мотіон Д.1

1. Approval of Form of Development – 1008 West 52nd Avenue

THAT the form of development for this portion of the site known as 1008 West 52nd Avenue be approved generally as illustrated in the Development Application Number DP-2019-00850, prepared by Gradual Architecture., and stamped "Received, Community Services Group, Development Services", on October 19, 2020, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

* * * * *

Additional Information:

https://rezoning.vancouver.ca/applications/1008w52ndave/index.htm

MATERIAL LIST

- 1. ASPHALT SHINGLE BLACK
- 2. METAL ROOF WITH STANDING SEAM VICWEST GREY BERRY
- 3. WOOD TRIM BOARD WHITE
- 4. PREFINISHED ALUMINIUM GUTTER AND FLASHING DARK GREY
- 5. WINDOW TRIM, FASCIA BOARD, -PAINTED WHITE
- 6. WOOD POST, BRACKET
- 7. HARDIE SHINGLE 6" EXPOSURE WHITE
- 8. HARDIE PLANK + 2.0 TRIMS WHITE
- 9. STUCCO SEMI- ROUGH HC-86 KINGSPORT GRAY CHANTERELLE
- 10. SOLID WOOD DOOR, PAINTED STANTED DARK GREY
- 11. WHITE FRAME WINDOW THERMALLY BROKEN-EUROLINE WINDOW
- 12. ALUMINUM RAILING WITH GLASS PANEL DARK GREY
- 13. ALUMINUM PARKADE SECURITY GATE WITH MESH DARK GREY



ELEVATION EAST SCALE: 3/16" = 1'-0"



NO. DESCRIPTION **REVISIONS**: OCT 13.2020 | PRIOR TO REVISIONS APR 14. 2020 PRIOR TO

OCT 10. 2019 DP 01

JUL 07. 2019 | SCHEMATIC DESIGN

DESCRIPTION

ISSUE:

NO.



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PROJECT NAME:

WEST 52ND AVENUE DEVELOPMENT

1008 WEST 52ND AVE. VANCOUVER, BC

SCALE: AS SHOWN	PROJECT NO: GA-G 143
DRAWN BY:	ISSUE #

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ELEVATION E + N

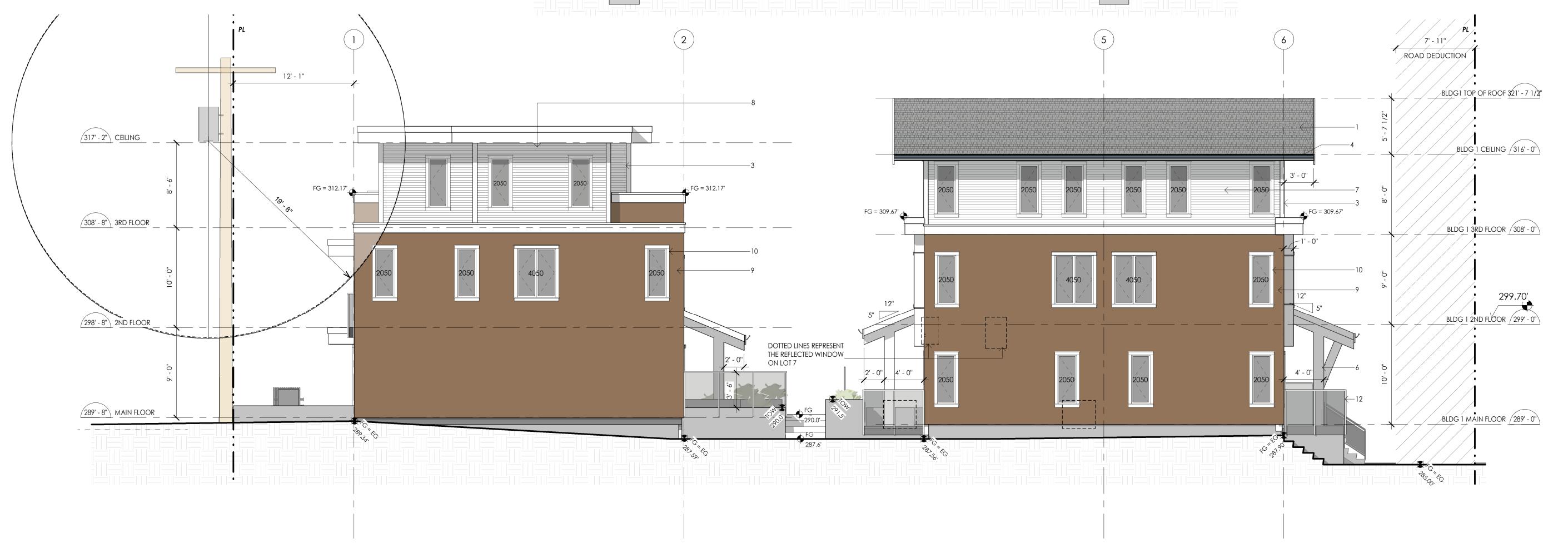
REVISION NO: SHEET NO:

A3.0

MATERIAL LIST

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DESCRIPTION NO.

REVISIONS:

4	OCT 13.2020	PRIOR TO REVISIONS
3	APR 14. 2020	PRIOR TO
2	OCT 10. 2019	DP 01
1	JUL 07. 2019	SCHEMATIC DESIGN

DESCRIPTION

ISSUE:

NO. DATE



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1008 WEST 52ND AVE. VANCOUVER, BC

ISSUE # DRAWN BY: SCALE: PROJECT NO: AS SHOWN GA-G 143

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SHEET TITLE:

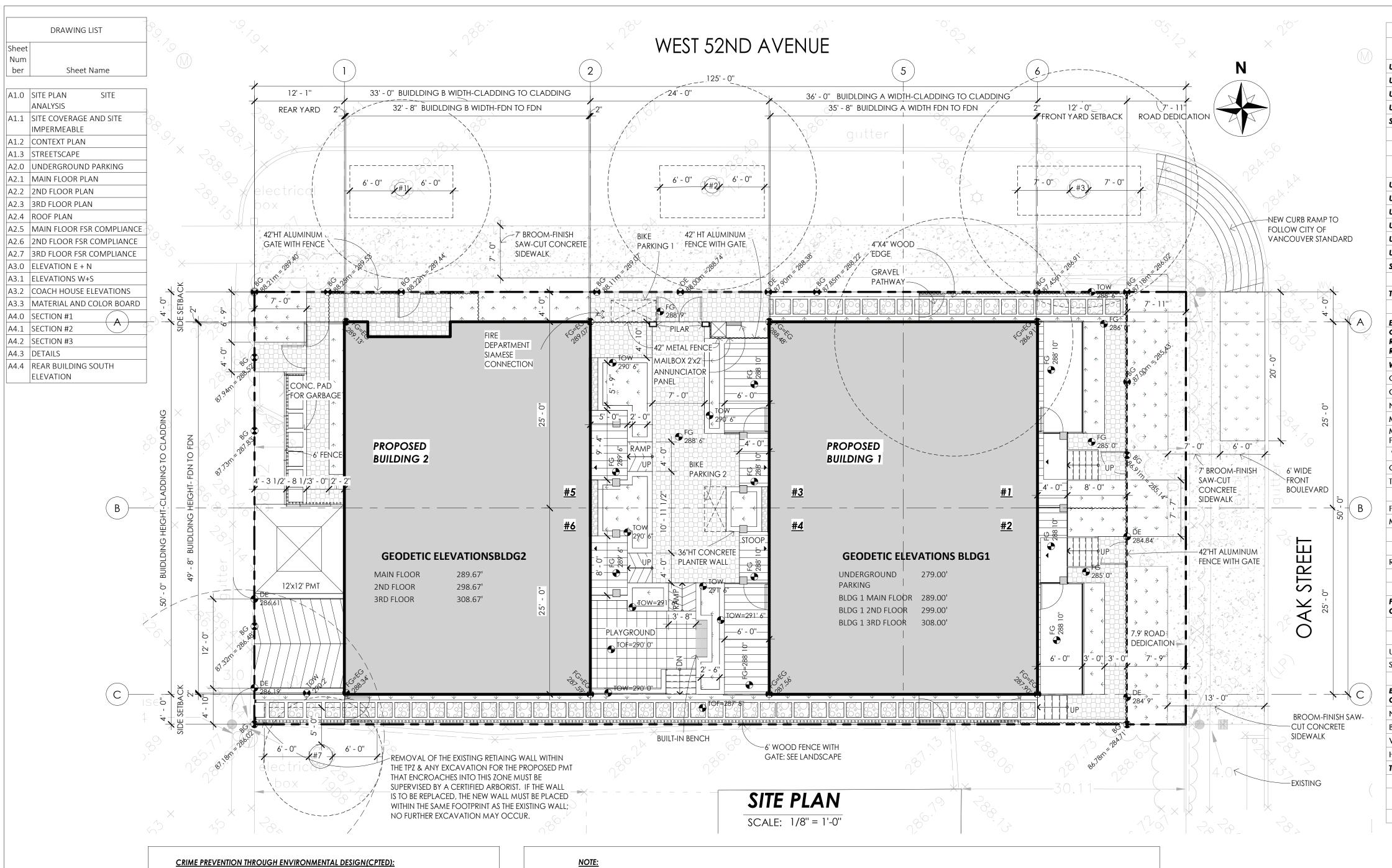
ELEVATION SOUTH

SCALE: 3/16" = 1'-0"

ELEVATIONS W+S

SHEET NO: **REVISION NO:** A3.1





OIVII I	ARLA BREARD	JUN AND I LOC	JA ARLA CALC	<u>ULAIION I</u>	STORAGE	
	MAIN	2ND	3RD	TOTAL	EXEMPTION	PROPOSE
UNIT #1 SF	396	393	374	1,163	40	1,123
UNIT #2 SF	396	388	368	1,152	40	1,112
UNIT #3 SF	396	393	374	1,163	40	1,123
UNIT #4 SF	396	388	368	1,152	40	1,112
SUBTOTAL SF	1,584	1,562	1,484	4,630	160	
	UNIT AREA	BREAKDOWN A	ND FLOOR ARE	A CALCUL	ATION	I.
	MAIN	2ND	390	SALABLE	STORAGE EXEMPTION	PROPOSE
UNIT #1 SF	450	449	430	1,329	40	1,289
UNIT #2 SF	450	443	423	1,316	40	1,276
UNП #3 SF	450	449	430	1,329	40	1,289
UNIT #4 SF	450	443	423	1,316	40	1,276
UNIT #5 SF	803	822	491	2,116	40	2,076
UNIT #6 SF	402	809	491	1,702	40	1,662
SUBTOTAL SF	3,005	3,415	2,688	9,108	240	8
TOTAL FSR						8
ESTIMATED						
GARBAGE &						
RECYCLING SPACE REQUIREMENT						
WASTE STREAM	240L CART	360L CART	3YARD BIN			
GARBAGE	1	JOOL CART	STARD BIT			
COMPOSTABLE						
	1					
NEWSPRINTS	1					
MIXED CONTAINERS MIXED PAPERS &	1					
PRINTS	1					
W/CARDBOARD	1					
GLASS	6	0	0			
TOTAL						
	0.4	0.63	1.98			
FOOTPRINT	2.25	2.25	2.25			
MANOEUVRE	5.4	0	0			
			58.1			
REQ'D SPACE SF						
PARKING CALCULATION						
	UNITS	REQUIRED	PROPOSED	ZONING BY	LAW REFERENCE	
	6	MIN 5	8	SECTION 4,	2.1.4	
UNIT#	1	1	1			
STALL/UNIT						
BICYCLE PARKING CALCULATION	CLASS A BIKE	PROPOSED	REQUIRED	70NING BY	LAW REFERENCE	:
					LAVY REFERENCE	
NO OF UNITS=6	3 PER UNIT	18	18	6.2.1.2		
BIKE LOCKER	2	11.10%	10% MIN			
VERTICAL	4	22%	30% MAX			
HORIZONTAL	12	66.6%	N/A			
TOTAL	18		18			
	CLASS B BIKE					
	LLM33 D DIKE		I		I	
	COUNT	REQUIRED	PROPOSED			

UNIT AREA BREAKDOWN AND FLOOR AREA CALCULATION PAINT TO PAINT

NO.	DATE	DESCRIPTION
REVIS	IONS:	
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PROJECT NAME:

WEST 52ND AVENUE DEVELOPMENT

1008 WEST 52ND AVE. VANCOUVER, BC

DRAWN BY:	ISSUE #
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SHEET TITLE:

SITE PLAN SITE ANALYSIS

A1.0

SHEET NO: **REVISION NO:**

CRIME PREVENTION	<u>IHROUGH ENVIRON</u>	<u>IMENIAL DESIGN(CPIE</u>	<u>υ):</u>

- INDIVIDUAL UNIT ACCESS TO BE DEFINED BY SEPARATE ACCESS AND PRIVACY SCREEN.
- PATHWAY LIGHTING WILL BE PROVIDED. OUTDOOR SPACE WILL BE SLIGHTLY OFF-GROUND.
- GLASS RAILING TO BE PROVIDED FOR OUTDOOR SPACE. GATE TO BE PROVIDED FOR OUTDOOR SPACE.

BIRD FRIENDLY DESIGN GUIDELINES:

179.66

96

265

338

486.18 560

SITE CALCULATIONS CIVIC ADDRESS SITE COVERAGE **BUILDING SF** PORCH SF

GARAGE SF

BUIDING SF

PORCH SF

GARBAGE

STAIRS SF

SUNKEN PATIO SF

PARKING SF

CONCRETE PAVING

PERMITTED COVERAGE SF(55%)

PROPOSED COVERAGE SF

IMPERMEABILITY COVERAGE

PERMITTED IMPERMEABILITY SF(75%)

PROPOSED IMPERMEABILITY SF(79%)

- SMALL WINDOW WITH MULLIONSTO BE USED. LANDSCAPE TO REFLECT BIRD FRIENDLY DESIGN.

SIDE YARD (W)

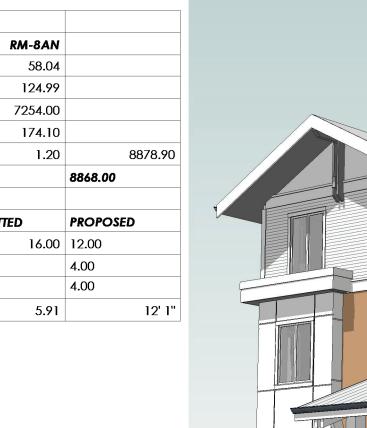
SIDE YARD (E)

REAR YARD

		MAX. FSR PERMITTED SF		
10	08 W 52ND AV	ZONING	RM-8AN	
PR	OPOSED	LOT WIDTH FT	58.04	
3,0	095	LOT LENGTH FT	124.99	
17	9.66	SITE AREA SF	7254.00	
55	9.98	2% OF ALLOWED FSR	174.10	
3,9	990	MAX. FSR PERMITTED SF	1.20	8878.90
3,8	335	PROPOSED FSR		8868.00
PR	OPOSED	SETBACK	PERMITTED	PROPOSED
3,0	095	FRONT YARD FT	16.00	12.00

4.00

4.00



BY-LAW";



"THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BY-LAW";

"THE DESIGN OF BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES AND

END OF TRIP FACILITIES REGARDING REQUIRED DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING

"MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS

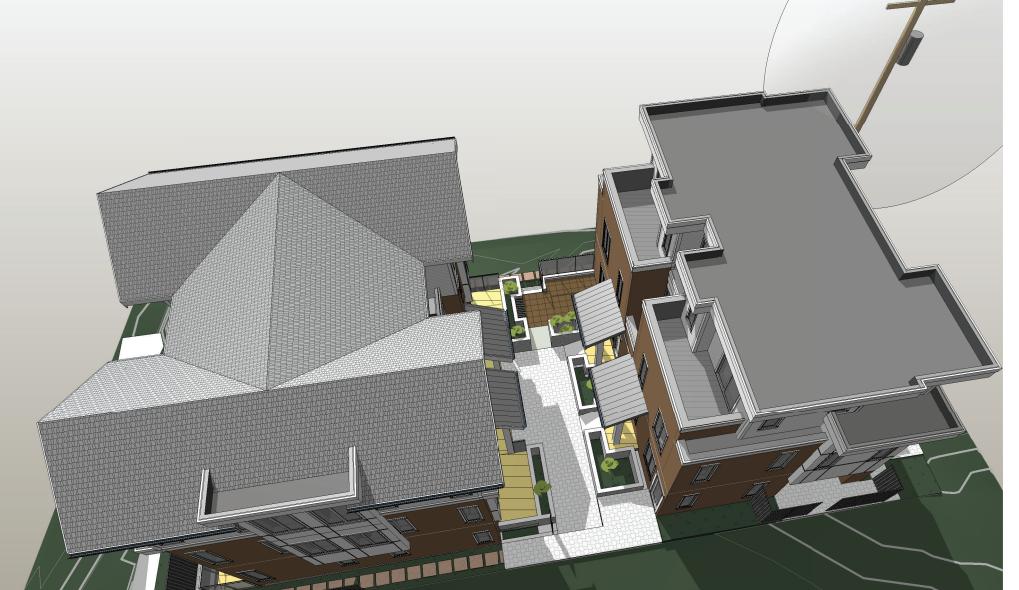
"THE ACOUSTICAL MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION, BASED ON THE CONSULTANT'S RECOMMENDATIONS"; AND

"ADEQUATE AND EFFECTIVE ACOUSTICAL SEPARATION WILL BE PROVIDED BETWEEN THE RESIDENTIAL AND NON-RESIDENTIAL PORTIONS OF THE BUILDING";

"A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES";

"ALL BUILDING DIMENSIONS, SETBACKS AND YARDS ARE TO THE OUTSIDE OF CLADDING";

ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6555".



FRONT VIEW

BIRD'S EYE VIEW