

AGENDA ITEM NO: 11.4.2

MEETING DATE: February 6, 2024

STAFF REPORT – COVER SHEET

SUBJECT: Algra Bros Developments Ltd.
Development Variance Permit &
Development Permit / 9298 Young
Road DATE: January 17, 2024

DEPARTMENT: Planning Department
DVP01399 & DP001701 PREPARED BY:  Adam Roberts / mb

1. SUMMARY OF ISSUE:


The applicant is seeking to vary Zoning Bylaw standards, which are detailed further in this report, to facilitate the construction of a new mixed-use development on the subject property.

The applicant is seeking approval of the 'form and character' of a new mixed-use development within the subject property. As the property is within Development Permit Area No. 4 (Downtown Form and Character), a Development Permit is required.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01399 with respect to property located at 9298 Young Road, subject to the recommendations as stipulated within the draft Development Variance Permit.


Recommendation that Council approve the issuance of Development Permit DP001701 with respect to property located at 9298 Young Road subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer

**STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01399 &
DEVELOPMENT PERMIT DP001701**

PREPARED BY: Adam Roberts DATE: January 17, 2024
POSITION: Planner III DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant is seeking to vary the following standards within the Zoning Bylaw to facilitate the construction of a new mixed-use development on the subject property:

- reduce the minimum required common amenity area for a 32-unit apartment from 325m² to 200m²; and,
- waive the requirement to provide a 0.6m overhang when a parking space is located adjacent to a building, fence or sidewalk.

The applicant is seeking approval of the 'form and character' of a new mixed-use development within the subject property. As the property is within Development Permit Area No. 4 (Downtown Form and Character), a Development Permit is required.

2. BACKGROUND/PROPOSAL:

The subject property is located within the CD-22 (Comprehensive Development-22) Zone, consisting of approximately 1.6ha between Yale Road, Young Road, Princess Avenue, and Nowell Street, where a multi-phase, mixed-use development is currently under construction as part of the Downtown Chilliwack "District 1881" redevelopment project.

The development subject to this application ("Buildings 9 A&B") are the final buildings proposed for the District 1881 development and include the following:

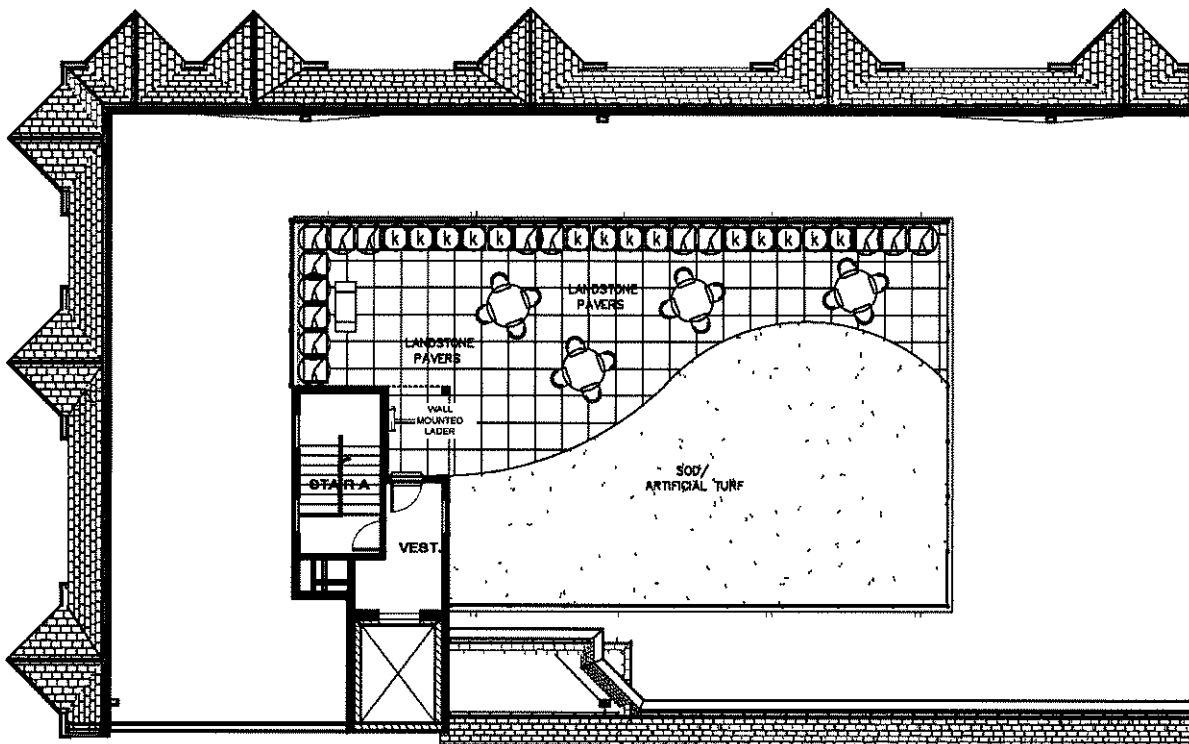
- a new 5-storey 2947m² mixed-use building with 488m² of commercial ground floor area, 3 townhouse units, and 32 apartment units;
- building shape, massing, and design that complement and contribute to the ongoing District 1881 redevelopment project;
- sufficient off-street parking for the entire site based on the proposed uses in accordance with the CD-22 Zone; and,
- 9 trees within the development area for the proposed apartment building.

3. DISCUSSION REGARDING VARIANCES:

Though the purpose of this application is to consider the proposed building design and site layout, as the requested variances affect these elements of the development, a discussion regarding the variances is provided below.

Common Amenity

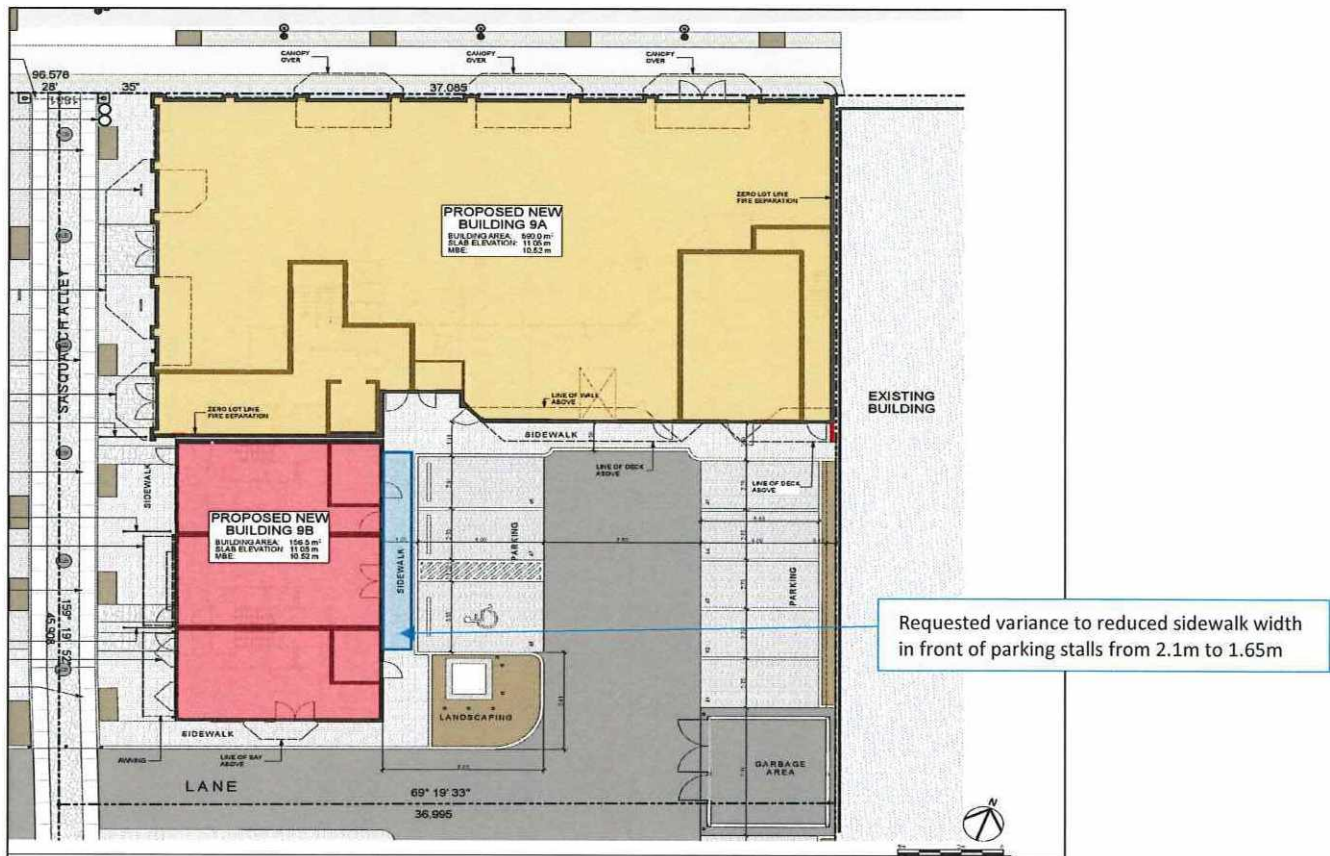
The applicant requests to reduce the minimum required common amenity space for the apartment from 325m² to 200m². The proposed rooftop amenity area meets the minimum area (200m²), as was required at the time the conceptual design was completed under the previous Zoning Bylaw. The minimum required size has increased under the new Zoning Bylaw and the applicant requests that the proposal remain in keeping with the previous standards. The proposed rooftop common amenity area includes pavers, tables and chairs and landscaping, including lilacs and feather reed grass and a sod/artificial turf area, as shown below. The proposed development is located within close proximity to parks (Central Community Park and Salish Park) and commercial amenities and as such, the variance is supportable in this location given the access to alternatives in the area.



Sidewalk Width

The applicant requests to waive the requirement that a sidewalk width be increased by 0.6m when perpendicular to a parking space for parking spaces 46-48, as shown below. This requirement is intended to ensure two-way pedestrian travel is not obstructed by vehicle overhang. In the current proposal, parking spaces located in front of Building 9B (3 townhouses) are separated from the building by a 1.65m wide sidewalk rather than 2.1m, as required by the Zoning Bylaw. The applicant

proposes the use of curb stops within these parking stalls to ensure that vehicle overhang onto the sidewalk is limited. In addition, the entire site has been comprehensively planned with pedestrian connectivity in mind, including the use of wide dedicated pedestrian walkways that provide efficient connections throughout the site and in front of the townhouses along Sasquatch Alley. As such, the proposed 1.65m wide sidewalk is intended to be utilized solely as a direct access between the back of the townhouses and the vehicle parking area, rather than as the primary pedestrian connection through the development. Given the extent of the pedestrian walkways throughout the site, the design of Buildings 9A & 9B are considered to be pedestrian friendly and accessible, and further, is considered to be in keeping with the Design Guidelines for DPA4 by providing a positive pedestrian environment. In this instance, the proposed variance is considered minor in nature and not expected to impact the overall pedestrian connectivity of the development.



4. DEVELOPMENT PERMIT CONSIDERATIONS:

Overall, the design of the buildings and site is visually appealing and constitutes a high-quality addition to the area. As demonstrated by the attached checklist evaluation for DPA 4, the proposed development conforms substantially to the City’s Design Guidelines for Downtown Form and Character. The proposed development complements and contributes to the unique character, heritage value, and revitalization of downtown. Copies of the proposed site plan, landscape plan, building elevations, renderings and colours and materials are attached for information.

Summary and CPTED Review

In support of the application, the applicant submitted a CPTED (Crime Prevention Through Environmental Design) Report prepared by *Station One Architects*. Recommendations of the submitted CPTED Report are summarized below:

CPTED Elements	Recommendations	
	✓ included in the design	✗ not included in the design
Natural Access Control	<ul style="list-style-type: none"> ✓ The design includes limited access by vehicles and promotes pedestrian access to Building 9 through the lanes. ✓ Main entries are well-defined by signage and entry features, which limits unwanted wandering and loitering. 	
Natural Surveillance	<ul style="list-style-type: none"> ✓ The proposed building design incorporates large windows to provide “eyes on the street”. ✓ Visibility of the building from elsewhere on the site will enhance natural surveillance. ✓ “Sasquatch Alley” will be utilized by pedestrians throughout the day. ✓ Even-lighting on the building will reinforce natural vision and increase feelings of security and safety. ✗ The ground floor of the south elevation has limited windows, and as such, may be prone to graffiti. * ✓ Site lighting will evenly illuminate all public areas, such as pedestrian entrances and sidewalks. ✓ At the bottom of the exit stairs, the underside of the stair should be walled off to remove any hiding areas that could be used for attacks, and to avoid hidden areas. 	
Territoriality	<ul style="list-style-type: none"> ✓ Building entry points are clearly defined to emphasize acceptable entry points and routes through the site. ✓ Circulation routes are evenly illuminated to provide safe and visible access. ✓ The transition from public to private space is clearly defined by entryway elements, signage, lighting and changes in surface material and colour. 	
Maintenance	<ul style="list-style-type: none"> ✓ Implement maintenance program to ensure any vandalism or graffiti is quickly removed.* 	
*Owners to maintain buildings and landscaping in the future.		

5. DESIGN REVIEW AND ADVISORY COMMITTEE:

The application was reviewed by the Design Review Advisory Committee (DRAC) on January 16, 2024. Based on this, the following recommendation was made:

That the Design Review Advisory Committee supports DP001701 and recommend Council approve the application subject to the following conditions:

1. *that for any new signs, awnings, canopies, etc., encroaching within a City road allowance, the owner shall complete an encroachment application in the form attached to Policy Directive No. F-16 (Encroachments) and submit the application to the City Property Manager;*
2. *that a reciprocal access and parking agreement be registered between all properties within "District 1881";*
3. *that adequate bike racks be provided within the designated bike room to meet the minimum requirements of the Zoning Bylaw for "Type A" bike parking;*
4. *that an irrigation system be incorporated throughout all landscape areas within the property; and,*
5. *that, at time of Building Permit application, the site and landscape plans be amended to indicate the treatment which will be incorporated into the void space located along the east property line adjacent to the parking area.*

The applicant was present at the meeting and agreeable to the above condition.

6. FACTORS:

6.1 2040 Official Community Plan (OCP) / Land Use

OCP: "Urban Quarter" as designated within the Downtown Land Use and Development Plan within the 2040 Official Community Plan.

Land Use: Comprehensive development of "District 1881".

6.2 Neighbourhood Character

The subject property is located within "District 1881", surrounded by mixed-use development, commercial and residential uses.

6.3 Technical Issues

Floodplain: The subject property is located within the protected floodplain and subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within or in the immediate vicinity of the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

6.4 Conditions of Issuance

Staff support the requested variances as proposed by the applicant and recommend approval of the draft DVP and DP, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Variance Permit and Development Permit.

7. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01399 with respect to property located at 9298 Young Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Recommendation that Council approve the issuance of Development Permit DP001701 with respect to property located at 9298 Young Road subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

Substantiation:

The requested variances are supportable and are not anticipated to significantly impact neighbouring properties or the neighbourhood as a whole.

The proposed development meets the intent of the Design Guidelines for Development Permit Area No. 4 through the use of building articulation and varied design features that are expected to create an appealing streetscape and pedestrian experience.

8. DEVELOPMENT PERMIT AREA NO. 4 DESIGN GUIDELINE CHECKLIST:

Design Guidelines		Yes/No	Comments
Site Planning			
1.	Orientation of main façade to street; building sited near back of sidewalk; windows and main entrance visible and accessible from the street	Yes	The proposed buildings are oriented toward “Sasquatch Alley”, a dedicated pedestrian lane, and Yale Road. Large windows are proposed along these elevations, which will bring an abundance of natural light into the buildings.
2.	Façade and roof articulation to soften massing; expansive walls are divided into smaller sections to look unique	Yes	The building is divided into smaller sections with diverse articulation, colours, materials, and architectural design, softening overall massing and contributing unique visual character to each unit.
3.	Varied rooflines sensitive to surrounding context; minimizes sunlight loss to neighbouring parks and open spaces	Yes	The proposed roofline includes varied architectural features that complement the downtown context and provide visual character. Sunlight loss to the adjacent Sasquatch Alley is expected due to the distance between the existing and proposed building.

4.	Buildings taller than three storeys incorporate a 3.0m setback above the third storey to create a podium along the street frontage; must be strongly connected to pedestrian realm and minimize sunlight loss at street level.	Partial	The proposed buildings are strongly connected to the pedestrian realm, despite an additional setback not being provided above the third storey, through the use of glazing and distinguishing between the lower and upper floors through design.
5.	Outdoor amenities provided on rooftops of tall buildings and podiums	Yes	A rooftop amenity space has been provided for the apartment with rooftop patios provided for the 3 townhouses.
Active Frontages			
6.	Ground floor front façade glazing; transparent material with low reflective property (tempered glass encouraged)	Yes	Large transparent windows are provided at ground level, promoting natural light and visual connection between ground floor uses and the pedestrian street.
7.	Different materials and colours used to clearly differentiate between lower and upper levels of building	Yes	Varied colours, materials, and architectural features clearly differentiate the upper and lower floors of the building.
8.	Base section contributes directly to pedestrian realm; Upper section contributes to overall downtown streetscape and design	Yes	Large windows and diverse colours and materials at ground level contribute visual interest, appeal, and connection to the pedestrian realm; upper floors include varied rooflines and unique architectural features that reflect and enhance the downtown character and design.
9.	Balconies incorporated partially or wholly into building structure; standalone balconies are discouraged	Yes	Balconies have been incorporated into the building design.
10.	Entrance incorporates different treatment than rest of building	Yes	Entrances are clearly identified through signage, windows and distinct colours and materials.
11.	Consideration of side elevations and corners for development at the end of a block or on a corner; tapered corners that increase pedestrian space and address intersections	Partial	Though the buildings are not tapered at the corners, it is expected that the glazing provided on both sides of the corners will allow for some visibility for pedestrians.
Access & Circulation			
12.	Driveway access provided from side street or laneways; clearly marked and easy to locate and navigate; does not cross primary pedestrian area	Yes	Vehicle access to the proposed buildings is provided via the rear laneway with separation between pedestrian and vehicle routes and promoting pedestrian priority.
13.	On-site, visible bike racks close to entrance reflective of associated building, landscaping and downtown context and character	Yes	Bike racks are provided on the west elevation within Sasquatch Lane.
14.	Parking lot located behind development	Yes	Off-street parking for the development is provided in accordance with the CD-22 Zone. Surface parking is provided to the south and east of the proposed building and is screened from view by the building.

15.	Landscape buffer and/or decorative screening required between rear surface parking lot and street	Yes	Proposed trees and distinct pavement treatments serve to soften the overall site. Parking areas are located behind the proposed buildings and screened from view of the pedestrian alley.
16.	Existing street parking preserved	Yes	No existing street parking to preserve.
17.	Redevelopment of alleyway into interesting and inviting space	Yes	Sasquatch Alley is animated and made inviting through building design, glazing, orientation, lighting and landscaping.
Architectural Character			
18.	Front façade is well designed and contributes to the overall streetscape	Yes	The front of the building includes lighting, windows, and varied colours, shapes, and materials that creates an appealing and inviting streetscape from the pedestrian lanes.
19.	Secondary façades are adequately detailed, do not detract from front façade and contribute to overall character and quality of Downtown Chilliwack (public art, murals etc.);	Yes	Secondary façades do not detract from the front façade and are adequately detailed with doorways, lighting, murals, and varied colours and materials that contribute positively to the development and downtown character.
20.	Windows are complementary to surrounding context; largest at ground level with clear glazing, upper levels smaller and incorporate a symmetrical pattern and detailing (Glass block masonry not permitted on ground floor)	Yes	Windows are transparent and largest at the ground floor entrances to the commercial units and the 3 townhouse units. Window trim/treatment create contrast between the first and second storeys of the building.
21.	Awnings and canopies meet minimum height 2.5m above sidewalk, 0.62m curb setback, 0.92m projection from building face	Yes	Partial canopies are created by a second-storey overhang which meets minimum requirements, creating shelter and visual interest along the pedestrian alley.
22.	Colours and fabrics respect colour palette of building, surrounding streetscape and complement downtown	Yes	Exterior colours are varied and visually interesting with earthy tones that complement the downtown character.
23.	Exterior finishing material reflects surrounding landscape and contribute to existing downtown character	Yes	Exterior finishing materials include brick cladding and fibre cement siding, complementing the historic downtown character and material palette.
24.	Signage meets requirements of the City of Chilliwack Sign Bylaw	N/A	The proposed development does not include freestanding signage subject to the Sign Bylaw.
25.	Signage colours complement overall character of the overall downtown streetscape; unique, visually appealing and externally lit	Yes	Proposed fascia signage complements the exterior finishes, colour, and scale of the proposed buildings; signage is illuminated by exterior light fixtures.
26.	Window decaling maintains visibility into ground floor and does not occupy more than 25% of window space	Yes	None proposed.

27.	Colour palette incorporates up to four complementary colours; dominant colour is subdued and dynamic and contrasting colours are used to create visual interest and highlight architectural features	Yes	The proposed colour scheme is varied and complementary, providing visual interest while respecting the historic downtown character. The palette is composed of a variety of contrasting yet complementary colours, including Copley Gray, Hazy Skies, Dark Burgundy, Waterbury Green, Raccoon Fur, Salt House, Arcadian, Harris Gray, Blackberry Punch, Parkside, Greenwich and Santa Cruz.
28.	Colours are vibrant, visually attractive and fit within surrounding downtown context	Yes	As above.
29.	Large scale use of colour accents limited to ground floor and complement colour schemes of adjacent buildings	Yes	As above.
30.	Ground level lighting to improve ambience and pedestrian safety	Yes	Lighting fixtures are provided at ground level along the pedestrian alley and rear lane, improving ambience and pedestrian safety.
31.	Lights highlight architectural elements, unique building features and building signage	Yes	Lighting fixtures illuminate signage and unique architectural elements and building features, particularly at pedestrian level.
Buildings of Heritage Value			
32.	Roof forms respect the precedent, scale, and form of surrounding historic architecture	Yes	The architectural character of the site respects the scale and form of the surrounding historic new and recently renovated, architecture.
33.	Roof forms reflect patterns of surrounding mountainous environment; pitched roofs or varied parapet wall designs	Yes	As above.
34.	Historically accurate roof materials used	Yes	As above.
35.	Original parapet and cornice treatments are maintained or restored	N/A	No original features to maintain or restore. The design and features of the proposed new buildings complement existing historic downtown buildings, including adjacent buildings previously renovated as part of District 1881.
36.	Original, historic windows are retained when possible; restoration of windows retain the same form, detailing and function	N/A	As above.
37.	Original historic doors are retained; If restoration is required, doors are of wood with traditional detailing. If this is not possible, coloured metal doors may be permitted	N/A	As above.
38.	Historically accurate building materials are used if original cannot be retained; synthetic materials are discouraged	Partial	Brick is proposed and in-keeping with the heritage character of the downtown. Hardie panel and siding is also proposed.
39.	Style and design respect original historic appearance	N/A	As above.

40.	Colours are chosen based on credible historic documentation; otherwise colour selection should conform to the “historic” palette, as prescribed in Appendix A	Yes	The proposed colour selection generally conforms to the historic palette prescribed in Appendix A of the DPA 4 Design Guidelines.
41.	Paint scheme composed of up to four complementary colours	Yes	The proposed palette is composed of complementary colours; a single colour scheme is avoided.
42.	Chosen colours create visual interest and highlight architectural features.	Yes	The design includes a variety of complementary colours, creating visual interest; colours are applied to differentiate materials and highlight architectural features, including windows, rooflines, signage and doorways.

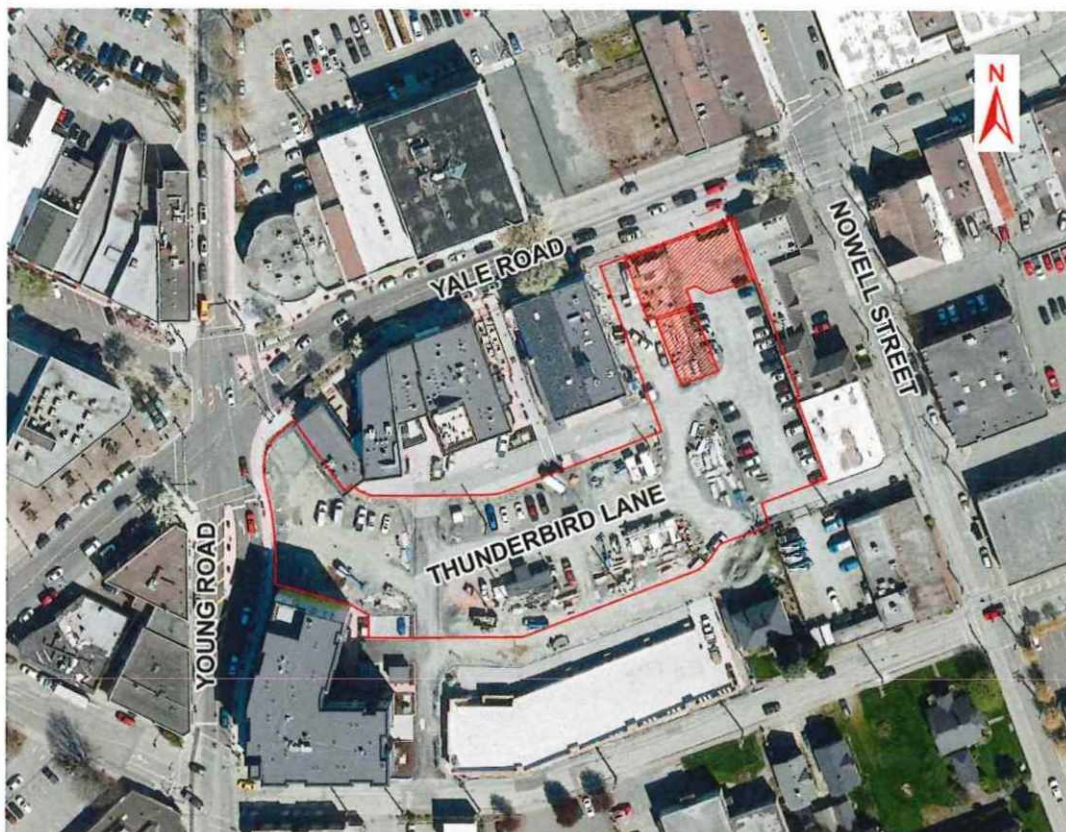
9. SOURCES OF INFORMATION:

- Development Permit Application (DP001701) – April 28, 2023
- Development Variance Permit Application (DVP01399) - January 5, 2024
- Development Application Review Team (DART) Minutes – June 8, 2023
- CPTED Report prepared by Station One Architects – March 22, 2023

Location Map



Ortho Photo





CITY OF CHILLIWACK
NOTICE OF PUBLIC INFORMATION MEETING

Tuesday, February 6, 2024 at 6:30 pm

Council Chambers

8550 Young Road, Chilliwack BC V2P 8A4

www.chilliwack.com

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Information Meeting, as noted above, on the following item:

1. DEVELOPMENT VARIANCE PERMIT (DVP01399)

Location: 9298 Young Road

Applicant: Algra Bros Developments

Purpose: To reduce the minimum required common amenity area size and to waive the requirement to provide a 0.6m overhang when a parking space is located adjacent to a sidewalk, to facilitate construction of an apartment development on the subject property as shown on the included map.

Location Map



How to share your feedback:



Attend the Public Information Meeting in person (8550 Young Road)



Email: clerks@chilliwack.com

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

- Email and mail will be accepted until 4:00 pm on February 5, 2024. Any submissions received after this time will not be considered by Council.
- Please include your name and address in order to participate.
- **All mail and emails, including your name and address, will be recorded and be publicly available in the minutes of the meeting.**

Contact our Planning Department between Wednesday, January 24, 2024 and Tuesday, February 6, 2024 for a copy of the proposed permit at planning@chilliwack.com or 604-793-2906.

Jacqueline Morgan, CMC
Corporate Officer



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01399

To: Algra Bros Developments Ltd.
202 - 45945 Thunderbird Lane
Chilliwack, BC V2P 0J6

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies only to those lands within the City of Chilliwack described below and to the development of a mixed-use building and 3 townhouses (Building 9) and does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

Parcel Identifier No. 030-664-969
Legal Description: LOT 4 BLOCK 18 DIVISION E NEW WESTMINSTER
 DISTRICT PLAN EPP85073
Address: 9298 Young Road

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following section(s) of "Zoning Bylaw 2020, No. 5000" are varied as stated:

Section 4.08(6)(c) within General Provisions is varied to reduce the minimum required common amenity area space from 325m² to 200m²; and,

Section 5.03(4)(g)(ii) within Parking Requirements is waived to remove the requirement to increase the width of a sidewalk by 0.6m when located perpendicular to a parking space.

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and the plans and information contained within the application. The following condition applies:
 - a) that the development be in accordance with the plans found in Schedule "A".
5. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
6. This Permit is not a Building Permit.

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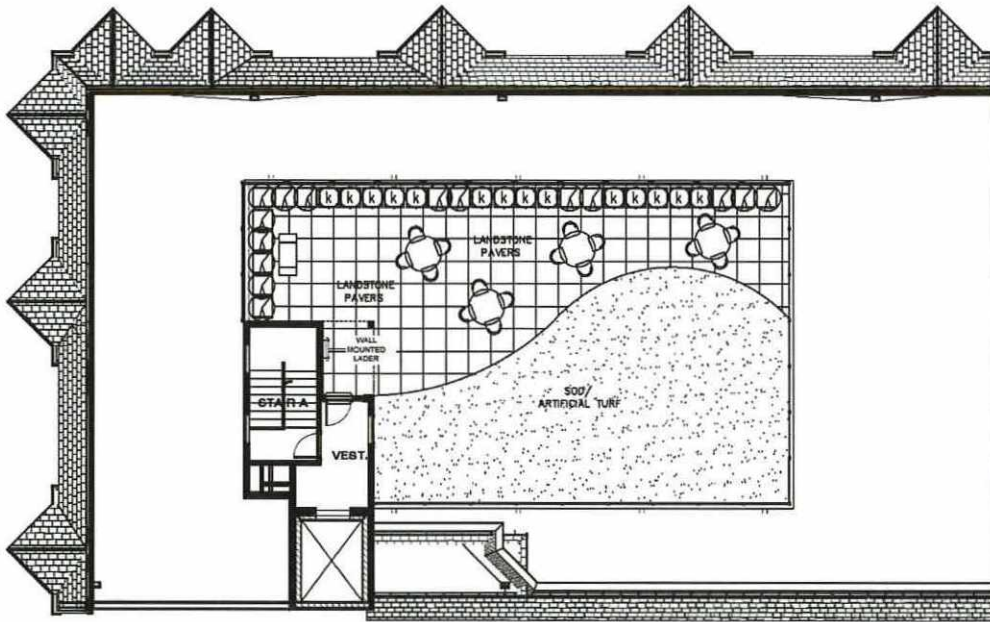
APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2024.

ISSUED THIS ___ DAY OF ___, 2024

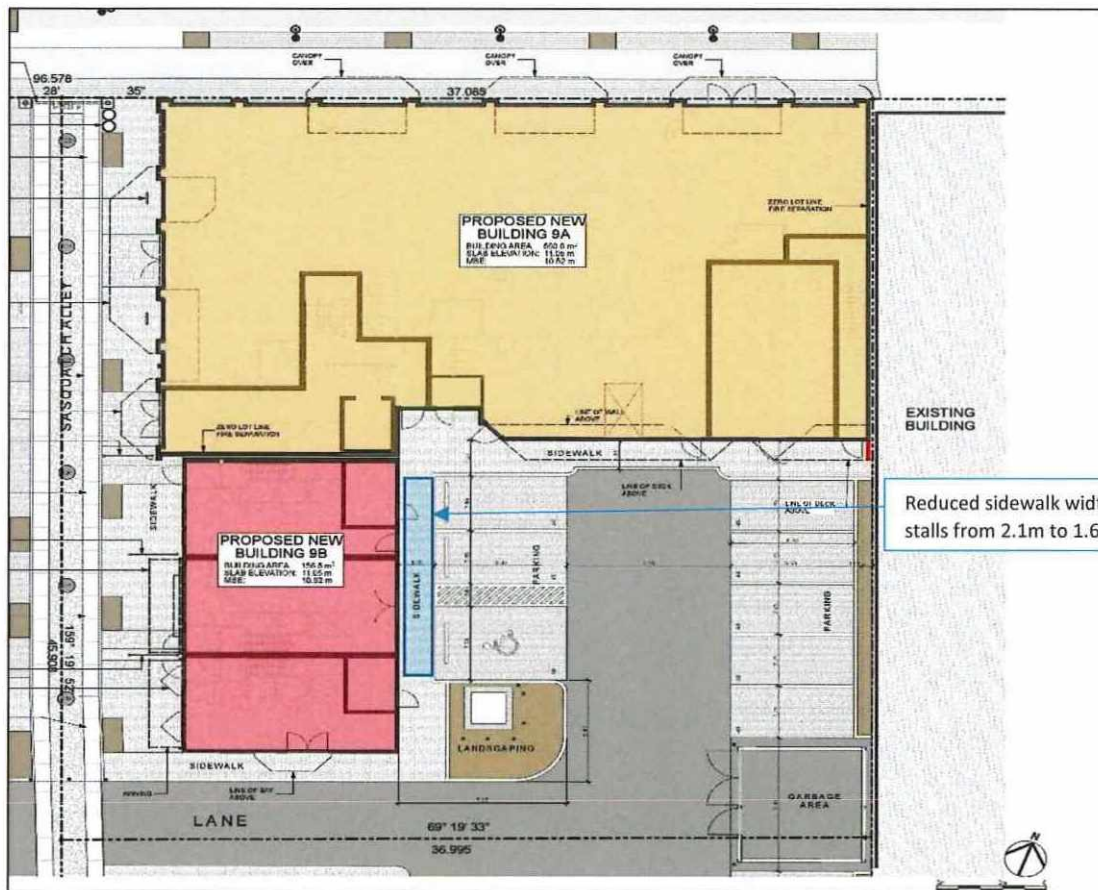
CORPORATE OFFICER

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Rooftop Common Amenity Area (as provided by the applicant)



Site Plan (as provided by the applicant)



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CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001701

(Portion of Development Permit Area No. 4 of the Official Community Plan)

To: **Algra Bros Developments Ltd.**
202 - 45945 Thunderbird Lane
Chilliwack, BC V2P 0J6

1. This Development Permit applies to the following property:

Parcel Identifier No. 030-664-969
Legal Description: LOT 4 BLOCK 18 DIVISION E NEW WESTMINSTER DISTRICT
PLAN EPP85073
Address: 9298 Young Road

2. Development of the subject property shall be substantially in conformance to the following:

- Development shall be in accordance with the approved site plan and elevations attached with Schedule "A";
- that for any new signs, awnings, canopies, etc., encroaching within a City road allowance, the owner shall complete an encroachment application in the form attached to Policy Directive No. F-16 (Encroachments) and submit the application to the City Property Manager;
- that a reciprocal access and parking agreement be registered between all properties within "District 1881";
- that adequate bike racks be provided within the designated bike room to meet the minimum requirements of the Zoning Bylaw for "Type A" bike parking;
- that an irrigation system be incorporated throughout all landscape areas within the property;
- that, at time of Building Permit application, the site and landscape plans be amended to indicate the treatment which will be incorporated into the void space located along the east property line adjacent to the parking area; and,
- Specifications of Development Permit Area No. 4 (Downtown) of the City of Chilliwack Official Community Plan.

N.B. The above technical information is retained on file in the Planning Department.

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3. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.
4. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2024.

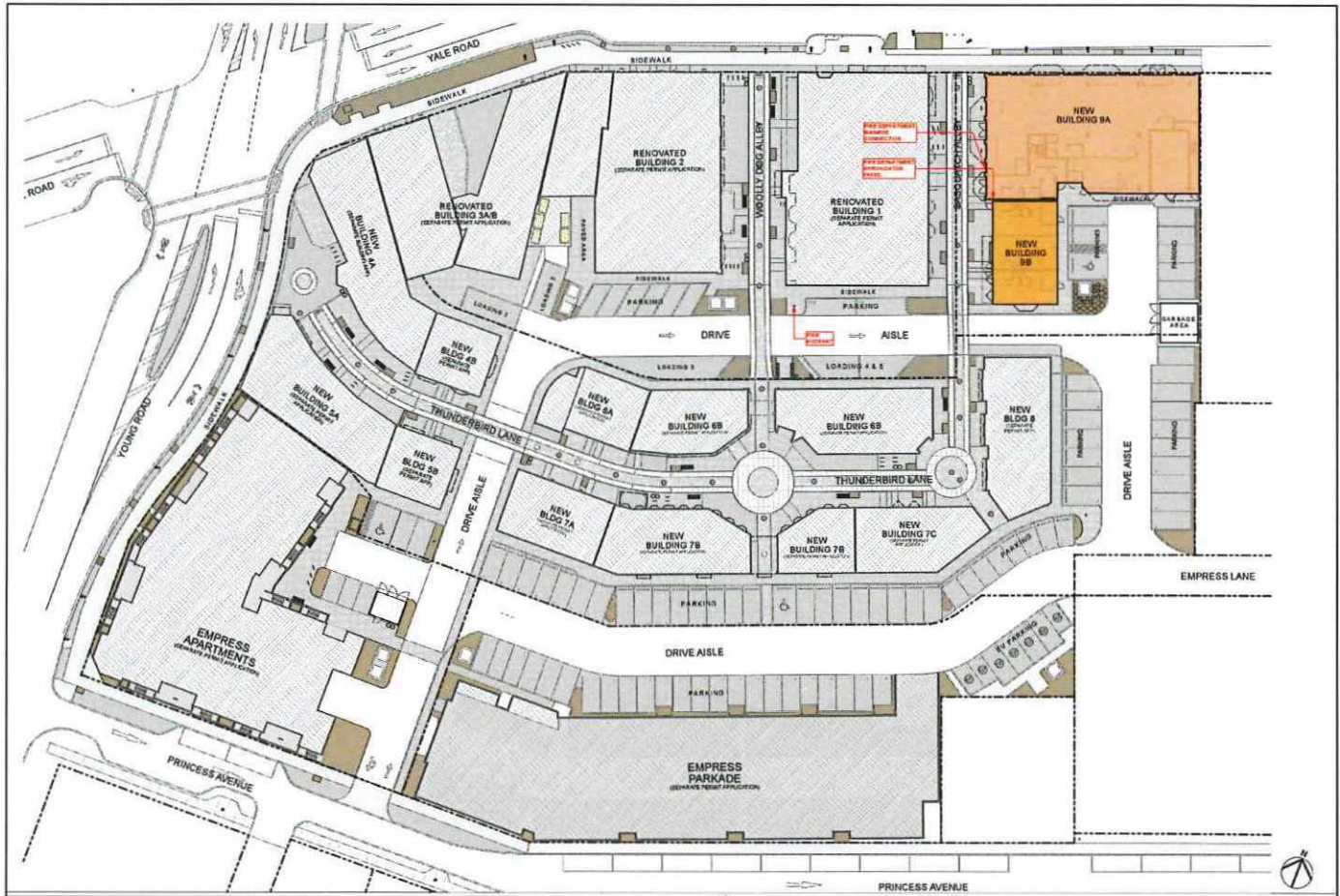
ISSUED THIS ___ DAY OF ___, 2024.

CORPORATE OFFICER

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Schedule "A"

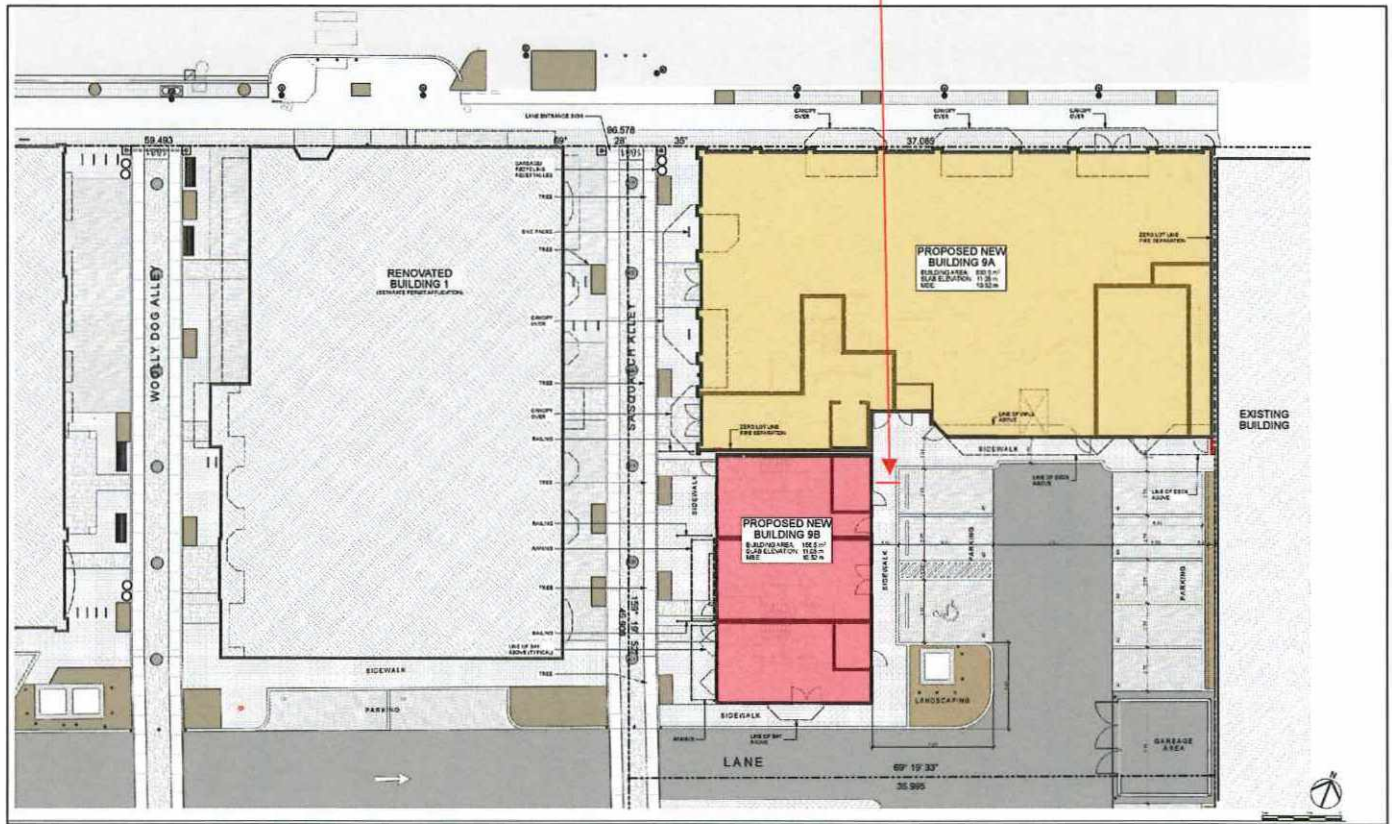
Site Plan - Overall



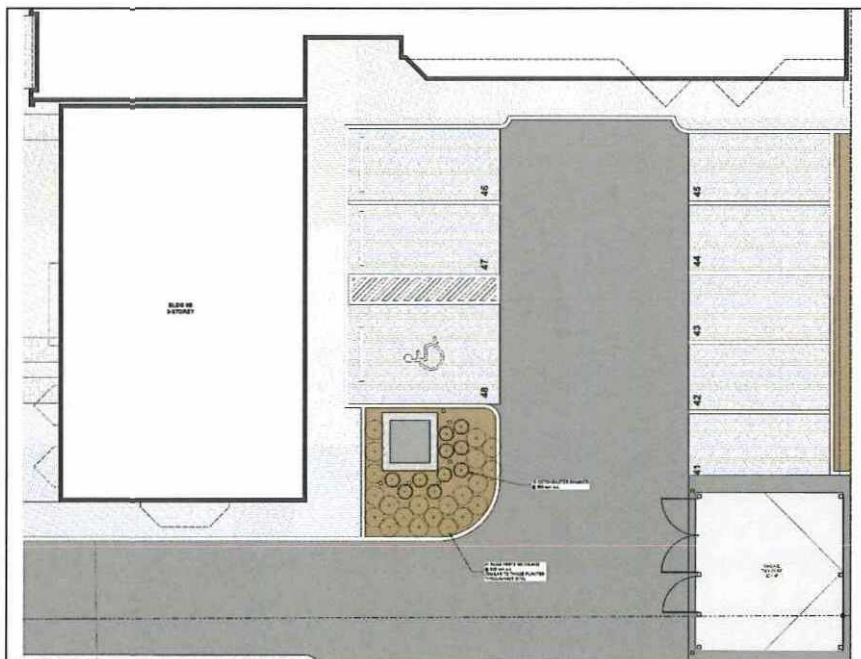
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Site Plan – Partial

Requested variance to reduced sidewalk width in front of parking stalls from 2.1m to 1.65m

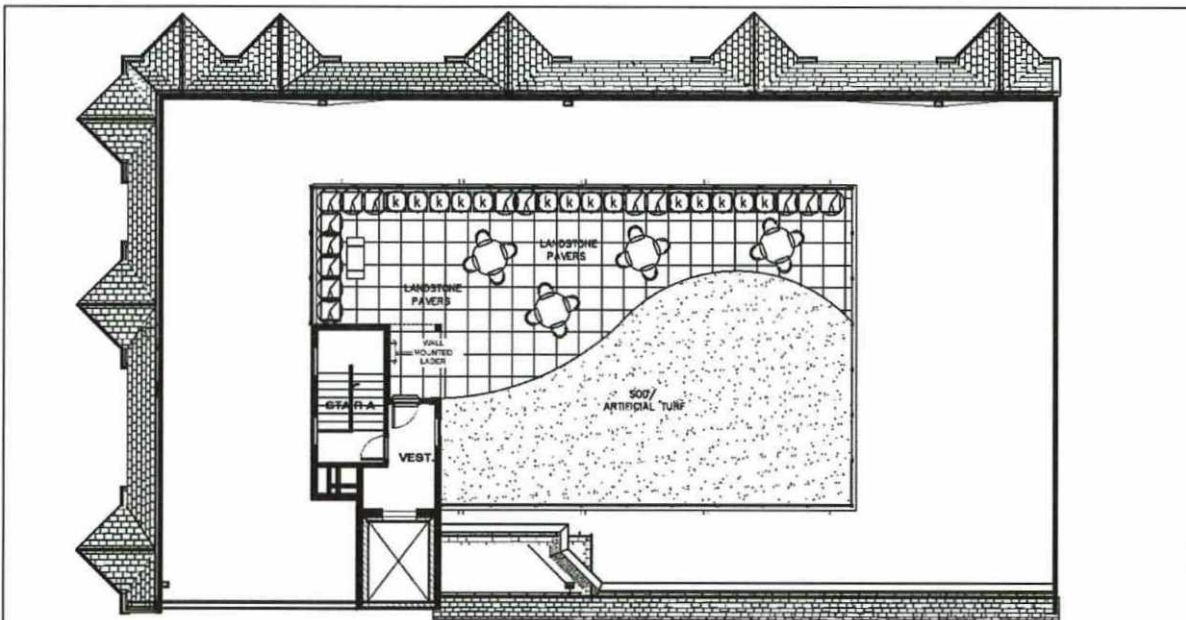
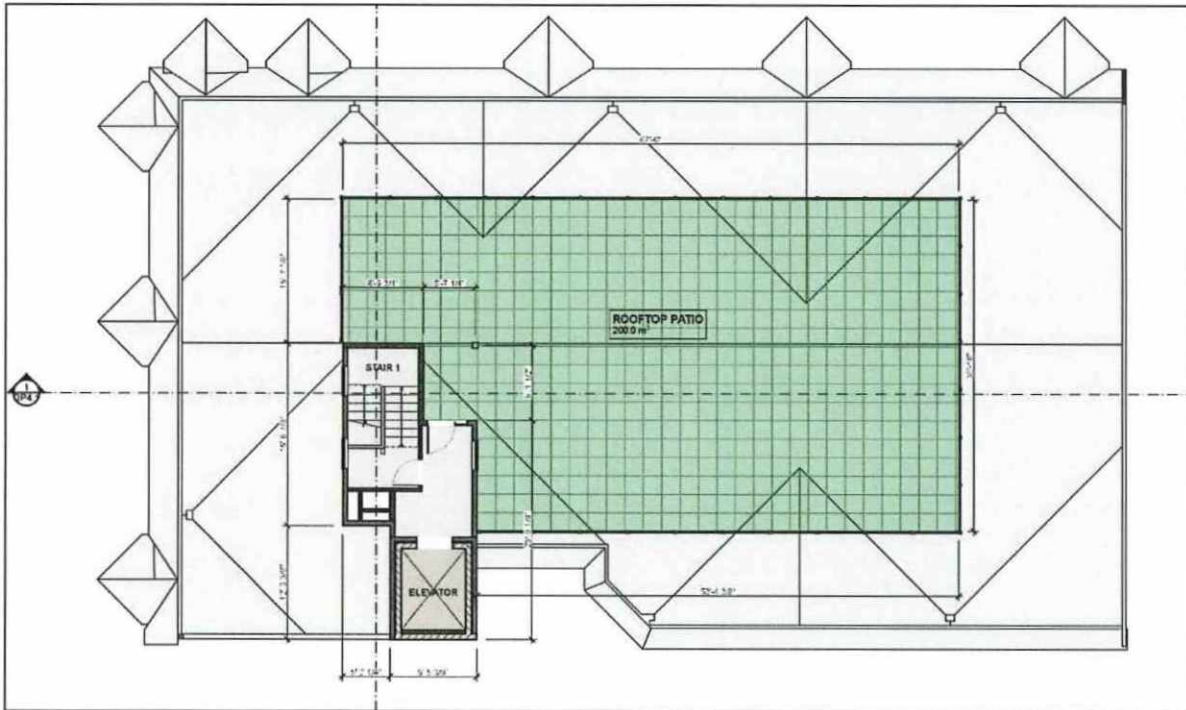


Landscape Plan



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Common Amenity Area



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
⊙	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	15	#3 POT
⊙	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	14	#3 POT

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Elevations



① COLOURED NORTH ELEVATION
S.P. 1/2"



② COLOURED WEST ELEVATION
S.P. 1/2"



① COLOURED SOUTH ELEVATION
S.P. 1/2"



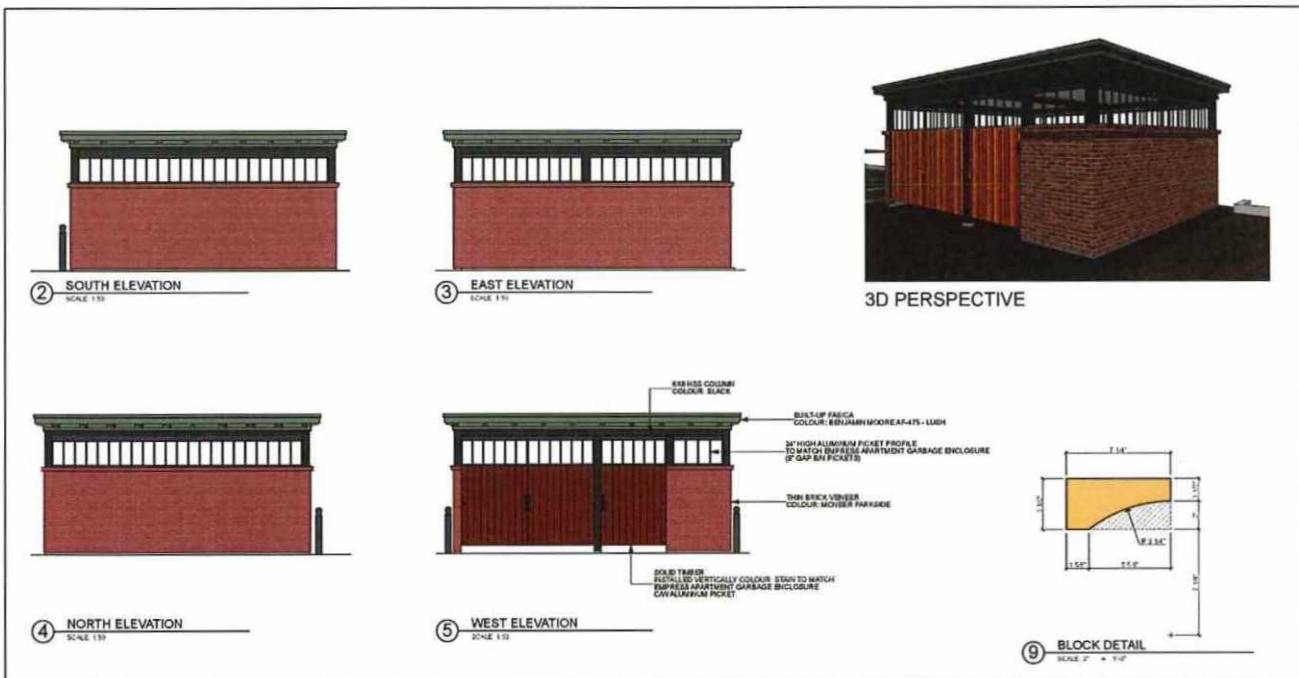
③ COLOURED EAST ELEVATION
S.P. 1/2"

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Renderings



Rendering – Garbage Enclosure



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Colours & Materials

1. BRICK CLADDING
BRICK CLADDING
MCNEAR THIN BRICK
SANTA CRUZ

2. BRICK CLADDING
BRICK CLADDING
MCNEAR THIN BRICK
GREENWICH

3. BRICK CLADDING
BRICK CLADDING
MCNEAR THIN BRICK
ARCADIAN

4. BRICK CLADDING
BRICK CLADDING
MCNEAR THIN BRICK
SALT HOUSE

5. BRICK CLADDING
BRICK CLADDING
MCNEAR THIN BRICK
PARKSIDE

6. SHINGLES
DABINO SHINGLES
SLATE GRAY
12" SINGLE WIDTH PANEL

7. FIBRE CEMENT PANEL
FIBRE CEMENT PANEL
PAINTED- BENJAMIN MOORE
RACCOON PUR 2106-20

8. FIBRE CEMENT PANEL
FIBRE CEMENT PANEL/TRIM
PAINTED- BENJAMIN MOORE
BLACKBERRY PUNCH CC 962

9. FIBRE CEMENT PANEL
FIBRE CEMENT PANEL/TRIM
PAINTED- BENJAMIN MOORE
WATERBURY GREEN HC 136

10. FIBRE CEMENT PANEL
FIBRE CEMENT PANEL/TRIM
PAINTED- BENJAMIN MOORE
DARK BURGUNDY 2075-10

11. FIBRE CEMENT SIDING
FIBRE CEMENT HORIZONTAL SIDING
PAINTED BENJAMIN MOORE
HARRIS GREEN VC 33

12. FIBRE CEMENT SIDING
FIBRE CEMENT HORIZONTAL SIDING
PAINTED BENJAMIN MOORE
HAZY SKIES OC 48

13. FIBRE CEMENT SIDING
FIBRE CEMENT HORIZONTAL SIDING
PAINTED BENJAMIN MOORE
COXLEY GRAY HC 104

EXTERIOR MATERIAL BOARD
DISTRICT 1881- BUILDING 9
UPDATED, MAY 2023

SCALE
JOB NO.
100% (1:1)
1/4" = 1'-0"

1881 District
2018 Young St
V6Y 4K4

1881 District
2018 Young St
V6Y 4K4

1881 District
2018 Young St
V6Y 4K4

station one architects

DRAFT