

MOTION

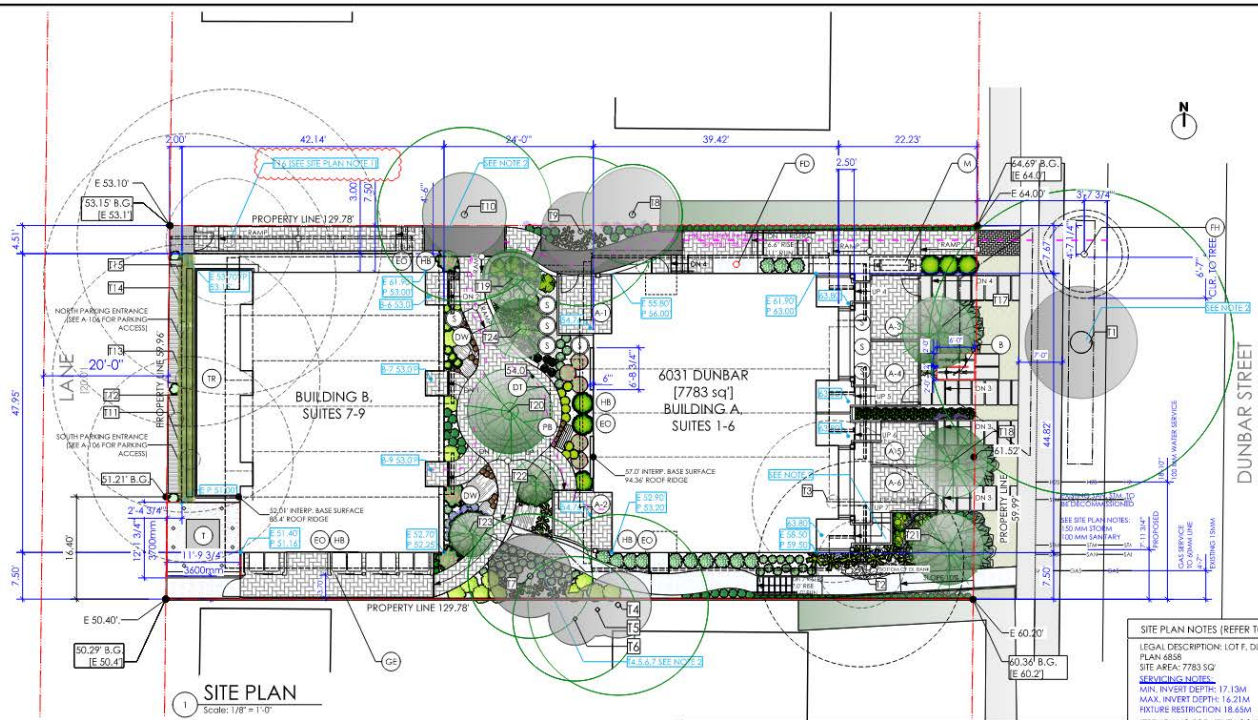
1. **Approval of Form of Development – 6031 Dunbar Street**

THAT the form of development for this portion of the site known as 6031 Dunbar Street be approved generally as illustrated in the Development Application Number DP-2021-00006, prepared by Diamond Group Architecture Inc., and submitted electronically on November 5, 2021, 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://wayback.archive-it.org/8849/20211021200907/https://rezoning.vancouver.ca/applications/6031dunbarst/index.htm>



1 SITE PLAN
 Scale: 1/8" = 1'-0"

NUMBER	SURVEY TRUNK DIAMETER - Feet	ARBORIST TRUNK DIAMETER *	DRIP LINE - feet	CRITICAL ROOT ZONE-RADIUS feet	SPECIES	ELEVATION
11	3.50	2.99	49	18.04	JAPANESE CHERRY	53.20
12	1.00	1.00	33	REMOVE	CHERRY	59.10
13	2.10	0.72	26	REMOVE	CYPRESS	62.20
14	0.80	0.82	29	4.92'	WESTERN REDCEDAR	52.80
15	0.60	0.62	17	3.94'	WESTERN REDCEDAR	53.10
16	0.60	0.62	20	3.94'	WESTERN REDCEDAR	53.00
17	1.00	1.02	20	6.23'	HOLY	53.40
18	1.00	0.40	16	7.55'	LAUREL	53.40
19	0.80	0.95	24	5.91'	CYPRESS	55.70
110	1.00	1.02	28	6.23'	SAWARA CYPRESS	54.80
111	3.20	1.53	33	REMOVE	WESTERN REDCEDAR	52.60
112	2.10	0.56	23	REMOVE	HOLLY	52.60
113	3.40	3.08	43	REMOVE	WESTERN REDCEDAR	52.90
114	1.80	1.64	40	REMOVE	WESTERN REDCEDAR	53.30
115	2.20	1.84	47	REMOVE	WESTERN REDCEDAR	53.90
116	1.70	1.67	49	REMOVE	DOUGLAS FIR	54.00
117				NEW	GREEN ASH	P 63.36
118				NEW	GREEN ASH	P 61.52
119				NEW	W.W. DOGWOOD	P 53.60
120				NEW	GOLDEN BUK. LOCUST	P 53.79
121				NEW	GREEN ASH	P 60.82
122				NEW	W.W. DOGWOOD	P 53.50
123				NEW	W.W. DOGWOOD	P 53.00
124				NEW		

* ARBORIST VALUE IN CM CONVERTED TO FEET

- LEGEND**
- PERMEABLE PAVERS
 - EXISTING TREE PROTECTION ZONE
 - EXISTING TREE TO BE RETAINED - SEE ARBORIST REPORT
 - NEW TREE - SEE LANDSCAPE PLAN
 - ROOFED MAIL KIOSK / ANNUNCIATOR - SEE PAGE A-107 FOR DETAILS
 - TRANSFORMER (BC HYDRO R.O.W.)
 - BIKE PARKING CLASS B - SEE PAGE A-106 FOR SIZE DETAILS
 - DETENTION TANK - UNDERGROUND - SEE IR/WP
 - FIRE DEPARTMENT CONNECTION (REQUIREMENT TO BE CONFIRMED)
 - AT-GRADE PATIO - SUITE 1 [ELEV. 54.76]
 - AT-GRADE PATIO - SUITE 2 [ELEV. 54.76]
 - AT-GRADE PATIO - SUITE 3 [ELEV. 63.47]
 - STORM SUMP / JELLYFISH MANHOLE - SEE IR/WP FOR DETAILS
 - AT-GRADE PATIO - SUITE 4 [ELEV. 62.75]
 - AT-GRADE PATIO - SUITE 5 [ELEV. 61.93]
 - AT-GRADE PATIO - SUITE 6 [ELEV. 61.54]
 - AT-GRADE SUITE ENTRANCE - SUITE 7-9 [ELEV. 53.00]
 - DOWNED WOOD SNAG (BIRD FRIENDLY DESIGN GUIDELINES)
 - FIRE HYDRANT
 - EXTERIOR ELECTRICAL OUTLET
 - GARBAGE RECYCLING ENCLOSURE - SEE A-105 FOR DETAILS
 - ASPHALT DRIVE-WAY
 - GRAVEL WALK-WAY
 - TRELLIS / PLANTER SCREENING INFRASTRUCTURE ON BALCONY
 - HOSE BIB (URBAN AG. GUIDELINES FOR PRIVATE REALM)
 - POTTING BENCH (URBAN AG. GUIDELINES FOR PRIVATE REALM)

SITE PLAN NOTES (REFER TO A-002 FOR DP NOTES):

LEGAL DESCRIPTION: LOT F, DL 320, BLOCK 4
 PLAN 8858
 SITE AREA: 7783 SQ'
 SERVITUDE NOTES:
 MIN. INVERT DEPTH: 17.15M
 MAX. INVERT DEPTH: 16.21M
 FIXTURE RESTRICTION 18.65M

TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD.

1. REFERRAL REPORT STATES TREE 16 TO BE REMOVED IF VIABLE. RETENTION OF TREE IS NOT VIABLE. SEE DGA RESPONSE LETTER SUBMITTED WITH THIS DEVELOPMENT PERMIT SUBMITTAL & DP ARBORIST REPORT.

2. TREE NOTES

--- TREE BARRIER EXTENTS
 REFER TO A-103 FOR DIMENSIONS

TREE 1: SERVICE CONNECTION WORK MAY FALL WITHIN TPZ.

Trees 5, 6, 8, & 10: EXCAVATION WORK MAY FALL WITHIN TPZ.

TREE 7 & 9: DEMOLITION WORK & CONSTRUCTION OF AT-GRADE PATIOS MAY FALL WITHIN TPZ.

TREE 2: REMOVED.

ALL ABOVE WORK TO BE PERFORMED UNDER ARBORIST SUPERVISION. SEE ARBORIST REPORT FOR SPECIFICS.

2 COMPONENT GRIT AND GRAVEL HARDENER APPLIED OVER AGGREGATE TO CREATE PERMEABLE HARD WALKED-ON SURFACE

NOTE 3: R.O.W. SHOWN IS ANTICIPATED - TO BE CONFIRMED BY BC HYDRO.

REFER TO A-102 FOR GRADING PLAN
 REFER TO A-104 FOR SITE COVERAGE STATEMENT
 REFER TO A-105 FOR SITE DETAILS
 REFER TO A-106 FOR GARBAGE/RECYCLING ENCLOSURE
 REFER TO A-107 FOR SITE DETAILS - PARKING, KIOSK, TRELLIS
 REFER TO A-108/109 HORIZONTAL ANGLE OF DAYLIGHT

ISSUED FOR DP (RESPONSE TO:
 PRIOR TO 2021-09-20
 ISSUED FOR DP (RESPONSE TO:
 PRIOR TO 2021-05-19
 2021-01-04
 ISSUED FOR DP CORRECT:
 2020-11-12
 ISSUED FOR REDLINE
 2019-12-20

Submittal:
 Date: CM / DGA
 Checked: CM
 Issue: AS SHOWN
 Drawing Title:

DIAMOND GROUP ARCHITECTURE INC.

1000 W. 113th Parkway Street
 Minneapolis, MN 55431
 612-334-2004 | diamondgroup.com

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Job Number:
18047

Project:
6031 DUNBAR

ISSUED FOR DP RESPONSE TO PERMITS 2021-05-19
 ISSUED FOR DP 2021-01-04
 ISSUED FOR DP COORD. 2020-11-12
 ISSUED FOR PERMITS 2019-12-20

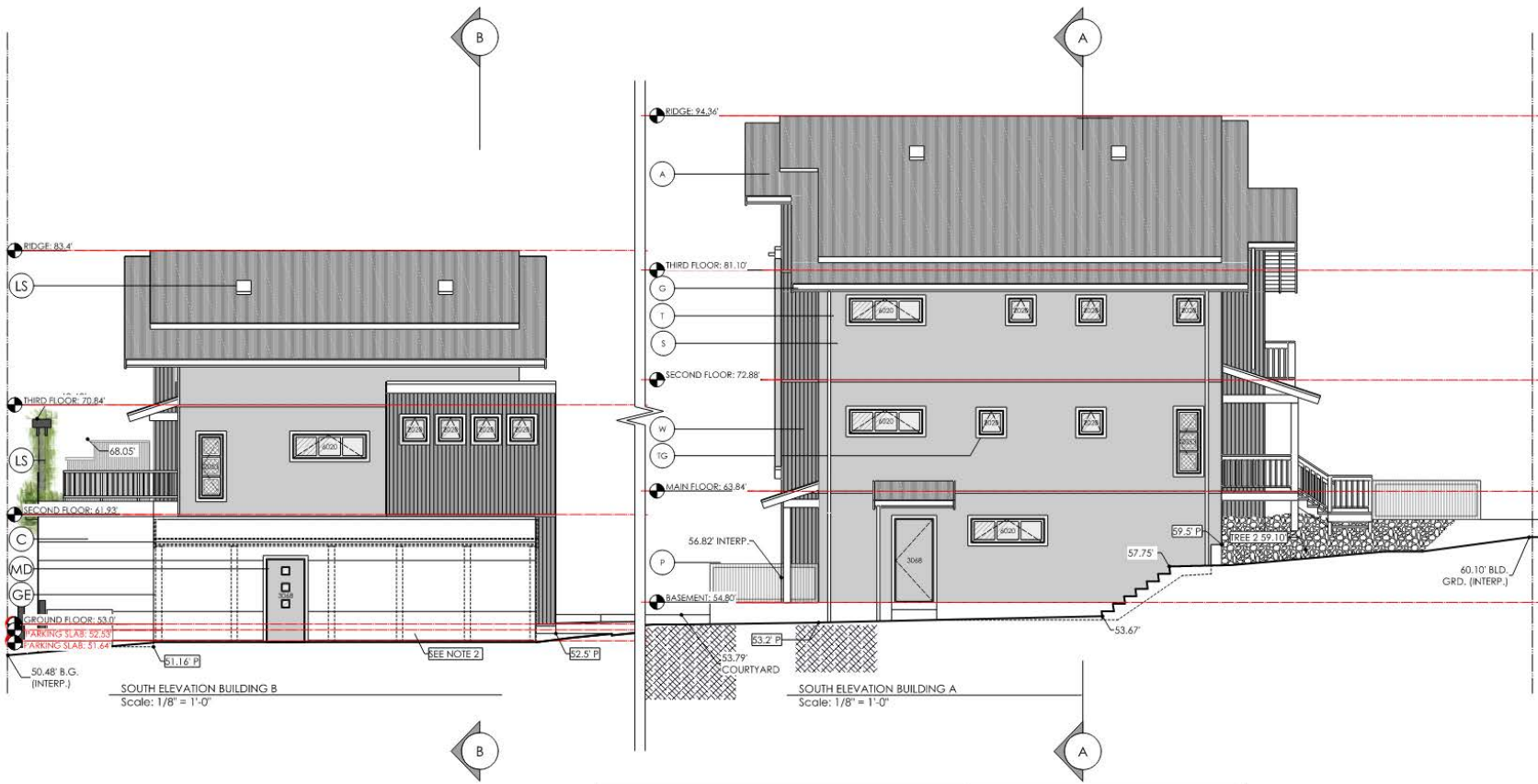
Subcontract:

Owner: CM / DD
 Designer: CM
 Date: AS SHOWN
 Designer:

BUILDING A & B EAST / WEST

A-301

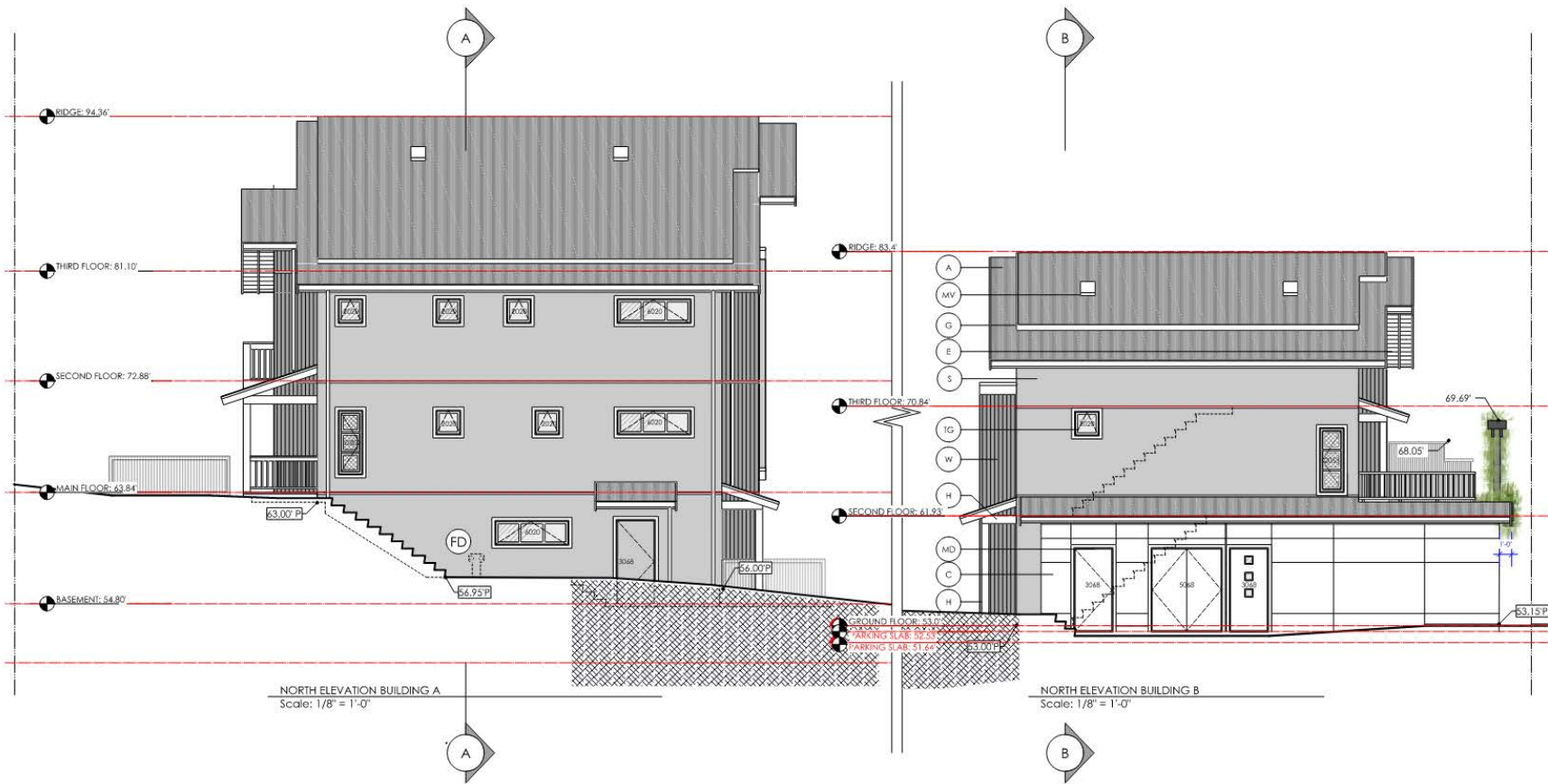




SOUTH ELEVATION BUILDING B
Scale: 1/8" = 1'-0"

SOUTH ELEVATION BUILDING A
Scale: 1/8" = 1'-0"

LEGEND		ELEVATION NOTES:
	TREE CRITICAL ROOT ZONE	1. BIRD FRIENDLY DESIGN PROJECT REQUIREMENT: FOR BUILDING A FOURTH FLOOR WINDOWS ENSURE THE FOLLOWING: APPLY VISUAL MARKERS TO EXTERIOR SURFACES GAPS BETWEEN MARKERS <CM VERTICALLY & 10 CM HORIZONTALLY
	TRANSLUCENT WINDOW	
	STUCCO - PAINTED	2. SEE PAGE A-105 FOR GARBAGE / RECYCLING ENCLOSURE DETAILS
	VERTICAL DARK STAINED CEDAR WOOD - 4" EXPOSURE	
	ASPHALT ROOFING	
	PARGE COAT OVER EXPOSED CONCRETE W/ 1" REVEALS	
	POWDER COATED 25 GAUGE ALUMINUM FLASHING	
	1X4 PAINTED S4S WOOD SOFFIT	
	PRIVACY SCREEN - STAINED 2X4 CEDAR WOOD FRAME & HORIZ. STAINED CEDAR WOOD SIDING	
	TRIMS (DOOR & WINDOW) 1X4 PAINTED WOOD	
	STAINED WOOD CLAD STRUCTURAL POST/BEAMS	
	PAINTED WOOD GUARDS & 2X2 WOOD PICKETS	
	OBSCURE GLASS - LVL 2 & UP	
	TRELLIS PLANTER SCREENING - 6X6 CEDAR WOOD TRELLACE / PLANTER BOX SEE A-107.	
	MUSHROOM VENT	
	PAINTED METAL DOOR - COLOUR TO MATCH NEAREST CLADDING	
	GARBAGE ENCLOSURE - SEE A-105	
	CONDITIONED ATTIC	



NORTH ELEVATION BUILDING A
Scale: 1/8" = 1'-0"

NORTH ELEVATION BUILDING B
Scale: 1/8" = 1'-0"

LEGEND		ELEVATION NOTES:
	TREE CRITICAL ROOT ZONE	1. BIRD FRIENDLY DESIGN PROJECT REQUIREMENT FOR BUILDING A FOURTH FLOOR WINDOWS ENSURE THE FOLLOWING: APPLY VISUAL MARKERS TO EXTERIOR SURFACES GAPS BETWEEN MARKERS <CM VERTICALLY & 10 CM HORIZONTALLY
	TRANSLUCENT WINDOW	
	STUCCO - PAINTED	
	VERTICAL DARK STAINED CEDAR WOOD - 4" EXPOSURE	
	ASPHALT ROOFING	
	PRIME COAT OVER EXPOSED CONCRETE W/ 1" REVEALS	
	POWDER COATED 25 GAUGE ALUMINUM FLASHING	
	1X4 PAINTED S4S WOOD SOFFIT	
	PRIVACY SCREEN - STAINED 2X4 CEDAR WOOD FRAME & HORIZ. STAINED CEDAR WOOD SIDING	
	TRIMS (DOOR & WINDOW) 1X4 PAINTED WOOD	
	STAINED WOOD CLAD STRUCTURAL POST/BEAMS	
	PAINTED WOOD GUARDS & 2X2 WOOD PICKETS	
	OBSCURE GLASS - LVL 2 & UP	
	TRELLIS PLANTER SCREENING - 6X6 CEDAR WOOD TRELLACE / PLANTER BOX SEE A-107.	
	MUSHROOM VENT	
	PAINTED METAL DOOR - COLOUR TO MATCH NEAREST CLADDING	
	GARBAGE ENCLOSURE - SEE A-105	
	CONDITIONED ATTIC	