

MOTION

4. **Approval of Form of Development – 2480 Renfrew Street (Formerly 2406-2484 Renfrew Street)**

THAT the form of development for this portion of the site known as 2480 Renfrew Street (formerly 2406-2484 Renfrew Street) be approved generally as illustrated in the Development Application Number DP-2022-00805 prepared by Studio One Architecture and submitted electronically on October 28, 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.

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Additional Background Information:

<https://www.shapeyourcity.ca/2406-2484-renfrew-st>

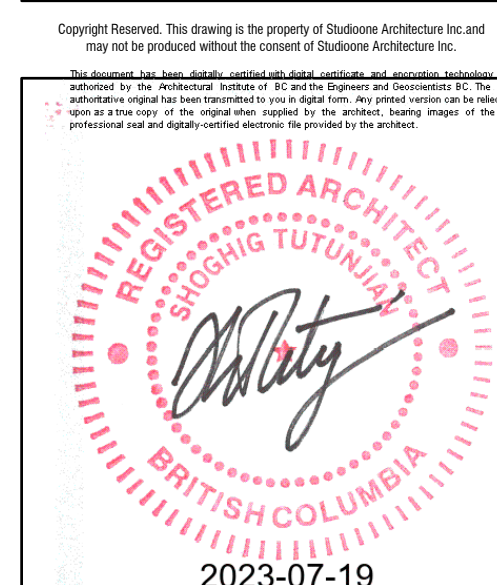


1. SITE PLAN

PUBLIC REALM

A break is introduced in the massing separating the tower from the 6-storey podium creating a courtyard in between with the south wall of the low-rise podium building slanted opening up the space towards Renfrew Street. This courtyard provides a pedestrian connection within the block through the site between Renfrew Street and the Lane. Both residential entrances are accessed from the courtyard with adjacent, courtyard-level indoor amenities and CRU energizing this public neighbourhood mews. A continuous pedestrian route is provided around the entire site with the commercial & residential faces linked to the central courtyard.

The commercial frontage is maximized wrapping into the lane & courtyard, taking advantage of grade with a multi-level presence. The residential frontage features continuous ground-oriented units with landscaped yards & entry gates along three faces including the lane. The lane features continuous landscape-buffered sidewalk terminated by a small Commercial plaza at Broadway. The vehicular entrance is aligned to the intersection of lanes for safety and clarity. Landscape continuity and expression plays a vital role enhancing the public realm. Figural landscaping strategically placed syncopates the regular rhythm of yards & buffer zones. The figural expression helps establish the sense of places meant for gathering with distinctive character and flow.



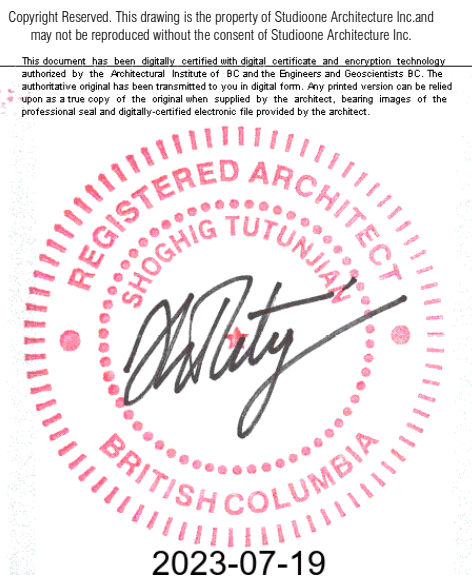
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4	Sep. 20, 2021	RI.F. UDP
3	Jul. 21, 2021	I.F. UDP
2	Feb. 05, 2021	I.F. REZONING
1	-	I.F. RZ INQUIRY
no.:	date:	description:
Revisions		

project title:
 PROPOSED MIX-USE
 DEVELOPMENT [MIRHPP]
 2480 RENFREW ST.
 VANCOUVER, BC

drawing title:
 RATIONALE -
 PUBLIC REALM

project no.: 18030
 drawn by: SOA
 checked by: ST
 date: July 17, 2023
 scale: NTS

drawing no.:
A0.18



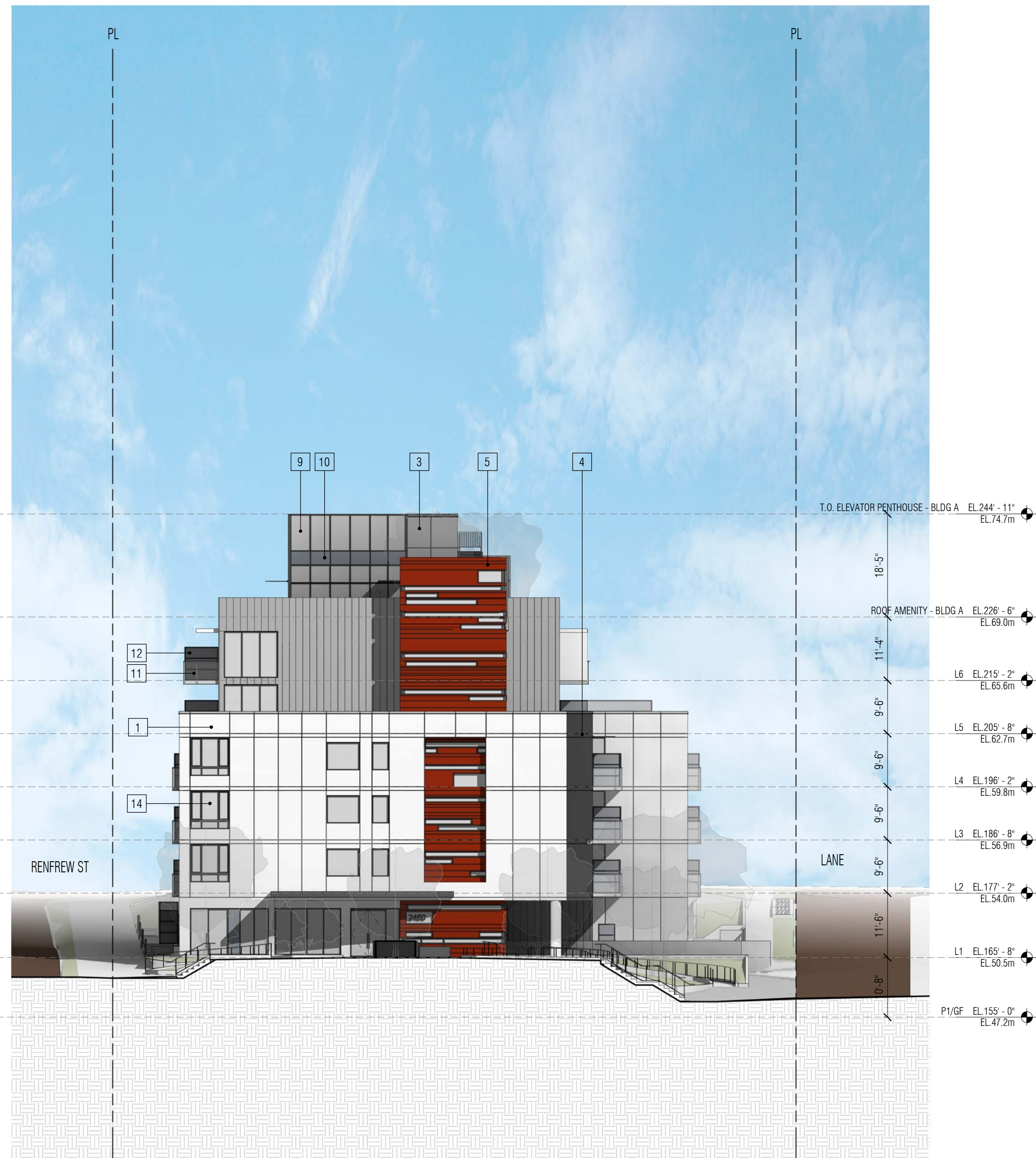
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1	-	I.F. RZ INQUIRY

project title:
 PROPOSED MIXED-USE
 DEVELOPMENT (MIRHPP)
 2480 AND 2470 RENFREW
 ST. VANCOUVER, BC
 drawing title:
 SOUTH & NORTH
 ELEVATIONS- MEWS

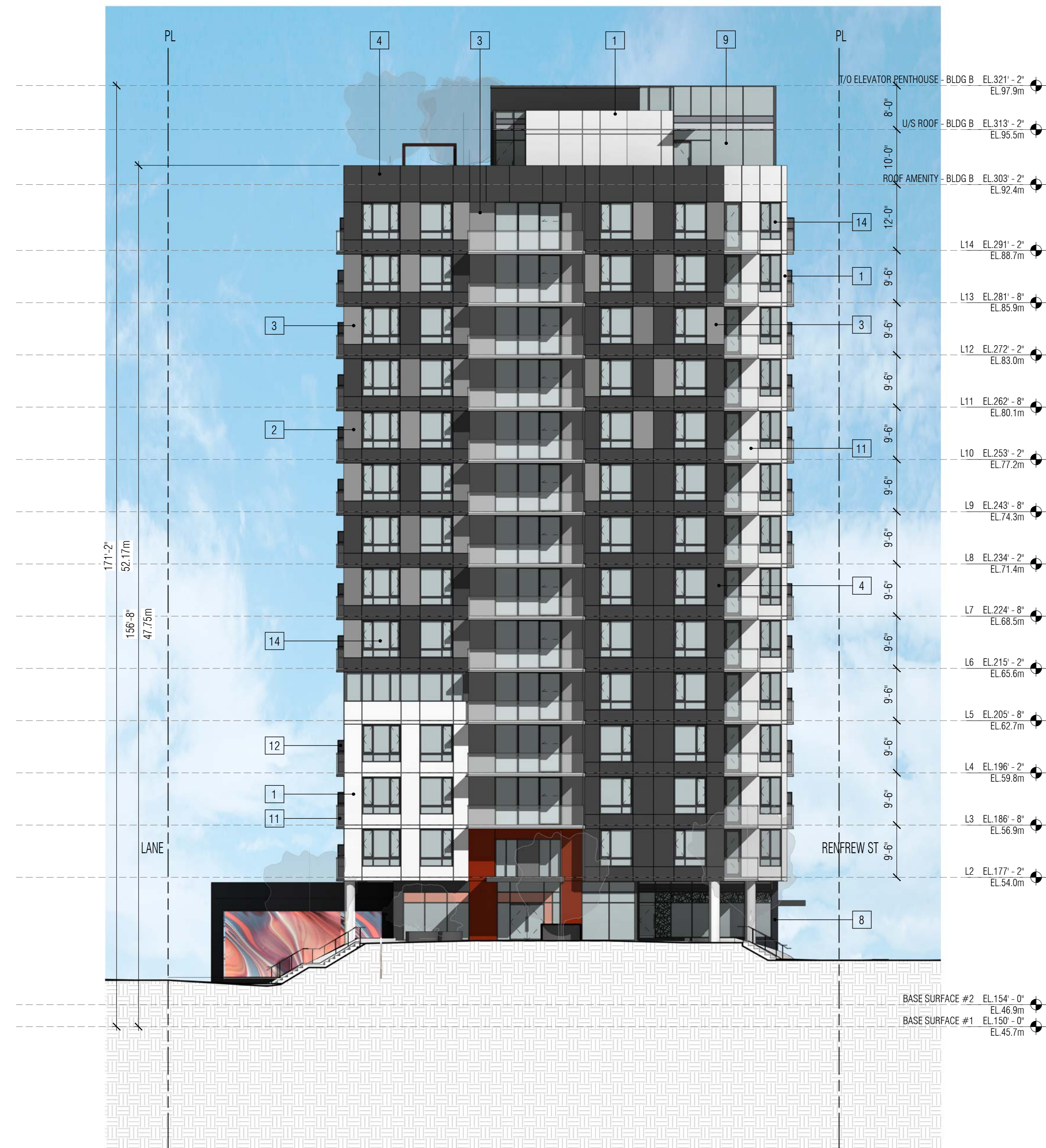
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drawn by:	SOA
checked by:	ST
date:	July 17, 2023
scale:	1/16" = 1'-0"

drawing no.:

A2.04



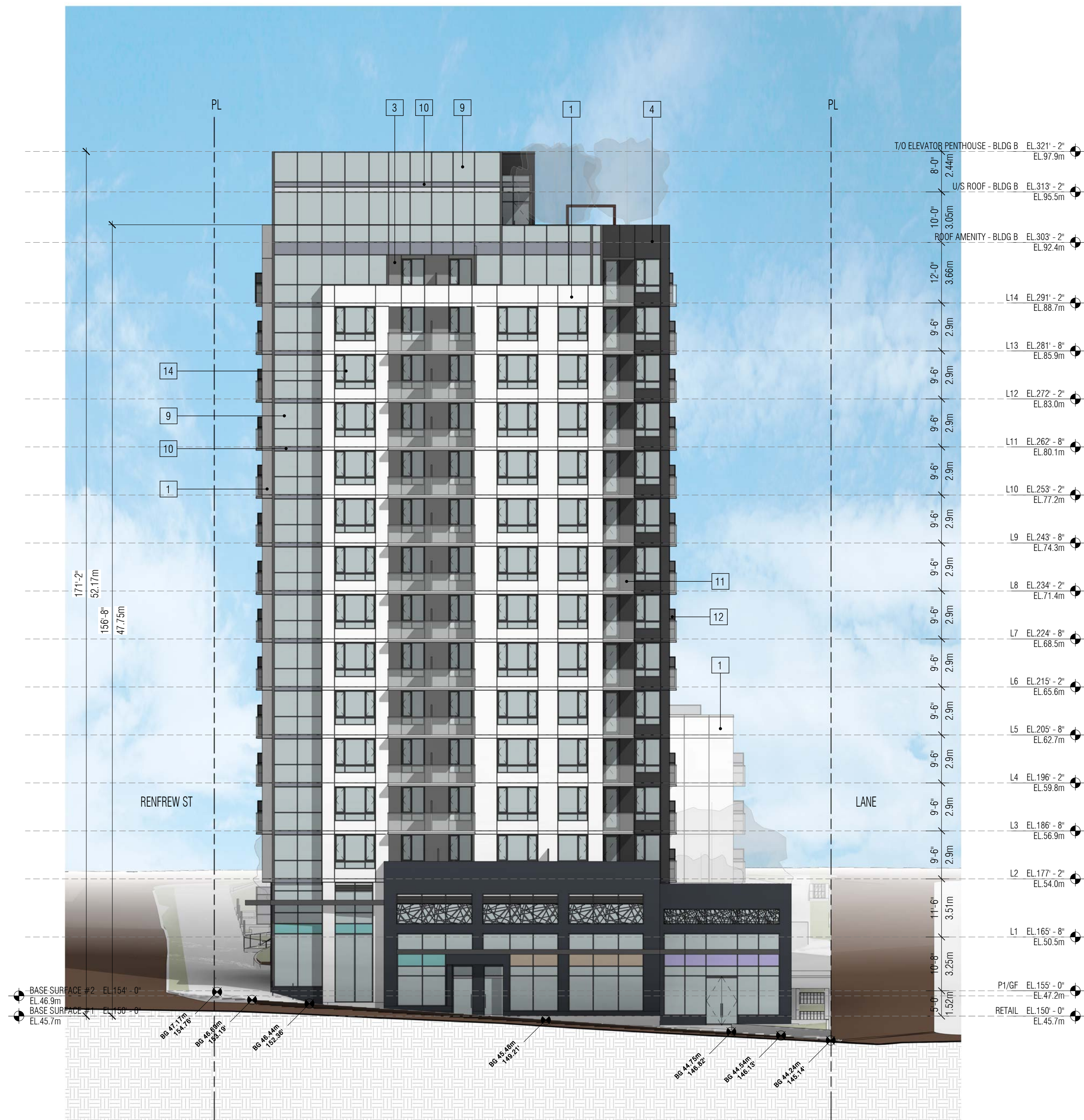
SOUTH ELEVATION - MEWS
 SCALE: 1/16" = 1'-0" on (24" x 36")



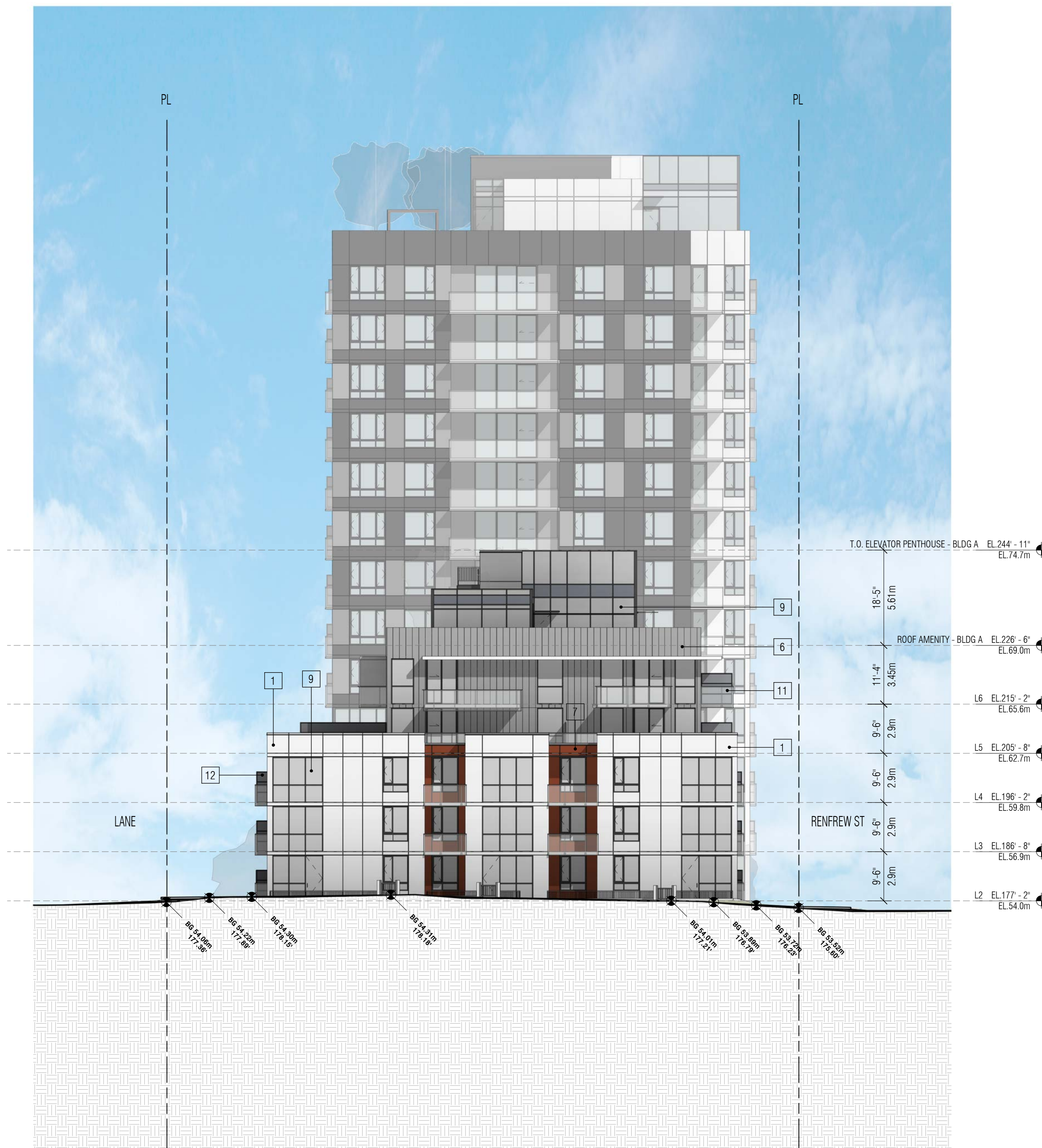
NORTH ELEVATION - MEWS
 SCALE: 1/16" = 1'-0" on (24" x 36")

EXTERIOR FINISHES LEGEND:

1 ALUMINUM COMPOSITE PANEL COLOUR: ARCTIC FROST (OR SIMILAR)	3 ALUMINUM COMPOSITE PANEL COLOUR: SILVER METALLIC (OR SIMILAR)	5 PREFINISHED METAL CLADDING COLOUR: CUPRAL (OR SIMILAR)	7 PREFINISHED METAL CLADDING COLOUR: RUSTED METAL (OR SIMILAR)	9 CURTAIN WALL WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR)	11 ALUMINUM GARDRAIL WITH GLASS PANEL COLOUR: STANDARD SILVER (OR SIMILAR)	13 PERFORATED METAL PANEL GR-GA 23 COLOUR: CHARCOAL (OR SIMILAR)	15 PREFINISHED METAL CANOPY COLOUR: CHARCOAL (OR SIMILAR)
2 ALUMINUM COMPOSITE PANEL COLOUR: SLATE (OR SIMILAR)	4 ALUMINUM COMPOSITE PANEL COLOUR: GRAPHITE MICA (OR SIMILAR)	6 PREFINISHED METAL CLADDING COLOUR: WEATHERED ZINC (OR SIMILAR)	8 PATTERNED PORCELAIN TILE COLOUR: CHARCOAL (OR SIMILAR)	10 CURTAIN WALL WITH SPANDREL PANEL	12 ALUMINUM DIVIDER WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR)	14 THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW COLOUR: CHARCOAL (OR SIMILAR)	



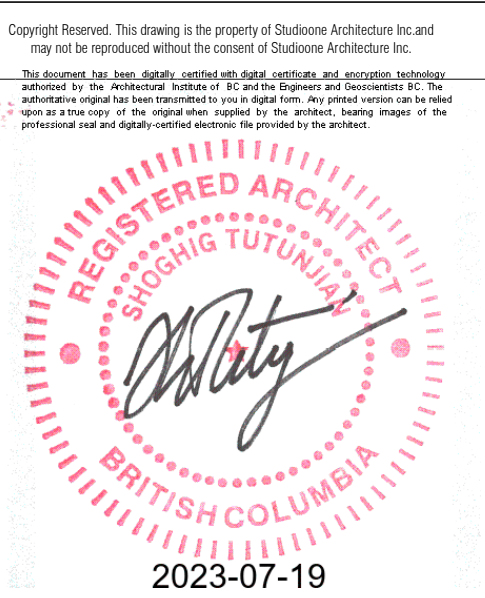
SOUTH ELEVATION - E BROADWAY
 SCALE: 1/16" = 1'-0" on (24' x 36')



NORTH ELEVATION - E 8th AVE
 SCALE: 1/16" = 1'-0" on (24' x 36')

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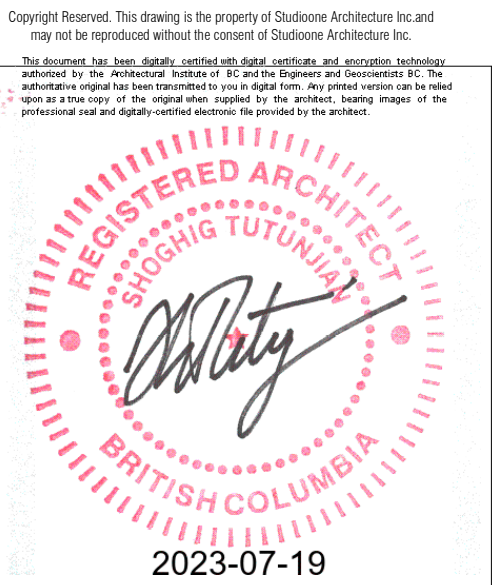
drawing no.:
A2.01



WEST ELEVATION - RENFREW ST
 SCALE: 1/16" = 1'-0" on (24" x 36")

EXTERIOR FINISHES LEGEND:

1 ALUMINUM COMPOSITE PANEL COLOUR: ARCTIC FROST (OR SIMILAR)	3 ALUMINUM COMPOSITE PANEL COLOUR: SILVER METALLIC (OR SIMILAR)	5 PREFINISHED METAL CLADDING COLOUR: CUPRAL (OR SIMILAR)	7 PREFINISHED METAL CLADDING COLOUR: RUSTED METAL (OR SIMILAR)	9 CURTAIN WALL WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR)	11 ALUMINUM GARDRAIL WITH GLASS PANEL COLOUR: STANDARD SILVER (OR SIMILAR)	13 PERFORATED METAL PANEL GR-GA 23 COLOUR: CHARCOAL (OR SIMILAR)	15 PREFINISHED METAL CANOPY COLOUR: CHARCOAL (OR SIMILAR)
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 WEST ELEVATION

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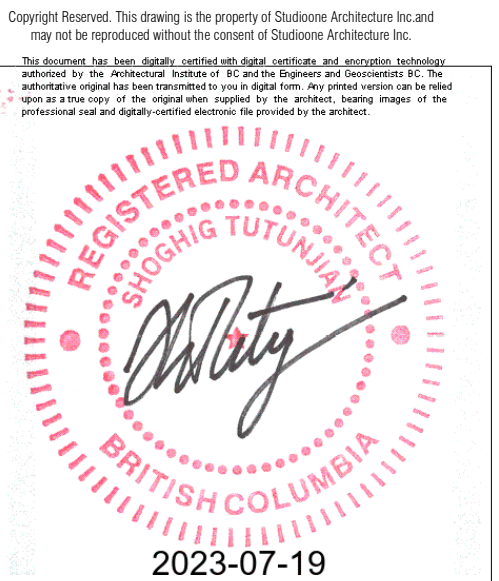
drawing no.:
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EAST ELEVATION - LANE
 SCALE: 1/16" = 1'-0" on (24' x 36')

EXTERIOR FINISHES LEGEND:

1 ALUMINUM COMPOSITE PANEL COLOUR: ARCTIC FROST (OR SIMILAR)	3 ALUMINUM COMPOSITE PANEL COLOUR: SILVER METALLIC (OR SIMILAR)	5 PREFINISHED METAL CLADDING COLOUR: CUPRAL (OR SIMILAR)	7 PREFINISHED METAL CLADDING COLOUR: RUSTED METAL (OR SIMILAR)	9 CURTAIN WALL WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR)	11 ALUMINUM GARDRAIL WITH GLASS PANEL COLOUR: STANDARD SILVER (OR SIMILAR)	13 PERFORATED METAL PANEL GR-GA 23 COLOUR: CHARCOAL (OR SIMILAR)	15 PREFINISHED METAL CANOPY COLOUR: CHARCOAL (OR SIMILAR)
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