

# A.2

## MOTION

### 2. **Approval of Form of Development – 220 East 6th Avenue (Formerly 2202 Main Street)**

THAT the form of development for this portion of the site known as 220 East 6th Avenue (formerly 2202 Main Street) be approved generally as illustrated in the Development Application Number DP-2021-01012, prepared by Formosis Architecture, and submitted electronically on June 13, 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/8849/20201029192419/https://rezoning.vancouver.ca/applications/2202main/index.htm>

Seal



Consultants

Key plan



Issued for

MAR 07 2022 ISSUED FOR DEVELOPMENT PERMIT  
AUG 31 2022 ISSUED FOR DP PRIOR-TO RESPONSE

Project title

VICTORIA DRIVE  
AFFORDABLE  
HOUSING

Client

CATALYST COMMUNITY  
DEVELOPMENTS SOCIETY  
Site address  
2005 EAST 40TH AVENUE  
VANCOUVER, BC

Sheet title

SITE PLAN

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### PROJECT INFORMATION

GENERAL								
CIVIC ADDRESS	5590 VICTORIA DRIVE, VANCOUVER B.C.							
LEGAL ADDRESSES (TO BE CONSOLIDATED)	LOT 2 EXCEPT THE WEST 7 FEET NOW ROAD, BLOCK 16, DISTRICT LOT 394 PLAN 2501 LOT 3 EXCEPT THE WEST 7 FEET, BLOCK 16, DISTRICT LOT 394 PLAN 2501 LOT 4 EXCEPT THE WEST 7 FEET, BLOCK 16 NOW ROAD, DISTRICT LOT 394 PLAN 2501							
SITE AREA	1190m <sup>2</sup>							
ZONING	EXISTING C2	PROPOSED CD-1						
FSR	3.49	3.49						
SITE COVERAGE	N/A	75%						
TOTAL FLOOR SPACE* (GROSS)	N/A	5,726.21m <sup>2</sup>						
FSR FLOOR SPACE* (NET)	4,153.10m <sup>2</sup>	4,149.68m <sup>2</sup>						
BUILDING HEIGHT	22.25m (73.2ft)	22.25m (73ft) + ROOFTOP APPURTENANCE						
NUMBER OF STOREYS	N/A	6 + ROOFTOP APPURTENANCE						
AREA BREAKDOWN*	GROSS	NET						
RESIDENTIAL	5,138.19m <sup>2</sup>	3,800.95m <sup>2</sup>						
OFFICE	548.73m <sup>2</sup>	548.73m <sup>2</sup>						
REQUIRED SETBACKS								
FRONT YARD (VICTORIA DRIVE)	2.4m (8ft)							
SIDE YARD (E. 40 <sup>TH</sup> AVENUE)	1.8m (6ft)							
SIDE YARD (TO NEIGHBOUR)	0m							
REAR YARD (LANE)	4572m (15ft)							
UNIT TYPE	UNIT COUNT	AVERAGE AREA						
STUDIO	10	29.76m <sup>2</sup>						
ONE BEDROOM	24	44.73m <sup>2</sup>						
TWO BEDROOM	15	61.25m <sup>2</sup>						
THREE BEDROOM	5	78.90m <sup>2</sup>						
TOTAL	54	-						
REQUIRED			PROPOSED					
FAMILY UNITS (2 OR MORE BEDROOMS)			35% MINIMUM			37% (20 UNITS)		
ACCESSIBLE UNITS			5% MINIMUM			11% (6 UNITS)		

\*REFER TO FSR DRAWINGS FOR COMPLETE FSR CALCULATION INFORMATION

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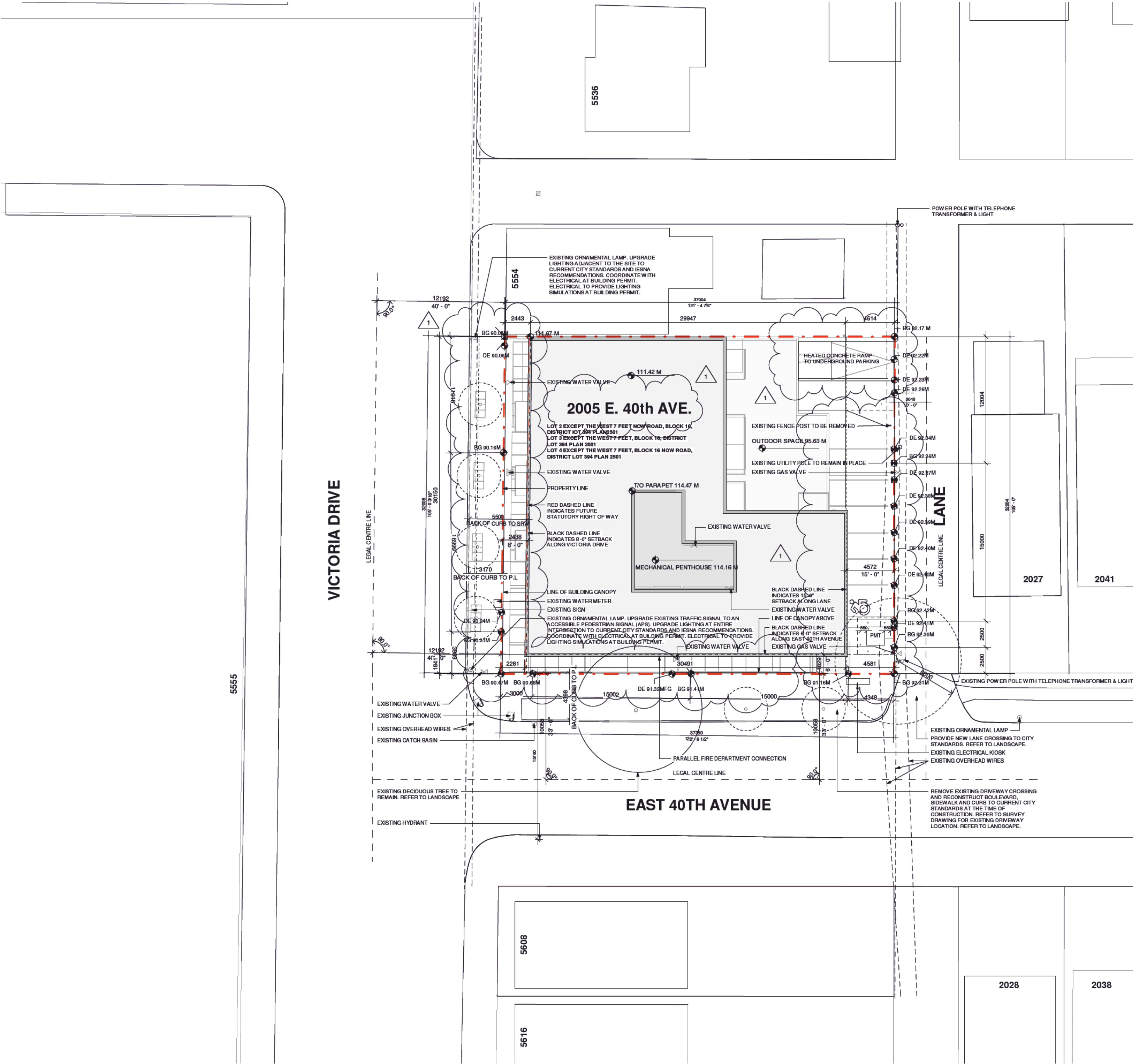
### GENERAL NOTES

THIS PLAN IS "NOT FOR CONSTRUCTION" AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE FOR CONSTRUCTION APPROVAL AND REALTID PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING/DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.

PROVIDE NEW OR REPLACEMENT DUCT BANK ADJACENT TO THE DEVELOPMENT SITE THAT MEETS CITY STANDARDS. DUCT BANKS ARE TO CONSIST OF ELECTRICAL AND COMMUNICATION DUCTS AND CABLES, AND CONNECTED TO EXISTING ELECTRICAL AND COMMUNICATION INFRASTRUCTURE. COORDINATE WITH ELECTRICAL AT BP, CITY OF VANCOUVER HAS CONFIRMED THAT NO DUCT BANK IS REQUIRED IN THE LANE, AND THAT UPGRADES ARE NOT REQUIRED TO LIGHTING IN THE LANE.

PROVIDE ELECTRICAL EQUIPMENT AS REQUIRED TO REPORT ENERGY USE DATA ON AN AGGREGATED BASIS, FOR THE BUILDING AS A WHOLE AND CERTAIN COMMON AREAS AND BUILDING SYSTEMS AS REQUIRED BY THE CITY.

PROVIDE CONSTRUCTION DETAILS TO DETERMINE ABILITY TO MEET MUNICIPAL DESIGN STANDARDS FOR SHOTCRETE REMOVAL (STREET RESTORATION MANUAL, SECTION 02596 AND ENCROACHMENT BYLAW (#4243) SECTION 3A) AND ACCESS AROUND EXISTING AND FUTURE UTILITIES ADJACENT TO THE SITE







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Seal



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Key plan



## WEST ELEVATION

1:100



## SOUTH ELEVATION

1:100

### LEGEND

TAG	MATERIAL
FC1	FIBRE CEMENTITIOUS PANEL COLOUR No. 1
FC2	FIBRE CEMENTITIOUS PANEL COLOUR No. 2
FC3	FIBRE CEMENTITIOUS PANEL COLOUR No. 3
ACN	ARCHITECTURAL CONCRETE
GLR	TINTED GLASS GUARDRAIL - GRAY
GLS	TINTED GLASS PRIVACY SCREEN - GRAY
GLC	TINTED GLASS CANOPY
RF	SEMI-CONCEALED REVEAL FLASHING - RED

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2005 EAST 40TH AVENUE  
VANCOUVER, BC

Sheet title

BUILDING ELEVATIONS  
- WEST / SOUTH

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BUILDING ELEVATIONS  
- EAST / NORTH

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A302