

MOTION

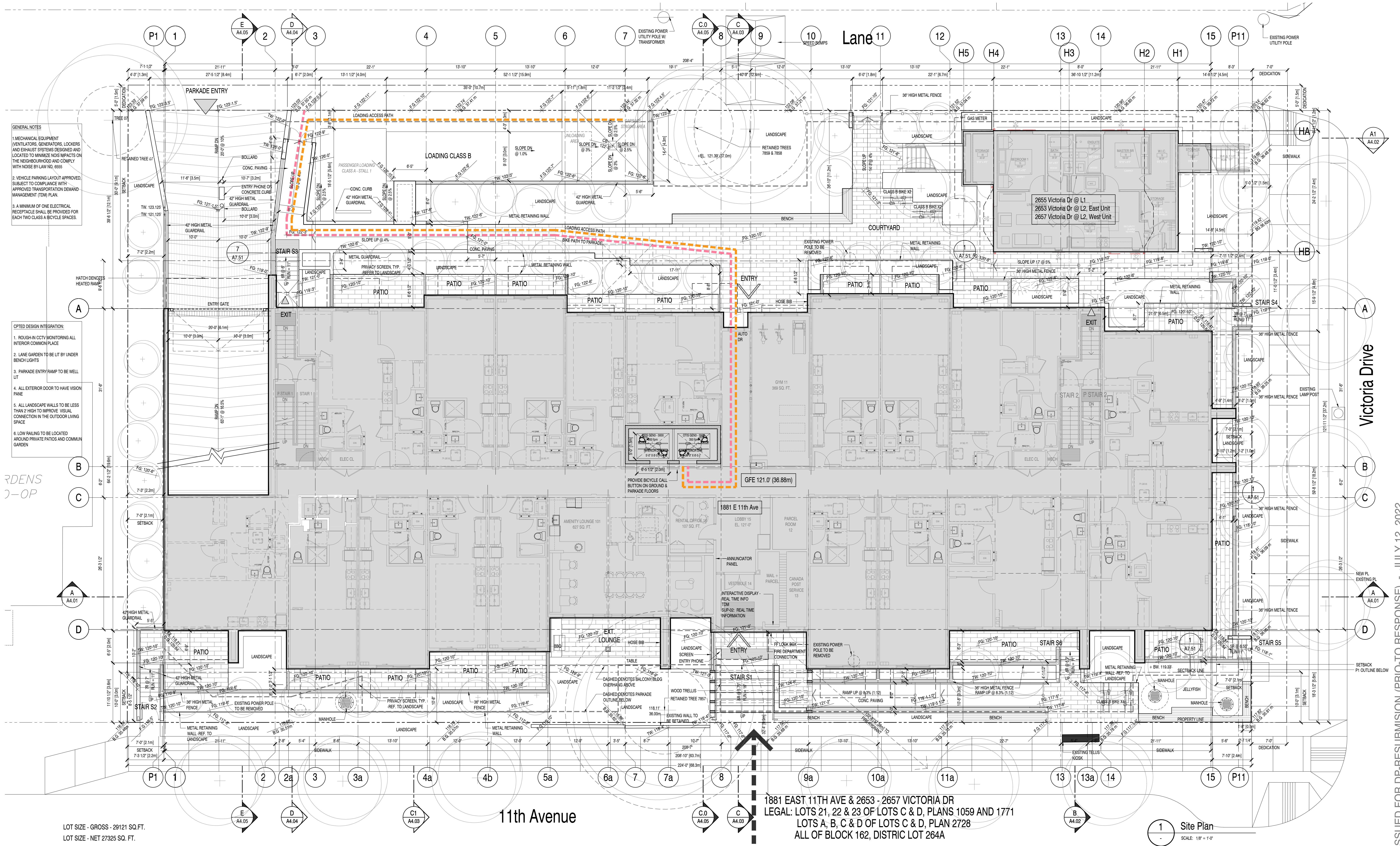
3. Approval of Form of Development: 1881 East 11th Avenue (Formerly 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive)

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.

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Additional Background Information:

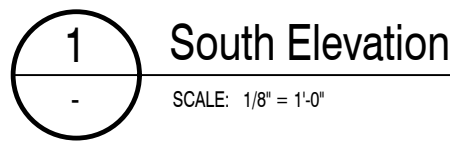
<https://shapeyourcity.ca/1837-e-11-ave-and-2361-victoria-dr>



LOT SIZE - GROSS - 29121 SQ. FT.
LOT SIZE - NET 27325 SQ. FT.

1881 EAST 11TH AVE & 2653 - 2657 VICTORIA DR
LEGAL: LOTS 21, 22 & 23 OF LOTS C & D, PLANS 1059 AND 1771
LOTS A, B, C & D OF LOTS C & D, PLAN 2728
ALL OF BLOCK 162, DISTRICT LOT 264A

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



2003 ISSUED FOR DP-RESUBMISSION (PRIO-TO RESPONSE) - JULY 12, 2022



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



2 West Elevation
SCALE: 1/8" = 1'-0"

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 at opposite each portion 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
Kitchens, bathrooms, hallways	45

Material	Notes	Window & Door Upgrades	Exterior Wall Upgrades
1	114 & 117	Bedrooms (all)	OTC 20
2	118 & 119	Bedrooms (all & Living/Dining)	OTC 20
3 & 4	120 & 121	Bedrooms (all)	OTC 20

Material	Notes	Window & Door Upgrades	Exterior Wall Upgrades
1	114 & 117	Bedrooms (all)	OTC 20
2	118 & 119	Bedrooms (all & Living/Dining)	OTC 20
3 & 4	120 & 121	Bedrooms (all)	OTC 20

- Where OTC acoustical ratings are specified, the window and exterior door suppliers should submit testification test reports to ASTM E91, i.e. complete window frame and 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.

- Window and exterior door assemblies should submit Code/VBBL air-tightness requirements.

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



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

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 as opposite each portion 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
Kitchens, bathrooms, hallways	45

Heritage House	Room	Window & Door Upgrade	Exterior Wall Upgrade
1	114 & 117	Bedrooms (all)	OTC 20
2	115 & 116	Bedrooms (all & Living/Dining)	OTC 20
3 & 4	118 & 119	Bedrooms (all)	OTC 20

Apartment Bldg	Room	Window & Door Upgrade	Exterior Wall Upgrade
1	114 & 117	Bedrooms (all)	OTC 20
2	115 & 116	Bedrooms (all & Living/Dining)	OTC 20
3 & 4	118 & 119	Bedrooms (all)	OTC 20

Legend:
OTC 20: Provide OTC 20 steel window and exterior door assemblies (Typically with 6-1/2" x 6-1/2" thermal glazing).

2x OTR: Provide two layers of 2x OTR Type A Drywall (2x OTR) directly to inside side of exterior wall framing (include studs & sheetrock).

- Where OTC acoustical ratings are specified, the window and exterior door suppliers should submit lamination test reports to ASTM E94, i.e. complete window frame and 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.

- Window and exterior door assemblies should submit OTC/VBBL airtightness requirements.

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

SEAL:



PROJECT TITLE:

EASTWARD
11th Ave & Victoria Drive
1881 E 11th Ave & 2653, 2655, 2657 Victoria Drive
Vancouver BC

DRAWING TITLE:

North Elevation

SCALE:

DRAWN BY: ---
FILE NAME: 2003

SHEET NO.:

A3.03