PROJECT PARTNERS

Vancouver Affordable Housing Agency (VAHA):
• Developer (applicant).
• Works in partnership with the City of Vancouver, developers and other stakeholders to expedite the delivery of affordable rental housing to meet the needs of Vancouver residents.

Ventana Construction Corporation:
• Project manager.

DYS Architecture:
• Project architect.
ABOUT VAHA

VAHA was established in 2014 by the City of Vancouver to implement the recommendations from the Mayor’s Task Force on Housing Affordability.

Through City and private partnerships, VAHA works to create affordable housing options for low to moderate income households.

OUR APPROACH CLOSES THE AFFORDABILITY GAP BY:

• Developing underutilized land into a range of housing solutions;
• Improving housing development with innovative materials and design;
• Working with community housing operators; and
• Lowering financial costs through innovative business models.

The result is rental housing targeted at people who live and work in Vancouver.
WHO IS THIS FOR

The 177 West Pender development will provide affordable dwelling units for lower-income residents living in the DTES. This supports the growth and diversity of the Victory Square neighbourhood, and helps close the affordability gap in Vancouver.

RENTAL MIX:

Rents from Income Assistance to Lower End Market
POLICY CONTEXT

The proposal for 177 West Pender responds to the housing goals in the Downtown Eastside Plan and the Housing and Homelessness Strategy. The applicable City policies and plans are as follows:

Downtown Eastside Plan (2014)
Supports the continued development of a mixed-income community in the Downtown Eastside without displacing Vancouver’s most vulnerable citizens. 177 West Pender is located in the Victory Square area of the DTES Plan; this area is to include a mix of housing types, including market residential, social housing, secure market rental housing, and affordable home ownership.

Rezoning Policy for the Downtown Eastside (2014)
For sites in the Victory Square area, rezoning may be considered in accordance with the Victory Square Policy Plan and the DTES Plan.

Micro Dwelling Units are new self-contained units (with private bathrooms and kitchens) which are smaller than 320 sq. ft (may be relaxed down to 250 sq. ft.) and are intended for single occupancy. The guidelines provide for the creation of new livable, affordable micro dwelling rental units in the Downtown Eastside.

Victory Square Policy Plan (2005)
Anticipates retention of the area’s heritage buildings, scale and character; improvement of existing low-income housing; revitalization without displacing low-income residents; and partnership with the community. Objectives include providing low-income and special needs housing options, and addressing social and community needs.

Anticipates conservation and retention of the existing scale, form and fabric of Victory Square’s heritage environment while encouraging a sensitive, creative and contemporary approach to new construction within the heritage context.
NEIGHBOURHOOD CONTEXT

177 WEST PENDER
Local amenities located nearby including:

**Bus/Public Transit:**
- Approximately 10 stops located along West Pender, Cambie and West Hastings.

**Waterfront Station** (Skytrain and Seabus):
- <10-minute walk.

**Mobi Stations** (Abbott and Cordova; Keefer and Abbott):
- <5-minute walk.

**Parking Structure** (EasyPark):
- Southeast corner of West Pender and Cambie streets.

**Grocery Stores** (<5-minute walk)
- Nester’s Grocery, 333 Abbott Street.
- T&T Supermarket, 179 Keefer Place.
- International Village Mall, 88 West Pender Street.
Proposal to rezone 177 West Pender from DD (Downtown District) to CD-1 (Comprehensive Development) to permit the development of a 10-storey social housing building with 90 residential units.

This project takes a contemporary architectural approach while maintaining affordability, livability and character.
## PROJECT DETAILS - 177 WEST PENDER

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Zoning</td>
<td>DD</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>CD-1</td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>46,177 square feet</td>
</tr>
<tr>
<td>Height</td>
<td>105 feet</td>
</tr>
<tr>
<td>Density</td>
<td>6.93 Floor Space Ratio</td>
</tr>
<tr>
<td>Total Number of Units</td>
<td>90 Units</td>
</tr>
<tr>
<td>Studio / Accessible Units</td>
<td>380 square feet</td>
</tr>
<tr>
<td>Micro Suites</td>
<td>250-265 square feet</td>
</tr>
<tr>
<td>Storage</td>
<td>925 square feet per unit</td>
</tr>
<tr>
<td>Outdoor Amenity Space</td>
<td>1,723 square feet</td>
</tr>
<tr>
<td>Indoor Amenity Space</td>
<td>2,208 square feet</td>
</tr>
<tr>
<td>Parking</td>
<td>Zero</td>
</tr>
<tr>
<td>Secured Bicycle Parking</td>
<td>68 Stalls</td>
</tr>
</tbody>
</table>
### HIGH PERFORMANCE BUILDING STRATEGIES - 177 WEST PENDER

| A          | Lower window-to-wall ratio with full wall assemblies between window openings. |
| B          | High performance window assemblies.                                        |
| C          | Increased wall insulation.                                                   |
| D          | A focus on wall and window design details to minimize thermal bridging and air leakage. |
| E          | LED lighting wherever possible with a focus on reducing in-suites’ lighting power density (LPD). |
| F          | Low-flow kitchen and bathroom fixtures throughout, especially where hot water is expected to be highly used. |
| G          | Use of electricity consuming fixtures wherever possible to reduce the overall building carbon footprint, such as: |
|            | * Domestic hot water plant served by Electrical boiler and constant speed distribution pump (19 W/gpm); |
|            | * Residential heating provided by electrical baseboard (EBB). |
| H          | High-efficiency mechanical systems including heat recovery ventilation units. |

**Other Sustainability Features & Amenities:**
- Green Roof.
- Absorbant Landscaping.
- Rainwater management and runoff quality control with detention tank and treatment manhole.
SECTION

VAHA: 177 West Pender
VENTANA CONSTRUCTION CORP.
dys architecture

Building Section AA

Rendering NOT to SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
FLOOR PLAN

VAHA: 177 West Pender
VENTANA CONSTRUCTION CORP. dys architecture

RENDERINGS NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
SAMPLE UNIT LAYOUT

MICRO UNIT

Typical Micro Unit
- 250-265 sq.ft.
- ¾ bath
- Kitchenette

STUDIO / ACCESSIBLE UNIT

Typical Studio / Accessible Unit
- 380 sq.ft.
- Full bath
- Kitchenette

RENDERINGS NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY