
212 E Georgia Street


350 Keefer Street


683 Gore Ave


377 Keefer Street


404 Hawks Ave


747 Gore Ave


588 Keefer Street


577 Pender Street


May Wah Hotel


609 Heatley Ave


Access Gallery 222 E Georgia St


Union Street Building


615 Gore Ave


634 E Georgia St and the Hat Store


Gore and Pender


251 E Georgia St

CONTEXT PRECEDENTS

All precedent buildings displayed are situated in the Strathcona and Chinatown neighbourhoods, located 4-6 blocks from the proposed project site

Context summary:

Form:
Strathcona and adjacent neighbourhoods contain many low-rise turn-of-the-century commercial block buildings. both midblock and corner block typologies are prevalent. 3-4 storeys are typical with some 6 or larger storey newer buildings near the site.

Facade:
a range of typologies exist in Strathcona. typically seen are either bay windows with moderate ornament and a central entry or entirely flat facing "saloon" style facades with the primary entry at the ground level shifted to the right. All of the precedents tend to feature a strong and decorative cornice with gilded knees and dentils from the late Victorian Era.

Character:
Much of the detailing, similar to the adjacent single family houses to these buildings, feature early 1900's decoration either ornate Queen Anne revival brickwork and details such as 577 Pender, rich play of colours such as 634 Georgia, or late Victorian neoclassical motifs such as the May Wah Hotel. Later iterations of these buildings have resulted in simplified facades of horizontal wood strapping with accenting trim and a simplified wood cornice in the instances of The Wilder Snail or 609 Heatley.

Materials:
many of these older commercial block buildings are constructed from brick partly in response to the Vancouver fire in June of 1886 that destroyed much of the city. Detailing like chevrons and other types of brickwork were implemented as a cost effective way to add visual interest to the facades. Today, you will see a mix of brick and wood as the scale of these buildings weaves between commercial and residential.

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REGISTERED ARCHITECT
PETER ATKINSON
2026-08-26
BRITISH COLUMBIA

DATE	REV	DESCRIPTION
2026-08-26	3	Issued For Development Permit

441 Pender Street

PACK BUILDINGS
HS0017

Design Rationale - Context Precedents

A0.05a



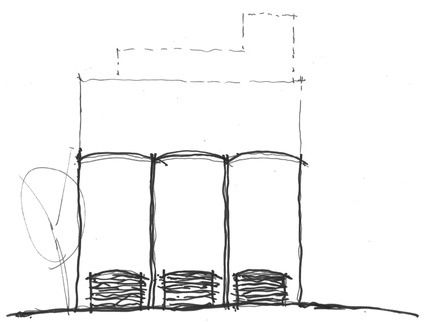
Response to Neighbourhood Context

The building will draw on the rich texture and diversity of the brick commercial block buildings within the Strathcona district (see A0.05a) while striking a balance with contemporary construction aesthetic and methodologies.

Massing
- Emphasize on 4 storeys using brick and a strong contemporary cornice while setting back the upper 2 floors to reduce their apparent weight. The upper two floors will be dark with minimalist detailing to help them recede from the street front.

- The brick facade is broken down into three smaller volumes using reveals to create a language of smaller, vertical 4 storey structures to further reduce the apparent bulk

Material & Detail
- Brick fluting, soft segmental arches, corbelling, and wood slats at the entry are introduced to enhance visual interest of the building and material quality at the ground level. This detailing nods to the Queen Anne Revival decoration present in the older commercial block buildings in the neighbourhood while maintaining the clarity of modern design.



Design Considerations

Entry
- The adjacent property to the east at 451 Pender is a heritage house, constructed in the Queen Anne Revival style with its raised entry located to the east property line of the project site. 441 Pender's entry is therefore paired at the east property line with 451 Pender but recessed for additional privacy. Landscaping and a bench are provided to soften the east edge at 451 Pender's raised entry retaining wall

Open Space & Amenities
- In lieu of balconies, all micro suites have been provided with large juliette balconies and a generous amount of outdoor amenity space at the roof and lane, exceeding the requirements for outdoor amenity space per the CoV *Micro Dwelling Policies and Guidelines*

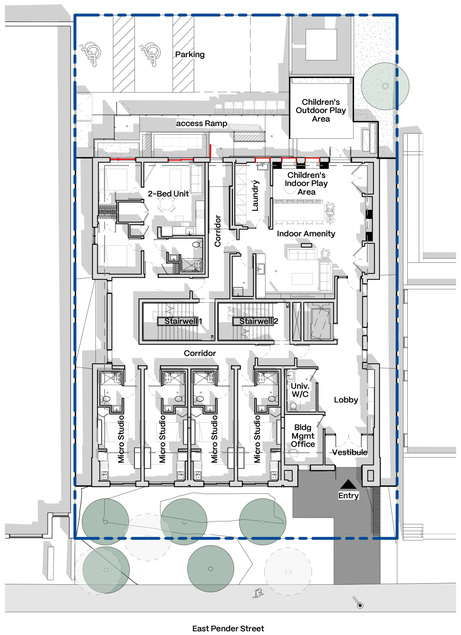
- The rooftop amenity features urban agriculture boxes, some trees and planting, a BBQ and BBQ area, as well as a multi-purpose space for socials or children's play with views to the north shore mountains

- The outdoor amenity at the lane features outdoor play area for children with direct sight lines and relationship to the indoor amenity and play area located at level 1

- Each family unit has been provided with balconies meeting the requirements of the CoV *High-Density Housing for Families with Children Guidelines* in addition to the amenity spaces

- The indoor amenity features a communal table for sharing meals, a lounge area for board games or movies, a kitchenette, and a communal laundry room, all with sight lines to the play areas

*Further information on building form, character, unit mix, and housing policy has been provided on the response letter to the Rezoning Referral Report dated August 26th, 2026 as part of this development permit submission package

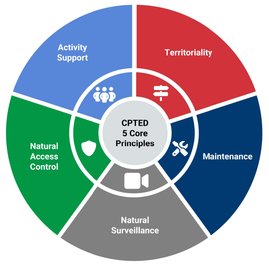


Trees
Following the recommendations of the arborist report, due to the mediocre health of the trees (paved over roots, asymmetrical crowns, etc) and challenges associated with site access, the two existing street trees on East Pender, and two of the three existing site trees will be removed. The site tree on the northeast corner will be retained and protected during construction. No work will occur within the TPZ of the tree and work near the tree will be monitored by an arborist. The two site trees will be replaced with three new site trees along East Pender and the two street trees will be replaced with two new street trees, having a total of 5 trees along East Pender. Two additional trees are proposed at the roof amenity for a total of 7 trees (two more than previously located on site). Refer to the Arborist report and the Landscape drawings for further details.

Relaxation Requests

Juliette Balconies for Micro Suites
- 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 with ample access to daylight. Standard balconies would contravene with the guidelines as typical balconies significantly shade windows and openings into units. Juliette balconies have been proposed in lieu of standard balconies to improve daylight in the units while still providing adequate fresh air flow. 5.67m/ micro unit of communal outdoor amenity space has been provided at Level 1 and the Roof in exchange for the lost balcony space.

Visitor and Accessible Parking
- The project requests relaxations from the City of Vancouver Parking By-law Section 4: Off Street Parking Space Regulations In order to meet the Micro Dwelling Policies and Guidelines of 130 sm of outdoor amenity space, 1 loading space, 1 visitor parking stall and 1 accessible parking stall at grade. Upon consultation with building operators, some outdoor amenity space at grade is valued for both safety, eyes on the street and a diversity of spaces for tenants Additionally having the outdoor space adjacent the amenity room allows for flexibility for children to play with appropriate supervision



Response to Safety

Through the lens of Crime Prevention Through Environmental Design CPTED principles, the design has undergone revisions to eliminate spaces that have a potential for cultivating criminal activity

Natural Surveillance
- Building manager office is located at the building entry with a window directly in front of the bicycle parking area

- Low height planting is introduced along the front of Pender street, maintaining sight lines while providing delineation of private space on front of level 1 units

- The indoor/ outdoor amenity space as well as many units to the north puts additional eyes on the lane to avoid blind spots and improve natural surveillance

- Lighting will be provided at all entries, outdoor spaces, and paths leading to the building

- Outdoor seating is provided at the entry for additional eyes on the street

Natural Access Control
- Side yards will be fenced and protected from inhabitation.

- Rear entry will have an additional layer of security fencing

- paths to and from the building will be linear and clear with clear signage

Territorial Reinforcement
- Fences, low walls, and planting separate public and private areas

Maintenance and Activity Support
- Durable material is provided at ground level, resistant to wear and tear

- Building managers will be onsite to upkeep the property (trash, graffiti, etc.)

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441 Pender Street

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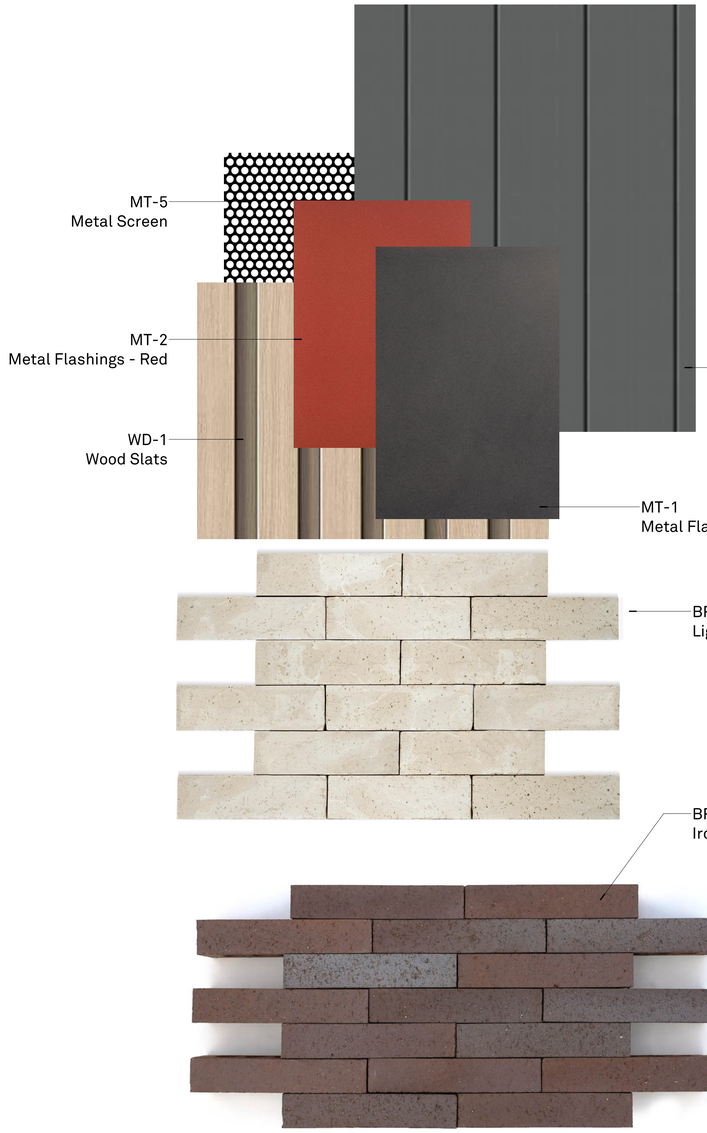
Design Rationale – Form and Character

A0.05b

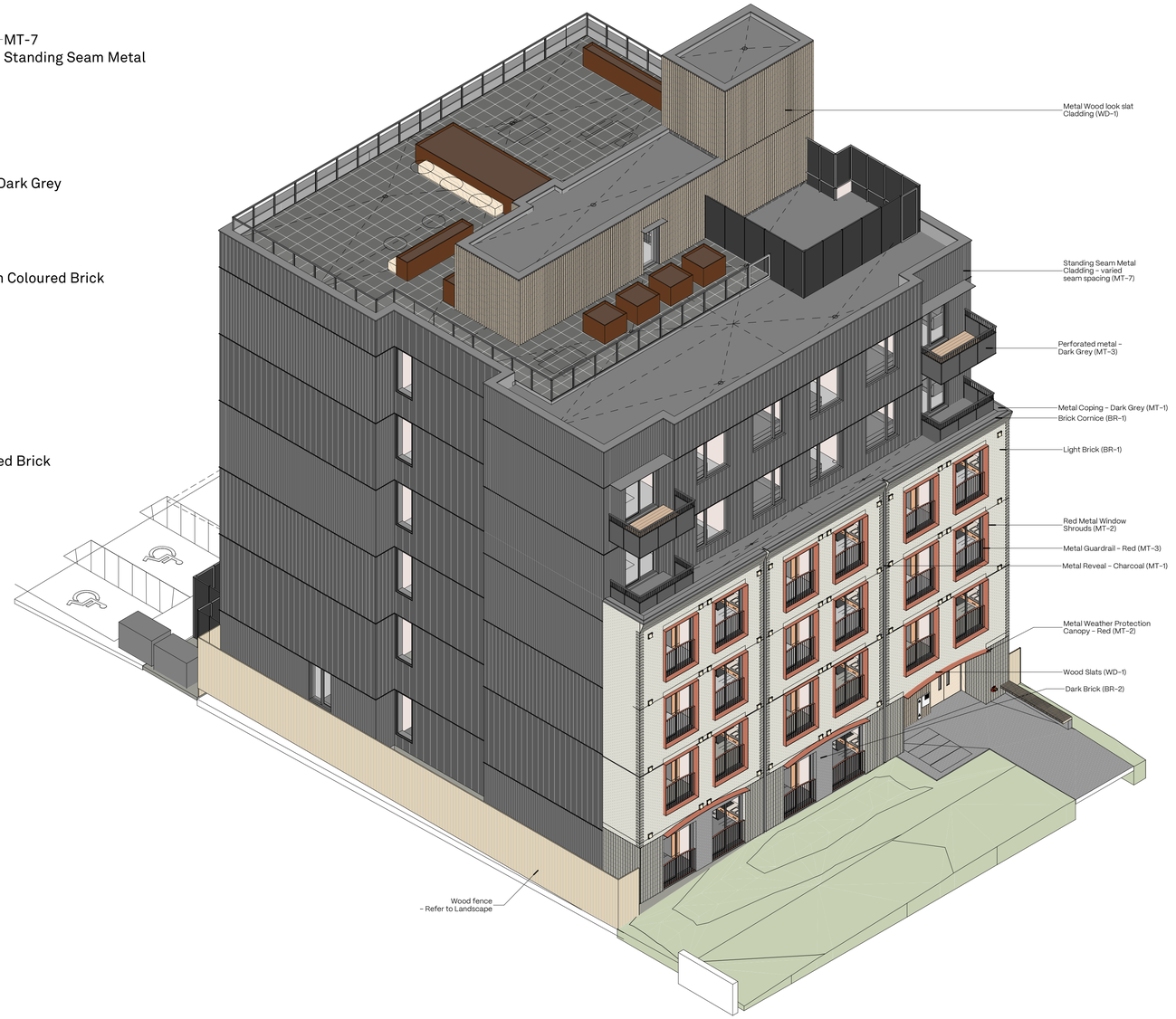








White and Red Neighbourhood Precedents



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Design Rationale – Material Palette

A0.05c