

MOTION

4. **Approval of Form of Development – 2538 Birch Street**

THAT the form of development for this portion of the site known as 2538 Birch Street be approved generally as illustrated in the Development Application Number DP-2021-00628, prepared by Jameson Development Corporation and IBI GROUP, and submitted electronically on September 15, 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://wayback.archive-it.org/8849/20211021195634/https://rezoning.vancouver.ca/applications/2538birch/index.htm>

CLIENT
JAMESON BROADWAY & BIRCH LP

670-1665 West Broadway

COPYRIGHT
 This drawing has been prepared solely for the intended use, and its reproduction or distribution for any purpose other than authorized by IBI Group is prohibited. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general performance before proceeding with fabrication.
IBI Group Architects (Canada) Inc.
 is a member of the IBI Group of companies.

ISSUES

NO.	DESCRIPTION	DATE
1	REZONING	2019-05-03
2	DEVELOPMENT PERMIT	2021-07-06
3	PRELIMINARY TENDER	2021-11-30
4	DRAFT DP PRIOR TO RESPONSE	2022-02-09
5	DP PRIOR TO RESPONSE	2022-08-15

REVISIONS

NO.	DESCRIPTION	DATE
1R	REZONING	2019-08-19
5R	DP PRIOR TO RESPONSE	2022-09-14

CONSULTANTS

SEAL

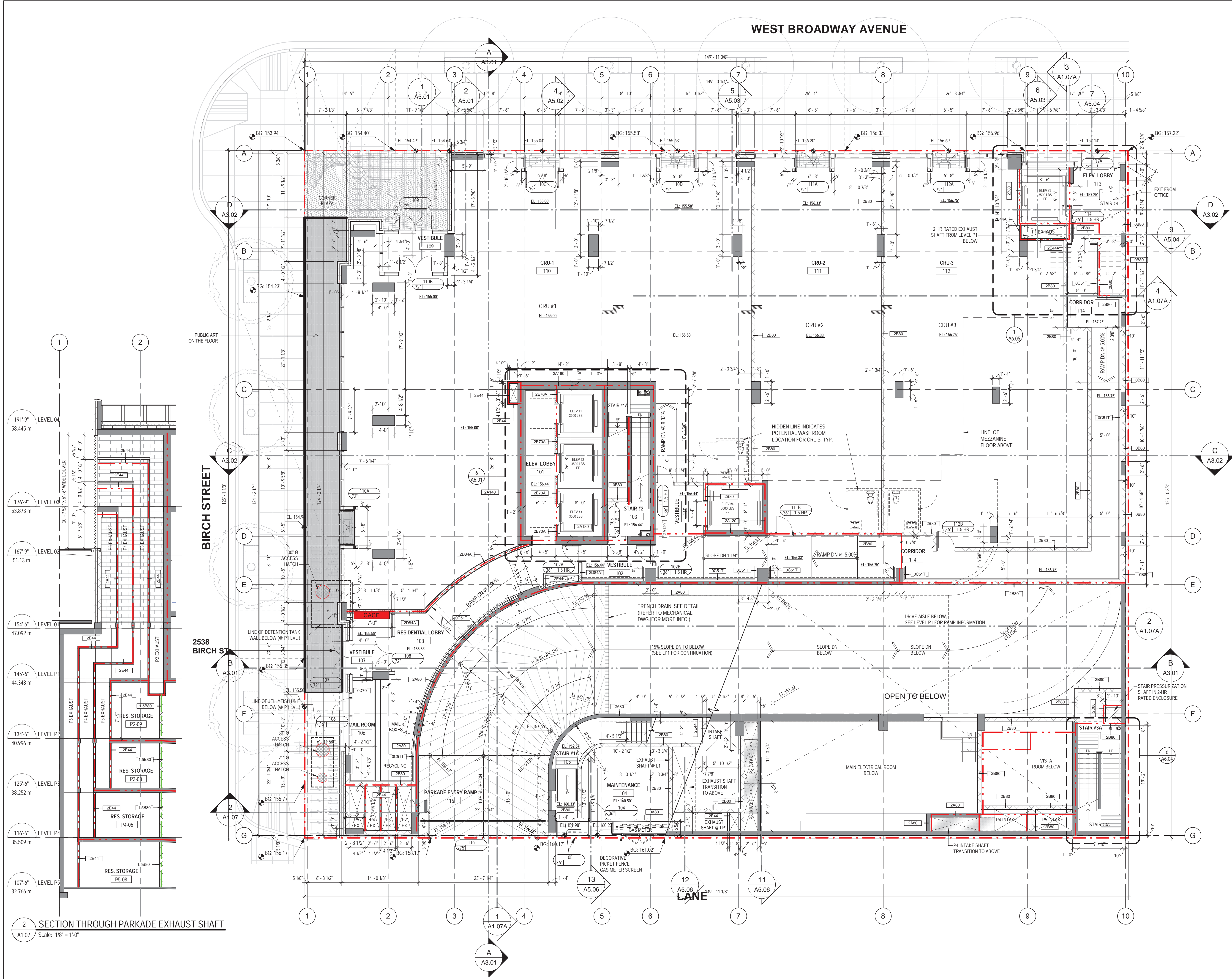
PRIME CONSULTANT
IBI IBI GROUP ARCHITECTS (CANADA) INC.
 700-1285 West Pender Street,
 Vancouver, BC V6E 4B1, Canada
 Tel: 604 683 9797 Fax: 604 683 0492
 ibigroup.com

PROJECT
2538 BIRCH STREET
 2538 BIRCH ST. VANCOUVER, BC

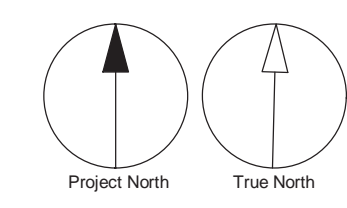
PROJECT NO: 39572
DRAWN BY: Author
PROJECT MGR: Designer
SCALE: 1/8" = 1'-0"
CHECKED BY: Checker
APPROVED BY: Approver
DATE: 2022-08-15

SHEET TITLE
LEVEL 1 PLAN

SHEET NUMBER
A1.07 **ISSUE**

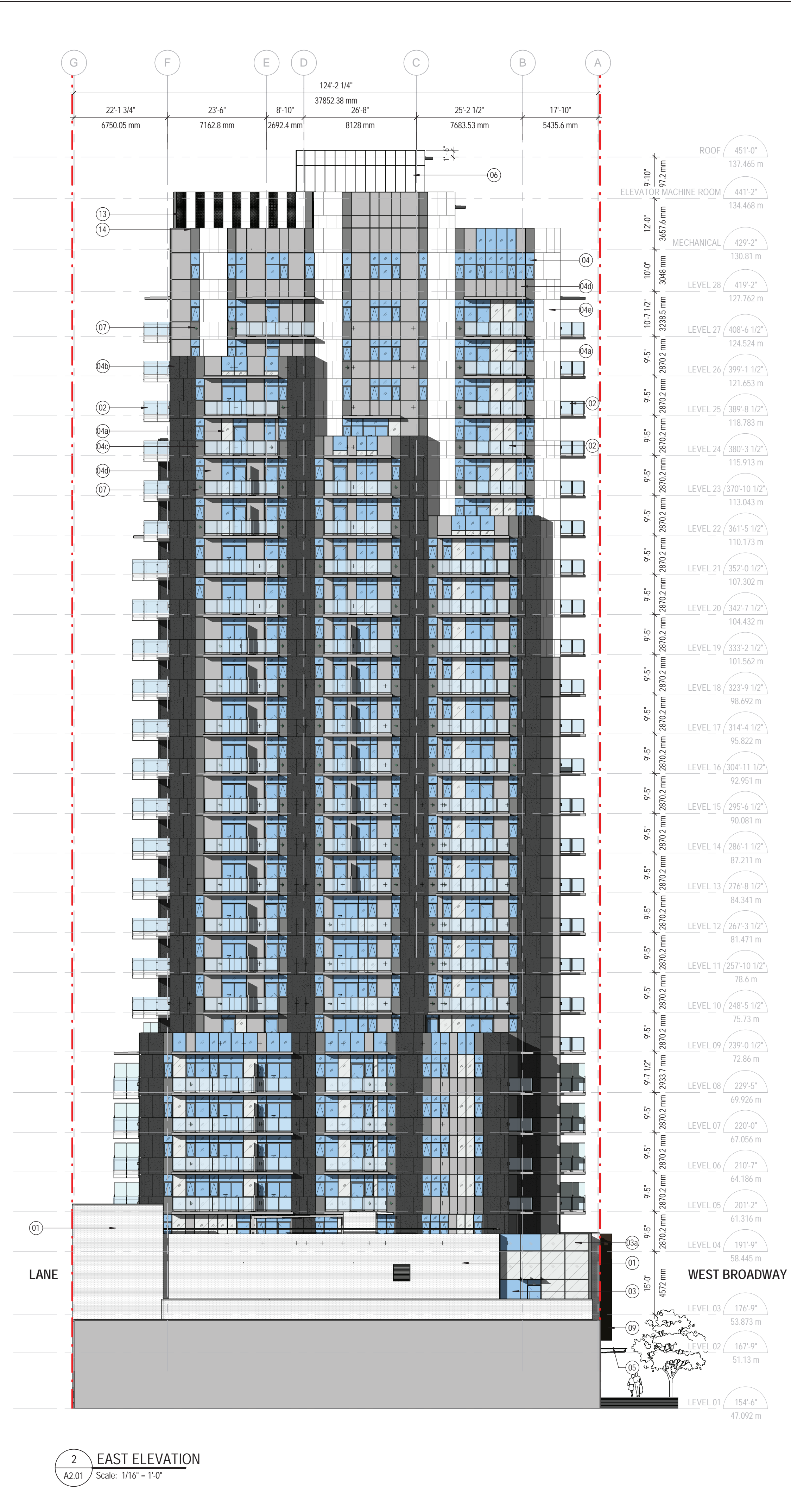
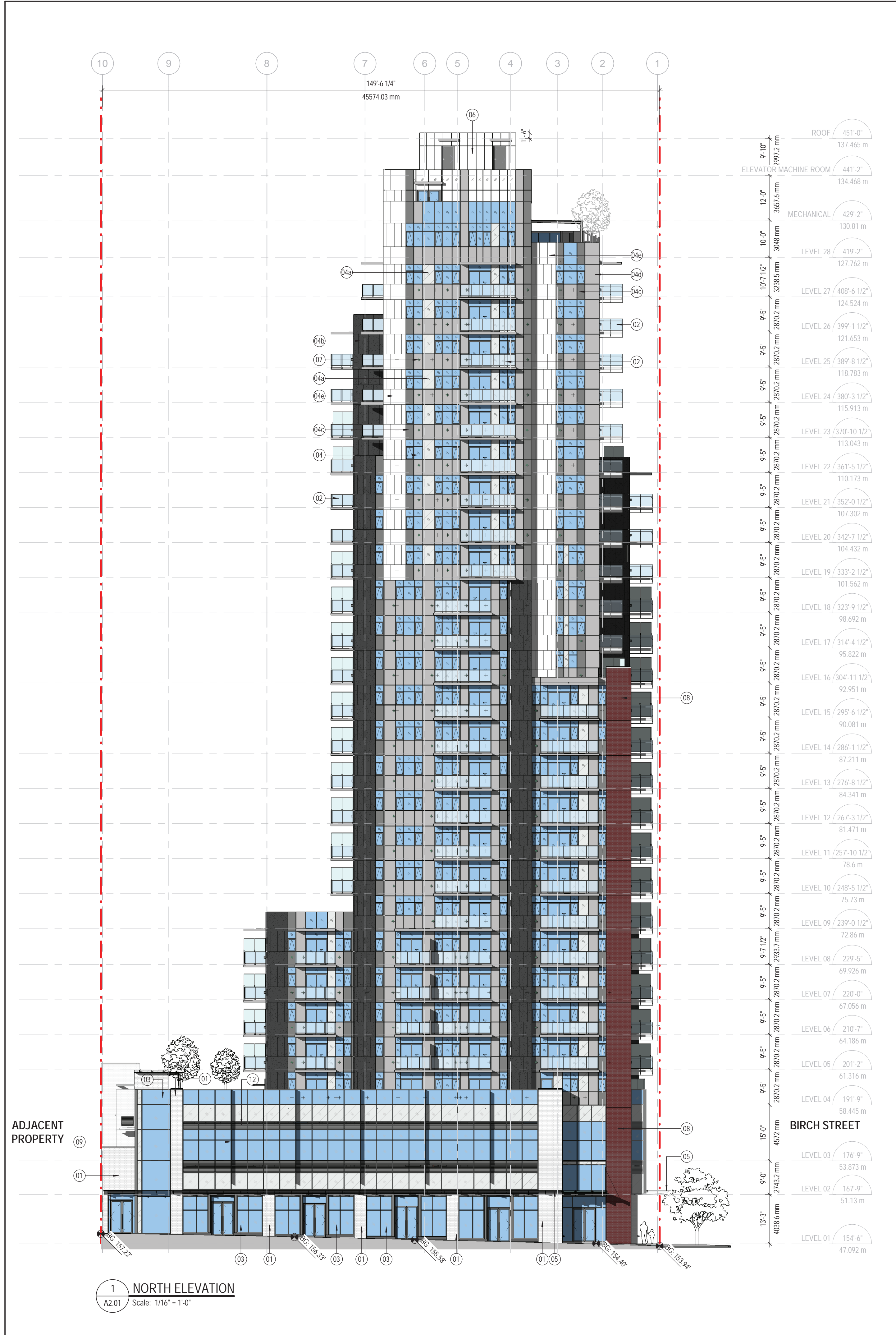


SECTION THROUGH PARKADE EXHAUST SHAFT
 A1.07 Scale: 1/8" = 1'-0"



2022-09-14 3:30:02 PM

C:\Users\caroline.pant.Documenta\Recent\20220915\2538_WBWay-Central-2022_26_Stories_caroline.pant.rvt



EXTERIOR MATERIALS	
KEY	MATERIAL
01	BRICK VENEER - WHITE
02	GLAZED BALCONY GUARDRAIL
03	CURTAIN WALL GLAZING WITH CLEAR GLASS
03a	CURTAIN WALL GLAZING WITH SPANDREL
03b	CURTAIN WALL GLAZING WITH FROSTED GLASS
04	WINDOW WALL WITH VISION PANEL (CLEAR GLASS)
04a	WINDOW WALL WITH SPANDREL PANEL (WHITE BACK PAINTED GLASS)
04b	WINDOW WALL WITH METAL PANEL (BLACK)
04c	WINDOW WALL WITH METAL PANEL (DARK GRAY)
04d	WINDOW WALL WITH METAL PANEL (LIGHT GRAY)
04e	WINDOW WALL WITH METAL PANEL (WHITE)
05	GLASS CANOPY
06	WHITE HARDIE PANEL
07	FUTURE A/C VENT LOCATION
08	PUBLIC ART
09	BANNER SIGN
10	GAS METER
11	PLANTER WITH CLIMBING PLANT
12	ARCHITECTURAL LOUVER
13	MECHANICAL SCREEN(PERFORATED)
14	MECHANICAL SCREEN(SOLID)

CLIENT
JAMESON BROADWAY & BIRCH LP
670-1665 West Broadway

COPYRIGHT
This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than authorized by IBI Group is prohibited. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general performance before proceeding with fabrication.
IBI Group Architects (Canada) Inc.
is a member of the IBI Group of companies.

ISSUES		
NO.	DESCRIPTION	DATE
1	REZONING	2019-05-03
2	DEVELOPMENT PERMIT	2021-07-06
3	PRELIMINARY TENDER	2021-11-30
4	DRAFT DP PRIOR TO RESPONSE	2022-02-09
5	DP PRIOR TO RESPONSE	2022-08-15

REVISIONS		
NO.	DESCRIPTION	DATE
1R	REZONING	2019-08-19
SR	DP PRIOR TO RESPONSE	2022-09-14

CONSULTANTS

SEAL

PRIME CONSULTANT

IBI GROUP ARCHITECTS (CANADA) INC.
700-1285 West Pender Street,
Vancouver, BC V6E 4B1, Canada
tel: 604 683 9797 fax: 604 683 0482
ibigroup.com

PROJECT

2538 BIRCH STREET
2538 BIRCH ST. VANCOUVER, BC

PROJECT NO:
39572

DRAWN BY:
Author

PROJECT MGR:
Designer

SCALE:
1/16" = 1'-0"

CHECKED BY:
Checker

APPROVED BY:
Approver

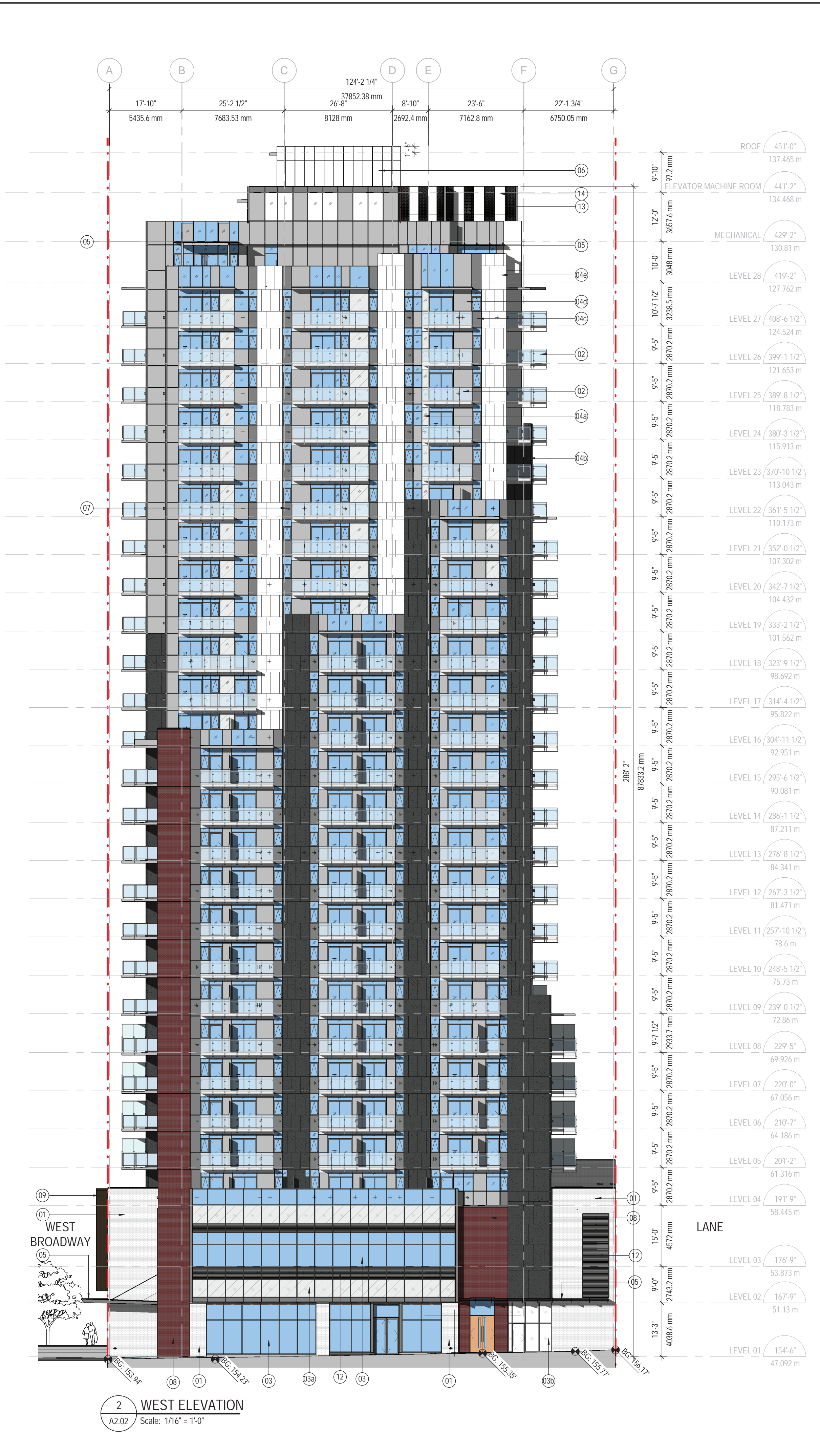
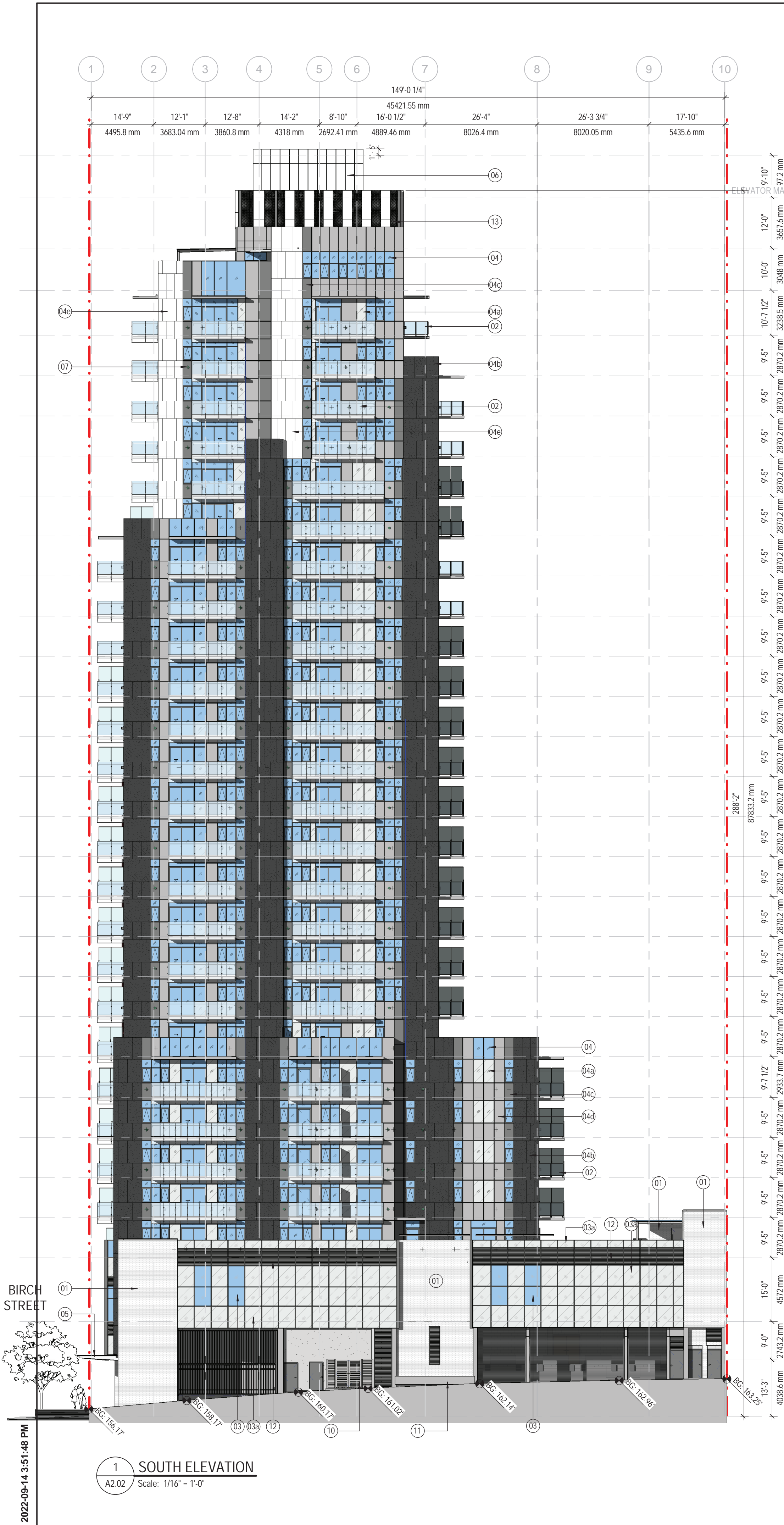
DATE:
2022-08-15

SHEET TITLE

NORTH AND EAST ELEVATIONS

SHEET NUMBER
A2.01

ISSUE



EXTERIOR MATERIALS	
KEY	MATERIAL
01	BRICK VENEER - WHITE
02	GLAZED BALCONY GUARDRAIL
03	CURTAIN WALL GLAZING WITH CLEAR GLASS
03a	CURTAIN WALL GLAZING WITH SPANDREL
03b	CURTAIN WALL GLAZING WITH FROSTED GLASS
04	WINDOW WALL WITH VISION PANEL (CLEAR GLASS)
04a	WINDOW WALL WITH SPANDREL PANEL (WHITE BACK PAINTED GLASS)
04b	WINDOW WALL WITH METAL PANEL (BLACK)
04c	WINDOW WALL WITH METAL PANEL (DARK GRAY)
04d	WINDOW WALL WITH METAL PANEL (LIGHT GRAY)
04e	WINDOW WALL WITH METAL PANEL (WHITE)
05	GLASS CANOPY
06	WHITE HARDIE PANEL
07	FUTURE A/C VENT LOCATION
08	PUBLIC ART
09	BANNER SIGN
10	GAS METER
11	PLANTER WITH CLIMBING PLANT
12	ARCHITECTURAL LOUVER
13	MECHANICAL SCREEN(PERFORATED)
14	MECHANICAL SCREEN(SOLID)

CLIENT
JAMESON BROADWAY & BIRCH LP
 670-1665 West Broadway

COPYRIGHT
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is prohibited. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general performance before proceeding with fabrication.
IBI Group Architects (Canada) Inc.
 is a member of the IBI Group of companies.

ISSUES		
NO.	DESCRIPTION	DATE
1	REZONING	2019-05-03
2	DEVELOPMENT PERMIT	2021-07-06
3	PRELIMINARY TENDER	2021-11-30
4	DRAFT DP PRIOR TO RESPONSE	2022-02-09
5	DP PRIOR TO RESPONSE	2022-08-15

REVISIONS		
NO.	DESCRIPTION	DATE
1R	REZONING	2019-08-19
5R	DP PRIOR TO RESPONSE	2022-09-14

CONSULTANTS

SEAL

PRIME CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
 700-1285 West Pender Street,
 Vancouver, BC V6E 4B1, Canada
 tel 604 683 9797 fax 604 683 0492
 ibigroup.com

PROJECT
2538 BIRCH STREET
 2538 BIRCH ST. VANCOUVER, BC

PROJECT NO:
 39572
DRAWN BY: Author
CHECKED BY: Checker
PROJECT MGR: Designer
APPROVED BY: Approver
SCALE: 1/16" = 1'-0"
DATE: 2022-08-15

SHEET TITLE
SOUTH AND WEST ELEVATIONS

SHEET NUMBER
A2.02 **ISSUE**

2022-08-14 3:51:48 PM
1 SOUTH ELEVATION
 A2.02 Scale: 1/16" = 1'-0"

2 WEST ELEVATION
 A2.02 Scale: 1/16" = 1'-0"