

## MOTION

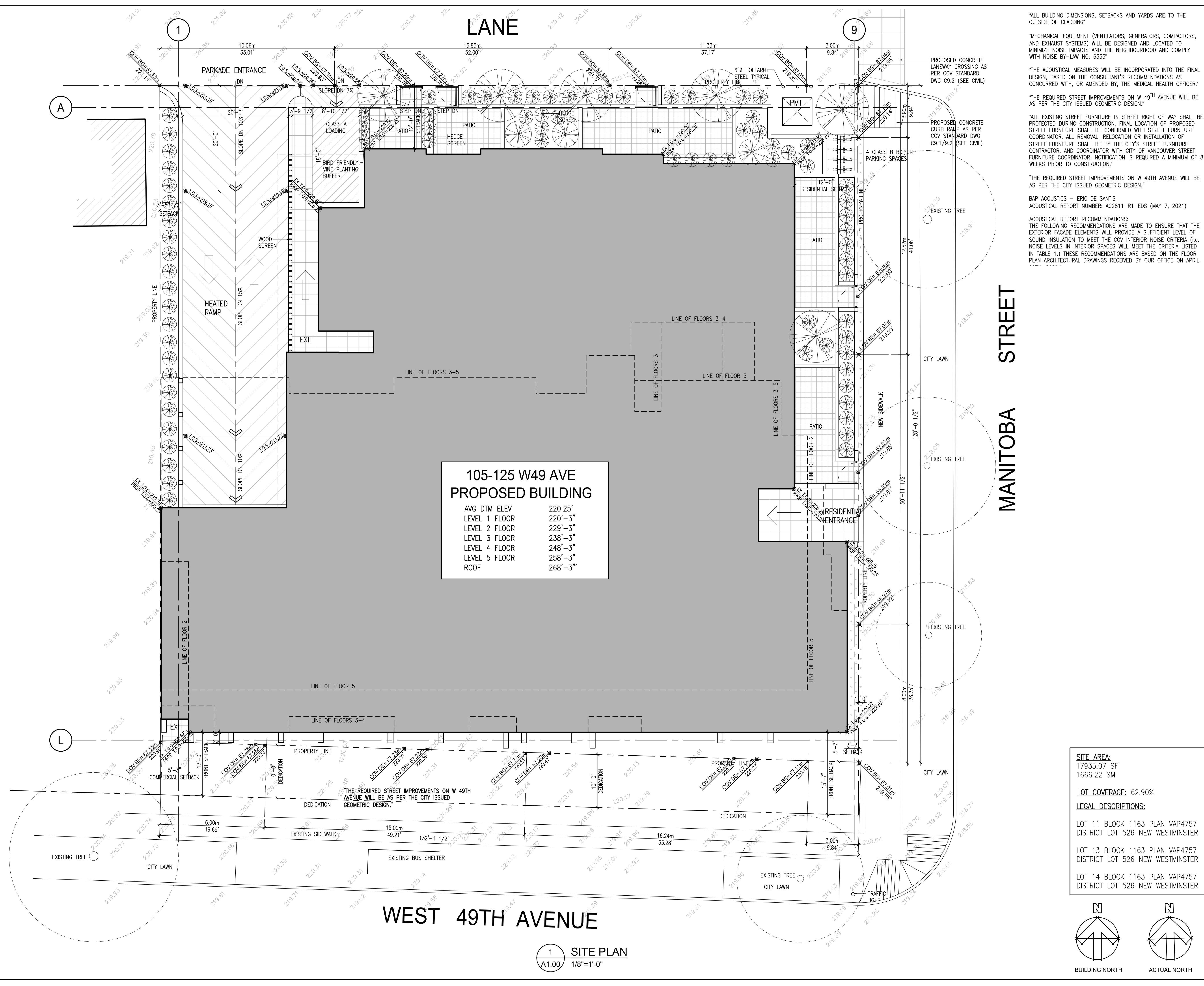
### 1. **Approval of Form of Development – 6485 Manitoba Street**

THAT the form of development for this portion of the site known as 6485 Manitoba (formerly known as 105-125 West 49th Avenue) be approved generally as illustrated in the Development Application Number DP-2020-00836, prepared by Billard Architecture Inc., and submitted electronically, on November 24, 2021, 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/105-125w49thave/index.htm>



**105-125 W49 AVE  
PROPOSED BUILDING**

AVG DTM ELEV	220.25'
LEVEL 1 FLOOR	220'-3"
LEVEL 2 FLOOR	229'-3"
LEVEL 3 FLOOR	238'-3"
LEVEL 4 FLOOR	248'-3"
LEVEL 5 FLOOR	258'-3"
ROOF	268'-3"

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

MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS AND THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6555

THE ACOUSTICAL MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN, BASED ON THE CONSULTANT'S RECOMMENDATIONS AS CONCURRED WITH, OR AMENDED BY, THE MEDICAL HEALTH OFFICER.

THE REQUIRED STREET IMPROVEMENTS ON W 49TH AVENUE WILL BE AS PER THE CITY ISSUED GEOMETRIC DESIGN.

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, AND COORDINATOR WITH CITY OF VANCOUVER STREET FURNITURE COORDINATOR. NOTIFICATION IS REQUIRED A MINIMUM OF 8 WEEKS PRIOR TO CONSTRUCTION.

THE REQUIRED STREET IMPROVEMENTS ON W 49TH AVENUE WILL BE AS PER THE CITY ISSUED GEOMETRIC DESIGN.

BAP ACOUSTICS - ERIC DE SANTIS  
ACOUSTICAL REPORT NUMBER: AC2811-R1-EDS (MAY 7, 2021)

ACOUSTICAL REPORT RECOMMENDATIONS:  
THE FOLLOWING RECOMMENDATIONS ARE MADE TO ENSURE THAT THE EXTERIOR FACADE ELEMENTS WILL PROVIDE A SUFFICIENT LEVEL OF SOUND INSULATION TO MEET THE COV INTERIOR NOISE CRITERIA (I.e. NOISE LEVELS IN INTERIOR SPACES WILL MEET THE CRITERIA LISTED IN TABLE 1.) THESE RECOMMENDATIONS ARE BASED ON THE FLOOR PLAN ARCHITECTURAL DRAWINGS RECEIVED BY OUR OFFICE ON APRIL

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

**DO NOT SCALE THE DRAWINGS.**

THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

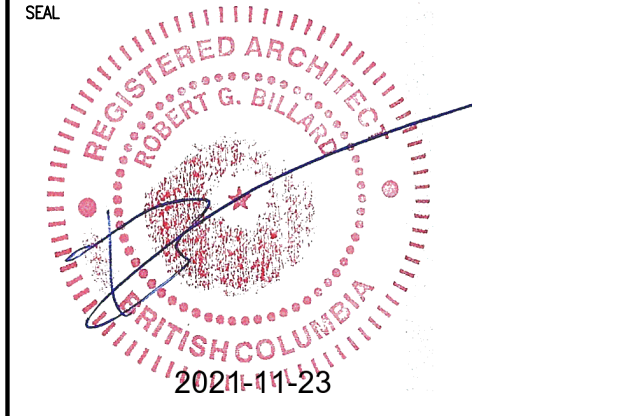
NO.	DATE	REVISION
6	18.11.2021	RE-ISSUED FOR DP
5	16.08.2021	RE-ISSUED FOR DP
4	07.05.2021	RE-ISSUED FOR DP
3	12.11.2020	ISSUED FOR DP
2	26.06.2019	ISSUED FOR REZONING
1	25.04.2019	ISSUED FOR REZONING INQUIRY

NO.	DATE	REVISION
DESIGN CONSULTANT		



#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529

info@billardarchitecture.ca  
www.billardarchitecture.ca



PROJECT

**AVA**

6485 Manitoba Street  
VANCOUVER, BC

THIS ADDRESS IS LOCATED ON THE UNCEDED TERRITORY OF THE COAST SALISH PEOPLES, INCLUDING THE TERRITORIES OF THE MUSQUEAM, SQUAMISH AND TSLEIL-WAUTUTH NATIONS

SHEET TITLE

**SITE PLAN**

SCALE:	1/8"=1'-0"	SHEET NO.	A1.00
DRAWN BY:	NH / CC	CHECKED BY:	RB
PROJECT NO.:	17BA25	FILE:	17BA25

**SITE AREA:**  
17935.07 SF  
1666.22 SM

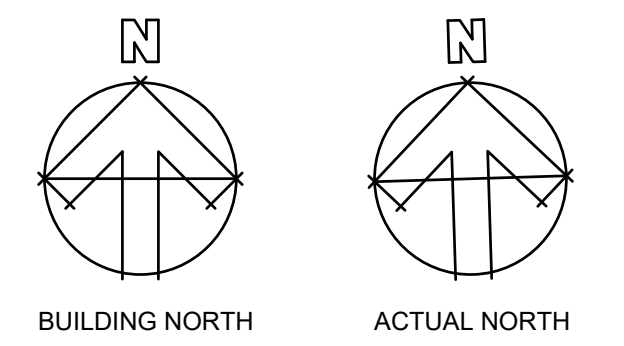
**LOT COVERAGE:** 62.90%

**LEGAL DESCRIPTIONS:**

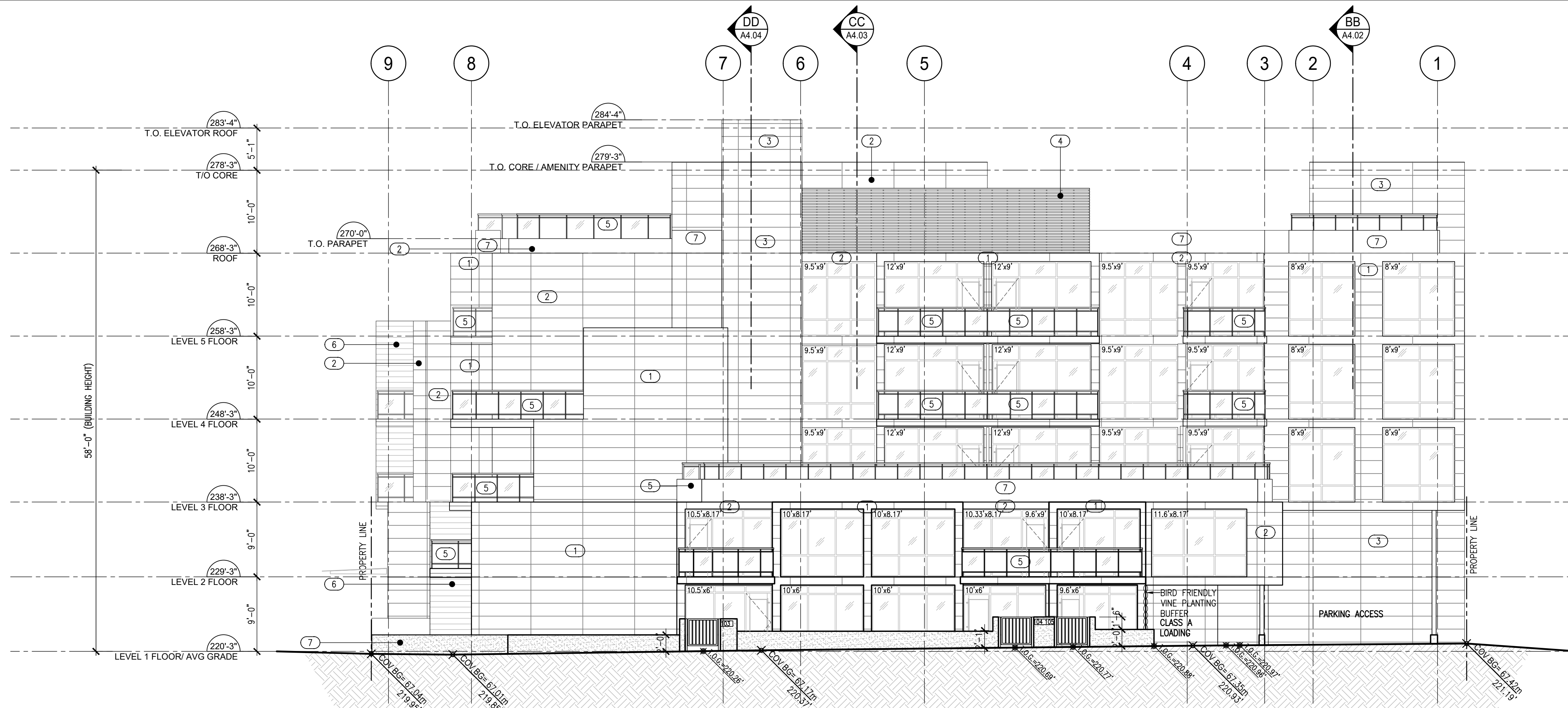
LOT 11 BLOCK 1163 PLAN VAP4757 DISTRICT LOT 526 NEW WESTMINSTER

LOT 13 BLOCK 1163 PLAN VAP4757 DISTRICT LOT 526 NEW WESTMINSTER

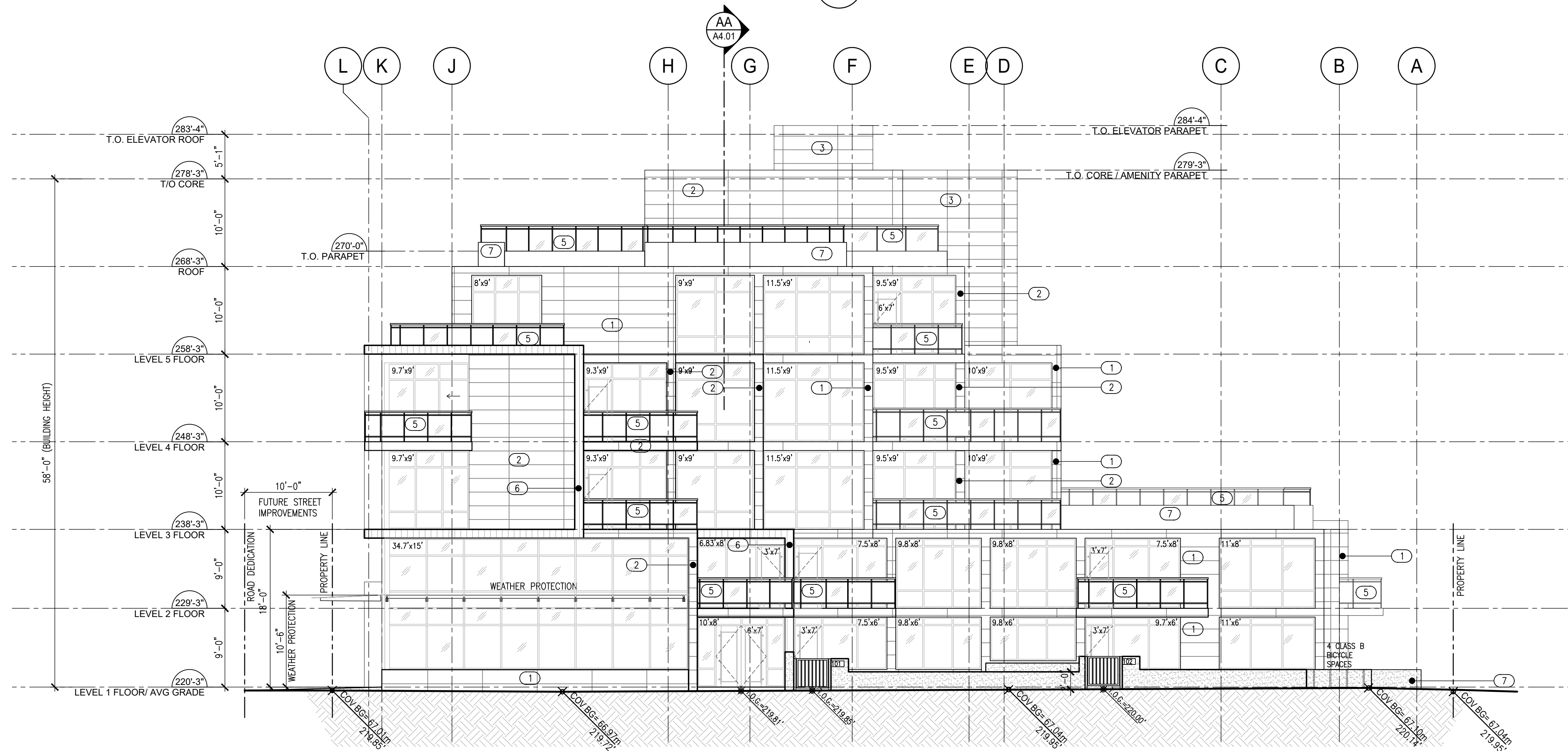
LOT 14 BLOCK 1163 PLAN VAP4757 DISTRICT LOT 526 NEW WESTMINSTER



1 SITE PLAN  
A1.00 1/8"=1'-0"



1 NORTH ELEVATION  
A3.01 1/8"=1'-0"



2 EAST ELEVATION  
A3.01 1/8"=1'-0"

**EXTERIOR FINISHES:**

- 1 ALUMINUM PANEL - BLACK
- 2 ALUMINUM PANEL - WHITE
- 3 ALUMINUM PANEL - RED
- 4 METAL GUARD
- 5 TEMPERED CLEAR GLASS GUARD
- 6 1"x4" HORIZONTAL CLEAR FINISH DARK RED MAHOGANY
- 7 CONCRETE PLANTER

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

**DO NOT SCALE THE DRAWINGS.**

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

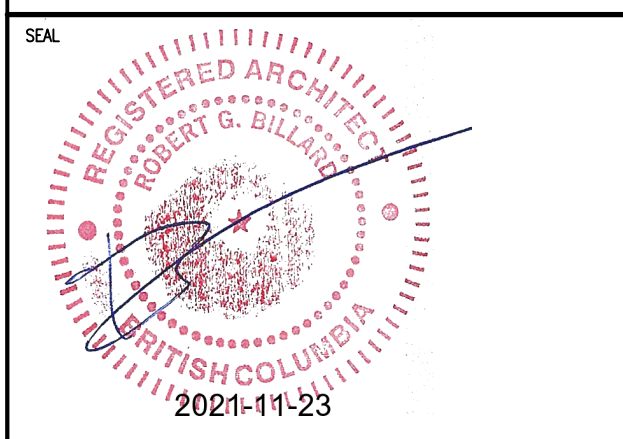
THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NO.	DATE	REVISION
6	18.11.2021	RE-ISSUED FOR DP
5	16.08.2021	RE-ISSUED FOR DP
4	07.05.2021	RE-ISSUED FOR DP
3	12.11.2020	ISSUED FOR DP
2	26.06.2019	ISSUED FOR REZONING
1	25.04.2019	ISSUED FOR REZONING INQUIRY

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529  
  
info@billardarchitecture.ca  
www.billardarchitecture.ca

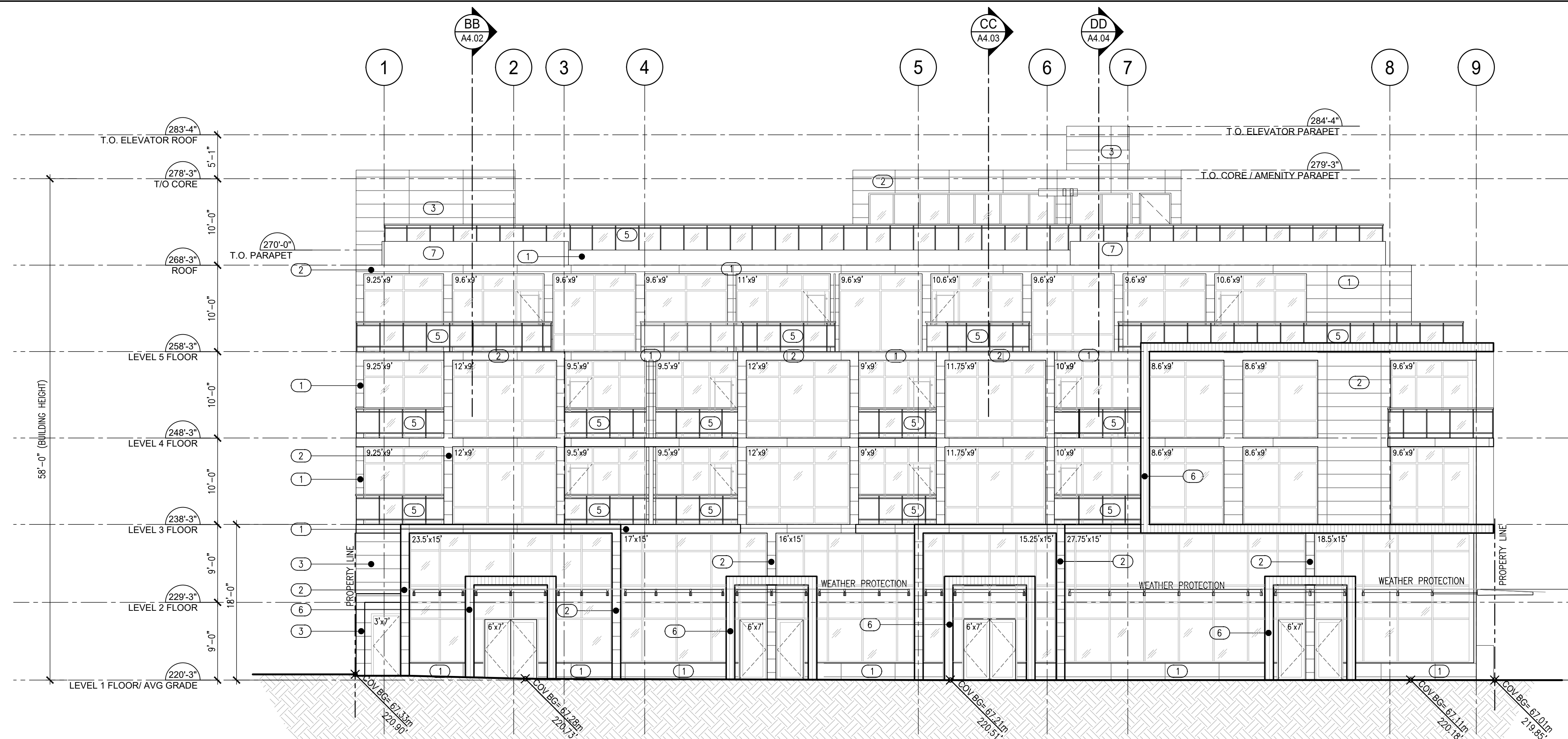


PROJECT  
**AVA**  
6485 Manitoba Street  
VANCOUVER, BC

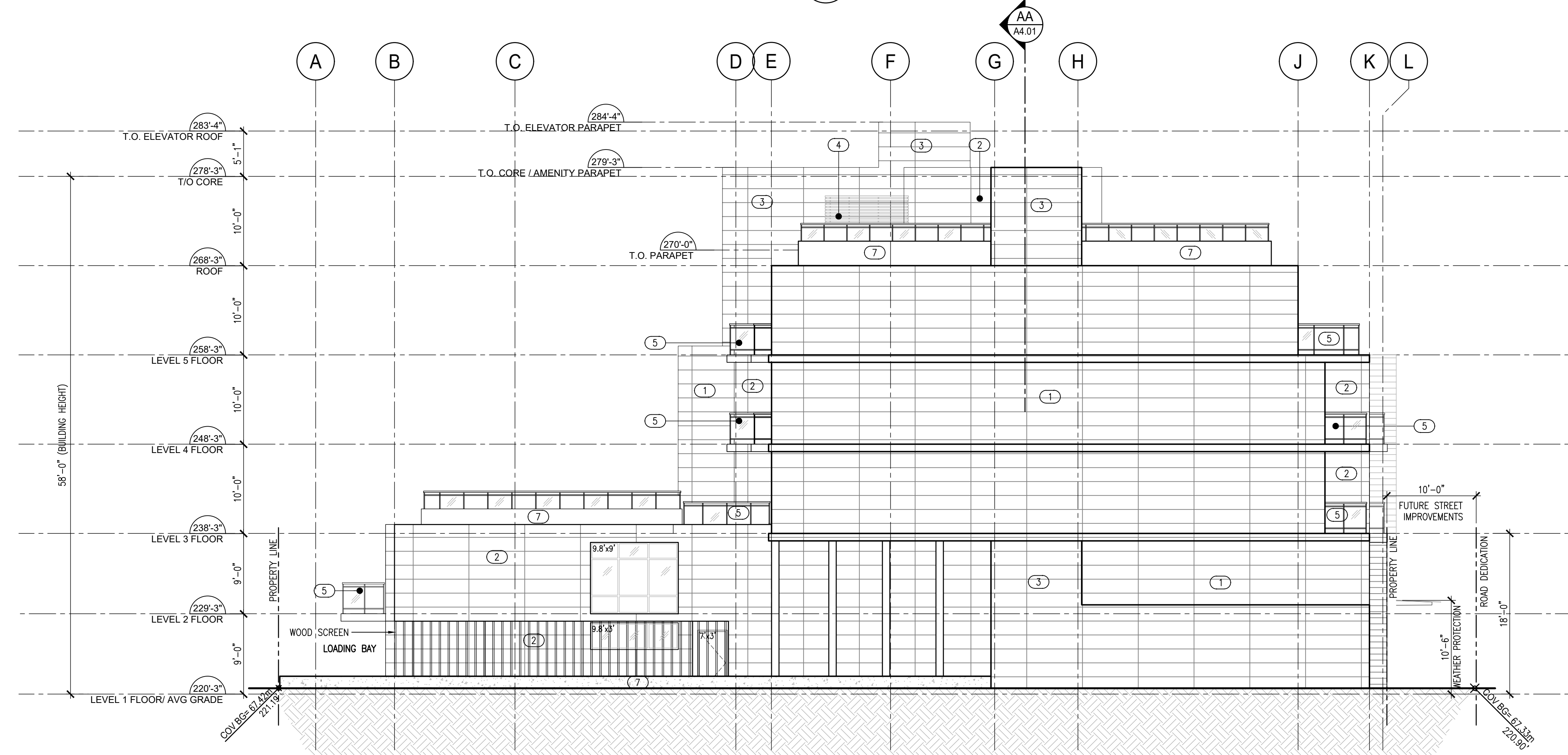
THIS ADDRESS IS LOCATED ON THE UNCEDED TERRITORY OF THE COAST SALISH PEOPLES, INCLUDING THE TERRITORIES OF THE MUSQUEAM, SQUAMISH AND TSLEIL-WAUTUTH NATIONS

SHEET TITLE  
**NORTH & EAST ELEVATIONS**

SCALE	SHEET NO.
1/8"=1'-0"	A3.01
DRAWN BY: NH / CC	CHECKED BY: RB
PROJECT NO. FILE: 17BA25	



3 SOUTH ELEVATION  
A3.02 1/8"=1'-0"



4 WEST ELEVATION  
A3.02 1/8"=1'-0"

- EXTERIOR FINISHES:**
- 1 ALUMINUM PANEL - BLACK
  - 2 ALUMINUM PANEL - WHITE
  - 3 ALUMINUM PANEL - RED
  - 4 METAL GUARD
  - 5 TEMPERED CLEAR GLASS GUARD
  - 6 1"x4" HORIZONTAL CLEAR FINISH  
DARK RED MAHOGANY
  - 7 CONCRETE PLANTER

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

**DO NOT SCALE THE DRAWINGS.**

THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

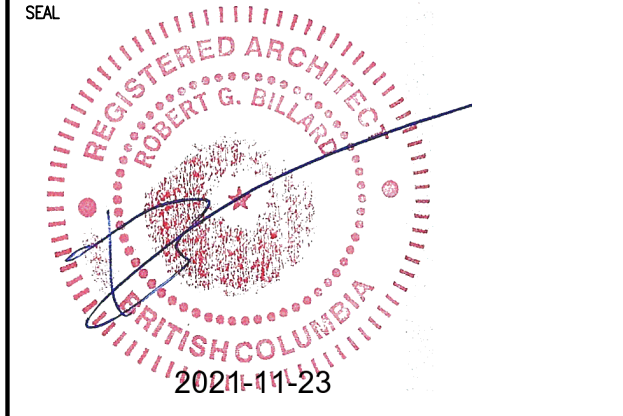
NO.	DATE	REVISION
6	18.11.2021	RE-ISSUED FOR DP
5	16.08.2021	RE-ISSUED FOR DP
4	07.05.2021	RE-ISSUED FOR DP
3	12.11.2020	ISSUED FOR DP
2	26.06.2019	ISSUED FOR REZONING
1	25.04.2019	ISSUED FOR REZONING INQUIRY

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529

info@billardarchitecture.ca  
www.billardarchitecture.ca



PROJECT

**AVA**

6485 Manitoba Street  
**VANCOUVER, BC**

THIS ADDRESS IS LOCATED ON THE UNCEDED TERRITORY OF THE COAST SALISH PEOPLES, INCLUDING THE TERRITORIES OF THE MUSQUEAM, SQUAMISH AND TSLEIL-WAUTUTH NATIONS

SHEET TITLE

**SOUTH & WEST ELEVATIONS**

SCALE	SHEET NO.
1/8"=1'-0"	<b>A3.02</b>
DRAWN BY: NH / CC	CHECKED BY: RB
PROJECT NO.:	FILE: 17BA25