

A.2

MOTION

2. **Approval of Form of Development – 710 East 56th Avenue (Formerly 7280 Fraser Street)**

THAT the form of development for this portion of the site known as 710 E 56th Avenue (also known as 7280 Fraser Street) be approved generally as illustrated in the Development Application Number DP-2021-00333 prepared by Cornerstone Architecture Inc., and stamped “Received, Community Services Group, Development Services”, on April 5, 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/7280-fraser-st>

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Designated existing site trees to be removed. (All other existing trees to be retained).

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PROJECT
710 E56th Ave & 705 E57th Ave
(Formerly 7280 Fraser Street)
Vancouver, BC

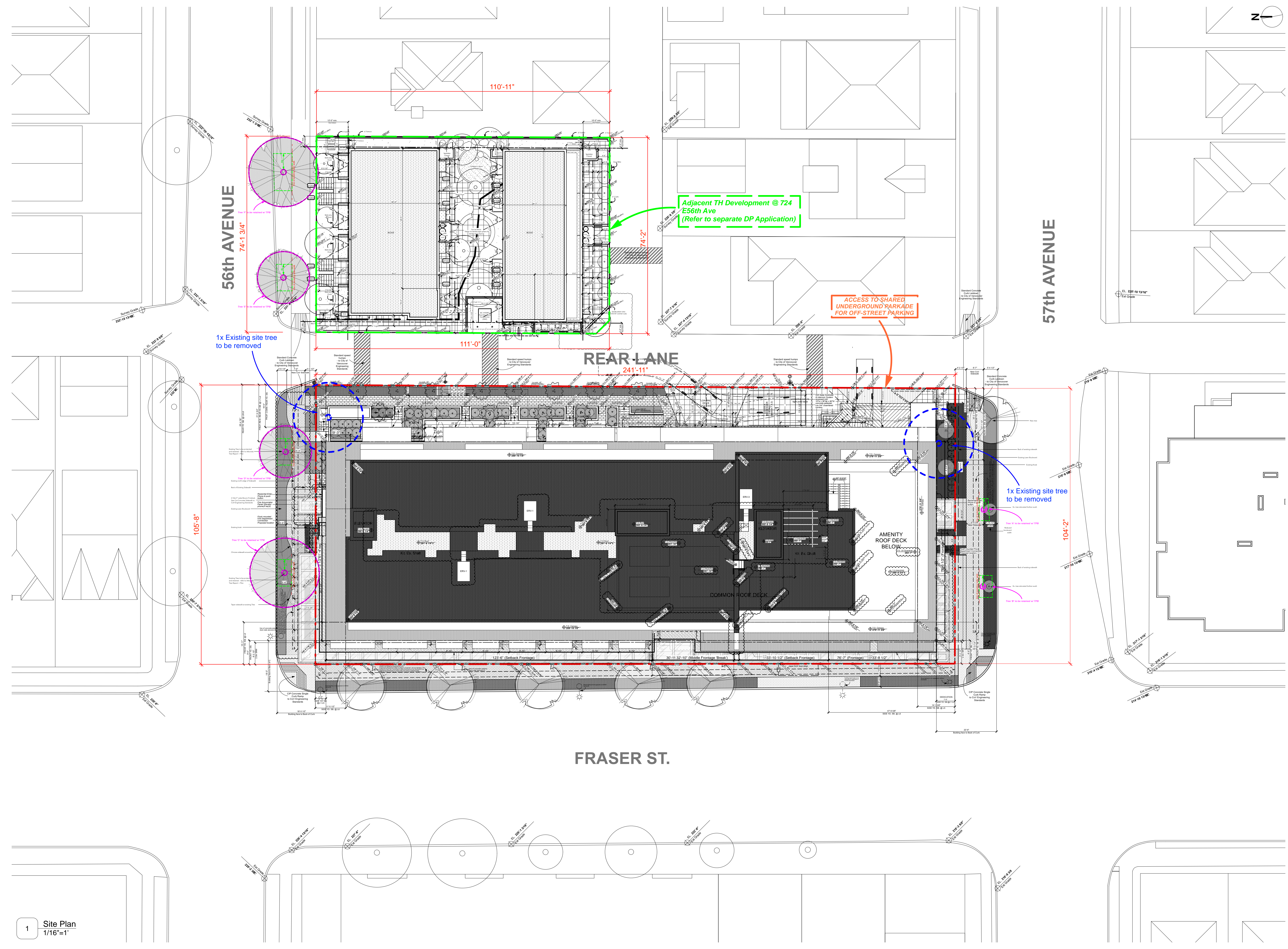
BUILDING CODE VBBL 2019
ZONING Rezoning CD-1
DEVELOPMENT PERMIT # DP-2012-00333
BUILDING PERMIT # BP-0000-00000

DRAWING
SITE PLAN

PH Built to the Passive House Standard
These drawings are not valid unless signed & sealed.
SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE 2022-03-28

PROJECT NO. 1822
DRAWING NO. >A0.1
42x30



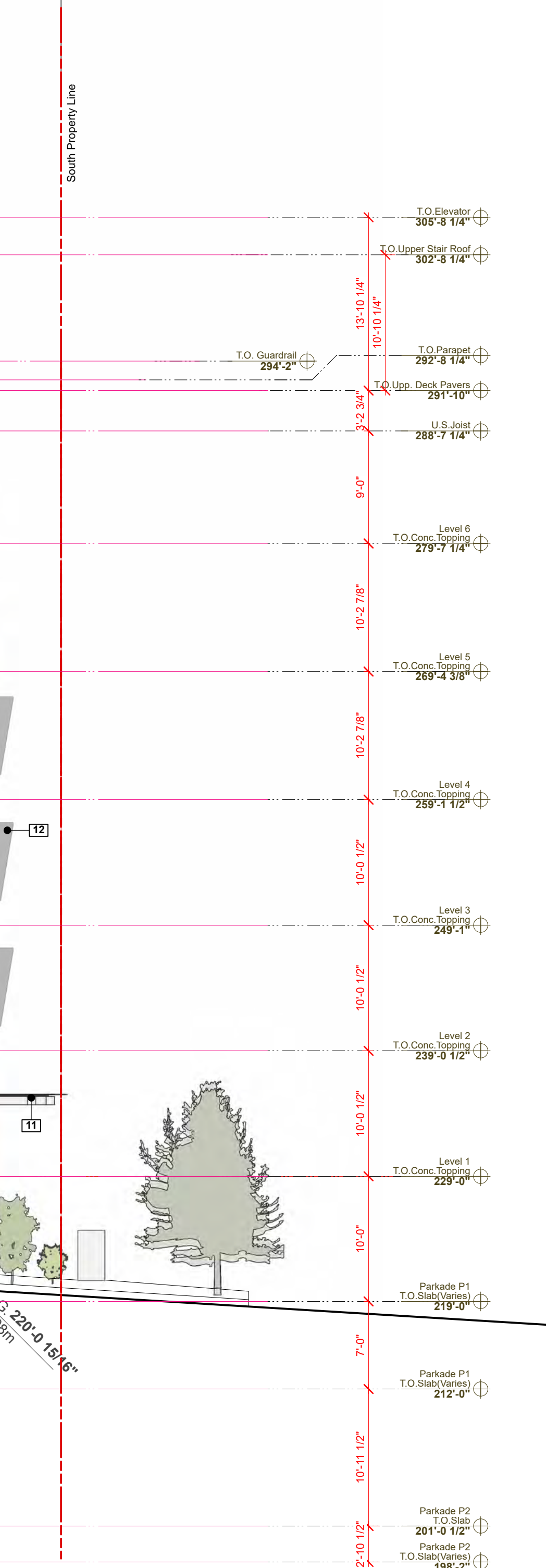
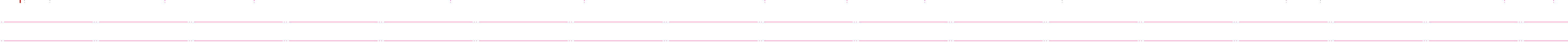
1 Site Plan
1/16"=1'

E56th AVENUE

7210-7292 FRASER STREET (PROPOSED)

E57th AVENUE

- 01 Hardie Panel
Arctic White w/ matching metal trims
- 02 Hardie Plank
Arctic White - Horizontal Siding
- 03 Masonry
Charcoal Gray
- 04 Hardie Panel
Pearl Gray w/ matching metal trims
- 05 Hardie Panel
Charcoal Black
- 06 Composite Metal Panel
Bronze Metallic
- 06a Hardie Panel
Bronze Colour Match
- 07 Hardie Panel
Night Gray w/ matching metal trims
- 08 Hardie Panel
Iron Gray w/ matching metal trims
- 09 Concrete - Painted
Pearl Gray
- 10 Vinyl Triple Glazed Windows / Doors
Charcoal Gray
- 11 Metal / Glass Canopy (Demountable)
Powder Coated Gray
- 12 Sunshades
Aluminium Powder Coated Charcoal Gray
- 13 Balcony Guardrails
Aluminium Powder Coated Charcoal Black
- 14 Balcony Glass Guardrails / Screens
Glass / Aluminium Powder Coated Pearl Gray



Development Permit Notes:

i. All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner(s) assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits.



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ZONING	Rezoning CD-1
DEVELOPMENT PERMIT #	DP-2012-00333
BUILDING PERMIT #	BP-0000-00000
SCALE	1/8" = 1'-0" (unless noted otherwise)
PLOT DATE	2022-03-28

PROJECT
710 E56th Ave & 705 E57th Ave
(Formerly 7280 Fraser Street)
Vancouver, BC

DRAWING
WEST (FRONT) ELEVATION

PROJECT NO. 1822
DRAWING NO. A4.0 DP

24x42 /Users/gaymons/Dropbox/Cornerstone Dropbox - Current Projects/1822 7280 FRASER STREET/1822 PROJECT DRAWINGS/CURRENT DRAWINGS/1822_7280 Fraser St_Plans.wxd

- 01 Hardie Panel
Arctic White w/ matching metal trims
- 02 Hardie Plank
Arctic White - Horizontal Siding
- 03 Masonry
Charcoal Gray
- 04 Hardie Panel
Pearl Gray w/ matching metal trims
- 05 Hardie Panel
Charcoal Black
- 06 Composite Metal Panel
Bronze Metallic
- 06a Hardie Panel
Bronze Colour Match
- 07 Hardie Panel
Night Gray w/ matching metal trims
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Pearl Gray
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Charcoal Gray
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Aluminum Powder Coated Charcoal Black
- 14 Balcony Glass Guardrails / Screens
Glass / Aluminium Powder Coated Pearl Gray



24x02 /Users/gaymons/Dropbox/Cornerstone Dropbox - Current Projects/1822 7280 FRASER STREET/1822 PROJECT DRAWINGS/CURRENT DRAWINGS/1822_7280 Fraser St_Planes.rvt

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PROJECT
710 E56th Ave & 705 E57th Ave
(Formerly 7280 Fraser Street)
Vancouver, BC

DRAWING
REAR (EAST) ELEVATION

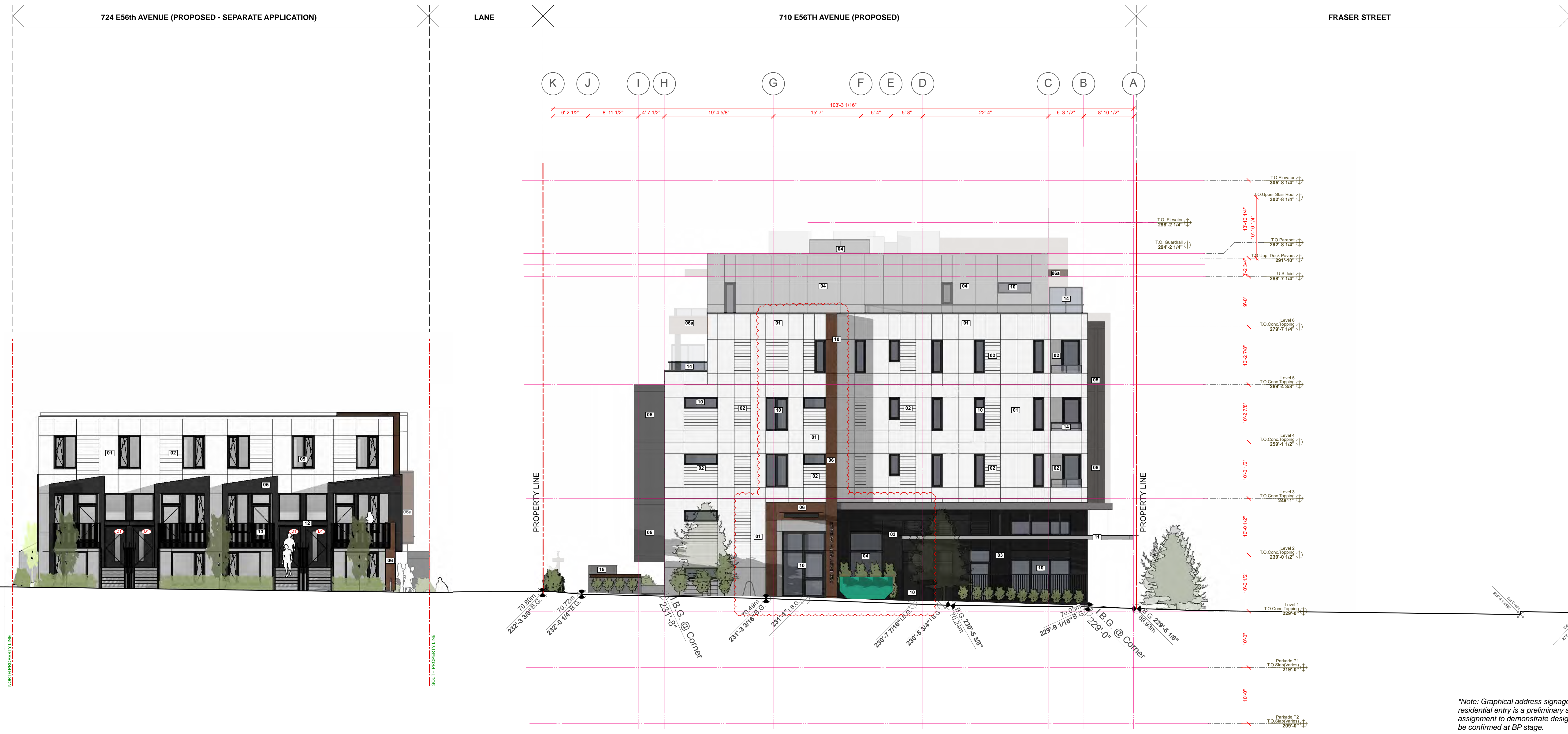
PROJECT NO.
1822

DRAWING NO.
A4.1 DP



24x42 /Users/gaymons/Dropbox/Cornerstone Dropbox - Current Projects/1827 7280 FRASER STREET/1827 PROJECT DRAWINGS/CURRENT DRAWINGS/1822 7280 Fraser St. Plans.wxp

- 01 Hardie Panel
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- 02 Hardie Plank
Arctic White - Horizontal Siding
- 03 Masonry
Charcoal Gray
- 04 Hardie Panel
Pearl Gray w/ matching metal trims
- 05 Hardie Panel
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Aluminium Powder Coated Charcoal Black
- 14 Balcony Glass Guardrails / Screens
Glass / Aluminium Powder Coated Pearl Gray



*Note: Graphical address signage feature at residential entry is a preliminary address assignment to demonstrate design intent & will be confirmed at BP stage.

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PROJECT
710 E56th Ave & 705 E57th Ave
(Formerly 7280 Fraser Street)
Vancouver, BC

DRAWING
SIDE (NORTH) ELEVATION

PROJECT NO. 1822
DRAWING NO. A4.2 DP



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- 01 Hardie Panel
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Charcoal Gray
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DRAWING
SIDE (SOUTH) ELEVATION

PROJECT NO. 1822
DRAWING NO. A4.3 DP





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REVISION NOTES:

1*	Walkway alignment to adjacent townhouses adjusted	Sep. 27, 2021
2*	Suite interior layout revisions	Sep. 27, 2021
3*	Window heads, roof decks, resi. lobbies and other revisions	Dec. 13, 2021
4*	HRV Shaft revisions, suite storage revisions, minor suite revisions, root top amenity deck revisions, other general revisions	Feb. 10, 2022

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PROJECT
710 E56th Ave & 705 E57th Ave
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Vancouver, BC

DRAWING
STREET ELEVATIONS

PROJECT NO.
1822

DRAWING NO.
A4.4





1 North (Side) East 56th Avenue Context Elevation



2 South (Side) East 57th Avenue Context Elevation



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PROJECT
710 E56th Ave & 705 E57th Ave
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Vancouver, BC

DRAWING
STREET ELEVATIONS

PROJECT NO.
1822

DRAWING NO.
A4.5

