A.3

MOTION

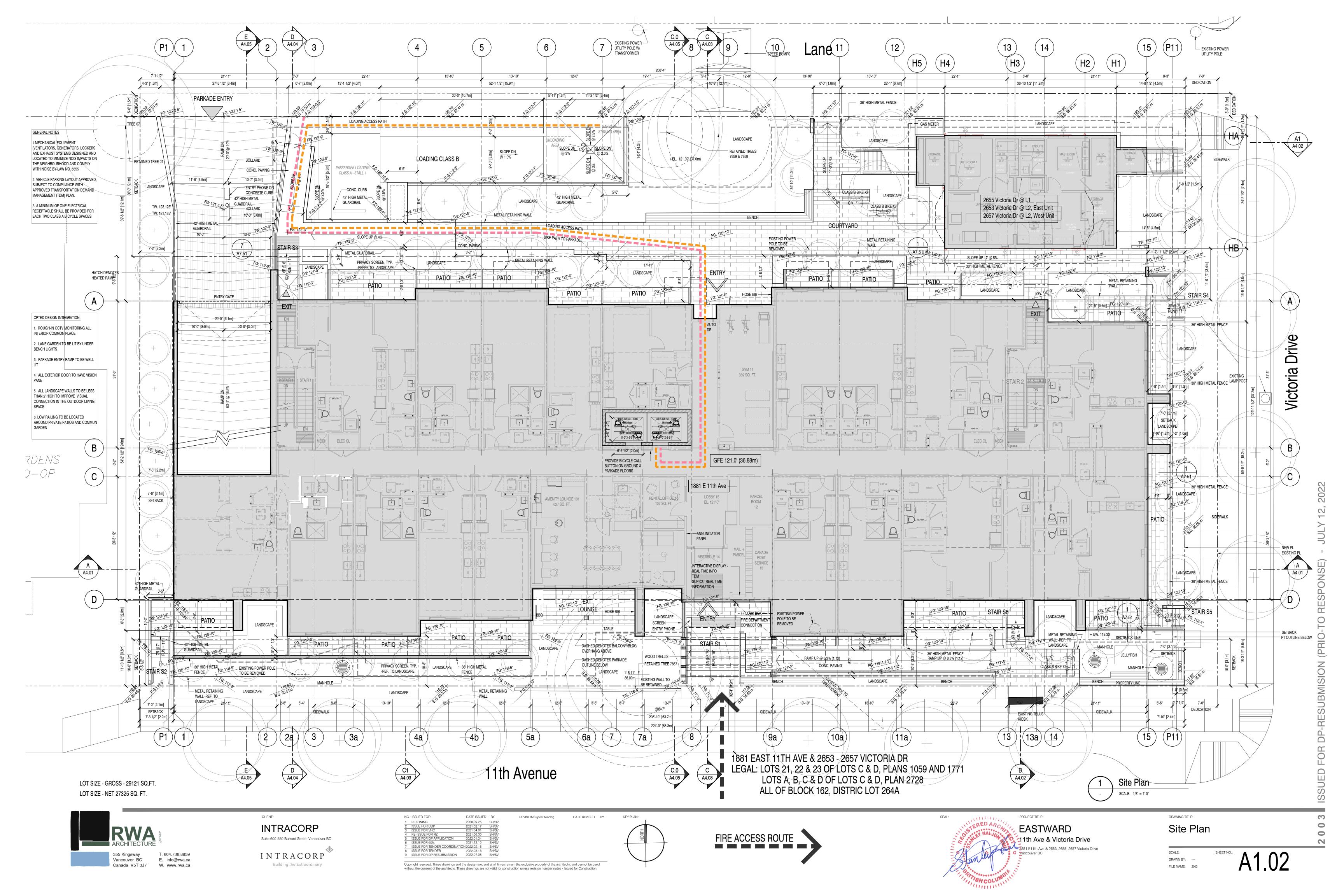
3. Approval of Form of Development: 1881 East 11th Avenue (Formerly 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive)

THAT the form of development for this portion of the site known as 1881 East 11th Avenue be approved generally as illustrated in the Development Application Number DP-2022-00073, prepared by RWA Group Architecture Ltd., and submitted electronically on July 18, 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/1837-e-11-ave-and-2361-victoria-dr





ACOUSTICAL PERFORMANCE

*Refer to Brown Strachan acoustical report issue July 6th 2022

"...the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

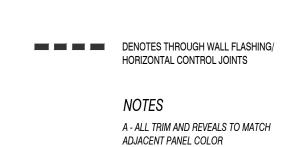
Portions of dwelling units Noise levels (Decibels) Living, dining, recreation rooms Kitchen, bathrooms, hallways

OITC 32: Provide OITC 32 rated window and exterior door assemblies (typically with 6-13-6Lam thermal glazing). OITC 29: Provide OITC 29 rated window and exterior door assemblies (typically with 6-13-4 or 6-13-6 thermal glazing). 2x GWB: Provide two layers of 5/8" Type X drywall (2x GWB) directly to suite side of exterior wall framing (exclude closets & ensurities).

exterior door assemblies with proposed glazing (not generic glazing only data). - At substantial completion, the suppliers should confirm in writing that their rated assemblies, as installed on site, are equivalent to their tested assemblies and conform fully with acoustical report.

- Where OITC acoustical ratings are specified, the window and exterior door suppliers should submit fenestration test reports to ASTM E90, i.e complete window frame and

- Window and exterior door assemblies should saitsft Code/VBBL airtightness requirements.



B- ALL FLASHING TO MATCH ADJACENT

FASCIA AND TRIM COLOR

1	METAL CLADDING - 1" STANDING SEAM	PREFINISHE
2	CEMENTITIOUS SIDING - COMPOSITE PANEL (SEE NOTE A)	PREFINISHE PAINTED
3	CEMENTITIOUS SIDING - SHINGLES	PREFINISHE
4	CEMENTITIOUS FASCIA & TRIM (SEE NOTE B)	PREFINISHE
		PAINTED
		PAINTED
_	METAL AND CATIN OLAGO DRIVACY COREEN	PAINTED
5	METAL AND SATIN GLASS PRIVACY SCREEN	POWDER CO
6	VINYL WINDOW/SLIDING DOOR	POWDER CO
0	VINTE WINDOW/SLIDING DOOR	PREFINISHE
7	CURTAINWALL	ALUMINUM
•	OOTH, MANAGE	ALUMINUM
8	METAL DOOR (STEEL)	PAINTED
	,	PAINTED
9	GATE, FENCE & GUARDRAIL - PICKETS (ALUM)	POWDER CO
		POWDER CO
10	WOOD PRIVACY SCREEN	STAINED
		STAINED
11	WOOD TREILLIS	STAINED
12	WOOD BENCH/BAR	STAINED

SCALE: 1/8" = 1'-0"

		PAINTED	20 BEIGE
3	CEMENTITIOUS SIDING - SHINGLES	PREFINISHED	IRON GRAY
4	CEMENTITIOUS FASCIA & TRIM (SEE NOTE B)	PREFINISHED	4a WHITE
		PAINTED	4b BLACK
		PAINTED	4c BEIGE
		PAINTED	4d LIGHT GRAY (To match Starline)
5	METAL AND SATIN GLASS PRIVACY SCREEN	POWDER COATED	5a SILVER (To match Starline)
		POWDER COATED	5b BLACK
6	VINYL WINDOW/SLIDING DOOR	PREFINISHED	6a STARLINE SILVER
		PREFINISHED	6b STARLINE BLACK
7	CURTAINWALL	ALUMINUM	7a SILVER
		ALUMINUM	7b BLACK
8	METAL DOOR (STEEL)	PAINTED	8a SILVER
	,	PAINTED	8b BLACK
9	GATE, FENCE & GUARDRAIL - PICKETS (ALUM)	POWDER COATED	9a SILVER (To match Starline)
	,	POWDER COATED	9b BLACK
10	WOOD PRIVACY SCREEN	STAINED	10a TO MATCH LIGHT FIR
		STAINED	10b NATURAL (PINE)
11	WOOD TREILLIS	STAINED	NATURAL
12	WOOD BENCH/BAR	STAINED	TO MATCH LIGHT FIR
13	SOFFITS - ALUMINUM	PREFINISHED	13a LIGHT FIR
	CONTROL ALCOHOLOGIC	PREFINISHED	13b LIGHT GRAY (To match Starline)
14	SOFFITS - CEMENTITIOUS (@ BALCONY)	PREFINISHED	14a WHITE
17	OCITITO OLIMENTITIOGO (@ BALCONT)	PAINTED	14b BEIGE
		PREFINISHED	14c IRON GRAY
15	ALUMINUM RAILING W/ GLASS PANEL	POWDER COATED	
17	CONCRETE STAIRS	PREFINISHED	SILVER (To match Starline)
18	METAL CORTEN PLANTER		NATURAL
19	CONCRETE WALL	PREFINISHED	NATURAL
19	CONUNE I E WALL	ARCHITECTURAL FINISHED	

MATERIAL LEGEND

SILVER 2a WHITE

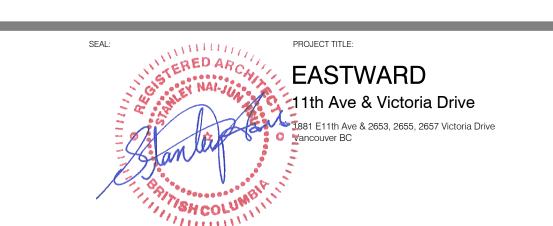
2b BEIGE



INTRACORP Suite 600-550 Burrard Street, Vancouver BC INTRACORP Building the Extraordinary

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2 ISSUE FOR UDP 2021.02.17 SH/SV
3 ISSUE FOR VHC 2021.04.01 SH/SV
4 RE-ISSUE FOR RZ 2021.06.30 SH/SV
5 ISSUE FOR DP APPLICATION 2022.01.24 SH/SV
6 ISSUE FOR 60% 2021.12.15 SH/SV
7 ISSUE FOR TENDER COORDINATION 2022.02.15 SH/SV
8 ISSUE FOR TENDER 2022.03.18 SH/SV
9 ISSUE FOR TENDER 2022.03.18 SH/SV

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DRAWING TITLE: South Elevation

DRAWN BY: ----



Noise levels (Decibels)

Portions of dwelling units Living, dining, recreation rooms Kitchen, bathrooms, hallways

OITC 29: Provide OITC 29 rated window and exterior door assemblies (typically with 6-13-4 or 6-13-6 thermal glazing).

- Where OITC acoustical ratings are specified, the window and exterior door suppliers should submit fenestration test reports to ASTM E90, i.e complete window frame and exterior door assemblies with proposed glazing (not generic glazing only data).

2x GWB: Provide two layers of 5/8" Type X drywall (2x GWB) directly to suite side of exterior wall framing (exclude closets & ensurines).

- At substantial completion, the suppliers should confirm in writing that their rated assemblies, as installed on site, are equivalent to their tested assemblies and conform fully with acoustical report.

- Window and exterior door assemblies should saitsft Code/VBBL airtightness requirements.

W. www.rwa.ca

Vancouver BC E. info@rwa.ca

Canada V5T 3J7

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REVISIONS (post tender) DATE REVISED BY KEY PLAN:

EASTWARD 11th Ave & Victoria Drive **1**881 E11th Ave & 2653, 2655, 2657 Victoria Drive

A - ALL TRIM AND REVEALS TO MATCH

B- ALL FLASHING TO MATCH ADJACENT

ADJACENT PANEL COLOR

FASCIA AND TRIM COLOR

East & West Elevations

PREFINISHED NATURAL ARCHITECTURAL FINISHED

2b BEIGE

IRON GRAY

4a WHITE

4b BLACK

4c BEIGE

7a SILVER

7b BLACK

8a SILVER 8b BLACK

POWDER COATED 9a SILVER (To match Starline)

6a STARLINE SILVER

6b STARLINE BLACK

10a TO MATCH LIGHT FIR

10b NATURAL (PINE)

TO MATCH LIGHT FIR

13b LIGHT GRAY (To match Starline)

13a LIGHT FIR

14a WHITE

14b BEIGE

POWDER COATED SILVER (To match Starline)

14c IRON GRAY

FOR

ISSUED

0 0

POWDER COATED 5a SILVER (To match Starline)

POWDER COATED 5b BLACK

POWDER COATED 9b BLACK

4d LIGHT GRAY (To match Starline)

PREFINISHED

PREFINISHED

PREFINISHED

PREFINISHED

ALUMINUM

ALUMINUM

PAINTED PAINTED

STAINED

STAINED STAINED

STAINED

PREFINISHED

PREFINISHED

PREFINISHED

PREFINISHED

PREFINISHED

PAINTED

PAINTED

PAINTED

PAINTED

CEMENTITIOUS SIDING - SHINGLES

VINYL WINDOW/SLIDING DOOR

CURTAINWALL

METAL DOOR (STEEL)

10 WOOD PRIVACY SCREEN

WOOD TREILLIS

13 SOFFITS - ALUMINUM

WOOD BENCH/BAR

CONCRETE STAIRS

19 CONCRETE WALL

METAL CORTEN PLANTER

14 SOFFITS - CEMENTITIOUS (@ BALCONY)

5 ALUMINUM RAILING W/ GLASS PANEL

CEMENTITIOUS FASCIA & TRIM (SEE NOTE B)

METAL AND SATIN GLASS PRIVACY SCREEN

GATE, FENCE & GUARDRAIL - PICKETS (ALUM)

DRAWN BY:

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2





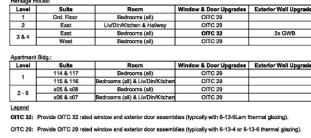
*Refer to Brown Strachan acoustical report issue July 6th 2022

"...the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units

Noise levels (Decibels)

Bedrooms 35
Living, dining, recreation rooms 40
Kitchen, bathrooms, hallways 45



OTIC 29: Provide DTIC 29 rated window and exterior door assemblies (typically with 6-13-4 or 6-13-6 thermal glazing).

2x GWB: Provide two layers of 5/8" Type X drywall (2x GWB) directly to suitle side of exterior wall framing (exclude closets & ensures).

- Where OTIC acoustical ratings are specified, the window and exterior door suppliers

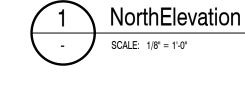
exterior door assemblies with proposed glazing (not generic glazing only data).

- At substantial completion, the suppliers should confirm in writing that their rated assemblies, as installed on site, are equivalent to their tested assemblies and conform

should submit fenestration test reports to ASTM E90, i.e complete window frame and

fully with acoustical report.

- Window and exterior door assemblies should saitsft Code/VBBL airtightness



DENOTES THROUGH WALL FLASHING/ HORIZONTAL CONTROL JOINTS

NOTES

A - ALL TRIM AND REVEALS TO MATCH ADJACENT PANEL COLOR B- ALL FLASHING TO MATCH ADJACENT FASCIA AND TRIM COLOR

		MATERIAL LEGEND	
1 2	METAL CLADDING - 1" STANDING SEAM CEMENTITIOUS SIDING - COMPOSITE PANEL (SEE NOTE A)	PREFINISHED PREFINISHED PAINTED	SILVER 2a WHITE 2b BEIGE
3 4	CEMENTITIOUS SIDING - SHINGLES CEMENTITIOUS FASCIA & TRIM (SEE NOTE B)	PREFINISHED PREFINISHED PAINTED PAINTED PAINTED	IRON GRAY
5	METAL AND SATIN GLASS PRIVACY SCREEN	POWDER COATED POWDER COATED	5a SILVER (To match Starline) 5b BLACK
6	VINYL WINDOW/SLIDING DOOR	PREFINISHED PREFINISHED	6a STARLINE SILVER
7	CURTAINWALL	ALUMINUM	6b STARLINE BLACK 7a SILVER
8	METAL DOOR (STEEL)	ALUMINUM PAINTED	7b BLACK 8a SILVER
9	GATE,FENCE & GUARDRAIL - PICKETS (ALUM)	PAINTED POWDER COATED POWDER COATED	8b BLACK 9a SILVER (To match Starline) 9b BLACK
10	WOOD PRIVACY SCREEN	STAINED STAINED	10a TO MATCH LIGHT FIR 10b NATURAL (PINE)
11	WOOD TREILLIS	STAINED	NATURAL
12	WOOD BENCH/BAR	STAINED	TO MATCH LIGHT FIR
13	SOFFITS - ALUMINUM	PREFINISHED	13a LIGHT FIR
14	SOFFITS - CEMENTITIOUS (@ BALCONY)	PREFINISHED PREFINISHED	13b LIGHT GRAY (To match Starline
'	OOTTHO OLIMENTHOOO (@ BALGONT)	PAINTED PREFINISHED	14b BEIGE 14c IRON GRAY
15	ALUMINUM RAILING W/ GLASS PANEL	POWDER COATED	SILVER (To match Starline)
17	CONCRETE STAIRS	PREFINISHED	one territori accompanio
18	METAL CORTEN PLANTER	PREFINISHED	NATURAL
19	CONCRETE WALL	ARCHITECTURAL FINISHED	



requirements.

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 SH/SV

 8 ISSUE FOR TENDER
 2022.03.18
 SH/SV

 9 ISSUE FOR DP RESUBMISSION
 2022.07.08
 SH/SV

DATE ISSUED BY REVISIONS (post tender) DATE REVISED BY KEY PLAN:

2020.09.25 SH/SV
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2021.04.01 SH/SV
2021.06.30 SH/SV
ATION 2022.01.24 SH/SV
2021.12.15 SH/SV
300RDINATION 2022.02.15 SH/SV

EASTWARD

11th Ave & Victoria Drive

1881 E11th Ave & 2653, 2655, 2657 Victoria Drive

vancouver BC

North Elevation

SCALE: SHEET NO.:

DRAWN BY: --
FILE NAME: 2003

SHEET NO.:

A3.