

SIGNIFICANT NEW REZONING APPLICATIONS

Address: 1409-1477 West Pender Street
Applicant: Martin Bruckner and James Hancock
IBI/HB Architects
Application Date: June 30, 2006
Staff Contact: P. Mondor/R. Segal

Present Zone: DD (G)
Proposed Zone: CD-1
VHR: n/a

Proposal (Revised):

- Demolish existing buildings (including 5-storey office building at 1477 W. Pender) and redevelop with a residential tower of 340.5 ft. (34 storeys) at the western end of the block, a residential mid-rise of 159.7 ft. (15 storeys) at the eastern end, linked by a 3-storey podium containing 9 live-work units. 158 dwellings units are proposed (incl. live-work) and 2 commercial units (one adjacent the Saltwater Pumphouse Plaza);
- Total floor area (net) of 254,212 sq. ft. is proposed, including 10,577 sq. ft. of commercial floor area. The total FSR is 10.6 (DD sub-area G maximum is 6.0). The floor area increase is 110,320 sq. ft.;
- 202 parking spaces are proposed, underground, and with access from Cardero Street;
- heritage density transfer is proposed from HRA site at 55 Water Street, by the developer, Reliance Holdings Ltd.

Applicable Plans, Policies and Guidelines:

- Downtown District ODP (sub-area G)
- Triangle West Characteristics and Planning Issues
- 1400 West Hastings & Pender Street Guidelines (November, 1999)
- Downtown Design Guidelines
- Transfer of Density Policy and Procedure
- Financing Growth Policy (CAC)

Principal Questions:

- Form of Development
- Height (shadowing, views)
- Density
- Interface with Saltwater Pumphouse Plaza

Public Consultation:

- Open House was held June 26, 2006, well-attended, with cautious support expressed for the selected alternative scheme, and near unanimity it is better than the concept in the guidelines.
- Public notification (letter and information signs) to be undertaken in the usual manner, including information report to Council's Planning and Environment Com. (July 20th).

