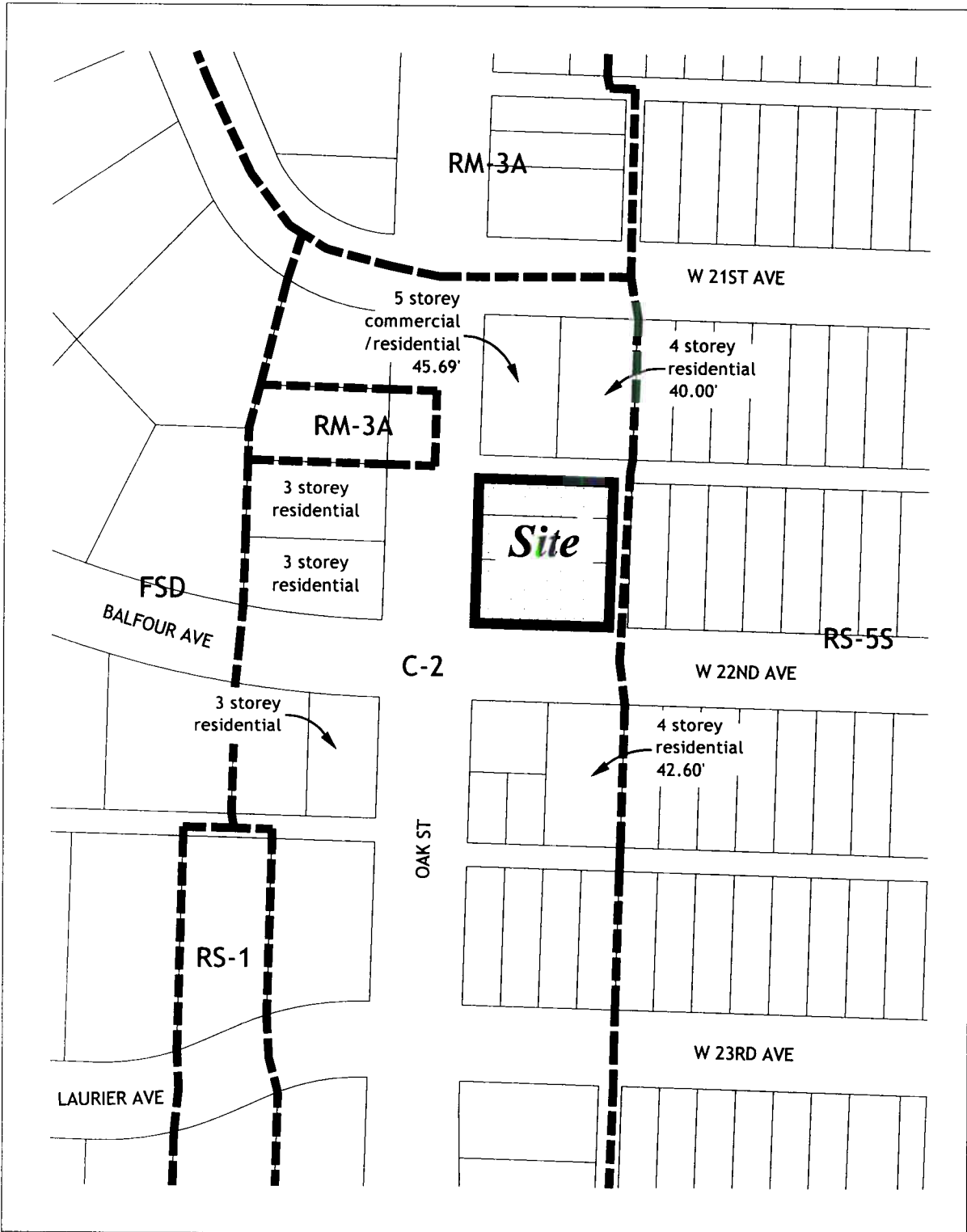


Appendix 'A'



Site : 997 West 22nd Avenue



City of Vancouver

ROBERTSON BELL LYON
ARCHITECTS

1100 14TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.RBLA.COM



NOTES

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
2. ALL FINISHES ARE AS NOTED.
3. ALL WORK IS TO BE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS.
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES.

REVISIONS

NO. DATE DESCRIPTION

OAK AND 22ND

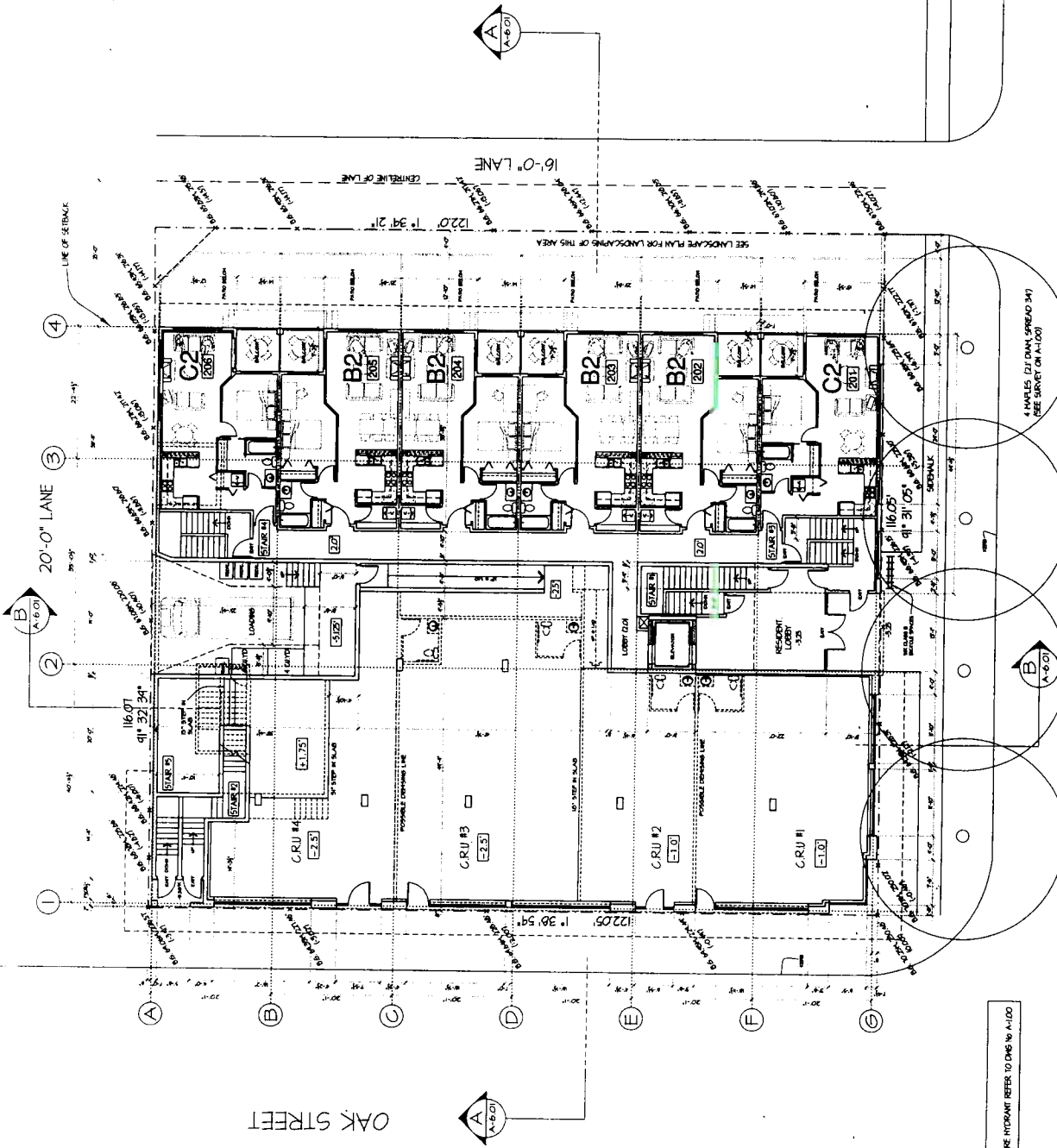
VANDOLIER
BRITISH COLUMBIA
42 LINE DEVELOPMENT
PORTLAND DEVELOPMENT CORP.

STREET LEVEL &
SITE PLAN

DATE: 01.14.13
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT: 14-01-01
 CADD FILE: 021-1-STREET
 JOB NUMBER: 0221

A-3.01

2/9



NOTE:
FOR LOCATION OF FIRE HYDRANT REFER TO DMS 14 A1-100

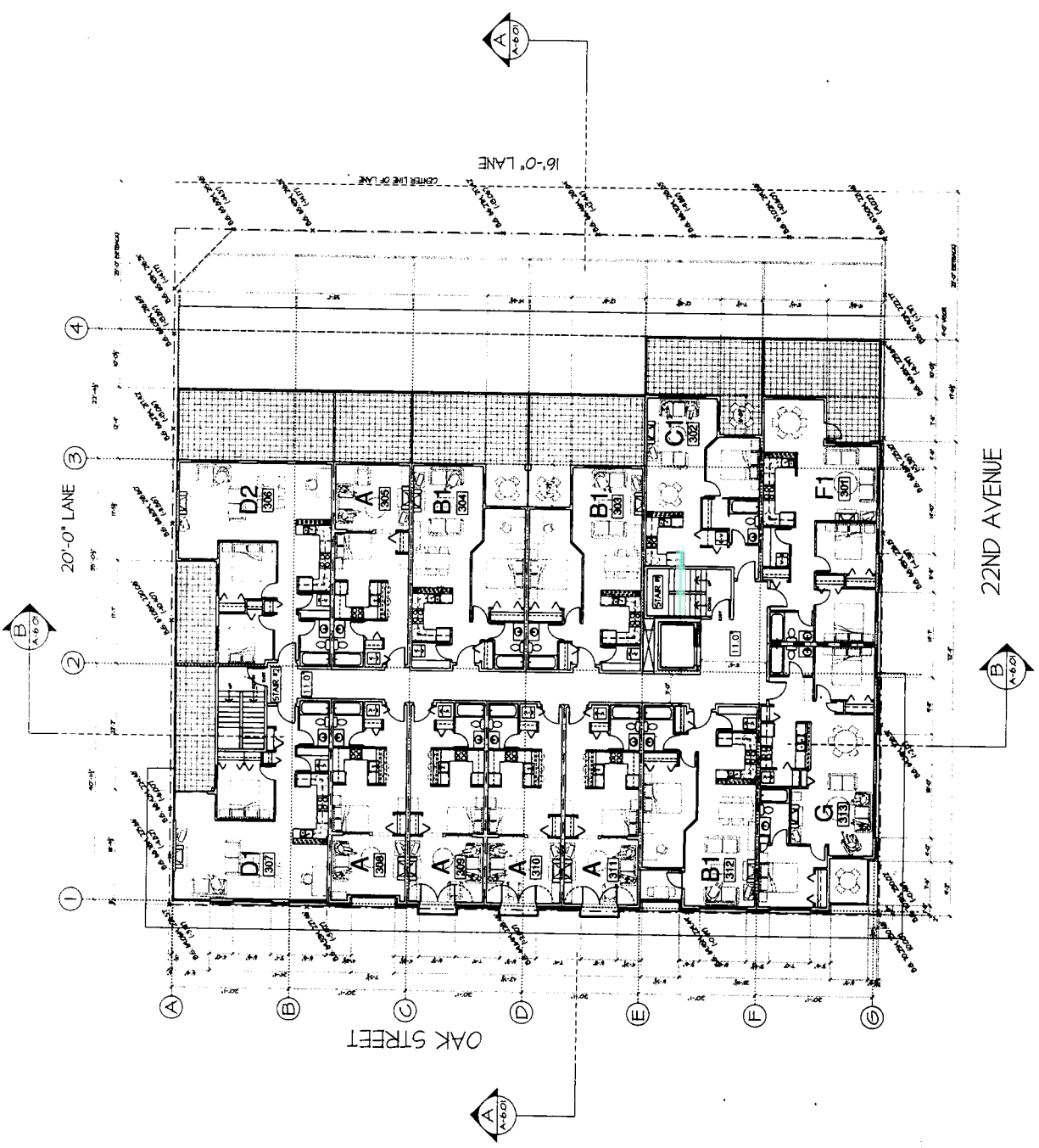
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 VANCOUVER, BC V6P 1K6
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 604-271-1115
 604-271-1116
 604-271-1117
 604-271-1118
 604-271-1119
 604-271-1120



100-1015 BAYVIEW AVENUE
 VANCOUVER, BC V6P 1K6
 604-271-1111
 604-271-1112
 604-271-1113
 604-271-1114
 604-271-1115
 604-271-1116
 604-271-1117
 604-271-1118
 604-271-1119
 604-271-1120

OAK AND 22ND
 VANCOUVER
 BRITISH COLUMBIA
 42 UNIT DEVELOPMENT
 PORTLAND DEVELOPMENT CORP.
SECOND FLOOR
 DATE: 03 JULY 03
 DRAWN BY: [REDACTED]
 SCALE: 1/8" = 1'-0"
 PLOTTED: 24 JULY 03
 CUB FILE: 0211-02040
 JOB NUMBER: 0221

A-3.02
B'
3/9



OAK STREET

22ND AVENUE

16'-0" LANE

④

③

②

①

A

B

C

D

E

F

G



COOPERATIVE HELL, 1/1/71
GROUP OF SOCIETIES, S.A.

1000 10th Avenue, Vancouver, B.C.
VANCOUVER, B.C. V6Z 1K6
TEL: 681-1188



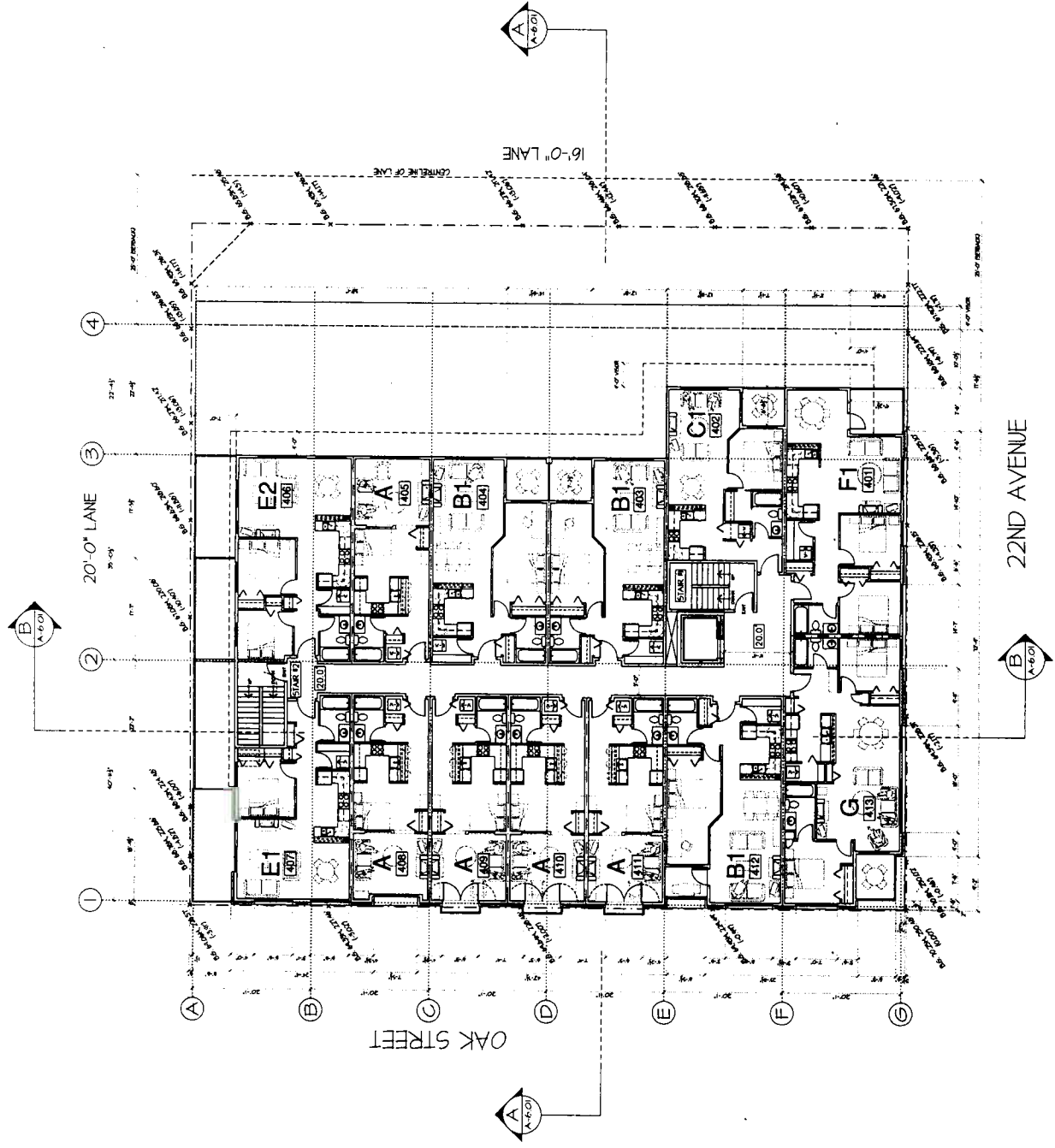
REVISIONS
1. 2/1/71

OAK AND 22ND
VANCOUVER
BRITISH COLUMBIA
ALUM DEVELOPMENT
SUTLAND DEVELOPMENT CORP.
THIRD FLOOR

DATE: 02 JUL 70
DRAWN BY: J.S.
SCALE: 1/4" = 1'-0"
PLOTTED: 28 AUG 70
JOB NO.: 021-1188
JOB NUMBER: 0221

A-3.03

'B'
4/9



OAK STREET

22ND AVENUE

16'-0" LANE

④

③

②

①

A

B

C

D

E

F

G



GEORGE W. SELL ARCH
GROUP OF ARCHITECTS

11-1111 PINE AVE. VAN. B.C. V6A 1A1
VANCOUVER, B.C. CAN. V6A 1A1
TEL. 681-1111
FAX. 681-1111



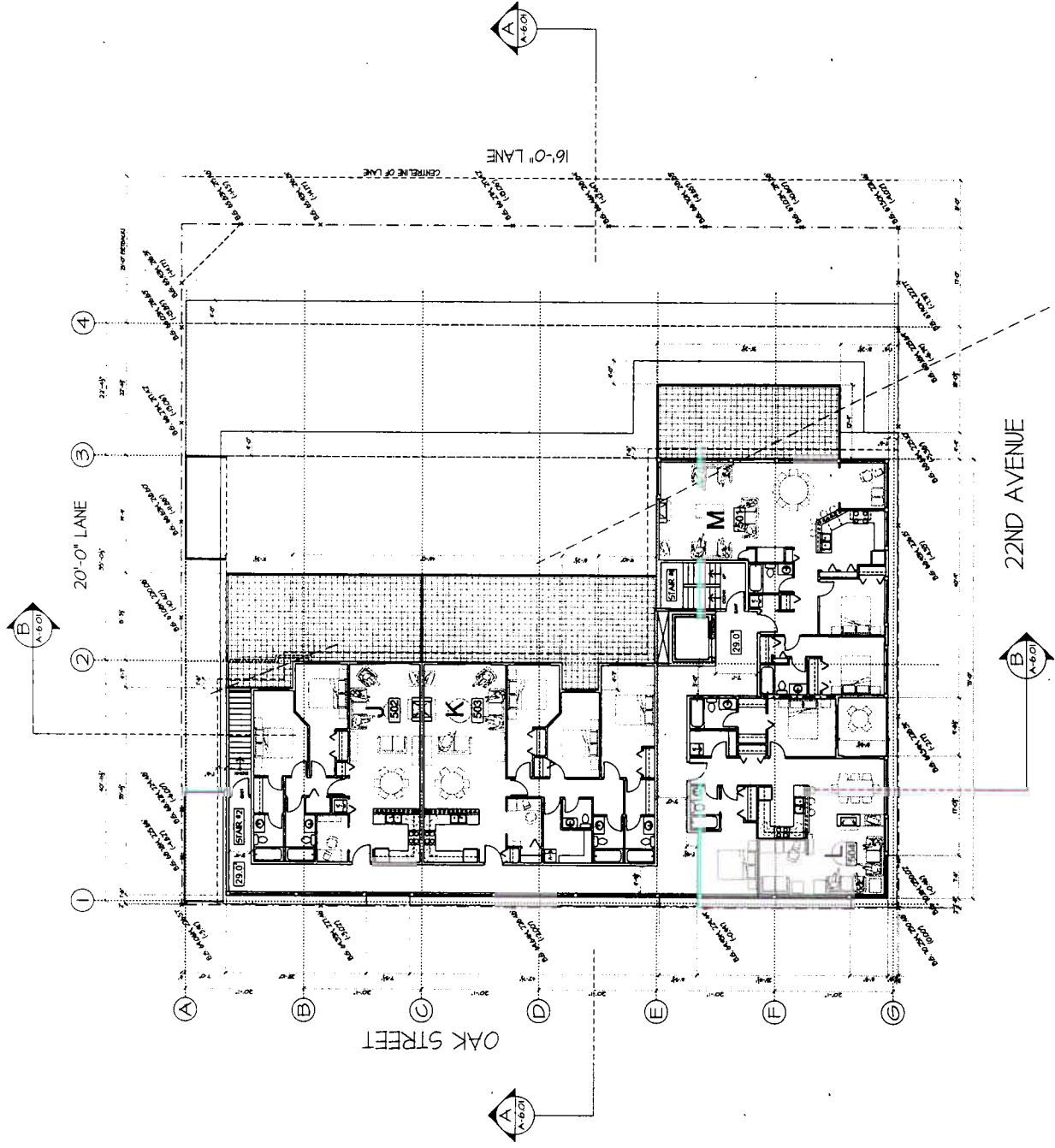
PROVISIONS
AS PER THE
M.P.S. PLAN

OAK AND 22ND
VANCOUVER
BRITISH COLUMBIA
FOR THE DEVELOPER
FOURTH FLOOR

DATE: 22 JULY '88
CHECKED BY: [Signature]
SCALE: 1/4" = 1'-0"
DRAWN BY: [Signature]
JOB NO.: 0221

A-3.04

B
5/9

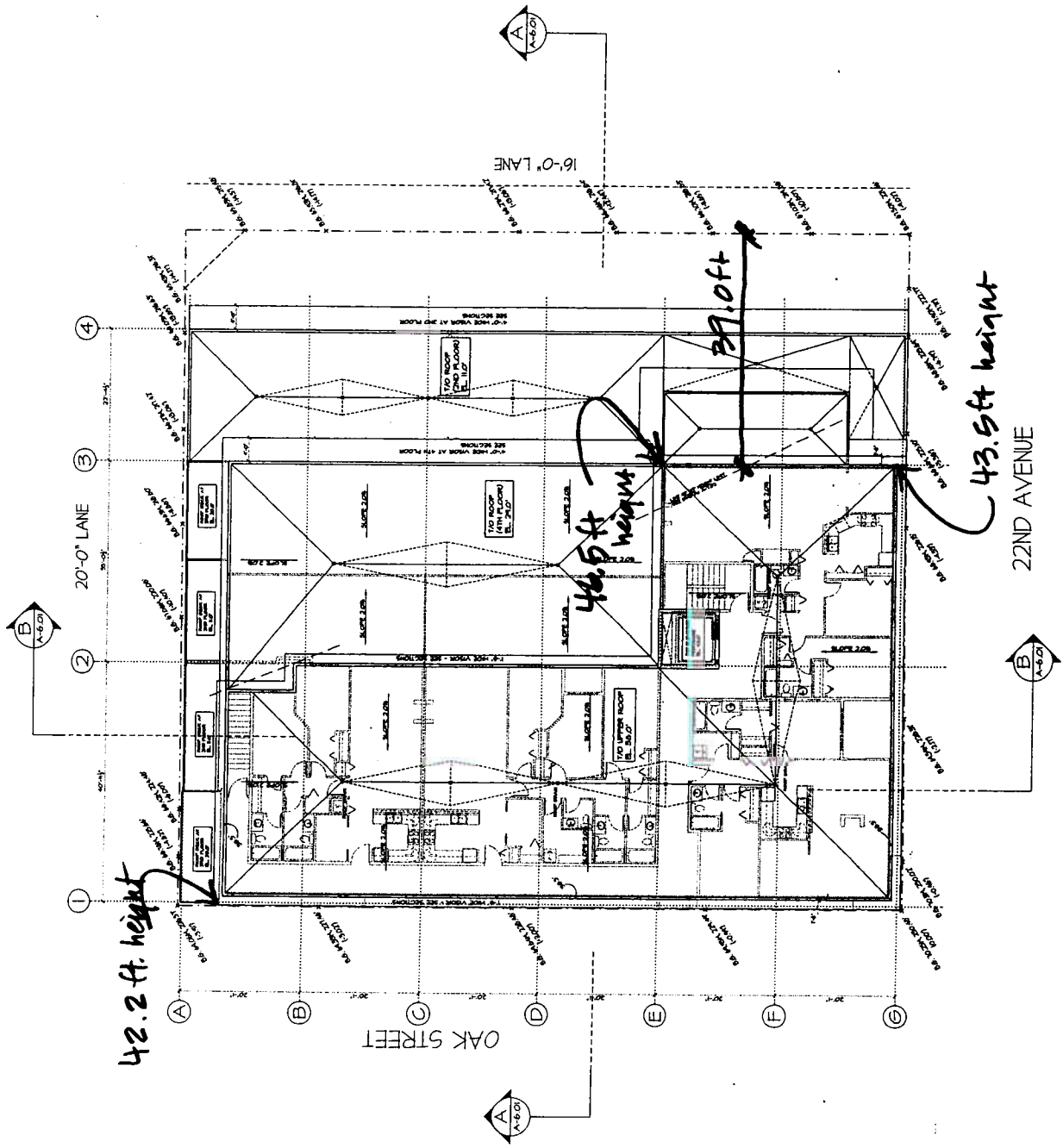


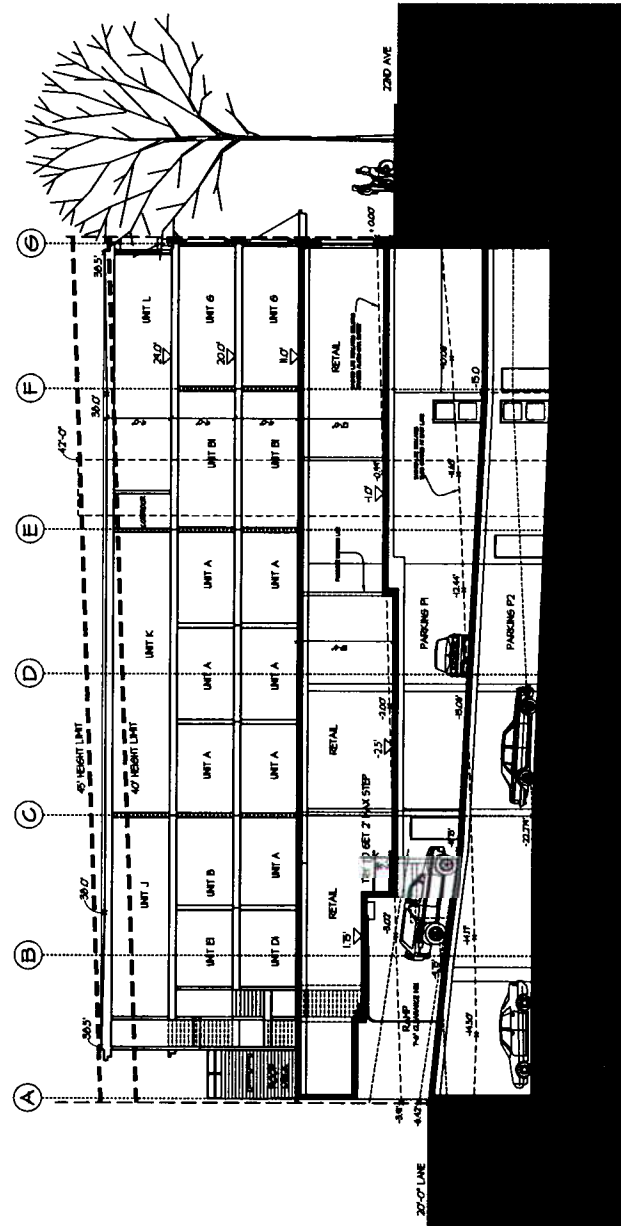
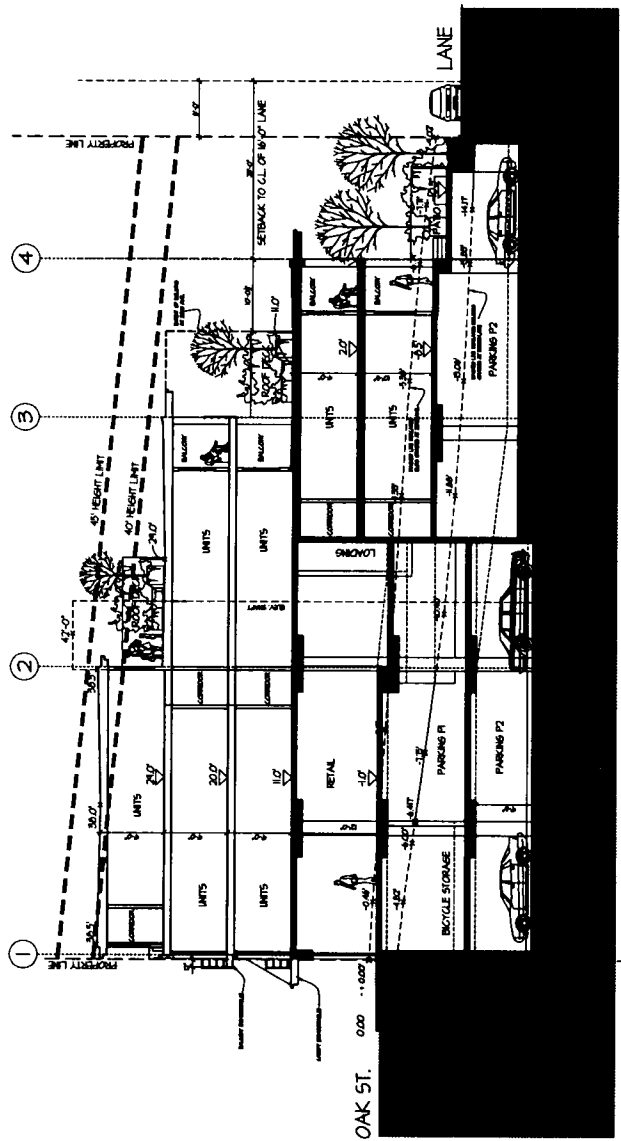
OAK AND 22ND
 VANCOUVER
 BRITISH COLUMBIA
 42 LANE DEVELOPMENT
 PORTLAND DEVELOPMENT CORP.
 ROOF PLAN

DATE: 23. AUG. 21
 DRAWN BY: [Name]
 SCALE: 1/8" = 1'-0"
 PLOTTED: 24. AUG. 21
 CADD FILE: 0311-ROOF
 JOB NUMBER: 0221

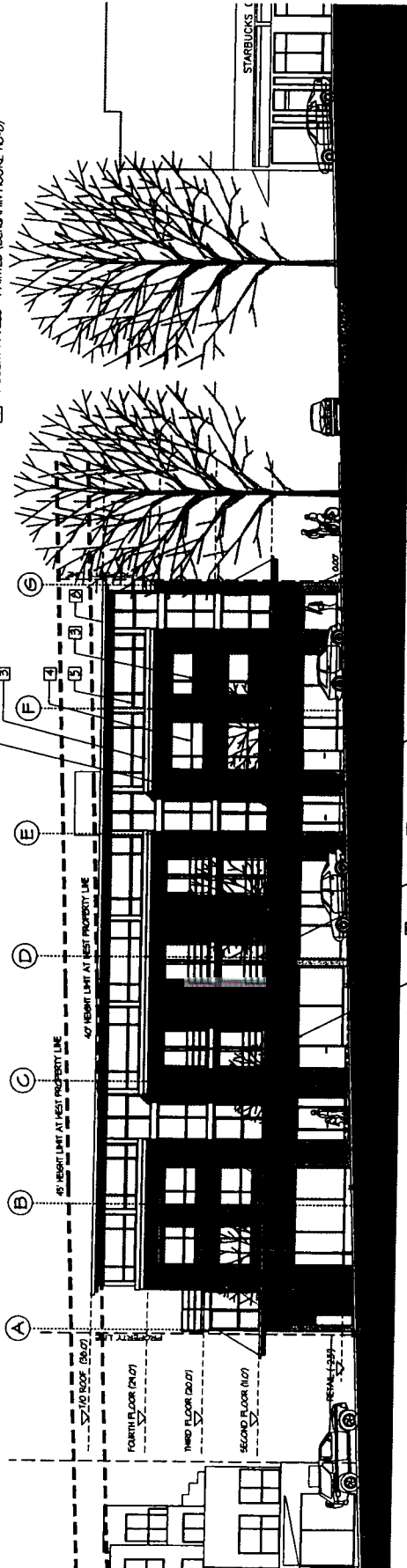
A-3.05

'B' 6/9

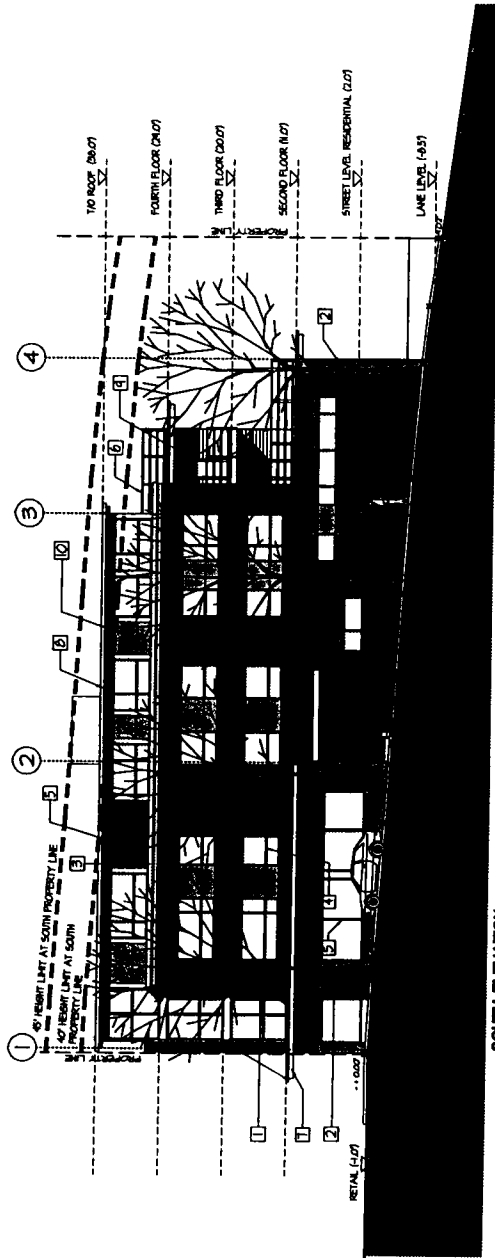




- LEGEND**
- 1 BRICK (COLOR - LXL - DOVE TAN)
 - 2 PAINTED CONCRETE (COLOR - BENJAMIN MOORE HC-71)
 - 3 PAINTED CONCRETE (COLOR - GENERAL PAINT 8006N)
 - 4 VINYL WINDOWS (WHITE)
 - 5 ALUMINUM STOREFRONT SECTIONS (ANODISED ALUMINUM - SILVER)
 - 6 METAL & GLASS RAILINGS, PAINTED (COLOR - GENERAL PAINT 8006N)
 - 7 METAL CANOPY, PAINTED (WHITE)
 - 8 FIBRE-CEMENT FASCIA PANEL, PAINTED (COLOR - GENERAL PAINT 8006N)
 - 9 FIBRE-CEMENT SIDING (AT LANE ELEVATIONS ONLY) (COLOR TO VARY AT 'STEPS' IN BUILDING)
 - 10 ACCENT PANELS - PAINTED (BENJAMIN MOORE HC-6)



WEST ELEVATION (FROM ONE STREET)



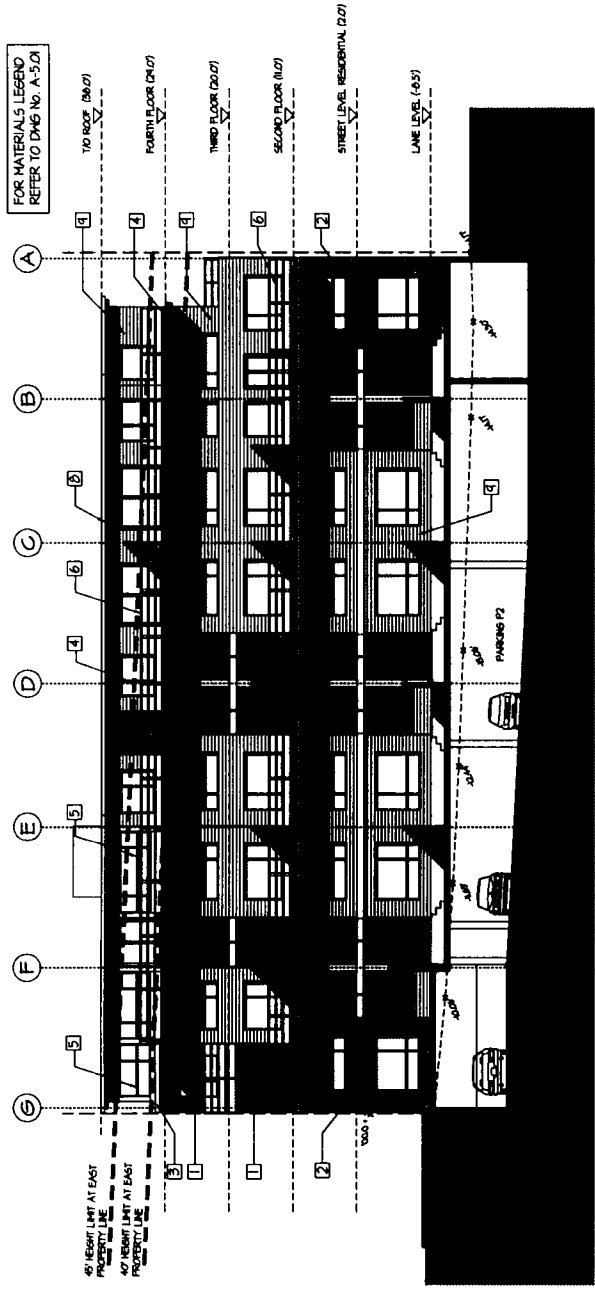
SOUTH ELEVATION (FROM 22ND AVENUE)

**987 WEST 22ND
 10A, AND 22C1
 VANCOUVER
 BRITISH COLUMBIA
 CANADA
 100% HOMEOWNERS ASSOCIATION
 100% HOMEOWNERS ASSOCIATION**

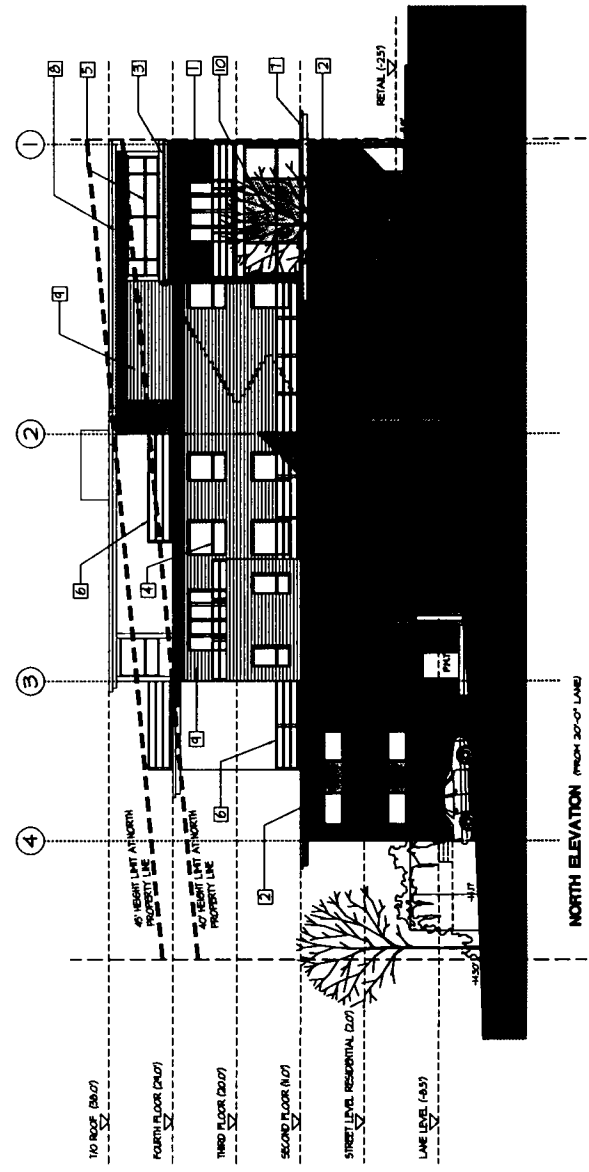
ELEVATIONS

DATE: 08 JAN 20
 DRAWN BY: JAE
 CHECKED BY: JAE
 SCALE: 1/4" = 1'-0"
 PLOTTED: 28 JAN 20
 JOB FILE: WEST - ELEVATIONS
 JOB NUMBER: 0221

A-5.01
019



EAST ELEVATION FROM 18'-0" LANE

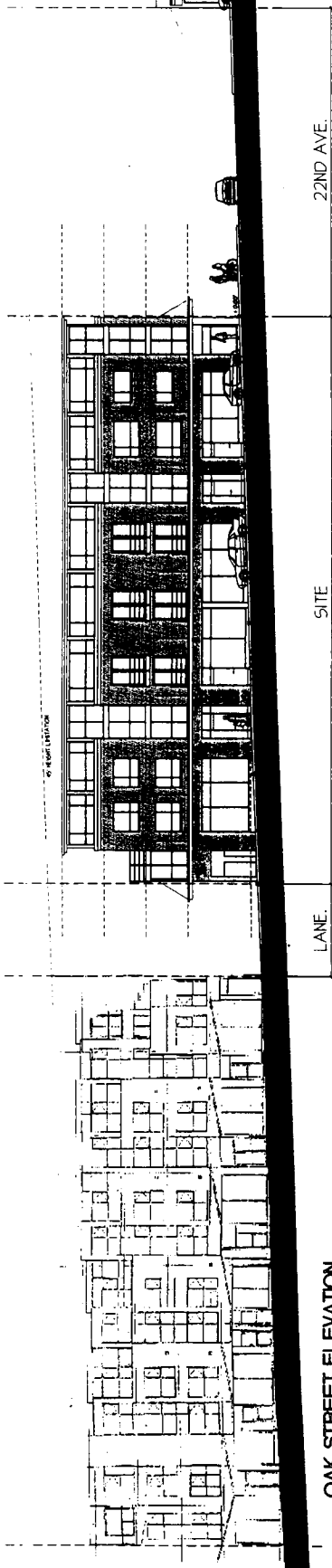


NORTH ELEVATION FROM 30'-0" LANE

COMBERSOFF BELL LYON GROUP ARCHITECTS

1100 WEST 10TH AVENUE SUITE 200 VANCOUVER BC V6H 2R6
 TEL: 604 681 1100 FAX: 604 681 1101
 WWW.COMBERSOFFBELLLYON.COM

STARBUCKS OFFICE

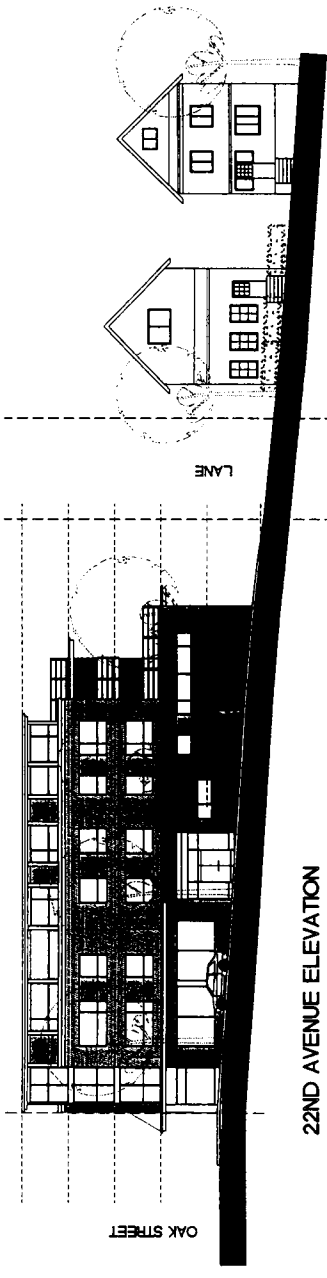


22ND AVE.

SITE

LANE

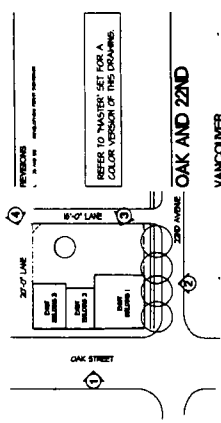
OAK STREET ELEVATION



OAK STREET

LANE

22ND AVENUE ELEVATION



OAK STREET

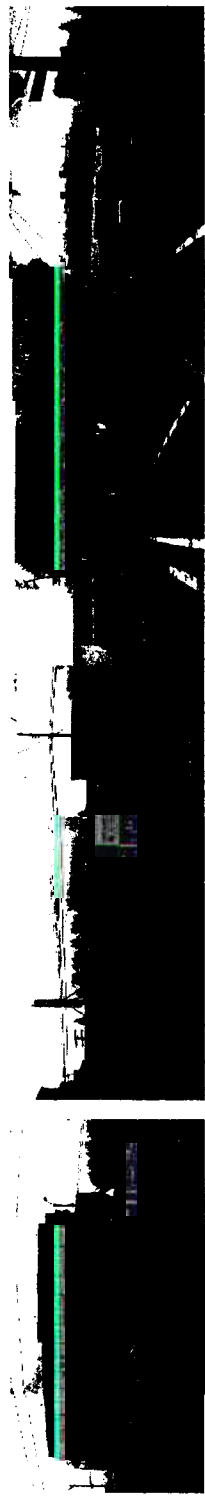
OAK AND 22ND

VANCOUVER
 BRITISH COLUMBIA
 4510 LIVINGSTONE
 PORTLAND DEVELOPMENT CORP.

STREETSCAPE &
 CONTEXT PHOTOS

DATE: 13 MAR '12
 DRAWN BY: [unintelligible]
 SCALE: 1/8" = 1'-0"
 PLOTTED: 24 MAR '12
 DWG FILE: 021-10000
 JOB NUMBER: 0221

A-7.01



VIEW 1 - FROM OAK STREET



VIEW 2 - FROM 22ND AVE



VIEW 3 - FROM 16'-0" LANE



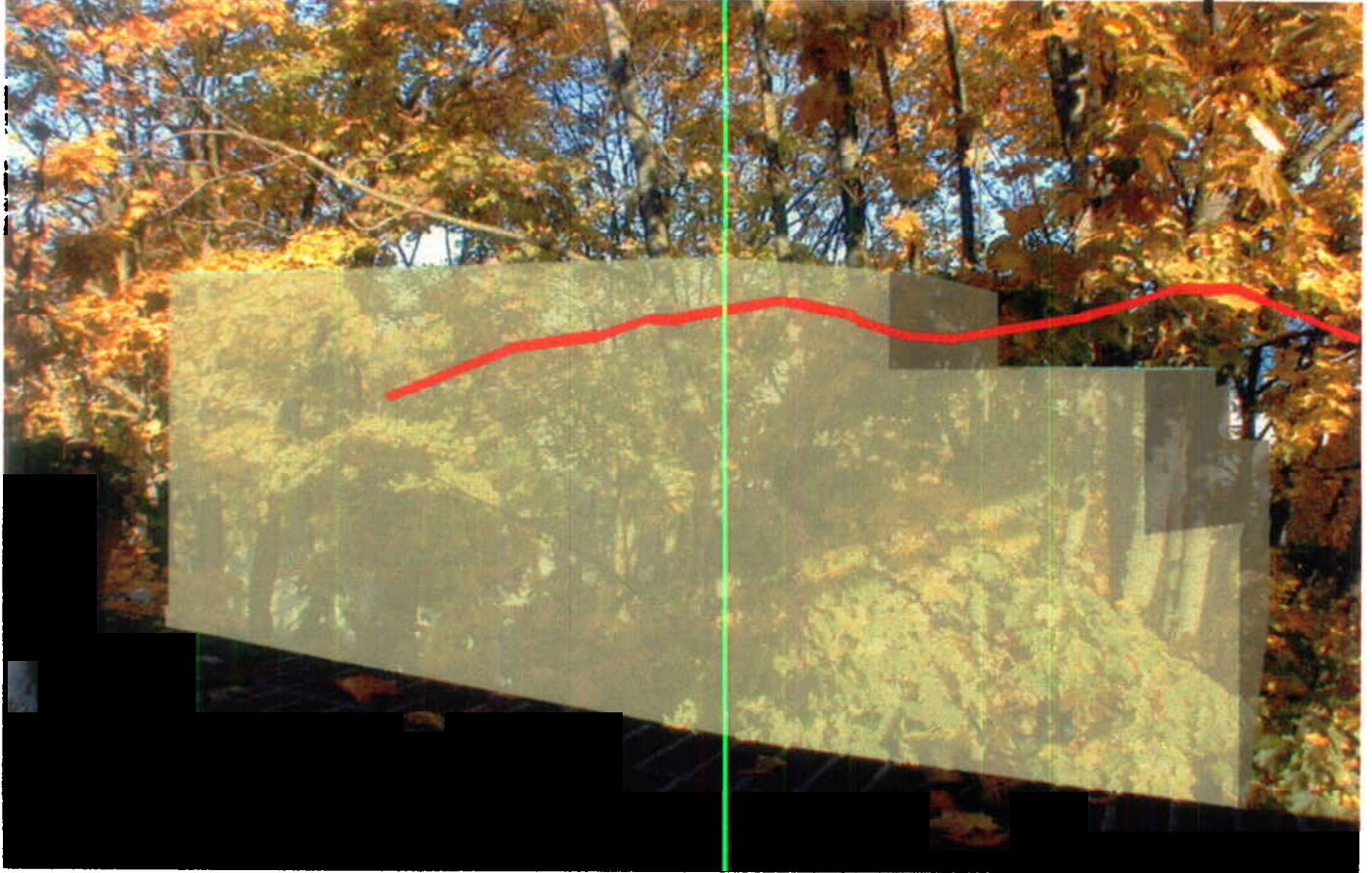
VIEW 4 - FROM 20'-0" LANE



40 FEET HIGH BY-LAW COMPLIANT BUILDING

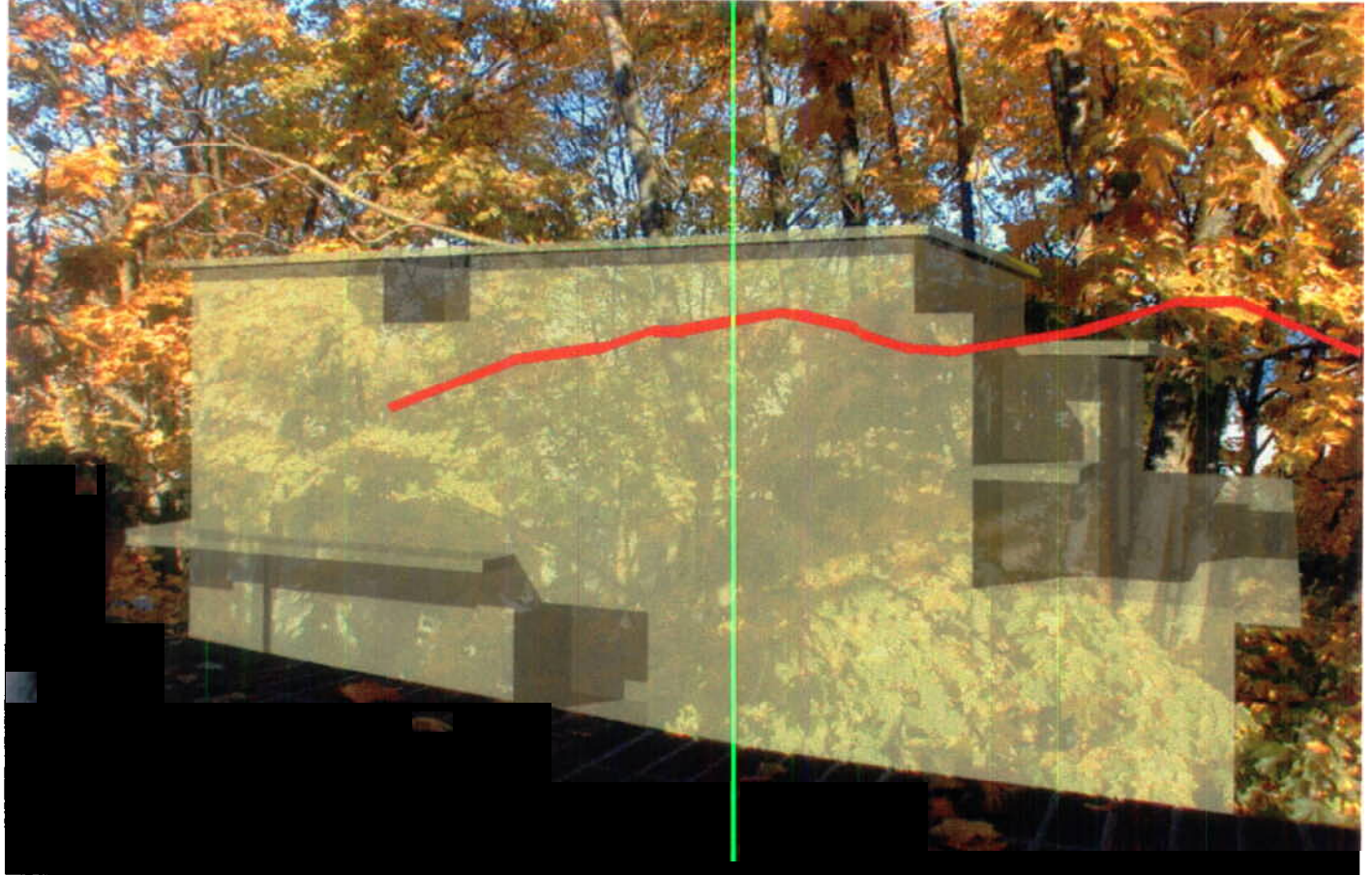
VIEW LOOKING NORTH-WEST (RED LINE INDICATES HEIGHT OF MOUNTAINS)

'C' 2/3



45 FEET HIGH PROPOSED "STEPPED" BUILDING

VIEW LOOKING NORTH-WEST (RED LINE INDICATES HEIGHT OF MOUNTAINS)



40 FEET HIGH BY-LAW COMPLIANT BUILDING



VIEW LOOKING EAST

45 FEET HIGH PROPOSED "STEPPED" BUILDING



VIEW LOOKING EAST



VIEW LOOKING NORTH-EAST



VIEW LOOKING NORTH-EAST

5/3

- 1. Address: 977 West 22nd Avenue
- DA: 406967
- Use: Mixed (4 storeys)
- Zoning: C-2
- Application Status: Complete
- Architect: Gomberoff Bell Lyon
- Owner: Barrie Lunoch
- Review: First
- Delegation: Tom Bell, Damon Oriente
- Staff: Anita Molaro

EVALUATION: SUPPORT (8-0)

- **Introduction:** Anita Molaro, Development Planner, presented this application for a mixed commercial/residential development at the corner of Oak Street and 22nd Avenue, in the C-2 zone. The proposal is for 42 residential units above a commercial base. Ms. Molaro briefly reviewed the site context. The application seeks a height relaxation up to 45 ft. in various locations. It was noted the site has a cross slope of over 15 ft.

The advice of the Panel is sought in the following areas:

- height relaxation, given the context, shadowing and view impacts;
- relationship of the massing to the adjacent RS-5 zone which has a height limit of 35 ft.;
- relationship of the massing to the neighbouring C-2 development;
- architectural quality and proposed materials.

In accordance with current Council policy with respect to this zone, the height relaxation requires a report to Council.

- **Applicant's Opening Comments:** Tom Bell, Architect, described the project. Materials are painted concrete and cementitious siding at the base, brick frames on the second and third floors and glazing/aluminum above. It is a simple, contemporary wood frame building, rectilinear in form. The upper glazed part of the building is set back 1.5 ft. from the property line. The rear of the building is stepped back in accordance with the setback requirements. Damon Oriente briefly described the landscape plan.
- **Panel's Comments:** The Panel unanimously supported this application.

The Panel found it a handsome, modern building, well suited to its location. It was considered to be a good solution for C-2. There were no concerns about the relationship to the adjacent RS-5 and C-2 zones. The floor plans are very well resolved.

The height relaxation was strongly supported.

The Oak Street elevation was seen as the most successful. One comment was that the side elevations look like a different building, lacking the clarity of the Oak Street elevation.

The Panel stressed the need for improved detailing, particularly at ground level on Oak Street. Some Panel members questioned having the painted concrete at the base where it has the greatest visual impact, and the brick at the top. There were suggestions to bring the brick down to cover some of the

'D' 2/2

concrete which would make it more successful at the pedestrian level. In general, the Panel found the building somewhat austere, and suggested that the level of detail that has been applied to the upper areas is lacking on the large concrete areas. The integration of reveals, lighting and details into the concrete was strongly recommended. Another recommendation was to consider recessed doors to the ground floor commercial units to improve animation.

Some Panel members thought the transition between the brick and cementitious material could be improved by making a stronger differentiation between the two materials.

Attention should be given to proportions, particularly the size of the windows, e.g., at the corner of the Oak Street elevation the reduction in window size appears to be accidental.

One Panel member suggested the stairs would be much more successful with the introduction of natural light.

One Panel member found the glazed corner at Oak and 22nd an unsuccessful corner gesture.

One Panel member thought the columns, especially in the centre, were too weak, making it appear as though the glazed canopy is supporting the brick above. With respect to the canopy, it was suggested it might be better if it were fractured rather than attempting one clear span which might be difficult to achieve successfully.

With respect to the units at the lane, some Panel members questioned their lack of direct access at grade, which was seen as a missed opportunity, both for the convenience of the residents of the units and for the neighbours who would also benefit from greater animation in the lane.

A recommendation was made to treat the windows in such a way as to avoid direct overlook onto neighbouring patios.

The landscape plan was supported, however, it was thought to be a lost opportunity not to do more with the upper terraces, particularly the one on concrete. It was suggested the unit could be marketed in a way that allows the initial purchaser the choice of how it is treated. There was also a recommendation to consider landscaping the gap between this building and the property to the north on Oak Street.

- **Applicant's Response:** Mr. Bell said all the Panel's comments were very constructive, which gives him a lot of direction and will help with the design development as the project proceeds.