

At the Council meeting on December 7, 2021, due to time constraints, Council referred the following administrative motion to Unfinished Business of the Council meeting immediately following the Standing Committee on City Finance and Services meeting on December 8, 2021, for debate and decision.

**4. Approval of Form of Development – 1636 Clark Drive**

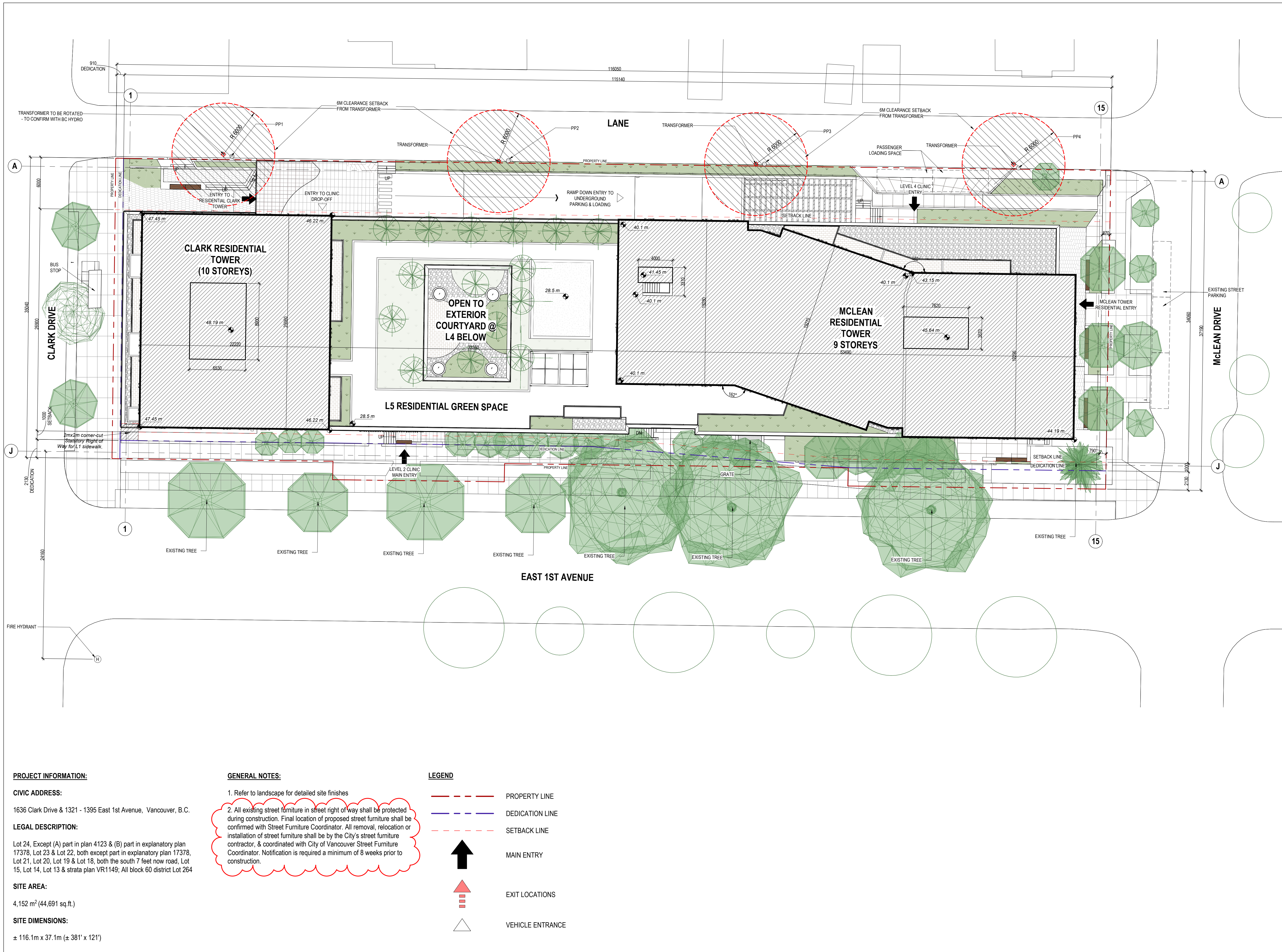
THAT the form of development for this portion of the site known as 1636 Clark Drive be approved generally as illustrated in the Development Application Number DP-2019-00287, prepared by HDR Architecture, and received, September 3, 2020, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

\* \* \* \* \*

**Additional Background Information:**

<https://rezoning.vancouver.ca/applications/1636clark/index.htm>





PROJECT INFORMATION:

**CIVIC ADDRESS:**  
1636 Clark Drive & 1321 - 1395 East 1st Avenue, Vancouver, B.C.

**LEGAL DESCRIPTION:**  
Lot 24, Except (A) part in plan 4123 & (B) part in explanatory plan 17378, Lot 23 & Lot 22, both except part in explanatory plan 17378, Lot 21, Lot 20, Lot 19 & Lot 18, both the south 7 feet now road, Lot 15, Lot 14, Lot 13 & strata plan VR1149; All block 60 district Lot 264

**SITE AREA:**  
4,152 m<sup>2</sup> (44,691 sq.ft.)

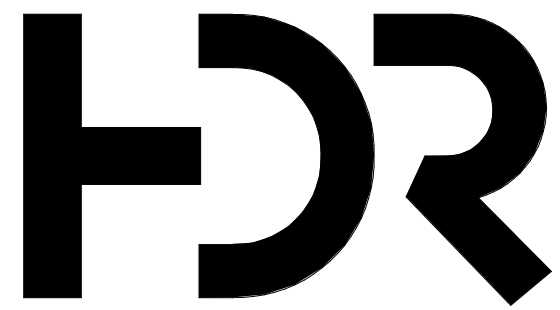
**SITE DIMENSIONS:**  
± 116.1m x 37.1m (± 381' x 121')

GENERAL NOTES:

1. Refer to landscape for detailed site finishes
2. All existing street furniture in street right of way shall be protected during construction. Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City's street furniture contractor, & coordinated with City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction.

LEGEND

- PROPERTY LINE
- DEDICATION LINE
- SETBACK LINE
- MAIN ENTRY
- EXIT LOCATIONS
- VEHICLE ENTRANCE



HDR Architecture Associates, Inc.  
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ISSUED FOR

NO.	DATE	DESCRIPTION
1	MAR.01.2019	DEVELOPMENT PERMIT 'DRAFT'
2	APR.11.2019	DEVELOPMENT PERMIT
3	JUN.26.2019	URBAN DESIGN PANEL
4	SEP.11.2020	DEVELOPMENT PERMIT RE-SUBMISSION

PROJECT TITLE

**MIXED USE  
DEVELOPMENT**

BC Housing  
1636 Clark Drive & 1321-1395  
East 1st Avenue, Vancouver, BC

DRAWING TITLE

**SITE PLAN**

CHECKED BY: HDR DRAWN BY: HDR

SCALE: As indicated DATE: SEP.11.2020

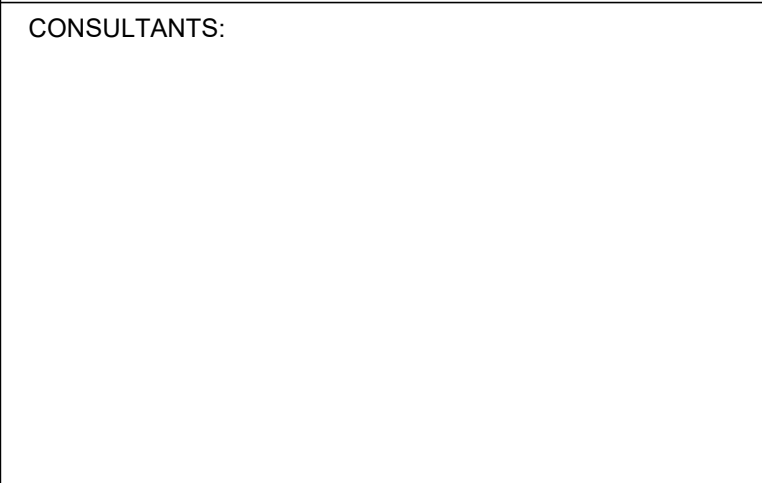
PROJECT NO. DRAWING NO.

**10093688 DP-150**





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NO.	DATE	DESCRIPTION
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PROJECT TITLE

# MIXED USE DEVELOPMENT

BC Housing

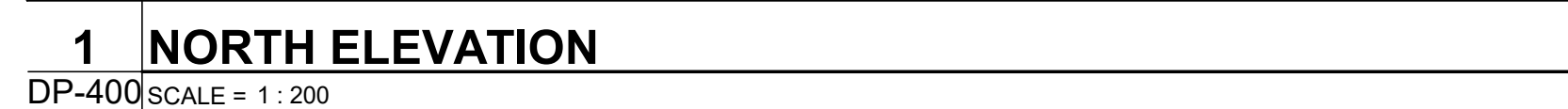
1636 Clark Drive & 1321-1395  
East 1st Avenue, Vancouver, BC

CHECKED BY: HDR                      DRAWN BY: HDR

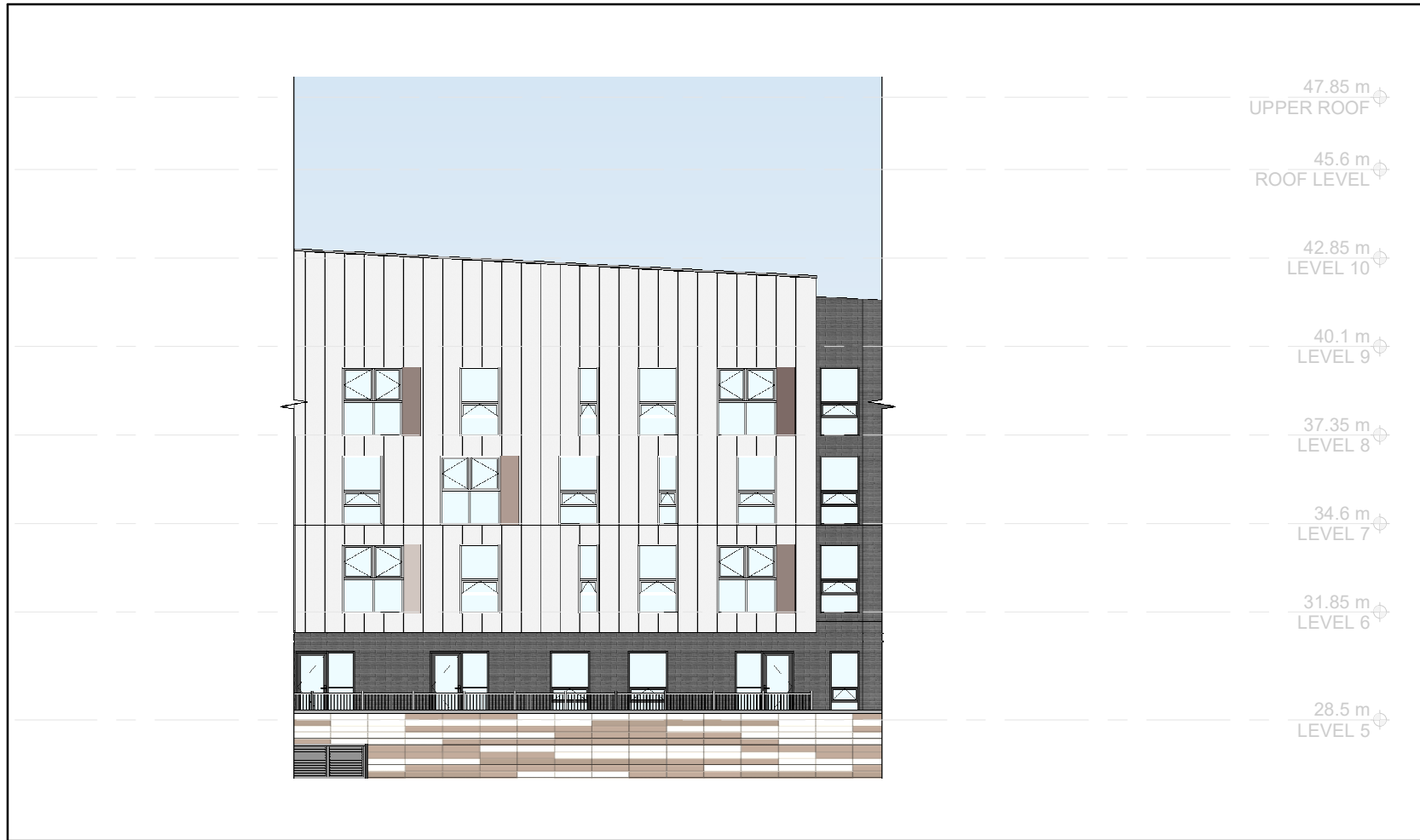
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PROJECT NO. \_\_\_\_\_ DRAWING NO. \_\_\_\_\_

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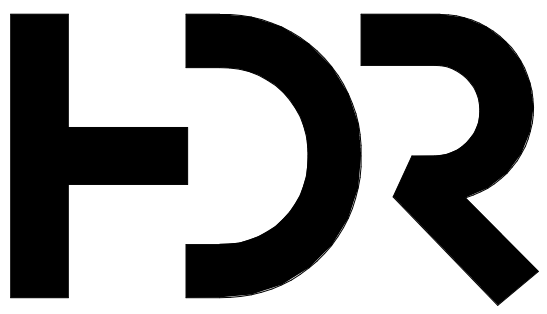
1 RENDERED ELEVATION - NORTH ANGLED

DP-400 SCALE = 1 : 200



2 RENDERED ELEVATION - NORTH

DP-400 SCALE = 1 : 200



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1	SEP.11.2020	DEVELOPMENT PERMIT RE-SUBMISSION

PROJECT TITLE

**MIXED USE  
DEVELOPMENT**

BC Housing

1636 Clark Drive & 1321-1395  
East 1st Avenue, Vancouver, BC

DRAWING TITLE

**EXTERIOR  
ELEVATIONS-COLOURED**

CHECKED BY: HDR

DRAWN BY: HDR

SCALE: 1 : 200

DATE: SEP.11.2020

PROJECT NO.

DRAWING NO.

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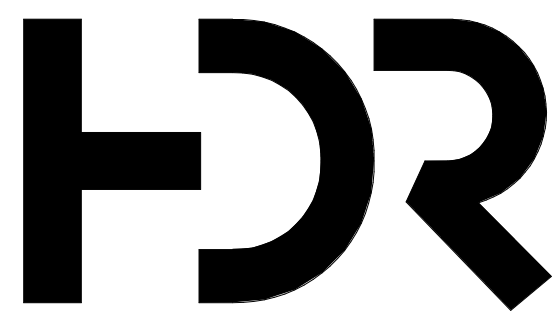
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DP-401a SCALE = 1 : 200



2 RENDERED ELEVATION - SOUTH

DP-401a SCALE = 1 : 200



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PROJECT TITLE

**MIXED USE  
DEVELOPMENT**

BC Housing  
1636 Clark Drive & 1321-1395  
East 1st Avenue, Vancouver, BC

DRAWING TITLE

**EXTERIOR  
ELEVATIONS-COLOURED**

CHECKED BY: HDR DRAWN BY: HDR

SCALE: 1 : 200 DATE: SEP.11.2020

PROJECT NO. DRAWING NO.

**10093688 DP-401a**

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**HDR**



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ISSUED FOR

PROJECT TITLE
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## MIXED USE DEVELOPMENT

DRAWING TITLE
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## EXTERIOR ELEVATIONS

DRAWN BY: HDR

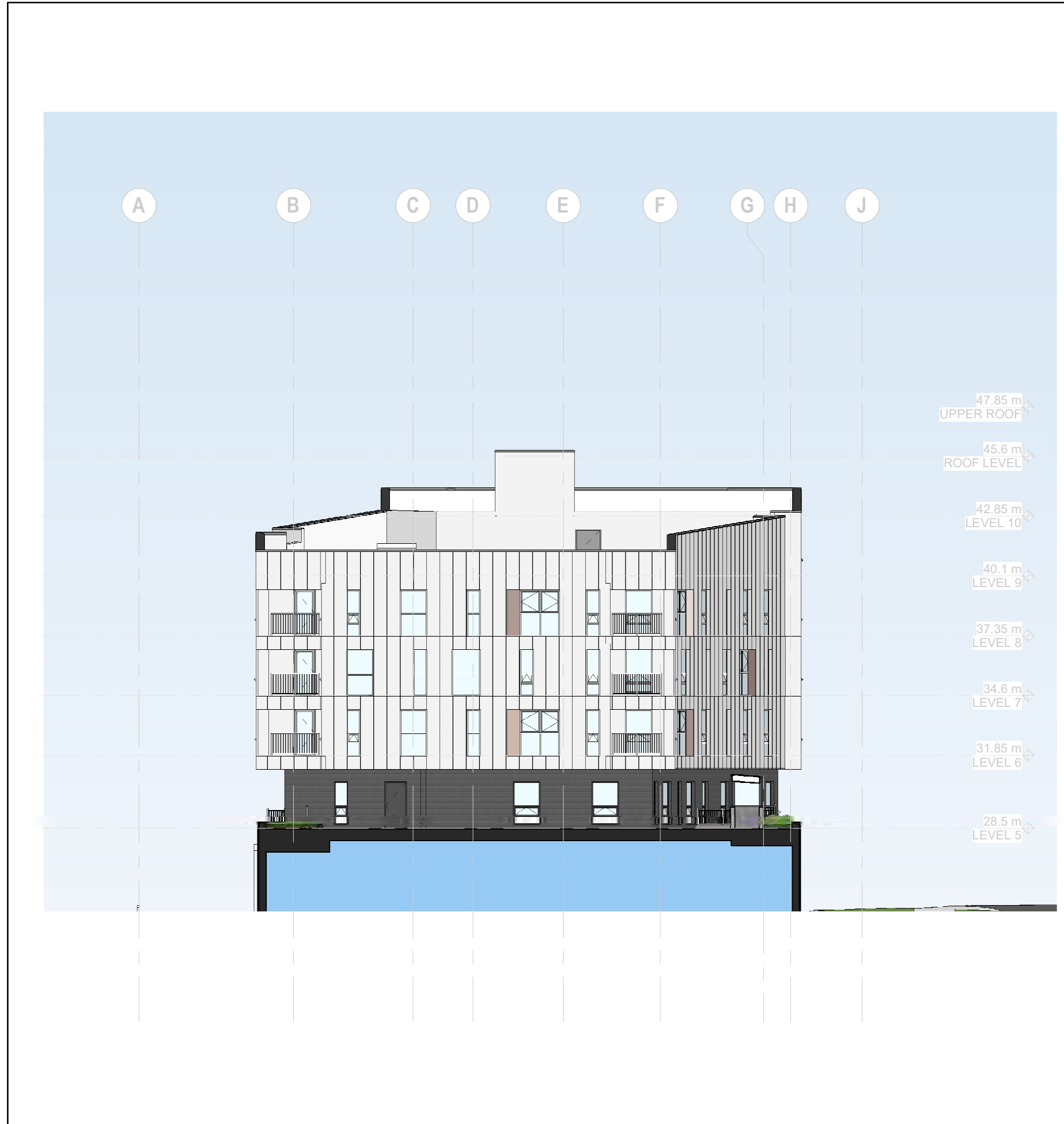
DATE: SEP.11.2020

DRAWING NO.

DP-402







1 RENDERED ELEVATION - EAST GARDEN

DP-402 SCALE = 1 : 200



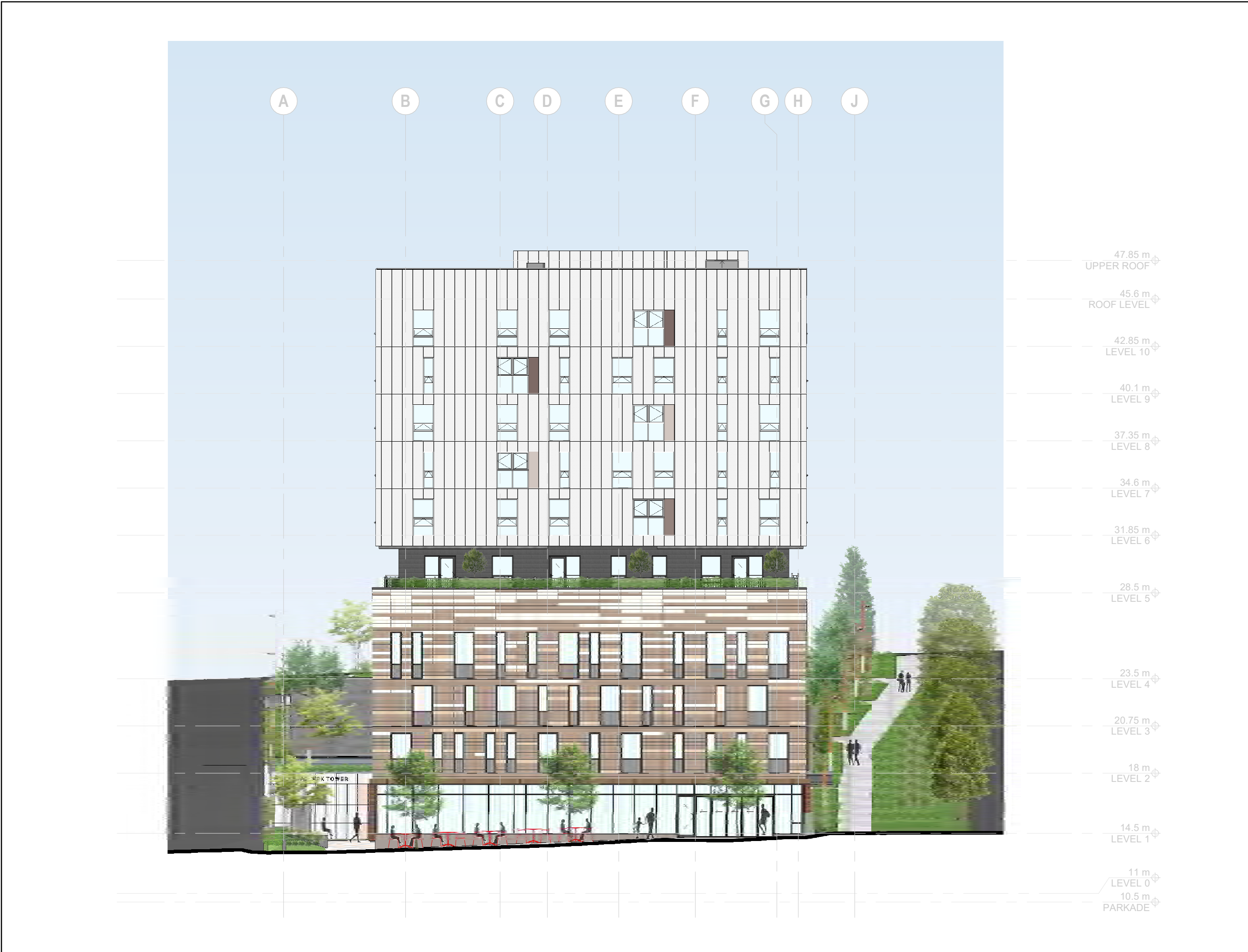
2 RENDERED ELEVATION - WEST GARDEN

DP-402 SCALE = 1 : 200



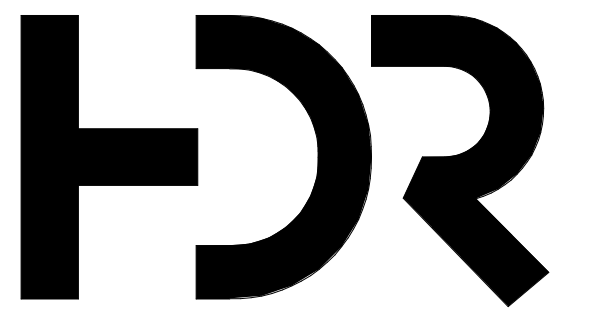
3 RENDERED ELEVATION - EAST

DP-402 SCALE = 1 : 200



4 RENDERED ELEVATION - WEST

DP-402 SCALE = 1 : 200



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PROJECT TITLE

## MIXED USE DEVELOPMENT

BC Housing

1636 Clark Drive & 1321-1395  
East 1st Avenue, Vancouver, BC

DRAWING TITLE

## EXTERIOR ELEVATIONS-COLOURED

CHECKED BY: HDR DRAWN BY: HDR

SCALE: 1 : 200 DATE: SEP.11.2020

PROJECT NO. DRAWING NO.

**10093688 DP-402a**

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