

1641 & 1655 DAVIE STREET

Project Profile, Winter 2016

Henriquez Partners Architects have applied to the City of Vancouver to redevelop the properties at 1641 and 1655 Davie Street. The development permit application proposes 319 units of secured market rental housing in two towers above a new and expanded Safeway store and three retail units at street level.

Policy & Neighbourhood Context

The application strives to meet the policies of the West End Community Plan (2013) and the community's needs:

- The site is part of the Lower Davie Sub-Area A, which is identified in the West End Community Plan as an area suitable for building heights of up to 210 feet, and densities of up to 7.0 FSR
- Accordingly, the application proposes two 210 foot towers with a total density of 6.43 FSR in adherence with the policy
- The proposed development will be of similar height and scale to buildings in the vicinity



Davie Street Looking North



Site Context

- The Plan also recognizes the unique housing needs of the West End neighbourhood, which has approximately one third of Vancouver's purpose-built rental housing stock, along with the second highest proportion of renters in the city (81% of households)
- The rental stock is aging, with 90% built before 1975
- In response, this application therefore proposes 319 units of quality, secured market rental housing to help meet the City's goal of creating 5,000 units of market rental housing by 2021

Application Response to West End Community Needs	
West End Planning Principle	Application Response
Support a range of affordable housing options to meet the diverse needs of the community	<ul style="list-style-type: none"> • 100% secured market rental housing; 319 units • Unit sizes range from studio to 3-bedroom
In market housing, require that 25% of units in new multifamily be 2 and 3-bedroom units	<ul style="list-style-type: none"> • In total, 33% (104) of the units will be 2 and 3-bedroom, family oriented units
Provide and support a range of sustainable transportation options	<ul style="list-style-type: none"> • 6 publicly-accessible car share vehicles, 409 bicycle spaces (399 residential; 10 retail) and cycling facilities to help reduce car dependency • 252 parking stalls (135 residential; 117 retail)
Achieve a green, environmentally sustainable urban pattern	<ul style="list-style-type: none"> • Designed to LEED Gold equivalent standards
Enhance culture, heritage, and creativity in the city	<ul style="list-style-type: none"> • Enhanced streetscape with landscaping, street trees, seating and widening of the sidewalk to improve walkability
Preserve the character, viability and vibrancy of commercial streets as they age and are at risk of being diminished	<ul style="list-style-type: none"> • The commercial use along Davie Street will be retained and revitalized with approx. 53,000 s.f. of neighbourhood serving retail (including a new 44,000 s.f. Safeway and 9,000 s.f. of additional CRU space)

For more information on 1641 & 1655 Davie Street, please contact Emily Howard, Community Relations at 778-847-4026

1641 & 1655 DAVIE STREET

Project Profile, Winter 2016

Proposal Highlights & Public Benefits

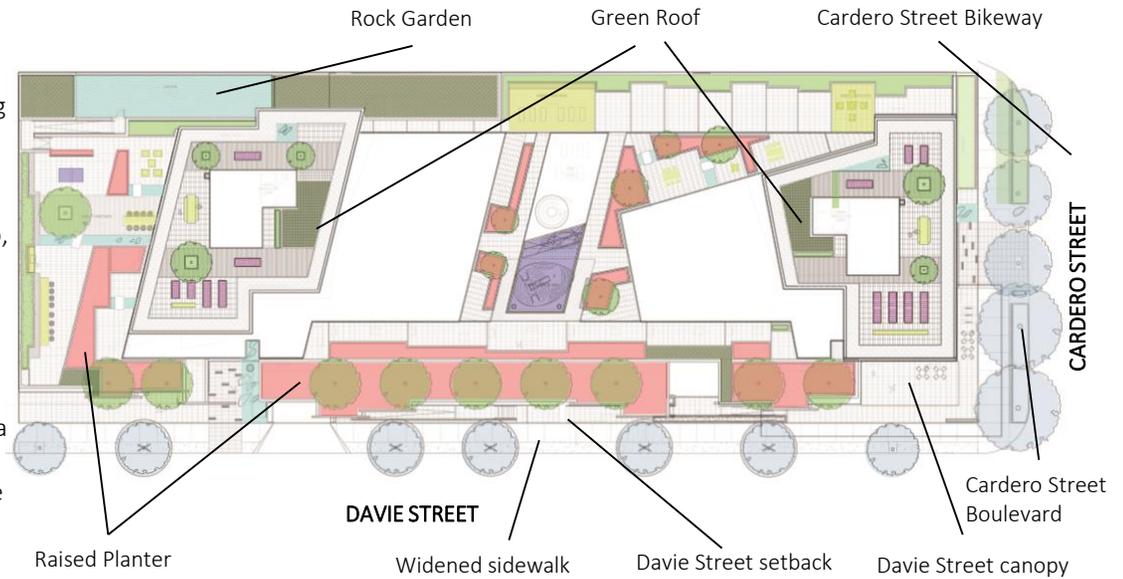
Cycling Facilities:

- The Cardero Street Bikeway is enhanced with proposed landscaping improvements along the boulevard
- Cycling is encouraged through conveniently located bicycle racks on both Davie and Cardero, ample secure bicycle storage, and on site end-of-trip facilities, including showers, a vanity, and lockers
- The project also supports the City's future implementation of a public bike share system by identifying a potential bike share kiosk location at ground level along Cardero

Public Realm:

- A 7-foot setback (along a portion of Davie Street) will make for an improved and safer pedestrian realm
- Street-side seating and widening of the sidewalk will improve walkability
- Canopies along Davie Street provide substantial weather protection for pedestrians and the bus stop

Design Features



Family Friendly Features:

- In order to foster healthy environments for families with children, outdoor areas include a purpose-built children's play area, several additional informal play areas, and urban agriculture plots and communal harvest tables at the tower roofs to provide opportunities for families to engage in local food production and socialize with neighbours
- Indoor features include an amenity room and library with enclosed study areas

Landscape Features:

- A comprehensive landscape plan that will enhance the streetscape with raised planters, a rock garden, street trees and a green roof
- The Davie Street residential entry is enhanced with a water feature



Davie Street Entrance (looking North West)



Davie Street Looking East