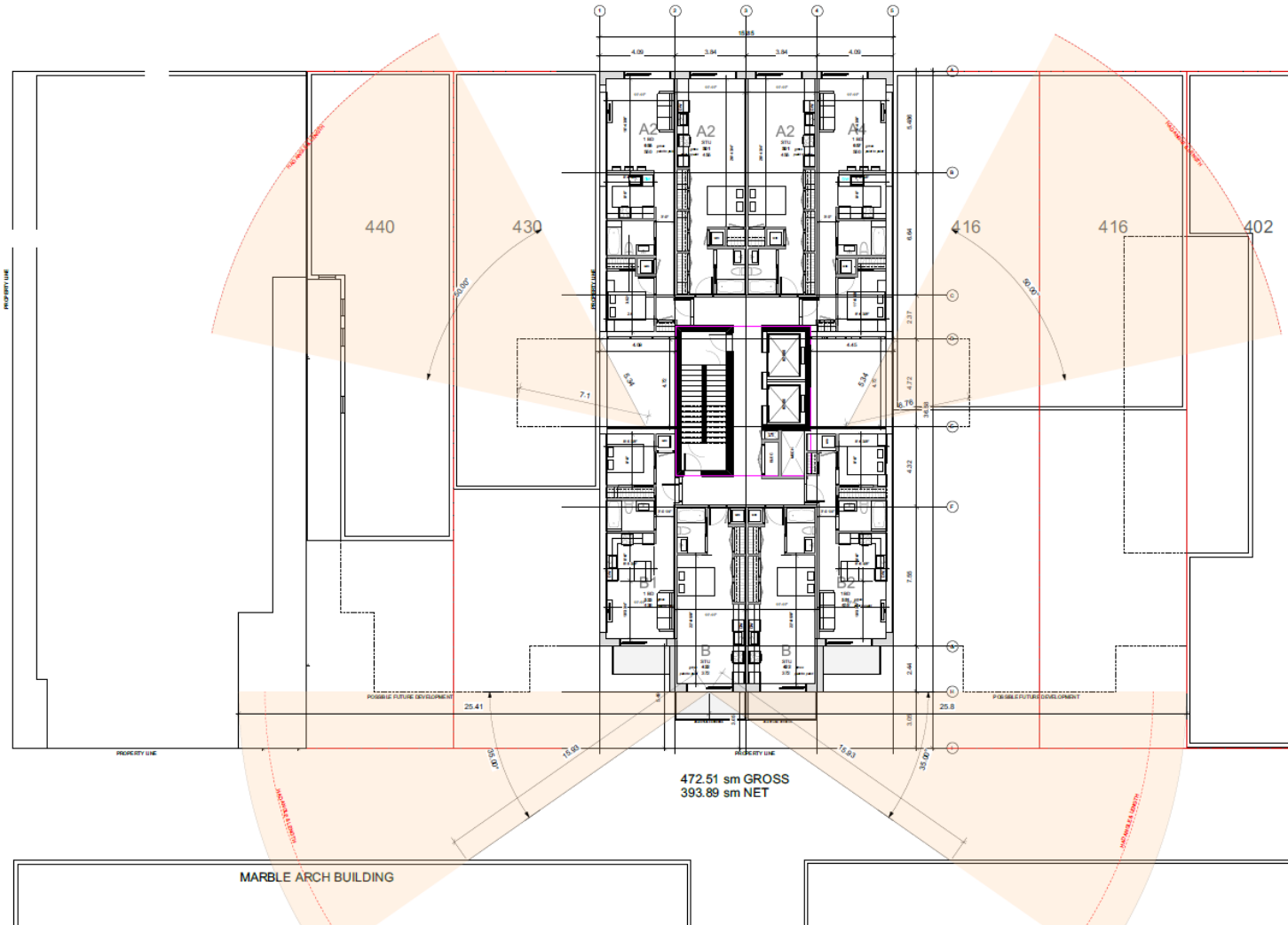


459.39 sm GROSS
380.77 sm NET

Floor Plans – Level 3-8

RICHARDS STREET

W. PENDER STREET LOT 424

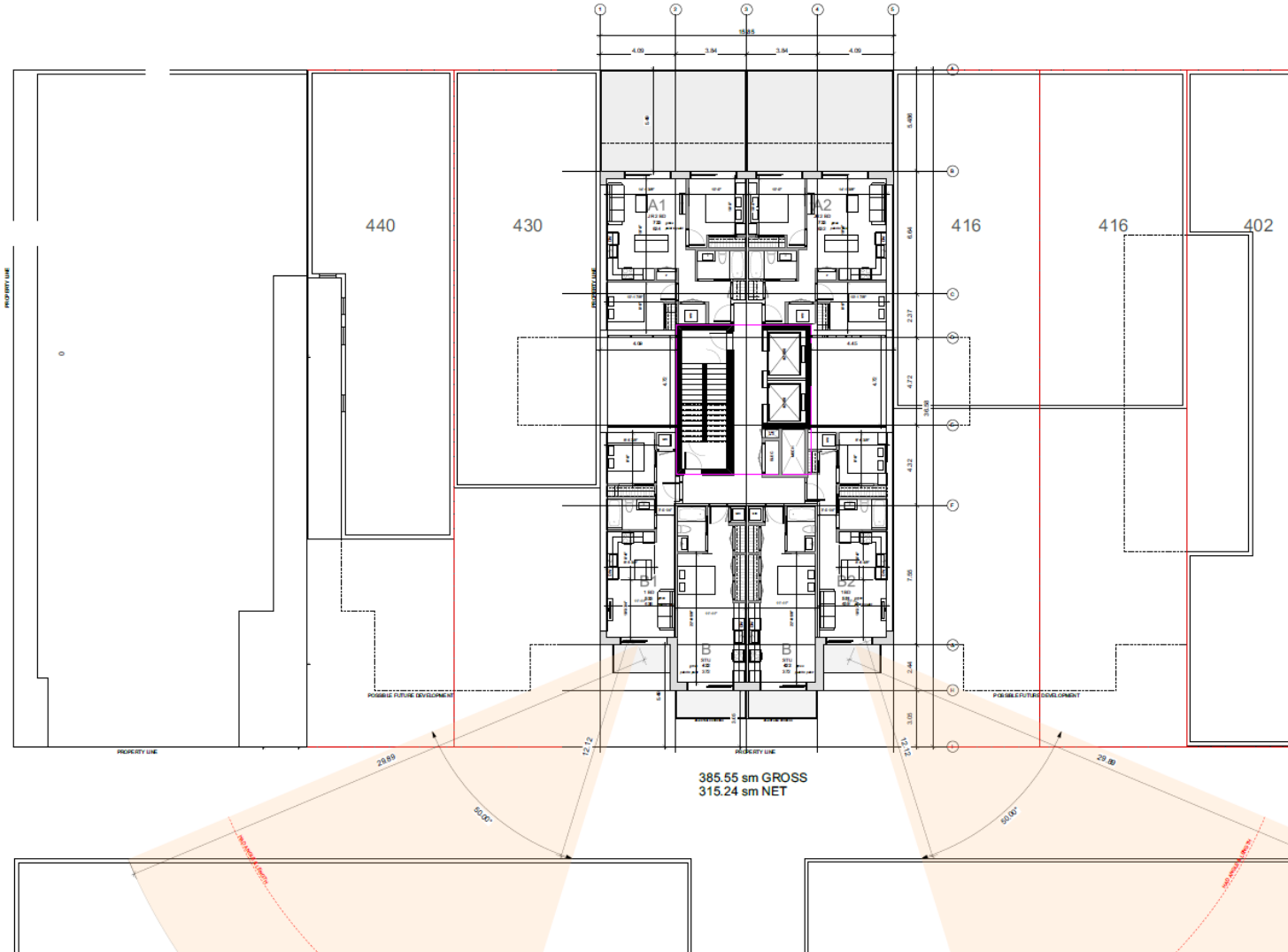


MARBLE ARCH BUILDING

Floor Plans – Level 9

RICHARDS STREET

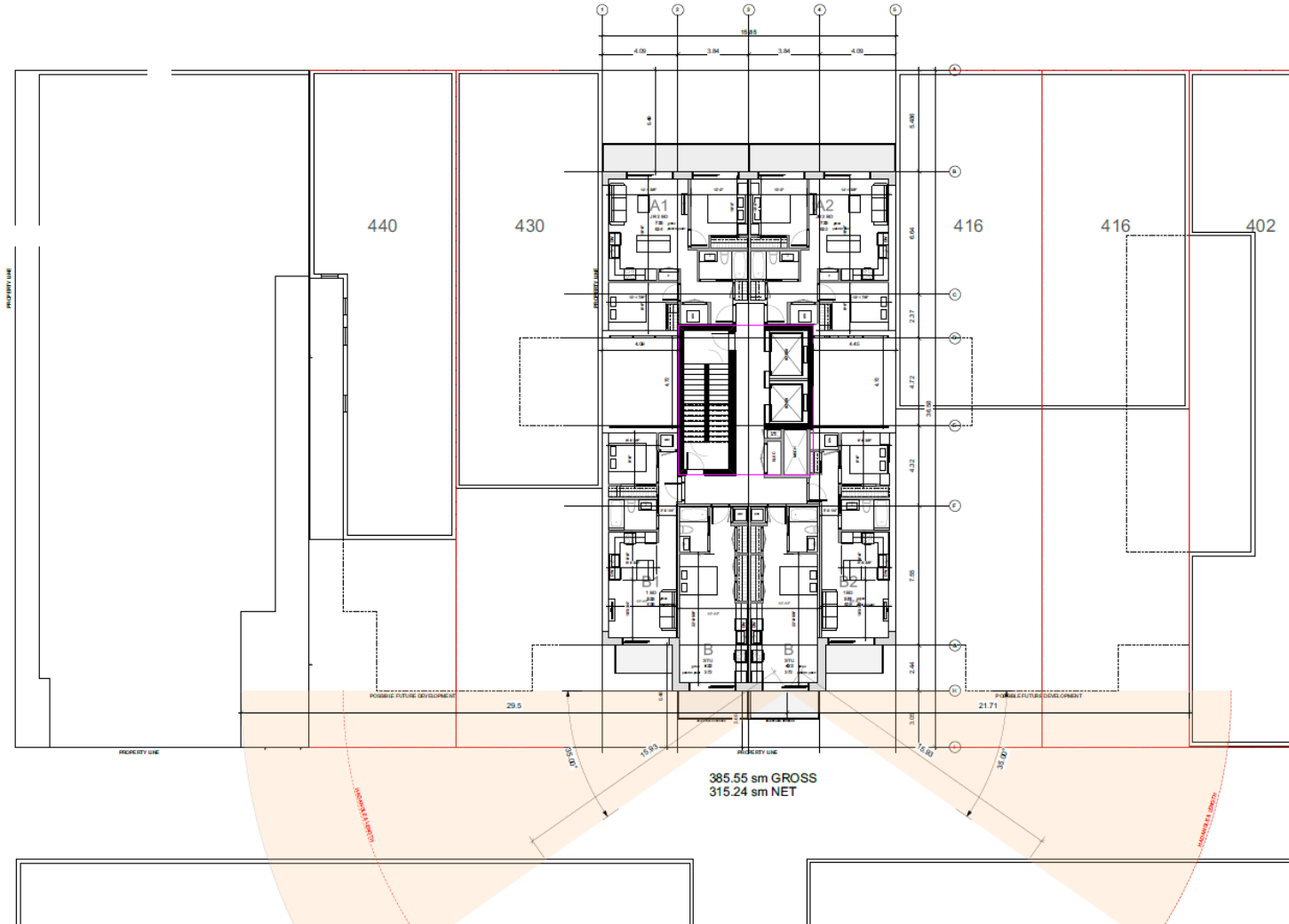
W. PENDER STREET LOT 424



Floor Plans – Level 10

RICHARDS STREET

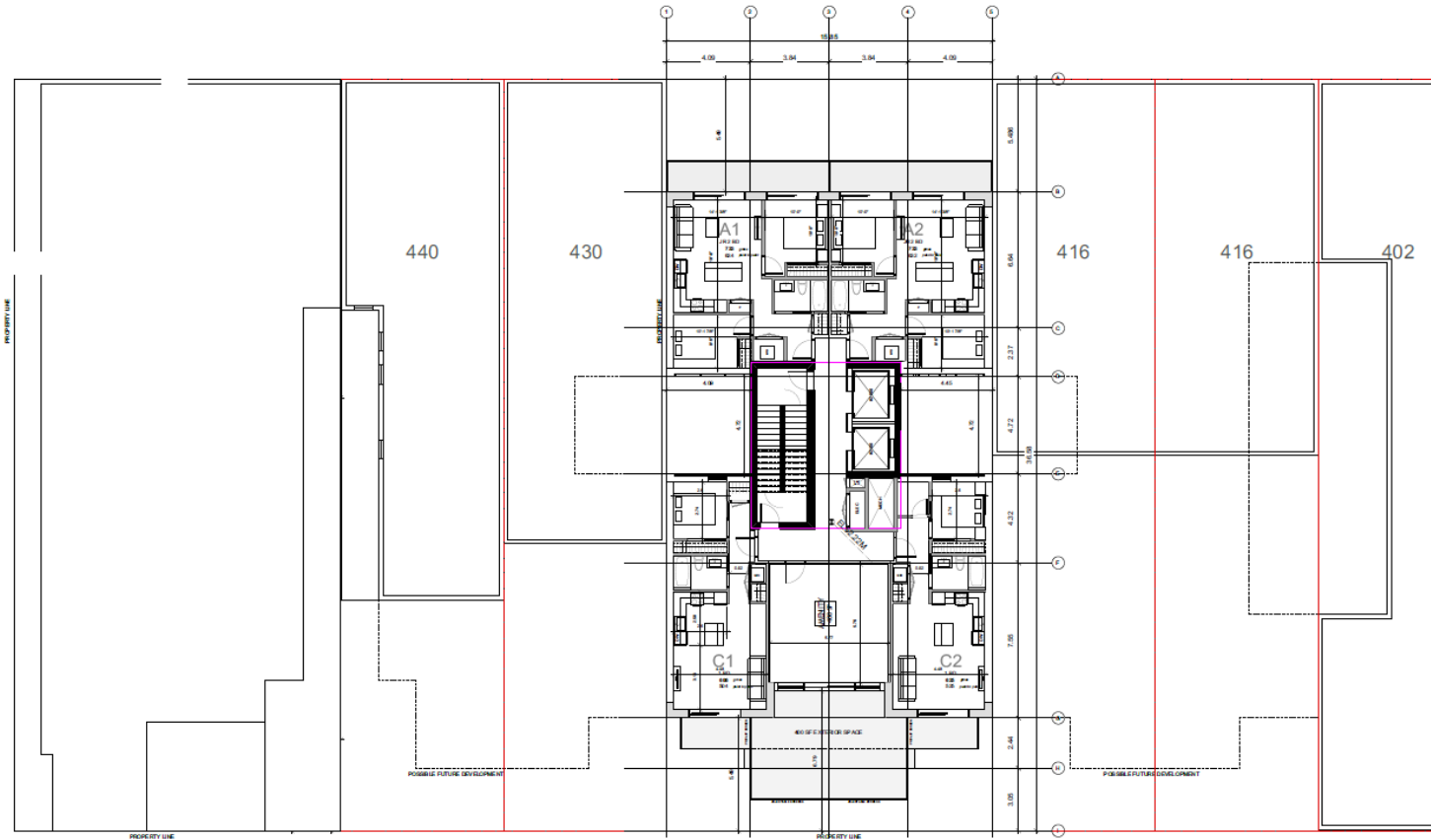
W. PENDER STREET LOT 424



Floor Plans – Level 12

RICHARDS STREET

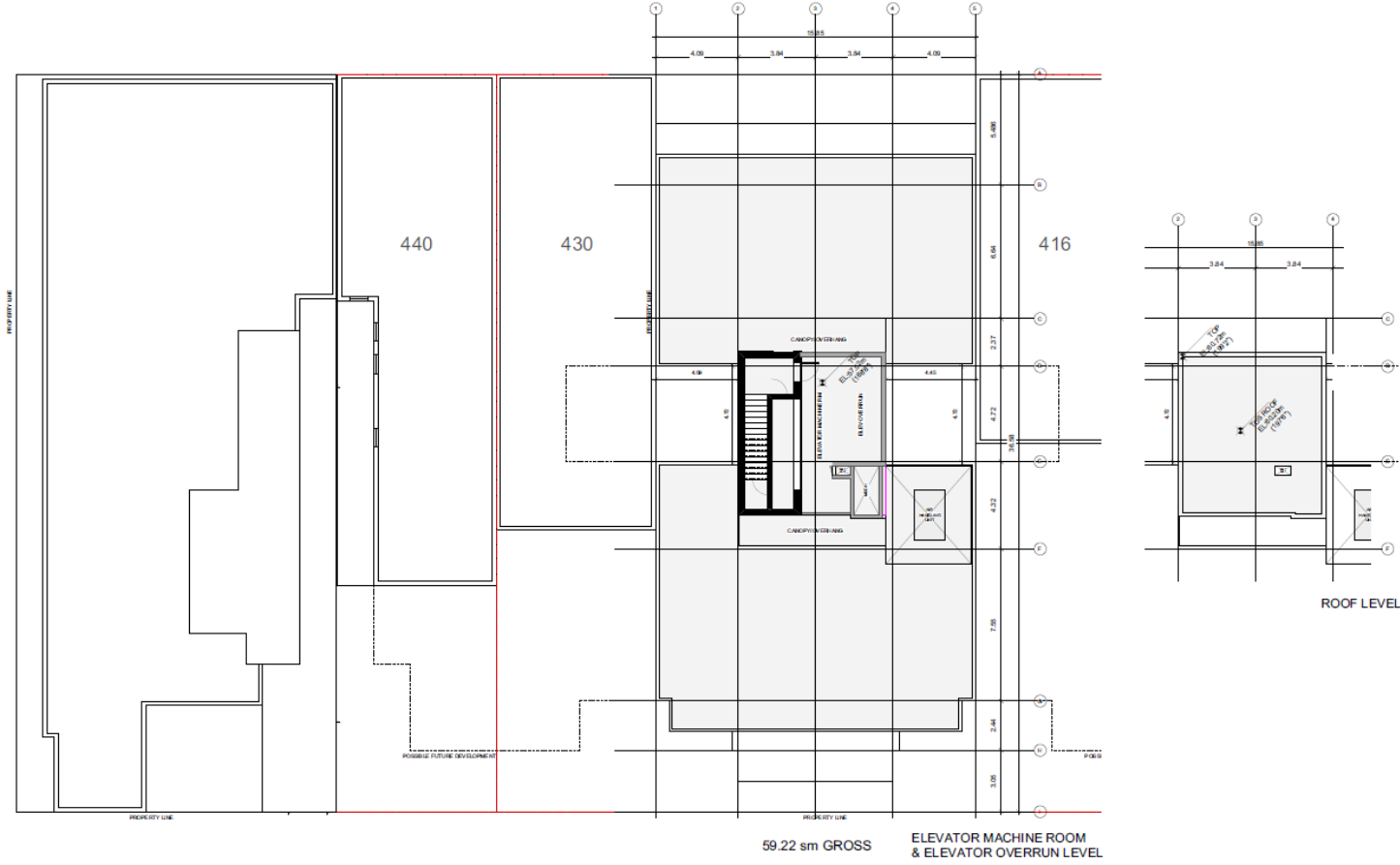
W. PENDER STREET LOT 424



358.36 sm GROSS
250.74 sm NET

W . PENDER STREET LOT 424

RICHARDS STREET



 Suite 300-550 Robson Street Vancouver BC V6B 2B7 T 604 602 7711 F 604 602 7807 www.oni.com			
CLIENT ONI GROUP			
DISCIPLINE ARCHITECTURE			
DATE: JULY 7 2016 DESCRIPTION: R232C SUBMISSION			
DATE: MAR 19 2016 DESCRIPTION: R232C SUBMISSION			
DATE: DEC 21 2015 DESCRIPTION: R232C SUBMISSION			
DATE: DATE DESCRIPTION: DESCRIPTION			
SHEET NO.			
NO. DATE APR. DESCRIPTION REVISIONS			
SHEET NO.			
NO. DATE APR. DESCRIPTION REVISIONS			
SHEET NO.			
SUB-CONSULTANT			
PROJECT CONSULTANT ARCHITECTS (CANADA) INC. 115 - 1150 WEST PENDER STREET VANCOUVER BC V6E 4E1 Canada TEL: 604 681 2700 FAX: 604 681 2842 ibigroup.com			
PROJECT TITLE 424 W Pender Vancouver, BC			
PROJECT NO. 0806			
DRAWN BY:			
CHECKED BY:			
SCALE: 1/8" = 1'-0"			
DATE: JULY 7 2016			
SHEET TITLE Roof Level			
SHEET NUMBER: A1.10			

North Elevation (from Pender St)

All portions above roof slab are to be excluded from height calculations as these portions are considered as a 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.

424

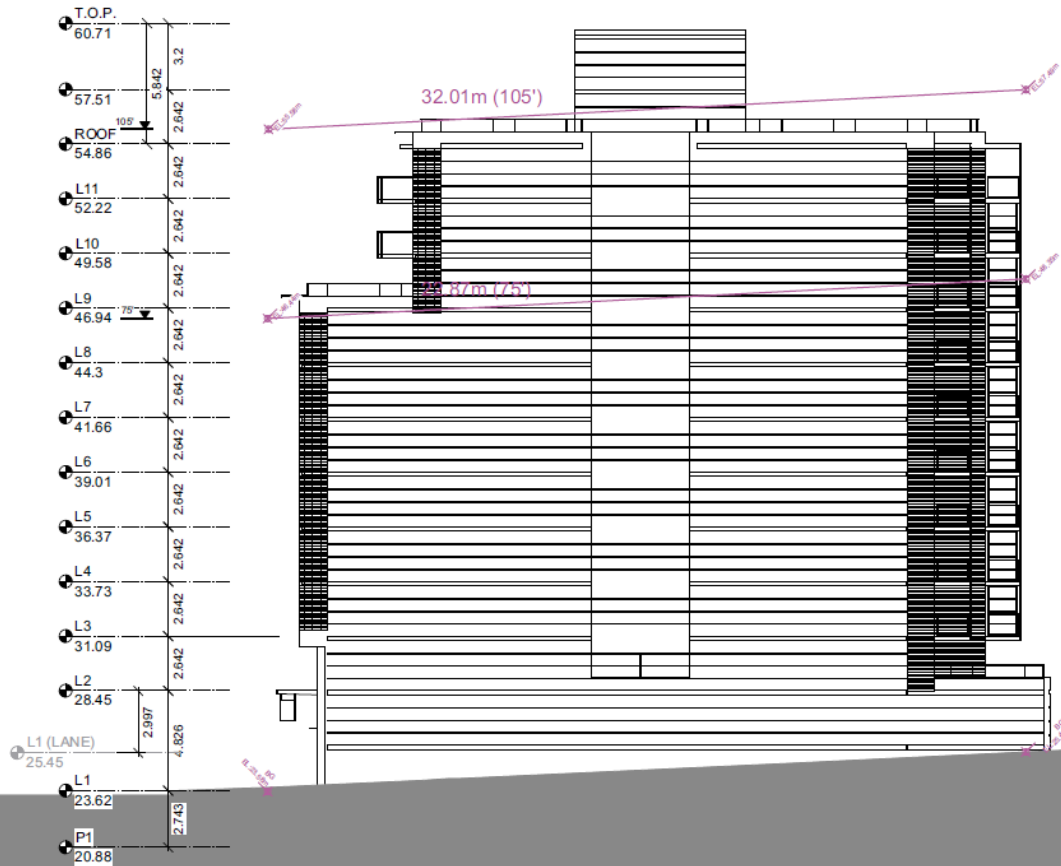


NORTH ELEVATION (PENDER)

West Elevation

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.

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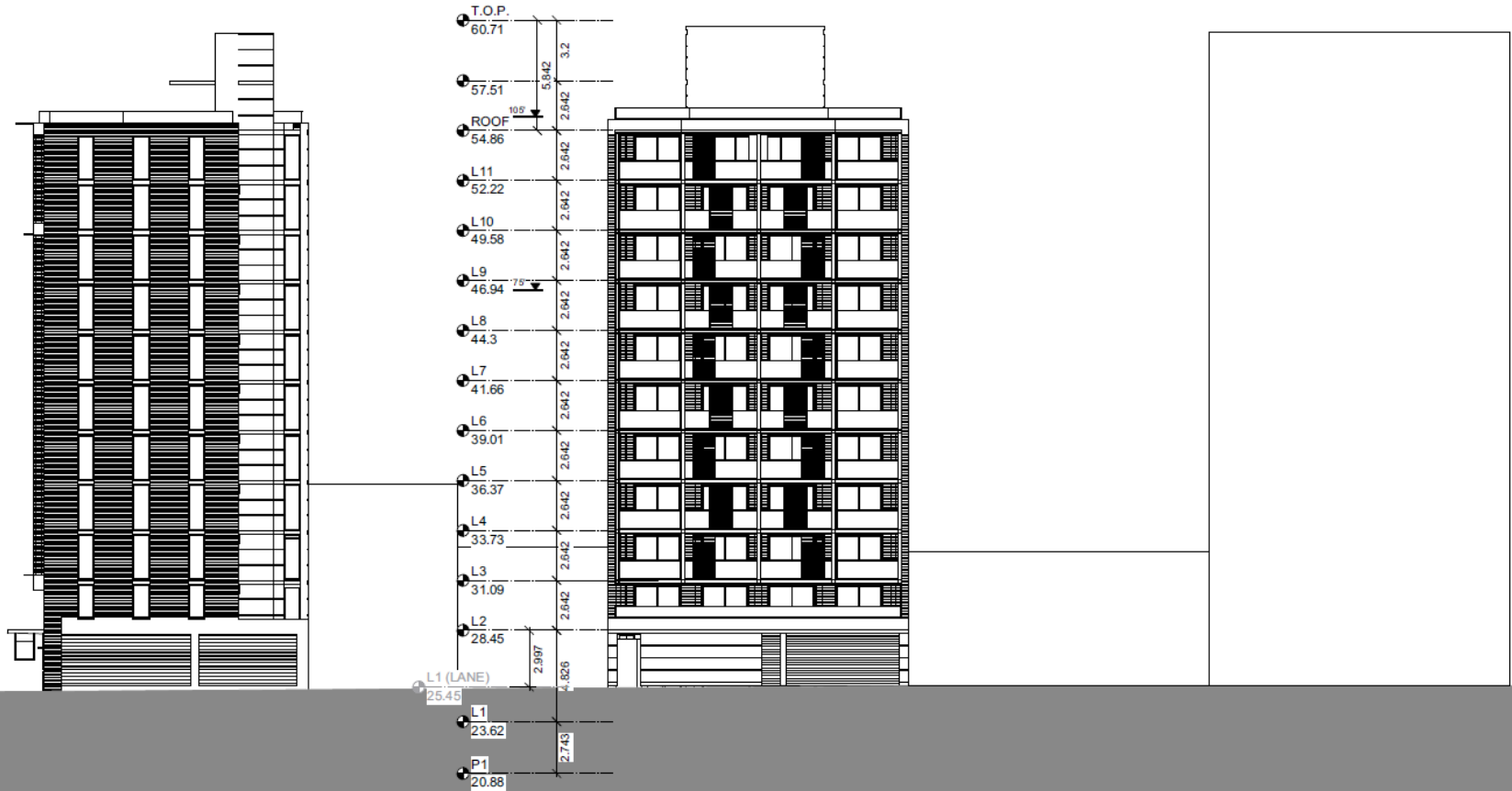
WEST ELEVATION

South Elevation (from lane)

424

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.

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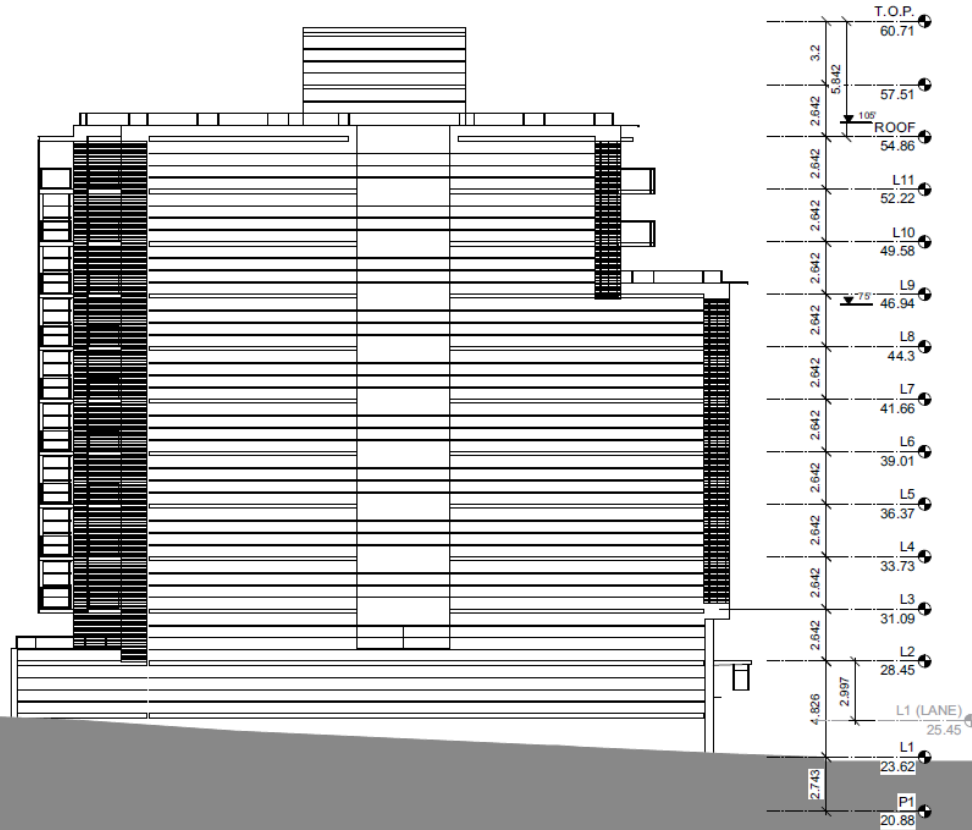


SOUTH ELEVATION (LANE)

East Elevation

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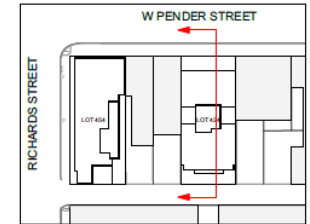
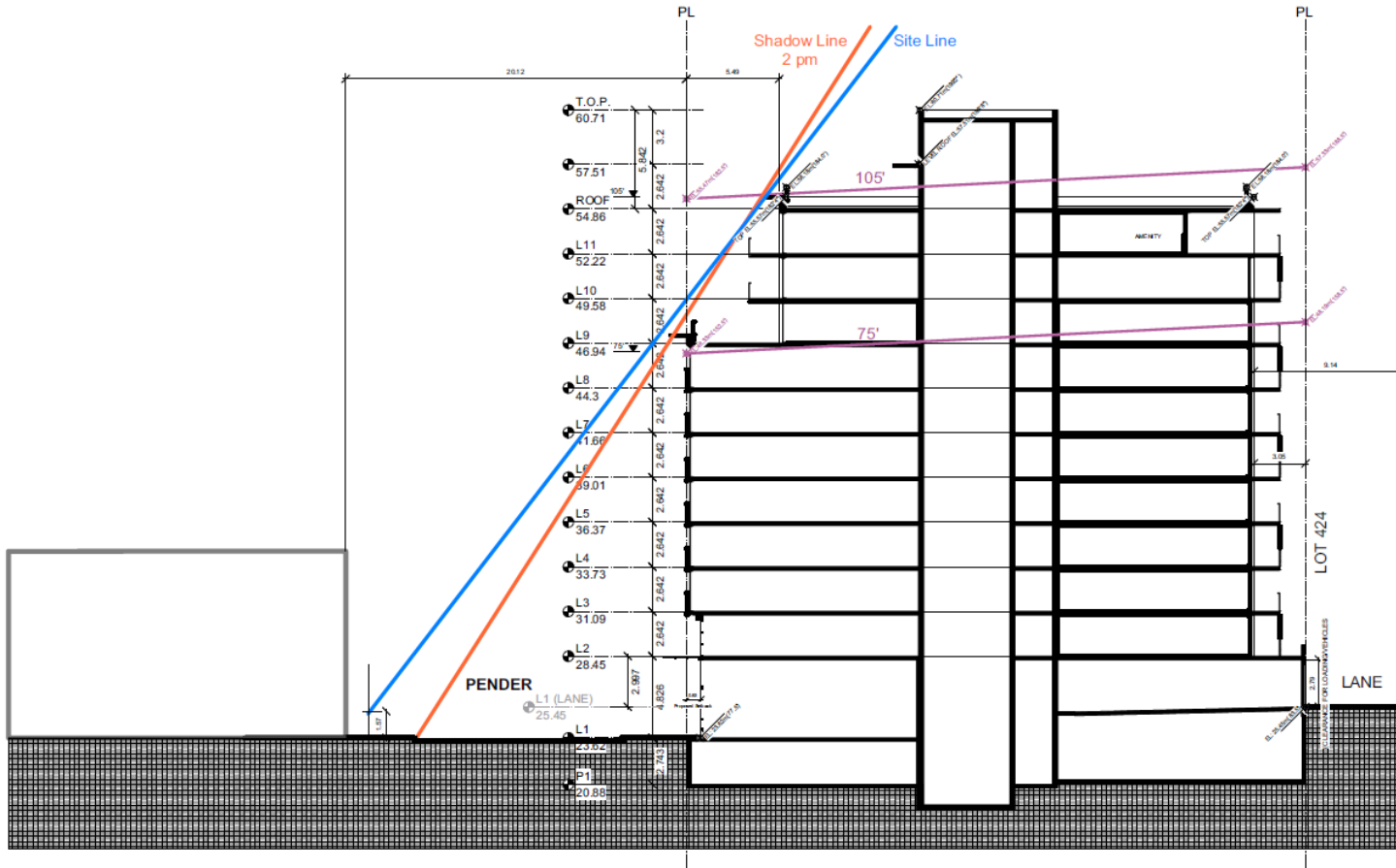


EAST ELEVATION

North-South Section

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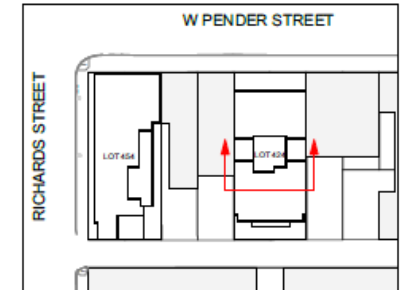
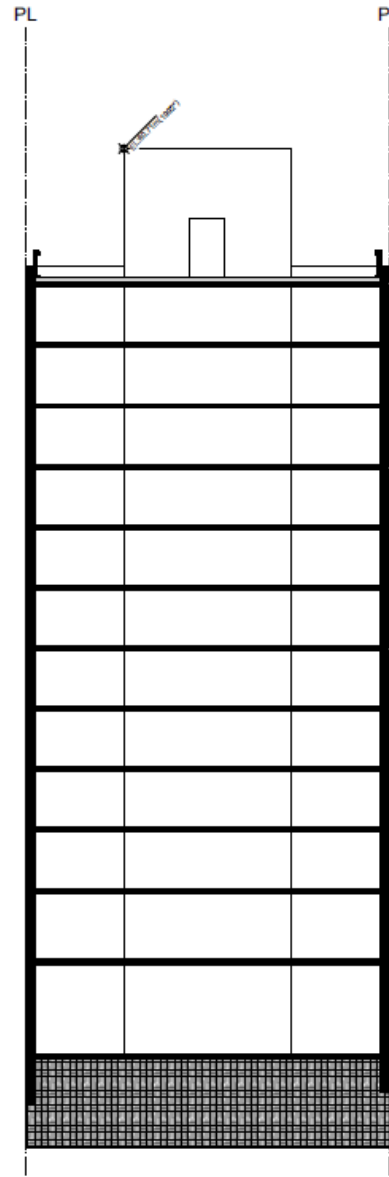
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East-West Section

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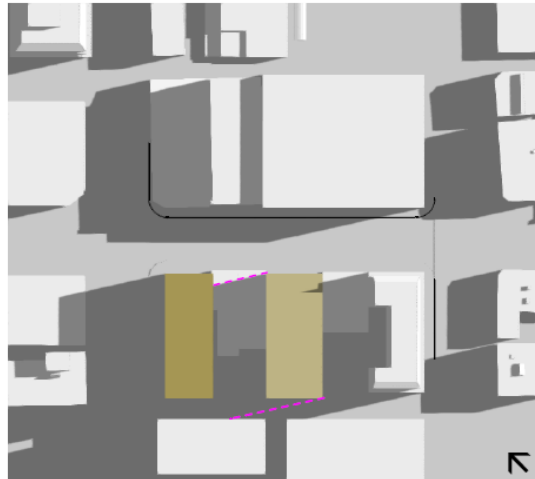


Rendering

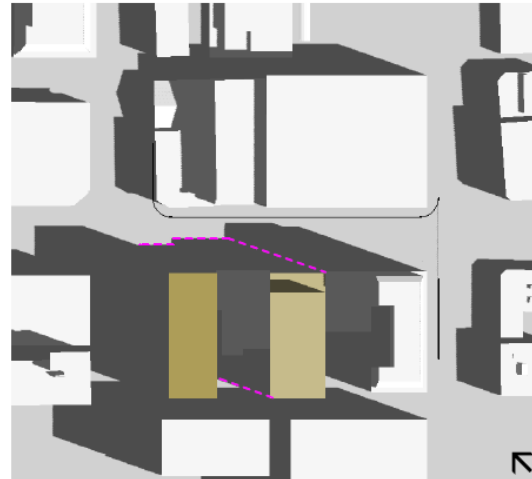


Shadow Studies

MARCH



10 AM

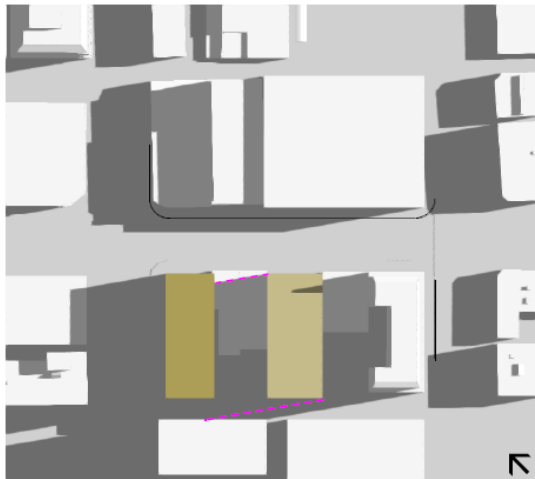


12 PM

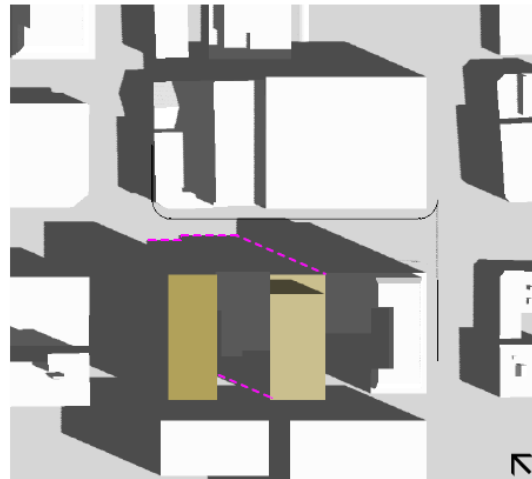


2 PM

SEPTEMBER



10 AM



12 PM



2 PM

 Suite 300-550 Robson Street Vancouver, BC, V6B 2B7 T 604 682 7711 F 604 688 7367 www.onni.com					
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DESIGNER: [Blank]					
SUB-CONSULTANT: [Blank]					
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CHECKED BY: [Blank]					
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