A.4

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.

* * * * *

Additional Background Information:

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

1. SITE PLAN

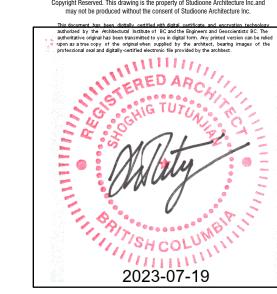
PUBLIC REALM

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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8	Jul. 17,2023	R.I.F. DP
7	Mar. 29,2023	I.F. UDP
6	Oct. 27,2022	RI.F. DP
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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:

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

RATIONALE -PUBLIC REALM

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





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2	FEB. 05, 2021	I.F. REZONING
1	-	I.F. RZ INQUIRY
no.:	date:	description:
Revis	sions	

project title:
PROPOSED MIXED-USE

DEVELOPMENT [MIRHPP]
2480 AND 2470 RENFREW
ST. VANCOUVER, BC

drawing title:

SITE PLAN

project no.: 18030

drawn by: SOA

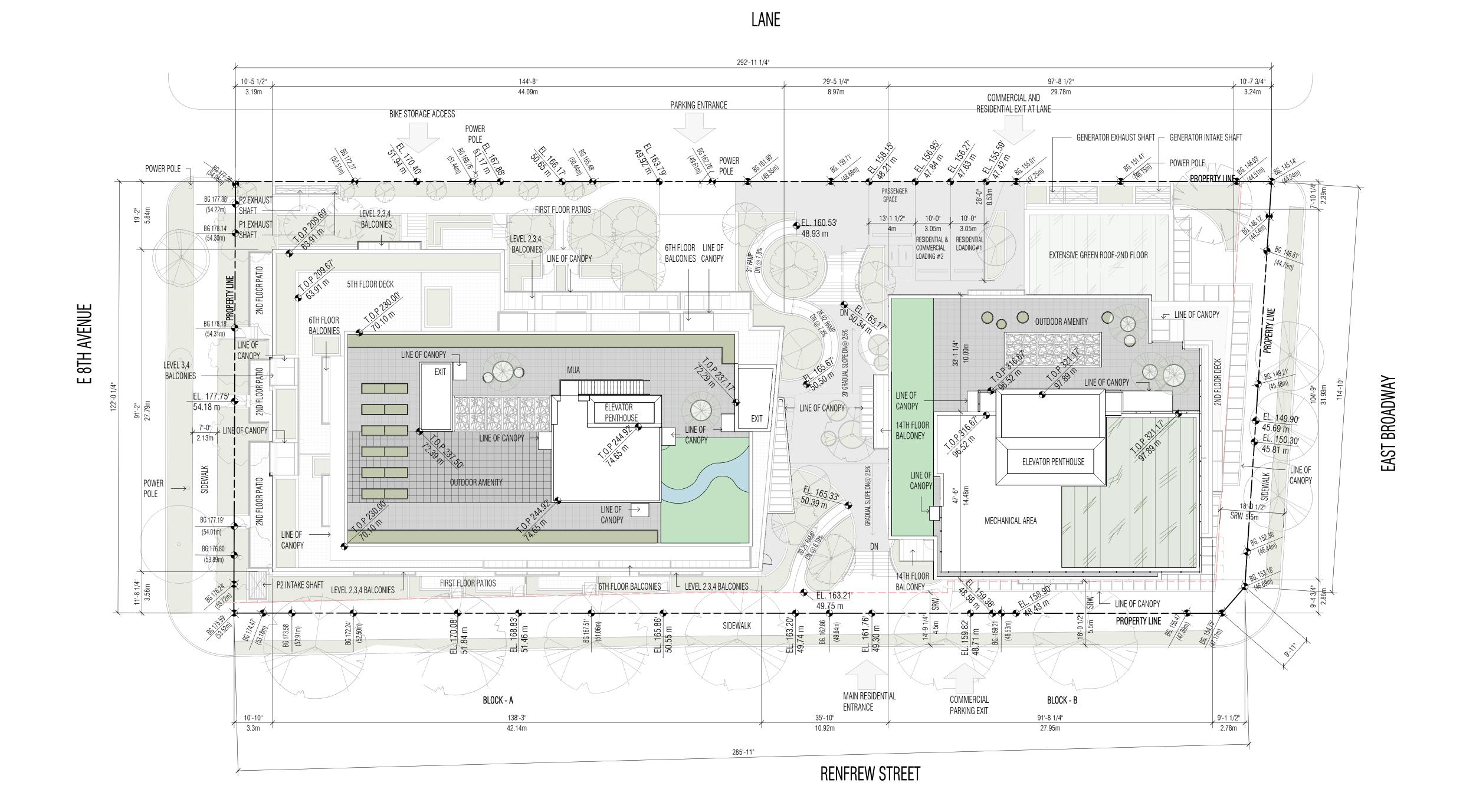
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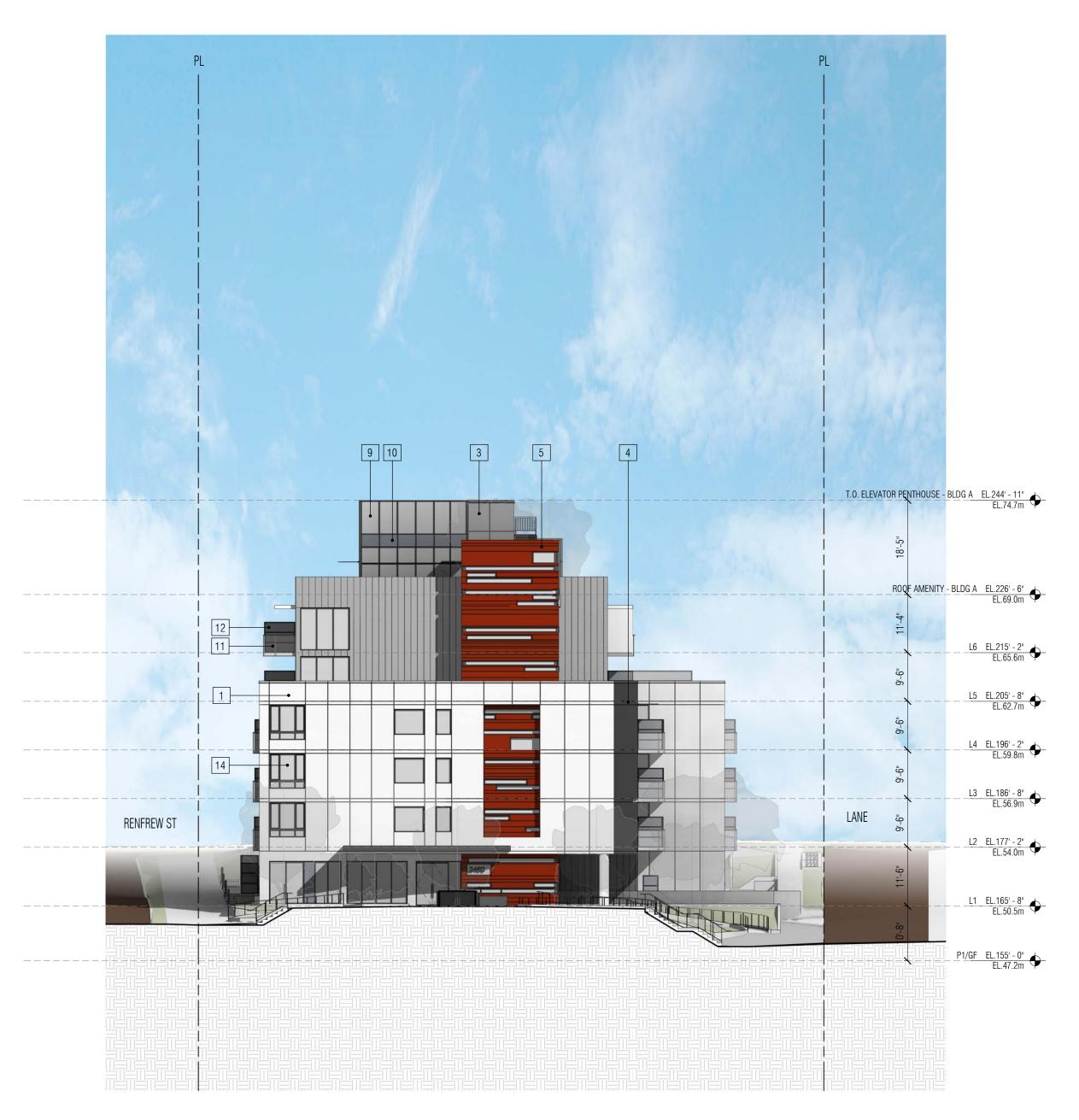
date: July 17, 2023

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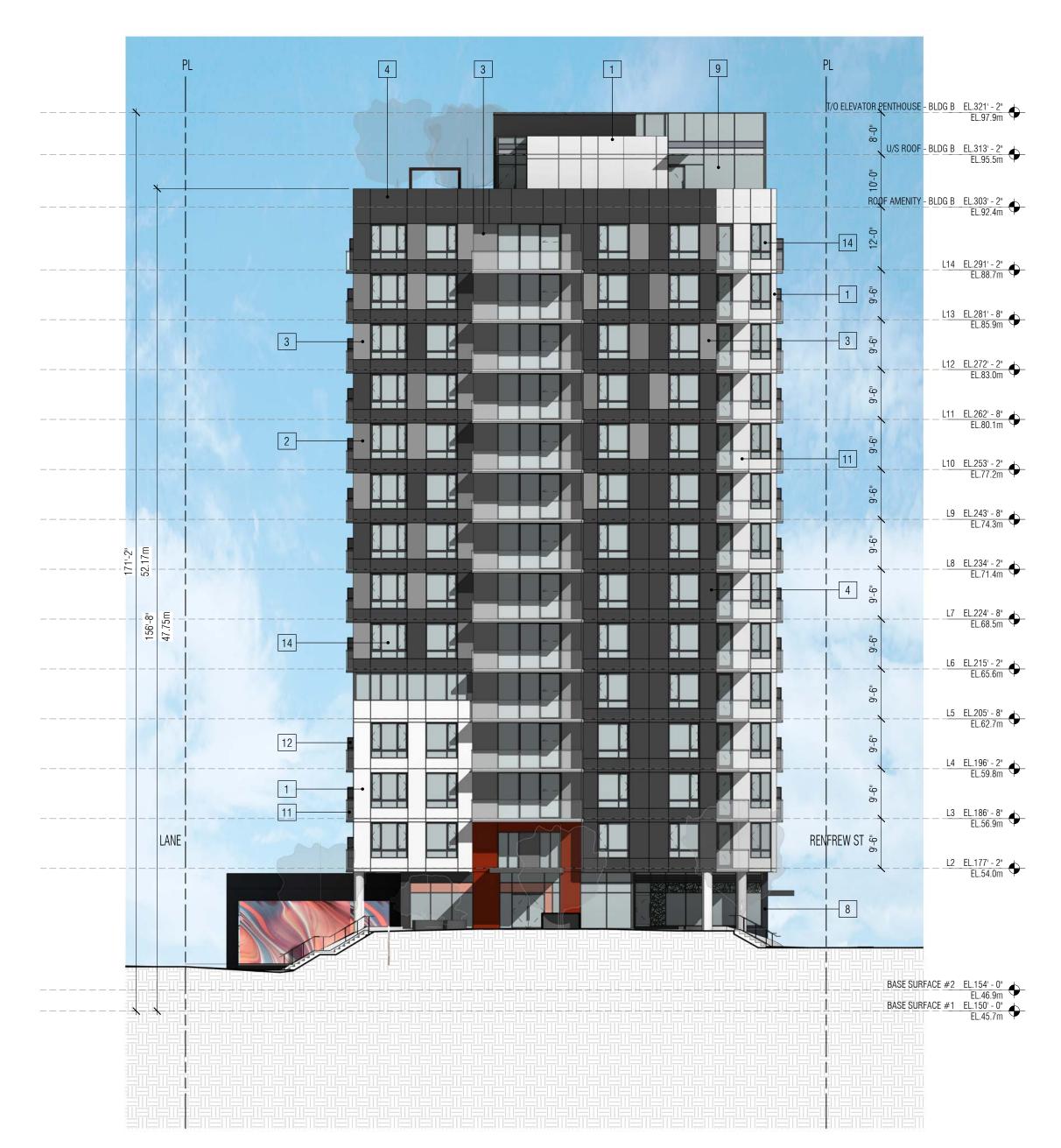
drawing no.:

A1.01





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



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

EXTERIOR FINISHES LEGEND:

ALUMINUM COMPOSITE PANEL COLOUR:
ARCTIC FROST (OR SIMILAR)

drawing no.:



2023-07-19

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no.: date:

Revisions

project title:

drawing title:

project no.: 18030

checked by: ST **date:** July 17, 2023

scale: 1/16" = 1'-0"

drawn by:

FEB. 05, 2021 I.F. REZONING

PROPOSED MIXED-USE

DEVELOPMENT [MIRHPP]

2480 AND 2470 RENFREW

ST. VANCOUVER, BC

SOUTH & NORTH

ELEVATIONS- MEWS

SOA

I.F. RZ INQUIRY

description:

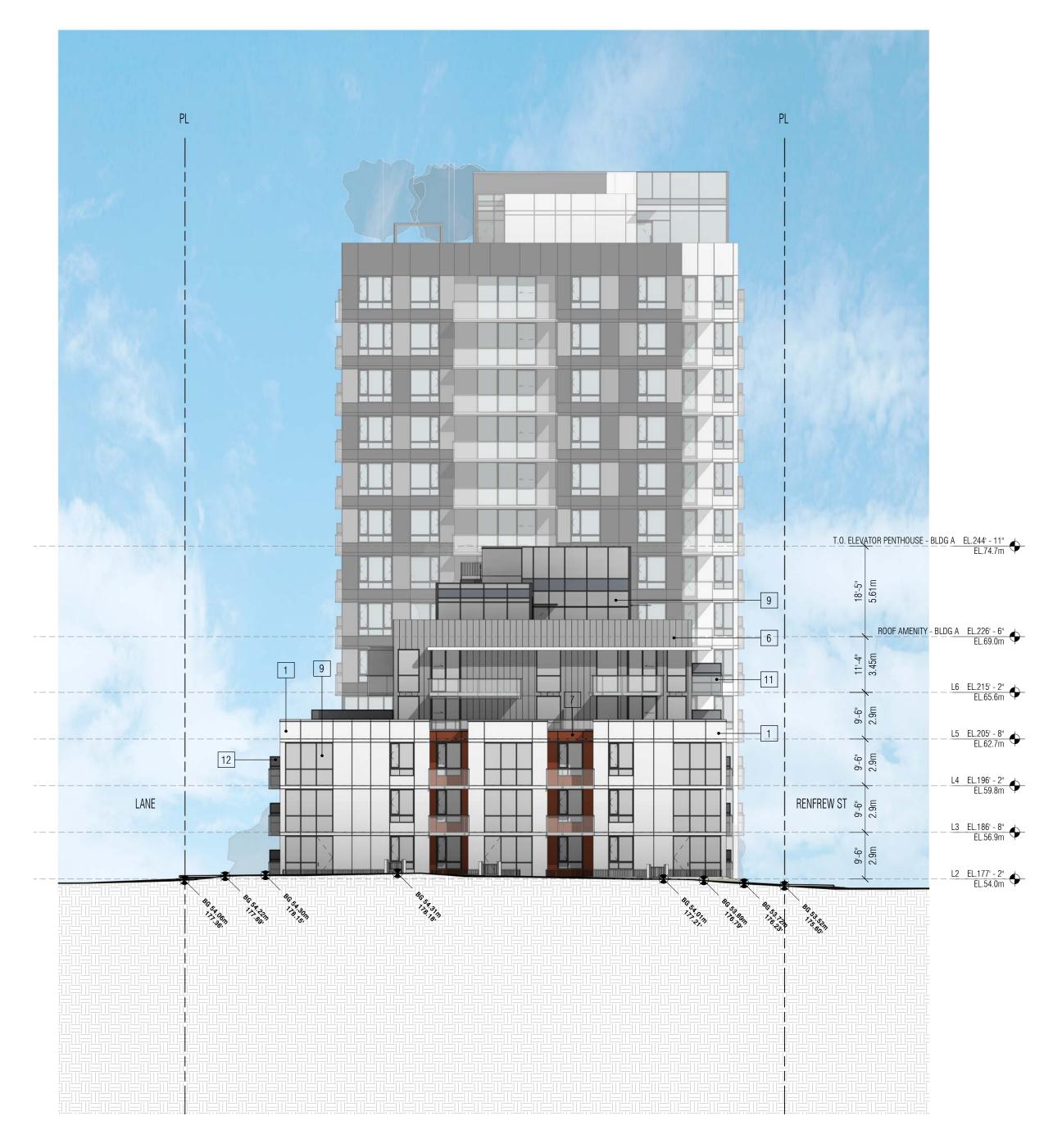
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ALUMINUM COMPOSITE PANEL COLOUR: SILVER METALLIC (OR SIMILAR) PREFINISHED METAL CLADDING COLOUR: CUPRAL (OR SIMILAR) PREFINISHED METAL CLADDING COLOUR: RUSTED METAL (OR SIMILAR) 9 CURTAIN WALL WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR) ALUMINUM GARDRAIL WITH GLASS PANEL COLOUR: STANDARD SILVER (OR SIMILAR) PERFORATED METAL PANEL GR-GA 23 COLOUR: CHARCOAL (OR SIMILAR) PREFINISHED METAL CANOPY
COLOUR: CHARCOAL (OR SIMILAR) ALUMINUM COMPOSITE PANEL COLOUR: SLATE (OR SIMILAR) ALUMINUM COMPOSITE PANEL COLOUR: GRAPHITE MICA (OR SIMILAR) PREFINISHED METAL CLADDING COLOUR: WEATHERED ZINK (OR SIMILAR) 8 PATTERNED PORCELAIN TILE COLOUR: CHARCOAL (OR SIMILAR) CURTAIN WALL WITH SPANDREL PANEL ALUMINUM DIVIDER WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR) 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')

EXTERIOR FINISHES LEGEND:

ALUMINUM COMPOSITE PANEL COLOUR:
ARCTIC FROST (OR SIMILAR)

ALUMINUM COMPOSITE PANEL COLOUR: SLATE (OR SIMILAR)

3 ALUMINUM COMPOSITE PANEL COLOUR: SILVER METALLIC (OR SIMILAR)

ALUMINUM COMPOSITE PANEL COLOUR: GRAPHITE MICA (OR SIMILAR)

PREFINISHED METAL CLADDING COLOUR: CUPRAL (OR SIMILAR)

PREFINISHED METAL CLADDING COLOUR: WEATHERED ZINK (OR SIMILAR)

PREFINISHED METAL CLADDING COLOUR: RUSTED METAL (OR SIMILAR)

8 PATTERNED PORCELAIN TILE COLOUR: CHARCOAL (OR SIMILAR)

9 CURTAIN WALL WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR)

CURTAIN WALL WITH SPANDREL PANEL

ALUMINUM GARDRAIL WITH GLASS PANEL COLOUR: STANDARD SILVER (OR SIMILAR)

ALUMINUM DIVIDER WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR)

PERFORATED METAL PANEL GR-GA 23 COLOUR: CHARCOAL (OR SIMILAR)

THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW COLOUR: CHARCOAL (OR SIMILAR)

PREFINISHED METAL CANOPY COLOUR: CHARCOAL (OR SIMILAR)

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2	FEB. 05, 2021	I.F. REZONING
1	-	I.F. RZ INQUIRY
no.:	date:	description:
Revis	sions	

project title:
PROPOSED MIXED-USE
DEVELOPMENT [MIRHPP]
2480 AND 2470 RENFREW

ST. VANCOUVER, BC drawing title:

SOUTH & NORTH ELEVATIONS

 project no.:
 18030

 drawn by:
 SOA

 checked by:
 ST

 date:
 July 17, 2023

 scale:
 1/16" = 1'-0"

drawing no.:

A2.01



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

EXTERIOR FINISHES LEGEND:

ALUMINUM COMPOSITE PANEL COLOUR: ARCTIC FROST (OR SIMILAR)

ALUMINUM COMPOSITE PANEL COLOUR: SILVER METALLIC (OR SIMILAR) ALUMINUM COMPOSITE PANEL COLOUR: SLATE (OR SIMILAR)

PREFINISHED METAL CLADDING COLOUR: CUPRAL (OR SIMILAR) PREFINISHED METAL CLADDING COLOUR: WEATHERED ZINK (OR SIMILAR) ALUMINUM COMPOSITE PANEL COLOUR: GRAPHITE MICA (OR SIMILAR)

PREFINISHED METAL CLADDING COLOUR: RUSTED METAL (OR SIMILAR) 8 PATTERNED PORCELAIN TILE COLOUR: CHARCOAL (OR SIMILAR)

9 CURTAIN WALL WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR)

CURTAIN WALL WITH SPANDREL PANEL

ALUMINUM GARDRAIL WITH GLASS PANEL COLOUR: STANDARD SILVER (OR SIMILAR)

ALUMINUM DIVIDER WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR)

PERFORATED METAL PANEL GR-GA 23 COLOUR: CHARCOAL (OR SIMILAR)

THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW COLOUR: CHARCOAL (OR SIMILAR)

PREFINISHED METAL CANOPY
COLOUR: CHARCOAL (OR SIMILAR)

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

project no.: 18030

no.: date:

Revisions

project title:

drawing title:

drawing no.:



2023-07-19

JUL. 17, 2023 R.I.F. DP

MAR. 29, 2023 I.F.UDP OCT. 27, 2022 RI.F. DP

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PROPOSED MIXED-USE

DEVELOPMENT [MIRHPP]

2480 AND 2470 RENFREW

ST. VANCOUVER, BC

WEST ELEVATION

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EAST ELEVATION - LANE SCALE: 1/16" = 1'-0" on (24' × 36')

EXTERIOR FINISHES LEGEND:

ALUMINUM COMPOSITE PANEL COLOUR:
ARCTIC FROST (OR SIMILAR)

ALUMINUM COMPOSITE PANEL COLOUR: SLATE (OR SIMILAR)

ALUMINUM COMPOSITE PANEL COLOUR:
SILVER METALLIC (OR SIMILAR)

ALUMINUM COMPOSITE PANEL COLOUR:
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PREFINISHED METAL CLADDING
COLOUR: CUPRAL (OR SIMILAR)

PREFINISHED METAL CLADDING COLOUR:
WEATHERED ZINK (OR SIMILAR)

PREFINISHED METAL CLADDING
COLOUR: RUSTED METAL (OR SIMILAR)

PATTERNED PORCELAIN TILE
COLOUR: CHARCOAL (OR SIMILAR)

9 CURTAIN WALL WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR)

CURTAIN WALL WITH SPANDREL PANEL

ALUMINUM GARDRAIL WITH GLASS PANEL COLOUR: STANDARD SILVER (OR SIMILAR)

ALUMINUM DIVIDER WITH GLASS PANEL COLOUR: CHARCOAL (OR SIMILAR)

PERFORATED METAL PANEL GR-GA 23 COLOUR: CHARCOAL (OR SIMILAR)

THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW COLOUR: CHARCOAL (OR SIMILAR)

PREFINISHED METAL CANOPY COLOUR: CHARCOAL (OR SIMILAR)

HED METAL CANOPY

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5 AUG. 22, 2021 I.F. DP 4 SEP. 20, 2021 RI.F. UDP

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PROPOSED MIXED-USE

DEVELOPMENT [MIRHPP]

2480 AND 2470 RENFREW

ST. VANCOUVER, BC

EAST ELEVATION

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