

DEVELOPMENT PERMIT APPLICATION DP-2025-00137



DENSITY ALLOWED

	LEVEL 1	LEVEL 2
A202		
A203		

SECTION A		SECTION B		SECTION C	
A301	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'
A302	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'
A303	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'
ELEVATIONS					
A401	SOUTH ELEVATION	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'
A402	WEST ELEVATION	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'
A403	NORTH ELEVATION	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'
A404	EAST ELEVATION	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'
A405	8 STRUT TIE-UP ELEVATIONS	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'	10° ± 1° 0'

LANDSCAPE
PWL LANDSCAPE
ARCHITECTS INC.
5TH FLOOR - EAST ASIATIC HOUSE
1201 WEST PENDER STREET
VANCOUVER, BC V6E 2X6
CONTACT: GRANT BRUMPTON
T. 604.688.6111

GEOTECH
GEOPACIFIC
CONSULTANTS LTD.
1770 WEST 75TH AVENUE
VANCOUVER, BC V6P 6P2
CONTACT: MATT KOKAN
T. 604.439.0922

ELECTRICAL ENGINEER
AES ENGINEERING
950 - 505 BURBARD STREET
VANCOUVER, BC V7X 1M4
CONTACT: BRAD OU-YANG
T. 604.596.6500

CODE CONSULTANT
MCAULEY CONSULTING CP
503-1187 W 8TH AVENUE
VANCOUVER, BC V6J 1T5
CONTACT: TAVIS MCAULEY
T. 778.834.6569

MECHANICAL ENGINEER
AME CONSULTING GROUP LTD.
200 - 638 SMITH STREET
VANCOUVER, BC V6B 1E3
CONTACT: SCOTT STEWARD
T. 604.684.5995

HERITAGE CONSULTANT
DONALD LUXTON AND
ASSOCIATES INC.
1030-470 GRANVILLE STREET
VANCOUVER, BC V6C 1V5
CONTACT: DONALD LUXTON
T. 604.688.1216

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERS
ENGINEERS
300 - 1285 WEST BROADWAY
VANCOUVER, BC V6H 3X8
CONTACT: BOB NEVILLE
T. 604 738.0048

CIVIL ENGINEER
VECTOR ENGINEERING
SERVICES LTD.
150 - 6450 ROBERTS ST.
BURNABY, B.C. V5E 1E1
CONTACT: NIRO UV
T. 604 298.2333

ARCHITECT
MUSSON CATTELL MACKEY
PARTNERSHIP
1900 - 1066 WEST HASTINGS STREET
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T. 604.687.2960

TRANSPORTATION
BUNT & ASSOCIATES
ENGINEERING LTD.
1550 - 1050 WEST BENDER STREET
VANCOUVER, BC V6E 3S7
CONTACT: PETER JOYCE
T. 604.686.6427

DEVELOPER
CHARD DEVELOPMENT LTD.
500 - 509 RICHARDS STREET
VANCOUVER BC V6B 2Z6
CONTACT: SUNNY SANDHER
T. 604 682.6046

ARBOURST
DIAMOND HEAD
CONSULTING LTD
3550 COMMERCIAL STREET
VANCOUVER BC V5N 4E8
CONTACT: MAX RATHBURN
T. 604.733.4886

REISSUED FOR DP - 2025-07-11

SURVEYOR
BENNETT LAND SURVEYING LTD
 BC LAND SURVEYORS
 201 - 275 FELL AVENUE
 VANCOUVER, BC V7P 3R5
 CONTACT: CON COITNAM
 T. 604.980.4868

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PWL LANDSCAPE
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New York
NY 10010



Scale
343
W PENDER STREET

Vancouver, BC
Project

SHADOW
STUDY

Drawing
Scale
Project
A003
Sheet

MARCH 21st



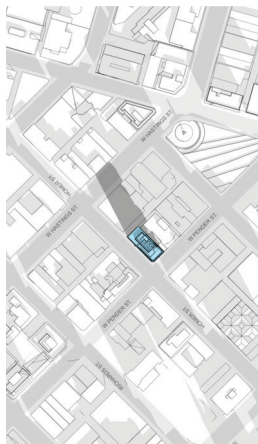
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12 pm

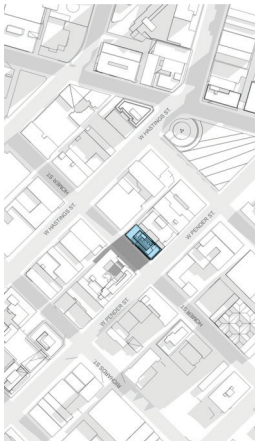


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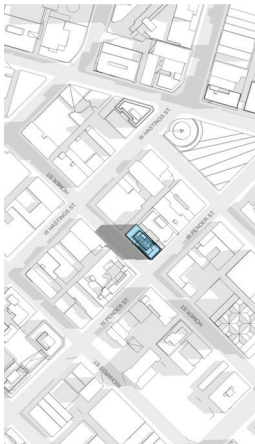


4 pm

SEPTEMBER 21st



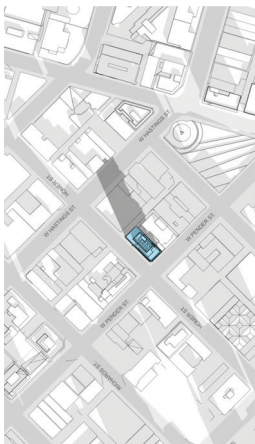
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12 pm



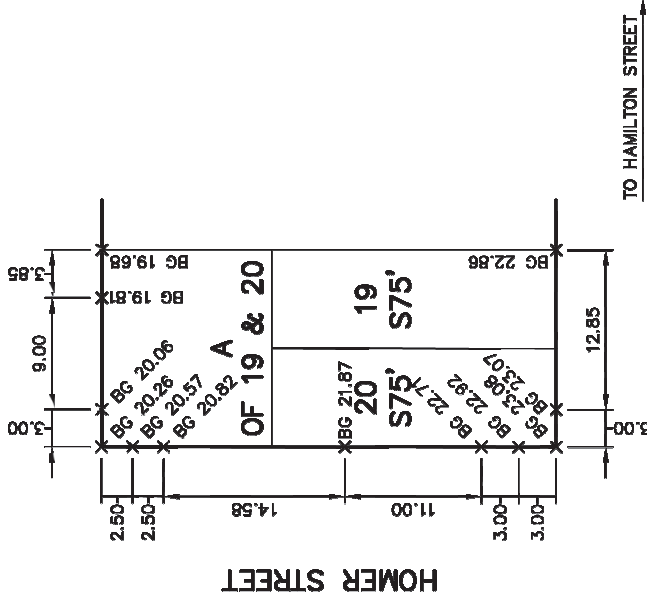
2 pm



4 pm



LANE SOUTH OF HASTINGS STREET



BENCH MARK ELEVATION: 21.724 DESCRIPTION: SURVEY MONUMENT MARKED V-4236 AT THE SOUTH WEST CORNER OF PENDER STREET AND HAMILTON STREET.

ATTENTION

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
BASED ON CYRD DATUM (ISSUED MARCH 31, 2005).
DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

CITY OF VANCOUVER		ENGINEERING	SERVICES
BUILDING GRADE ELEVATIONS		DESIGN: M.P. DWG.B.F.G.	
FOR LOT A OF LOTS 19 & 20 AND		CHK: J.D.H. REV:	
S75' OF LOTS 19 & 20, BLK. 26,		BG-2020-00187	
D.L. 541, PLAN VAP210.			

SCALE: 1:400

DATE: 2020-11-30

REF: FILE 2020-00187.

Drawing
Scale
Project
Sheet

A101

UNIVERSITY OF VANCOUVER 2020-11-30 11:30 AM - 11:30 AM

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MCM

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CHARD

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Revisions
1/1/2020

Serial
348
W PENDER STREET

Vancouver, BC
Project

BUILDING
GRADES





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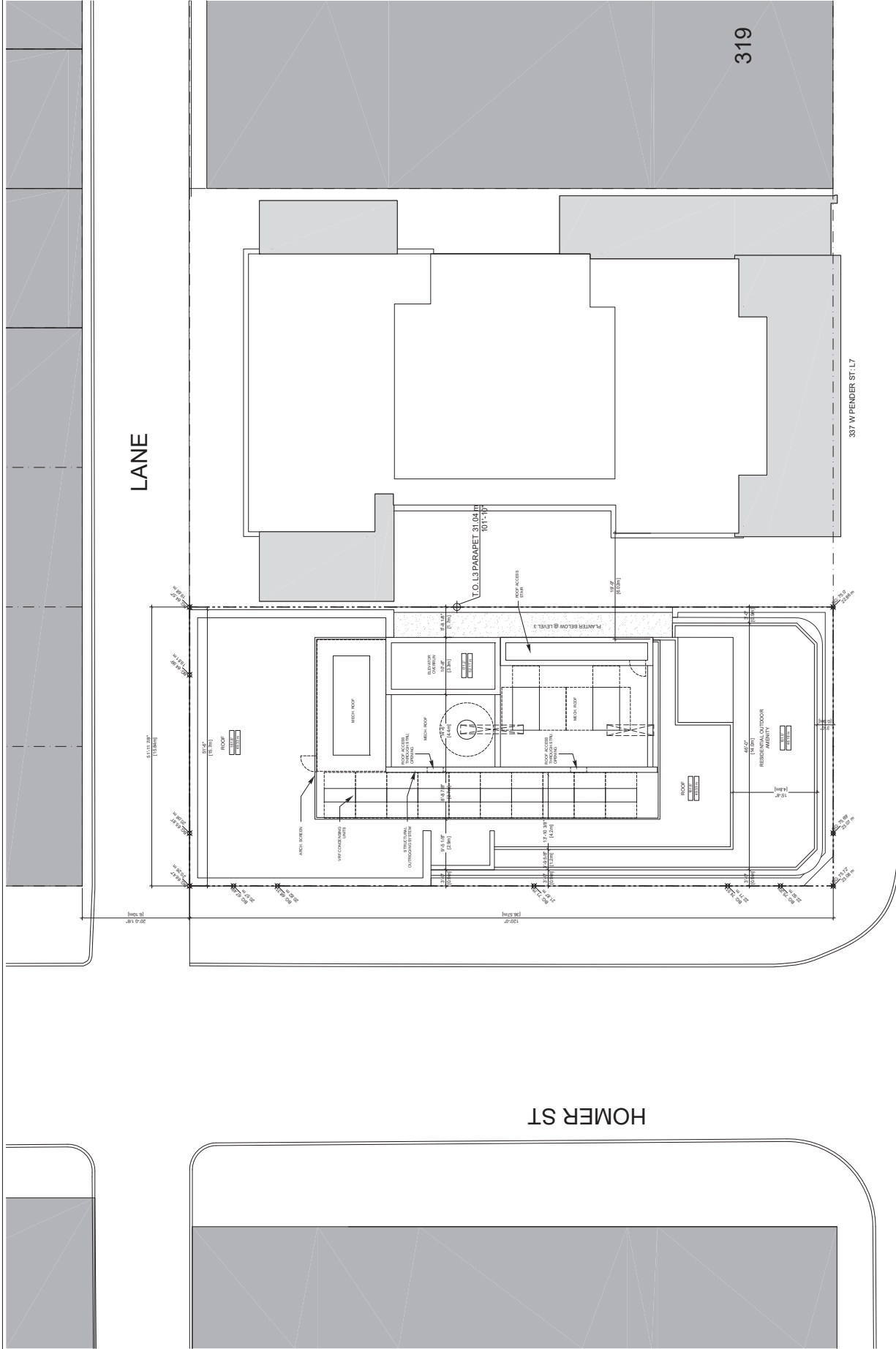
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Revisions
1776 00000



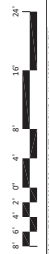
Scale
3/8" = 1'-0"
348
W PENDER STREET

Vancouver, BC
Project
SITE PLAN

Drawing
Scale
Project
Sheet
A103



W PENDER ST





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LEGEND	
[Grey Box]	SERVICE
[Light Blue Box]	AMENITY
[Dark Blue Box]	RESIDENTIAL
[Light Blue Box]	STUDIO
[Dark Blue Box]	ACCESSIBLE
[Dark Blue Box]	STUDIO

07 REVISION FOR OF 2025/07/11
07 REVISION FOR OF 2025/07/11
Revisions
1776 AM-00

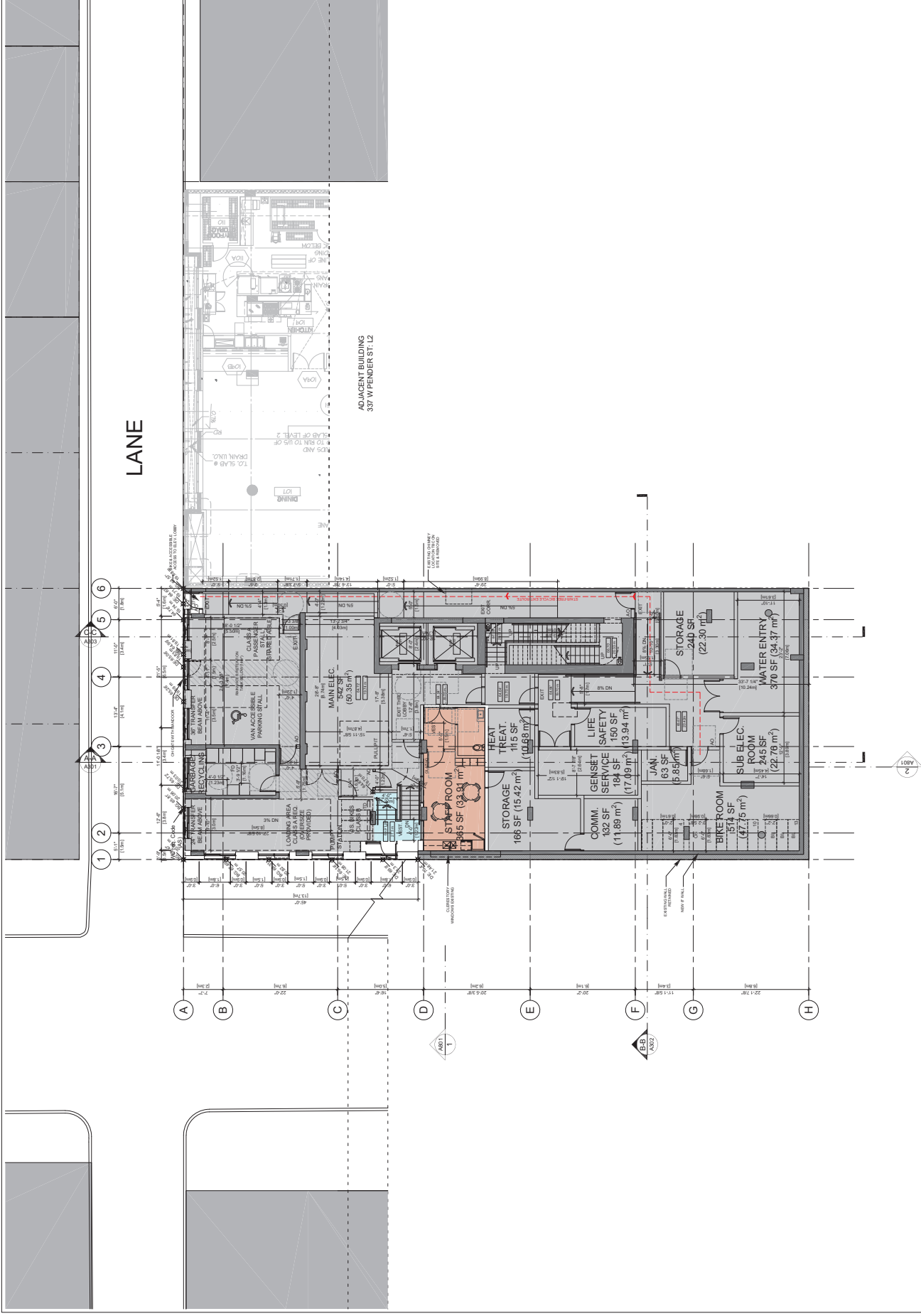
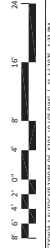


Scale
3/8" = 1'-0"
3/8" W PENDER STREET

Vancouver, BC
Project

LOWER
GROUND FLOOR

Drawing
Scale
Project
Sheet
A201





LEGEND	
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	AMENITY
	RESIDENTIAL
	STUDIO
	ACCESSIBLE
	STUDIO

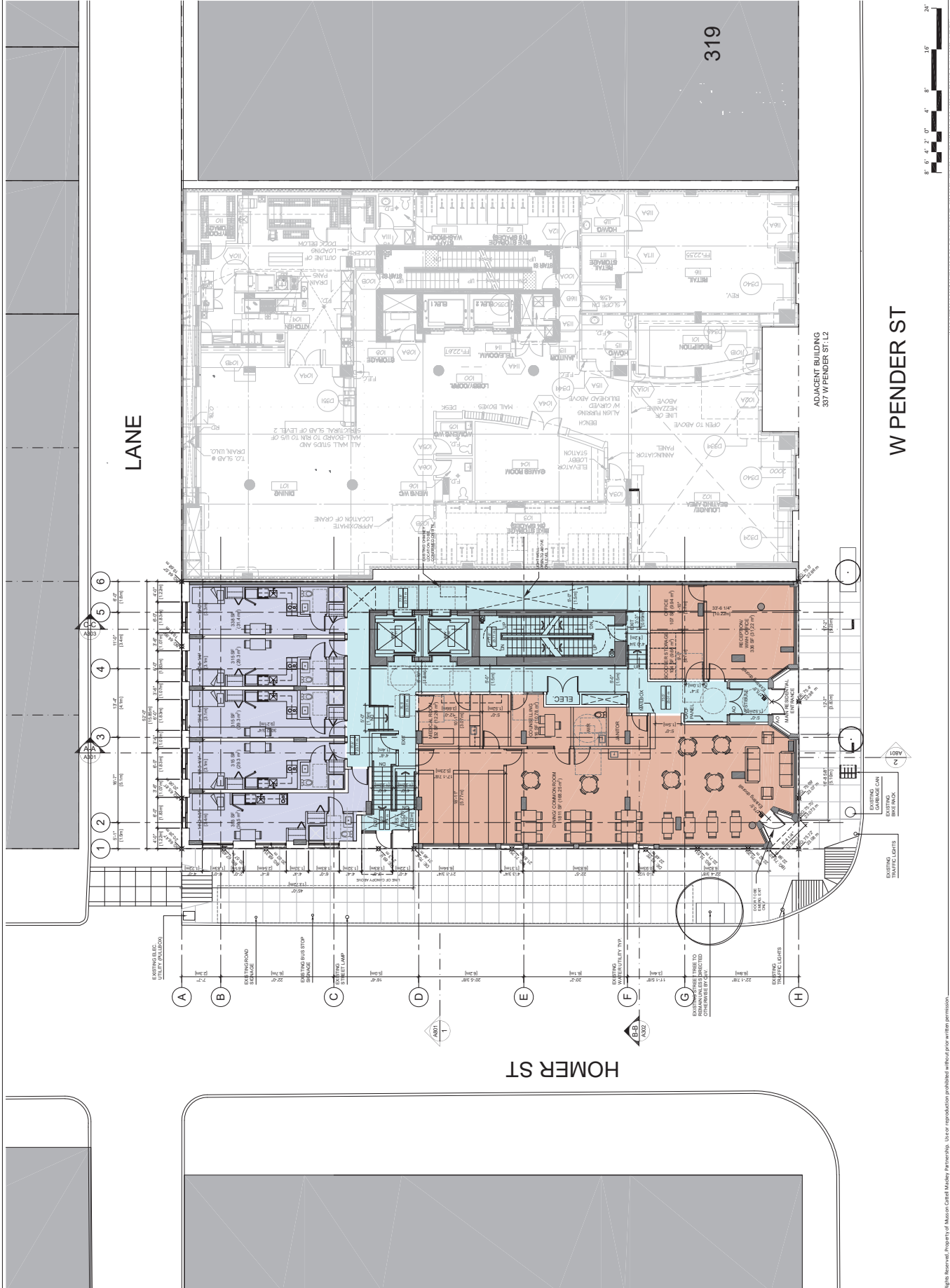
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07 TOILET FOR TOP 202/07/10
Newtons
TYPE 000/00



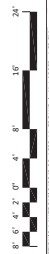
348
W PENDER STREET

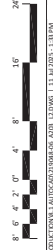
VANCOUVER, BC
Project
GROUND FLOOR

Drawing
Scale
1/8" = 1'-0"
Project
235048.006
Sheet
A202



W PENDER ST







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AMENITY
RESIDENTIAL
STUDIO
ACCESSIBLE
STUDIO

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Revisions
11/11/2025

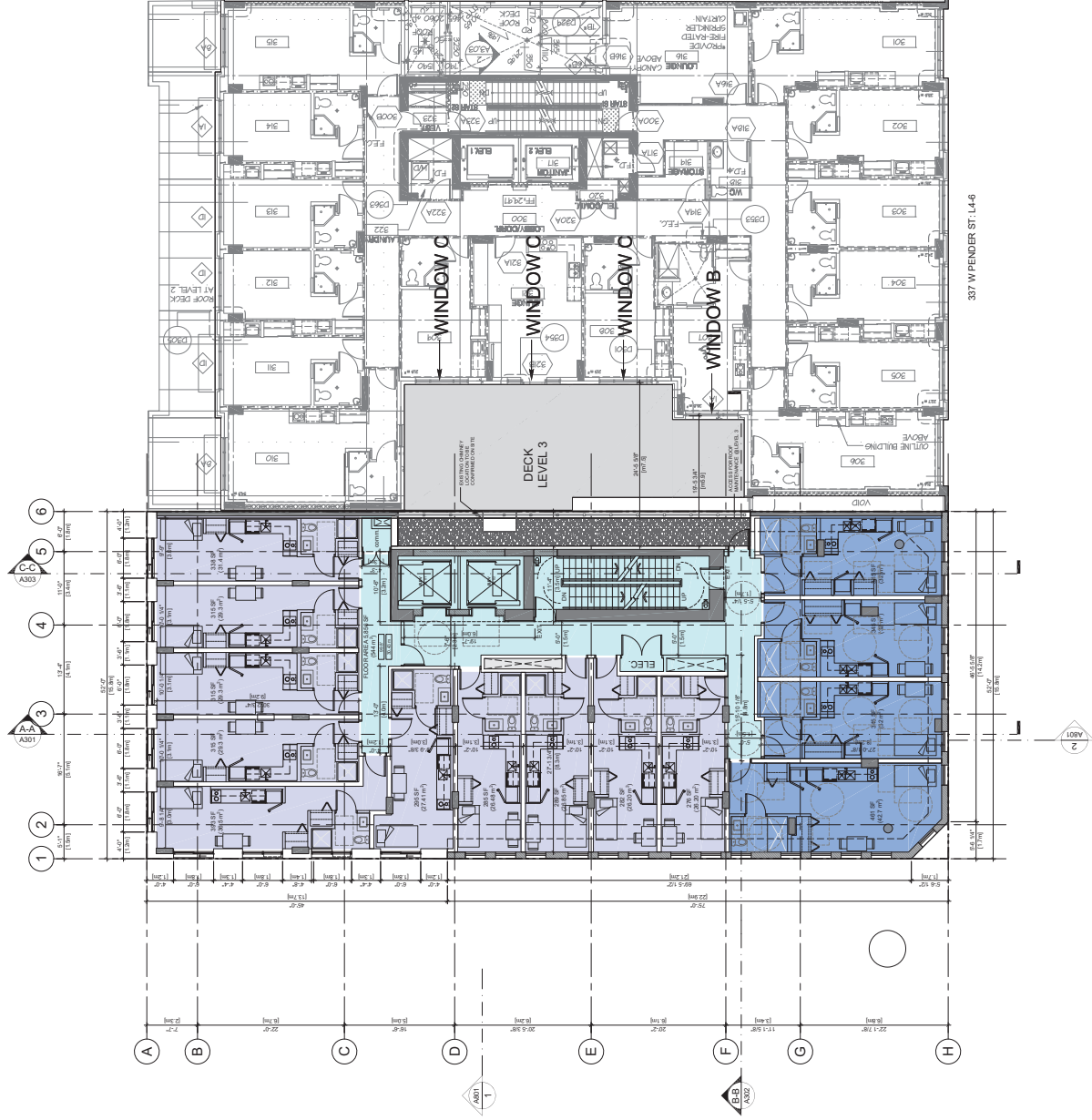


348
W PENDER STREET

VANCOUVER, BC
Project

LEVEL 3

Drawing
Scale
Project
Sheet
A204





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AMENITY
RESIDENTIAL
STUDIO
ACCESSIBLE
STUDIO

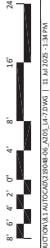
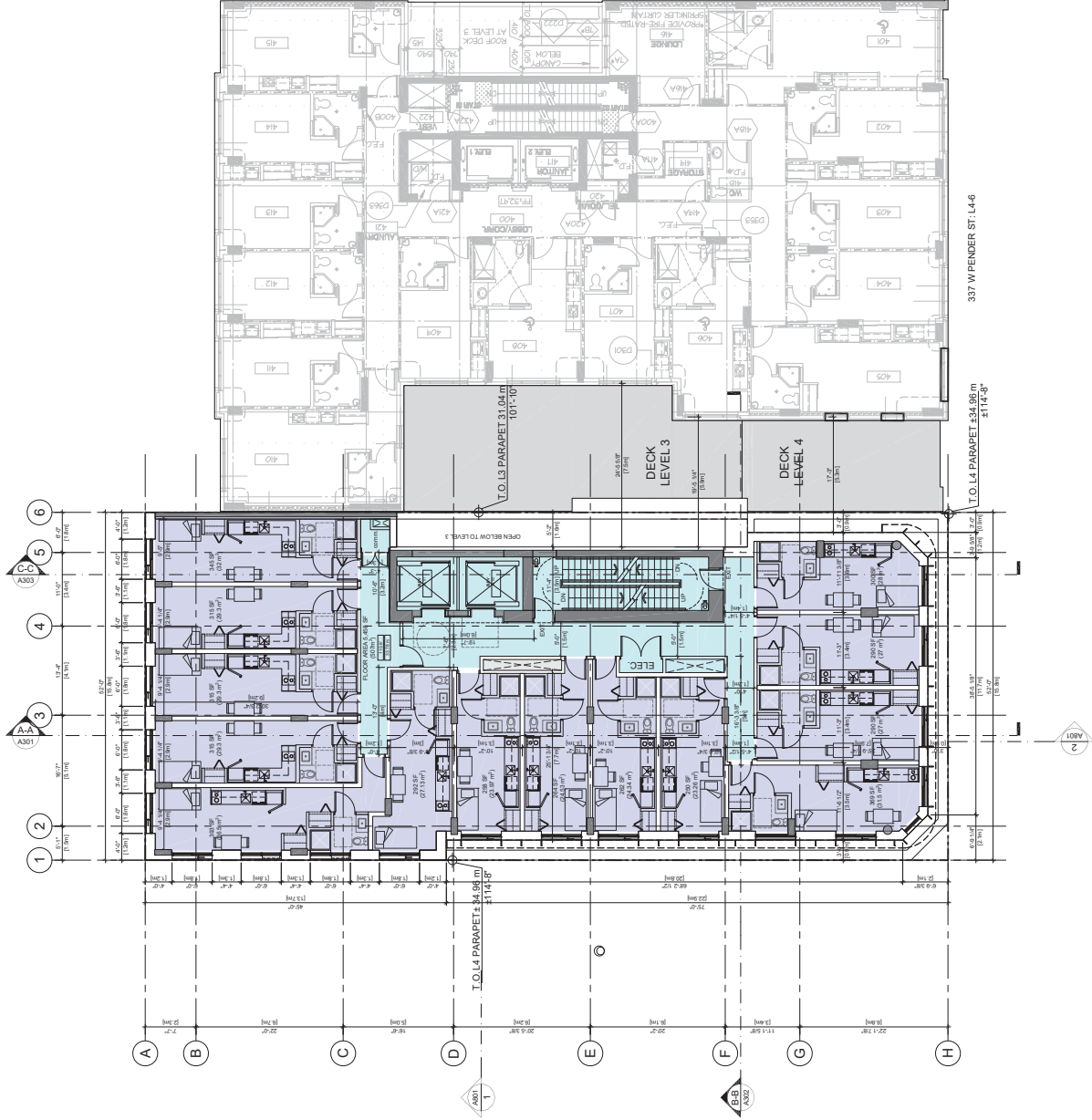
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Revisions
17/10/2025



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348
W PENDER STREET

VANCOUVER, BC
Project
LEVEL 4-7

Drawing
Scale
Project
Sheet
2/25/2025
A205





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LEGEND	
SERVICE	GREEN
AMENITY	BROWN
RESIDENTIAL	TEAL
STUDIO	BLUE
ACCESSIBLE	BLUE
STUDIO	BLUE

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NOT RECORDED FOR 2025/07/10
New York
NY 10001
NY 10001

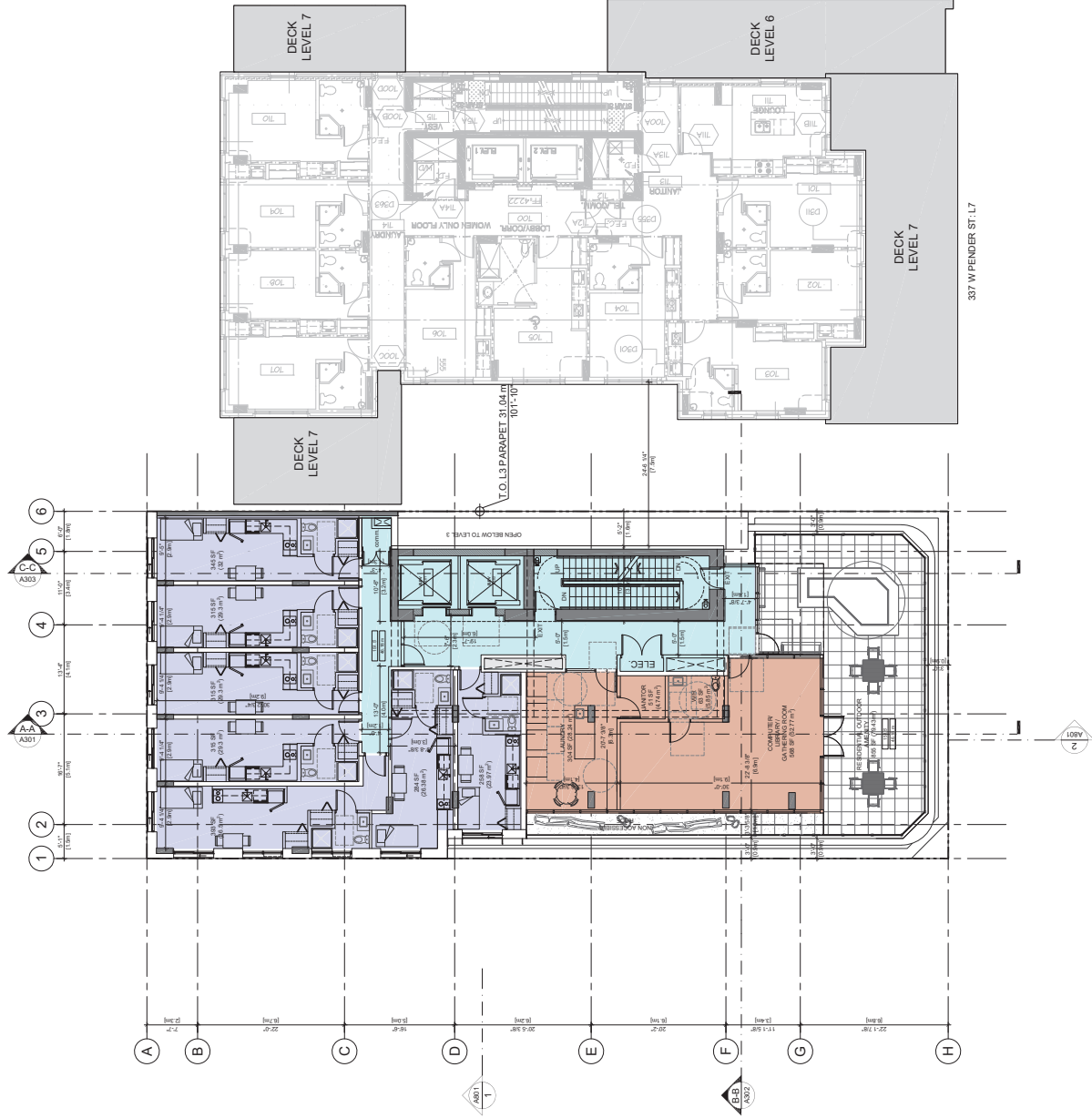


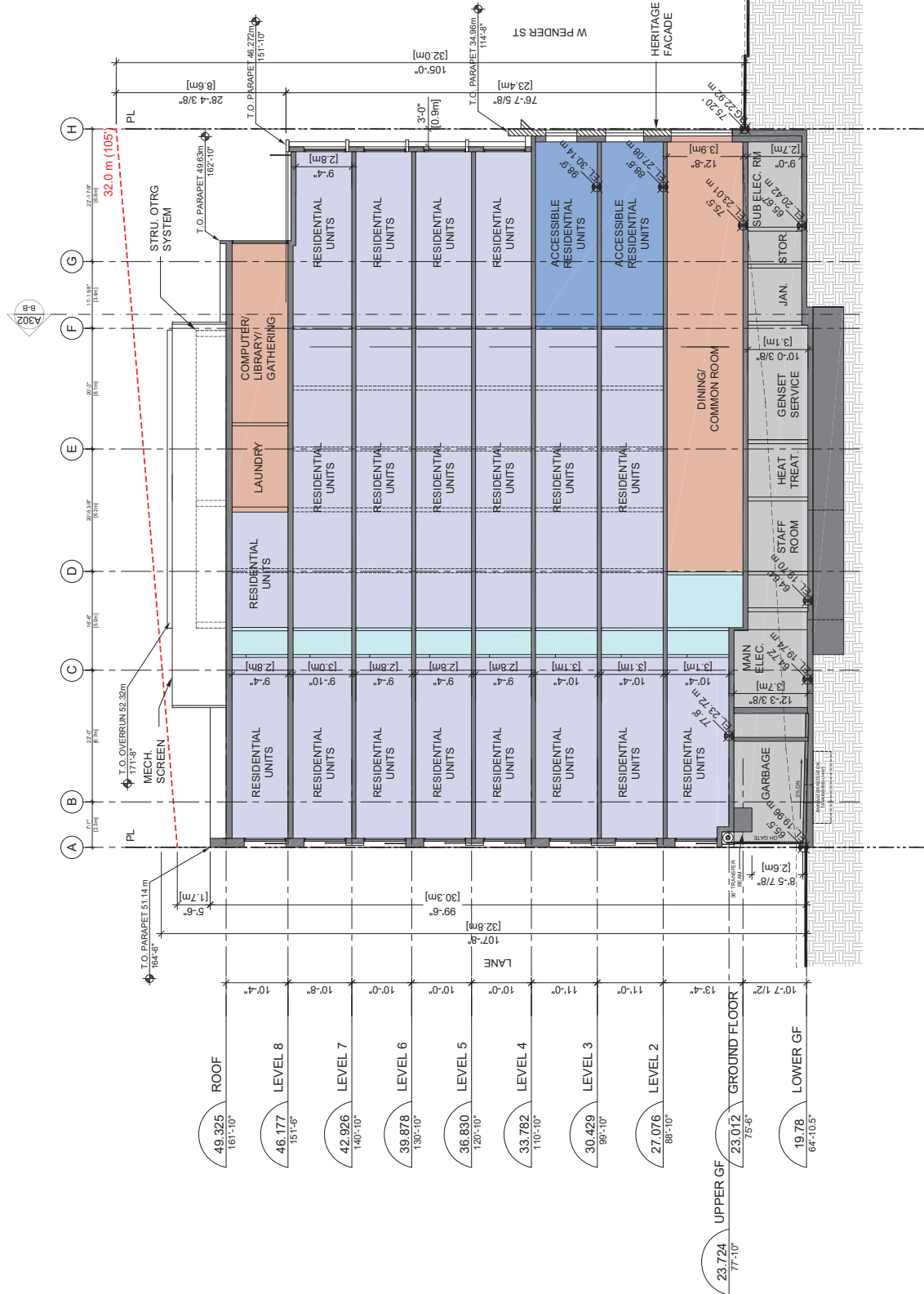
Seal
343
W PENDER STREET

Vancouver, BC
Project

LEVEL 8

Drawing
Scale
Project
Sheet
A206
250048006







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[Blue Box]	SERVICE
[Orange Box]	AGENCY
[Light Blue Box]	RESIDENTIAL
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07 REVISION FOR CP 2025/07/11
07 REVISION FOR CP 2025/07/10
Revisions
17/11/2025

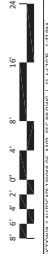


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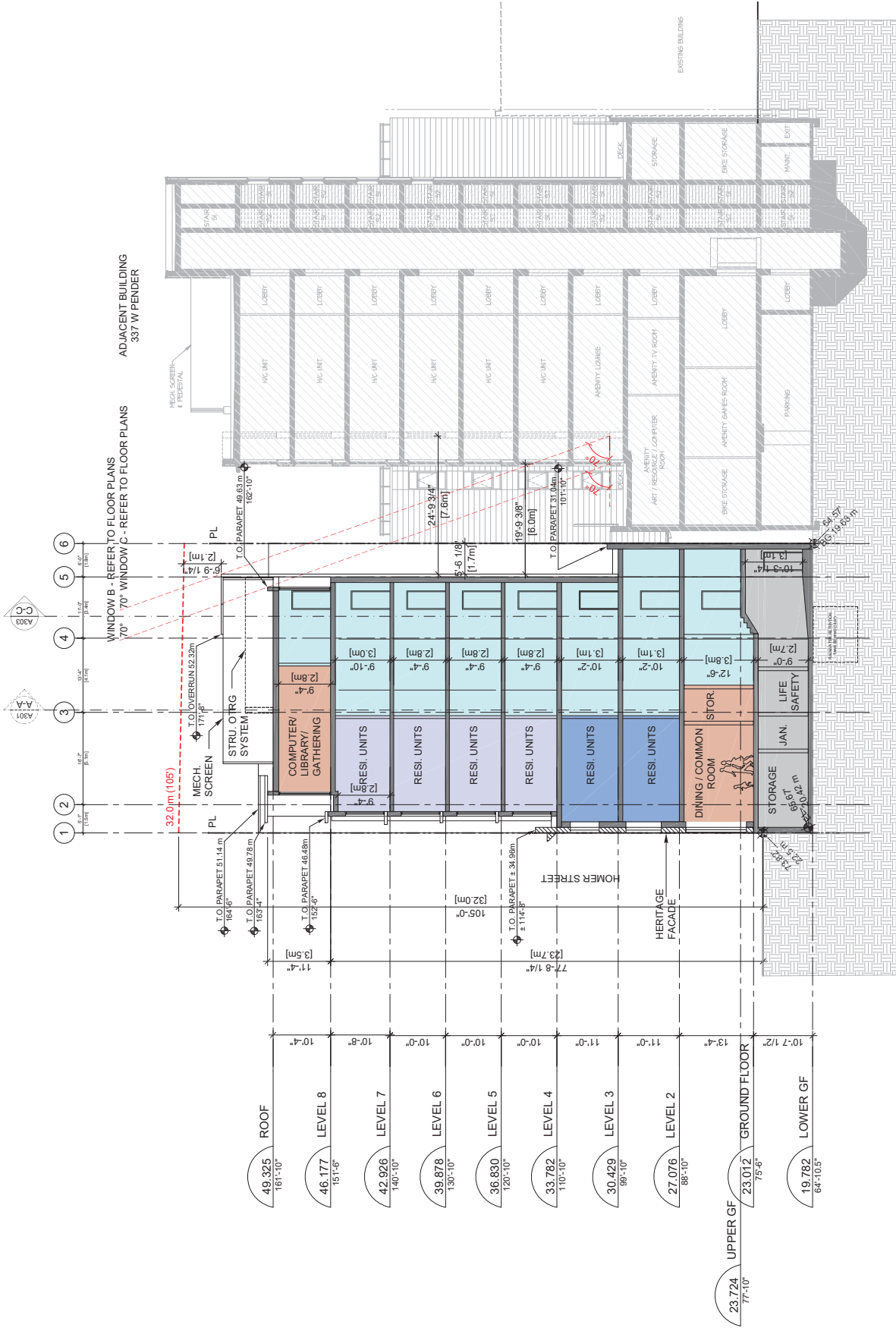
VANCOUVER, BC
Project

SECTION B-B

Drawing
Scale
Project
A302



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[Light Blue Box]	RESIDENTIAL
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Revisions
17/11/2025

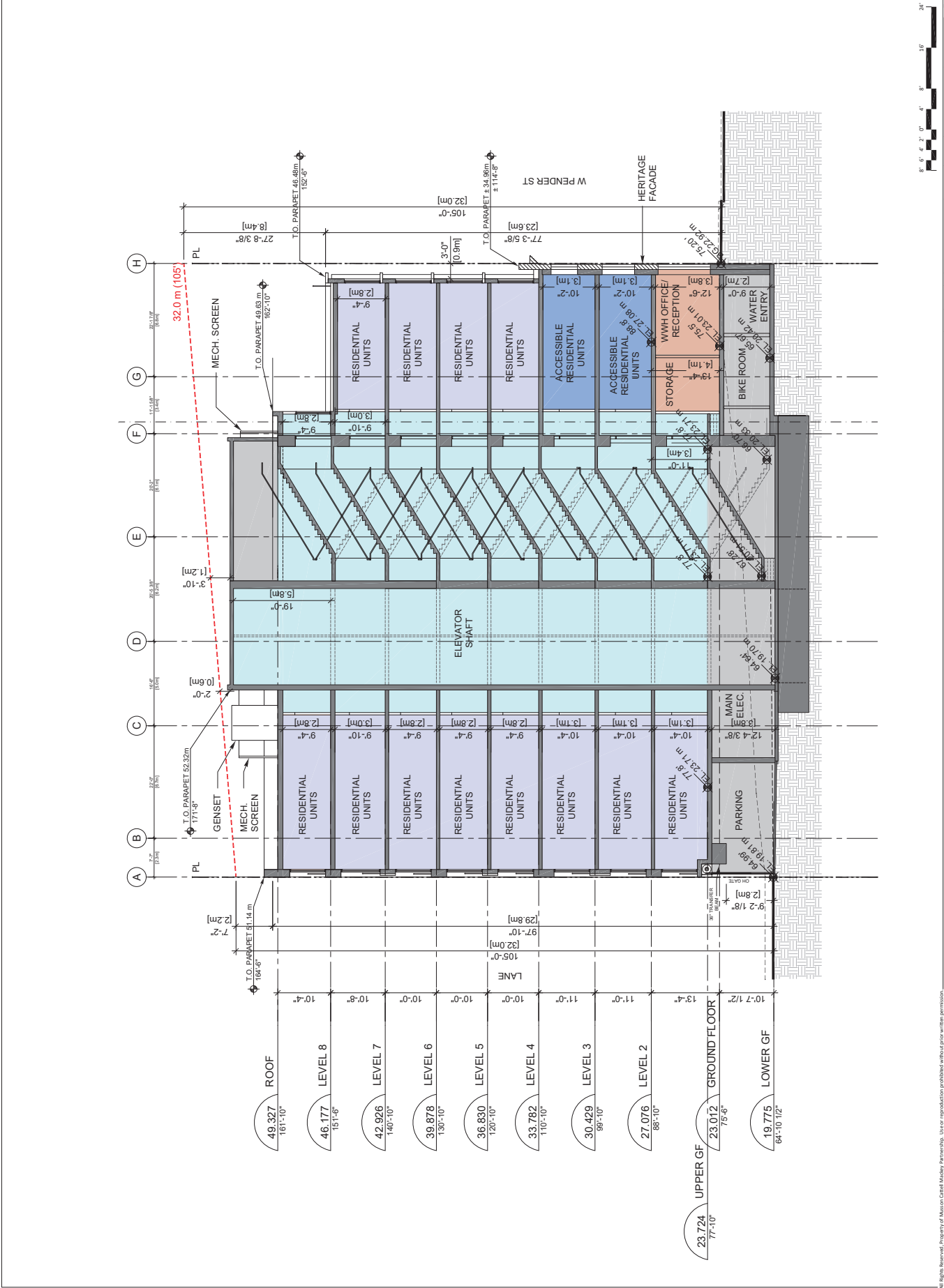


348
W PENDER STREET

VANCOUVER, BC

SECTION C-C

Drawing
Scale
Project
Sheet





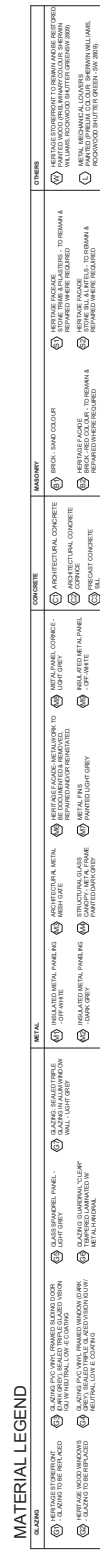


Seal

343
W BENDER STREET

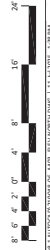
Vancouver, BC
ProjectWEST
ELEVATION

Drawing	
Scale	1/8" = 1'-0"
Project	219048.06
A402	



MATERIAL LEGEND

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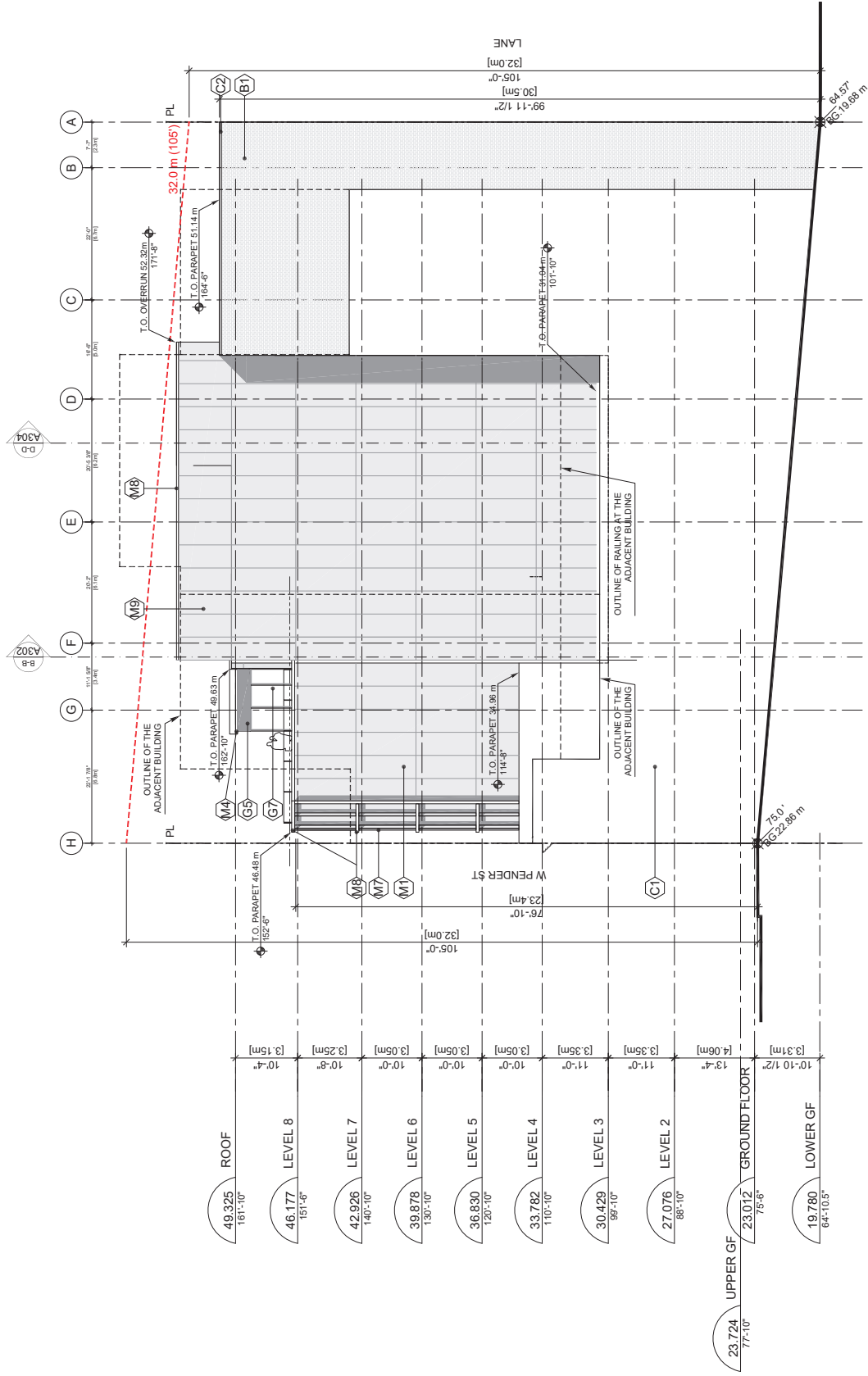


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Revisions
1777-000-000



Seal
**348
W PENDER STREET**
Vancouver, BC
Project
**EAST
ELEVATION**

Drawing
Scale
Project
Sheet
24" x 36"
25048505
A404



MATERIAL LEGEND

SYMBOL	DESCRIPTION	CONCRETE	BRICKWORK	OTHERS
(1)	SLAB ON GRADE	(1)	(1)	(1)
(2)	CONCRETE	(2)	(2)	(2)
(3)	BRICK	(3)	(3)	(3)
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(63)	CONCRETE	(63)	(63)	(63)
(64)	CONCRETE	(64)	(64)	(64)
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(67)	CONCRETE	(67)	(67)	(67)
(68)	CONCRETE	(68)	(68)	(68)
(69)	CONCRETE	(69)	(69)	(69)
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(71)	CONCRETE	(71)	(71)	(71)
(72)	CONCRETE	(72)	(72)	(72)
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(74)	CONCRETE	(74)	(74)	(74)
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(81)	CONCRETE	(81)	(81)	(81)
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(89)	CONCRETE	(89)	(89)	(89)
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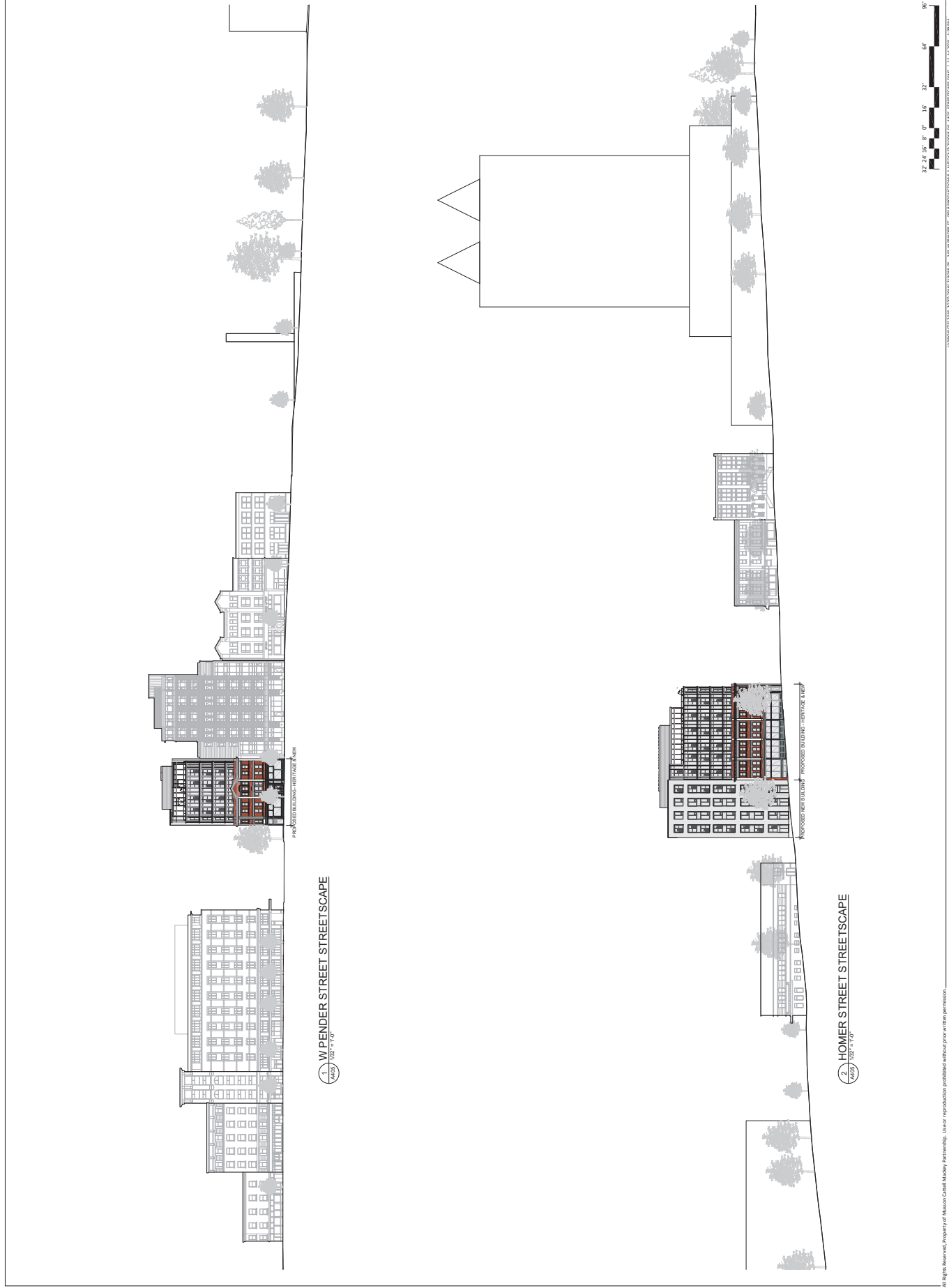


Seal
343
W PENDER STREET

Vancouver, BC
Project

STREETSCAPE ELEVATIONS

Drawing	
Scale	1/32" = 1'-0"
Project	219048.0
Sheet	A405



343 W PENDER STREET

DEVELOPMENT PERMIT APPLICATION DP-2025-00137
FSR COMPLIANCE



AREA CALCULATIONS AND FSR SUMMARY

Level	COMMON SPACE/ AMENITY		CONSTRUCTION AREA (GROSS)		LOADING/SERVICE		AREA EXCLUSIONS		WALL EXCLUSIONS		FSR AREA	
	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	LOADING/SERVICE/ ROOF AMENITY	sq.m	ENVELOPE AREA	sq.m	sq.ft.	sq.m
Lower Ground Floor	365	34	71	7	5,744	534	6,180	574	0	0	71	7
Level 1 - Ground Floor	2,505	233	3,440	320	0	0	5,945	552	16	1.5	3,424	318
Level 2	0	0	6,129	569	26	2	6,155	572	16	1.5	6,113	568
Level 3	0	0	5,856	544	26	2	5,882	546	24	2.2	5,832	542
Level 4	0	0	5,458	507	26	2	5,484	509	39	3.6	5,419	503
Level 5	0	0	5,458	507	26	2	5,484	509	39	3.6	5,419	503
Level 6	0	0	5,458	507	26	2	5,484	509	39	3.6	5,419	503
Level 7	0	0	5,458	507	26	2	5,484	509	39	3.6	5,419	503
Level 8	993	92	3,363	312	26	2	4,382	407	1,019	95	3,336	310
TOTAL	3,863	359	40,091	3,780	5,526	551	50,480	4,690	239	22	40,452	3,758
Site Area	6,238	sq.ft.	580	sq.m							FSR 6.48	

Density as per Downtown Official Development Plan		Section 3.1.C2		Section 3.4(b)	
Permitted FSR	5.00	311.90	sq.ft.	2,898	sq.m
Permitted Density	0.50	0.50	sq.ft.	3,187	sq.m
Retention Bonus	0.50	0.50	sq.ft.	3,187	sq.m
Total Permitted FSR	5.00	311.90	sq.ft.	3,187	sq.m
Total Permitted Density	0.50	0.50	sq.ft.	3,187	sq.m

Section 3.4(b)				
	6.00			
	37,428	sq. ft.	3,477	sq.m
	6.60			
	6.60			
	41,171	sq. ft.	3,825	sq.m

DRAWING LIST

DRAWING NUMBER	DRAWING TITLE	SCALE	ISSUED FOR	REVISION
FSR100	COVER	N/A		
FSR101	LOWER GROUND FLOOR	1/8" = 1'-0"		
FSR102	LEVEL 1 - GROUND FLOOR	1/8" = 1'-0"		
FSR103	LEVEL 2	1/8" = 1'-0"		
FSR104	LEVEL 3	1/8" = 1'-0"		
FSR105	LEVEL 4,7	1/8" = 1'-0"		
FSR106	LEVEL 6	1/8" = 1'-0"		
FSR107	ROOF LEVEL	1/8" = 1'-0"		

PROJECT INFORMATION

CIVIC ADDRESS: 343 - 353 WEST PENDER STREET VANCOUVER, BC

LEGAL ADDRESS: LOT A of Lots 19 and 20 blocks 26 District Lot 541 Plan 210 BLOCK 20, PLAN VAP210
The South 75 Feet of Lot 19 Block 26 District Lot 541 Plan 210
The South 75 Feet of Lot 20 Block 26 District Lot 541 Plan 210

LOT DIMENSIONS: 51.99 FT x 119.98 FT
15.85 M x 36.57 M

LOT AREA: 6,238 SQ. FT. 580 SQ. M.

ZONING: DOWNTOWN DISTRICT (DD), AREA C2

DENSITY ALLOWED: 5.00 + 10% HERITAGE RETENTION BONUS = 5.50



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Revisions
11/11/2024



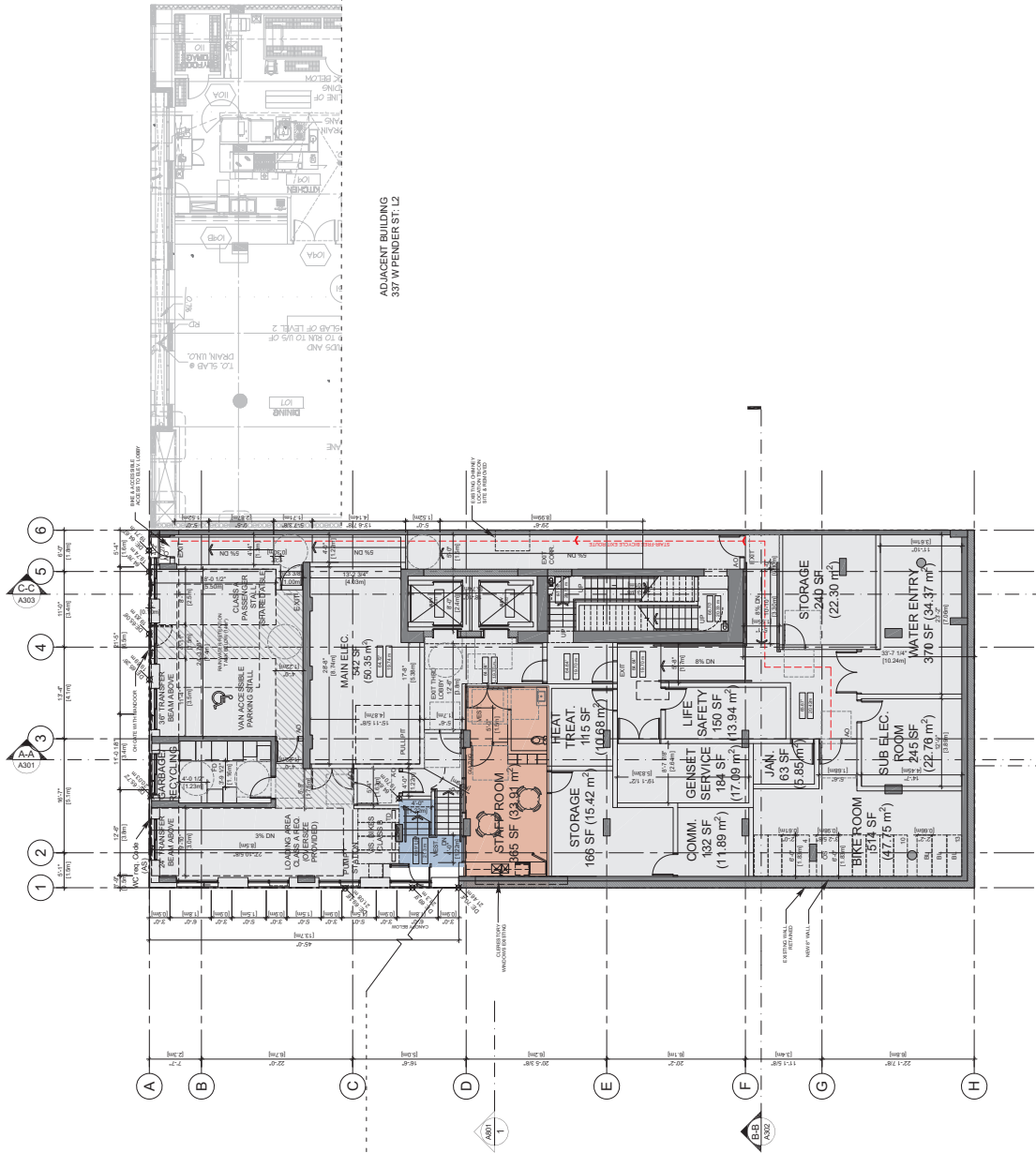
343
W PENDER STREET

VANCOUVER, BC
Project

FSR COMPLIANCE
LOWER
GROUND FLOOR

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1/8" = 1'-0"
Project
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Sheet
FSR 101



ADJACENT BUILDING
337 W PENDER ST. L2

LEVEL 0 - LGF FSR AREA SUMMARY

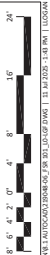
- RESIDENTIAL
71 SF (7 m²)
- AMENITY (EXCLUDED FROM FSR)
365 SF (33.9 m²)
- SERVICE (EXCLUDED FROM FSR)
5,744 SF (568 m²)

BUILDING ENVELOPE EXCLUSION:

- W2
0 SF (0 m²)
- W3
0 SF (0 m²)
- W4
0 SF (0 m²)

GROSS FLOOR AREA: 6,180 SF (574 m²)
AREA EXCLUSIONS: 6,109 SF (568 m²)
TOTAL FSR: 71 SF (7 m²)

LEVEL 1 - GROUND FLOOR
TOTAL FSR DENSITY: 71 SF (7 m²)





Seal

343

W BENDER STREET

Vancouver, BC
Project

**FSR COMPLIANCE
LEVEL 1
GROUND FLOOR**

Drawing	
Scale	1/8" = 1'-0"
Project	219048.02

ESR 102



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A.M. Engineers/Engineers Limited



107 REVISIONS FOR 2024/07/11
Revisions
107-000-000



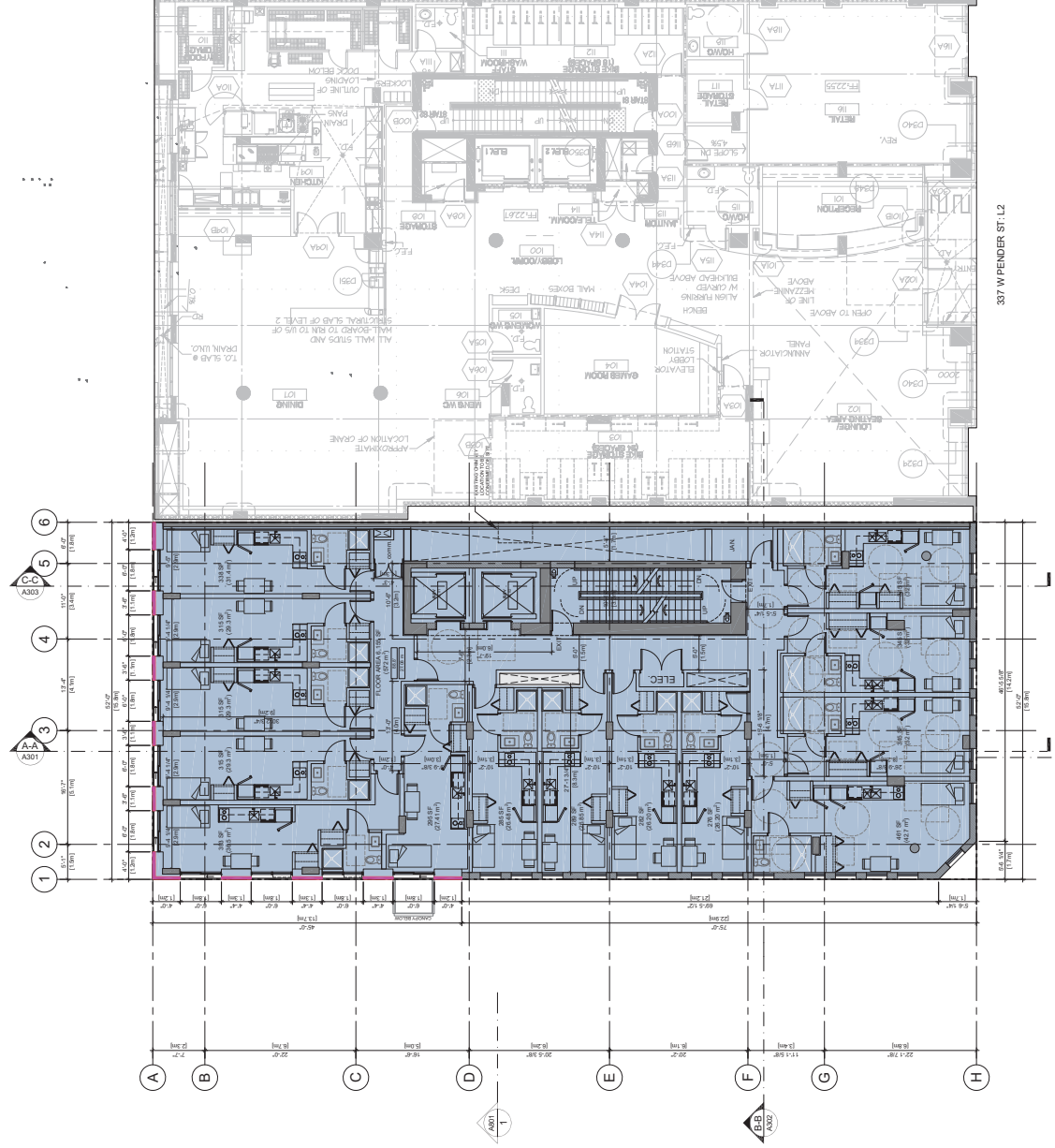
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348
W PENDER STREET

Vancouver, BC
Project

FSR COMPLIANCE
LEVEL 2

Drawing
Scale
Project
2504802

Sheet
FSR 103



337 W PENDER ST. L2

LEVEL 2 FSR AREA SUMMARY

RESIDENTIAL	6,129 SF (569 m ²)
AMENITY (EXCLUDED FROM FSR)	0 SF (0 m ²)
SERVICE (EXCLUDED FROM FSR)	26 SF (2 m ²)
BUILDING ENVELOPE EXCLUSION:	
W2	16 SF (1.5 m ²)
W3	0 SF (0 m ²)
W4	0 SF (0 m ²)
GROSS FLOOR AREA:	6,155 SF (572 m ²)
AREA EXCLUSIONS:	42 SF (4 m ²)
TOTAL FSR:	6,113 SF (568 m ²)

LEVEL 2
TOTAL FSR DENSITY: 6,113 SF (568 m²)





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A.M. Engineers/Capitol/Chen & Loggins



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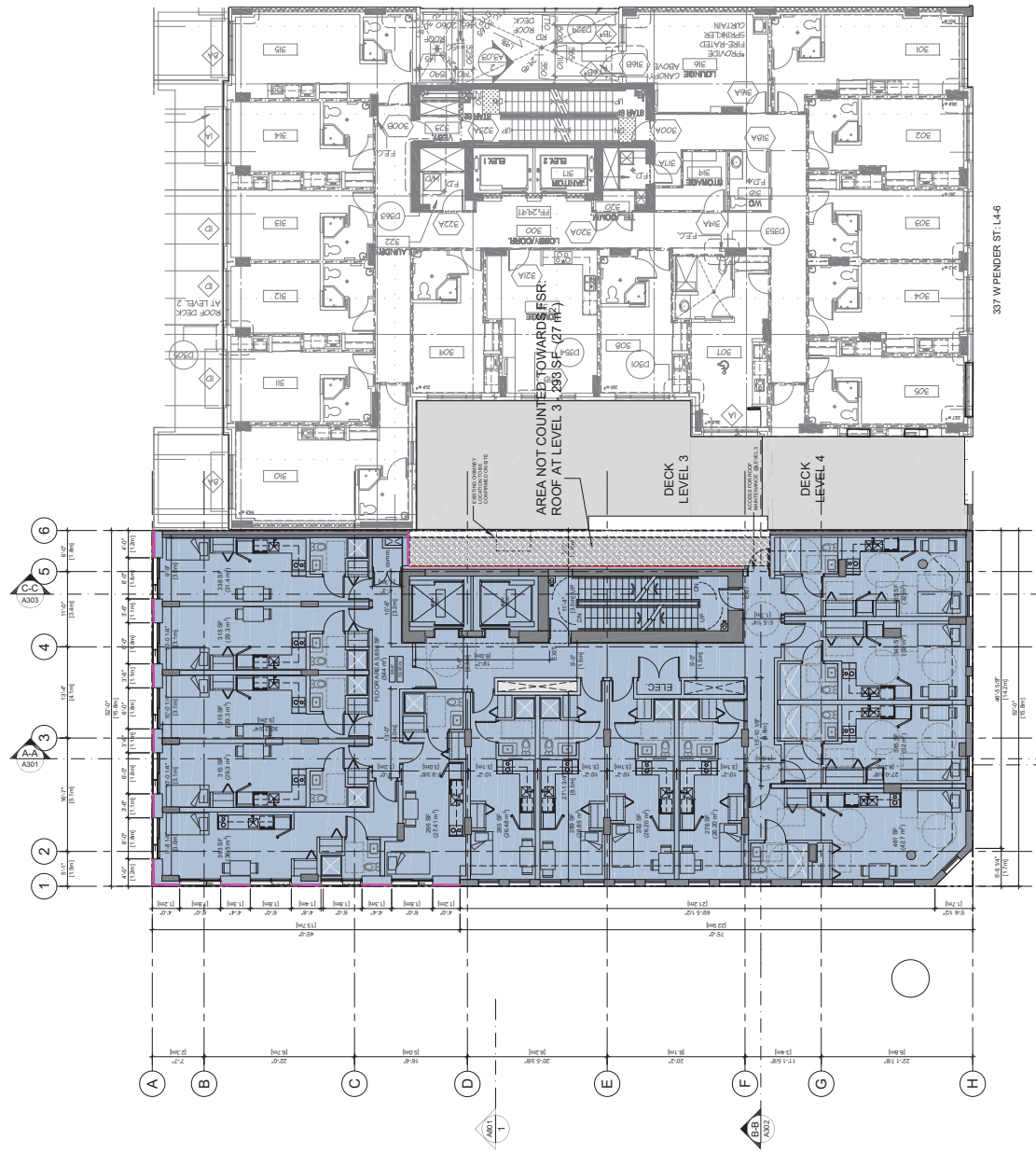


Scale
3/8" = 1'-0"
348 W PENDER STREET

Vancouver, BC
Project

**FSR COMPLIANCE
LEVEL 3**

Drawing
Scale
Project
2025/07/11
25004802
FSR 104
Sheet



LEVEL 3 FSR AREA SUMMARY

RESIDENTIAL	5,856 SF (544 m ²)
AMENITY (EXCLUDED FROM FSR)	0 SF (0 m ²)
SERVICE (EXCLUDED FROM FSR)	26 SF (2 m ²)

BUILDING ENVELOPE EXCLUSION:

W2	16 SF (1.5 m ²)
W3	0 SF (0 m ²)
W4	8 SF (0.7 m ²)

GROSS FLOOR AREA: 5,882 SF (546 m²)
AREA EXCLUSIONS: 50 SF (4.2 m²)
TOTAL FSR: 5,832 SF (542 m²)

**LEVEL 3
TOTAL FSR DENSITY: 5,832 SF (542 m²)**





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Revisions



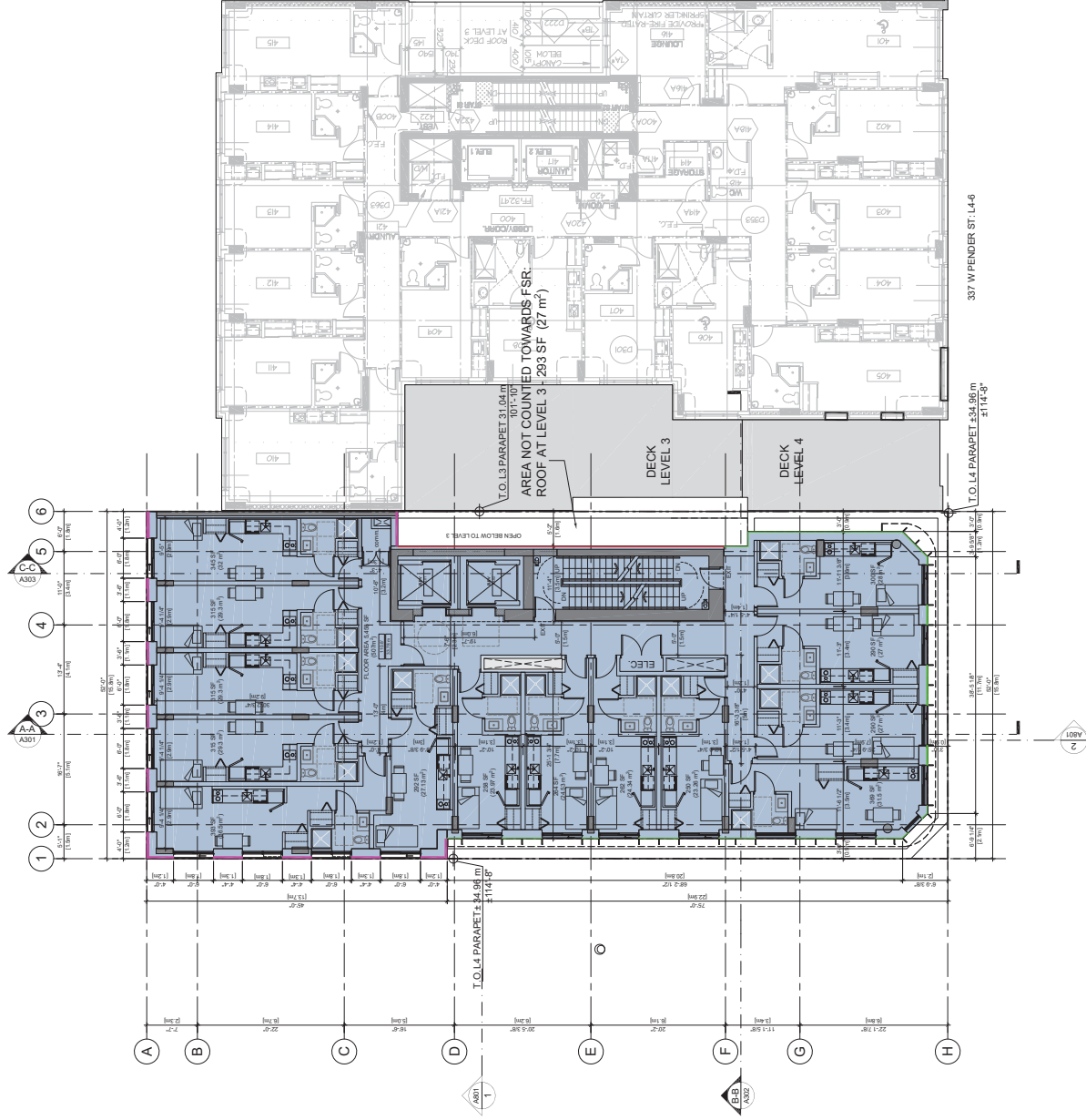
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Vancouver, BC
Project

FSR COMPLIANCE
LEVEL 4-7

Drawing
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FSR 105



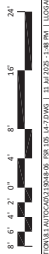
LEVEL 4-7 FSR AREA SUMMARY

- RESIDENTIAL / PER LEVEL
5,458 SF (507 m²)
- AMENITY (EXCLUDED FROM FSR)
0 SF (0 m²)
- SERVICE (EXCLUDED FROM FSR)
26 SF (2 m²)

BUILDING ENVELOPE EXCLUSION:

- W2
17 SF (1.6 m²)
- W3
14 SF (1.3 m²)
- W4
8 SF (0.7 m²)
- GROSS FLOOR AREA: 5,484 SF (509 m²)
- AREA EXCLUSIONS: 63 SF (3.6 m²)
- TOTAL FSR: 5,419 SF (503 m²)

LEVEL 4-7
TOTAL FSR DENSITY: 5,419 SF (503 m²)





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Scale: 1/8" = 1'-0"



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Revisions
1775-100-00



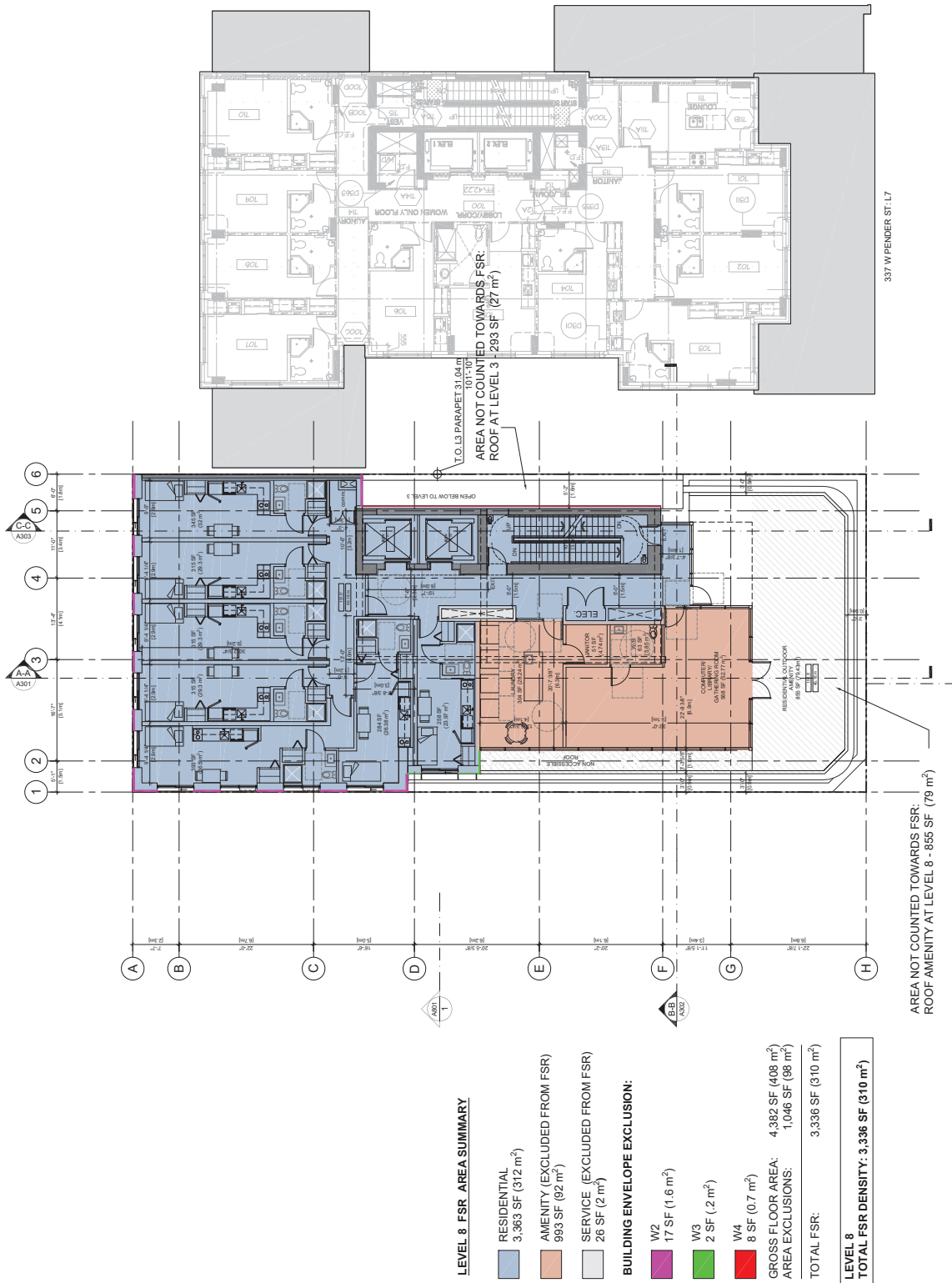
Serial
343
W PENDER STREET

Vancouver, BC
Project

**FSR COMPLIANCE
LEVEL 8**

Drawing
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Project
250048.02

Sheet
FSR 106



1"=10'-0" (30.48m) 1/4"=1'-0" (30.48m) 1/8"=1'-0" (30.48m) 1/16"=1'-0" (30.48m) 1/32"=1'-0" (30.48m) 1/64"=1'-0" (30.48m) 1/128"=1'-0" (30.48m) 1/256"=1'-0" (30.48m) 1/512"=1'-0" (30.48m) 1/1024"=1'-0" (30.48m) 1/2048"=1'-0" (30.48m) 1/4096"=1'-0" (30.48m) 1/8192"=1'-0" (30.48m) 1/16384"=1'-0" (30.48m) 1/32768"=1'-0" (30.48m) 1/65536"=1'-0" (30.48m) 1/131072"=1'-0" (30.48m) 1/262144"=1'-0" (30.48m) 1/524288"=1'-0" (30.48m) 1/1048576"=1'-0" (30.48m) 1/2097152"=1'-0" (30.48m) 1/4194304"=1'-0" (30.48m) 1/8388608"=1'-0" (30.48m) 1/16777216"=1'-0" (30.48m) 1/33554432"=1'-0" (30.48m) 1/67108864"=1'-0" (30.48m) 1/134217728"=1'-0" (30.48m) 1/268435456"=1'-0" (30.48m) 1/536870912"=1'-0" (30.48m) 1/1073741824"=1'-0" (30.48m) 1/2147483648"=1'-0" (30.48m) 1/4294967296"=1'-0" (30.48m) 1/8589934592"=1'-0" (30.48m) 1/17179869184"=1'-0" (30.48m) 1/34359738368"=1'-0" (30.48m) 1/68719476736"=1'-0" (30.48m) 1/137438953472"=1'-0" (30.48m) 1/274877906944"=1'-0" (30.48m) 1/549755813888"=1'-0" (30.48m) 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