

## MOTION

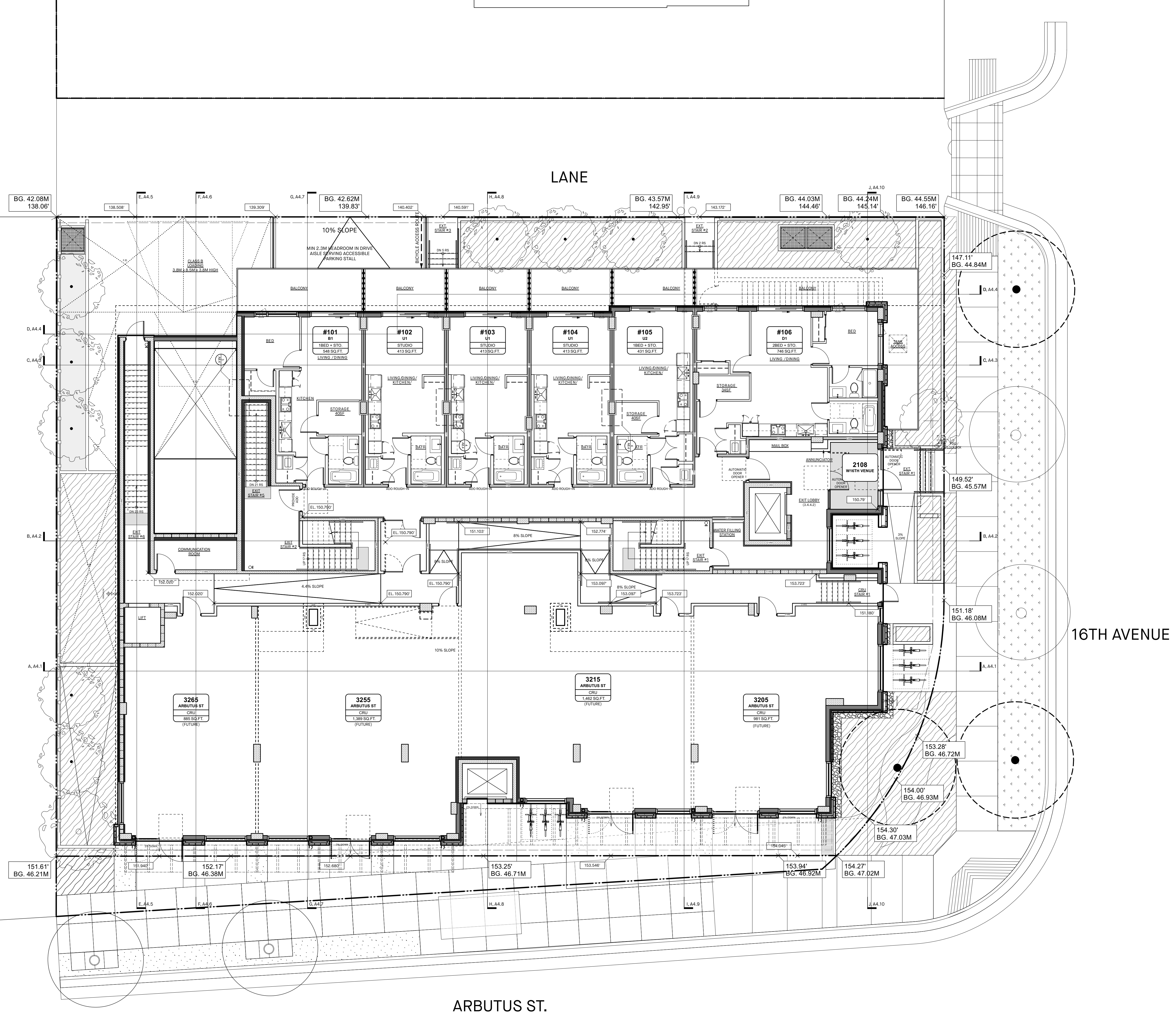
**3. Approval of Form of Development: 3205 Arbutus Street (Formerly 2108 West 16<sup>th</sup> Avenue)**

THAT the form of development for this portion of the site known as 3205 Arbutus Street be approved generally as illustrated in the Development Application Number DP-2023-00379, prepared by Yamamoto Architecture, and submitted electronically on February 16, 2024, 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/3205-arbutus-st>



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

9 2024-02-16 DP resubmission

NO - DATE - ISSUE -



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**YAMAMOTO ARCHITECTURE**

202 - 33 East 8th Avenue  
Vancouver, BC V5T 1R5  
T - 604 731 1127 F - 604 731 1327

PROJECT -

ARBUTUS TERRACE  
MIXED-USE DEVELOPMENT

2108 WEST 16TH  
VANCOUVER, BC

DRAWING TITLE -  
SITE PLAN

SCALE - 1/8" = 1'-0" SHEET NO. -

DATE - 2023-08-18 **A1.5**

DRAWN - MB

CHECKED - TY PROJ NO - 2022



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

**FINISH COLOUR / MATERIALS :**

- |   |   |   |   |
|---|---|---|---|
| 1 BRICK CLADDING (2" x 1 1/2" x 3 1/2") - "BLANCO" WITH BASALITE MORTAR'S 'GREY' GROUT                                  | 7 VINYL WINDOW AND DOOR - STARLINE 'KENDALL CHARCOAL'   | 13 PAINTED CONCRETE WITH REVEALS FINISH - PAINT (BENJAMIN MOORE (HC-168) 'CHELSEA GRAY' OR EQUIVALENT COLOUR)                               | 19 MECHANICAL METAL VENT CAPS FINISH - CASCADIA METAL (TO MATCH EXTERIOR CLADDING COLOUR) 'CHARCOAL' AND 'CASHMERE' |
| 2 PRE-CAST CONCRETE CAP FINISH: CLEAR SEALED  | 8 PRE-FINISHED STORE-FRONT WINDOWS FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR)             | 14 OPEN GRILLE METAL SECURITY GATE W/ SUPPORTING STRUCTURE FINISH - BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR                    | 20 SCUPPERS FINISH - TO MATCH EXTERIOR CLADDING COLOUR  |
| 3 FIBRE-CEMENT PANEL - SMOOTH FINISH - PRE-FINISHED PAINT (COLORPLUS - IRON GRAY) W/CASCADIA METAL FLASHING 'CHARCOAL'  | 9 ARCHITECTURALLY FINISHED CONCRETE (ON PLANTERS) FINISH: CLEAR SEALED  | 15 TEMPERED GLASS PANEL CANOPY WITH STEEL FRAME FINISH - PRE-FINISHED POWDER COATING (BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR) | 21 STEEL PLATE CANOPY   |
| 4 FIBRE-CEMENT FASCIA - SMOOTH FINISH - PRE-FINISHED PAINT (COLORPLUS - IRON GRAY) W/CASCADIA METAL FLASHING 'CHARCOAL' | 10 ALUMINUM PANEL TO MATCH STORE-FRONT WINDOWS FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR) | 16 LOUVRE PANEL FINISH - PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR)                                 | 22 RAISED METAL PLANTER - SEE LANDSCAPE   |
| 5 FIBRE-CEMENT PANEL - SMOOTH FINISH - PRE-FINISHED PAINT (COLORPLUS - LIGHT MIST) W/CASCADIA METAL FLASHING 'CHARCOAL' | 11 SOFFIT - SMOOTH FINISH - SAGIREV WOOD GRAIN FINISH 'CAMEL ZEBRAWOOD'   | 17 PRESSED STEEL DOOR -PAINTED (COLOUR MATCHED W/ PAINT (BENJAMIN MOORE (HC-168) 'CHELSEA GRAY  | 23 STRAND MONUMENT SIGN   |
| 6 FIBRE-CEMENT FASCIA - SMOOTH FINISH: PRE-FINISHED PAINT (COLORPLUS - LIGHT MIST) W/CASCADIA METAL FLASHING 'CASHMERE' | 12 MECHANICAL WALL CAP  | 18 WALL MOUNTED ALUM. GUARDRAIL FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR)                          | 24 CONCRETE CAP   |

**SAMPLE REVIEW REQUIRED TO ALL MATERIALS PRIOR TO INSTALLATION**

6 2023-10-18 IFT

NO - DATE - ISSUE -



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**YAMAMOTO ARCHITECTURE**

202 - 33 East 8th Avenue  
Vancouver, BC V5T 1R5  
T - 604 731 1127 F - 604 731 1327

PROJECT -

**ARBUTUS TERRACE MIXED-USE DEVELOPMENT**

2108 WEST 16TH AVENUE  
VANCOUVER, BC

DRAWING TITLE -  
**ELEVATION - EAST**

SCALE - 1/8" = 1'-0"

DATE - 2023-08-18

DRAWN - MB

CHECKED - TY

SHEET NO. -

**A3.1**

PROJ NO - 2022



**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

| FINISH COLOUR / MATERIALS : |   |    |   |
|-----------------------------|---|----|---|
| 1                           | BRICK CLADDING (2" x 11 1/2" x 3 1/2") - "BLANCO" WITH BASALITE MORTAR'S 'GREY' GROUT   | 7  | VINYL WINDOW AND DOOR - STARLINE 'KENDALL CHARCOAL'   |
| 2                           | PRE-CAST CONCRETE CAP<br>FINISH: CLEAR SEALED   | 8  | PRE-FINISHED STORE-FRONT WINDOWS<br>FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR)            |
| 3                           | FIBRE-CEMENT PANEL - SMOOTH<br>FINISH - PRE-FINISHED PAINT (COLORPLUS - IRON GRAY)<br>W/CASCADIA METAL FLASHING 'CHARCOAL'                  | 9  | ARCHITECTURALLY FINISHED CONCRETE (ON PLANTERS)<br>FINISH: CLEAR SEALED   |
| 4                           | FIBRE-CEMENT FASCIA - SMOOTH<br>FINISH - PRE-FINISHED PAINT (COLORPLUS - IRON GRAY)<br>W/CASCADIA METAL FLASHING 'CHARCOAL'                 | 10 | ALUMINUM PANEL TO MATCH STORE-FRONT WINDOWS<br>FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR) |
| 5                           | FIBRE-CEMENT PANEL - SMOOTH<br>FINISH - PRE-FINISHED PAINT (COLORPLUS - LIGHT MIST)<br>W/CASCADIA METAL FLASHING 'CHARCOAL'                 | 11 | SOFFIT - SMOOTH<br>FINISH - SAGIREV WOOD GRAIN FINISH 'CAMEL ZEBRAWOOD'   |
| 6                           | FIBRE-CEMENT FASCIA - SMOOTH<br>FINISH: PRE-FINISHED PAINT (COLORPLUS - LIGHT MIST)<br>W/CASCADIA METAL FLASHING 'CASHMERE'                 | 12 | MECHANICAL WALL CAP   |
| 13                          | PAINTED CONCRETE WITH REVEALS<br>FINISH - PAINT (BENJAMIN MOORE (HC-168) 'CHELSEA GRAY' OR EQUIVALENT COLOUR)                               | 19 | MECHANICAL METAL VENT CAPS<br>FINISH - CASCADIA METAL (TO MATCH EXTERIOR CLADDING COLOUR) 'CHARCOAL' AND 'CASHMERE'                       |
| 14                          | OPEN GRILLE METAL SECURITY GATE W/ SUPPORTING STRUCTURE<br>FINISH - BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR                    | 20 | SCUPPERS<br>FINISH - TO MATCH EXTERIOR CLADDING COLOUR  |
| 15                          | TEMPERED GLASS PANEL CANOPY WITH STEEL FRAME<br>FINISH - PRE-FINISHED POWDER COATING (BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR) | 21 | STEEL PLATE CANOPY  |
| 16                          | LOUVER PANEL<br>FINISH - PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR)                                 | 22 | RAISED METAL PLANTER - SEE LANDSCAPE  |
| 17                          | PRESSED STEEL DOOR<br>-PAINTED (COLOUR MATCHED W/ PAINT (BENJAMIN MOORE (HC-168) 'CHELSEA GRAY  | 23 | STRAND MONUMENT SIGN  |
| 18                          | WALL MOUNTED ALLUM. GUARDRAIL<br>FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (2121-10) 'GRAY' OR EQUIVALENT COLOUR)                         | 24 | CONCRETE CAP  |

6 2023-10-18 IFT

| NO | DATE | ISSUE |
|----|------|-------|
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**YAMAMOTO ARCHITECTURE**

202 - 33 East 8th Avenue  
Vancouver, BC V5T 1R5  
T - 604 731 1127 F - 604 731 1327

PROJECT -

**ARBUTUS TERRACE MIXED-USE DEVELOPMENT**

2108 WEST 16TH AVENUE  
VANCOUVER, BC

DRAWING TITLE -  
**ELEVATION - NORTH**

|                       |                |
|-----------------------|----------------|
| SCALE - 3/16" = 1'-0" | SHEET NO. -    |
| DATE - 2023-08-18     | <b>A3.2</b>    |
| DRAWN - MB            |                |
| CHECKED - TY          | PROJ NO - 2022 |

PL

PL



FINISH COLOUR / MATERIALS :

- |   |   |   |   |
|---|---|---|---|
| 1 BRICK CLADDING (2" x 1 1/2" x 3 1/2") - "BLANCO" WITH BASALITE MORTAR'S "GREY" GROUT                                  | 7 VINYL WINDOW AND DOOR - STARLINE "KENDALL CHARCOAL"   | 13 PAINTED CONCRETE WITH REVEALS FINISH - PAINT (BENJAMIN MOORE (HC-168) "CHELSEA GRAY" OR EQUIVALENT COLOUR)                               | 19 MECHANICAL METAL VENT CAPS FINISH - CASCADIA METAL (TO MATCH EXTERIOR CLADDING COLOUR) "CHARCOAL" AND "CASHMERE" |
| 2 PRE-CAST CONCRETE CAP FINISH: CLEAR SEALED  | 8 PRE-FINISHED STORE-FRONT WINDOWS FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)             | 14 OPEN GRILLE METAL SECURITY GATE W/ SUPPORTING STRUCTURE FINISH - BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR                    | 20 SCUPPERS FINISH - TO MATCH EXTERIOR CLADDING COLOUR  |
| 3 FIBRE-CEMENT PANEL - SMOOTH FINISH - PRE-FINISHED PAINT (COLORPLUS - IRON GRAY) W/CASCADIA METAL FLASHING "CHARCOAL"  | 9 ARCHITECTURALLY FINISHED CONCRETE (ON PLANTERS)   | 15 TEMPERED GLASS PANEL CANOPY WITH STEEL FRAME FINISH - PRE-FINISHED POWDER COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR) | 21 STEEL PLATE CANOPY   |
| 4 FIBRE-CEMENT FASCIA - SMOOTH FINISH - PRE-FINISHED PAINT (COLORPLUS - IRON GRAY) W/CASCADIA METAL FLASHING "CHARCOAL" | 10 ALUMINUM PANEL TO MATCH STORE-FRONT WINDOWS FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR) | 16 LOUVRE PANEL FINISH - PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)                                 | 22 RAISED METAL PLANTER - SEE LANDSCAPE   |
| 5 FIBRE-CEMENT PANEL - SMOOTH FINISH - PRE-FINISHED PAINT (COLORPLUS - LIGHT MIST) W/CASCADIA METAL FLASHING "CHARCOAL" | 11 SOFFIT - SMOOTH FINISH - SAGIREV WOOD GRAIN FINISH "CAMEL ZEBRAWOOD"   | 17 PRESSED STEEL DOOR -PAINTED (COLOUR MATCHED W/ PAINT (BENJAMIN MOORE (HC-168) "CHELSEA GRAY  | 23 STRAND MONUMENT SIGN   |
| 6 FIBRE-CEMENT FASCIA - SMOOTH FINISH: PRE-FINISHED PAINT (COLORPLUS - LIGHT MIST) W/CASCADIA METAL FLASHING "CASHMERE" | 12 MECHANICAL WALL CAP  | 18 BRICK CLADDING (2" x 1 1/2" x 3 1/2") - "BLANCO" WITH BASALITE MORTAR'S "GREY" GROUT   | 24 CONCRETE CAP   |

SAMPLE REVIEW REQUIRED TO ALL MATERIALS PRIOR TO INSTALLATION

WEST ELEVATION  
SCALE: 3/16" = 1'-0"

6 2023-10-18 IFT

NO - DATE - ISSUE -

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**YAMAMOTO ARCHITECTURE**

202 - 33 East 8th Avenue  
Vancouver, BC V5T 1R5  
T - 604 731 1127 F - 604 731 1327

PROJECT -

**ARBUTUS TERRACE MIXED-USE DEVELOPMENT**

2108 WEST 16TH AVENUE  
VANCOUVER, BC

DRAWING TITLE -  
ELEVATION - WEST

SCALE - 3/16" = 1'-0" SHEET NO. -  
DATE - 2023-08-18 **A3.3**

DRAWN - MB  
CHECKED - TY PROJ NO - 2022



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

**FINISH COLOUR / MATERIALS :**

|   |   |   |   |  |
|---|---|---|---|--|
| 1 BRICK CLADDING (2" x 11 1/2" x 3 1/2") - "BLANCO" WITH BASALITE MORTAR'S "GREY" GROUT                                 | 7 VINYL WINDOW AND DOOR - STARLINE "KENDALL CHARCOAL"   | 13 PAINTED CONCRETE WITH REVEALS FINISH - PAINT (BENJAMIN MOORE (HC-168) "CHELSEA GRAY" OR EQUIVALENT COLOUR)                               | 19 MECHANICAL METAL VENT CAPS FINISH - CASCADIA METAL (TO MATCH EXTERIOR CLADDING COLOUR) "CHARCOAL" AND "CASHMERE" | 25 VINES ON JAKOB - GREENGUIDE SYSTEM (SEE DETAIL) |
| 2 PRE-CAST CONCRETE CAP FINISH: CLEAR SEALED  | 8 PRE-FINISHED STORE-FRONT WINDOWS FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)             | 14 OPEN GRILLE METAL SECURITY GATE W/ SUPPORTING STRUCTURE FINISH - BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR                    | 20 SCUPPERS FINISH - TO MATCH EXTERIOR CLADDING COLOUR  | TEMPERED GLASS                                     |
| 3 FIBRE-CEMENT PANEL - SMOOTH FINISH - PRE-FINISHED PAINT (COLORPLUS - IRON GRAY) W/CASCADIA METAL FLASHING "CHARCOAL"  | 9 ARCHITECTURALLY FINISHED CONCRETE (ON PLANTERS)   | 15 TEMPERED GLASS PANEL CANOPY WITH STEEL FRAME FINISH - PRE-FINISHED POWDER COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR) | 21 STEEL PLATE CANOPY   |  |
| 4 FIBRE-CEMENT FASCIA - SMOOTH FINISH - PRE-FINISHED PAINT (COLORPLUS - IRON GRAY) W/CASCADIA METAL FLASHING "CHARCOAL" | 10 ALUMINUM PANEL TO MATCH STORE-FRONT WINDOWS FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR) | 16 LOUVRE PANEL FINISH - PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)                                 | 22 RAISED METAL PLANTER - SEE LANDSCAPE   |  |
| 5 FIBRE-CEMENT PANEL - SMOOTH FINISH - PRE-FINISHED PAINT (COLORPLUS - LIGHT MIST) W/CASCADIA METAL FLASHING "CHARCOAL" | 11 SOFFIT - SMOOTH FINISH - SAGIREV WOOD GRAIN FINISH "CARAMEL ZEBRAWOOD"   | 17 PRESSED STEEL DOOR -PAINTED (COLOUR MATCHED W/ PAINT (BENJAMIN MOORE (HC-168) "CHELSEA GRAY  | 23 STRAND MONUMENT SIGN   |  |
| 6 FIBRE-CEMENT FASCIA - SMOOTH FINISH: PRE-FINISHED PAINT (COLORPLUS - LIGHT MIST) W/CASCADIA METAL FLASHING "CASHMERE" | 12 MECHANICAL WALL CAP  | 18 WALL MOUNTED ALUM. GUARDRAIL FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)                          | 24 CONCRETE CAP   |  |

**SAMPLE REVIEW REQUIRED TO ALL MATERIALS PRIOR TO INSTALLATION**

8 2024-02-06 Draft IFC

NO - DATE - ISSUE -



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**YAMAMOTO ARCHITECTURE**

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T - 604 731 1127 F - 604 731 1327

PROJECT -

**ARBUTUS TERRACE MIXED-USE DEVELOPMENT**

2108 WEST 16TH AVENUE  
VANCOUVER, BC

DRAWING TITLE -  
**ELEVATION - SOUTH**

SCALE - 3/16" = 1'-0" SHEET NO. -

DATE - 2023-08-18 **A3.4**

DRAWN - MB

CHECKED - TY PROJ NO - 2022