

INFORMATION SHEET

May 12, 2010

Revised Rezoning Application – 1754-1772 Pendrell Street

Architect: **WT Leung Architects**
Property Owner/Developer: **DTKH Pendrell Developments Ltd.**

Development Statistics

Site Area: 17,284 sq. ft. (1 605.7 m²)

	Current Zoning	Proposed Zoning / Development	
		previous proposal March 2008	current proposal May 2010
Zoning District	RM-5A District (multi-unit residential)	CD-1 (Comprehensive Development) District	
Land Uses	residential	new condo tower + retained house	new condo tower + new rental apartments
Density (FSR = floor space ratio)	2.20 FSR (2.42 FSR with heritage transfer)	retained house 0.28 FSR new tower 3.00 FSR both bldgs. 3.28 FSR	rental portion 0.82 FSR tower portion 5.35 FSR both portions 6.17 FSR
Floor Area	41,827 sq. ft. (with heritage transfer)	retained house 4,840 sf new tower 51,852 sf both bldgs. 56,692 sf	rental portion 14,152 sf tower portion 92,513 sf both portions 106,664 sf
Housing Units	26 market rental units exist on the site	for-sale condos 34 units City-owned rental 10 units total units 44 units	for-sale condos 79 units City-owned rental 26 units total units 105 units
Condo Unit Sizes		5 1-bdrm averaging 689 sf 23 2-bdrm averaging 1,099 sf 5 3-bdrm averaging 2,572 sf 1 4-bdrm penthouse 4,310 sf	23 1-bdrm averaging 646 sf 51 2-bdrm averaging 1,061 sf 4 townhouses aver. 1,474 sf 1 4-bdrm penthouse 4,704 sf
Rental Unit Sizes		10 studios averaging 350 sf	12 1-bdrm averaging 464 sf 14 studios averaging 401 sf
Building Height	up to 58.0 m (190 feet)	190 feet (19 storeys)	190 feet (21 storeys)
Parking	min. 1.06 per unit max. 1.65 per unit	68 spaces (1.55 per unit)	136 spaces (1.30 per unit)
Bicycles	min. 1.36 per unit	58 spaces (1.32 per unit)	155 spaces (1.48 per unit)

To see the development plans and to comment on-line, visit vancouver.ca/rezapps