

## MOTION

### 3. **Approval of Form of Development – 2055 East Broadway**

THAT the form of development for this portion of the site known as 2055 East Broadway be approved generally as illustrated in the Development Application Number DP-2022-00309, prepared by RH Architects, and submitted electronically on July 10, 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/2037-2061-e-broadway>

**GENERAL NOTES:**

- EXISTING GRADE INFORMATION, PROPERTY LINES AND SITE BOUNDARIES TAKEN FROM SURVEYORS DRAWING PREPARED BY LNL'S LAND SURVEYORS, DATED JUNE 11, 2021.
- BUILDING GRADE ELEVATIONS AS PER DRAWING BG 2018-00126, DATED 2018-06-29 PROVIDED BY CITY OF VANCOUVER ENGINEERING SERVICES.
- ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNO.
- REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ELEVATIONS, GRADING, PAVING AND LANDSCAPE DETAILS.

**RESIDENTIAL UNITS NOTES:**

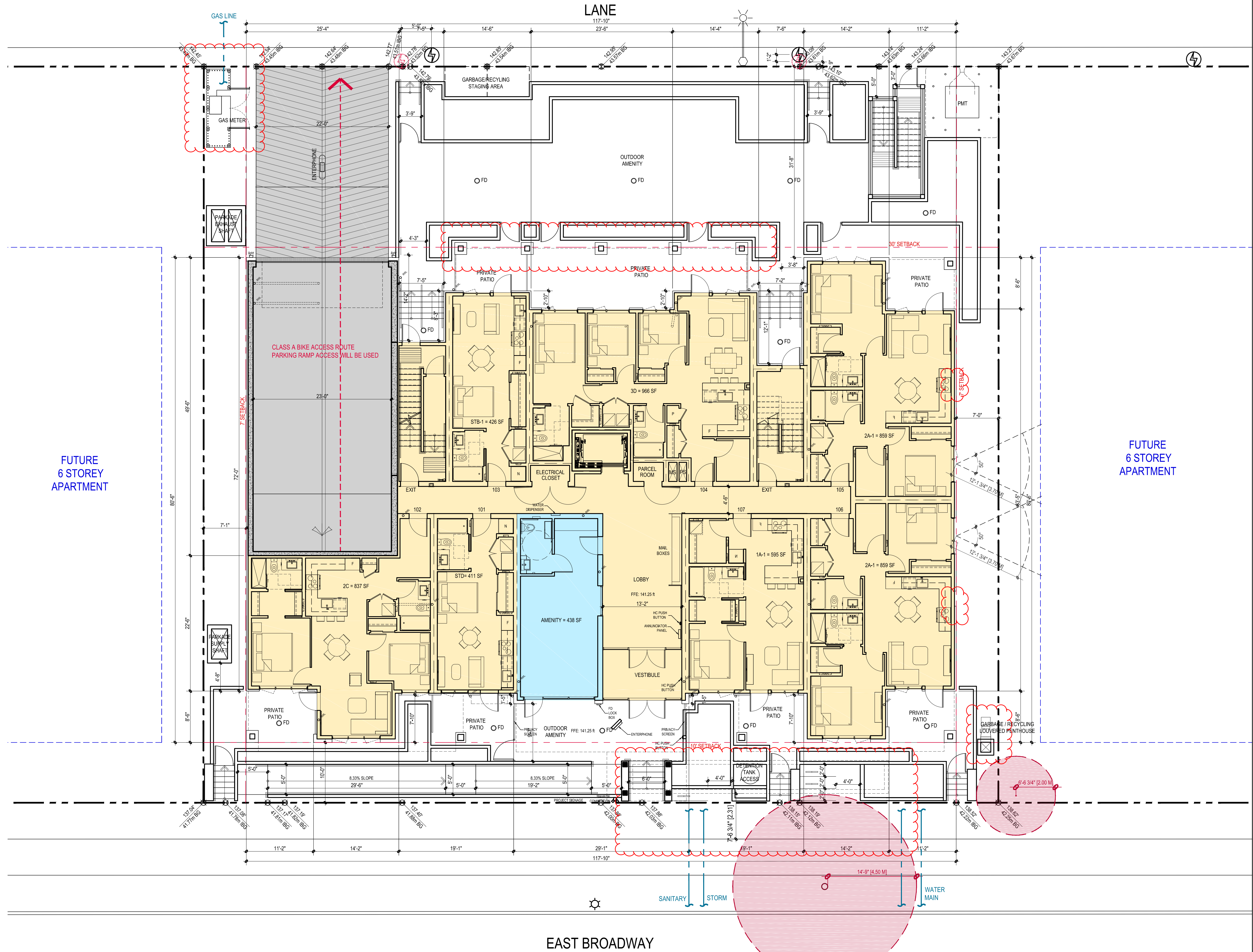
- PROVIDE 1'-6" IN SWING AND 1'-0" OUT-SWING CLEAR SPACE BETWEEN THE LATCHING JAMB OF THE UNIT ENTRY DOOR. IF THIS SPACE IS IMPRACTICAL TO PROVIDE, PRE-WIRE THE DOOR WITH OUTLET BOXES FOR RESIDENTIAL STYLE OPENER AND RELATED CONTROLS. TYPICAL ALL RESIDENTIAL UNITS.
- PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO A TOILET, BATHTUB AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
- ALL KITCHEN SINKS AND WASHROOMS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FAUCETS.
- ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR ADA APPROVED TYPE.

**PARKING NOTES:**

- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE CITY OF VANCOUVER PARKING 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 CITY OF VANCOUVER PARKING BY-LAW.
  - A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES.
  - RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE REQUIREMENTS OF THE PARKING BYLAW. ALL PARKING SPACES PROVIDED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE.
  - MECHANICAL EQUIPMENT SHALL BE DESIGNED AND LOCATED TO MINIMIZE ITS NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6555.
  - UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED.
  - MAINTAIN 2.3 M MIN. VERTICAL CLEARANCE AT DRIVE AISLE TO AND ABOVE HANDICAP STALLS.
  - ALL VESTIBULE AND ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, C/W SPRINKLER PROTECTION AS REQUIRED.
  - ALL DOORS PROVIDING ACCESS TO CLASS A BICYCLE SPACES WILL HAVE AN AUTOMATIC DOOR OPENERS.
  - EACH TWO CLASS A BICYCLE WILL HAVE AN ELECTRICAL OUTLET
- GAS METER NOTES:**
- FORTIS BC TO WALL MOUNT GAS METER AT PROPOSED METER LOCATION.
  - MOUNTING SURFACE WALL WILL BE SOLID CONCRETE OR REINFORCED PLYWOOD BEHIND FOR SECURE GAS METER MOUNTING BRACKET SCREWS.

**BIRD FRIENDLY DESIGN FEATURES:**

- GLASS USED FOR WINDOWS AND GUARDRAILS IS NOT REFLECTIVE.
- BALCONIES HAVE LARGE OVERHANGS TO REDUCE THE GLASS REFLECTION.
- WINDOWS HAVE DENSE MULLIONS AND OPAQUE SPANDREL PANELS TO INCREASE VISIBILITY OF THE GLASS.
- THE GUARDRAILS HAVE HORIZONTAL RAILS TO INCREASE THE VISIBILITY OF THE GLASS.
- ALL GROUND FLOOR UNITS HAVE GENEROUS TERRACES, KEEPING THE OUTDOOR LANDSCAPING AT DISTANCE FROM GLASS.
- REFER TO LANDSCAPE DRAWINGS FOR BIRD FRIENDLY PLANTS, AVAILABILITY OF WATER AND REDUCED LIGHT POLLUTION.



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ISSUED:	DATE:
1. REZONING ENQUIRY	JUNE 18, 2019
2. REZONING APPLICATION	JANUARY 29, 2021
3. URBAN DESIGN PANEL	MAY 12, 2021
4. DP APPLICATION	MARCH 25 2022
5. PRICING	MAY 17 2022
6. DP RESUBMISSION	JANUARY 5 2023
7. PRICING	FEBRUARY 22 2023
8. PRICING	JUNE 19 2023
9. DP RESUBMISSION	JULY 6 2023

ISSUED FOR  
**DP RESUBMISSION**  
 JULY 6 2023

NO. REVISION:      DATE:

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CLIENT:  
**bucci**

PROJECT:  
**2055 EAST BROADWAY**  
**VANCOUVER, B.C.**

DRAWING TITLE:  
**SITE PLAN /**  
**1ST FLOOR PLAN**

DATABASE: 1822\_A3.0.dwg  
 SCALE: 1/8" = 1'-0"  
 DATE: JULY 6, 2023  
 DRAWN: JB  
 CHECKED: BR

PROJECT NO. **1822**

DWG. NO.  
**A3.0**

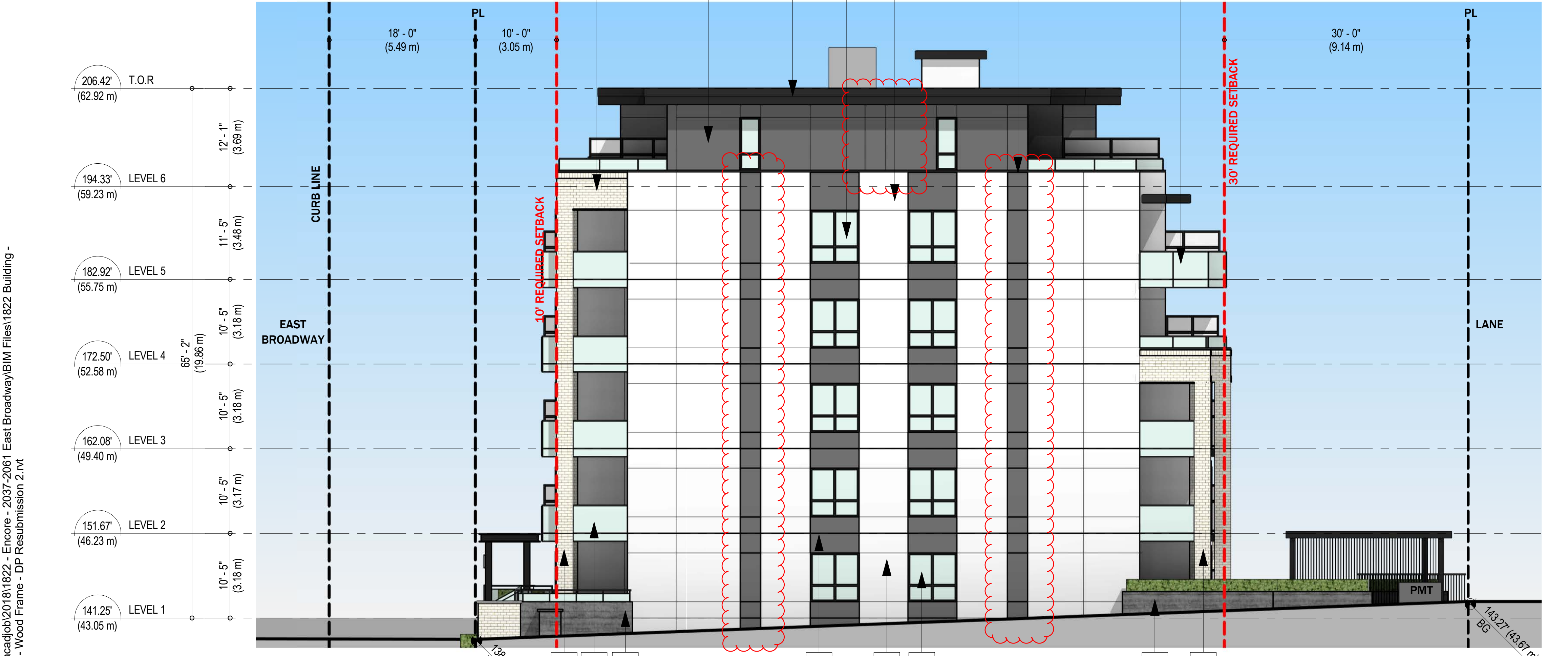
E:\ACADJOB\2018\1822 - ENCORE - 2037-2061 EAST BROADWAY\1822\_A3.0.DWG

9 2 6 5 4 1 3 17 6 2 1 5 2 9



**SOUTH ELEVATION - FACING EAST BROADWAY**

2 3 1 6 4 3 9



**EAST ELEVATION - FACING ADJACENT PROPERTY**

BUILDING MATERIAL LEGEND	
1	PAINTED WOOD FASCIA (BM - TWILIGHT ZONE "2127-10")
2	BRICK CLADDING LIMESTONE - MISSION
3	HARDIE PANEL IRON GRAY
4	HARDIE PANEL ARCTIC WHITE
5	HARDIE PANEL (BM - TWILIGHT ZONE "2127-10")
6	VINYL WINDOWS / DOORS WITH BLACK FRAMES
7	ALUMINUM FRAME STOREFRONT WINDOWS AND DOORS - BLACK
8	EXTERIOR ENTRY DOORS
9	ALUMINUM GUARDRAIL - BLACK
10	PAINTED WOOD TRIM (BM - TWILIGHT ZONE "2127-10")
11	WOOD TONE SOFFIT LUX PANEL - SADDLE
12	BOARD FORM CONCRETE
13	ALUMINUM PICKET FENCE - BLACK
14	PATIO GATE - BLACK
15	OH GARAGE DOOR - BLACK
16	EXTERIOR LIGHTING
17	PRIVACY SCREEN - POWDER COATED ALUMINUM PANELS
18	LANDSCAPE PLANTERS
19	ALUMINUM WOOD TONE SLATS - EXTERIOR
20	METAL POST - BLACK
21	PREFINISHED VENT CAP AT EXTERIOR WALL <ul style="list-style-type: none"> <li>a. AT HARDIE IRON GRAY PRIMEX WC28 LOW PROFILE WALL CAP - 25 'BLACK'</li> <li>b. AT HARDIE ARCTIC WHITE PRIMEX WC28 LOW PROFILE WALL CAP - 01 'SNOW WHITE'</li> <li>c. AT BRICK PRIMEX WC28 LOW PROFILE WALL CAP - 25 'BLACK'</li> <li>d. AT HARDIE PAINTED TWILIGHT ZONE PRIMEX WC28 LOW PROFILE WALL CAP - 25 'BLACK'</li> </ul>
22	24 GA PREFINISH ALUMINUM FLASHING <ul style="list-style-type: none"> <li>a. AT HARDIE IRON GRAY MAKIN METALS BLACK</li> <li>b. AT HARDIE ARCTIC WHITE MAKIN METALS BLACK</li> <li>c. AT BRICK MAKIN METALS BLACK</li> <li>d. AT HARDIE PAINTED TWILIGHT ZONE MAKIN METALS BLACK</li> <li>e. AT CONCRETE MAKIN METALS BLACK</li> </ul>
23	PROJECT SIGNAGE / ADDRESS - DESIGN AND FONT TO BE DETERMINED



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ARCHITECTURAL SEAL:



CLIENT:

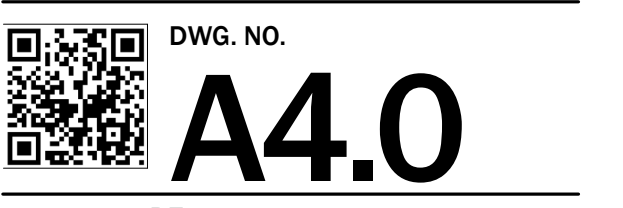


PROJECT:  
2037-2061 EAST BROADWAY  
VANCOUVER, B.C.

DRAWING TITLE:  
ELEVATIONS

BASE FILE : 1822\_Pricing.rvt  
SCALE : 1/8" = 1'-0"  
PLOT DATE : JUNE 30 2023  
DRAWN : JB  
CHECKED : BR

PROJECT NO. **1822**

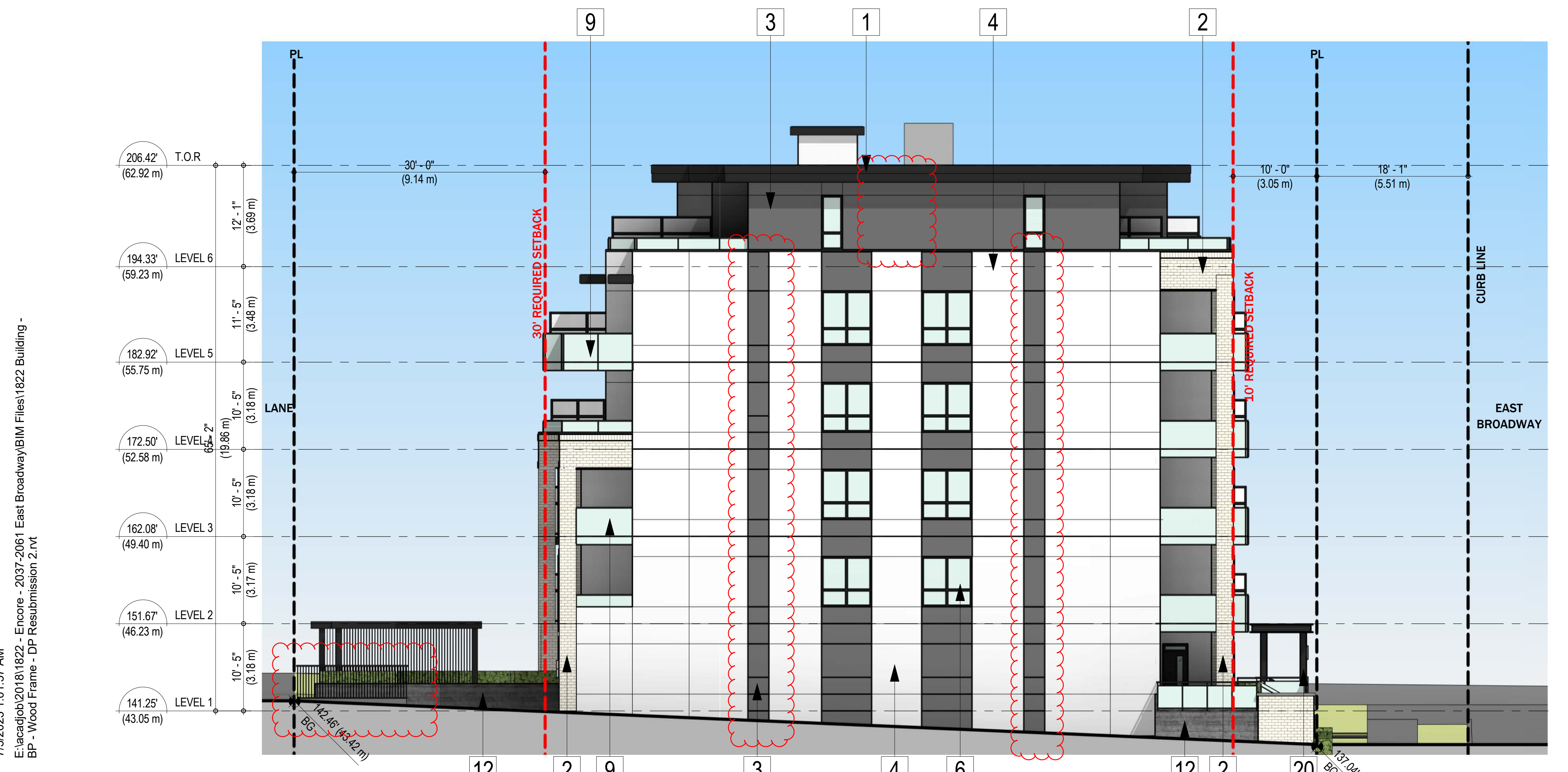


D.P. No. : DE-  
B.P. No. : BU-

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E:\acad\job\2018\1822 - Encore - 2037-2061 East Broadway\BIM Files\1822 Building - BP - Wood Frame - DP Resubmission 2.rvt



NORTH ELEVATION - FACING LANE



WEST ELEVATION - FACING ADJACENT PROPERTY

### BUILDING MATERIAL LEGEND

1	PAINTED WOOD FASCIA (BM - TWILIGHT ZONE "2127-10")
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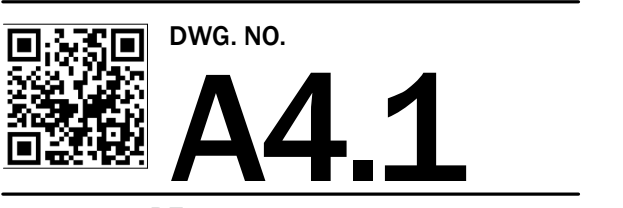


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