

MOTION

2. **Approval of Form of Development – 720 East 56th Avenue**

THAT the form of development for this portion of the site known as 720 East 56th Avenue (formerly known as 724 East 56th Avenue) be approved generally as illustrated in the Development Application Number DP-2021-00842, prepared by Cornerstone Architecture, and submitted electronically on June 6, 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://www.shapeyourcity.ca/724-e-56-ave>

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contactor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work.

Development Review Branch conditions

- 1.7) i) The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
ii) Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building;
iii) Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555;
iv) All proposed dwelling unit areas are in accordance with Section 11.10 of the Zoning and Development By-law; and
v) All proposed yards, setbacks and building dimensions are measured to the outside of cladding;
- 2.5) 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.

Scale: 1/8"=1'
Legal Description: Lot B Plan 1810 Block 2 District lot 658 Group 1 NWD
Site Area: 8217.1 sf (~74' x 110')
Required Setbacks: North PL (E 56TH): 12 ft
East PL (Neighbour): 4 ft
South PL (Lane): 10 ft
West PL (Lane): 4 ft

2	2022-05-30	PTR
1	2021-09-20	DP
REV.	YY MM DD	ISSUE



PROJECT
720 E 56TH AVE
(Formerly 724 E 56th Ave.) Vancouver, BC

LEGAL / COV REFERENCE

BUILDING CODE	VBBL 2019
ZONING	Rezoning CD-1
DEVELOPMENT PERMIT #	DP-2021-00842
BUILDING PERMIT #	BP-0000-00000

DRAWING

SITE PLAN

SCALE 1/8" = 1'-0" (unless noted otherwise)

PLOT DATE Nov 26, 2021

PROJECT NO. DRAWING NO.

1821 A1.1

56th AVENUE

Note: Street lighting (if req'd) to be designed to IESNA standards.

LANE

LANE

ACCESS TO SHARED UNDERGROUND
PARKADE FOR OFF-STREET PARKING

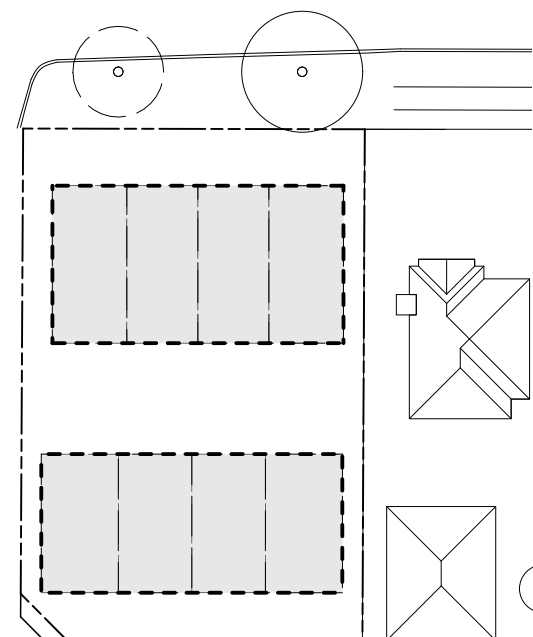
ACCESS TO SHARED
AMENITY FACILITIES

1 Site Plan
1/16"=1'

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contactor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work.

- 01 - Hardie Panel
Arctic White w/ matching metal trims
- 02 - Hardie Plank, Horizontal
Arctic White w/ matching metal trims
- 03 - Hardie Panel
Charcoal Black w/ matching metal trims
- 04 - Composite Metal Panel
Bronze Metallic w/ matching metal trims
- 05 - Hardie Panel
Bronze Colour Match w/ matching metal trims
- 06 - Concrete - Painted
Pearl Gray
- 07 - Vinyl Triple Glazed Windows / Doors
Charcoal Gray
- 08 - Sunshades
Aluminium Powder Coated Charcoal Gray
- 09 - Balcony Guardrails
Aluminium Powder Coated Charcoal Black
- 10 - Balcony Glass Guardrails / Screens
Glass / Aluminium Powder Coated Pearl Gray



2	2022-05-30	PTR
1	2021-09-20	DP
REV.	YY MM DD	ISSUE



PROJECT
720 E 56TH AVE
(Formerly 724 E 56th Ave.) Vancouver, BC
LEGAL / COV REFERENCE
BUILDING CODE VBBL 2019
ZONING Rezoning CD-1
DEVELOPMENT PERMIT # DP-2021-00842
BUILDING PERMIT # BP-0000-00000
DRAWING

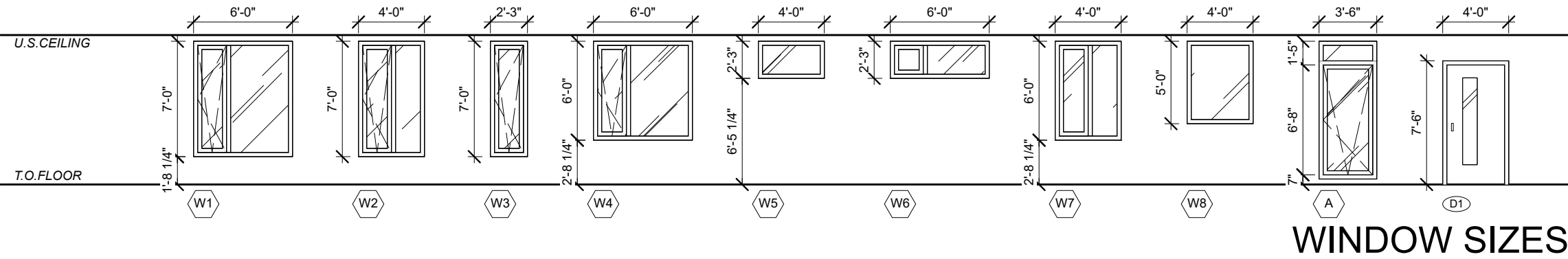
ELEVATIONS N/E/S/W

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Nov 26, 2021

PROJECT NO.
1821

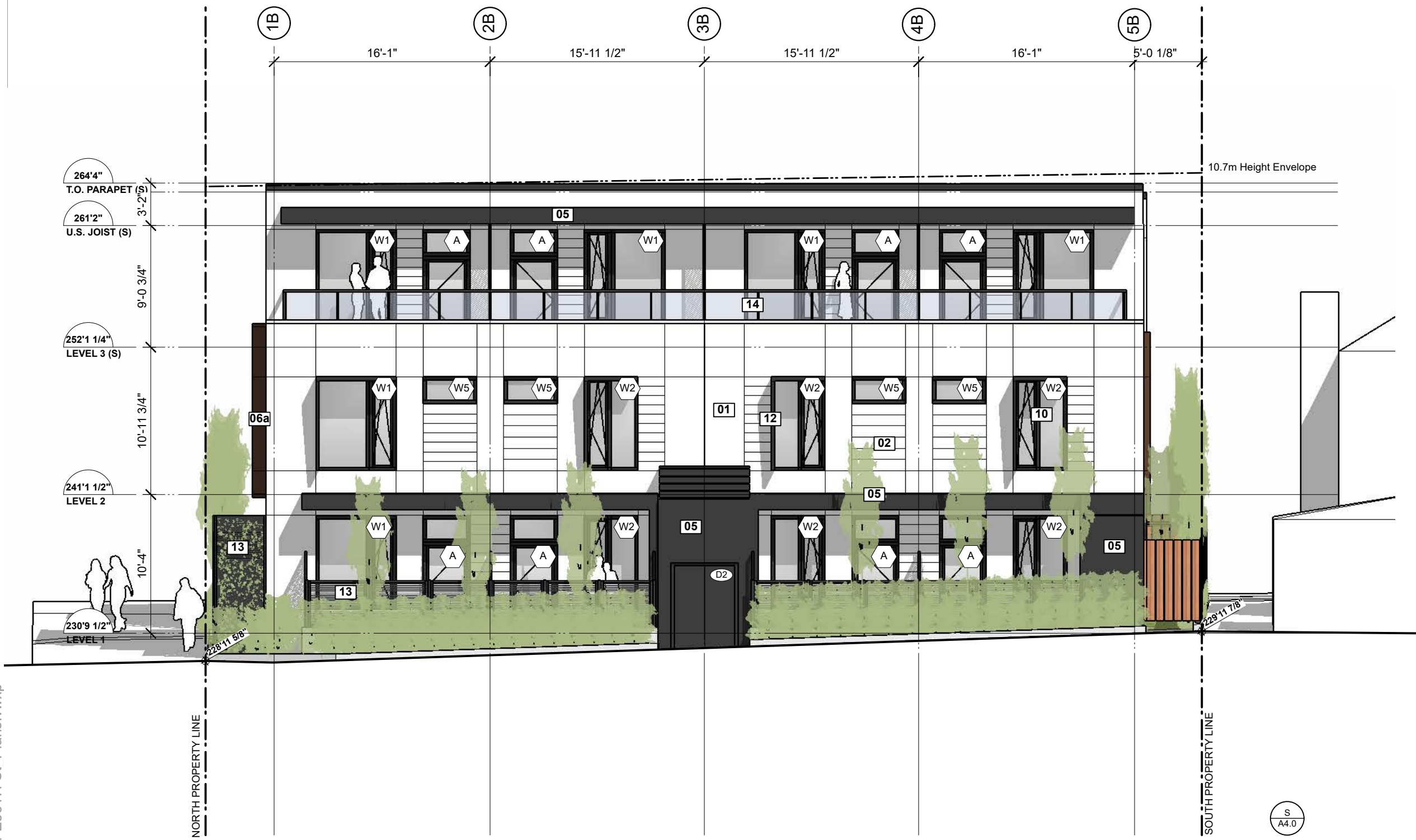
DRAWING NO.
A4.0



NORTH ELEVATION



EAST ELEVATION



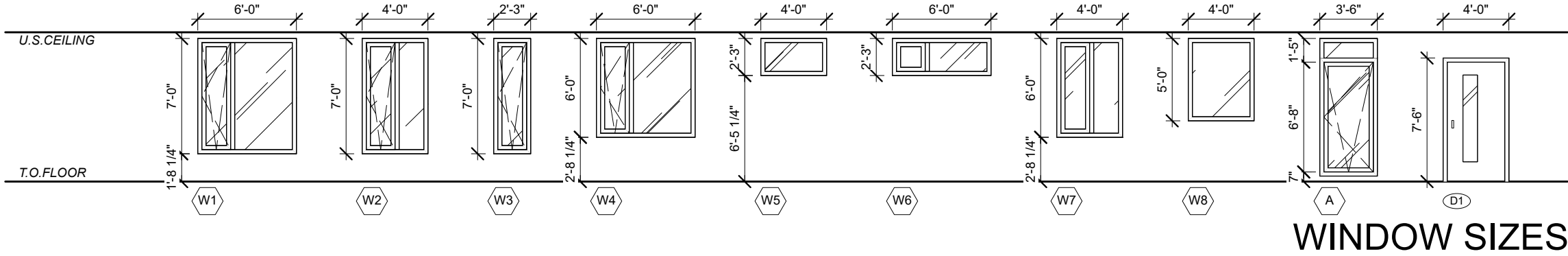
SOUTH ELEVATION



WEST ELEVATION

IMPORTANT: Copyright reserved. This design and drawing is the exclusive property of Cornerstone Architecture and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, it is the Contactor's responsibility to review and verify drawing dimensions, datums and levels. Discrepancies between information on this drawing and actual site conditions and/or the remaining Contract Documents shall be brought to the attention of the Architect for clarification prior to proceeding with the Work.

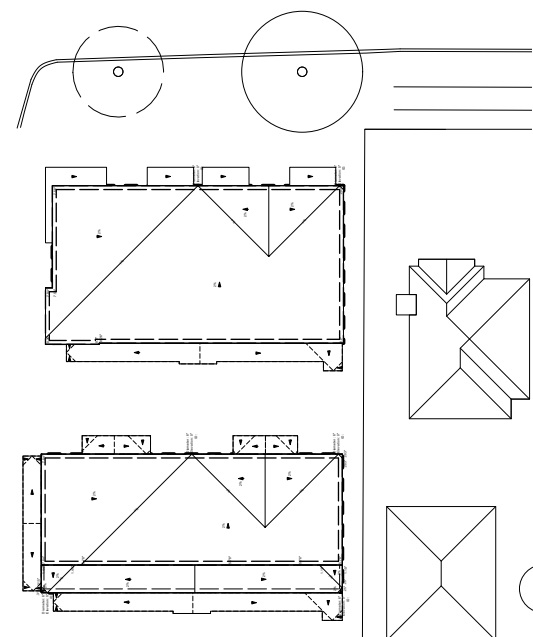


COURTYARD ELEVATION (N FACE OF S BLDG)



COURTYARD ELEVATION (S FACE OF N BLDG)

- [01] Hardie Panel
Arctic White w/ matching metal trims
- [02] Hardie Plank, Horizontal
Arctic White w/ matching metal trims
- [03] Hardie Panel
Charcoal Black w/ matching metal trims
- [04] Composite Metal Panel
Bronze Metallic w/ matching metal trims
- [05] Hardie Panel
Bronze Colour Match w/ matching metal trims
- [06] Concrete - Painted
Pearl Gray
- [07] Vinyl Triple Glazed Windows / Doors
Charcoal Gray
- [08] Sunshades
Aluminium Powder Coated Charcoal Gray
- [09] Balcony Guardrails
Aluminium Powder Coated Charcoal Black
- [10] Balcony Glass Guardrails / Screens
Glass / Aluminium Powder Coated Pearl Gray



STREET SCAPE E56TH AVE. (N)



2	2022-05-30	PTR
1	2021-09-20	DP
REV.	YY MM DD	ISSUE



PROJECT
720 E 56TH AVE
(Formerly 724 E 56th Ave.) Vancouver, BC

LEGAL / COV REFERENCE

BUILDING CODE	VBBL 2019
ZONING	Rezoning CD-1
DEVELOPMENT PERMIT #	DP-2021-00842
BUILDING PERMIT #	BP-0000-00000

DRAWING

**ELEVATIONS
COURTYARD &
STREETSCAPE**

SCALE
1/8" = 1'-0" (unless noted otherwise)

PLOT DATE
Nov 26, 2021

PROJECT NO.
1821

DRAWING NO.
A4.1