**A.1** 

#### **MOTION**

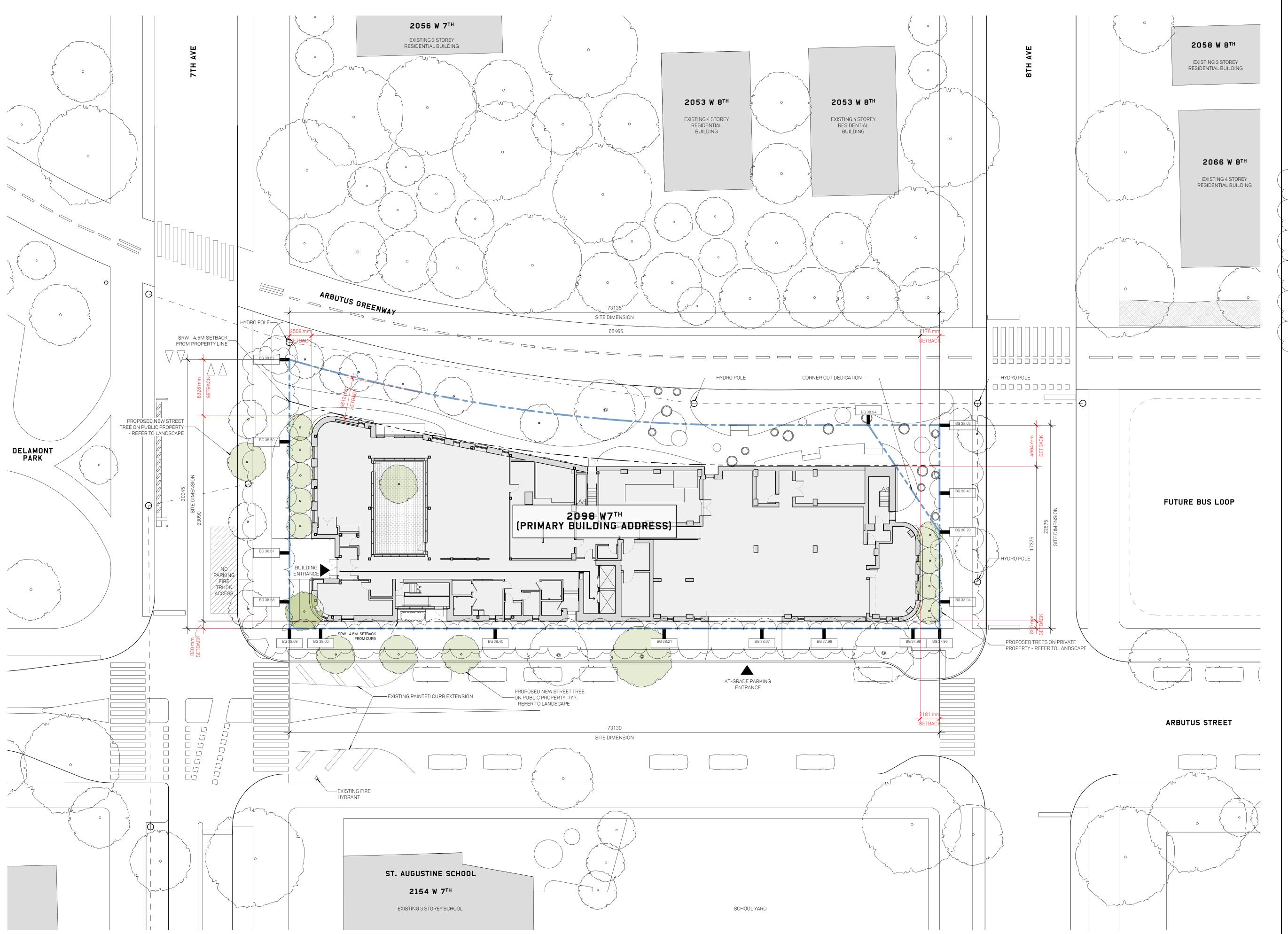
1. Approval of Form of Development – 2086-2098 West 7th Avenue and 2091 West 8th Avenue

THAT the form of development for this portion of the site known as 2086-2098 West 7th Avenue and 2091 West 8th Avenue be approved generally as illustrated in the Development Application Number DP-2022-00500, prepared by Human Studio | Architecture + Urban Design, and submitted electronically on November 16, 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/2086-2098-w-7th-ave-and-2091-w-8th-ave



Human Studio | Architecture + Urban Design #200 - 68 East 2<sup>nd</sup> Avenue, Vancouver, Canada

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing, as an instrument of service, is the property of the Architect and may not be used in any way without the written permission of the

### GENERAL NOTES

All building dimensions, setbacks, and yards are to the outside of cladding; 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;

The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations; Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building; The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law;

The design of bicycle spaces (including bicycle rooms, compounds, lockers, and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law. Vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan.

SITE PLAN LEGEND HYDRO POLE FIRE HYDRANT OVERHEAD HYDRO LINES PROPERTY LINE



2023-10-06 5 2023-04-25 4 Addressing Plans 2022-11-15 3 Re-Issued for DP 2022-10-25 2 Issued for BCH DD Review Issued for Development 2022-10-18 1

> Permit DESCRIPTION

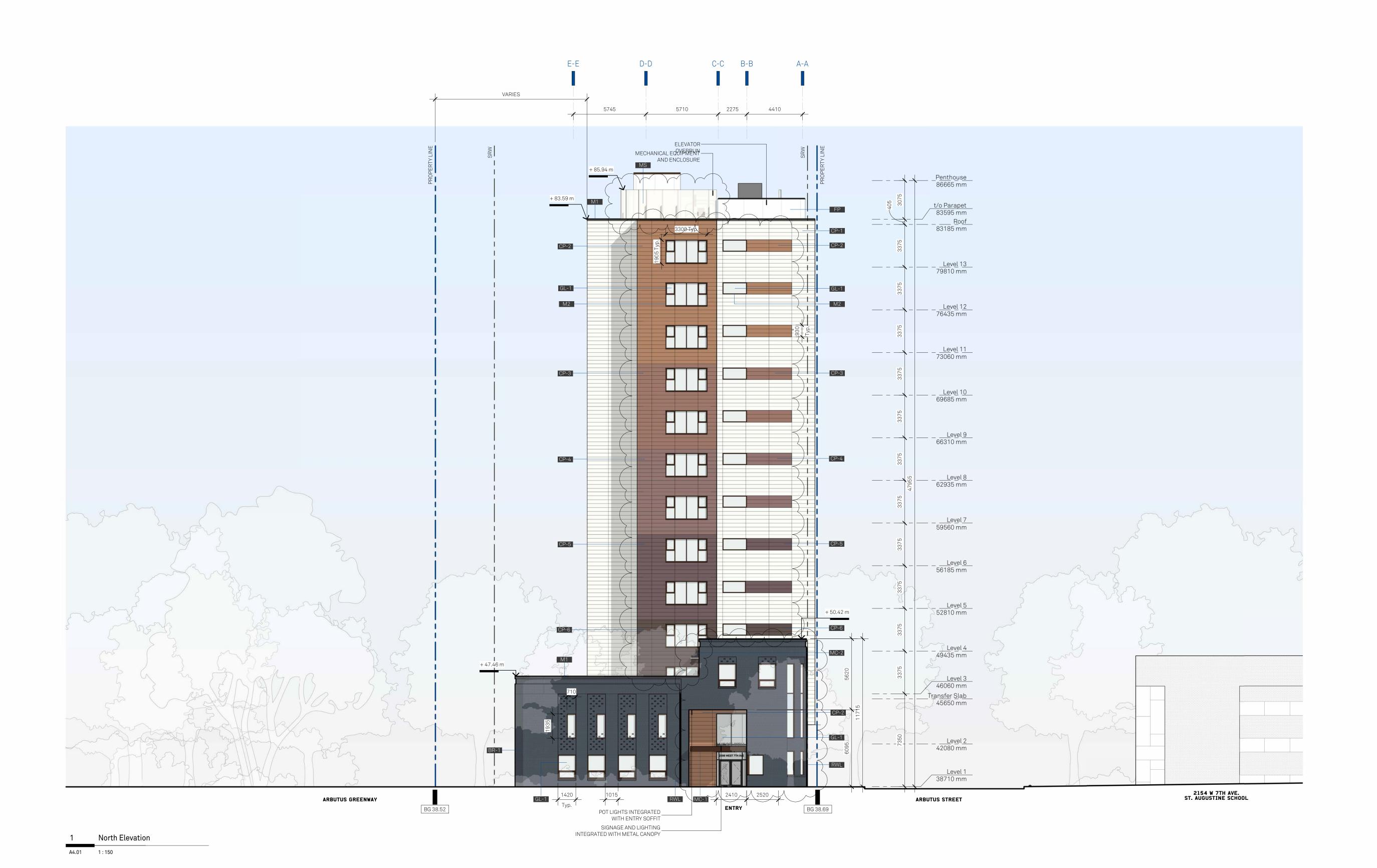
# PMSHI ARBUTUS STREET

NMHDO + BC Housing HS0071



As indicated

Site Plan



HUM

**A** \*



Human Studio | Architecture + Urban Design #200 - 68 East 2<sup>nd</sup> Avenue, Vancouver, Canada

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing, as an instrument of service, is the property of the Architect and may not be used in any way without the written permission of the Architect.

#### EXTERIOR MATERIALS LEGEND

CP-1 CONCRETE PANEL - CREAM-COLOUR

CP-2 CONCRETE PANEL - LIGHT BROWN

CP-3 CONCRETE PANEL - MEDIUM BROWN

CP-4 CONCRETE PANEL - LIGHT PURPLE BROWN

CP-5 CONCRETE PANEL - DARK PURPLE BROWN

CP-6 CONCRETE PANEL - DARK GREY

BR-1 BRICK - BLUE

GL-1 INSULATED GLAZING UNIT - LOW-E

GL-2 INSULATED GLAZING UNIT - FROSTED

MD METAL DOOR

OHD OVERHEAD DOOR

MC-1 WEATHER PROTECTION CANOPY

MC-2 METAL CANOPY

MS PERFORATED METAL SCREEN - CREAM-COLOUR

SS METAL SUNSHADE

SN METAL SIGNAGE

AL ALUMINUM LOUVRE

M1 METAL PANEL - BLACK

M2 METAL PANEL - RED-BROWN

FP FIBRE REINFORCED CEMENT PANEL - LIGHT GREY

RWL METAL RAIN WATER LEADER



2023-10-06 5 Prior To Response 2023-04-25 4 Addressing Plans

2022-11-15 3 Re-Issued fo

2022-10-25 2 Issued for BCH DD Review

2022-10-18 1 Issued for Development Permit

DATE REV DESCRIPTION

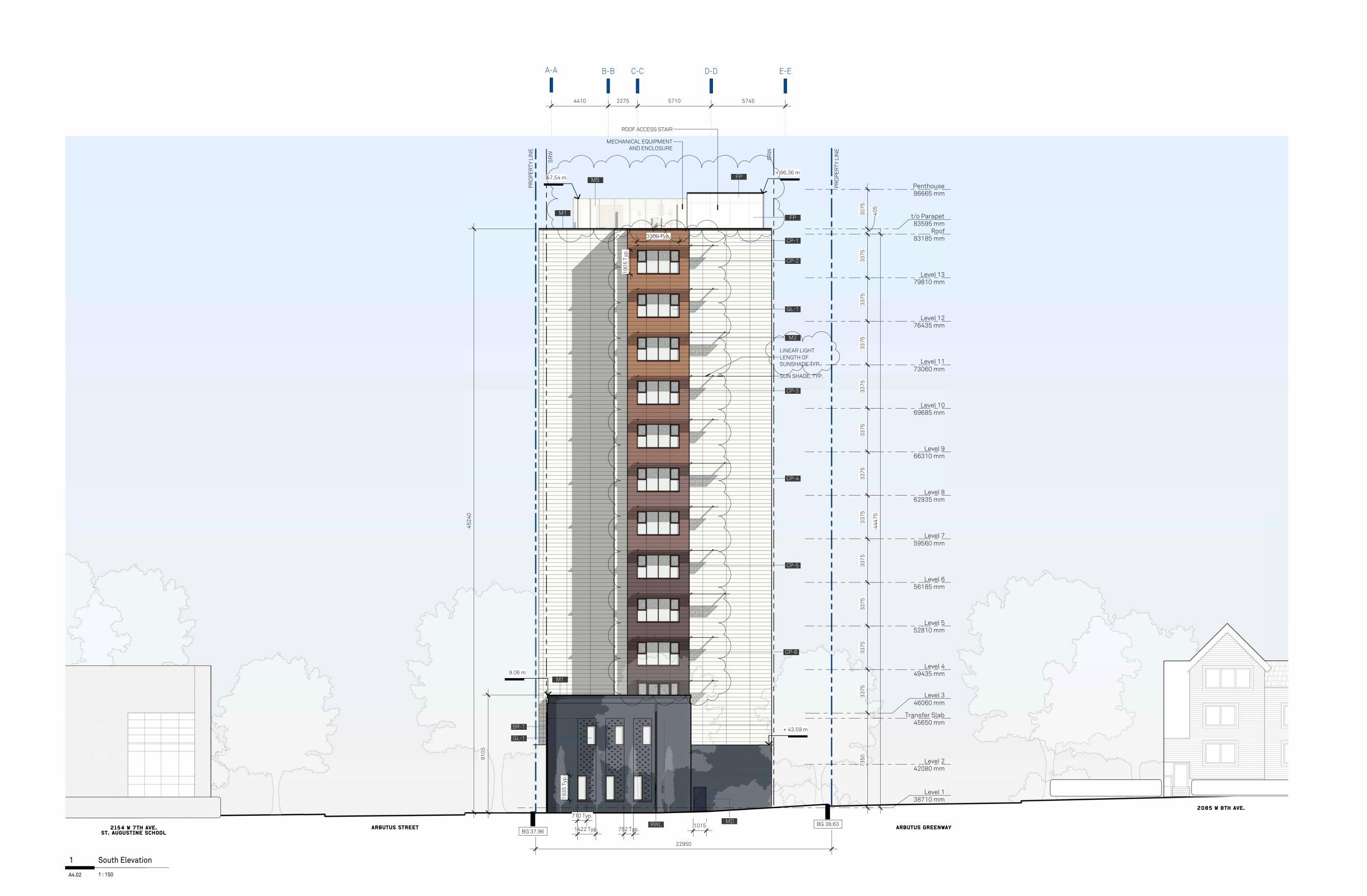
## PMSHI ARBUTUS STREET

NMHDO + BC Housing

As indicated

Building Elevation North

1







Human Studio | Architecture + Urban Design #200 - 68 East 2<sup>nd</sup> Avenue, Vancouver, Canada

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing, as an instrument of service, is the property of the Architect and may not be used in any way without the written permission of the Architect.

## EXTERIOR MATERIALS LEGEND

CP-1 CONCRETE PANEL - CREAM-COLOUR CP-2 CONCRETE PANEL - LIGHT BROWN

CP-3 CONCRETE PANEL - MEDIUM BROWN CP-4 CONCRETE PANEL - LIGHT PURPLE BROWN

CP-5 CONCRETE PANEL - DARK PURPLE BROWN

CP-6 CONCRETE PANEL - DARK GREY

BR-1 BRICK - BLUE

GL-1 INSULATED GLAZING UNIT - LOW-E

GL-2 INSULATED GLAZING UNIT - FROSTED

MD METAL DOOR

OHD OVERHEAD DOOR

MC-1 WEATHER PROTECTION CANOPY MC-2 METAL CANOPY

MS PERFORATED METAL SCREEN - CREAM-COLOUR

SS METAL SUNSHADE

SN METAL SIGNAGE

AL ALUMINUM LOUVRE

M1 METAL PANEL - BLACK

M2 METAL PANEL - RED-BROWN

FP FIBRE REINFORCED CEMENT PANEL - LIGHT GREY

RWL METAL RAIN WATER LEADER



2022-10-25 2 Issued for BCH DD

Issued for Development 2022-10-18 1 Permit

DESCRIPTION DATE

## PMSHI ARBUTUS **STREET**

NMHDO + BC Housing

As indicated

Building Elevation -South



**A** \*



Human Studio | Architecture + Urban Design #200 - 68 East 2<sup>nd</sup> Avenue, Vancouver, Canada

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing, as an instrument of service, is the property of the Architect and may not be used in any way without the written permission of the Architect.

### EXTERIOR MATERIALS LEGEND

CP-1 CONCRETE PANEL - CREAM-COLOUR CP-2 CONCRETE PANEL - LIGHT BROWN

CP-3 CONCRETE PANEL - MEDIUM BROWN

CP-4 CONCRETE PANEL - LIGHT PURPLE BROWN

CP-5 CONCRETE PANEL - DARK PURPLE BROWN

CP-6 CONCRETE PANEL - DARK GREY

BR-1 BRICK - BLUE

GL-1 INSULATED GLAZING UNIT - LOW-E

GL-2 INSULATED GLAZING UNIT - FROSTED

MD METAL DOOR

OHD OVERHEAD DOOR

MC-1 WEATHER PROTECTION CANOPY

MC-2 METAL CANOPY

MS PERFORATED METAL SCREEN - CREAM-COLOUR SS METAL SUNSHADE

SN METAL SIGNAGE

AL ALUMINUM LOUVRE

M1 METAL PANEL - BLACK

M2 METAL PANEL - RED-BROWN

FP FIBRE REINFORCED CEMENT PANEL - LIGHT GREY

RWL METAL RAIN WATER LEADER



2023-10-06 5

Addressing Plans Re-Issued for DP

2022-11-15 3

2022-10-18 1

Issued for BCH DD 2022-10-25 2 Review

Issued for Development

Permit

Prior To Response

DESCRIPTION

## PMSHI ARBUTUS **STREET**

NMHDO + BC Housing

As indicated

Building Elevation - East



 $H \cup N$ 





Human Studio | Architecture + Urban Design #200 - 68 East 2<sup>nd</sup> Avenue, Vancouver, Canada

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing, as an instrument of service, is the property of the Architect and may not be used in any way without the written permission of the Architect.

## EXTERIOR MATERIALS LEGEND CP-1 CONCRETE PANEL - CREAM-COLOUR CP-2 CONCRETE PANEL - LIGHT BROWN CP-3 CONCRETE PANEL - MEDIUM BROWN CP-4 CONCRETE PANEL - LIGHT PURPLE BROWN CP-5 CONCRETE PANEL - DARK PURPLE BROWN CP-6 CONCRETE PANEL - DARK GREY BR-1 BRICK - BLUE GL-1 INSULATED GLAZING UNIT - LOW-E GL-2 INSULATED GLAZING UNIT - FROSTED MD METAL DOOR OHD OVERHEAD DOOR MC-1 WEATHER PROTECTION CANOPY MC-2 METAL CANOPY MS PERFORATED METAL SCREEN - CREAM-COLOUR SS METAL SUNSHADE SN METAL SIGNAGE AL ALUMINUM LOUVRE M1 METAL PANEL - BLACK M2 METAL PANEL - RED-BROWN FP FIBRE REINFORCED CEMENT PANEL - LIGHT GREY



RWL METAL RAIN WATER LEADER

2023-10-06 5 Prior To Response
2023-04-25 4 Addressing Plans
2022-11-15 3 Re-Issued for DP
2022-10-25 2 Issued for BCH DD
Review
2022-10-18 1 Issued for Development
Permit

ATE REV DESCRIPTION

# PMSHI ARBUTUS STREET

NMHDO + BC Housing

As indicated

Building Elevation - West A4.04