

PACK Powerhouse X Rezoning Booklet



COMMUNITY BUILDERS



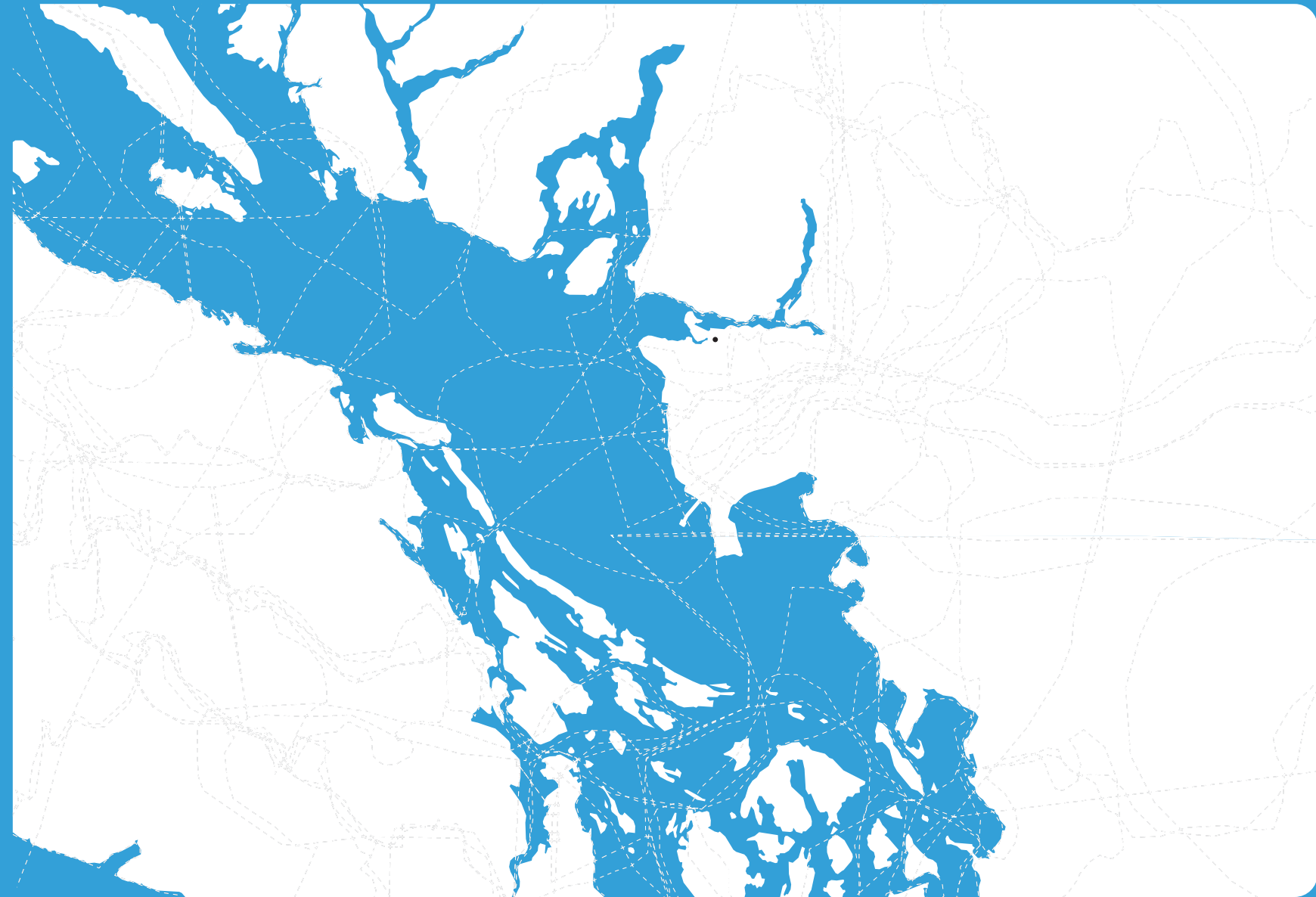
REZONING BOOKLET

Human Studio Architecture + Urban Design

Reissued for Rezoning 2025.02.21

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Remembering People + Place

The map above illustrates the traditional indigenous territories that are overlapping with the project site at 441-449 East Pender and its greater contexts. We would like to respectfully acknowledge that we are privileged to be undertaking study of a project located on the traditional, unceded, ancestral territories of the Squamish, Tsleil-Waututh and Musqueam peoples.

Indigenous Land territories data provided by Native Lands Digital API.

Introduction

Project Vision & Goals

The proposed rezoning seeks to amend the current RT-3 Zoning into a comprehensive development, CD-1 Bylaw, that would accommodate 65 micro-dwelling units of permanent housing that meet the Zoning and Development Bylaw definition of Social Housing. The proposed form of development and materials chosen aim to be respectful of the existing built environment and neighbourhood context.

Vision	Goal #01	Goal #02	Goal #03
To provide beautiful, safe, and dignified housing for DTES & Strathcona residents in need.	To provide a safe place to call home.	To build calm, comfortable spaces with mental health and wellbeing in mind.	To support existing community networks.

Rezoning Rationale Statement

Background

Human Studio Architecture + Urban Design has been engaged by PACK Buildings for the design of a social housing along East Pender in Vancouver's Strathcona neighbourhood. Pack Buildings has partnered with Community Builders and Anhart Community Housing to develop 65 units of social housing, to be owned by Anhart and operated by Community Builders.



Rezoning Rationale Statement

The proposed **6-storey building** houses a total of **65 residential units**. One level of below-grade space contains a staff room, bulk storage, and **bicycle stalls** for the residents. With the creation of **65 micro dwelling suites** the suites will provide social housing for independent living, operated by Community Builders.

Affordability rates for this project will meet the social housing targets per the Zoning and Development Bylaw definition of social housing.

This project complies with the City of Vancouver Green Building Policy for Rezoning and is intended to meet the energy emissions targets outlined in VBBL 2019 Part 10.

The project is looking for an increase to height and density to address housing security, affordability and community resiliency.

Rezoning Intent

The purpose of this the proposed rezoning to is to revise this **RT-3 site** into a comprehensive development, **CD-1 Bylaw** that would accommodate **6-storeys** and **65 units of micro-dwelling housing**. The requested FSR is **3.04**.

Design for Community + Connection

The proposed design supports the health and well being of its residents by creating spaces that foster connection and community with the provisions of indoor and outdoor amenity spaces and is designed in compliance with the City of Vancouver Micro Dwelling Policy and Guidelines. The design team is keenly aware of the mental and physical health risks inherent with social isolation, and sought to challenge design norms of compartmentalized modern residential architecture to encourage social and creative engagement. A centralized stair core with a surrounding corridor allows for natural light at either end of the circulation space, encouraging residents to feel comfortable and connected to their neighbours and the surrounding neighbourhood.

Relaxations

Parking

The project requests relaxations from the City of Vancouver Parking By-law Section 4: Off Street Parking Space Regulations, and Section 7: Off Street Passenger Space Regulations. In order to meet the Micro Dwelling Policies and Guidelines for outdoor amenity space, 1 loading space, 1 visitor parking stall and 1 accessible parking stall are able to be accommodated at grade.

Storage

Per discussion with Community Builders, and in compliance with the Micro Dwelling Policies and Guidelines, tenant bulk storage will be provided in external storage lockers located outside of units.

Operator and Tenants

Community Builders

Community Builders is an established non-profit social housing operator, currently operating at 13 sites in Vancouver, including modular housing sites with Vancouver Coastal Health supports.

Community Builders uses a client-led trauma-informed, adaptive approach to create solutions with residents to help them develop toward sustainable health, independent living, employment and housing.

The project team has been working collaboratively with Julie Roberts, Executive Director and Shauna Semenowich, Director of Operations at Community Builders to review the overall design, and provide feedback regarding logistics of day to day operations to ensure the design will suit the needs of the operator.



COMMUNITY BUILDERS

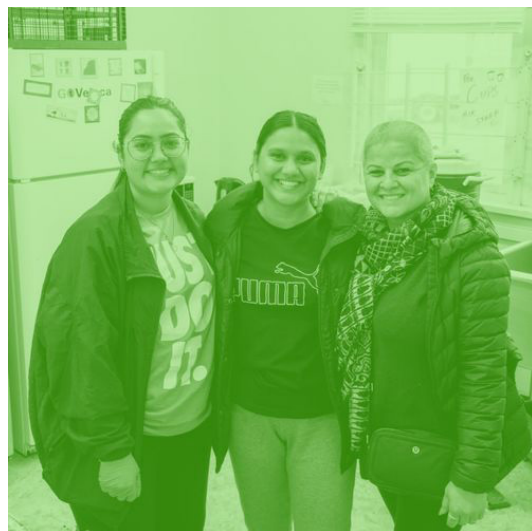


photo credits: Community Builders 2024

Design Rationale

Project Overview

The proposed social housing project is a 65-unit, 6-storey building along East Pender Street on the edge of Vancouver's Strathcona neighbourhood.

The building was developed with guidance from the City of Vancouver to propose a form of development respecting setbacks providing more openness to the sky between buildings and allowing for the retention of existing trees. Unit livability per the **City of Vancouver Micro Dwelling Policies and Guidelines** require minimum suite widths in living/sleeping areas of 3m, minimum ceiling heights in living/sleeping areas of 2.9m and large openings with Juliette balconies to maximize natural light per unit. Setbacks allow for outdoor space at grade, and openness to the sky between buildings contributing to resident access to natural light.

The simple massing, in compliance with site setback spatial constraints, places emphasis on material, with the use of brick as the primary material facing East Pender Street. Metal is used for sideyard and lane facing facades. Brick is a durable, resilient material, that is historically present in the surrounding neighbourhood buildings that were constructed during the early 20th century construction era up to 1920. The variation in shade of the Brick aims to break down the 6-storey massing to read as 4-storeys from the street level. The application of a light shade of brick at the building's base, and darker shade at the upper 2-storeys is in keeping with the heights of the adjacent buildings and streetscape context.

Project Design Principles

01

Respecting Neighbourhood Context

To respect the existing low-rise, RT-3 zoned neighbourhood character, which is one of the oldest residential districts in the city.

02

Architectural Simplicity

Simple materials and quiet expression that maintains a simple form with regular window pattern, using variations in shade to break down the overall massing and help achieve City of Vancouver energy targets.

03

Social Connections

Create a model of social housing with pleasant light-filled communal and social amenity spaces that foster interaction and the creation of a resilient community.

04

Livability

Create livable micro dwelling units with access to indoor and outdoor amenity space, minimum 3m wide suites, with adequate ceiling heights and access to natural light.

Material Precedents

Brick creates a sense of permanence and quality as a rich, tactile material, lending itself to the sense of belonging and personal identity.

Brick is a prevalent material in the surrounding neighbourhood buildings of Strathcona and the adjacent Downtown Eastside Oppenheimer District.

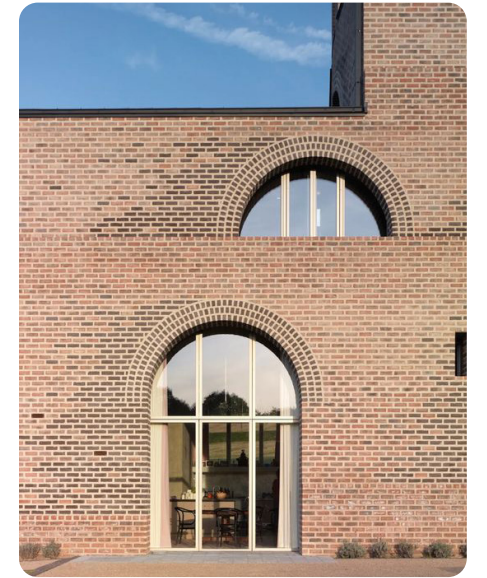
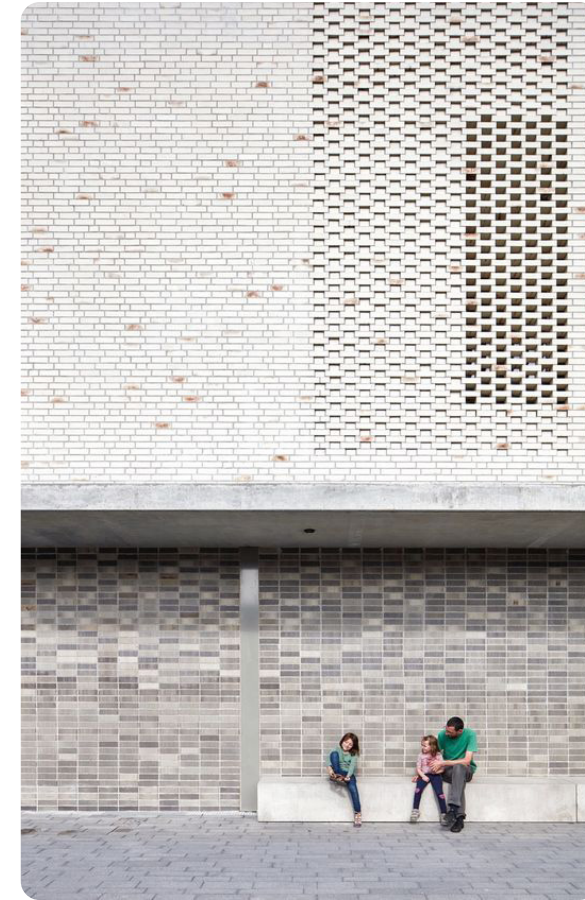


Figure 02 Blood Alley Affordable Housing, Henriquez Partners

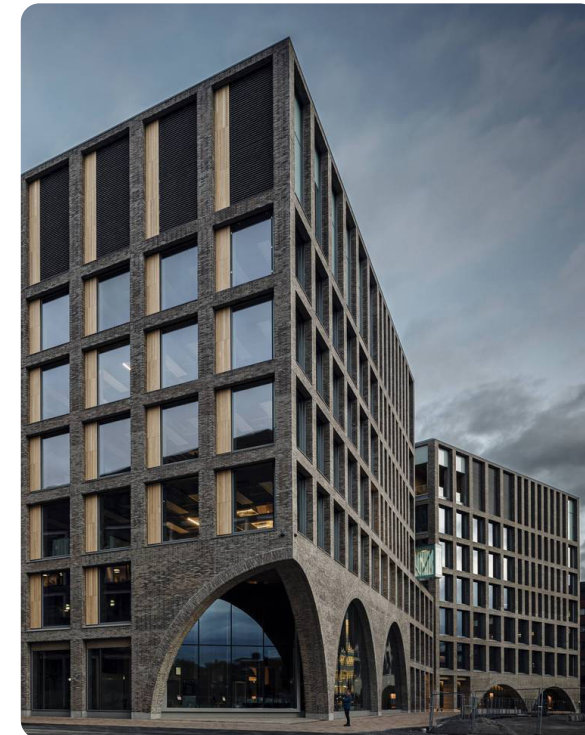
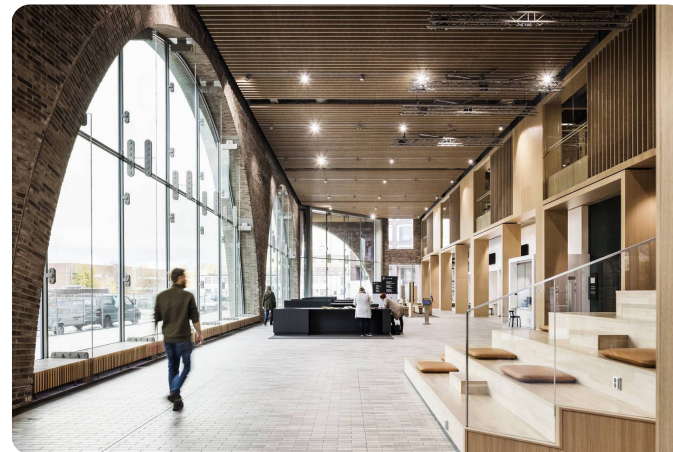


Figure 01 Brick materiality and precedents

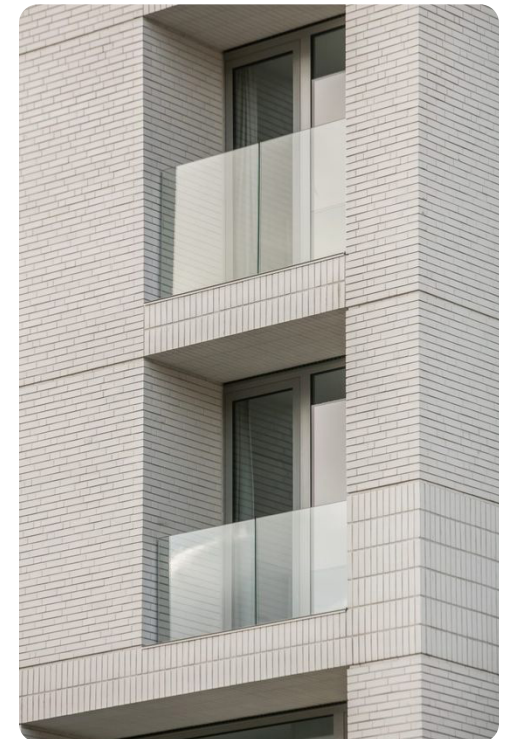


Figure 03 Lord Strathcona Elementary School

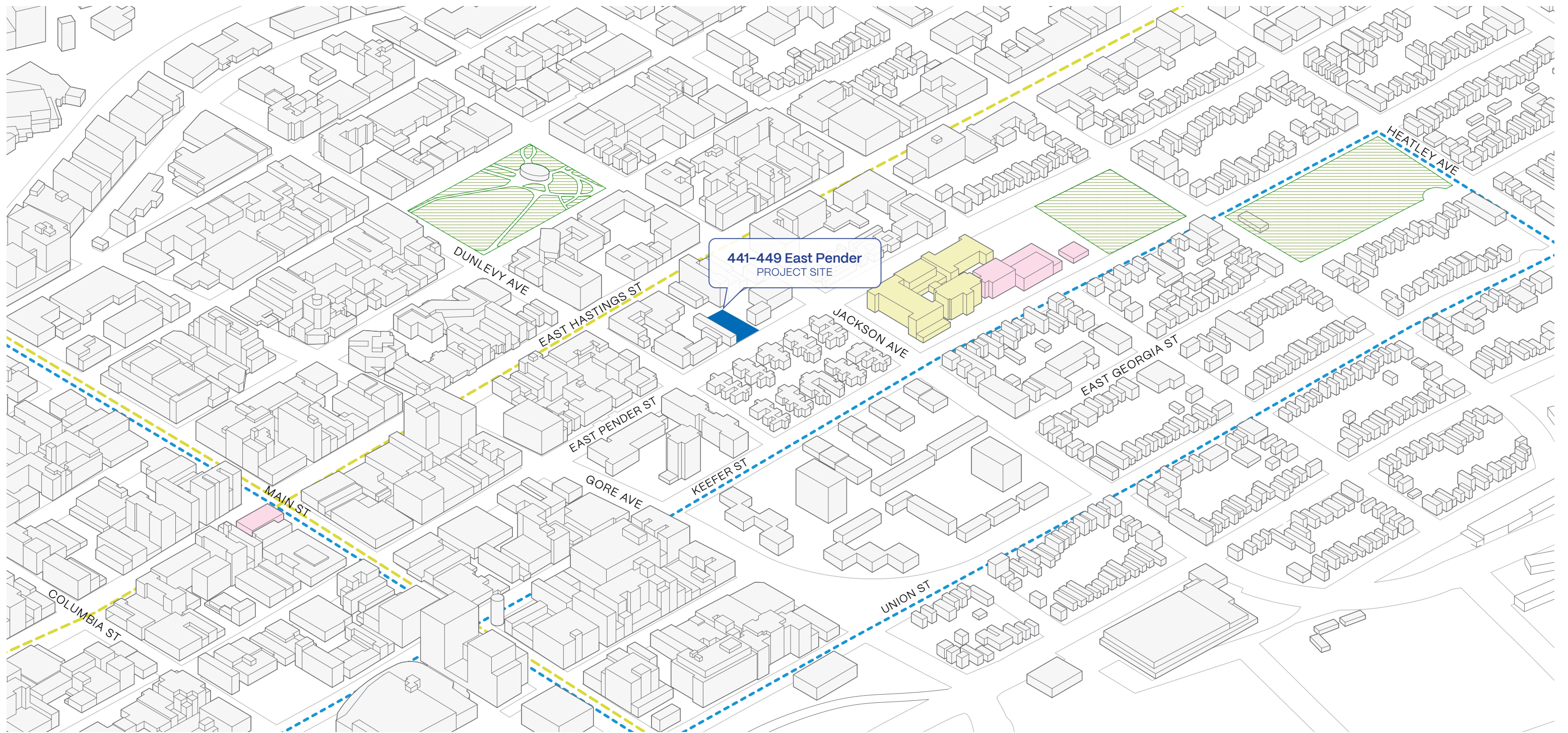







Figure 04 Corner of East Hastings Street and Jackson Avenue

Project Context

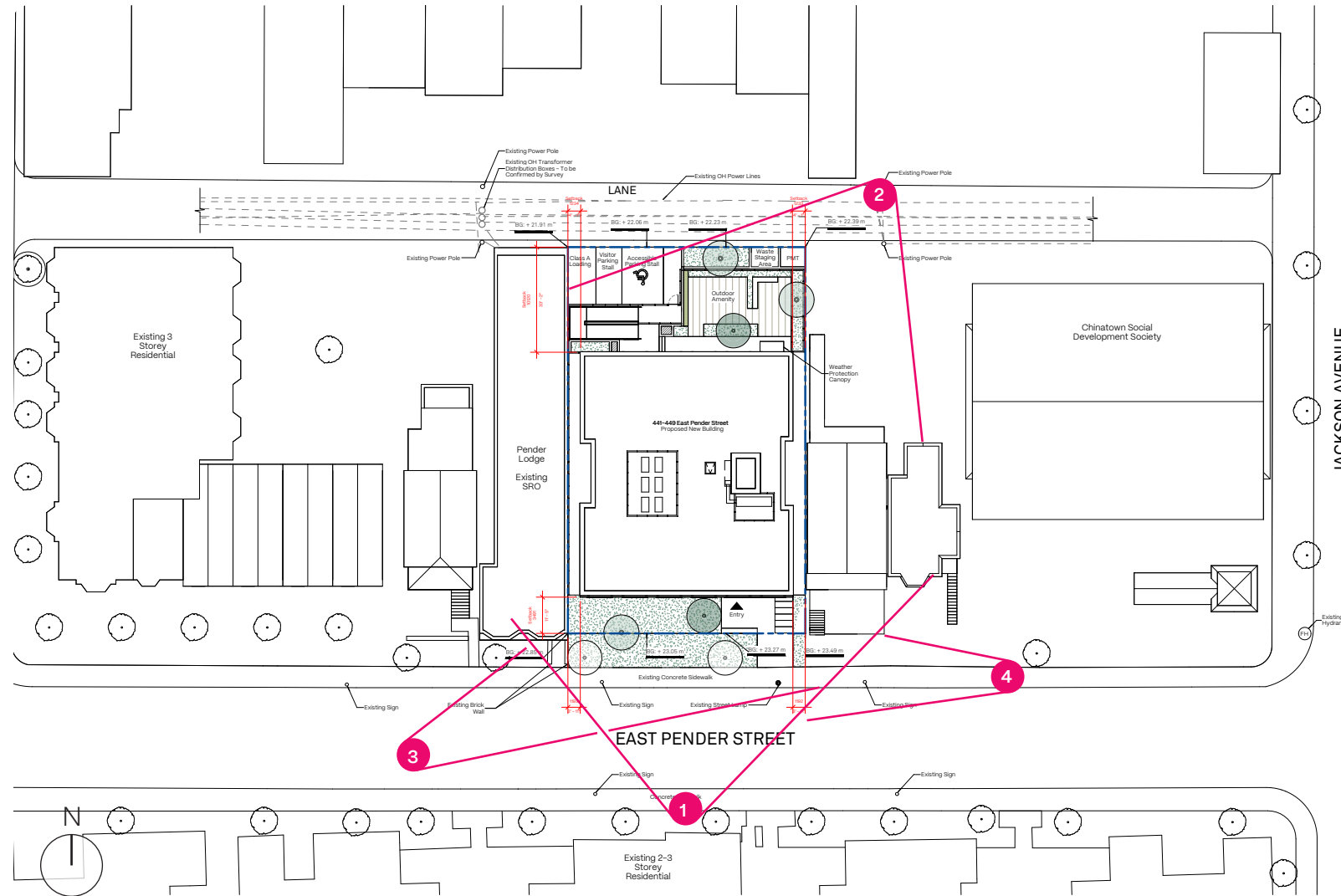
Context Map

Figure 05



-  Parks
-  Community Centre
-  Strathcona School
-  Bus Routes
-  Bike Lanes

Existing Streetscape



1 View across East Pender, looking South



2 View from rear lane, looking North-West



3 View from East Pender, looking East



4 View from East Pender, looking West

Neighbourhood Context



3-storey residential, white metal fencing, light coloured siding



horizontal emphasis, red accent colours



weathered siding, colourful trim, ornate details



terracotta roof tile, brick, red wrought iron gates, planting

Figure 06 Street frontage along East Pender



430 Dunlevy Ave

429 East Pender

437 East Pender

441-449 East Pender

451 East Pender

459 East Pender

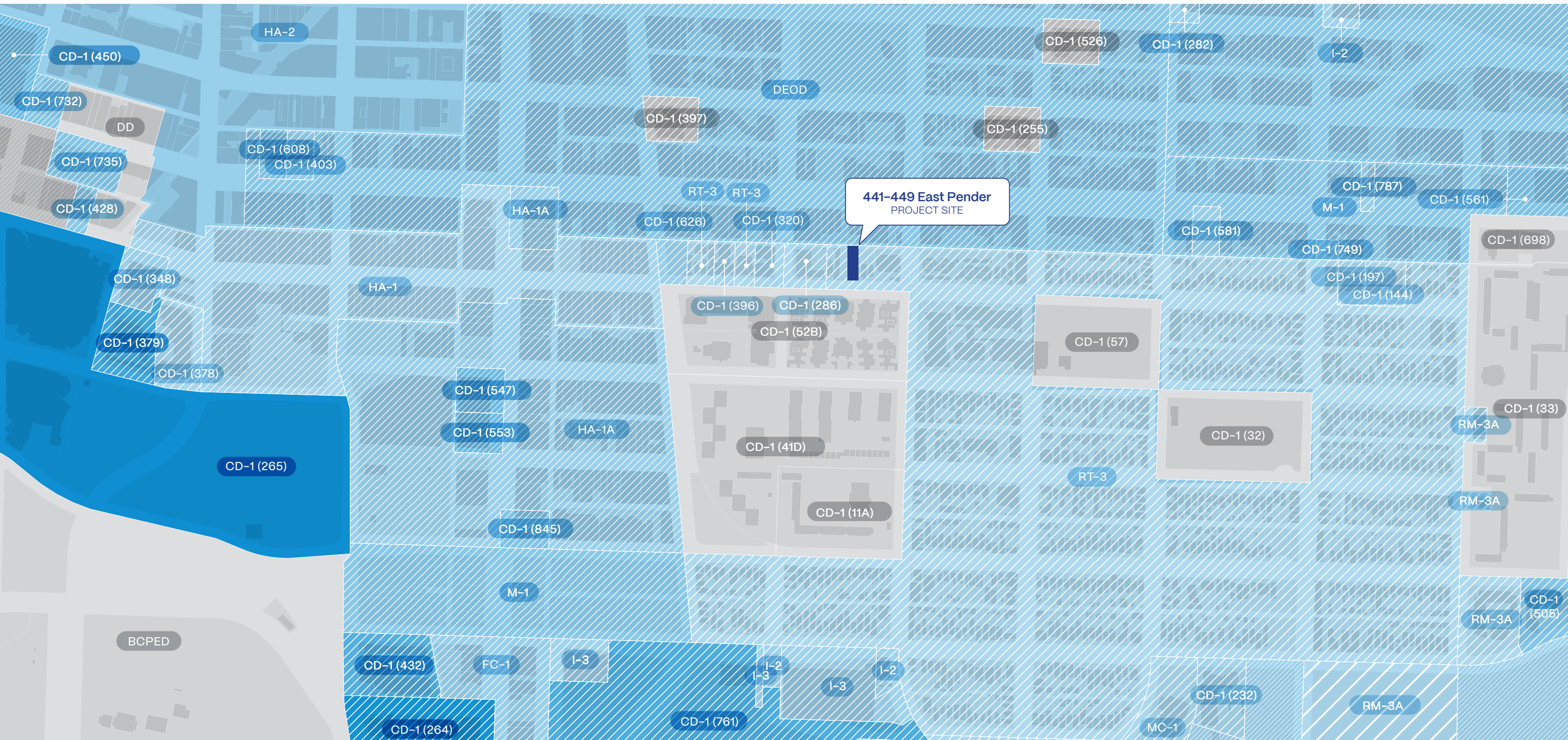
499 East Pender

EAST PENDER STREET

DUNLEVY AVENUE

JACKSON AVENUE

Neighbourhood Context



Policy Context

Downtown Eastside Community Plan

Within the Downtown Eastside Community Plan (DTESCP), the site falls within the Strathcona neighbourhood boundary and is adjacent to the Downtown Eastside Oppenheimer District. The overarching goal of the plan is to make the DTES a more livable, safe and supportive place for all residents. Access to affordable housing choices for low income residents is a priority of the plan.

In alignment with the proposed form of development, the built-form policies for the Strathcona neighbourhood seek to introduce small scale, contextually appropriate, contemporary buildings that contribute to community identity [p. 72 DTESCP].

Downtown Eastside Rezoning Policy

Within the Downtown Eastside Rezoning Policy in area 'D' Strathcona of Map A, rezoning applications for residential development will be considered for increasing the heights and densities from what current zoning permits subject to the following conditions being met:

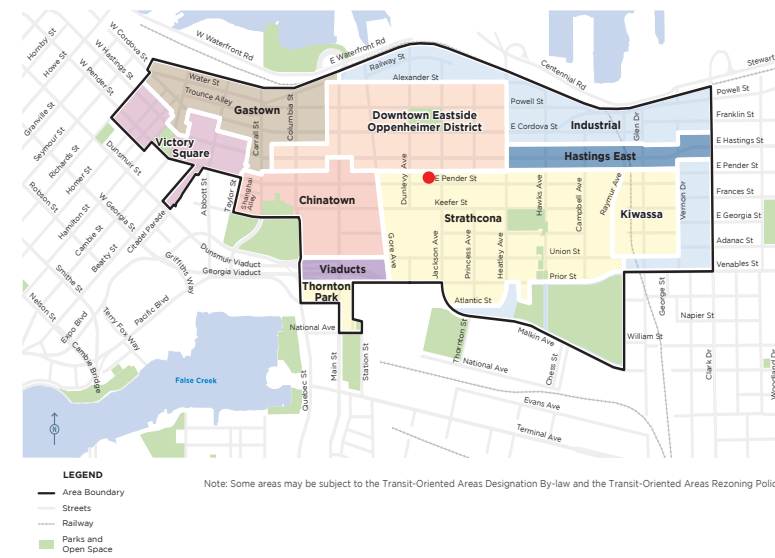
a) Where the site is an existing social housing site and the amount of social housing is being increased [p.6 DTES - Rezoning Policy].

Area "A2" zoned Downtown Eastside Oppenheimer District, which is directly adjacent the proposed site will consider Rezoning applications for increasing the density from current permitted zoning will be considered on a case-by-case basis where:

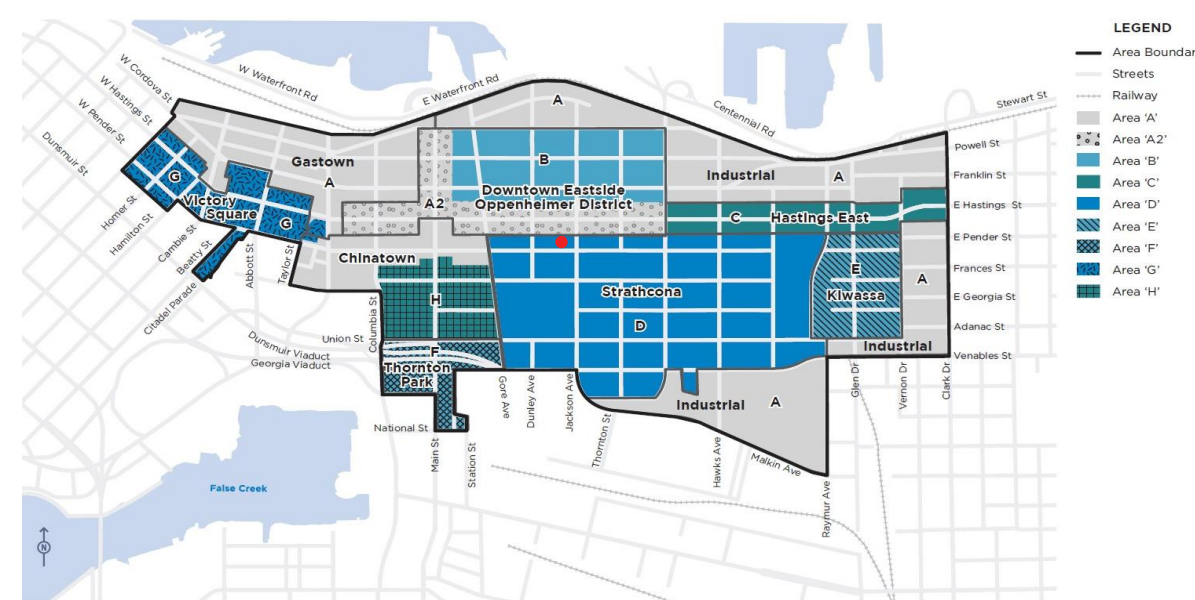
a) all of the residential use is for social housing; and

b) the site is deemed appropriate for the proposed additional density from what current zoning permits based on site context and urban design performance including review of the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area, as well as the livability of the proposed residential units [p.6 DTES - Rezoning Policy].

Map 6.1: Downtown Eastside Sub-Areas and Neighbourhoods



Map A: Downtown Eastside Planning Areas



Sustainability Measures

Summary of Measures that will be used to comply with the Green Buildings Policy for Rezonings

- Well insulated walls with stud cavity insulation plus 4" of external insulation
- High performance ERV with 80%+ recovery efficiency
- High performance windows and doors
- Increased airflow in suites, following BC Housing standards
- Low flow water fixtures
- Air Source Heat Pump based system for space heating
- Low carbon electric resistance domestic hot water system

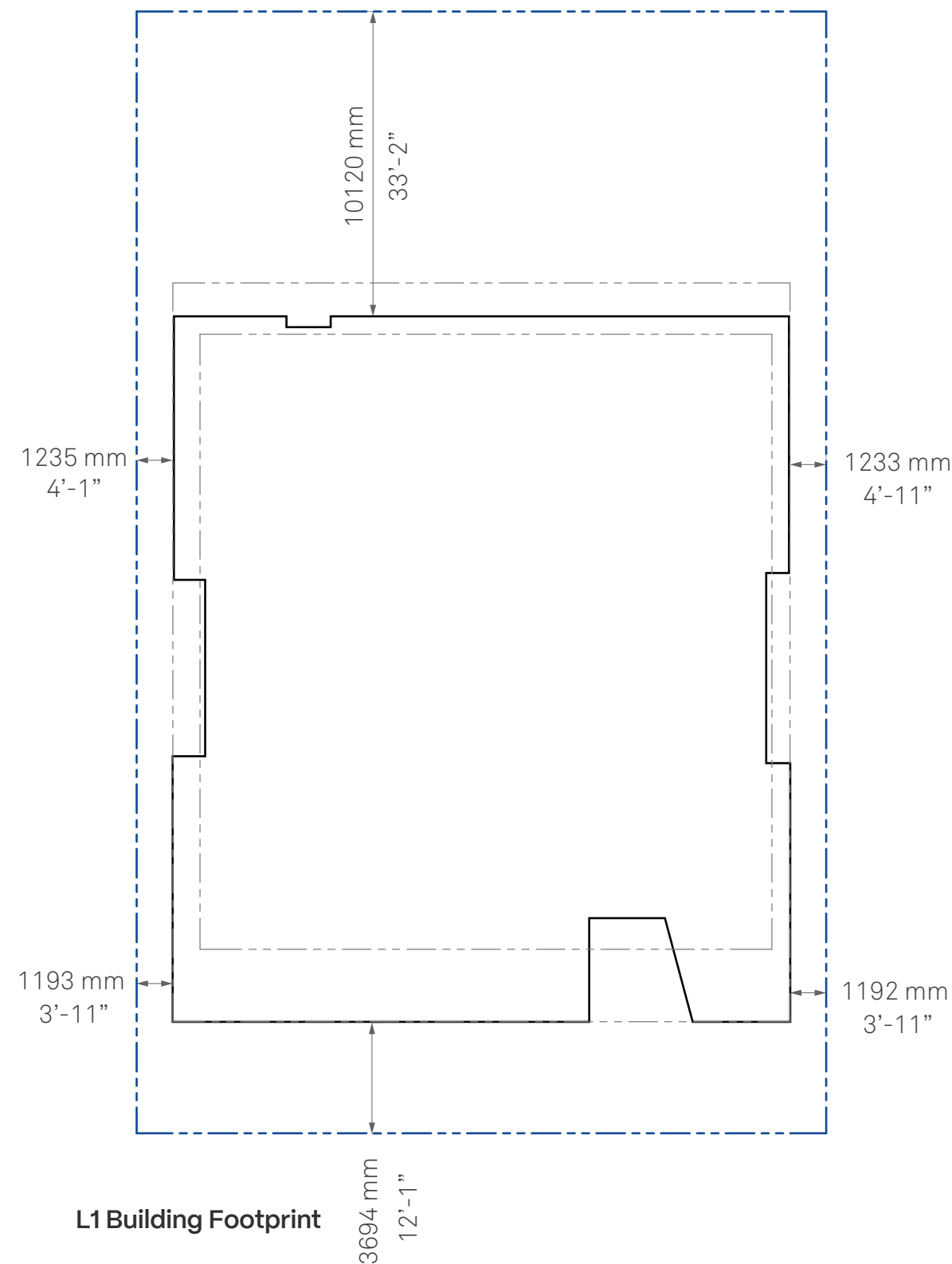
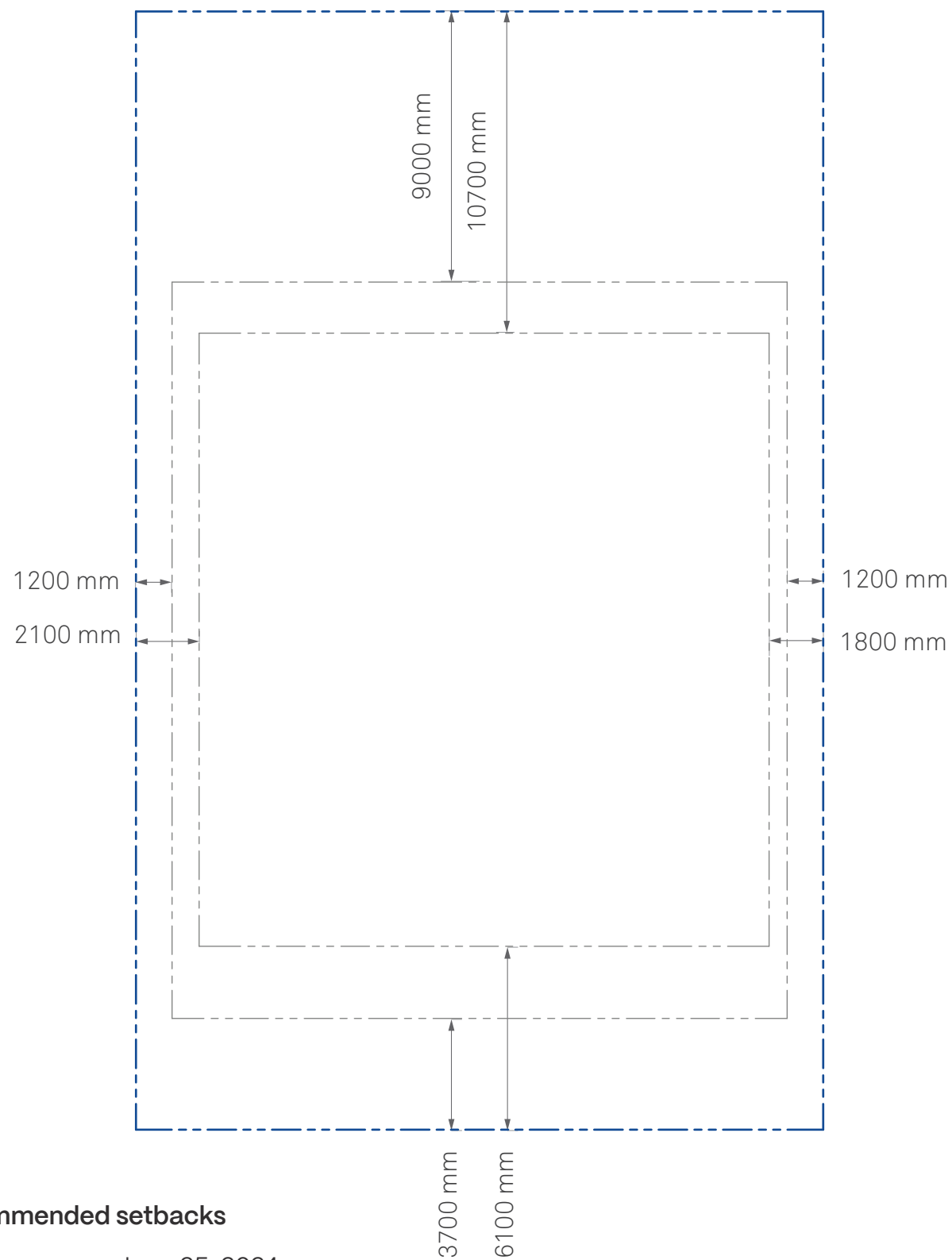
Energy Modelling Targets:

City of Vancouver TEUI 110, TEDI 25, GHGI 3

BC Housing TEUI 100, TEDI 15, GHGI 5.5

Most Stringent: **TEUI 100, TEDI 15, GHGI 3**

Setbacks



1:200 

Project Data + Statistics

City of Vancouver Zoning Information

Civic Address: 441-449 East Pender Street
 Legal Description: LOT 23, 24 and 25 BLOCK 70 DISTRICT LOT 196 PLAN 196 NEW WESTMINSTER
 Current Zoning: RT-3
 Site Area: 850m² (9,150ft²)

Proposed FSR: 3.04

Proposed Building Height: 22.5 m (73' 10")

Setbacks	Staff Request / Guideline	Proposed
North (Lane):	10.7 - 9.0m	Varies: Minimum. 10,120mm (33' 2")
East (adj. property):	1.8 - 1.2m	Varies. Minimum.1192mm (3-11')
South (East Pender):	3.7 - 6.1m	Varies. Minimum. 3444mm (11' 4")
West (adj. property):	2.1 - 1.2m	Varies. Minimum. 1193mm (3'-11")

Micro-Dwelling Unit Guidelines

Outdoor Amenity Area: 130.6 sqm / 1406 sqft
 min. 2.0sqm/suite

Indoor Amenity Area: 78.9 sqm / 850 sqft
 min. 1.2sqm/suite

Suite Width (Living/Sleeping Area): 3m / 9'-10"

Suite Ceiling Height (Living / Sleeping Area): 2.9m / 9'-6"

Residential Unit Count

Name	Unit Type	Area (to finished face of interior walls)	Unit Count
Unit	Micro Dwelling	249.6 ft ² ... 257.0 ft ²	65
Total Residential Units:			65

FSR Calculations

Level	Residential	Residential Amenity (Excluded)	Amenity Storage (Excluded)	Mech Shaft (Excluded)	Envelope (Excluded)	Elec/Mech. (Excluded)	Total Floor Area		Total Exclusions	
Basement	0.0 ft ²	0.0 ft ²	0.0 ft ²	0.0 ft ²	0.0 ft ²	0.0 ft ²	4,676.8 ft ²	434.5 m ²	4,676.8 ft ²	434.5 m ²
Level 1	3,555.0 ft ²	1,011.6 ft ²	0.0 ft ²	34.0 ft ²	174.8 ft ²	0.0 ft ²	4,906.8 ft ²	455.9 m ²	1,351.8 ft ²	125.6 m ²
Level 2	4,825.0 ft ²	0.0 ft ²	0.0 ft ²	33.7 ft ²	163.5 ft ²	0.0 ft ²	5,022.1 ft ²	466.6 m ²	197.1 ft ²	18.3 m ²
Level 3	4,858.6 ft ²	0.0 ft ²	0.0 ft ²		163.5 ft ²	0.0 ft ²	5,022.1 ft ²	466.6 m ²	163.5 ft ²	15.2 m ²
Level 4	4,858.6 ft ²	0.0 ft ²	0.0 ft ²		163.5 ft ²	0.0 ft ²	5,022.1 ft ²	466.6 m ²	163.5 ft ²	15.2 m ²
Level 5	4,858.6 ft ²	0.0 ft ²	0.0 ft ²		163.5 ft ²	0.0 ft ²	5,022.1 ft ²	466.6 m ²	163.5 ft ²	15.2 m ²
Level 6	4,858.6 ft ²	0.0 ft ²	0.0 ft ²		163.5 ft ²	0.0 ft ²	5,022.1 ft ²	466.6 m ²	163.5 ft ²	15.2 m ²
							34,694.2 ft ²	3,223.2 m ²	6,879.6 ft ²	639.1 m ²

Level	Total Floor Area without Exclusions	FSR Area per Floor
Basement	0.0 ft ²	0.0 m ²
Level 1	3,555.0 ft ²	330.3 m ²
Level 2	4,825.0 ft ²	448.3 m ²
Level 3	4,858.6 ft ²	451.4 m ²
Level 4	4,858.6 ft ²	451.4 m ²
Level 5	4,858.6 ft ²	451.4 m ²
Level 6	4,858.6 ft ²	451.4 m ²
	27,814.5 ft ²	2,584.1 m ²
		3.04

Parking and Loading Statistics

Parking & Loading requirements

Off-Street Vehicle Parking Requirements

Reference: City of Vancouver Parking Bylaw - Section 4: Off Street Parking Space Regulations

Type	Bylaw Reference:	# of Units:	Bylaw Req'mnt:	Provided:	Notes:
Residential	4.1.1 No parking spaces are required for the off-street parking except for: (a) visitor parking spaces 4.1.3 (b) accessible parking spaces 4.1.4	65	-	-	3 accessible spaces required per 4.1.4 (a)
Visitor	4.1.3: minimum 0.05 to 0.1 maximum spaces for each unit	65	3	1*	-
			3 Spaces	1 Space	

Type	Bylaw Reference:	# of Units:	Bylaw Req'mnt:	Provided:	Notes:
Accessible Spaces	4.1.4 (a): 1 per 7 units and additional 0.034 for each additional unit	65	3	1*	
			3 Spaces	1 Space	

Total Physical Spaces provided:	2 Spaces
Residential:	0 Spaces
Visitor:	1 Space
Accessible:	1 Space
	2 Spaces Provided

Off-Street Loading Requirements

Reference: City of Vancouver Parking Bylaw - Section 5: Off Street Loading Space Regulations

Type	Bylaw Reference:	# of Units:	Bylaw Req'mnt:	Provided:
Class A	5.2.1: No Requirement	65	1	1
Class B	5.2.1: No Requirement for less than 100 units	65	0	0
Class C	5.2.1: No Requirement	65	0	0
			1 Spaces	1 Class A Loading Space

Off-Street Passenger Space Requirements

Reference: City of Vancouver Parking Bylaw - Section 7: Off Street Passenger Space Regulations

Type	Bylaw Reference:	# of Units:	Bylaw Req'mnt:	Provided:
Class A	7.2.1: 1 space per 50 to 125 units	65	1	0*
Class B	7.2.1: No Requirement	-	0	0
Class C	7.2.1: No Requirement	-	0	0
			1 Space	0 Class A Passenger Space

* Exemption requested

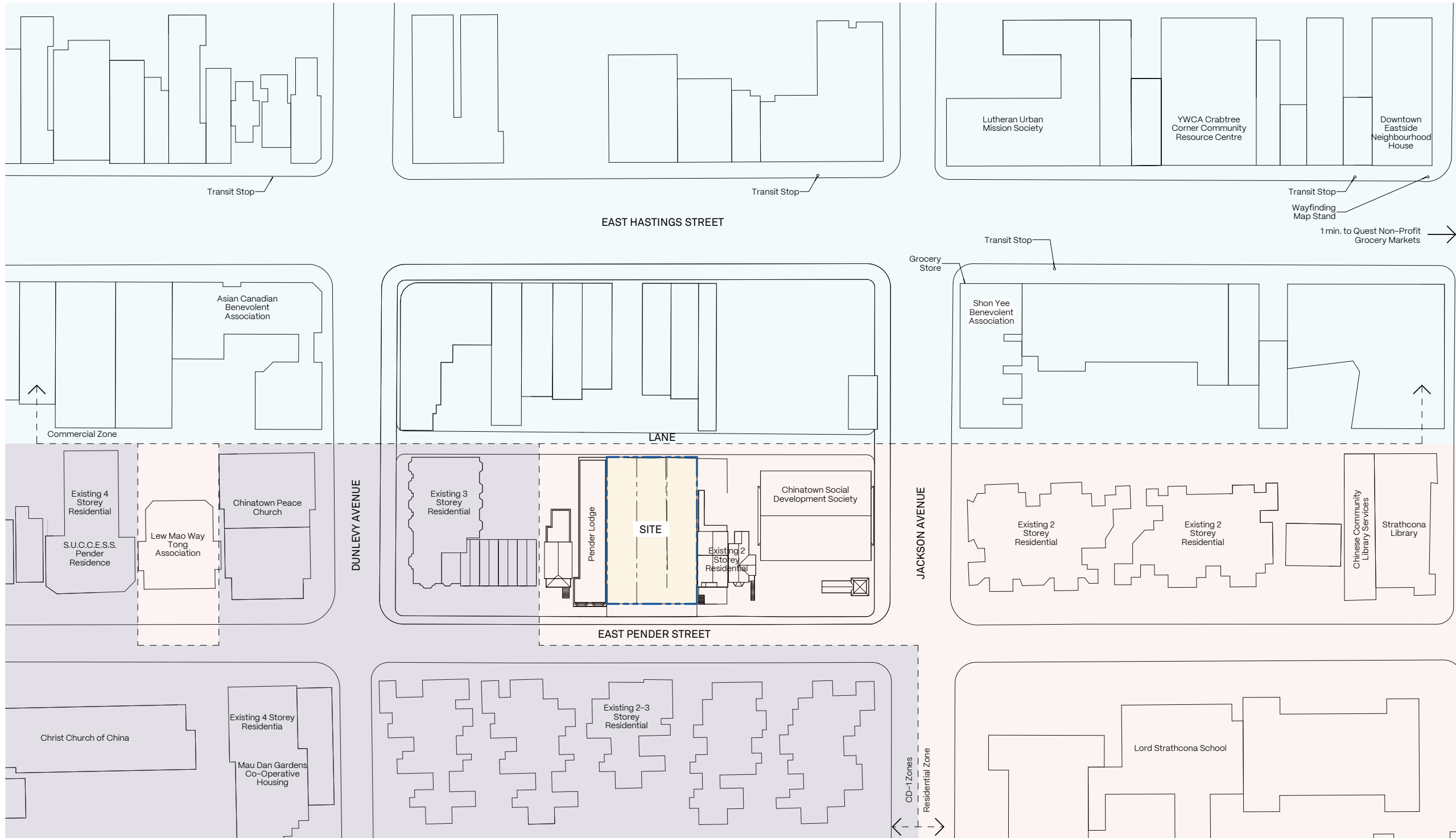
Off-Street Bicycle Space Requirements

Reference: City of Vancouver Parking Bylaw - Section 6: Off Street Bicycle Space Regulations

Type	Bylaw Reference:	# of Units:	Bylaw Req'mnt:	Provided:	Notes:
Class A	6.2.1.4: Minimum 0.75 spaces per single room accomodation	65	49	65	One stall per suite provided
	6.3.9: 5% of the bicycle spaces must be oversized spaces	65	3	3	
	6.3.13 (a): At least 10% of Class A Spaces must be bicycle lockers	65	6	7	
Class B	6.2.1.4: 2 spaces per first 20 units, and 1 space for every additional 20 dwelling units	65	4	6	

	Type:	# Provided:	Location:
Class A	Horizontal (1.8m x 0.6m)	55	Bicycle Room 1, 2 & 3
	Oversize (minimum 5%) (2.4m x 0.9m)	3	Bicycle Room 2
	Lockers (minimum 10%)	7	Bicycle Room 3
	Additional (above the bylaw requirement)	16	
Class B	Racks	6	Front Entry

Architectural Drawings



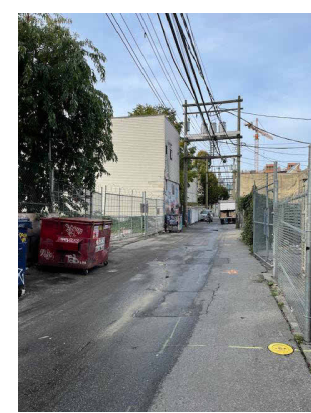
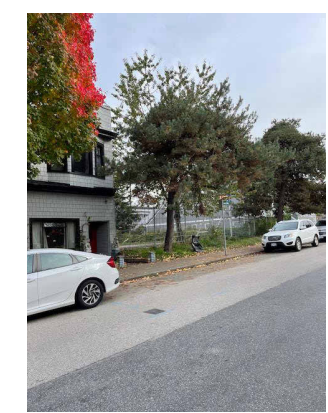
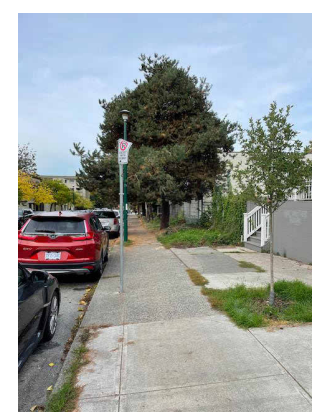
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2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued For Rezoning



1 Context Site Plan
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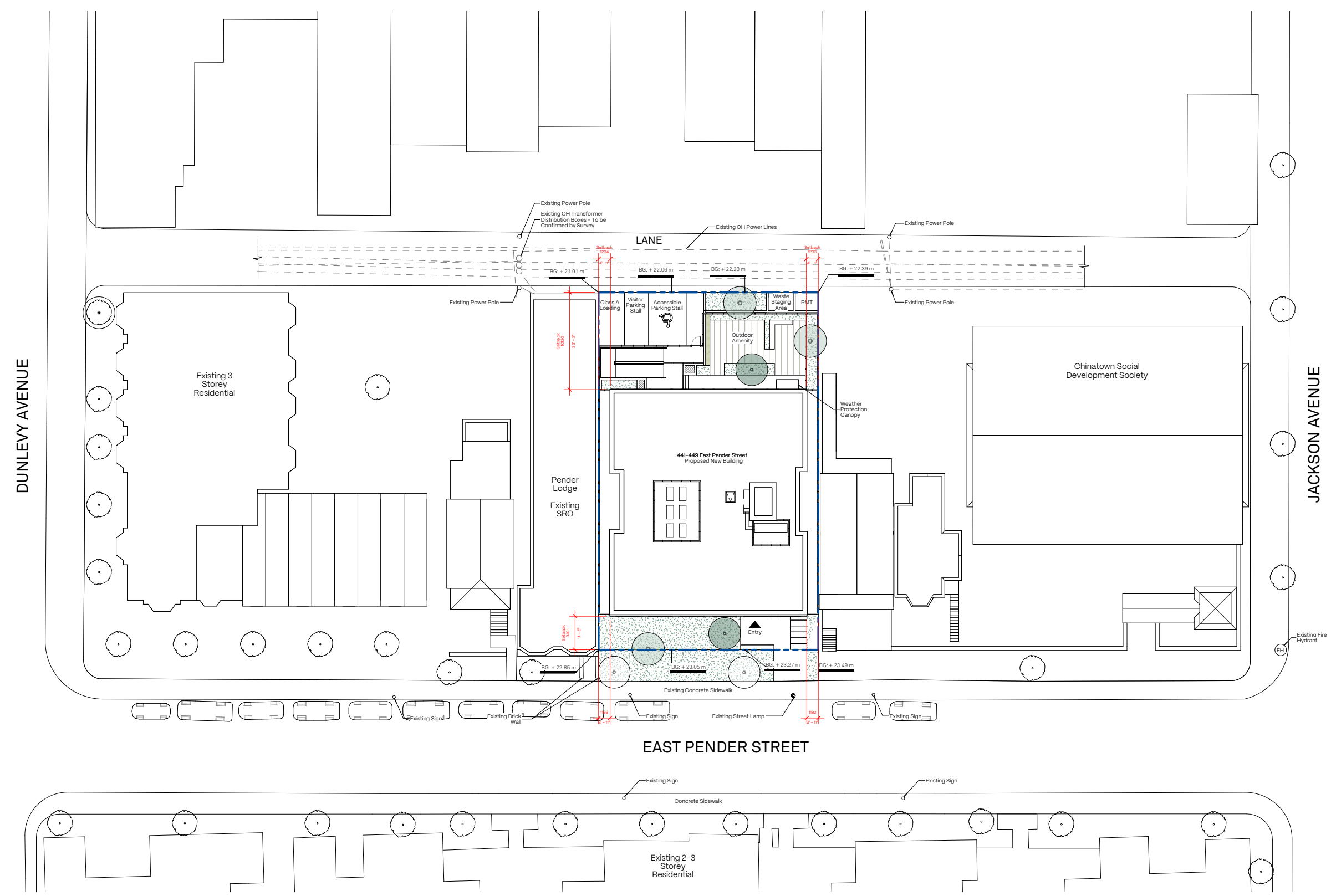


POWERHOUSE X

PACK
 HS0017

Context Map

A0.01



Legend

- Existing City Tree - to be retained
- Existing Site Tree - to be retained
- Proposed Tree - refer to Landscape
- BG Building Grades
- Property Line

2025-02-21	2	Reissued for Rezoning	N ↑
2024-12-13	1	Issued For Rezoning	
DATE	REV	DESCRIPTION	

POWERHOUSE X

PACK
HS0017

Site Plan

A1.00

Legend

-  Existing City Tree - to be retained
-  Existing Site Tree - to be retained
-  Proposed Tree - refer to Landscape
-  Building Grades
-  Property Line

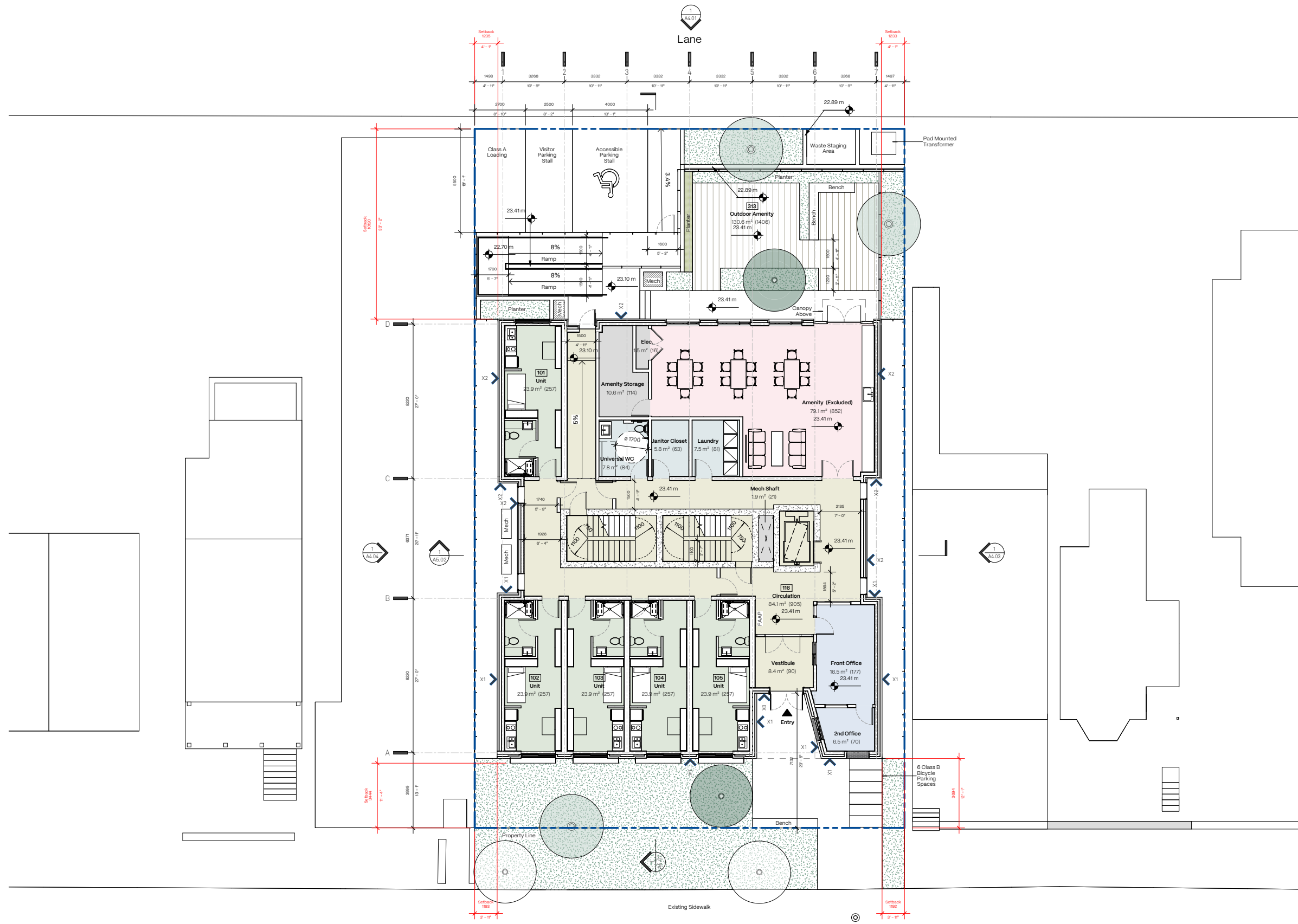
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2024-12-13	1	Issued for Rezoning	
DATE	REV	DESCRIPTION	

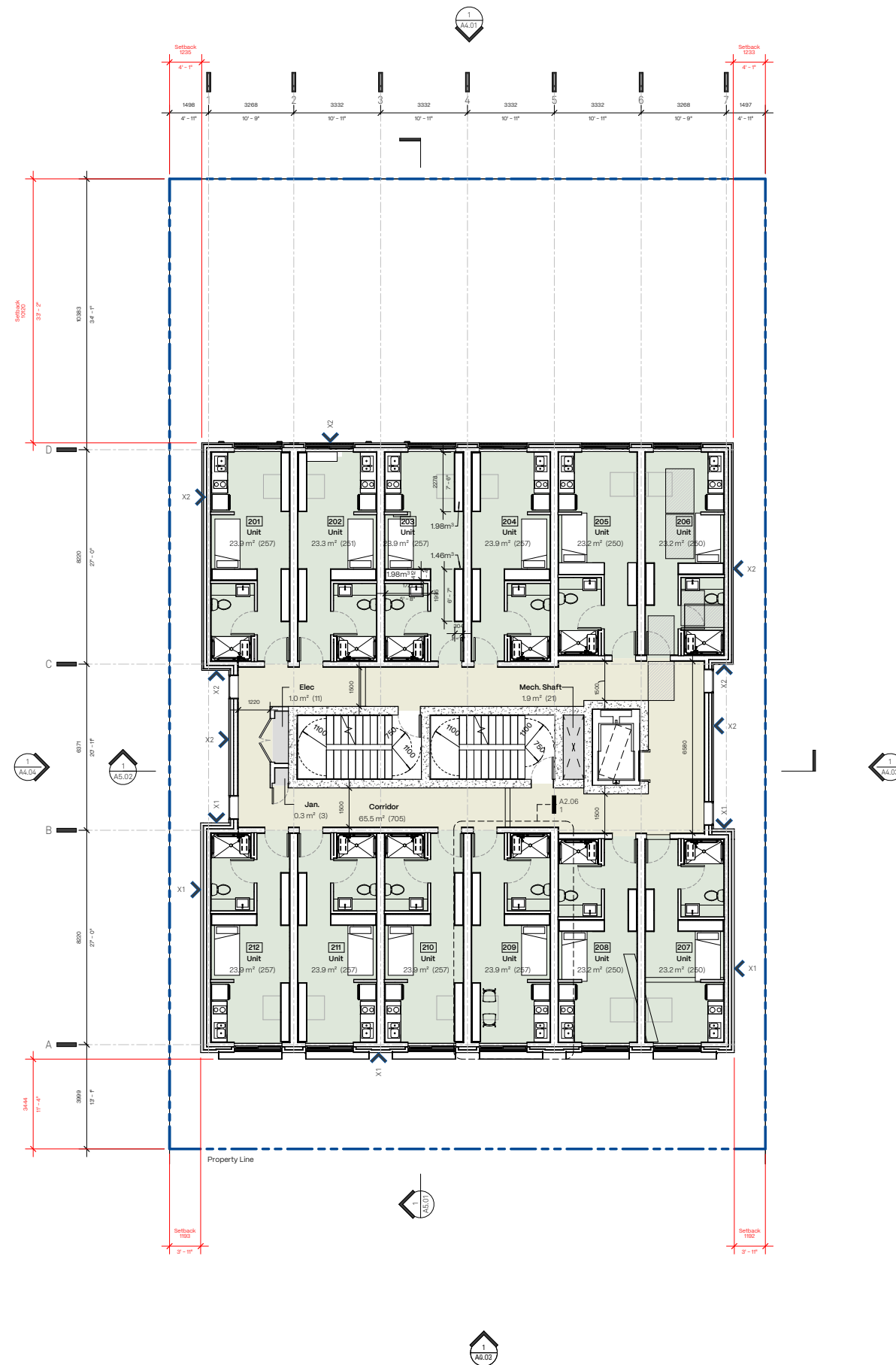
POWERHOUSE X

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Level 1

A2.01





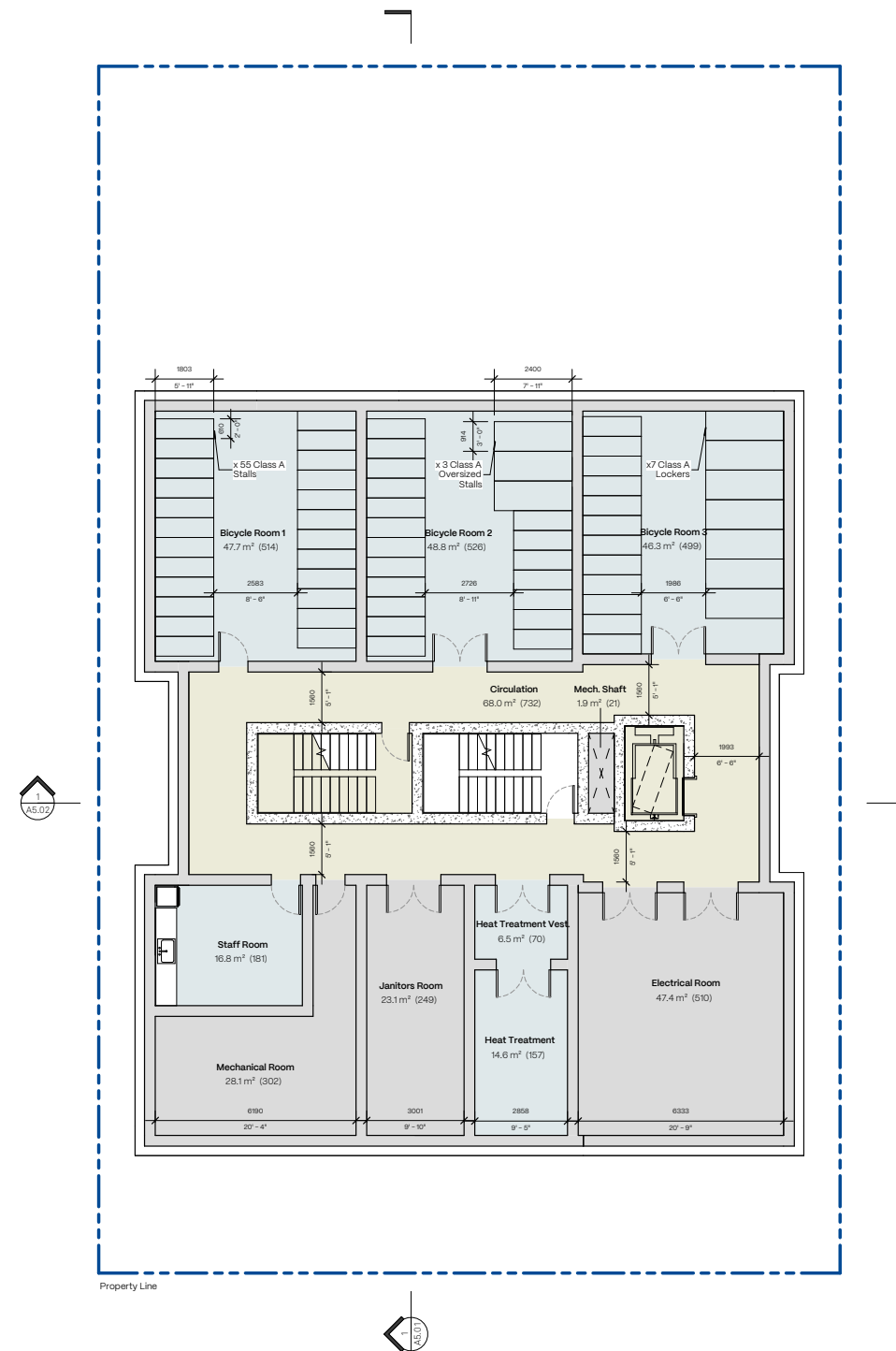
DATE	REV	DESCRIPTION
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2024-12-13	1	Issued For Rezoning

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Level 2-6

A2.02



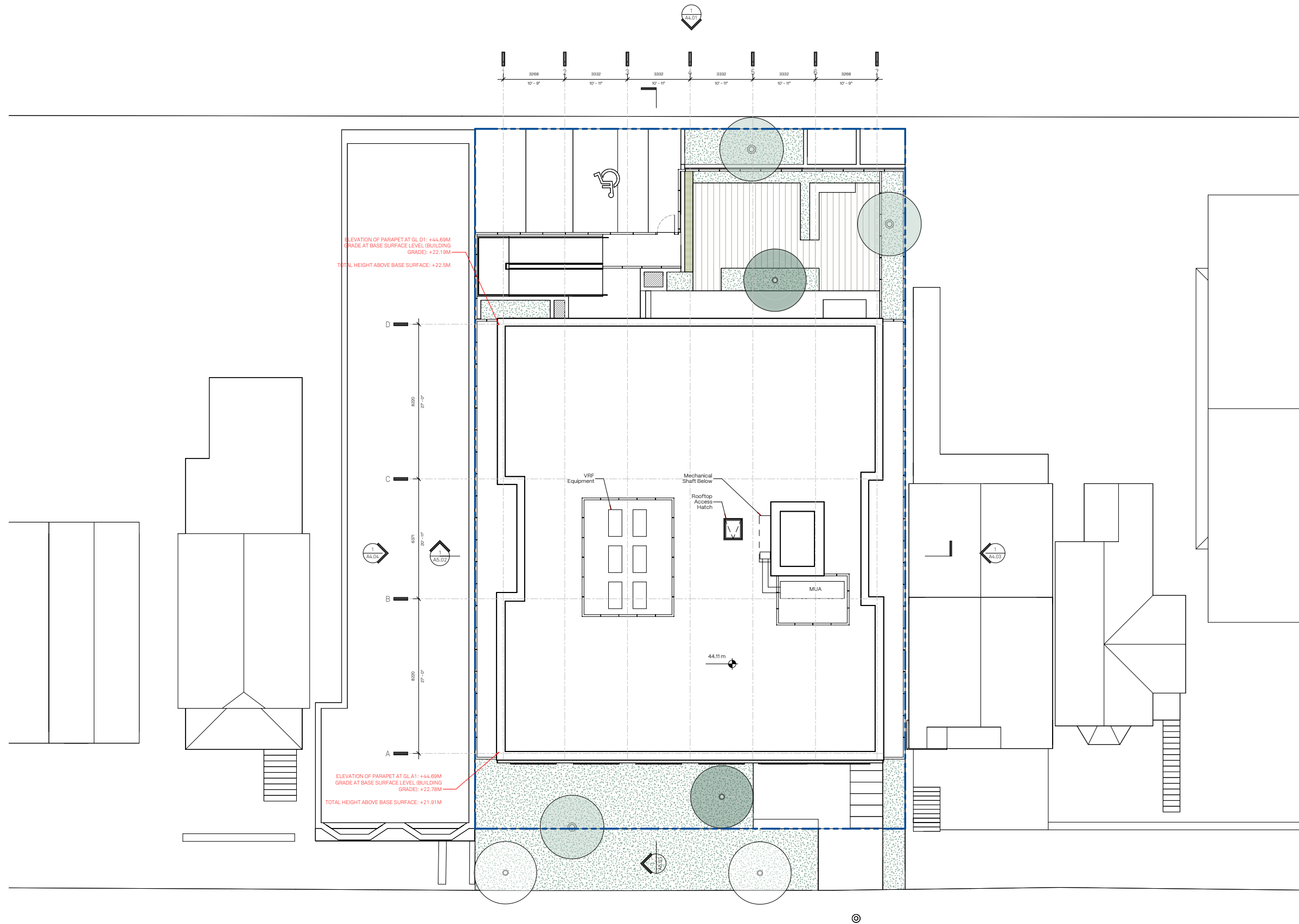
DATE	REV	DESCRIPTION
2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued for Rezoning

POWERHOUSE X

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Basement Plan

A2.03



DATE	REV	DESCRIPTION	N
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2024-12-13	1	Issued for Rezoning	

POWERHOUSE X

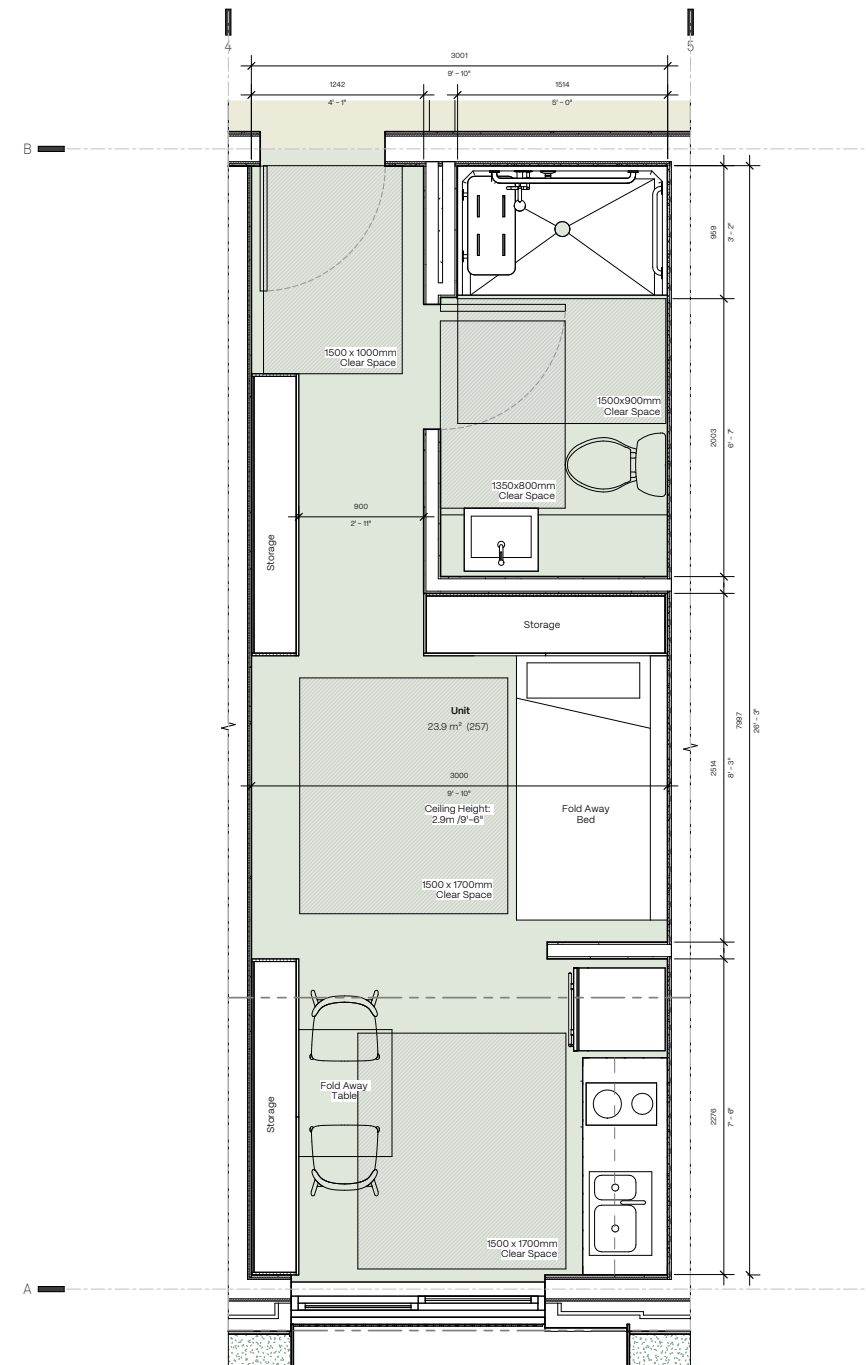
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Roof Plan

A2.04

Proposed Unit Area:

Suite Area: 23.9m² (257.3ft²)
 In-Suite Storage: 2.3m² (24.8ft²)
 6.8m³ (240.1ft³)



1 Typical Unit Layout

A2.06 1 : 25

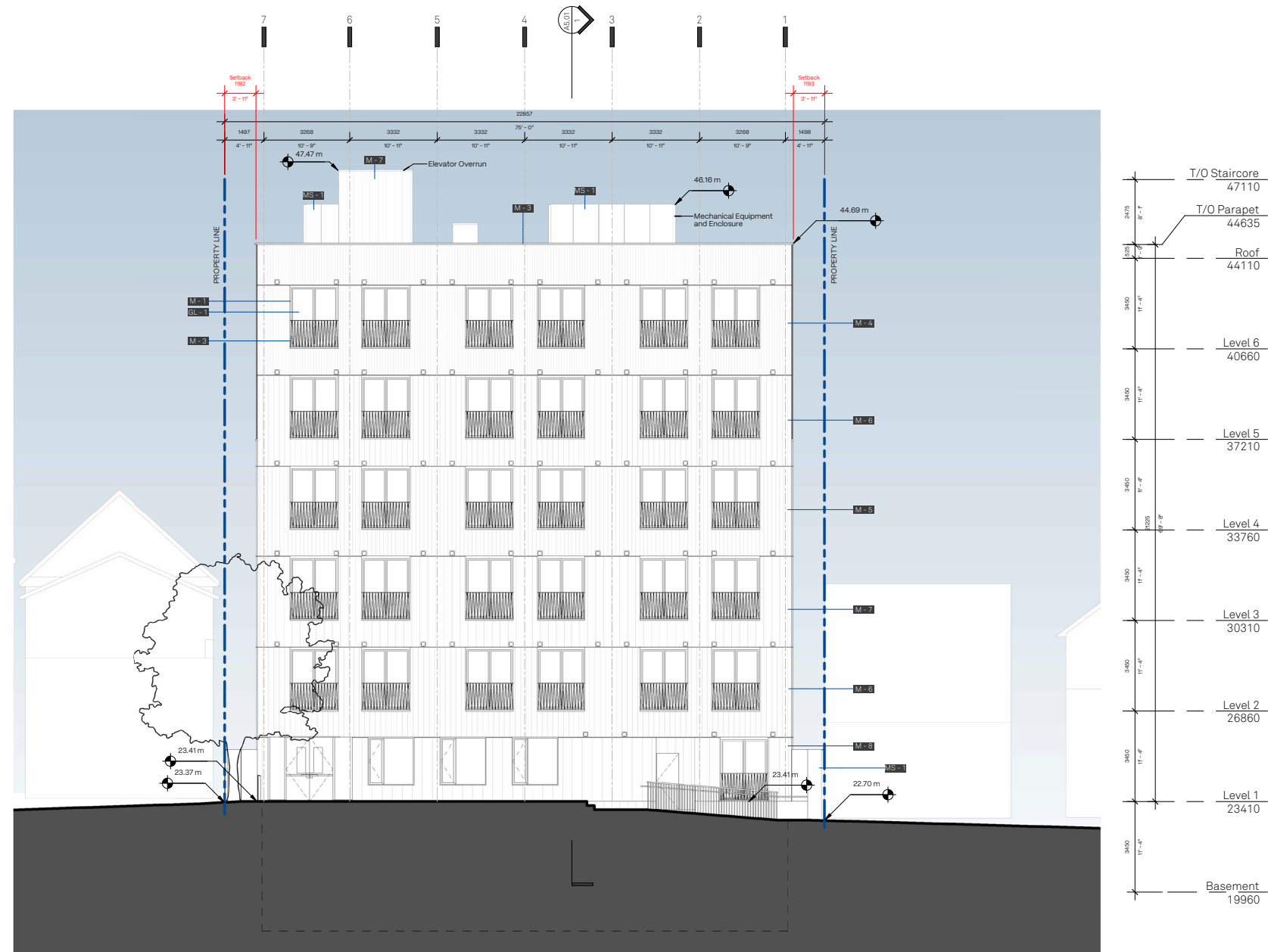
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2024-12-13	1	Issued For Rezoning

POWERHOUSE X

PACK
 HS0017

Typical Unit Plan

A2.06



1 North Elevation
 A4.01 1:100

Material Legend

- BR - 1 Brick - Dark
- BR - 2 Brick - Light
- M - 1 Metal - Dark
- M - 2 Metal - Light
- M - 3 Metal - Bronze
- M - 4 Metal - Standing Seam 4"
- M - 5 Metal - Standing Seam 6"
- M - 6 Metal - Standing Seam 8"
- M - 7 Metal - Standing Seam 12"
- M - 8 Metal - Standing Seam 15"
- MS - 1 Perforated Metal Screen
- GL - 1 Glazing

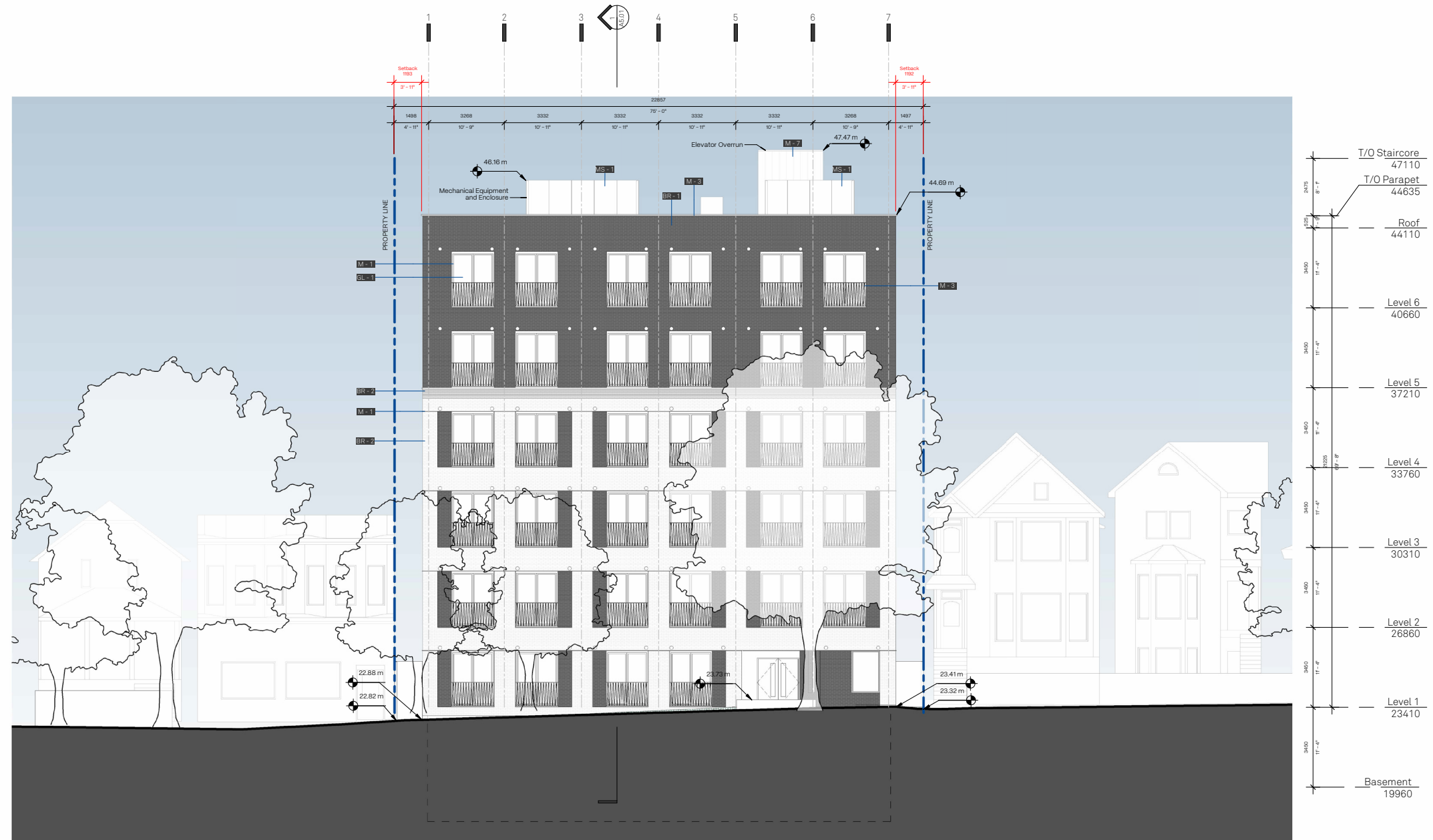
DATE	REV	DESCRIPTION
2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued for Rezoning

POWERHOUSE X

PACK
 HS0017

North Elevation

A4.01



Material Legend

- BR - 1 Brick - Dark
- BR - 2 Brick - Light
- M - 1 Metal - Dark
- M - 2 Metal - Light
- M - 3 Metal - Bronze
- M - 4 Metal - Standing Seam 4"
- M - 5 Metal - Standing Seam 6"
- M - 6 Metal - Standing Seam 8"
- M - 7 Metal - Standing Seam 12"
- M - 8 Metal - Standing Seam 15"
- MS - 1 Perforated Metal Screen
- GL - 1 Glazing

DATE	REV	DESCRIPTION
2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued for Rezoning

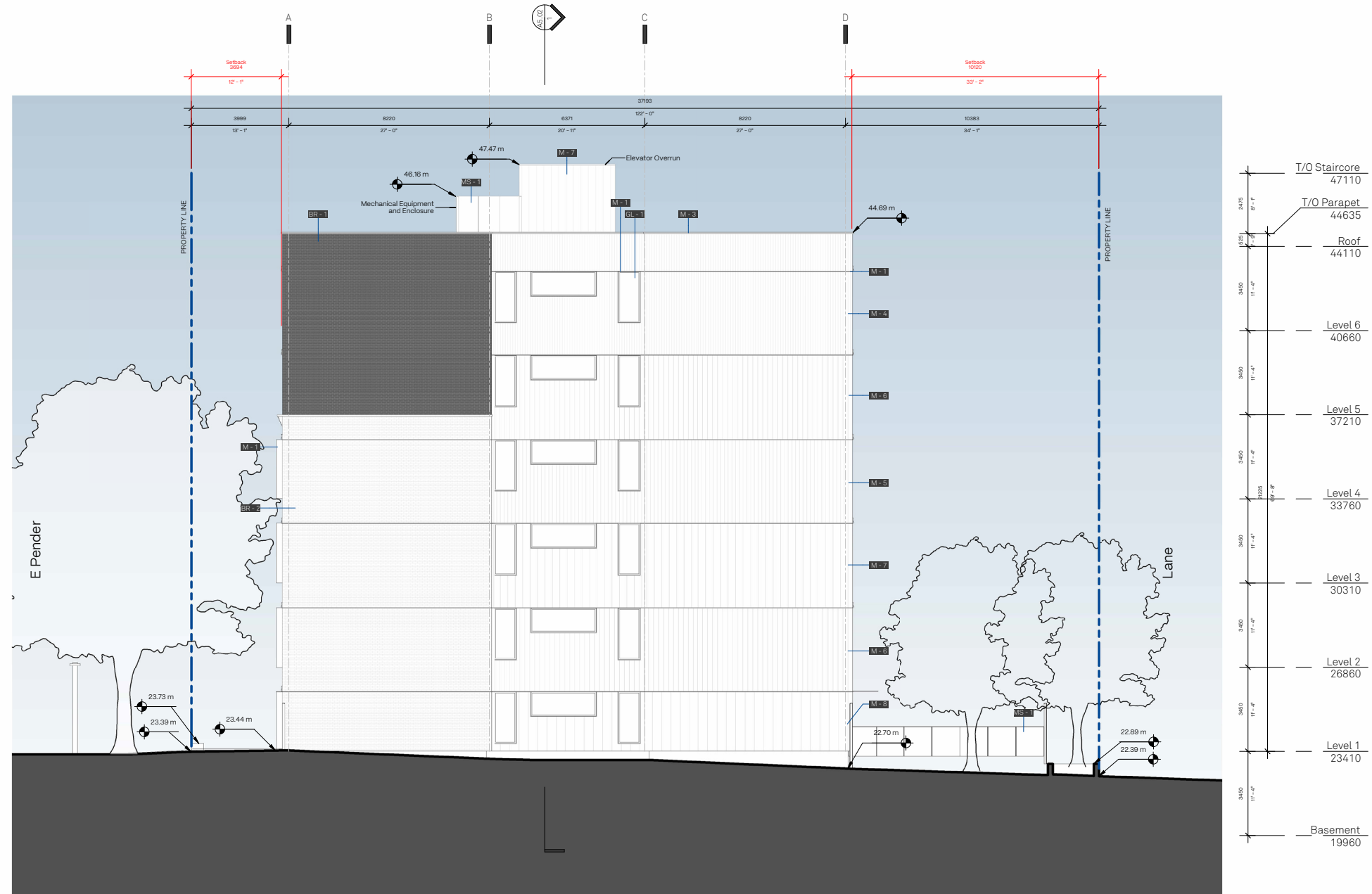
POWERHOUSE X

PACK
HS0017

South Elevation

A4.02

1 South Elevation
 A4.02 1 : 100



1 East Elevation
 A4.03 1:100

Material Legend

BR - 1	Brick - Dark
BR - 2	Brick - Light
M - 1	Metal - Dark
M - 2	Metal - Light
M - 3	Metal - Bronze
M - 4	Metal - Standing Seam 4"
M - 5	Metal - Standing Seam 6"
M - 6	Metal - Standing Seam 8"
M - 7	Metal - Standing Seam 12"
M - 8	Metal - Standing Seam 15"
MS - 1	Perforated Metal Screen
GL - 1	Glazing

2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued for Rezoning

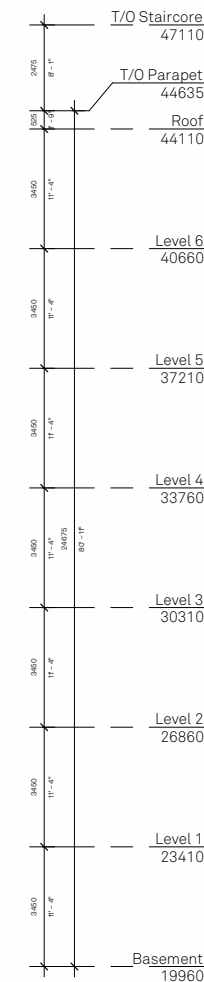
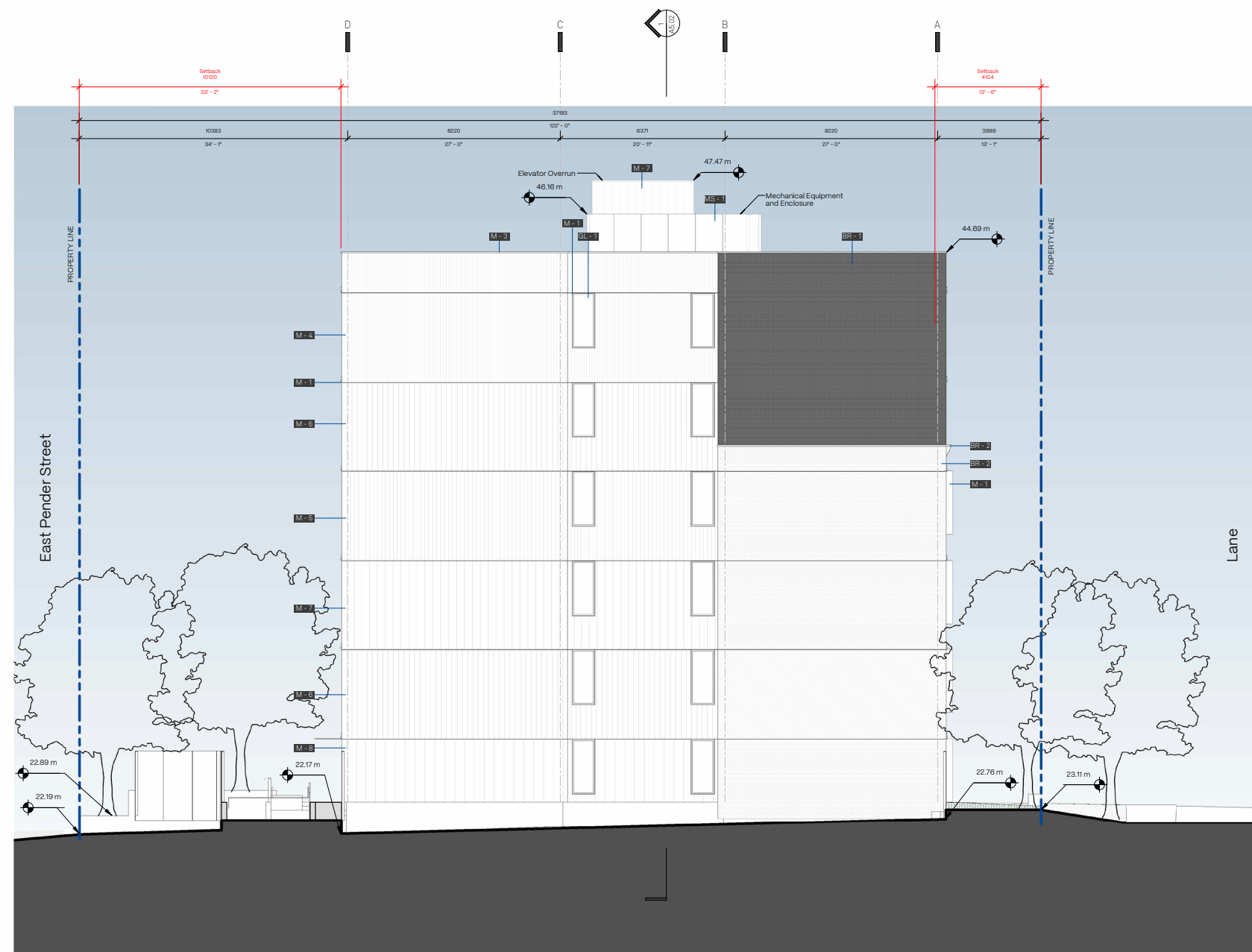
DATE	REV	DESCRIPTION
------	-----	-------------

POWERHOUSE X

PACK
 HS0017

East Elevation

A4.03



Material Legend

- BR - 1 Brick - Dark
- BR - 2 Brick - Light
- M - 1 Metal - Dark
- M - 2 Metal - Light
- M - 3 Metal - Bronze
- M - 4 Metal - Standing Seam 4"
- M - 5 Metal - Standing Seam 6"
- M - 6 Metal - Standing Seam 8"
- M - 7 Metal - Standing Seam 12"
- M - 8 Metal - Standing Seam 15"
- MS - 1 Perforated Metal Screen
- GL - 1 Glazing

DATE	REV	DESCRIPTION
2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued for Rezoning

POWERHOUSE X

PACK
HS0017

West Elevation

A4.04



1 North - South Section

A5.01 1:100

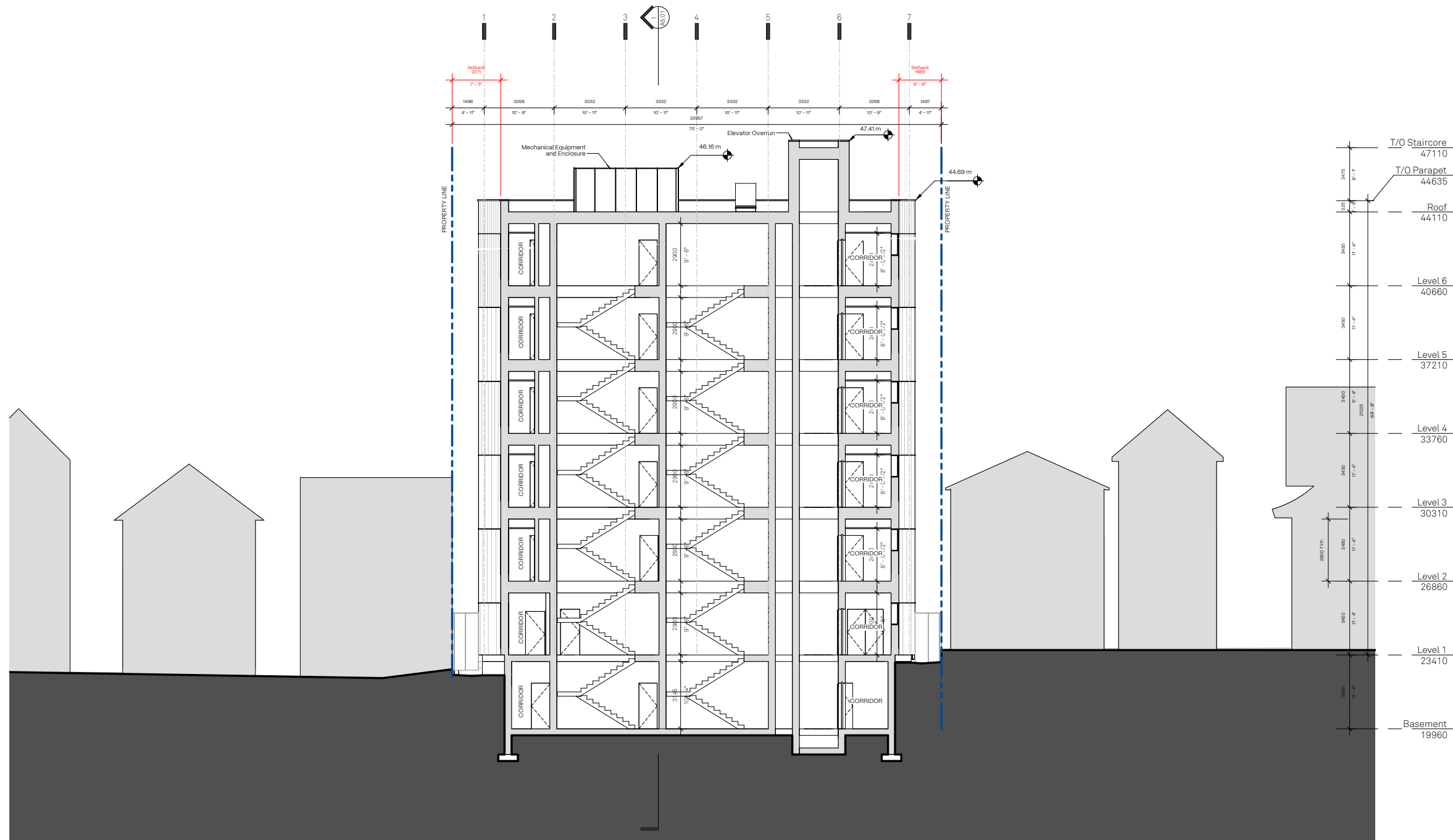
DATE	REV	DESCRIPTION
2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued for Rezoning

POWERHOUSE X

PACK
HS0017

Section A

A5.01



1 East-West Section
 A5.02 1:100

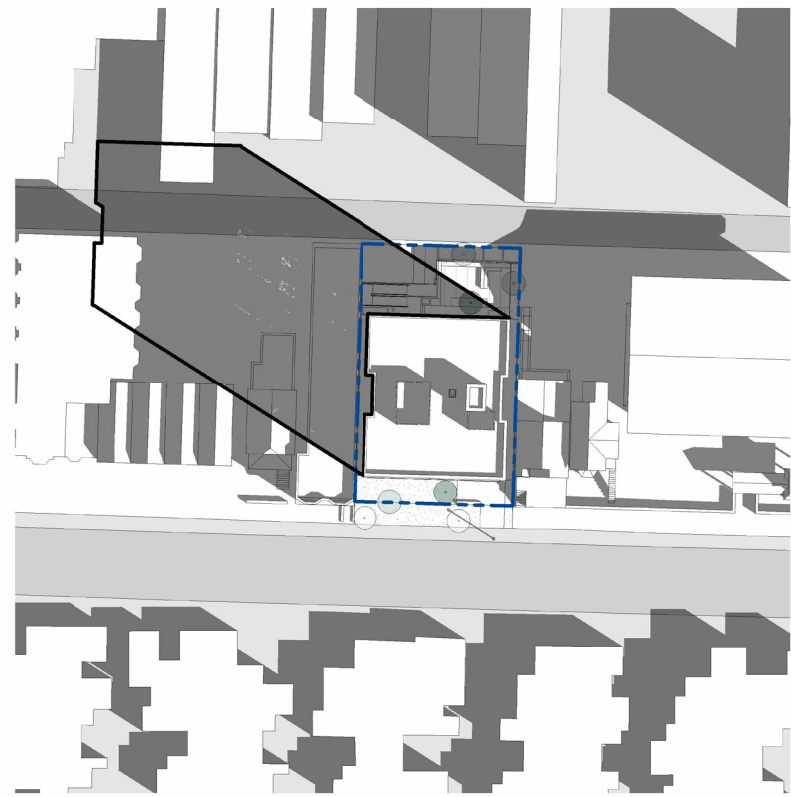
DATE	REV	DESCRIPTION
2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued for Rezoning

POWERHOUSE X

PACK
 HS0017

Section B

A5.02



1 Shadow Study - Spring 1000

A0.10 1:500



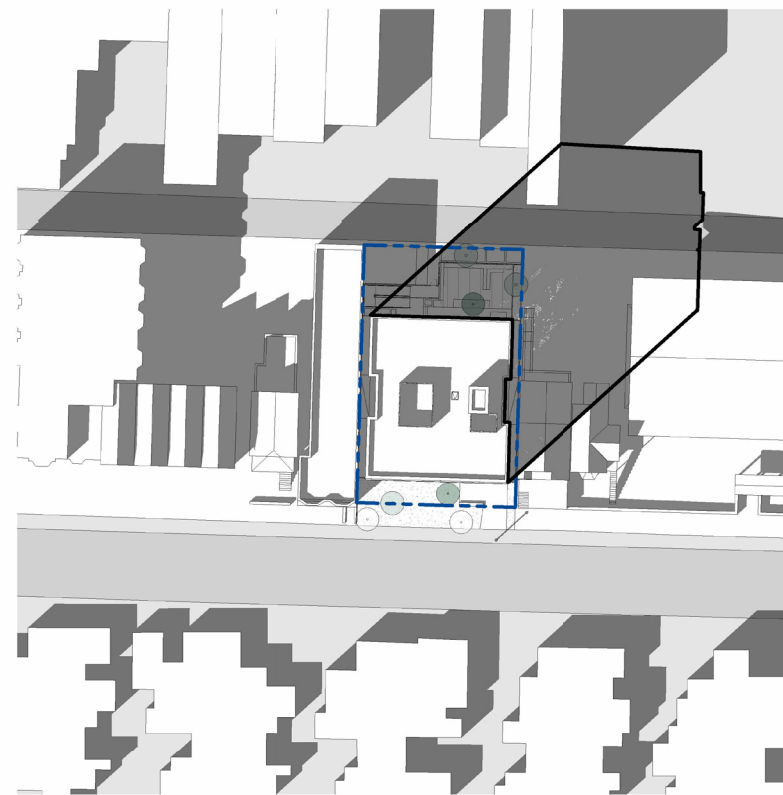
2 Shadow Study - Spring 1200

A0.10 1:500



3 Shadow Study - Spring 1400

A0.10 1:500



4 Shadow Study - Spring 1600

A0.10 1:500

DATE	REV	DESCRIPTION
2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued For Rezoning

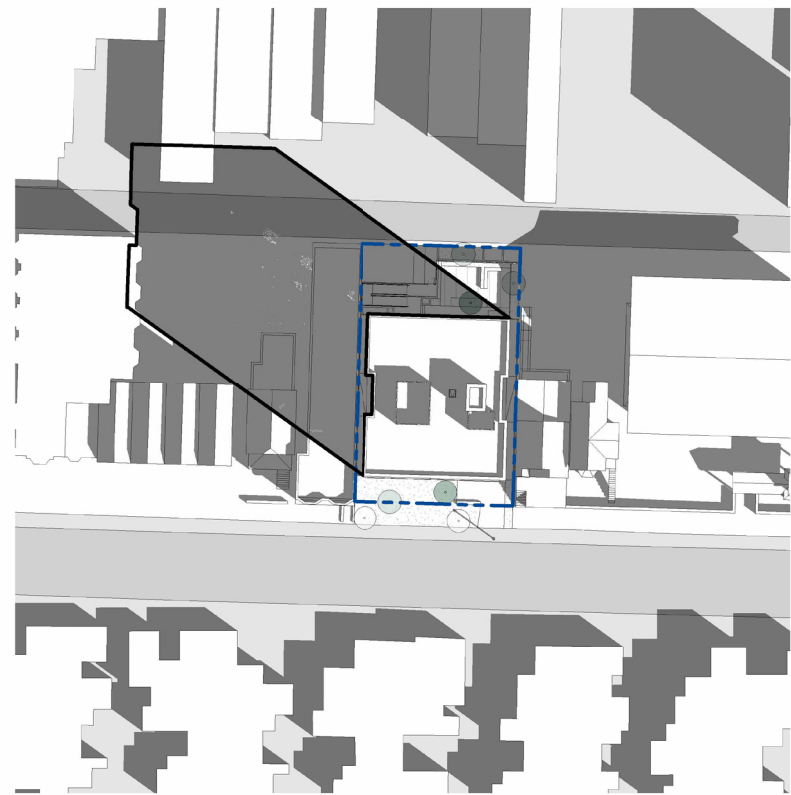


POWERHOUSE X

PACK
HS0017

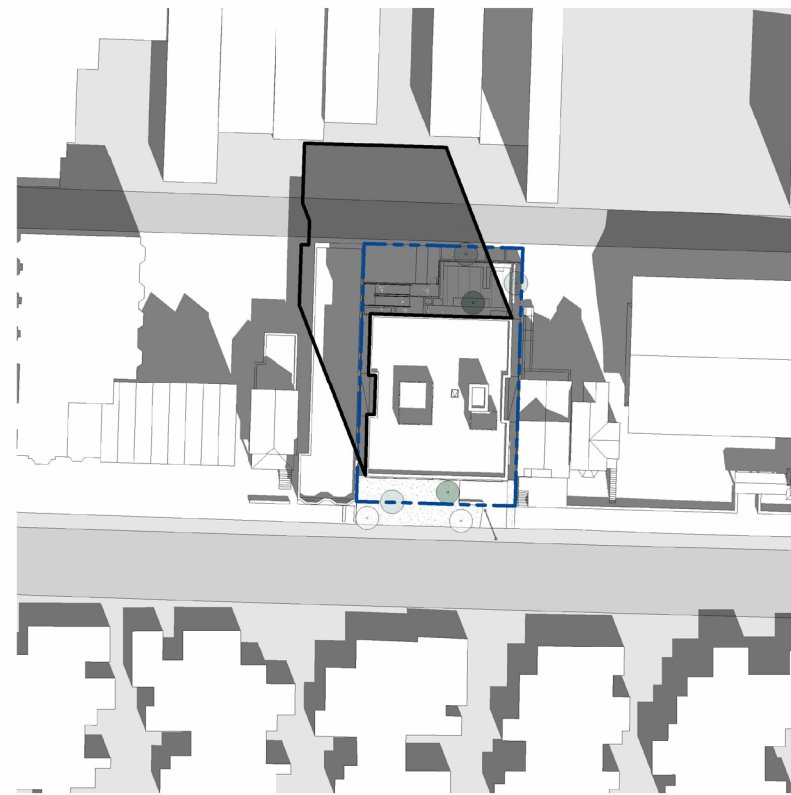
Shadow Studies -
Spring Equinox

A0.10



1 Shadow Study - Fall 1000

A0.11 1:500



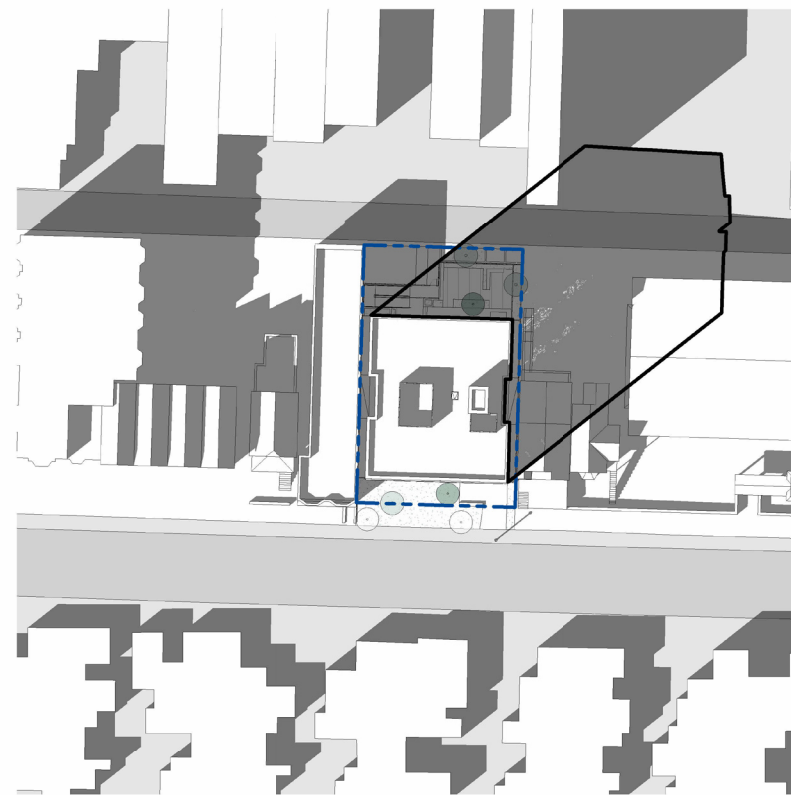
2 Shadow Study - Fall 1200

A0.11 1:500



3 Shadow Study - Fall 1400

A0.11 1:500



4 Shadow Study - Fall 1600

A0.11 1:500

DATE	REV	DESCRIPTION
2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued for Rezoning



POWERHOUSE X

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HS0017

Shadow Studies - Fall
Equinox

A0.11







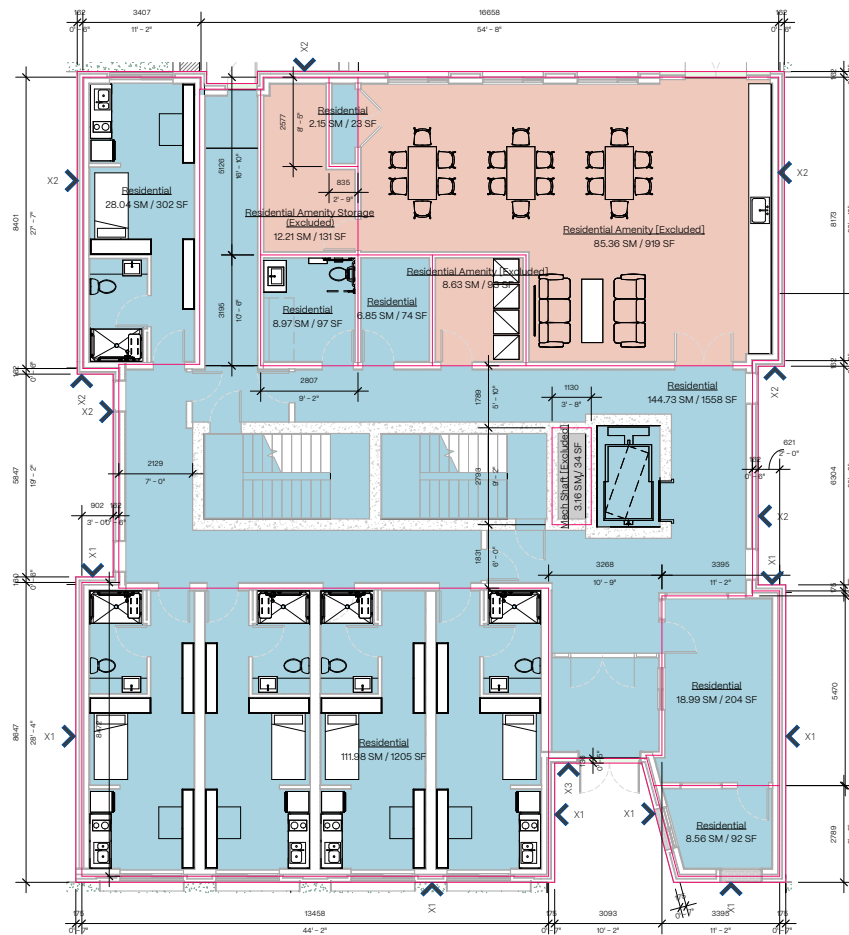
FSR Calculation Table - Level 1		
Name	Area	FSR Inclusion
Level 1		
Envelope [Excluded]	174.8 ft ²	Excluded
	174.8 ft ²	
Mech Shaft [Excluded]	34.0 ft ²	Excluded
	34.0 ft ²	
Residential	96.5 ft ²	Included
Residential	1,557.9 ft ²	Included
Residential	23.2 ft ²	Included
Residential	1,205.3 ft ²	Included
Residential	301.8 ft ²	Included
Residential	92.1 ft ²	Included
Residential	204.4 ft ²	Included
Residential	73.8 ft ²	Included
	3,555.0 ft ²	
Residential Amenity [Excluded]	918.8 ft ²	Excluded
Residential Amenity [Excluded]	92.9 ft ²	Excluded
	1,011.6 ft ²	
Residential Amenity Storage (Excluded)	131.4 ft ²	Excluded
	131.4 ft ²	
	4,906.8 ft ²	

FSR Calculation Table - Typical Floor Plate		
Name	Area	FSR Inclusion
Level 2		
Envelope [Excluded]	163.5 ft ²	Excluded
	163.5 ft ²	
Mech Shaft [Excluded]	33.7 ft ²	Excluded
	33.7 ft ²	
Residential	1,779.1 ft ²	Included
Residential	1,225.6 ft ²	Included
Residential	21.3 ft ²	Included
Residential	7.4 ft ²	Included
Residential	1,791.6 ft ²	Included
	4,825.0 ft ²	
	5,022.1 ft ²	

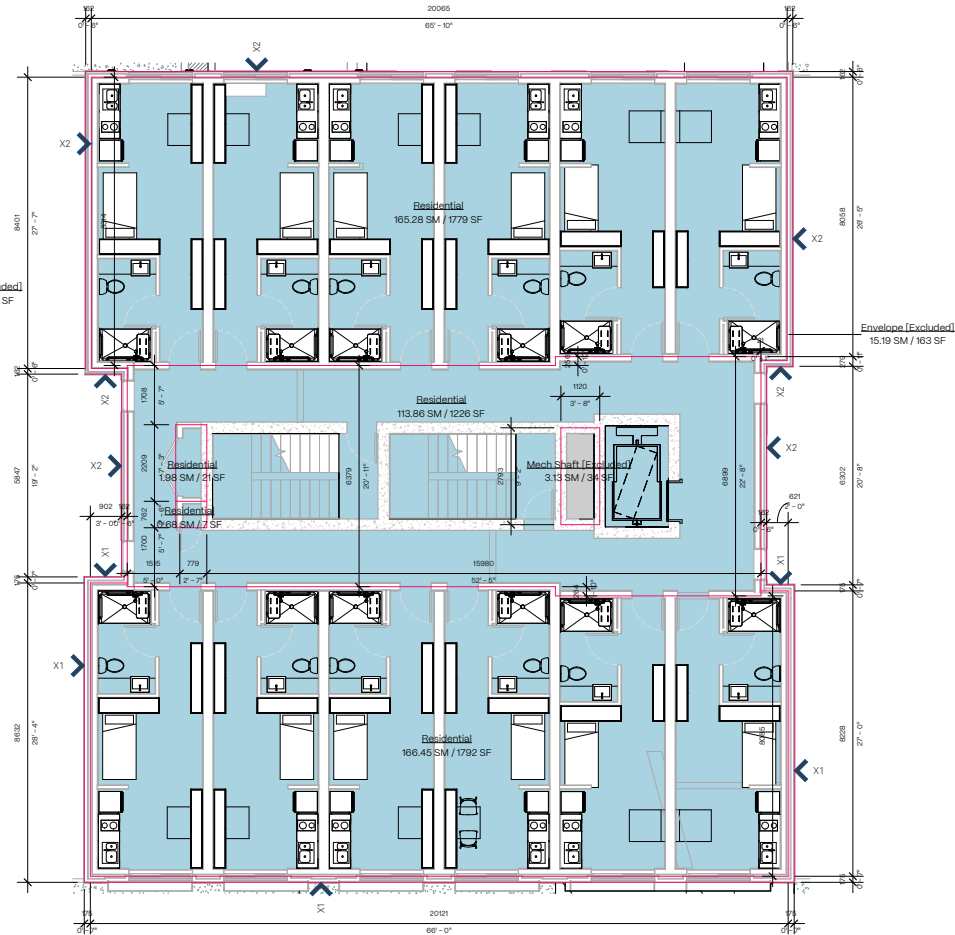


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1 Level 1 - FSR Plan
 A9.01 1:100



2 Level 2-6 - FSR Plan
 A9.01 1:100

DATE	REV	DESCRIPTION
2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued for Rezoning

POWERHOUSE X

PACK
 HS0017

FSR Plans

A9.01

FSR Calculation Table - Basement			
Name	Area	GFA Classification	FSR Inclusion
Basement			
Below Grade [Excluded]	4,676.8 ft ²	Service	Excluded
	4,676.8 ft ²		



Schema 1 Legend



DATE	REV	DESCRIPTION
2025-02-21	2	Reissued for Rezoning
2024-12-13	1	Issued for Rezoning

POWERHOUSE X

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HS0017

FSR Plans

A9.02

Landscape Plan

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KEYPLAN

SEAL

1 ISSUED FOR REZONING 2024-12-13

ISSUE

POWERHOUSE X
441-449 East Pender Street
Vancouver, British Columbia

Scale: 1:100
Drawn: KML
Reviewed: OM
Project No. 24-170

OVERALL SITE PLAN

↑ L2.0

LEGENDS

PROGRAM LEGEND

1. LOBBY ENTRY
2. DINING / PICNIC
3. LOUNGE

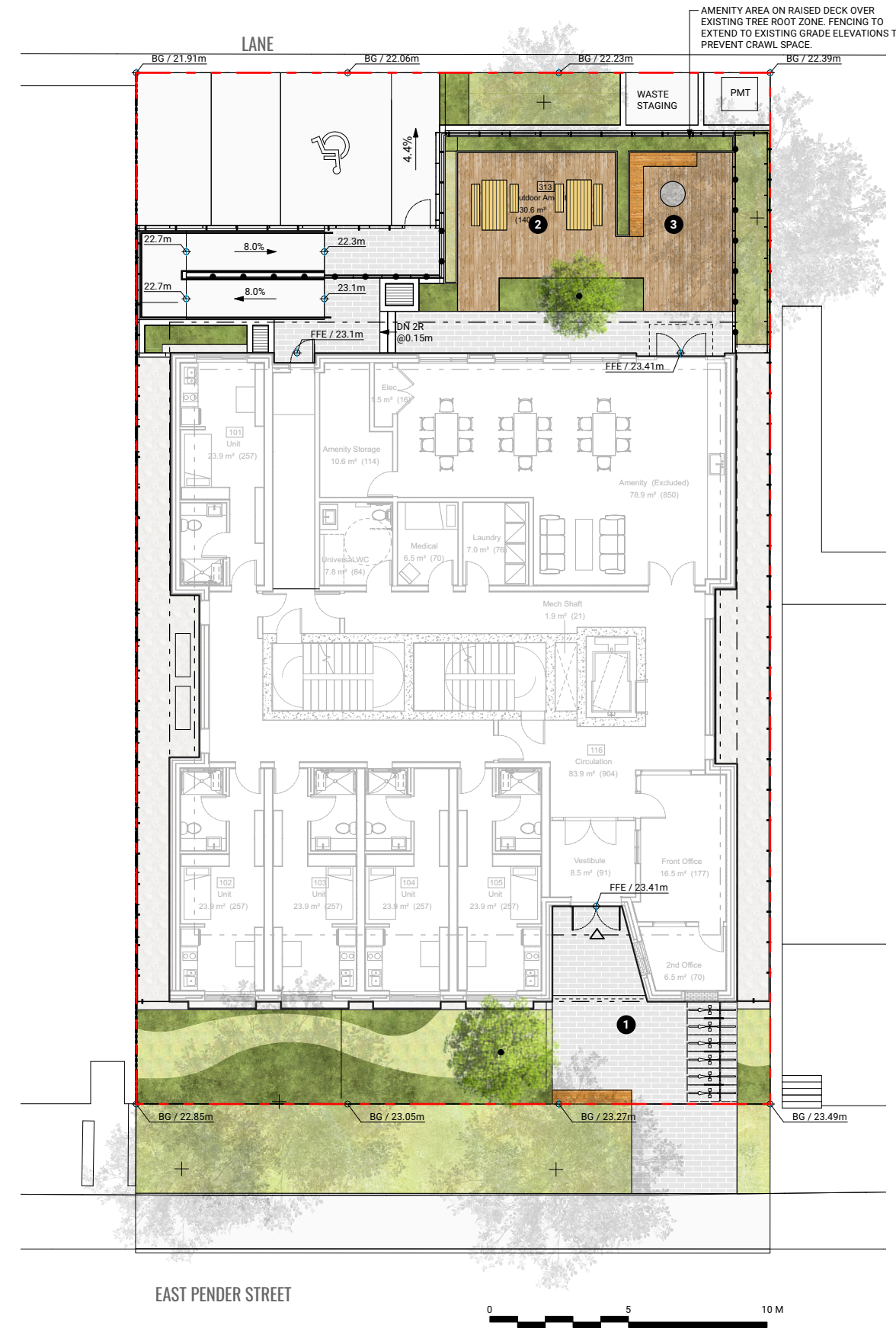
MATERIALS LEGEND

KEY	DESCRIPTION
HARDSCAPE	
	CIP CONCRETE PAVING
	CONCRETE UNIT PAVER TYPE 1
	WOOD DECK
	GRAVEL DRAIN ROCK
SOFTSCAPE	
	SOD LAWN
	PLANTING
	EDIBLE / HERB PLANTING
	EXISTING LANDSCAPE W/ POCKET PLANTING
	EXISTING TREE TO RETAIN REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLANS
	PROPOSED TREE REFER TO PLANT LIST / PLANTING PLANS
FURNISHING	
	BIKE RACK QTY: 3 (6 SPACES)
	BENCH
	PICNIC / DINING TABLE
	COFFEE TABLE
	RAISED METAL PLANTER

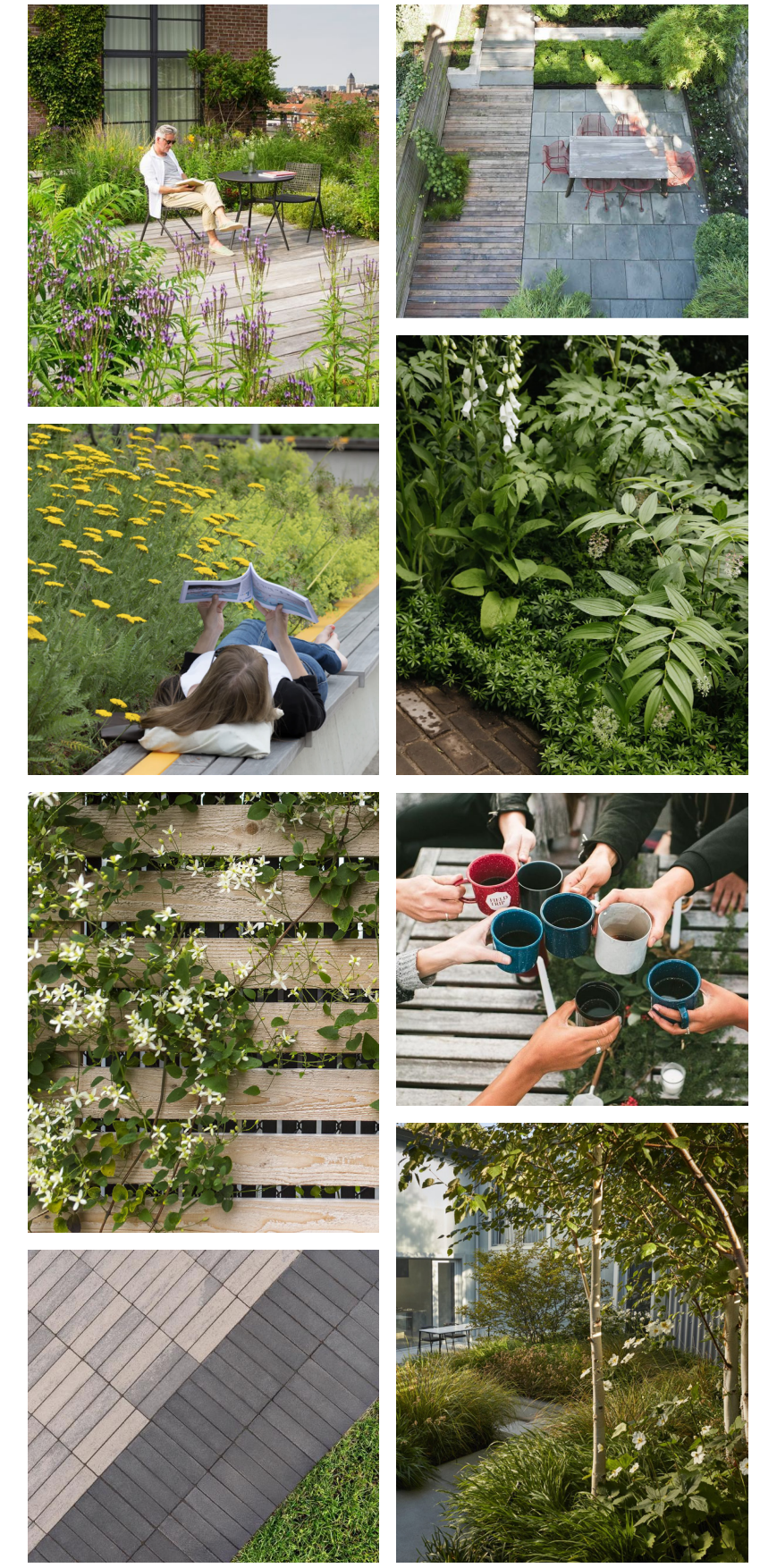
RAILINGS & FENCE LEGEND

KEY	DESCRIPTION
	PRIVACY FENCE 1.8m HEIGHT, ALUMINUM POSTS W/ WOOD SLATS
	GUARDRAIL
	GATE 1.8m HEIGHT, ALUMINUM POSTS W/ WOOD SLATS

LANDSCAPE SITE PLAN



PRECEDENTS & CHARACTER



↑ L2.0