

# 2714 DUNSMUIR, CUMBERLAND

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## HERITAGE ALTERATION PERMIT AMENDMENT

2022.09.06

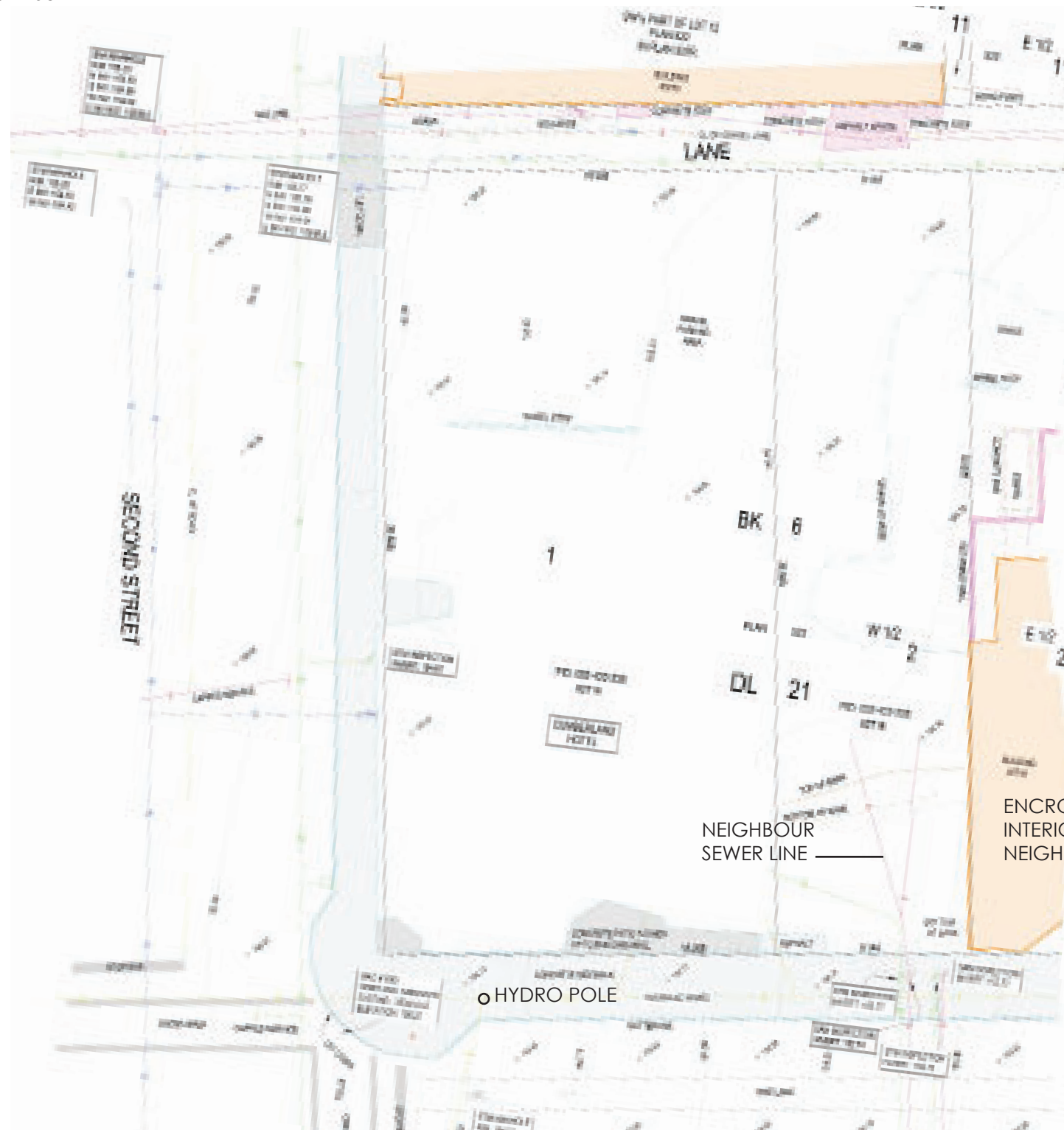
Client:  
Postmark Group

Address:  
942 Sherwood Ave  
Coquitlam BC, V3K 1A8



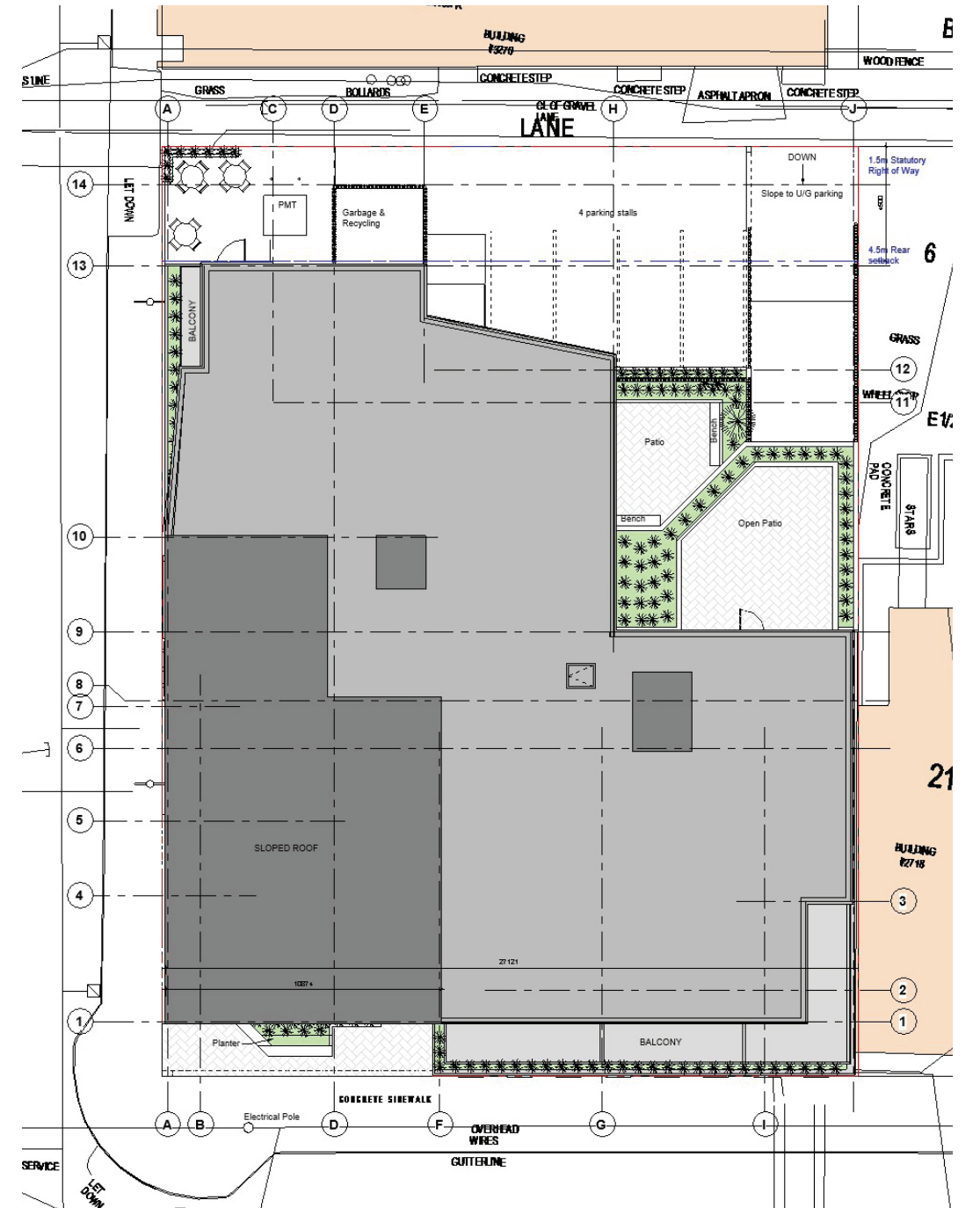
# SITE SURVEY

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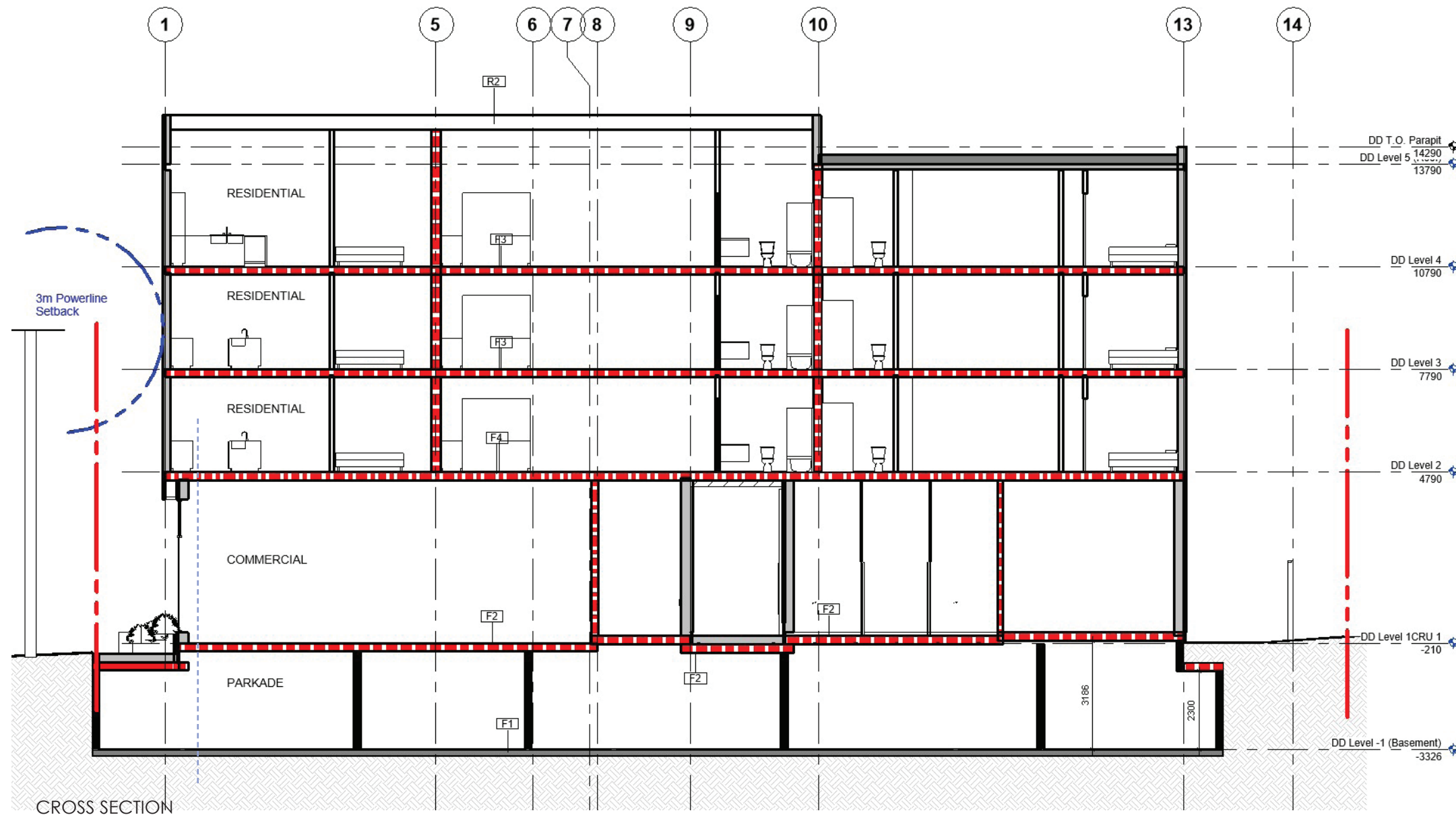


NEIGHBOUR SEWER LINE  
ENCROACHMENT OVER INTERIOR LOT LINE OF NEIGHBOURING BUILDING

OVERLAY OF NEW BUILDING



# WHY HAP AMENDMENT?



## 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 THE EXISTING COMBUSTIBLE CHARRED-LOOK WOOD VERTICALLY INSTALLED SIDING HAS BEEN REPLACED BY A NON-COMBUSTIBLE BLACK CORRUGATED METAL PANEL, VERTICALLY INSTALLED.

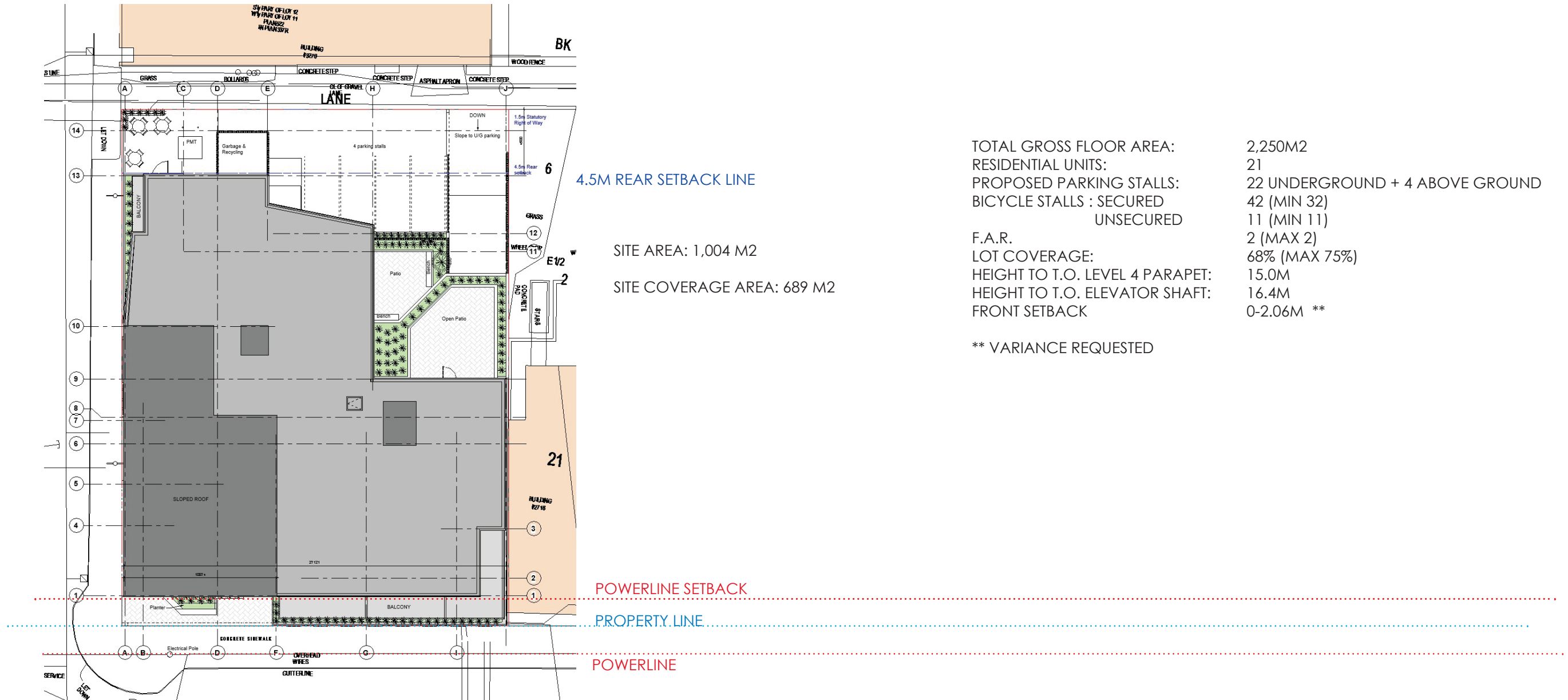
6/ INCREASE THE UNIT COUNT TO MAKE THE PROJECT VIABLE

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

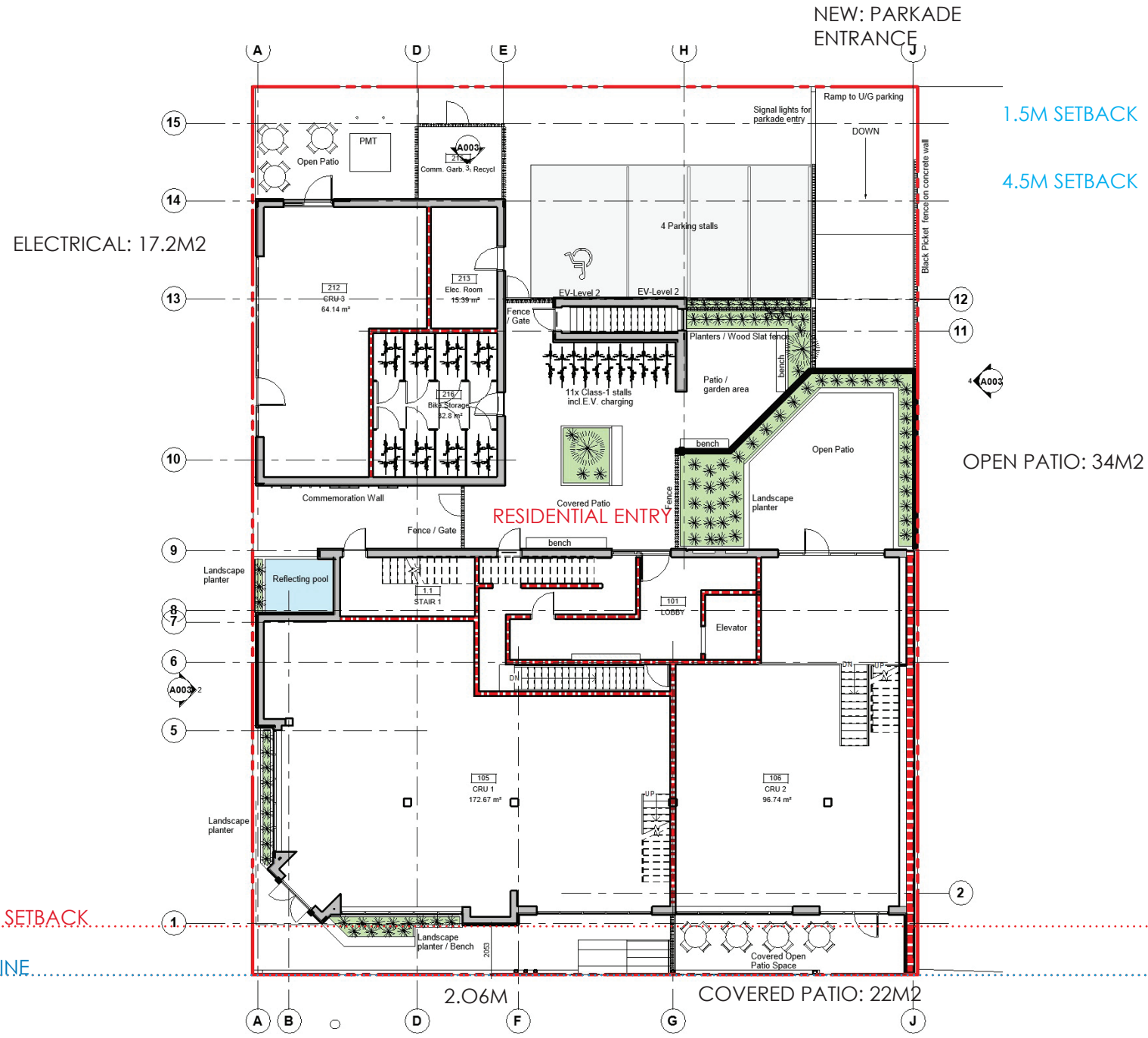
8/ VARIANCE REQUESTED FOR THE FRONT SETBACK

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

# PROJECT SUMMARY

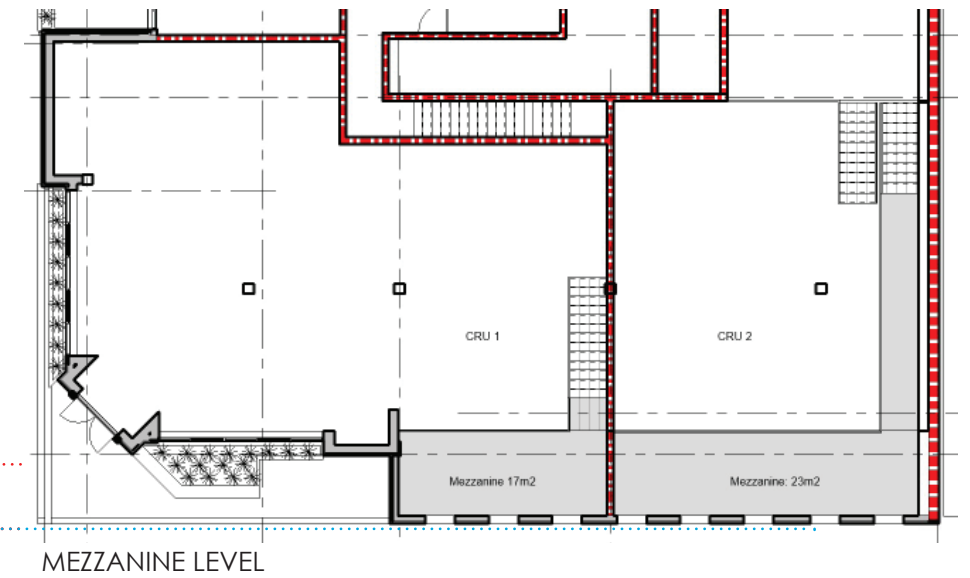


# MAIN FLOOR PLAN - MEZZANINE



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

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



POWERLINE SETBACK

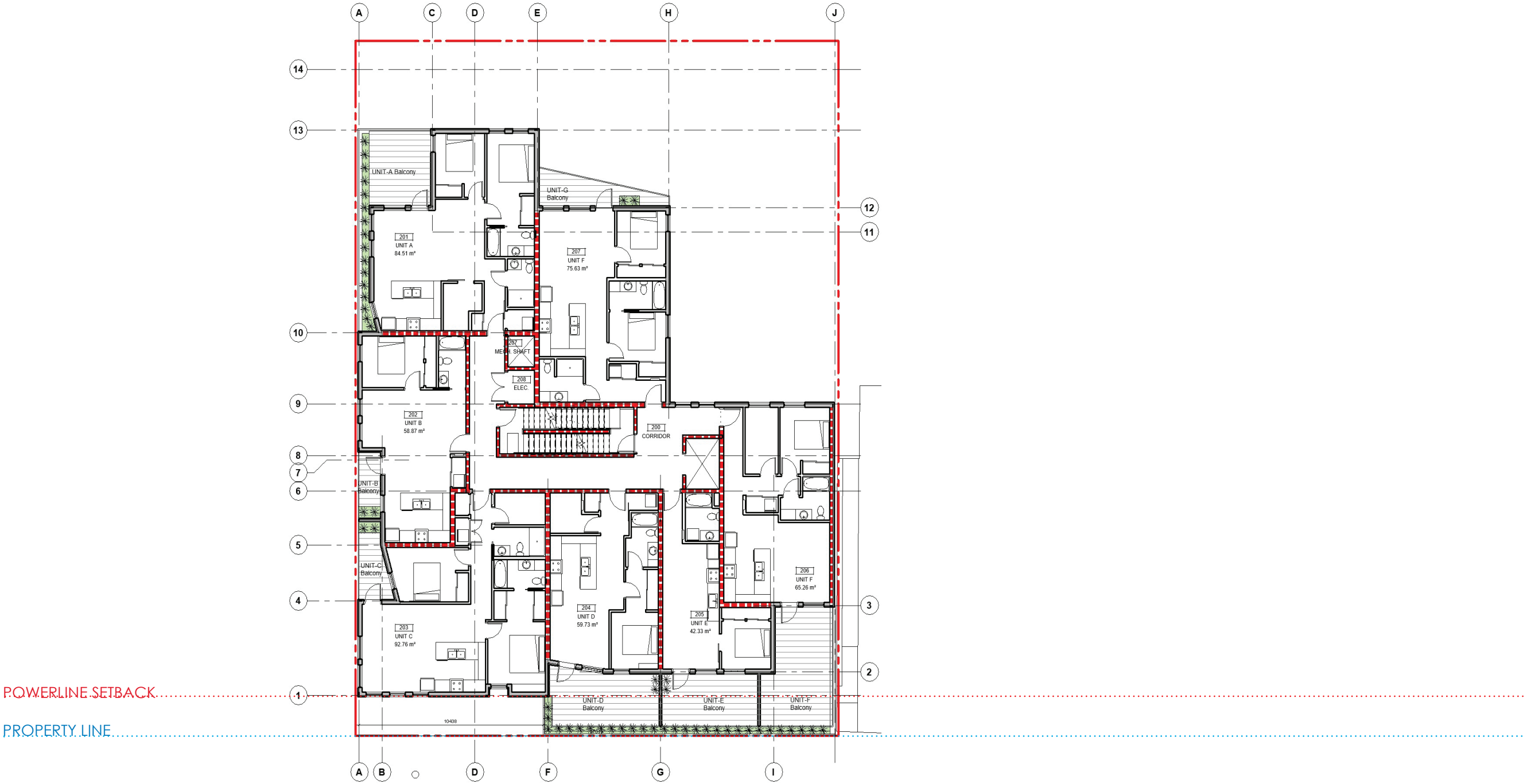
PROPERTY LINE

POWERLINE

SETBACK DUE TO HYDRO LINE  
 SINGLE RESIDENTIAL MAIN ENTRANCE IN COURTYARD

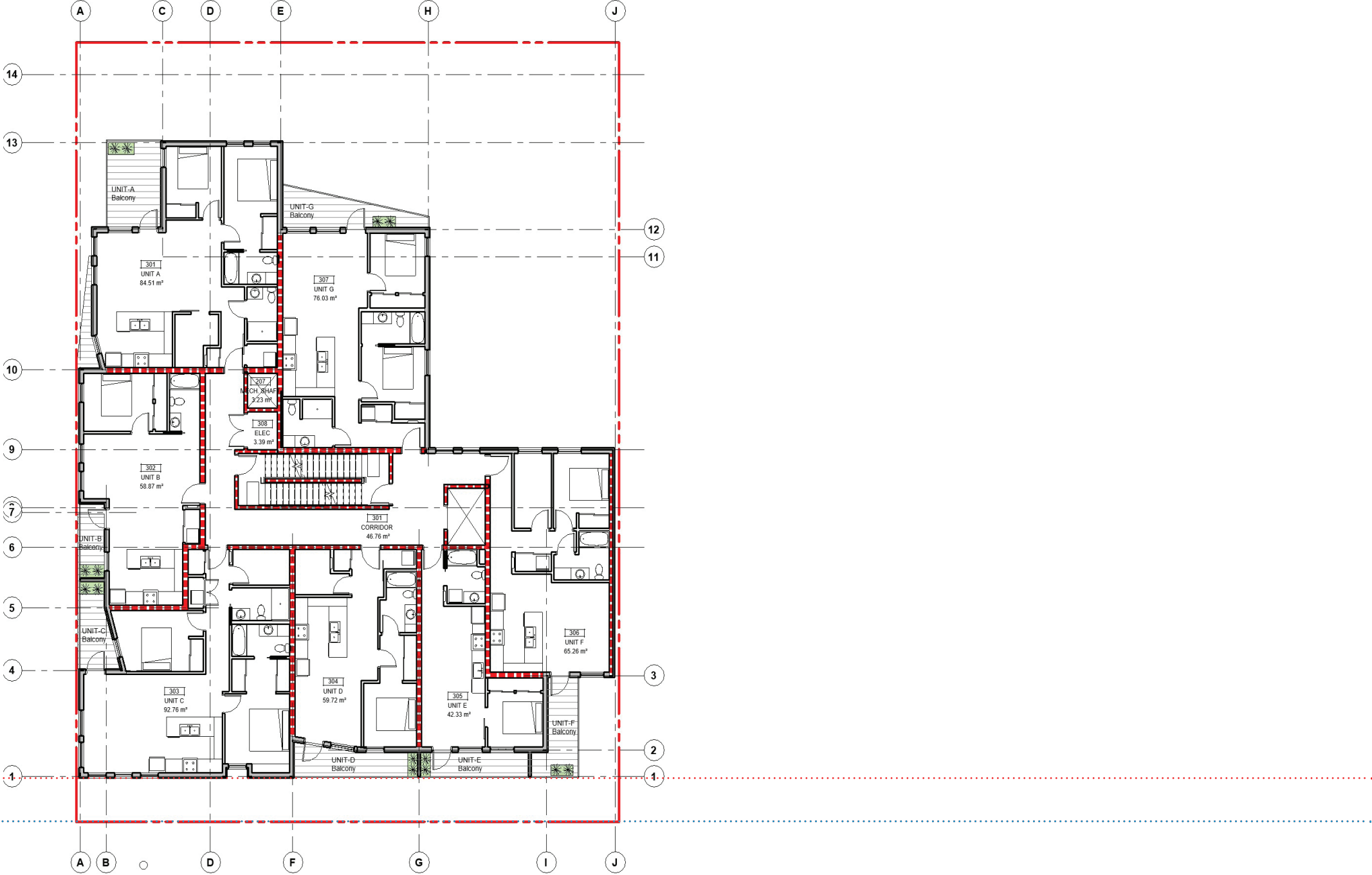


# 2ND FLOOR PLAN



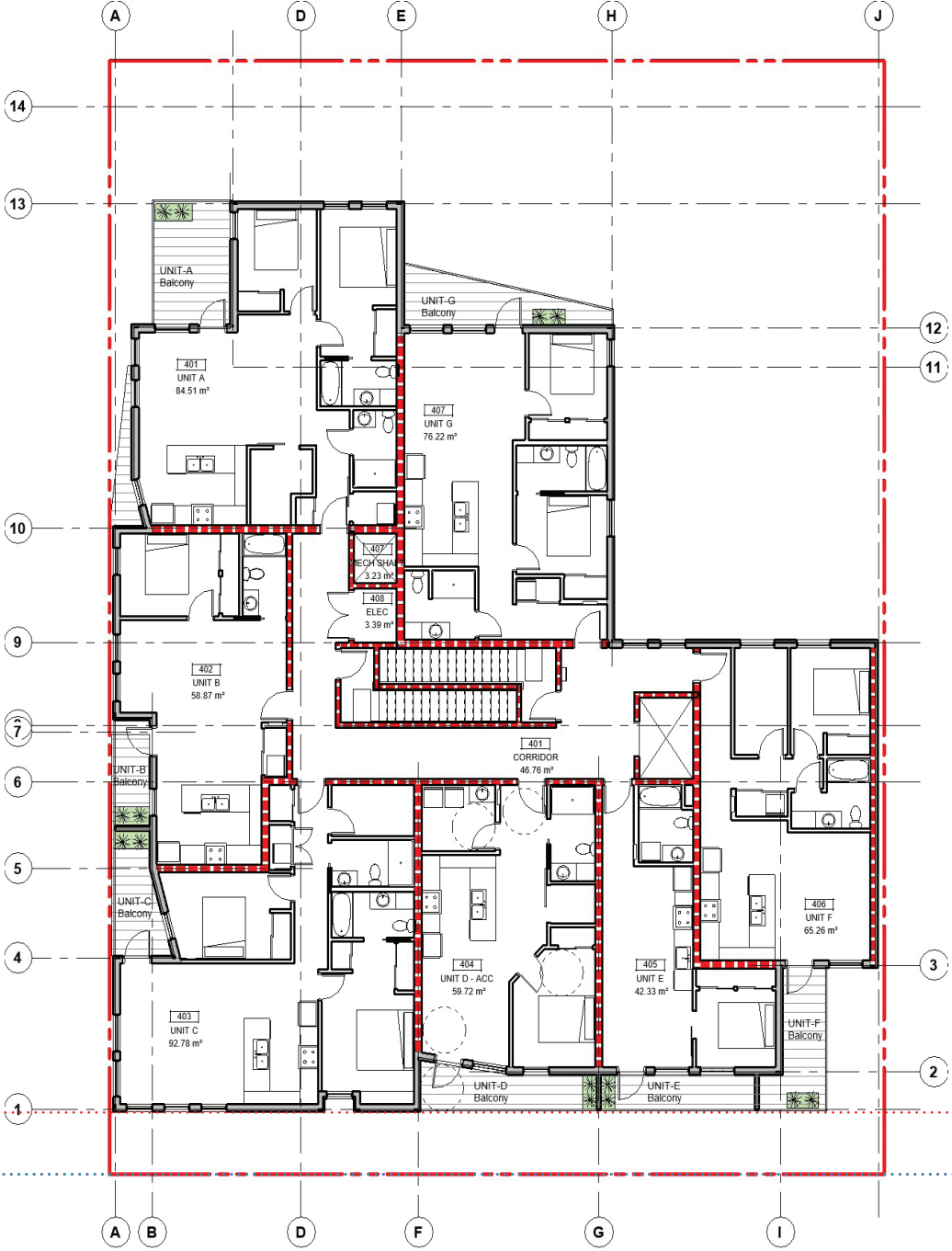
FOOTPRINT WAS BEEN INCREASED  
2 EXTRA UNITS PER FLOOR

# 3TH FLOOR PLAN



FOOT PRINT WAS BEEN INCREASED  
2 EXTRA UNITS PER FLOOR

# 4TH FLOOR PLAN



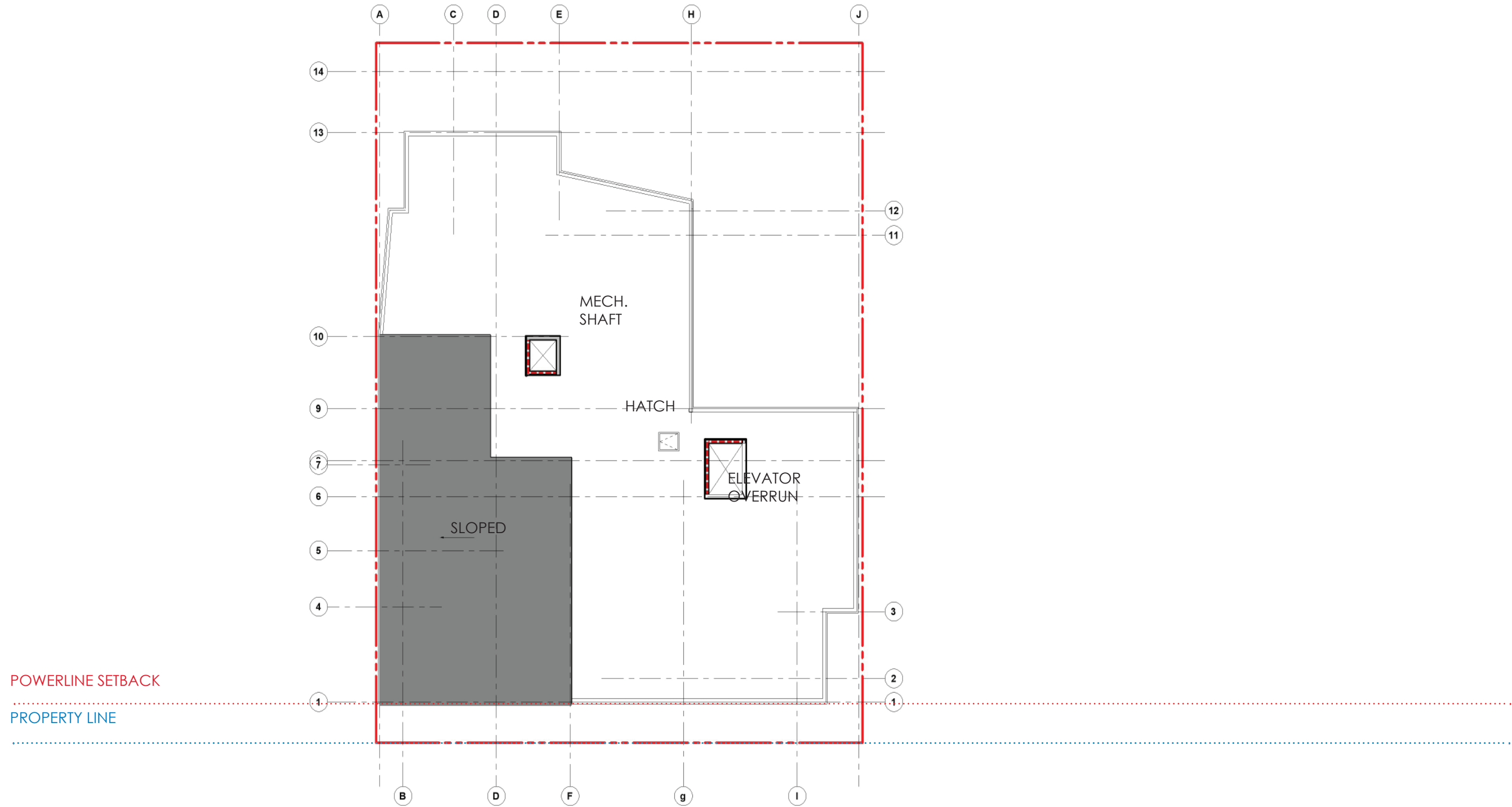
POWERLINE SETBACK

PROPERTY LINE

FOOT PRINT WAS BEEN INCREASED  
2 EXTRA UNITS PER FLOOR



# ROOF PLAN

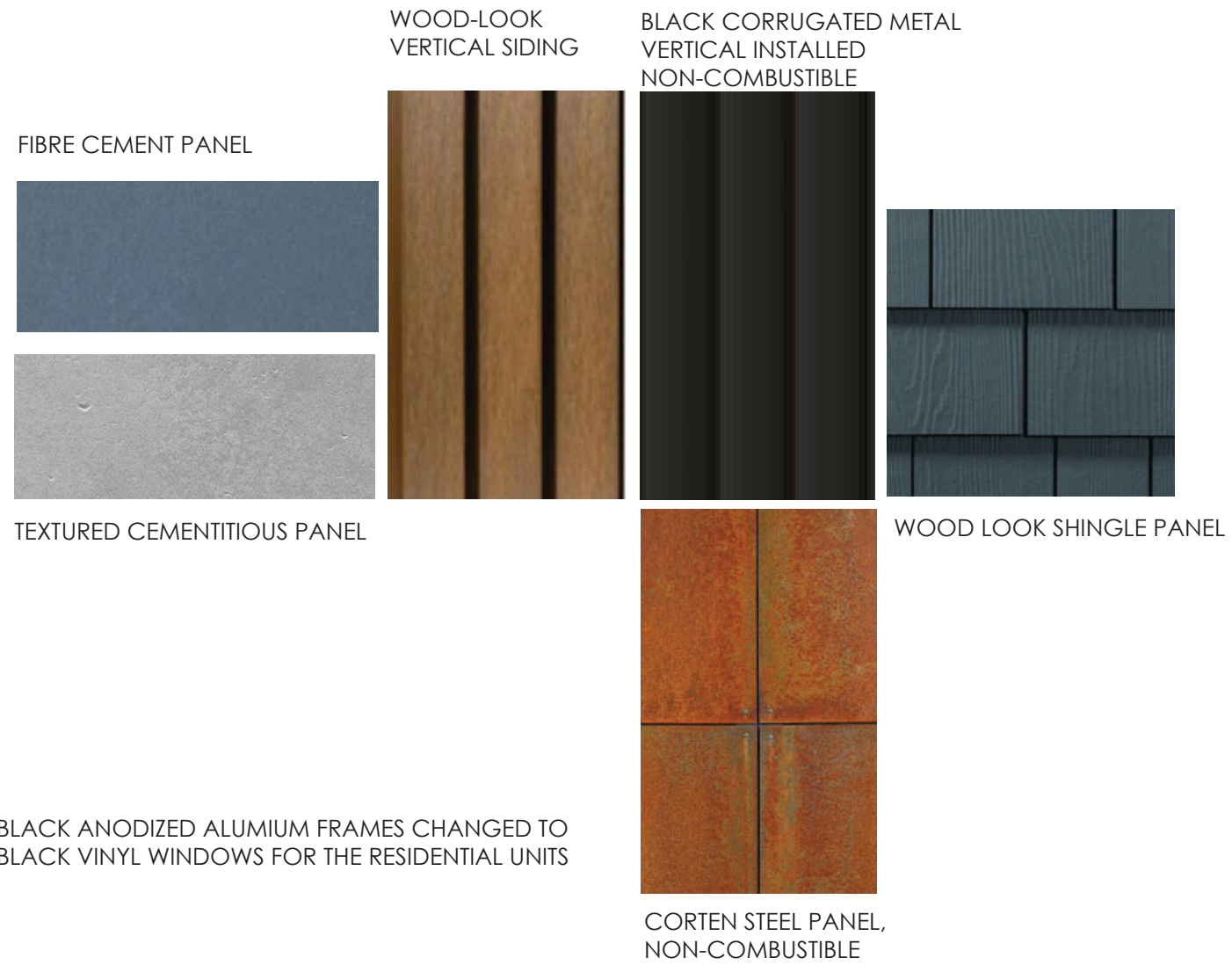


FLOOR AREA AS BEEN REDUCED TO ONLY THE SLOPED ROOF, MECHANICAL SHAFT AND THE ELEVATOR OVERRUN. ROOF IS ACCESSIBLE BY LADDER WITH ROOF HATCH





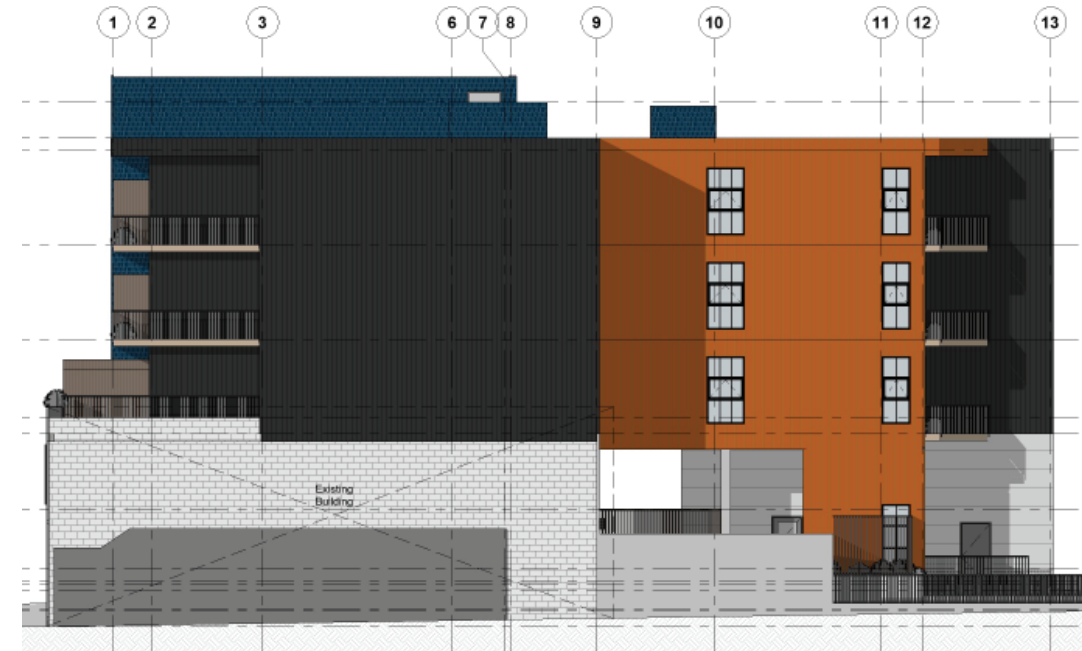
# ELEVATION CLADDING



# ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



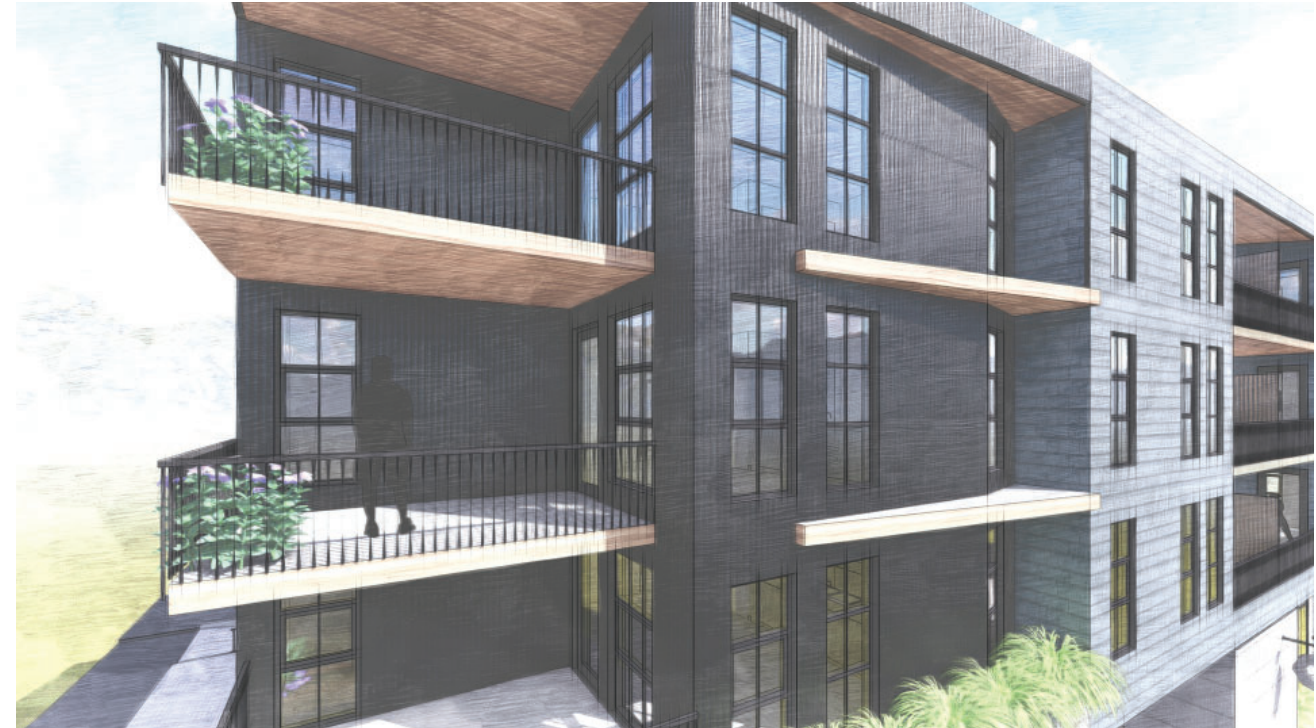
# VISUALS



# VISUALS



VIEW FROM LANE



VIEW ON 2ND STREET BALCONY



VIEW TO CRU 2 OPEN COURTYARD



VIEW FROM LANE



# VISUALS



VIEW FROM CORNER DUNSMUIR AND 2ND STREET



VIEW OF RESIDENTIAL ENTRANCE AND COVERED PATIO



VIEW TO COMMEMORATION WALL



VIEW OF MAIN ENTRANCE OUTDOOR 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 AND PATIO ON 2ND STREET



# STREETSCAPE 1



# REQUESTED ALTERATIONS TO HERITAGE 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 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 COMBINATION OF THE WOOD LOOK 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 WHERE 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.
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.



# STREETSCAPE 2

