

## MOTION

### 1. **Approval of Form of Development – 2924 Venables Street**

THAT the form of development for this portion of the site known as 2924 Venables Street be approved generally as illustrated in the Development Application Number DP-2021-00382, prepared by Ryder Architecture (Canada) Inc. and submitted electronically on January 20, 2022, 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://shapeyourcity.ca/2924-venables-st>

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Revision	Date
Issued for Planning Application	2020-03-30
Issued for Urban Design Panel	2020-06-10
Planning Application Revision 1	2020-07-28
Issued for BC Housing Review	2020-12-01
Issued for Development Permit	2021-04-28
Issued for COV, COA	2021-07-16
Issued for BC Housing 50% Design Review	2021-11-02
Issued for EP Prior to response	2022-02-25



Rev	Description	Date
EE - Top of 1st Floor Parapet	5656	
EE - Top of 1st Floor	5560	
EE - Top of Parapet	5340	
EE - Top of Roof Structure	5262	
EE - Level 6	4912	
EE - Level 5	4511	
EE - Level 4	4304	
EE - Level 3	3991	
EE - Level 2	3650	
EE - Ground Floor	3360	

**Ryder**  
 Ryder Architecture (Canada) Inc.  
 2705 Main Street  
 Vancouver BC V5T 3E9  
 www.ryderarchitecture.ca  
 info@ryderarchitecture.ca



**Material Schedule**

<p><b>MA 1 - Masonry - Brown</b>          Full brick cladding          On small angles          4 Storey Volume</p>	<p><b>MA 2 - Masonry - Light</b>          Full brick with perforated cladding          On small angles          4 Storey Volume</p>	<p><b>MP 1 - Metal Panel - Grey</b>          Perforated metal cladding          Concealed fasteners          Mechanical and Debris covers</p>	<p><b>MP 2 - Metal Panel - Grey</b>          Perforated metal cladding          Mechanical equipment rooftop screening</p>	<p><b>MP 3 - Metal Panel - Dark</b>          Full brick with perforated cladding          Canopy perimeter</p>	<p><b>PT 1 - Paint Finishes - Bronze</b>          Flat, white, galvanized, and horizontal          Window surrounds</p>	<p><b>WD 1 - Wood Cladding - Dark</b>          Full brick          Level 1 and Level 2 Entrances</p>
<p><b>CN - Concrete</b>          Unfinished concrete          Concrete pavers and curbs          Level 1 - landscape</p>	<p><b>WP 1 - Window Frames</b>          Window Frames - Black          Horizontal Lines - Levels 1 - 6          Standard Openings</p>					

Project  
 Brightside Community Homes Foundation  
 Alice Saunders House  
 2024 Venables Street  
 Vancouver, British Columbia

Drawn by: JLI  
 Project No: BCFHAF  
 Checked by: AJA  
 Scale: 3/32"=1'-0"

Status: DP-Prior to  
 Scale: B 250x1  
 As indicated

Drawing No. **A301**

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**Material Schedule**

- MA 1 - Masonry - Brown**  
 Thin clay masonry cladding  
 On small angles  
 4 Storey volume
- MA 2 - Masonry - Light**  
 Thin brick with perforated cladding  
 On small angles  
 6 Storey volume
- MP 1 - Metal Panel - Grey**  
 Thin brick with perforated cladding  
 Concealed fasteners  
 Mechanical and Double overman
- MP 2 - Metal Panel - Grey**  
 Perforated metal cladding  
 Concealed fasteners  
 Mechanical equipment rooftop screening
- MP 3 - Metal Panel - Dark**  
 Thin brick with perforated cladding  
 Canopy perimeter
- PT 1 - Paint Finishes - Bronze**  
 Flat paint with granules and horizontal  
 Window surrounds
- WD 1 - Wood Cladding - Dark**  
 Face cladding  
 Level 1 and Level 2 Entrances
- CI - Concrete**  
 Unfinished concrete  
 Concrete pavers and curbs  
 Level 1 - landscape
- WF 1 - Window Frames**  
 Window Frames - Black  
 Reinforced steel - Levels 1 - 6  
 Standard Openings

Rev	Description	Date

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Project  
 Brightside Community Homes Foundation  
 Alice Saunders House  
 2024 Venables Street  
 Vancouver, British Columbia

Drawn by: JLI      Checked by: AJA      Status: DP-Prior to  
 Project ID: BCFHAF      Project No: 3377-00      Scale: B 250x1  
 Drawing: As indicated

**East Building - West Elevation**

Drawing No:

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Project  
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 Alice Saunders House  
 2024 Venables Street  
 Vancouver, British Columbia

Drawn by: JLI  
 Project No: BCFAS 3377-00  
 Checked by: AJA  
 Scale: As Indicated  
 Status: DP-Prior to

Drawing No.  
**East Building - South Elevation (from Lane)**

**Material Schedule**

- MA 1 - Masonry - Brown**  
 Full height brick cladding  
 On small angles  
 4 Storey Volume
- MA 2 - Masonry - Light**  
 On full height brick cladding  
 On small angles  
 6 Storey Volume
- MA 3 - Metal Panel - Grey**  
 Full height metal panel cladding  
 Concealed fasteners  
 Mechanical and Deodor covers
- MA 4 - Metal Panel - Dark**  
 Full height metal panel cladding  
 Concealed fasteners  
 Mechanical and Deodor covers
- PT 1 - Paint Prefinished - Bronze**  
 Full height paint prefinished  
 Window surrounds
- WD 1 - Wood Cladding - Dark**  
 Full height wood cladding  
 Level 1 and Level 2 Entrances
- CI - Concrete**  
 Unfinished concrete  
 Concrete pavers and curbs  
 Level 1 - Landscape
- WP 1 - Window Frames**  
 Window Frames - Black  
 Horizontal Sills - Levels 1 - 6  
 Standard Openings

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Revision	Date
Issued for BC Housing Review	2022-12-21
Issued for Development Permit	2021-04-20
Issued for 50% CCA	2021-07-16
Issued for BC Housing 50% Design Review	2021-11-05
Issued for DP Prior to response	2022-02-25



**Material Schedule**

<p><b>MA 1 - Masonry - Brown</b>                      Full height brick cladding                      On small angles                      @ Storey Volume</p>	<p><b>MA 2 - Masonry - Light</b>                      Full height brick cladding                      On small angles                      @ Storey Volume</p>	<p><b>MP 1 - Metal Panel - Grey</b>                      Full height metal cladding                      Downward facing                      Mechanical and Double overhang</p>	<p><b>MP 2 - Metal Panel - Grey</b>                      Full height metal cladding                      Downward facing                      Mechanical equipment rooftop screening</p>	<p><b>MP 3 - Metal Panel - Dark</b>                      Full height metal cladding                      Canopy perimeter</p>	<p><b>PT 1 - Paint Finishes - Bronze</b>                      Exterior window surrounds and handrails                      Window surrounds</p>	<p><b>WD 1 - Wood Cladding - Dark</b>                      Full height                      Level 1 and Level 2 Entrances</p>
<p><b>CI - Concrete</b>                      Cast-in-place concrete                      Concrete pillars and curbs                      Level 1 - landscape</p>	<p><b>WP 1 - Window Frames</b>                      Window Frames - Black                      Horizontal fins - Levels 1 - 6                      Standard Opening</p>					

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 Alice Saunders House  
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 Vancouver, British Columbia

Drawn by: JLI  
 Project No: BCFAS 3377-00  
 Checked by: AJA  
 Scale: As indicated  
 Status: DP-Prior to

Drawing  
**East Building - South Elevation (from Courtyard)**

Drawing No. **A304**

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Issued for Development Permit	2021-04-28
Issued for SOA, CMA	2021-07-16
Issued for BC Housing 50% Design Review	2021-11-02
Issued for DP Prior to response	2022-02-25

Rev	Description	Date

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**Material Schedule**

- MA 1 - Masonry - Brown**  
 Thin clay masonry cladding  
 On small angles  
 4 Storey Volume
- MA 2 - Masonry - Light**  
 Thin clay masonry cladding  
 On small angles  
 6 Storey Volume
- CI - Concrete**  
 Unfinished concrete  
 Concrete pavers and curbs  
 Level 1 - landscape
- MP 1 - Metal Panel - Grey**  
 Thin clay masonry cladding  
 Concealed fasteners  
 Mechanical and Double overhang
- MP 2 - Metal Panel - Grey**  
 Thin clay masonry cladding  
 Concealed fasteners  
 Mechanical and Double overhang
- MP 3 - Metal Panel - Dark**  
 Thin clay masonry cladding  
 Concealed fasteners  
 Mechanical and Double overhang
- PT 1 - Paint Finishes - Bronze**  
 Exterior wall panels and panels  
 Window surrounds
- WD 1 - Wood Cladding - Dark**  
 Face cladding  
 Level 1 and Level 2 Entrances

Project  
 Brightside Community Homes Foundation  
 Alice Saunders House  
 2024 Venables Street  
 Vancouver, British Columbia

Drawn by	Checked by	Status
JLI	AJA	DP-Prior to
Project ID:	Project No:	Scale: B 250x1
BCMFAS	3377-00	As indicated

Drawing  
**East Building - East Elevation**

Drawing No.  
**A305**

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**Material Schedule**

<p><b>MA 1 - Masonry - Brown</b>          Thin clay masonry cladding          On small angles          4 Storey Volume</p>	<p><b>MA 2 - Masonry - Light</b>          Thin clay masonry cladding          On small angles          6 Storey Volume</p>	<p><b>MP 1 - Metal Panel - Grey</b>          Thin cladding with perforated cladding          Concealed fasteners          Mechanical and Double overman</p>	<p><b>MP 2 - Metal Panel - Grey</b>          Perforated cladding          Concealed fasteners          Mechanical and Double overman</p>	<p><b>MP 3 - Metal Panel - Dark</b>          Thin cladding with perforated cladding          Concealed fasteners          Mechanical and Double overman</p>	<p><b>PT 1 - Paint Finishes - Bronze</b>          Flat finish, white primed and topcoats          Window surrounds</p>	<p><b>WD 1 - Wood Cladding - Dark</b>          Flat finish          Level 1 and Level 2 Entrances</p>
<p><b>CI - Concrete</b>          Unfinished concrete          Concrete pavers and curbs          Level 1 - landscape</p>	<p><b>WF 1 - Window Frames</b>          Finished Windows - Black          Roundhead Sills - Levels 1 - 6          Roundhead Openings</p>					

Project  
 Brightside Community Homes Foundation  
 Alice Saunders House  
 2024 Venables Street  
 Vancouver, British Columbia

Drawn by <b>JLI</b>	Checked by <b>AJA</b>	Status <b>DP-Prior to</b>
Project ID <b>BCMFAS</b>	Project No. <b>3377-00</b>	Scale <b>As indicated</b>

Drawing  
**West Building - North Elevation**

Drawing No.

**A351**

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Issued for DP Prior to response	2022.02.25



**Material Schedule**

<p><b>MA 1 - Masonry - Brown</b>                      Thin clay masonry cladding                      On small angles                      4 Storey Volume</p>	<p><b>MA 2 - Masonry - Light</b>                      Thin clay masonry cladding                      On small angles                      6 Storey Volume</p>	<p><b>MP 1 - Metal Panel - Grey</b>                      Thin cladding with perforated cladding                      Concealed fasteners                      Mechanical and Double overman</p>	<p><b>MP 2 - Metal Panel - Grey</b>                      Thin cladding with perforated cladding                      Concealed fasteners                      Mechanical and Double overman</p>	<p><b>MP 3 - Metal Panel - Dark</b>                      Thin cladding with perforated cladding                      Canopy perimeter</p>	<p><b>PT 1 - Paint Finishes - Bronze</b>                      Flat finish white primers and topcoats                      Window surrounds</p>	<p><b>WD 1 - Wood Cladding - Dark</b>                      Face cladding                      Level 1 and Level 2 Entrances</p>
<p><b>CI - Concrete</b>                      On-sited concrete                      Concrete columns and curbs                      Level 1 - landscape</p>	<p><b>WP 1 - Window Panels</b>                      Window Frames - Fibre                      Replacement Glass - Levels 1 - 6                      Standard Openings</p>					

Rev	Description	Date

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Project  
 Brightside Community Homes Foundation  
 Alice Saunders House  
 2024 Venables Street  
 Vancouver, British Columbia

Drawn by: JLI  
 Project No: BCFAS 3377-00  
 Checked by: AJA  
 Scale: 1/200  
 Status: DP-Prior to  
 As indicated

**West Building - West Elevation**

Drawing No:

**A352**



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**Material Schedule**

<p><b>MA 1 - Masonry - Brown</b>          Rich red brick cladding          On small angles          4 Storey Volume</p>	<p><b>MA 2 - Masonry - Light</b>          On 2nd floor white cladding          On small angles          8 Storey Volume</p>	<p><b>MP 1 - Metal Panel - Grey</b>          Flat surface          Concealed fasteners          Mechanical and Ductwork covers</p>	<p><b>MP 2 - Metal Panel - Grey</b>          Flat surface          Mechanical equipment rooftop screening</p>	<p><b>MP 3 - Metal Panel - Dark</b>          Flat surface          Concealed fasteners          Canopy perimeter</p>	<p><b>PT 1 - Paint Finishes - Brown</b>          Flat surface          Window surrounds          Window surrounds</p>	<p><b>WD 1 - Wood Cladding - Dark</b>          Flat surface          Level 1 and Level 2 Entrances</p>
<p><b>CI - Concrete</b>          Unfinished concrete          Concrete pillars and curbs          Level 1 - landscape</p>	<p><b>WF 1 - Window Frames</b>          Window frames - black          Roundover fins - Levels 1 - 6          Roundover Openings</p>					

Project  
 Brightside Community Homes Foundation  
 Alice Saunders House  
 2024 Venables Street  
 Vancouver, British Columbia

Drawn by <b>JLI</b>	Checked by <b>AJA</b>	Status <b>DP-Prior to</b>
Project ID <b>BCMFAS</b>	Project No. <b>3377-00</b>	Scale <b>As indicated</b>

Drawing  
**West Building - South Elevation**

Drawing No.  
**A353**

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**Material Schedule**

- MA 1 - Masonry - Brown**  
 Full face masonry cladding  
 On small angles  
 4 Storey volume
- MA 2 - Masonry - Light**  
 Full face masonry cladding  
 On small angles  
 6 Storey volume
- MP 1 - Metal Panel - Grey**  
 Full face non-ventilatable cladding  
 Concealed fasteners  
 Mechanical and Double overman
- MP 2 - Metal Panel - Grey**  
 Full face non-ventilatable cladding  
 Concealed fasteners  
 Mechanical and Double overman
- PT 1 - Paint Finishes - Brown**  
 Full face non-ventilatable cladding  
 Window surrounds
- MP 3 - Metal Panel - Dark**  
 Full face non-ventilatable cladding  
 Canopy perimeter
- WD 1 - Wood Cladding - Dark**  
 Full face non-ventilatable cladding  
 Level 1 and Level 2 Entrances
- CI - Concrete**  
 Unfinished concrete  
 Concrete pavers and curbs  
 Level 1 - landscape
- WP 1 - Window Frames**  
 Window Frames - Black  
 Roundover Sills - Levels 1 - 6  
 Standard Openings

Project  
 Brightside Community Homes Foundation  
 Alice Saunders House  
 2024 Venables Street  
 Vancouver, British Columbia

Drawn by: **JLI**      Checked by: **AJA**      Status: **DP-Prior to**  
 Project ID: **BCMFAS**      Project No: **3377-00**      Scale: **1/250th**  
 Drawing: **West Building - East Elevation**

Drawing No: **A354**

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**pmg**  
LANDSCAPE ARCHITECTS  
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Burnaby, British Columbia V5C 6G9  
p. 604 294-0111 f. 604 294-0022

SEAL:



**NOT FOR CONSTRUCTION**

NO.	DATE	REVISION DESCRIPTION	DR.
14	22.FEB.04	DP PRIOR TO SUBMISSION	RL
13	21.OCT.06	DP RESUBMISSION	RL
12	21.NOV.09	DP RESUBMISSION	RL
11	21.OCT.18	DP RESUBMISSION	RL
10	21.APR.22	DP RESUBMISSION	RL
9	22.MAR.09	DP SUBMISSION	RL
8	22.FEB.23	REVISE PER NEW SITE PLAN	RL
7	21.JAN.26	REVISE PER NEW SITE PLAN	RL
6	20.FEB.28	REVISE PER ARCHITECT COMMENTS	RL
5	20.FEB.13	REVISE PER NEW SITE PLAN	RL
4	20.JAN.16	REVISE PER NEW CONCEPT SITE PLAN	RL
3	18.OCT.08	REVISE PER NEW SITE PLAN	RL
2	18.OCT.21	REVISE PER NEW SITE PLAN, GRADING INFO	RL
1	18.NOV.29	REVISE PER CLIENT COMMENTS	RL

NO. DATE REVISION DESCRIPTION DR.

CLIENT:  
**BRIGHTSIDE COMMUNITY HOMES FOUNDATION**

**CPA DEVELOPMENT**

PROJECT:

**ALICE SAUNDERS RESIDENCES**

**2924 VENABLES STREET VANCOUVER, BC**

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 2018 NOV 23 DRAWING NUMBER:

SCALE: 1:150

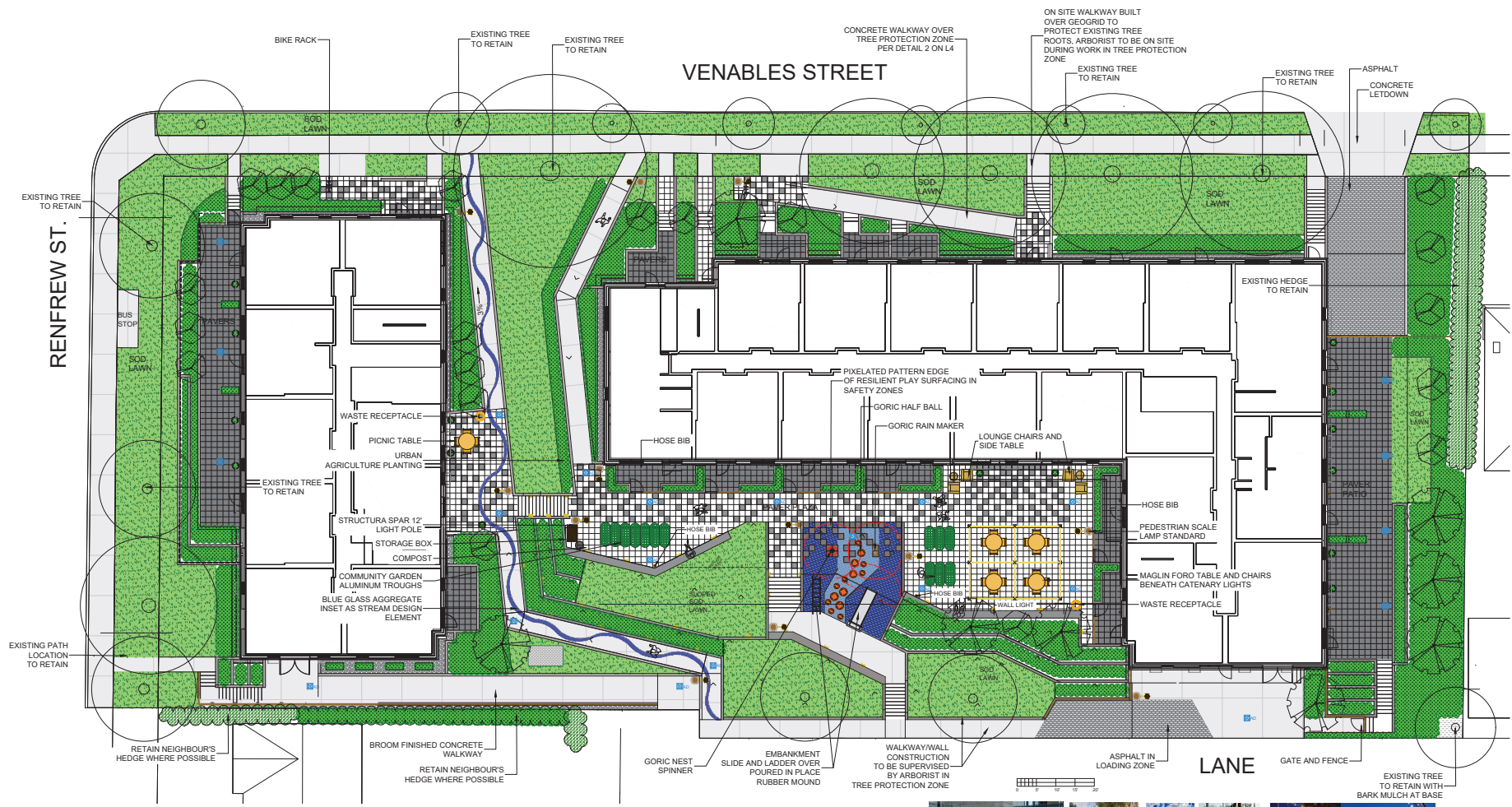
DRAWN: RL

DESIGN: RL

CHKD: PC

PMG PROJECT NUMBER: 18-218

18218-12.2P **OF 7**



PLANT SCHEDULE				PMG PROJECT NUMBER: 18-218
SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/REMARKS
(Tree symbol)	8	ACER GRIBELUM	PAPERBARK MAPLE	6CM CAL. 1.8M STD. B&B
(Tree symbol)	20	EXISTING TREE TO RETAIN	QUERCUS PALLISTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK
(Tree symbol)	20	EXISTING TREE TO RETAIN	QUERCUS PALLISTRIS 'GREEN PILLAR'	6CM CAL. 1.2M STD. B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DESIGNED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board.

Design and construction of sidewalk improvements is to be coordinated with Parks Board and Engineering staff to ensure protection of existing street trees. Any new City sidewalks should be replaced in the same location and with the same width as existing, and will require techniques to minimize impacts to the existing trees.

Irrigation to be a design-build low-flow drip system. Provide shop drawings for landscape architect & lead compliance review prior to construction.

Geometric changes to the satisfaction of the general manager of engineering services.

This plan is not for construction and is to be submitted for review to engineering services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive for construction approval and related permits are issued. Please contact engineering, development services and/or your engineering, building site inspector for details.

