Project Information

Civic Address:	441 East Pender Street
Legal Description:	LOT 23, 24 and 25 BLOCK 70 DISTRICT LOT 196 PLAN 196 NEW WESTMINSTER
Zoning:	CD-1( )
Site Area:	850.3m² (9,150ft²)

	Required	Provided
FSR:	3.1	3.08
Building Height:	23.00m (75'-5 1/2")	21.93m (71'-11")
Rooftop Overruns:	28.00m (91'-10 1/4")	27.47m (91'-1 1/2")

Setbacks	Proposed
North (Lane):	Minimum. 10.12m (33' 2")
East (adj. property):	Minimum. 1.20m (3-11')
South (East Pender):	Minimum. 3.69m (12' 1")
West (adj. property):	Minimum. 1.20m (3'-11")

Residential Unit Count

Type	Area	# of Units:
BCH Accessible Studio	37.8m² / 406ft²	4
Micro Studio Units	+/-24.4m² / 263ft²	46
2-Bed Unit Family L1	60.6m² / 652ft²	1
2 Bed Units Family L5/6	61.9m² / 662ft²	4
Total Residential Units		55

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	55	-	-	-
Visitor	4.1.3: minimum 0.05 to 0.1 maximum spaces for each unit	55	2.75	0	*Variance Request for 0 visitor parking spaces
			3 Spaces	0 Spaces	

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	55	2.63	2	*Variance Request for 2 accessible parking spaces
			3 Spaces	2 Spaces	

Total Physical Spaces provided:	2 Spaces
Residential: Visitor: Accessible:	0 Spaces 0 Spaces 2 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	55	1	1
Class B	5.2.1: No Requirement for less than 100 units	55	0	0
Class C	5.2.1: No Requirement	55	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	55	1	1
Class B	7.2.1: No Requirement	-	0	0
Class C	7.2.1: No Requirement	-	0	0
			1 Space	1 Class A Passenger Space

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	6.2.1.2: Minimum 1.5 spaces per dwelling unit <65m² Minimum 2.5 spaces per dwelling unit >65m² 6.2.1.4: Minimum of 0.75 for every unit (below shelter rate units - 1/3 of total or 33% of 55 units)	33 4 18 55 total	49.5 10 13.5 73 total	74 total	
Horizontal (1.8m x 0.6m)	total required bicycles - vertical - horizontal stacked - oversized- lockers = total horizontal	--	18	19	Refer to basement floor plan sheet A2.00 for bike room layouts
Vertical (max 30%) (1.0m x 0.6m)	6.3.13: max. 30% may be vertical	73 x 0.30	22 vertical maximum	9 vert. (12%)	
Horizontal Stacked (1.8m x 0.6m)	6.3.13: max. 60% may be vertical and stacked	73 x 0.60	44 vertical and stacked maximum	17 stacked = 34 (46%)	
Oversize (min 5%) (2.4m x 0.9m)	6.3.9: 5% of the bicycle spaces must be oversized spaces	73 x 0.05	4 minimum	4	
Lockers (min 10%)	6.3.13 (a): At least 10% of Class A Spaces must be bicycle lockers	73 x 0.10	8 minimum	8	
Class B Racks	6.2.1.2: 2 spaces per first 20 units, and 1 space for every additional 20 dwelling units		3 total	5 total	

Micro-Dwelling Unit Guidelines

	Required	Provided
Outdoor Amenity Area: min. 4.52 sqm/suite for balcony relaxation	46 (micro) x 4.52 = 207.92m² 4 (accessible) x 4.52 = 18.08m² 5 (family) x 4.52 = 22.6m² 248.6 m² / 2675 ft²	233.82 m² (roof) 26.98 m² (L1) 260.8 m² / 2807.23 ft²
Indoor Amenity Area: min. 1.2sqm/suite	46 (micro) x 1.2 = 55.2m² 4 (accessible) x 1.2 = 4.8m² 5 (family) x 1.2 = 6m² 66 m² / 710 ft²	77.25 m2 / 831.5 ft²
Suite Width (Living/Sleeping Area):	3m / 9'-10"	3m / 9'-10"
Suite Ceiling Height (Living / Sleeping Area):	2.9m / 9'-6"	2.9m / 9'-6"
Bulk Storage	5.7m³ per dwelling unit (50)	50 below-grade bulk storage spaces @ 5.7m³

Preliminary Building Code Analysis

Building Characteristics

Applicable Code:	VBBL 2025
Building Height:	6 Storeys
Height to Uppermost Floor:	18m
Building Area:	457 m² / 4915 ft²
Construction Type (comb. or non-comb.):	Combustible

Occupancy Classification

Level P1: Group F3 Level 1: Group A2 &Group C Level 2-6: Group C	Major Occupancy: Group C Subsidiary Occupancies: Group A2, Group F3

Construction Requirements (VBBL 3.2.2)

Sprinklered (y/n):	Yes
Streets Facing:	
Construction Article:	3.2.2.51 - Group C, up to 6 storeys, Sprinklered
Fire Resistance Ratings:	
P1/L1:	1.5hr
Floor Assemblies (remainder of building):	1hr
Occupied Roof:	1hr
Roof:	Class A, B, or C roof covering classification
Loadbearing Construction:	Same as supported assembly
Tall Building (3.2.6):	No

Firefighting, Fire Suppression and Fire Alarm

Hydrant Location (90 m maximum):	58.6 m
Fire Department Connection:	Refer to plans
Fire Alarm System:	2-Stage proposed
Standpipe Req'd?:	Yes (NFPA 14)
Sprinkler System:	NFPA 13
Fire Pump:	No

Energy Standard

City of Vancouver Green Buildings Policy for Rezoning

VBBL 2025, Part 10

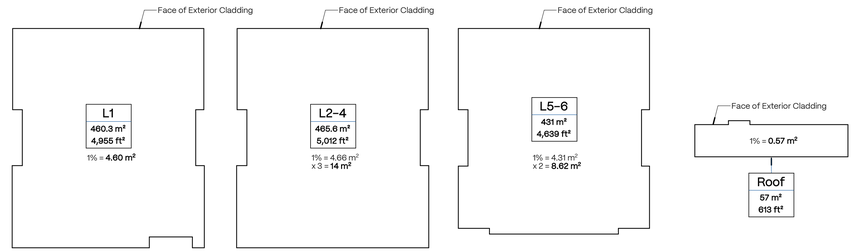
FSR Calculations

Exclusions

Level	Residential	Mech Shaft (Included)	Below Grade (Excluded)	Residential Storage (Excluded)	Residential Amenity (Excluded)	Mech Shaft (Excluded)	Envelope 10.15.1 (Excluded)	Envelope 10.15.3 (Excluded)	Balconies (Excluded)	Rooftop (Excluded)	Total Floor Area		Total Exclusions	
Basement	0.0 m²		428.8 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	4,615.2 ft²	428.8 m²	4,615.2 ft²	428.8 m²
Level 1	367.6 m²		2.4 m²	0.0 m²	77.3 m²	0.0 m²	4.6 m²	8.5 m²	0.0 m²	0.0 m²	4,955.3 ft²	460.4 m²	973.0 ft²	90.4 m²
Level 2	450.5 m²		2.2 m²	0.0 m²	0.0 m²	0.0 m²	4.7 m²	8.2 m²	0.0 m²	0.0 m²	5,012.2 ft²	465.6 m²	138.7 ft²	12.9 m²
Level 3	450.5 m²		2.2 m²	0.0 m²	0.0 m²	0.0 m²	4.7 m²	8.2 m²	0.0 m²	0.0 m²	5,012.2 ft²	465.6 m²	138.7 ft²	12.9 m²
Level 4	450.5 m²		2.2 m²	0.0 m²	0.0 m²	0.0 m²	4.7 m²	8.2 m²	0.0 m²	0.0 m²	5,012.2 ft²	465.6 m²	138.7 ft²	12.9 m²
Level 5	411.6 m²		2.2 m²	0.0 m²	6.6 m²	0.0 m²	4.3 m²	6.2 m²	9.5 m²	0.0 m²	4,741.8 ft²	440.5 m²	286.8 ft²	26.6 m²
Level 6	411.6 m²		2.2 m²	0.0 m²	6.6 m²	0.0 m²	4.3 m²	6.2 m²	9.5 m²	0.0 m²	4,741.8 ft²	440.5 m²	286.8 ft²	26.6 m²
Roof	0.0 m²		0.0 m²	0.0 m²	0.0 m²	2.5 m²	0.6 m²	2.8 m²	0.0 m²	51.2 m²	614.3 ft²	57.1 m²	614.3 ft²	57.1 m²
											34,704.9 ft²	3,224.2 m²	7,192.3 ft²	668.2 m²

Level	Total Floor Area Minus Exclusions		FSR Area per Floor
Basement	0.0 ft²	0.0 m²	0.000
Level 1	3,982.3 ft²	370.0 m²	0.435
Level 2	4,873.5 ft²	452.8 m²	0.533
Level 3	4,873.5 ft²	452.8 m²	0.533
Level 4	4,873.5 ft²	452.8 m²	0.533
Level 5	4,455.0 ft²	413.9 m²	0.487
Level 6	4,455.0 ft²	413.9 m²	0.487
Roof	0.0 ft²	0.0 m²	0.000
	27,512.6 ft²	2,556.0 m²	3.007

L1 = 460.3 m²
L2 = 465.6 m²
L3 = 465.6 m²
L4 = 465.6 m²
L5 = 431 m²
L6 = 431 m²
Roof = 57 m²
TOTAL = 2,774.3 m² x 0.01 = **277.4 m² Exclusion**



1 FSR Area Exclusion - Zoning Bylaw 10.15.1

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Family Unit Guidelines

	Required	Provided
Outdoor Amenity Area:	Provide Children's play area	Portion of outdoor amenity described above designated for children's play
Indoor Amenity Area:	Provide Children's play area	Portion of indoor amenity described above designated for children's play
Balcony	1.8 x 2.7m balcony per unit	Requirement shown on floor plans
Bulk Storage	2.3m² per dwelling unit (5)	5 @ 2.3m² located in-suite

Abbreviations

AB	Air Barrier
ACT	Acoustic Ceiling Tile
AD	Area Drain
ADO	Automatic Door Opener
AFF	Above Finished Floor
ALUM	Aluminium
ANOD	Anodized
ANNP	Annunciator Panel
AVB	Air Vapour Barrier
CB	Catch Basin
CI	Continuous Insulation
CIP	Cast in Place
CJ	Control Joint
C/L	Centre Line
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONT	Continuous
CORR	Corridor
CP-T	Carpet tile
CT	Ceramic Tile
C/W	Complete with
DIA	Diameter
DIM	Dimension
DN	Down
DP	Depth
DW	Dishwasher
DWG	Drawing
EA	Each
EL	Elevation
ELEC	Electrical
EP	Electrical Panel
EQ	Equal
FO	Face Of
FD	Floor Drain
FE	Fire Extinguisher
FFE	Finish Floor Elevation
FF&E	Furniture, Fixtures, and Equipment
FRR	Fire Resistance Rating
GALV	Galvanized
GC	General Contractor
GWB	Gypsum Wall Board
HB	Hose Bib
HC	Hollow Core
HD	Hub Drain
HR	Hour
HV	Hose Valve
INSUL	Insulation
MECH	Mechanical
MLWK	Millwork
MTL	Metal
NIC	Not in Contract
NTS	Not to Scale
O/C	On Centre
PT	Paint
PTD	Painted
PC	Powder Coat
P.CONC	Polished Concrete
PL	Property Line
PREFAB	Prefabricated
RWL	Rainwater Leader
SC	Solid Core
SOG	Slab on Grade
SPK	Sprinkler
SP	Standpipe
TD	Trench Drain
T/O	Top Of
UNO	Unless Noted Otherwise
U/S	Underside
VB	Vapour Barrier
VEST	Vestibule
WD	Wood
WC	Water Closet

Human Studio

Human Studio | Architecture + Urban Design
#300 – 68 E 2nd Ave, Vancouver, Canada

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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

Project Statistics

A0.01