2714 DUNSMUIR, CUMBERLAND

HERITAGE ALTERATION PERMIT AMENDMENT
COMPARISON TO PREVIOUS DESIGN

2022.09.06

Client:
Postmark Group

Address:
942 Sherwood Ave
Coquitlam BC, V3K 1A8

SITE SURVEY

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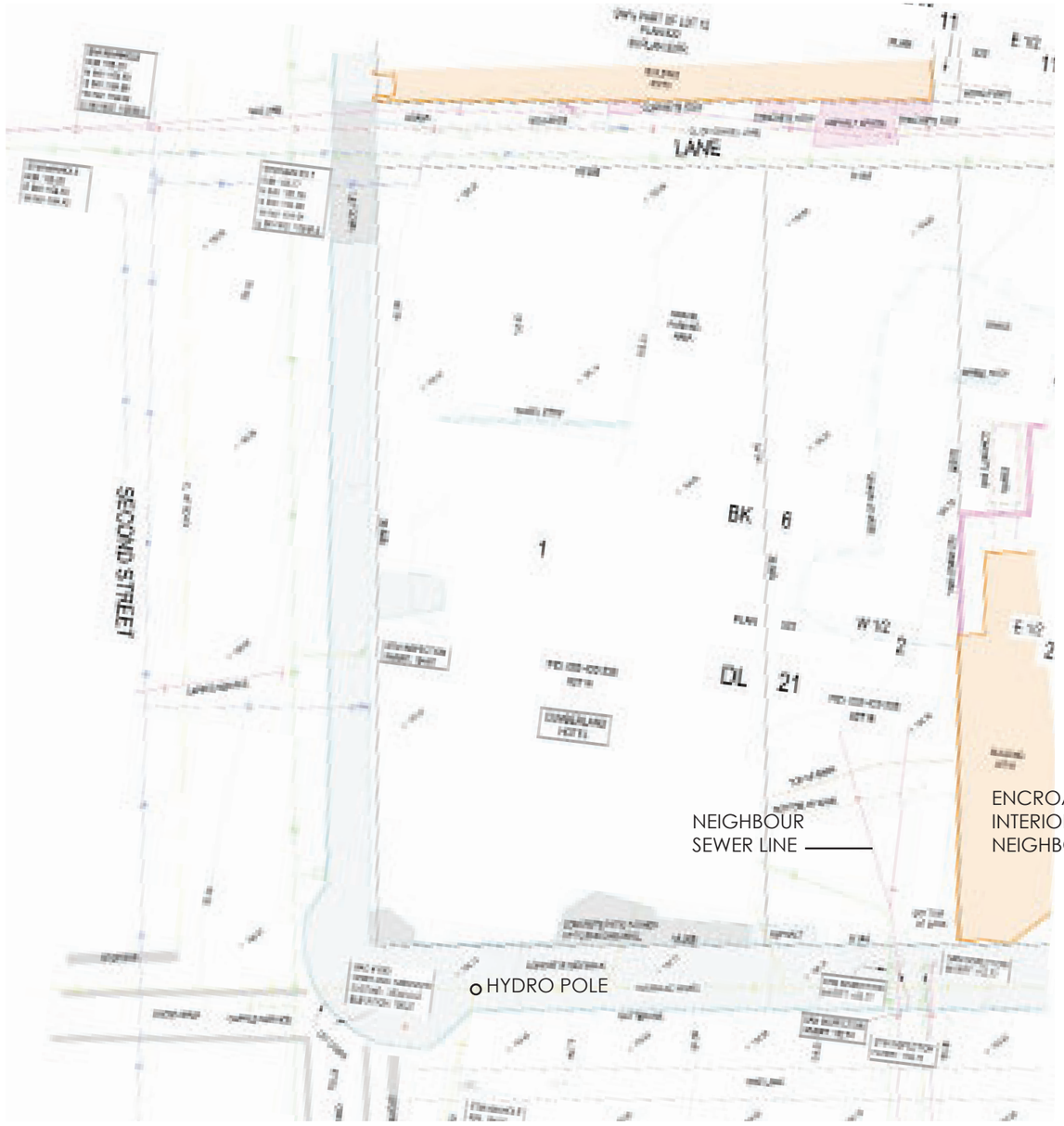
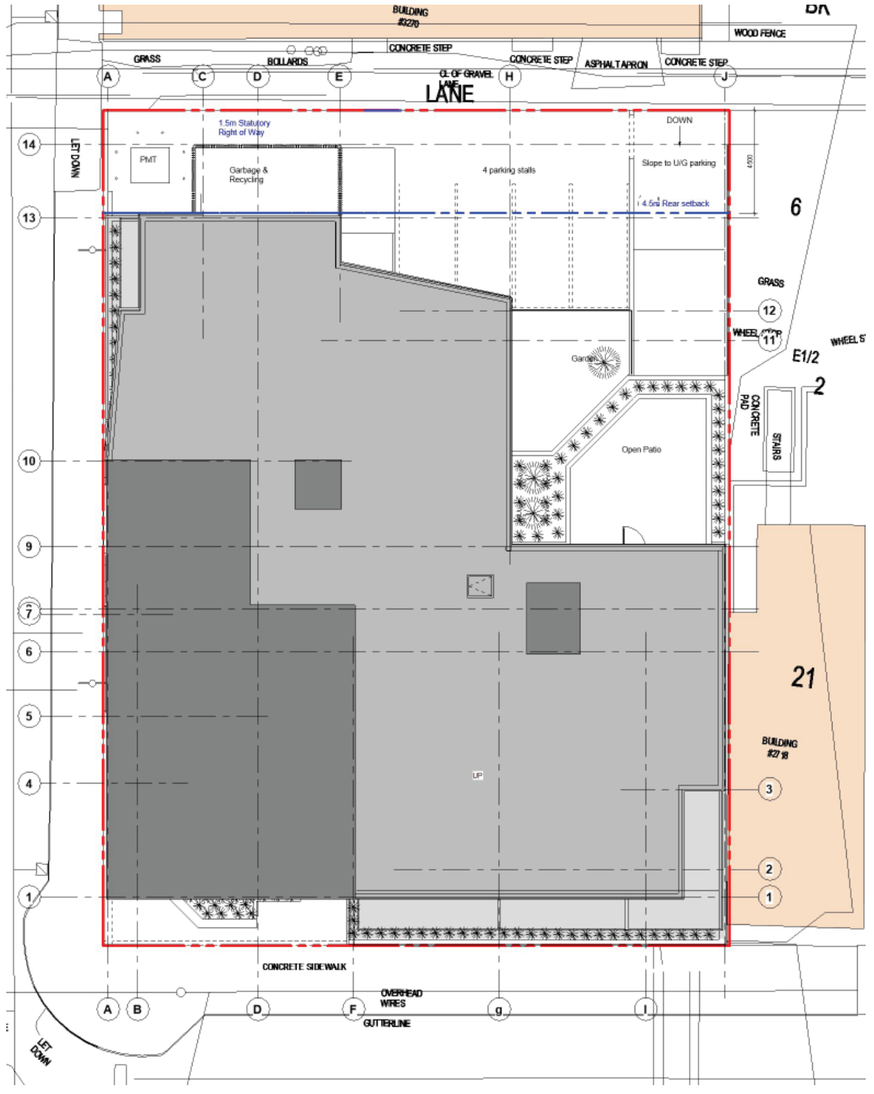


OVERLAY OF NEW BUILDING



WHY HAP AMENDMENT?

CROSS SECTION

SUMMARY OF CHANGES

1/ WITH RESPECT TO THE ORIGINAL DP DESIGN THE MASSING OF THE BUILDING HAS BEEN AMENDED DUE TO AN ELECTRICAL SETBACK (3M FROM POWER LINES)

2/ THE CORNER MASSING HAS BEEN RECESSED BY 2.06M

3/ THE LOT COVERAGE REMAIN IDENTICAL (68%) AND THE DENSITY HAS BEEN INCREASED TO FSR : 2.0

4/ THE RESIDENTIAL ENTRANCE HAS BEEN REDUCED IN SIZE AND CHANGED THE 2 STAIRS INTO A SCISSOR STAIR THAT REQUIRES LESS FLOOR AREA

5/ THE CLADDING MATERIALS HAVE BEEN CHANGED DUE TO A CODE REQUIREMENT TO HAVE A NON-COMBUSTIBLE CLADDING ON THE INTERIOR LOT LINE. THE EXISTING COMBUSTIBLE CHARRED-LOOK WOOD VERTICALLY INSTALLED SIDING HAS BEEN REPLACED BY A NON-COMBUSTIBLE BLACK CORRUGATED METAL PANEL, VERTICALLY INSTALLED.

6/ INCREASE THE UNIT COUNT TO MAKE THE PR OJECT VIABLE

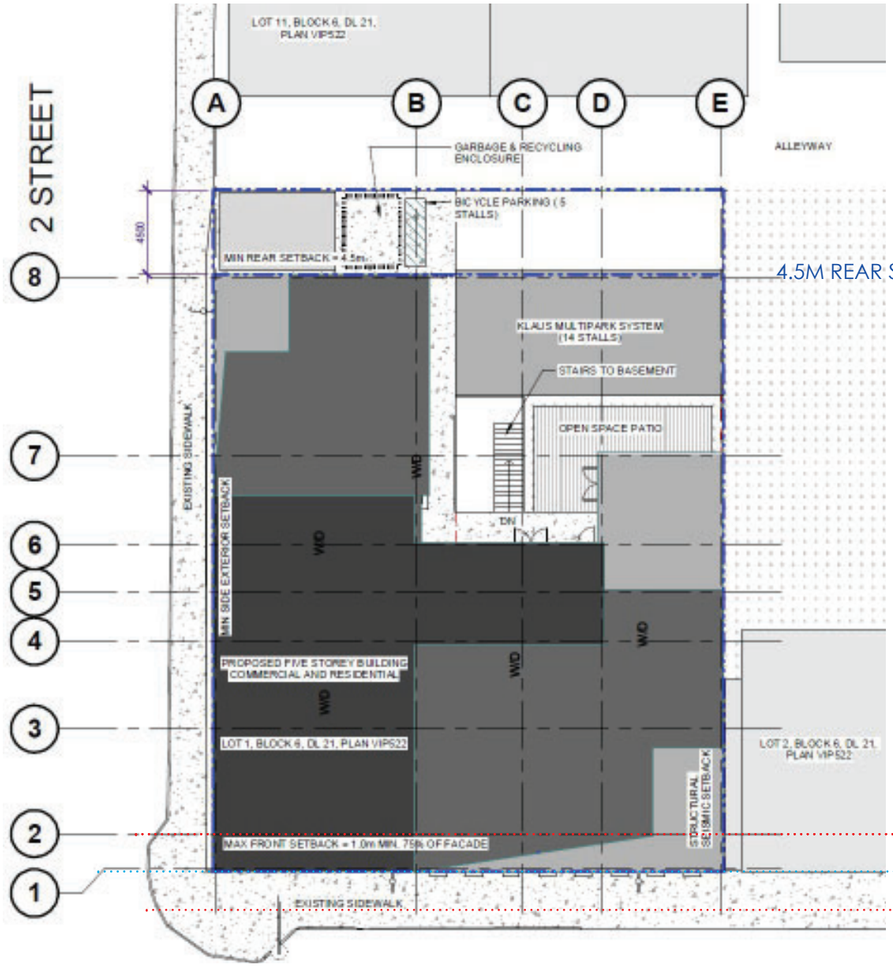
7/ CHANGE THE MULTI-PARKING SYSTEM INTO AN UNDERGROUND PARKADE.

8/ VARIANCE REQUESTED FOR THE FRONT SETBACK

9/ DEVELOPMENT VARIANCE REQUESTED TO PERMIT VINYL WINDOWS ON FLOOR 2-3-4

PROJECT SUMMARY

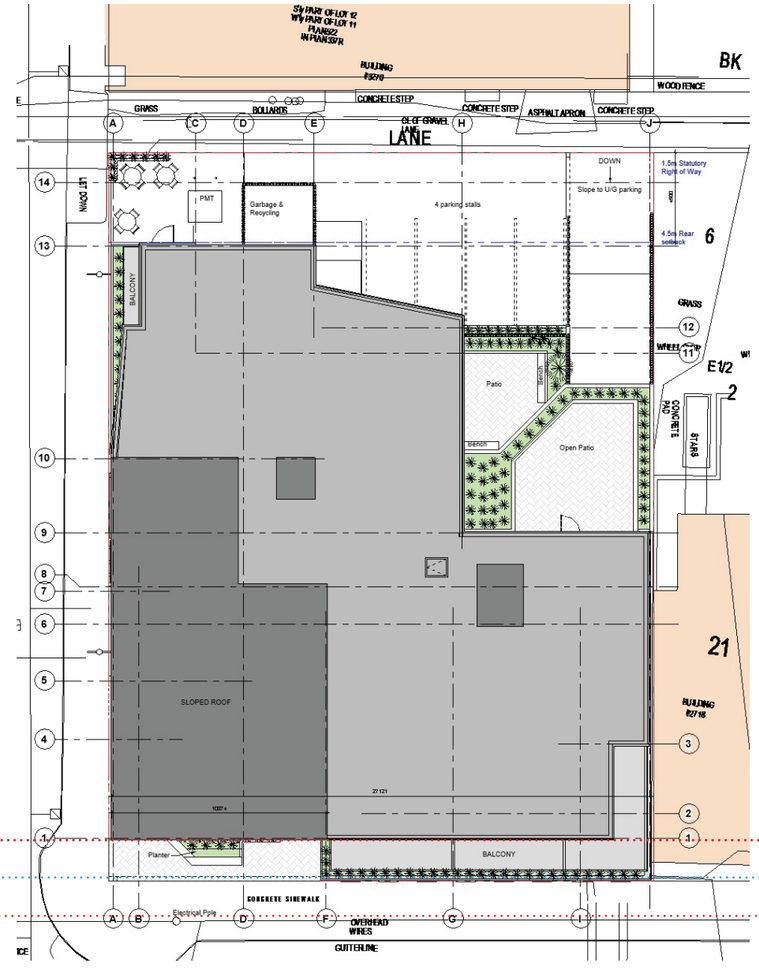
APPROVED HAP



TOTAL GROSS FLOOR AREA:	1,818M2
RESIDENTIAL UNITS:	15
PROPOSED PARKING STALLS:	14 *
BICYCLE STALLS : SECURED	40 (MIN 23)
UNSECURED	8 (MIN 8)
F.A.R.	1.8 (MAX 2)
LOT COVERAGE:	68% (MAX 75%)
HEIGHT TO T.O. LEVEL 4 PARAPET:	15.0M
HEIGHT TO T.O. ELEVATOR SHAFT:	16.4M
FRONT SETBACK	0M (MAX 1M)

* VARIANCE REQUIRED / APPROVED

HAP AMENDMENT



SITE AREA: 1,004 M2

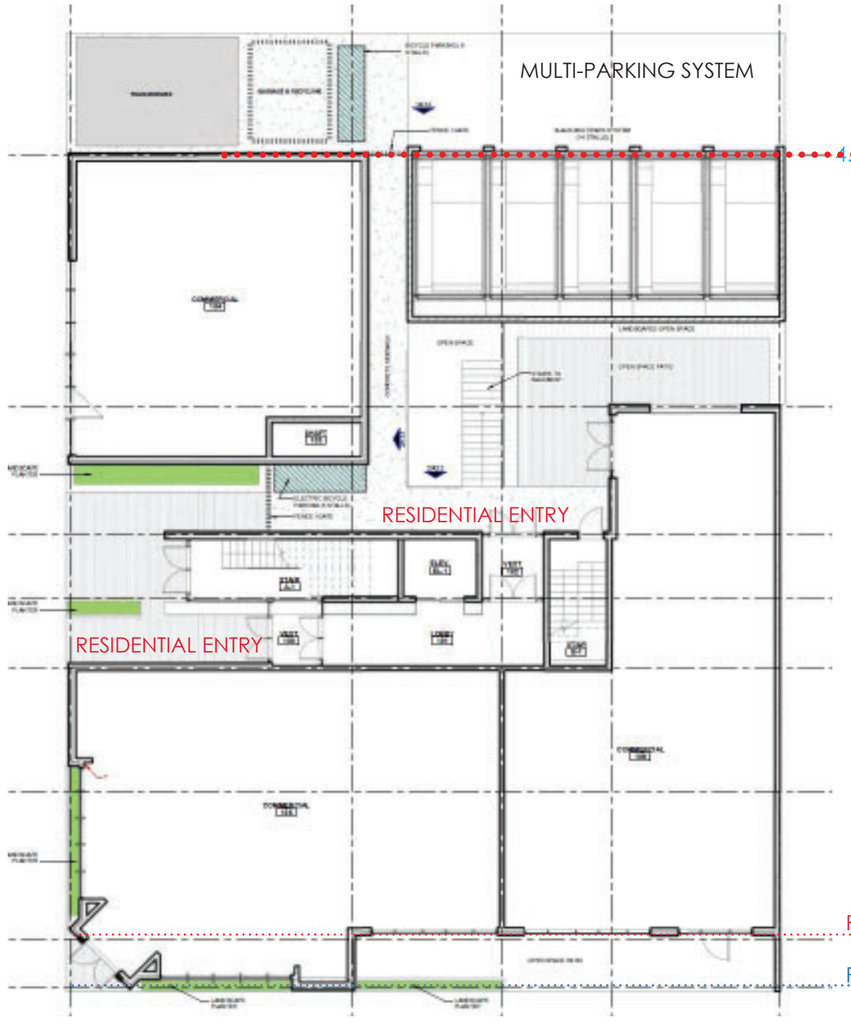
SITE COVERAGE AREA: 689 M2

TOTAL GROSS FLOOR AREA:	2,250M2
RESIDENTIAL UNITS:	21
PROPOSED PARKING STALLS:	22 UNDERGROUND + 4 ABOVE GROUND
BICYCLE STALLS : SECURED	42 (MIN 32)
UNSECURED	11 (MIN 11)
F.A.R.	2 (MAX 2)
LOT COVERAGE:	68% (MAX 75%)
HEIGHT TO T.O. LEVEL 4 PARAPET:	15.0M
HEIGHT TO T.O. ELEVATOR SHAFT:	16.4M
FRONT SETBACK	0-2.06M **

** VARIANCE REQUESTED

MAIN FLOOR PLAN

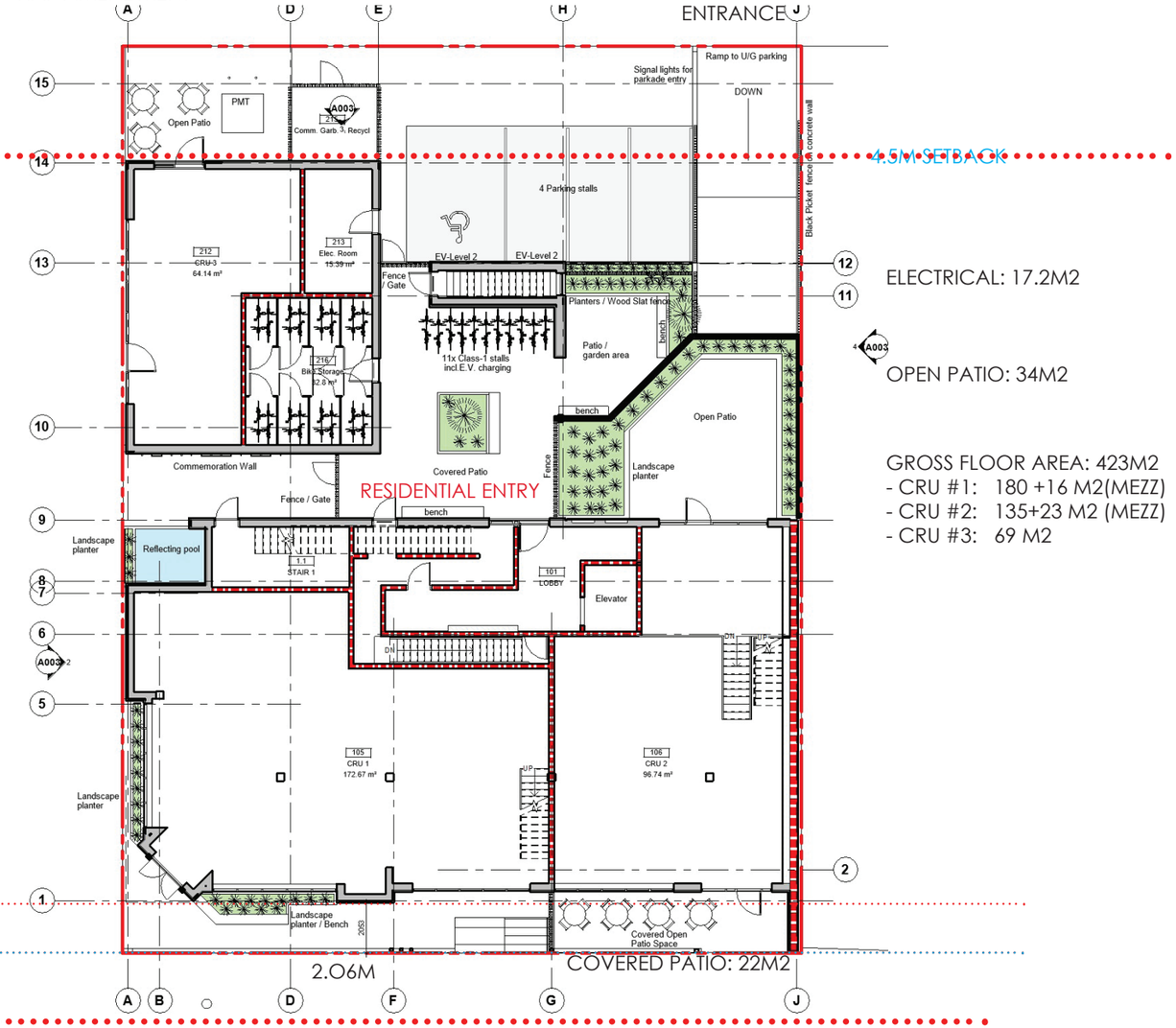
APPROVED HAP



FRONT SETBACK:
- REQUIRED: MIN. 0M
MAX 1.0M FOR A MIN OF 75 % OF THE BUILDING FACADE
-PROPOSED: 0M

HAP AMENDMENT

NEW: PARKADE ENTRANCE



ELECTRICAL: 17.2M2

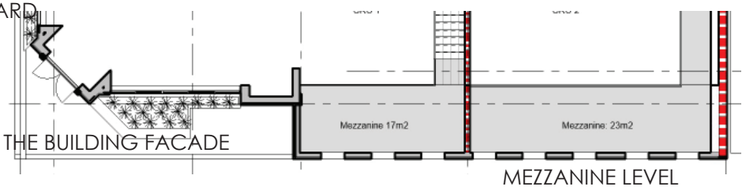
OPEN PATIO: 34M2

GROSS FLOOR AREA: 423M2
- CRU #1: 180 +16 M2(MEZZ)
- CRU #2: 135+23 M2 (MEZZ)
- CRU #3: 69 M2

SETBACK DUE TO HYDRO LINE
SINGLE RESIDENTIAL MAIN ENTRANCE IN COURTYARD

FRONT SETBACK:
- REQUIRED: MIN. 0M
MAX 1.0M FOR A MIN OF 75 % OF THE BUILDING FACADE
-PROPOSED: 0-2.06M **

** VARIANCE REQUESTED



MEZZANINE LEVEL

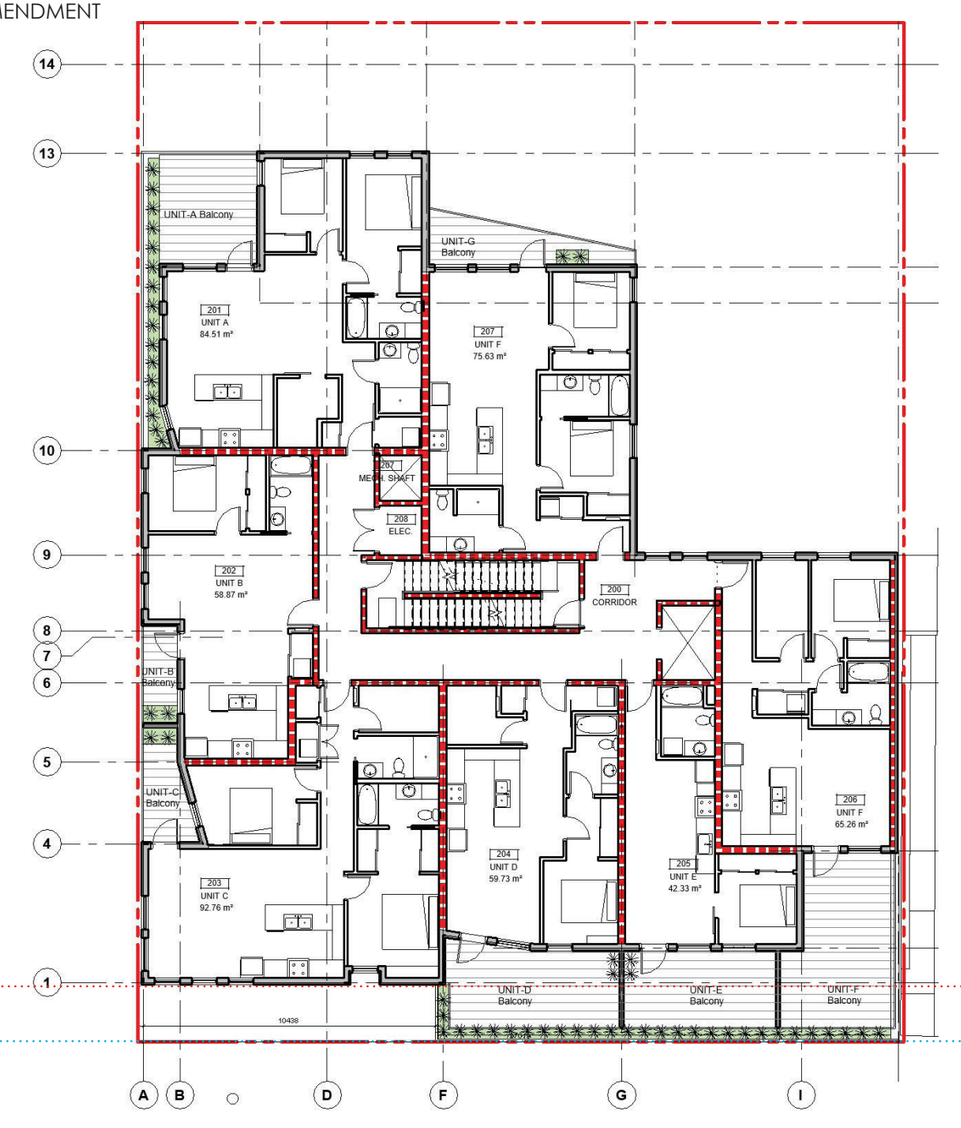
2ND FLOOR PLAN

APPROVED HAP

POWERLINE SETBACK

PROPERTY LINE

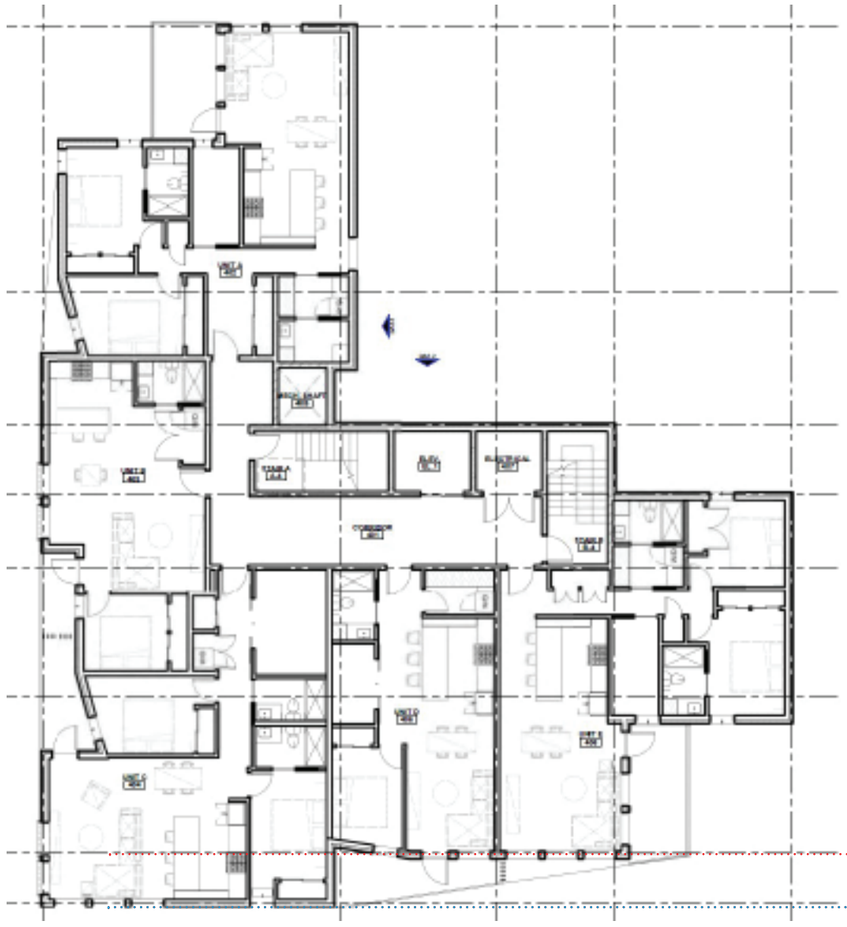
HAP AMENDMENT



FOOTPRINT WAS BEEN INCREASED
2 EXTRA UNITS PER FLOOR

3TH FLOOR PLAN

APPROVED HAP



POWERLINE SETBACK

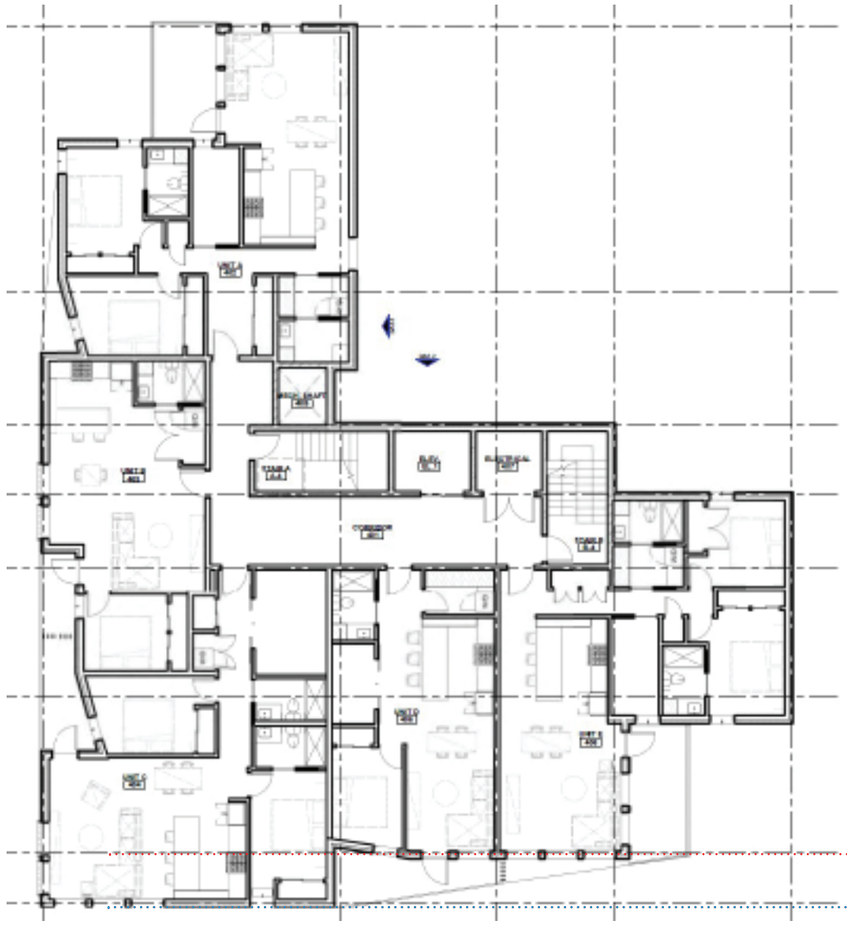
PROPERTY LINE

HAP AMENDMENT

FOOT PRINT WAS BEEN INCREASED
2 EXTRA UNITS PER FLOOR

4TH FLOOR PLAN

APPROVED HAP



POWERLINE SETBACK

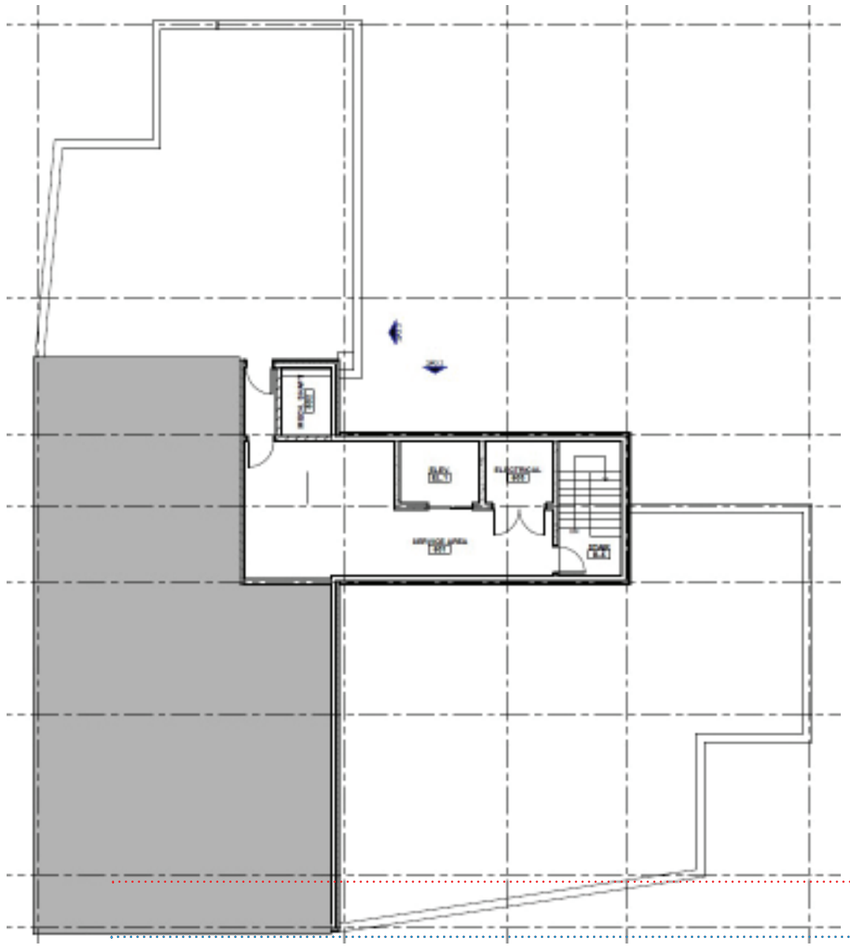
PROPERTY LINE

HAP AMENDMENT

FOOT PRINT WAS BEEN INCREASED
2 EXTRA UNITS PER FLOOR

ROOF PLAN

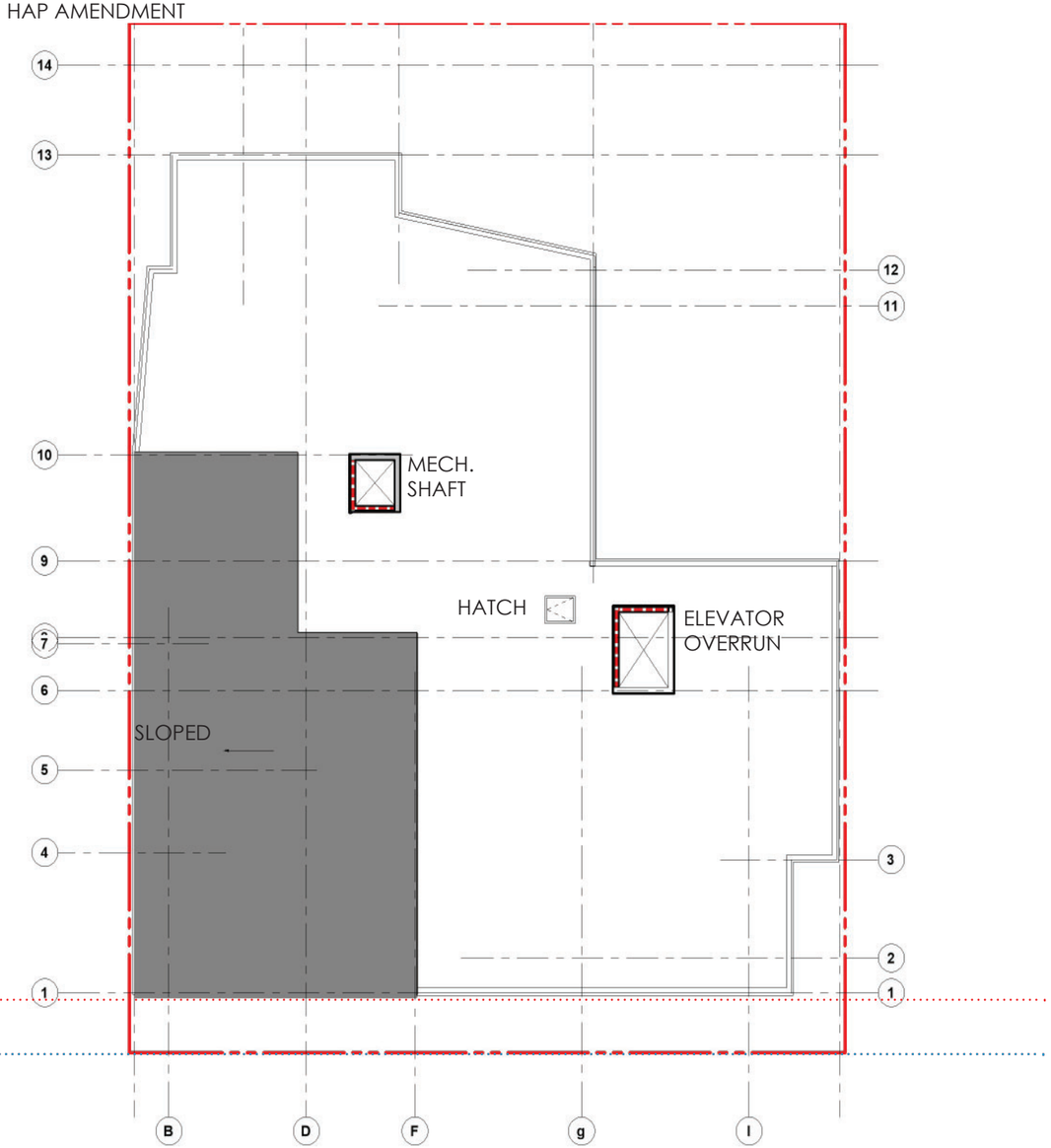
APPROVED HAP



POWERLINE SETBACK

PROPERTY LINE

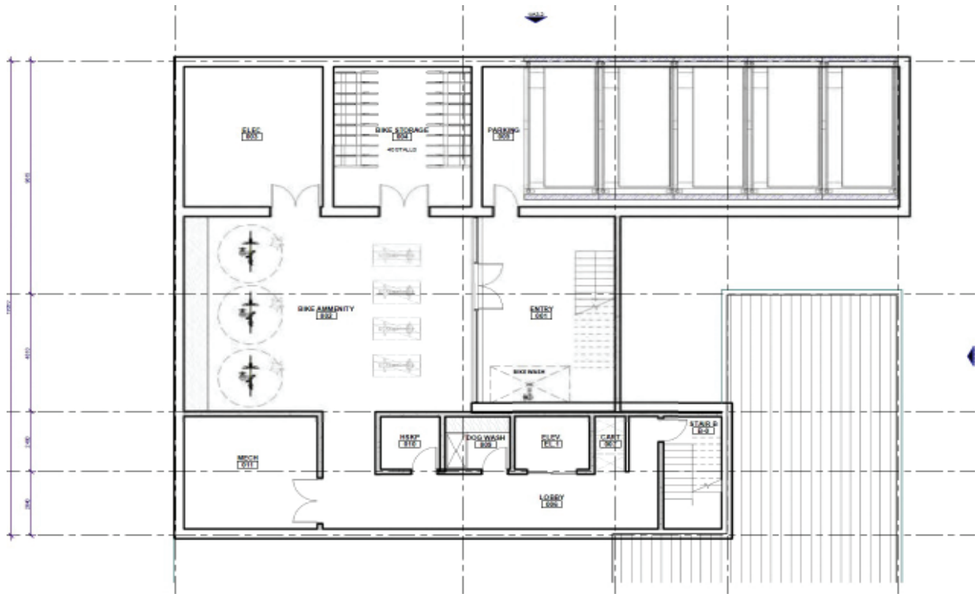
HAP AMENDMENT



FLOOR AREA AS BEEN REDUCED TO ONLY THE SLOPED ROOF, MECHANICAL SHAFT AND THE ELEVATOR OVERRUN. ROOF IS ACCESSIBLE BY LADDER WITH ROOF HATCH

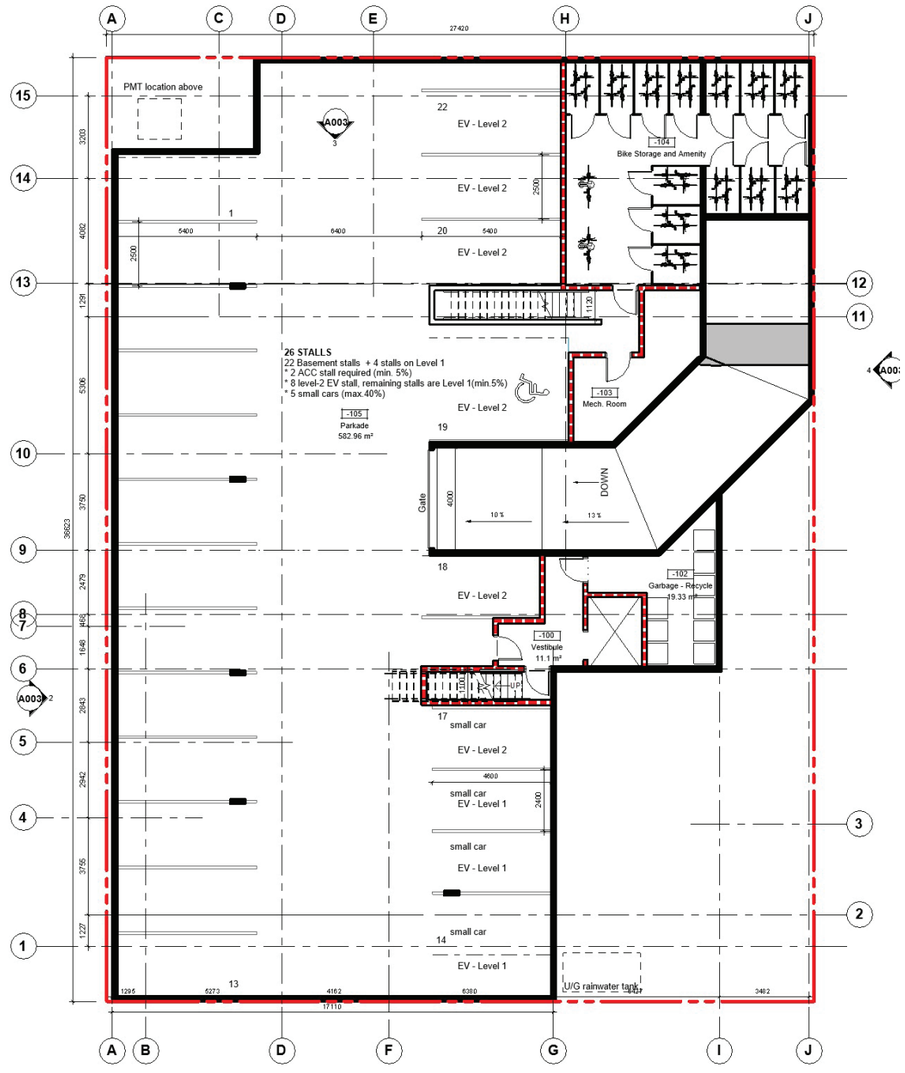
BASEMENT PLAN

APPROVED HAP



HAP AMENDMENT

PERSONAL BIKE STORAGE

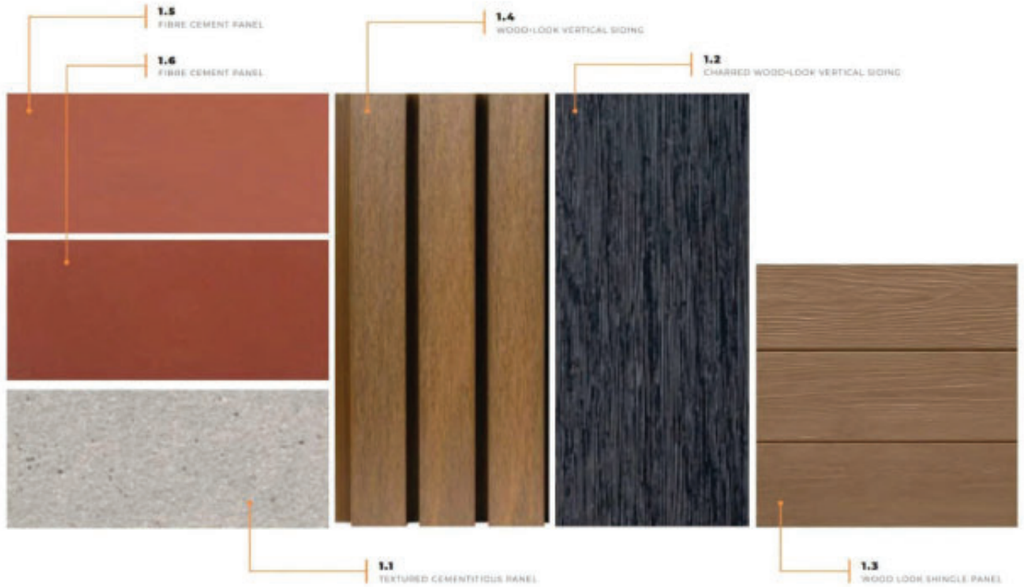


FULLY UNDERGROUND PARKADE WITH 22 CAR STALLS / MECHANICAL ROOM / BIKE STORAGE & AMENITY

- 1 ACCESSIBLE STALL
- 6 LEVEL-2 EV STALLS, ALL OTHER WILL BE LEVEL-1 EV STALLS
- 4 SMALL CARS

ELEVATION CLADDING

APPROVED HAP



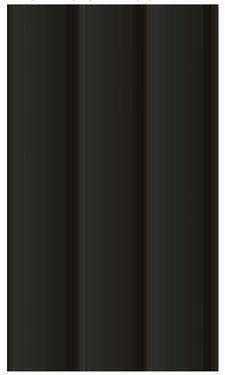
HAP AMENDMENT

FIBRE CEMENT PANEL

TEXTURED CEMENTITIOUS PANEL

WOOD-LOOK
VERTICAL SIDING

BLACK CORRUGATED METAL
VERTICAL INSTALLED
NON-COMBUSTIBLE



WOOD LOOK SHINGLE PANEL

BLACK ANODIZED ALUMIUM FRAMES CHANGED TO
BLACK VINYL WINDOWS FOR THE RESIDENTIAL UNITS

CORTEN STEEL PANEL,
NON-COMBUSTIBLE

ELEVATIONS

APPROVED HAP

SOUTH ELEVATION

WEST ELEVATION

HAP AMENDMENT

CLADDING CHANGED TO SHINGLES INSTEAD OF VERTICAL SLATS

CHARED WOOD LOOK VERTICAL SIDING CHANGED TO BLACK CORRUGATED METAL, VERTICAL INSTALLED

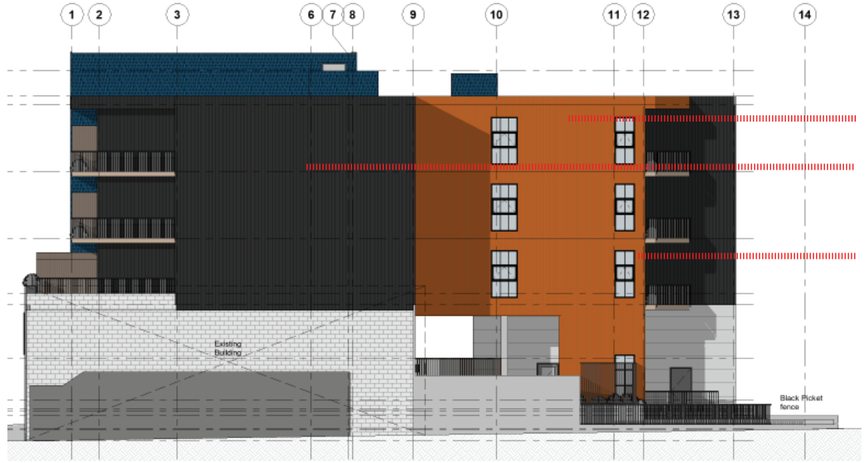
BLACK ANODIZED ALUMIUM FRAMES CHANGED TO BLACK VINYL WINDOWS FOR THE RESIDENTIAL UNITS

SOUTH ELEVATION

WEST ELEVATION

ELEVATIONS

EAST ELEVATION



CROSSED LAMINATED TIMBER CHANGED TO CORTEN STEEL METAL.

CHARRED WOOD LOOK VERTICAL SIDING CHANGED TO BLACK CORRUGATED METAL, VERTICAL INSTALLED

BLACK ANODIZED ALUMIUM FRAMES CHANGED TO BLACK VINYL WINDOWS FOR THE RESIDENTIAL UNITS

EAST ELEVATION

NORTH ELEVATION

ADDITIONAL WINDOWS

NORTH ELEVATION

VISUALS

APPROVED HAP

HAP AMENDMENT

VISUALS

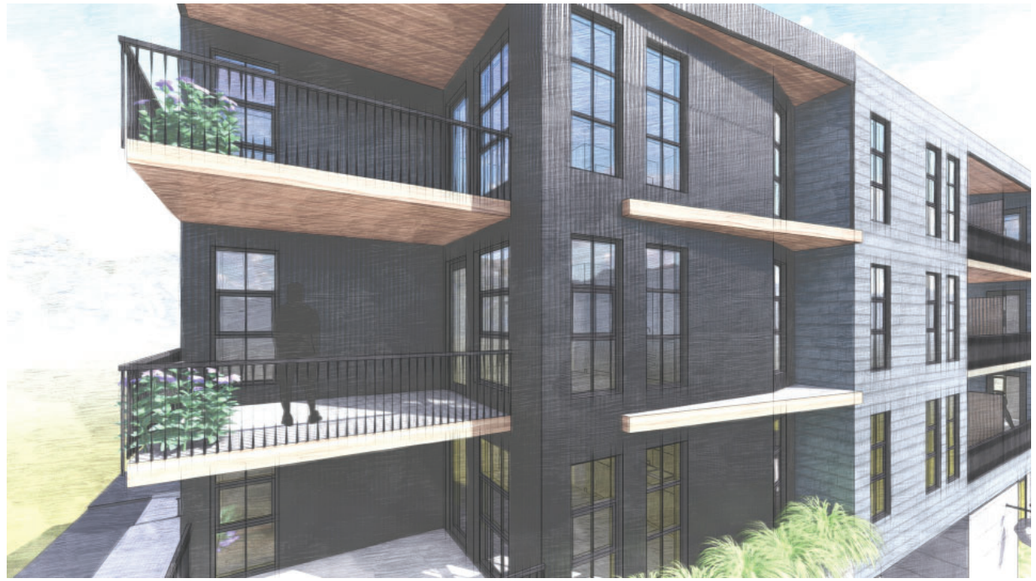
APPROVED HAP

HAP AMENDMENT

VISUALS

VIEW FROM LANE

VIEW TO COURTYARD

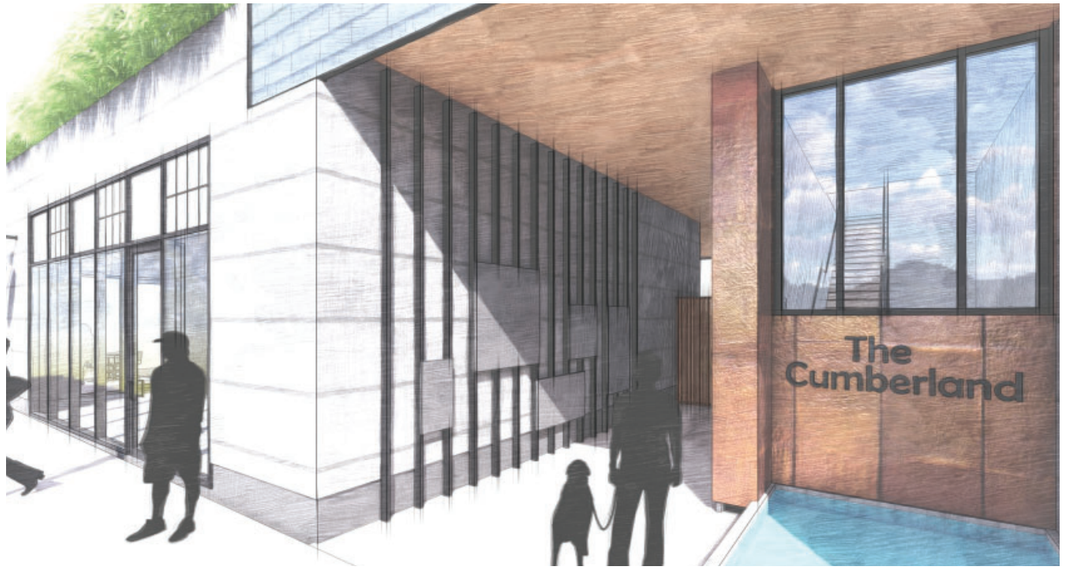


VIEW ON 2ND STREET BALCONY

VIEW FROM LANE

VISUALS

VIEW FROM CORNER DUNSMUIR AND 2ND STREET



VIEW TO COMMEMORATION WALL

VIEW OF RESIDENTIAL ENTRANCE AND COVERED PATIO

VIEW OF MAIN ENTRANCE OTDOOR PATIO

VISUALS

VIEW FROM CORNER DUNSMUIR AND 2ND STREET

VIEW OF CRU 1 ON DUNSMUIR

VIEW OF CRU 2 ON DUNSMUIR

VIEW OF CRU 3 PATIO ON 2ND STREET

STREETSCAPE 1

STREETSCAPE 2

REQUESTED ALTERATIONS TO HERTIAGE ALTERATION PERMIT

1. MASSING OF THE BUILDING: THE CORNER MASSING HAS BEEN RECESSED DUE TO AN ELECTRICAL POWERLINE SETBACK ON DUNSMUIR. A 3M SETBACK IS REQUIRED FROM BC HYDRO.

2. TO ALLOW SIMILAR FLOOR AREAS AS THE APPROVED DP WE INCREASED THE SIZE OF THE BUILDING INTO THE INNER COURTYARD. THE LOT COVERAGE IS EXACT THE SAME AS THE APPROVED DP (68%)

3. INCREASE THE UNIT COUNT FROM 15 TO 21 RESIDENTIAL UNITS TO MAKE THE PROJECT VIABLE. 2 NEW UNITS PER FLOOR WERE CREATED.

4. INCREASE FSR TO 2.0 (MAX 2.0 ALLOWED)

5. CREATE AN UNDERGROUND PARKADE FOR 22 EV-STALLS INSTEAD OF A MULTI-PARKING FOR 14 STALLS

6. BIKE AMENITY: INSTEAD OF A COMMON BIKE ROOM, INDIVIDUAL BIKE STORAGE LOCKERS ARE PROPOSED TO BETTER ALIGN WITH THE LOCAL TREND FOR HIGH-VALUE BIKES, REQUIRING ADDITIONAL SECURITY. THE DESIGN STILL EXCEEDS THE MINIMUM BYLAW FOR THE REQUIRED STALLS.
    A. CLASS I: 11 ON THE MAIN FLOOR (MIN 11 REQUIRED)
    B. CLASS II: 42 ON MAIN AND BASEMENT LEVEL (MIN 32 REQUIRED)

7. THE ROOFTOP MECHANICAL SPACE ON LEVEL 5 HAS BEEN ELIMINATED, IN LIEU OF A ROOF ACCESS HATCH. NO IMPACT IN THE EXTERIOR BUILDING HEIGHT.

8. CLADDING MATERIAL CHANGED TO MEET THE FUNCTIONAL AND CODE REQUIREMENTS:
    A. VINYL CHARRED SIDING PANEL CHANGED TO A NON-COMBUSTIBLE BLACK CORRUGATED METAL CLADDING
    B. LAMINATED TIMBER SIDING IN THE COURTYARD CHANGED TO CORTEN STEEL METAL PANEL
    C. THE MATERIALS OF THE CORNER RESIDENTIAL VOLUME HAVE BEEN CHANGED TO BLUE SHINGLES. PREVIOUSLY APPROVED WITH A WOOD LOOK COMBINATION OF THE HORIZONTAL SIDING AND SHINGLES. WE FEEL LIKE HAVING 1 MATERIAL (SHINGLES) PROVIDES BETTER HARMONY AND SIMPLIFIES THE FAÇADE.

9. WINDOW MATERIAL CHANGE:
    A. BLACK VINYL WINDOWS ARE PROPOSED FOR THE RESIDENTIAL FLOORS 2-4 IN LIEU OF ALUMINUM. WITH SIMILAR APPEARANCE TO THE APPROVED DP. HIGH QUALITY VINYL WINDOWS ARE STANDARD PRACTICE IN HIGH-PERFORMANCE BUILDINGS WERE ENERGY PERFORMANCE AND AIRTIGHTNESS ARE A PRIORITY.
    B. ALUMINUM WINDOWS STILL TO BE USED IN LEVEL 1, COMMERCIAL SPACES, THAT INTERFACE WITH THE PUBLIC REALM.

10. FRONT PATIO OF CRU 2 HAS BEEN REDUCED IN SIZE DUE TO THE PARKADE STRUCTURE. A BIGGER PATIO WAS CREATED IN THE BACK.
CRU-3 HAS A OPEN PATIO ON THE CORNER OF 2ND STREET AND THE LANE

11. CREATED MORE LANDSCAPED AREAS ON THE MAIN FLOOR AND REDUCES THE LANDSCAPE PLANTERS IN THE UPPER FLOORS ON LEVEL 2. PLANTERS ON LEVEL 3 AND 4 ARE DIFFICULT TO MAINTAIN DUE THEIR LOCATIONS ARE NOT EASILY ACCESSIBLE FOR MAINTENANCE.