

# A.1

## MOTION

1. **Approval of Form of Development – 689 East 17th Avenue (Formerly 3231-3245 Fraser Street and 675 East 17th Avenue)**

THAT the form of development for this portion of the site known as 689 East 17th Avenue (formerly 3231-3245 Fraser Street and 675 East 17th Avenue) be approved generally as illustrated in the Development Application Number DP-2023-00928, prepared by BHA Architecture Inc., and submitted electronically on December 14, 2023, 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/3231-3245-fraser-st-and-675-e-17-ave>

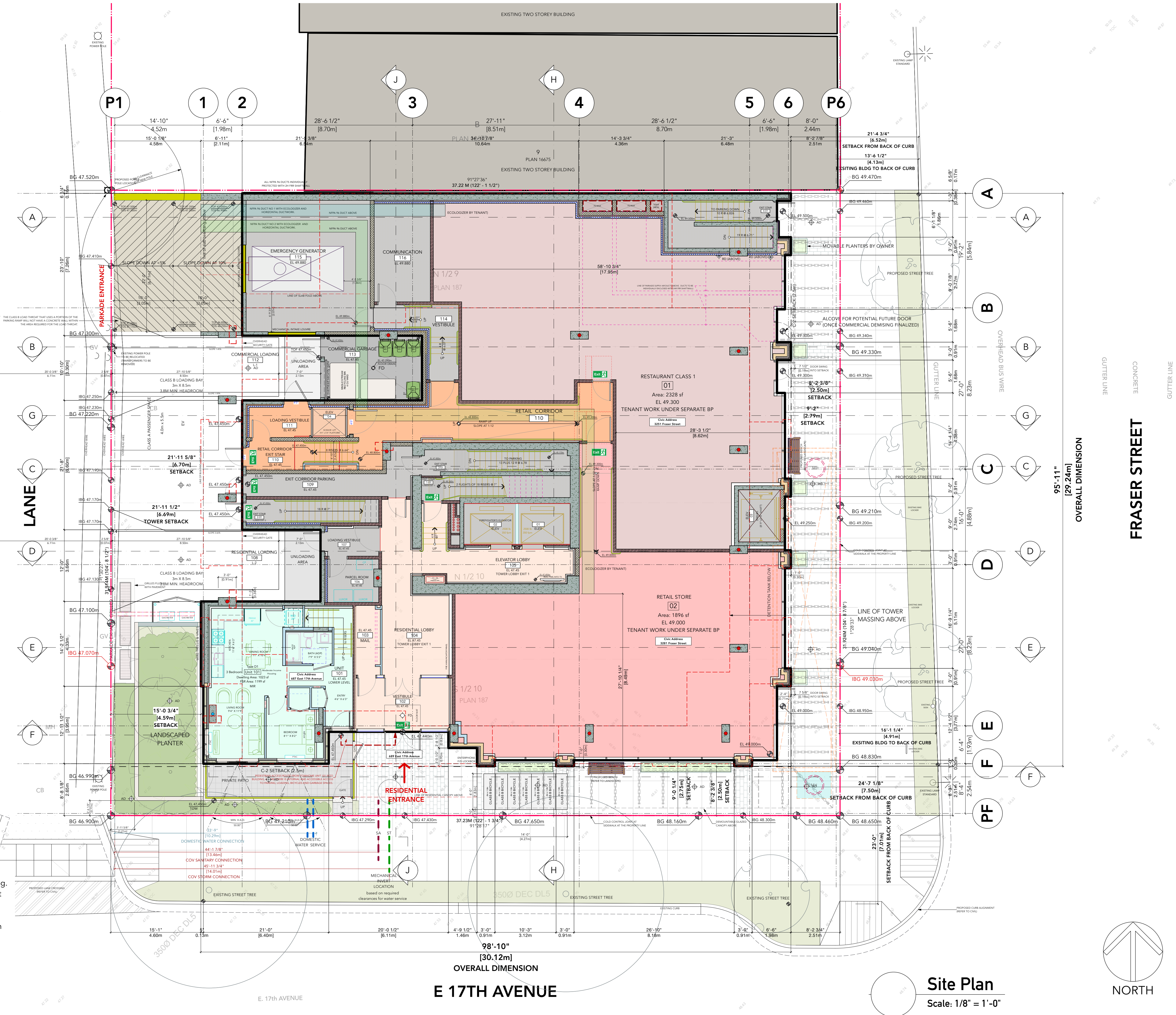


# 689 East 17th Ave - Site Plan

revisions:		
no.	date	description

issues:		
2022-01-24	Issued for Rezoning Enquiry	
2022-07-19	Reissued for Rezoning Enquiry	
2022-12-02	Issued for Rezoning	
2023-03-29	Issued for Urban Design Panel	
2023-12-22	Issued for DP	
2024-03-15	Issued for CoV Addressing	
2024-05-03	DP Prior-To Response	
2024-08-16	DP Final Clearance	



**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.
- Provision of Energized Outlets and End of Trip Facilities layout shall be in accordance with Section 4.14, 6.3.21 and 6.5 of the Parking By-law and Vancouver Building By-law.
- The design of the 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.
- Outdoor seating is for reference only. A separate application is required for future outdoor patio seating.

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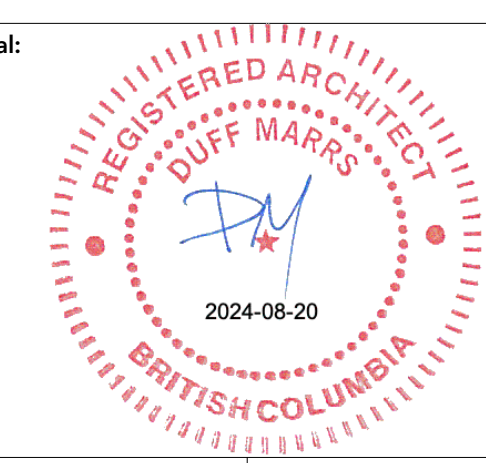


**BHA Architecture Inc.**  
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 Telephone: (604) 730-8100 | Web: www.bha.ca

**project:**  
**PROPOSED MIXED-USE DEVELOPMENT**  
 689 East 17th Avenue  
 Vancouver, B.C.



**consultant:**



**drawn:** MH **date:** April 2024

**checked:**

**scale:** 1/8" = 1'-0" **project no.:** P-492

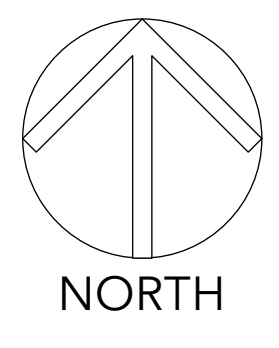
**sheet title:**  
 Site Plan

sheet no.: P492 Plans\_240801.vwx

**A1.03** rev:

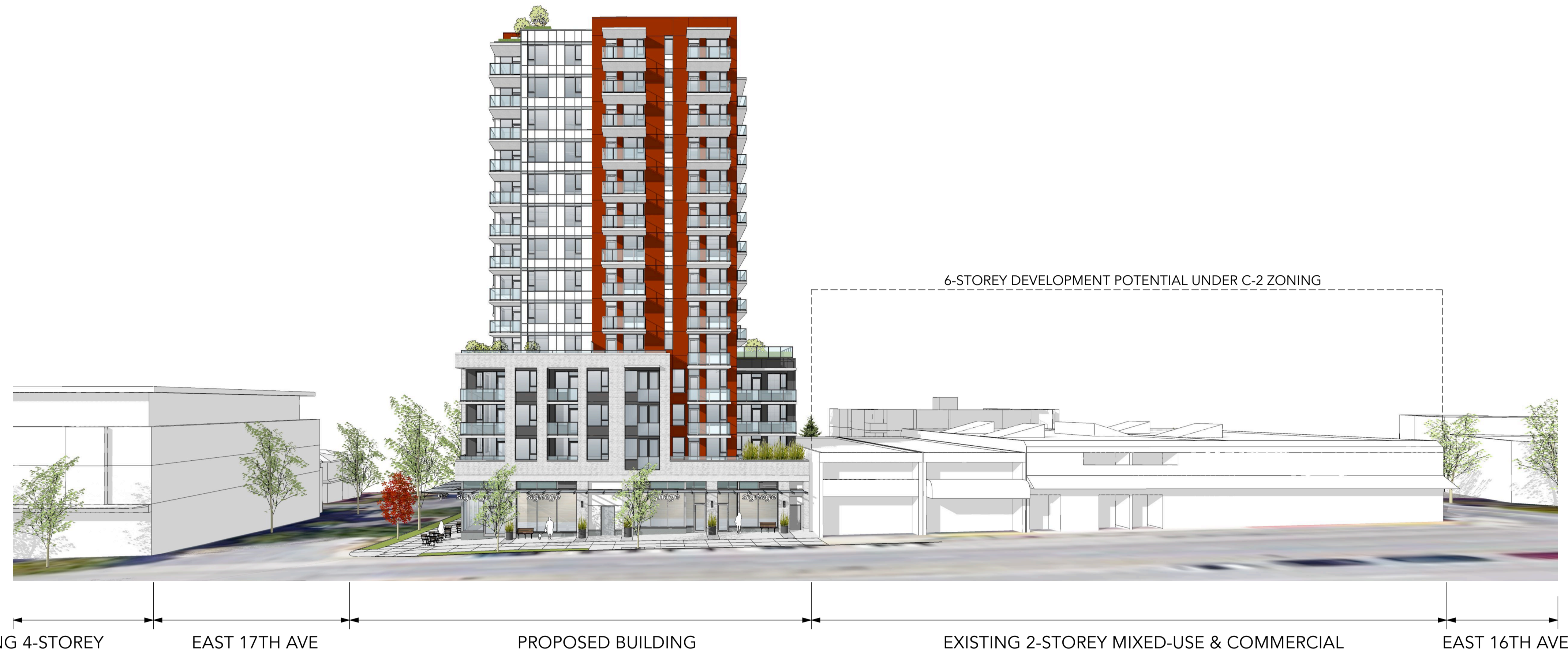
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**Site Plan**  
 Scale: 1/8" = 1'-0"





# 689 East 17th Ave - Streetscape Views



EXISTING 4-STOREY MIXED-USE APARTMENT BUILDING | EAST 17TH AVE | PROPOSED BUILDING | 6-STOREY DEVELOPMENT POTENTIAL UNDER C-2 ZONING | EXISTING 2-STOREY MIXED-USE & COMMERCIAL BUILDINGS | EAST 16TH AVE

Streetscape Elevation (East) - Fraser Street



EXISTING RS-1 HOUSES | "OFF ARTERIAL" LOW DENSITY TRANSITION AREA (4-STOREY DEVELOPMENT POTENTIAL SUBJECT TO COUNCIL APPROVAL) | LANE | PROPOSED BUILDING | FRASER STREET | EXISTING 4-STOREY MIXED-USE APARTMENT BUILDING

Streetscape Elevation (South) - East 17th Ave

revisions:		
no.	date	description

**issues:**

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2023-12-22	Issued for DP
2024-05-03	DP Prior-To Response
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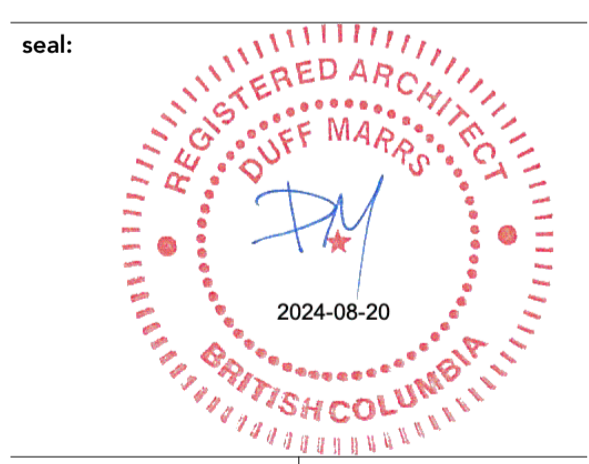


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**consultant:**



**drawn:** DM     **date:** April 2024  
**checked:**     **project no.:** P-492  
**scale:** nts

**sheet title:**  
 3D Massing Studies

sheet no.: **A8.02**     P492.Elevations\_240801.vwx  
 rev:     



# 689 East 17th Ave - 3D Building Views



SOUTHEAST CORNER



NORTHEAST CORNER



FRASER ST. LOOKING UP



SOUTHWEST CORNER



LANE VIEW

**revisions:**

no.	date	description

**issues:**

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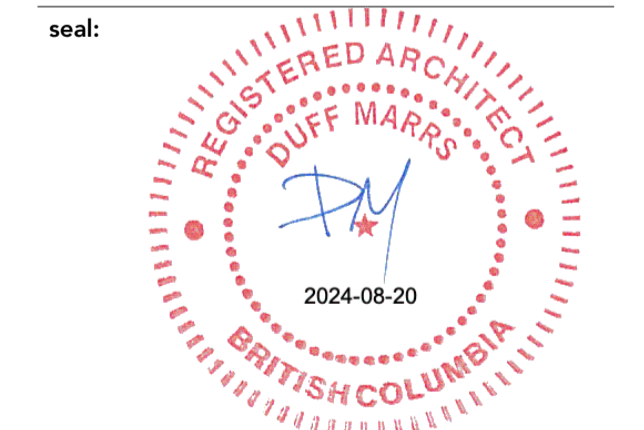


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**consultant:**



**drawn:** DM **date:** April 2024  
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**scale:** nts

**sheet title:**  
 3D Massing Studies

sheet no.: **A8.03**

P492.Elevations\_240801.vwx

rev:

