

1. Approval of Form of Development: 177 West Pender Street

THAT the form of development for this portion of the site known as 177 West Pender Street be approved generally as illustrated in the Development Application Number DP-2018-00077, prepared by DYS Architecture, and received, March 8, 2021, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

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Additional Background Information:

<https://rezoning.vancouver.ca/applications/177wpender/index.htm>



177 West Pender Street

VANCOUVER, BC

DEVELOPMENT PERMIT PRIOR-TO SUBMISSION
FEBRUARY 03, 2021

vaha

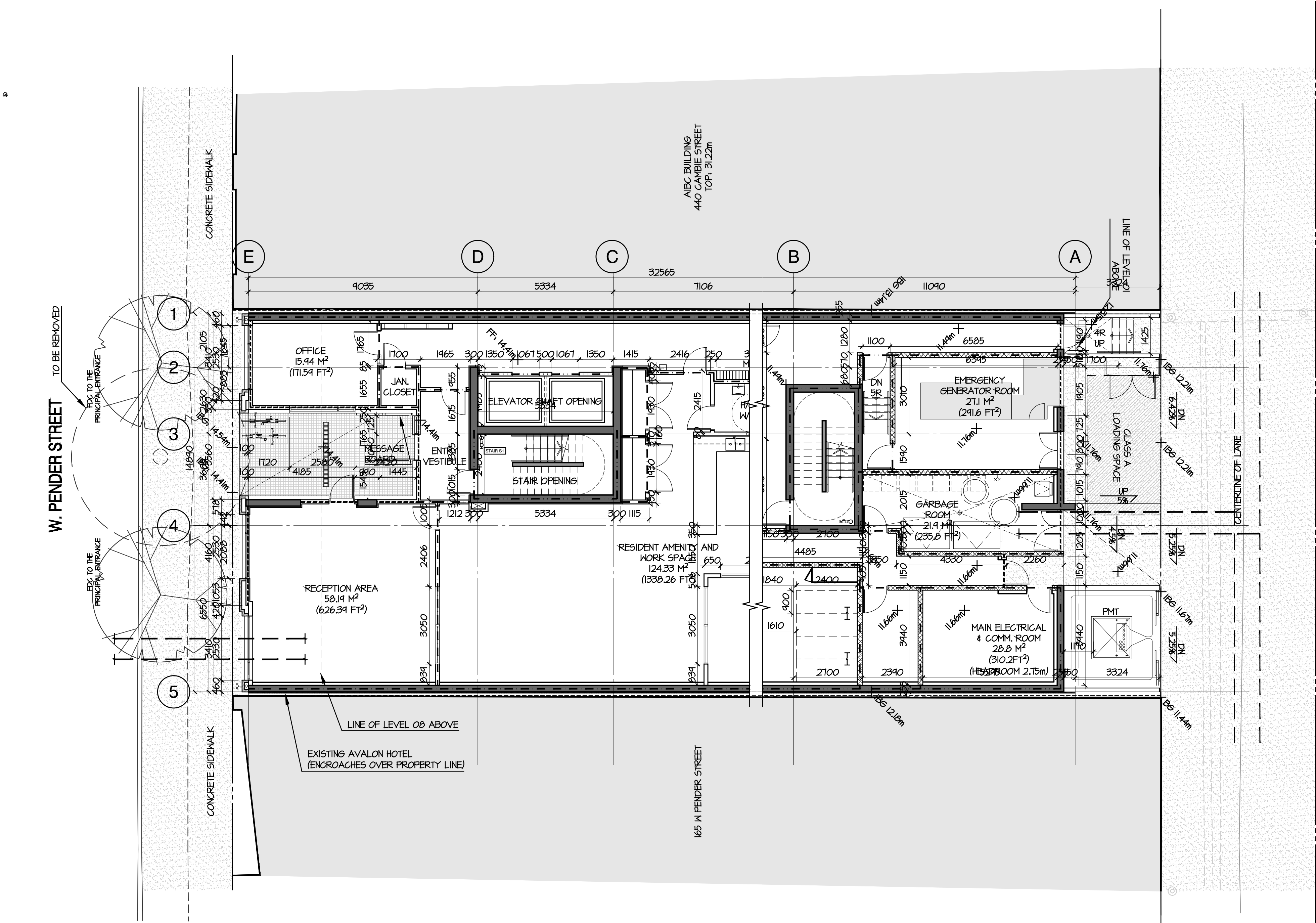
 **dys** architecture

CLIENT



NO.	DATE	ISSUE
1	2018.01.19	ISSUED FOR DE
2	2020.03.12	ISSUED FOR DE PRIOR TO
3	2021.02.01	ISSUED FOR DE PRIOR TO

NO.	DATE	REVISION
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PROJECT

VAHA - PENDER STREET
177 WEST PENDER STREET
VANCOUVER, BC

DE SUBMISSION

SITE PLAN

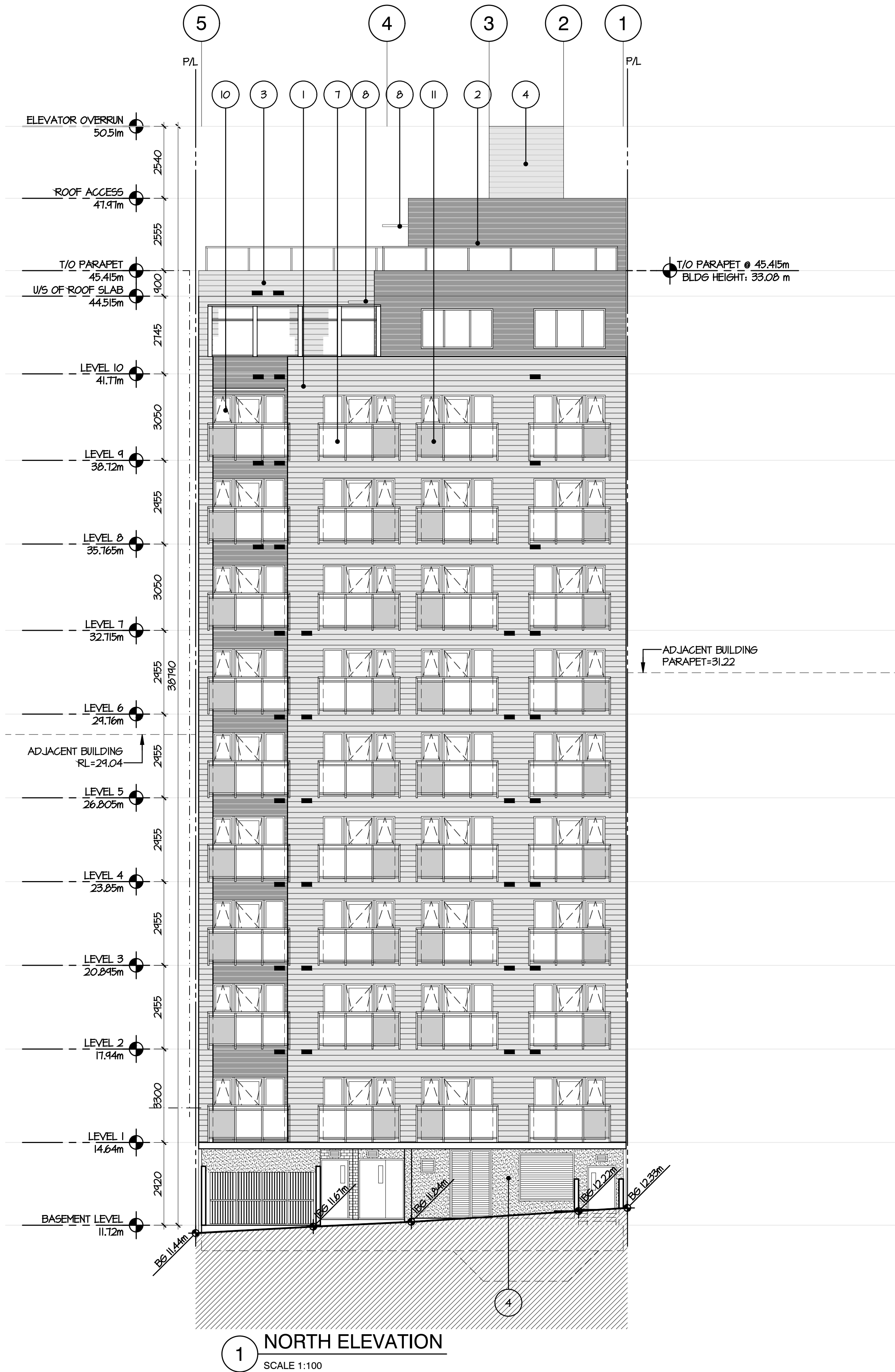
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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and **dys** architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to **dys** architecture for review before proceeding with fabrication.

PROJECT A216331
DRAWN DS CHECKED DJ

SCALE 1:100
DATE OCT 26, 2018

A1.02



MATERIAL/FINISH LEGEND		
1	PROFILED METAL CLADDING: MINI REVEAL COLOUR: BEIGE	
2	PROFILED METAL CLADDING: MINI REVEAL COLOUR: RED	
3	METAL CORNICE COLOUR: BEIGE	
4	FINISHED CONCRETE	
5	CONCRETE CORNICE	
6	BRICK MASONRY (4" X 2 1/4" X 8") COLOUR: SEA GRAY	
7	JULIETTE BALCONY BLACK VINYL/FIBERGLASS FRAME	
8	STEEL AND GLASS CANOPY COLOUR: BLACK	
9	VINYL/FIBER GLASS STORE FRONT WINDOWS ANODIZED FRAME	
10	VINYL/FIBERGLASS DOUBLE GLAZED WINDOWS ANODIZED FRAME WITH GLASS	
11	ACCENT COLOURED GLASS	

CLIENT



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VAHA - PENDER STREET
177 WEST PENDER STREET
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**ELEVATIONS
NORTH**

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A3.01

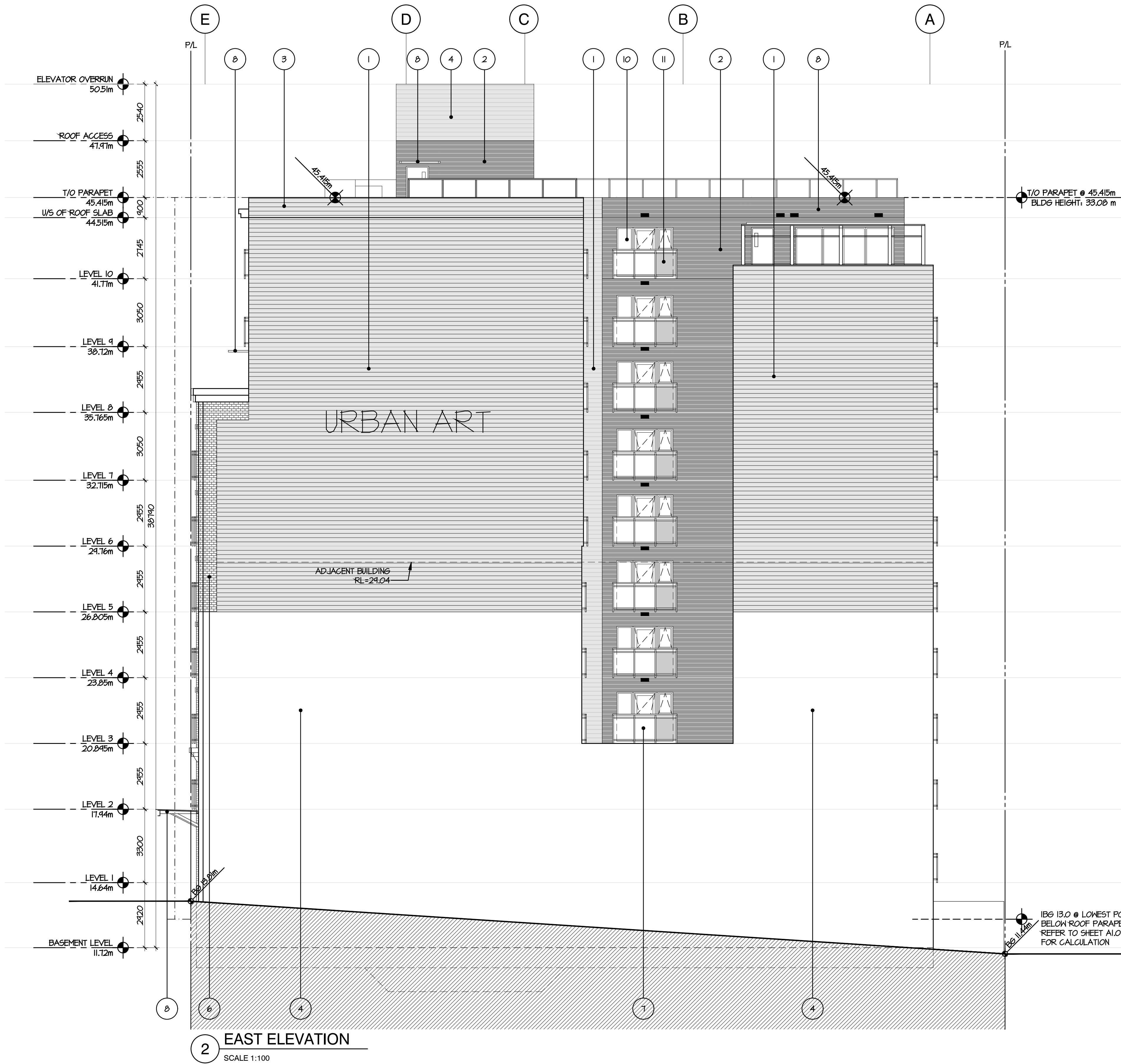
SUSTAINABLE PERFORMANCE FEATURES

9.1 - LOW WINDOW TO WALL RATIO
9.2 - BETTER THAN AVERAGE WINDOW ENERGY PERFORMANCE



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MATERIAL/FINISH LEGEND

- 1 PROFILED METAL CLADDING; MINI REVEAL
COLOUR: BEIGE
- 2 PROFILED METAL CLADDING; MINI REVEAL
COLOUR: RED
- 3 METAL CORNICE
COLOUR: BEIGE
- 4 FINISHED CONCRETE
- 5 CONCRETE CORNICE
- 6 BRICK MASONRY (4" X 2 1/4" X 8")
COLOUR: SEA GRAY
- 7 JULIETTE BALCONY
BLACK VINYL/FIBERGLASS FRAME
- 8 STEEL AND GLASS CANOPY
COLOUR: BLACK
- 9 VINYL/FIBER GLASS STORE FRONT WINDOWS
ANODIZED FRAME
- 10 VINYL/FIBERGLASS DOUBLE GLAZED WINDOWS
ANODIZED FRAME WITH GLASS
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SUSTAINABLE PERFORMANCE FEATURES

- 9.1 - LOW WINDOW TO WALL RATIO
- 9.2 - BETTER THAN AVERAGE WINDOW ENERGY PERFORMANCE

PROJECT

VAHA - PENDER STREET
177 WEST PENDER STREET
VANCOUVER, BC

DE SUBMISSION

ELEVATIONS
EAST

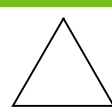
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A3.02



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dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604.669.7710 www.dysarchitecture.com



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VAHA - PENDER STREET
177 WEST PENDER STREET
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DE SUBMISSION

ELEVATIONS SOUTH

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SUSTAINABLE PERFORMANCE FEATURES
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9.2 - BETTER THAN AVERAGE WINDOW ENERGY PERFORMANCE

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MATERIAL/FINISH LEGEND

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ELEVATIONS
WEST

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A3.04

SUSTAINABLE PERFORMANCE FEATURES

9.1 - LOW WINDOW TO WALL RATIO
5.2 - BETTER THAN AVERAGE WINDOW ENERGY PERFORMANCE

