

MOTION

1. **Approval of Form of Development: 435 Boundary Road (Previously 3680 East Hastings Street)**

THAT the form of development for this portion of the site known as 435 Boundary Road (previously 3680 East Hastings Street) be approved generally as illustrated in the Development Application Number DP-2020-00483, prepared by BHA Architecture Inc., and received on March 9, 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://rezoning.vancouver.ca/applications/3680EHastings/index.htm>

no.	date	description
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Issues:

2018-04-13	Issued for Reasoning Enquiry
2018-12-19	Issued for Reasoning
2019-02-19	Issued for Reasoning
2019-06-26	Issued for CoV Review
2019-08-15	Issued for CoV Review
2019-08-29	Issued for CoV Review
2020-05-29	Issued for DP Pre-Application
2020-06-26	Issued for DP
2020-10-23	Issued for Costing
2020-12-07	DP Pre-To Response
2021-03-09	Issued for CoV FOD Review

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BHA Architecture
 BHA Architecture Inc.
 Suite 205 - 1628 West 1st Avenue, Vancouver B.C.
 Telephone: (604) 730-8100 | Web: www.bha.ca

project:
 SECURED RENTAL HOUSING
 MIXED USE DEVELOPMENT
 435 Boundary Road
 Vancouver B.C.

PCI
 CONSULTANTS INC.

consultant:

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO	REMARK	FINISH	COLOUR
E01.1	PREMANUFACTURED ALUMINUM PANEL COLOUR 1	PREFINISHED	BONE WHITE PVDF USR 89
E01.2	PREMANUFACTURED ALUMINUM PANEL COLOUR 2	PREFINISHED	DUSTY CHARCOAL PVDF S1 GLOSS 30
E01.3	PREMANUFACTURED ALUMINUM PANEL COLOUR 3	PREFINISHED	TO MATCH BM 2022-20 SUN KISSED YELLOW
E02.1	ALUMINUM WINDOW WALL SYSTEM - VISION GLAZING	PREFINISHED	SILVER MULLIONS - CLEAR GLASS
E02.2	ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS	PREFINISHED	TO MATCH BM 2022-20 SUN KISSED YELLOW
E02.3	ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS	PREFINISHED	CHARCOAL GREY
E02.4	ALUMINUM WINDOW WALL SYSTEM - METAL SPANDREL	PREFINISHED	SILVER
E03	ALUMINUM SLOTTED SPINDLING	PREFINISHED	LONGSHARD WOODGRAIN - LIGHT CHERRY
E04.1	EXPOSED CONCRETE	CONCRETE	BLACK TONIC PAINT
E04.2	EXPOSED CONCRETE	PAINTED	TO MATCH BM 2022-20 SUN KISSED YELLOW (BALCONY/SOFFITS)
E04.3	EXPOSED CONCRETE	PAINTED	ACRYLIC FINISH - WARM GRAY
E05.1	BRICK VENEER	PREFINISHED	VELOCITY - DARK IRON SPOT
E05.2	BRICK VENEER	PREFINISHED	MISSION - SAUVIN
E06	ALUMINUM CURTAIN WALL SYSTEM	PREFINISHED	CLEAR ANODIZED FINISH
E07.1	ALUMINUM CURTAIN WALL - SPANDREL GLASS	PREFINISHED	PRIMARY WHITE SP-390
E07.2	ALUMINUM CURTAIN WALL - SPANDREL GLASS	PREFINISHED	TO MATCH BM 2022-20 SUN KISSED YELLOW
E06.1	ALUMINUM WINDOWS	PREFINISHED	SILVER MULLIONS - CLEAR GLASS
E06.2	ALUMINUM WINDOWS	PREFINISHED	SILVER MULLIONS - SPANDREL GLASS (PRIMARY WHITE SP-390)
E09	ALUMINUM SLIDING DOOR	PREFINISHED	SILVER
E10.1	ALUMINUM GLAZED DOOR	PREFINISHED	SILVER
E10.2	ALUMINUM GLAZED DOOR	PREFINISHED	WOOD TONE
E11.1	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PREFINISHED	SILVER GUARDS - CLEAR GLASS
E11.2	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PREFINISHED	SILVER GUARDS - TRANSLUCENT GLASS TO MATCH BM 2022-20
E12	ALUMINUM PRIVACY SCREEN WITH TEMPERED GLASS	PREFINISHED	SILVER GUARDS - TRANSLUCENT GLASS TO MATCH ADJACENT MATERIAL
E13	IRVING DOOR	PAINT	TO MATCH BM ARKON NIGHTINGALE
E14	METAL FLASHING	PREFINISHED	TO MATCH ADJACENT MATERIAL
E15	ALUMINUM SECURITY GRILLE	PREFINISHED	GRAY
E16	ALUMINUM COVERS	PREFINISHED	TO MATCH ADJACENT CURTAIN WALL SYSTEM
E17	CEDAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	NATURAL
E18	PAINTED STEEL CANOPY WITH TEMPERED GLASS	PAINTED	TO MATCH BM 2022-20 BAACON FUR
E19.1	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	ARCTIC WHITE
E19.2	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	LIGHT GREY
E19.3	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	IRON GRAY
E00.1	PREMANUFACTURED STONE VENEER	PREFINISHED	INDIANA STANDARD BUFF LIMESTONE
E00.2	PREMANUFACTURED STONE VENEER	PREFINISHED	INDIANA STANDARD GRAY LIMESTONE
E00.3	PREMANUFACTURED STONE VENEER	PREFINISHED	ALUTAN BROWN SANDSTONE

GENERAL MATERIAL NOTES:
 MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATIONS.

WINDOW SIZE NOTES:

← WIDTH (EXAMPLE: 3-0" - 3'-0")
 ← HEAD HEIGHT (REFER TO WINDOW HEAD CODES)
 ↑ SILL HEIGHT (REFER TO WINDOW SILL CODES)

WINDOW HEAD HEIGHT CODES	WINDOW SILL HEIGHT CODES	
A	1	24 1/2"
B	2	30"
C	3	36 1/2"
D	4	42"
E	5	48 1/2"
F		54"
G		60"
H		66"

ADDITIONAL NOTES:
 FUTURE COMMERCIAL AND RESIDENTIAL LOBBY SIGNAGE TO HANG FROM CANOPIES AND TO BE MOUNTED ON BUILDING FACES IN ACCORDANCE WITH THE SIGN BYLAW, REFER TO A8.02 FOR EXAMPLES AND PROPOSED LOCATIONS.

drawn: DM/MH **date:** December 2020

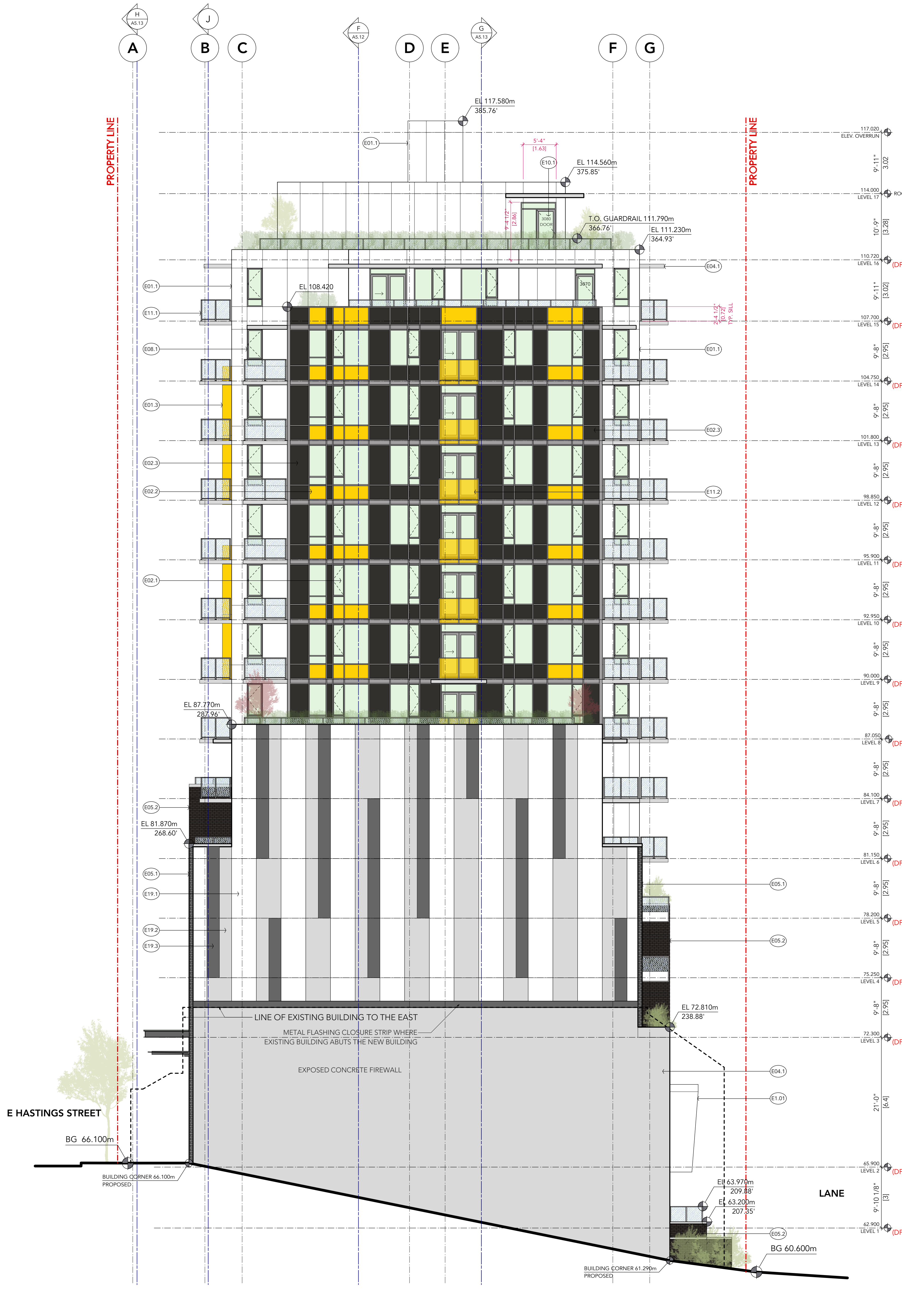
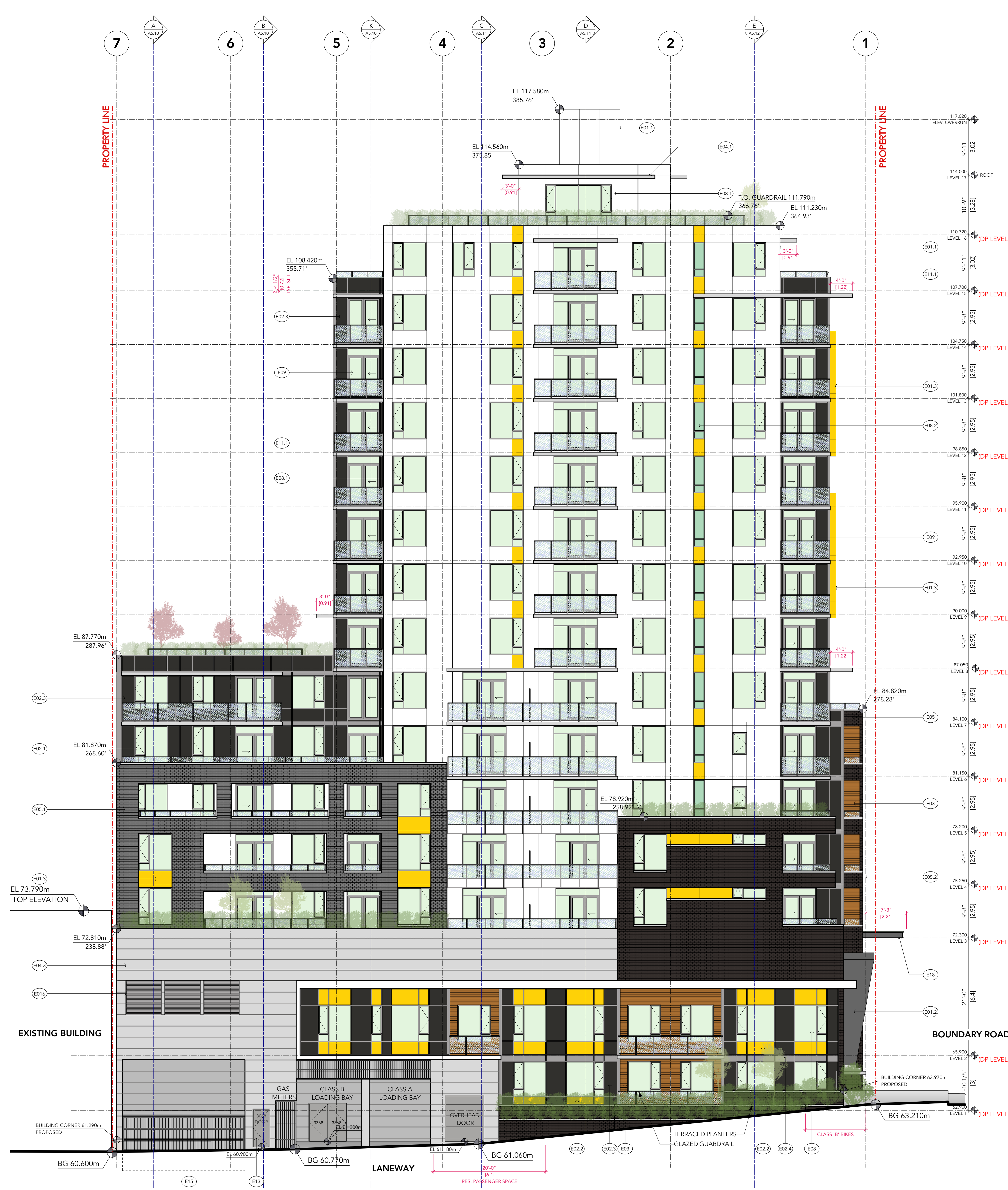
checked: **scale:** 1/8" = 1'-0" **project no.:** 448

sheet title: Elevations North & East

sheet no.: A5.01 **rev.:**

plotted: 21-3-26 5:13:32 PM

no.	date	description



issues:

- 2018-04-13 Issued for Reasoning Enquiry
- 2018-12-19 Issued for Reasoning
- 2019-02-19 Issued for Reasoning
- 2019-06-26 Issued for CoV Review
- 2019-08-15 Issued for CoV Review
- 2019-08-29 Issued for CoV Review
- 2019-11-04 Issued for CoV Review
- 2020-05-29 Issued for DP Pre-Application
- 2020-06-26 Issued for DP
- 2020-10-23 Issued for Costing
- 2020-12-07 DP Pre-Application Response
- 2021-03-09 Issued for CoV FOD Review

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BHA Architecture
 BHA Architecture Inc.
 Suite 205 - 148 West 1st Avenue, Vancouver, B.C.
 Telephone: (604) 730-8100 | Web: www.bha.ca

project:
SECURED RENTAL HOUSING MIXED USE DEVELOPMENT
 435 Boundary Road
 Vancouver, B.C.

PCI
 DEVELOPMENTS LTD.

consultant:

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO	REMARK	FINISH	COLOUR
E01.1	PREMANUFACTURED ALUMINUM PANEL COLOUR 1	PREFINISHED	SOME WHITE PVDF 2/5R 8P
E01.2	PREMANUFACTURED ALUMINUM PANEL COLOUR 2	PREFINISHED	DUSTY CHARCOAL PVDF 3/1 COL 30
E01.3	PREMANUFACTURED ALUMINUM PANEL COLOUR 3	PREFINISHED	TO MATCH BM 2022-20 SUN KISSED YELLOW
E02.1	ALUMINUM WINDOW WALL SYSTEM - VERTICAL GLAZING	PREFINISHED	SILVER MULLIONS - CLEAR GLASS
E02.2	ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS	PREFINISHED	TO MATCH BM 2022-20 SUN KISSED YELLOW
E02.3	ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS	PREFINISHED	SILVER MULLIONS - CLEAR GLASS
E02.4	ALUMINUM WINDOW WALL SYSTEM - METAL SPANDREL	PREFINISHED	CHARCOAL GREY
E03	ALUMINUM SLOTTED / SPONGE	PREFINISHED	SILVER
E04.1	EXPOSED CONCRETE	PREFINISHED	LONGBOARD WOODGRAIN - LIGHT CHERRY
E04.2	EXPOSED CONCRETE	PAINTED	CONCRETE - BLACKTOWER'S PAINT
E04.3	EXPOSED CONCRETE	PAINTED	TO MATCH BM 2022-20 SUN KISSED YELLOW (BALCONY/SOFTS)
E04.4	EXPOSED CONCRETE	PAINTED	ACRYLIC FINISH - WARM GRAY
E05.1	BRICK VENEER	PREFINISHED	VELOC - DARK IRON SPOT
E05.2	BRICK VENEER	PREFINISHED	MISSION - SAVIN
E06	ALUMINUM CURTAIN WALL SYSTEM	PREFINISHED	CLEAR ANODIZED FINISH
E07.1	ALUMINUM CURTAIN WALL - SPANDREL GLASS	PREFINISHED	PRIMARY WHITE SP-390
E07.2	ALUMINUM CURTAIN WALL - SPANDREL GLASS	PREFINISHED	TO MATCH BM 2022-20 SUN KISSED YELLOW
E06.1	ALUMINUM WINDOWS	PREFINISHED	SILVER MULLIONS - CLEAR GLASS
E06.2	ALUMINUM WINDOWS	PREFINISHED	SILVER MULLIONS - SPANDREL GLASS (PRIMARY WHITE SP-390)
E07	ALUMINUM SLIDING DOOR	PREFINISHED	SILVER
E10.1	ALUMINUM GLAZED DOOR	PREFINISHED	SILVER
E10.2	ALUMINUM GLAZED DOOR	PREFINISHED	WOOD TONE
E11.1	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PREFINISHED	SILVER GUARDS - CLEAR GLASS
E11.2	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PREFINISHED	SILVER GUARDS - TRANSLUCENT GLASS TO MATCH BM 2022-20
E12	ALUMINUM PRIVACY SCREEN WITH TEMPERED GLASS	PREFINISHED	SILVER GUARDS - TRANSLUCENT GLASS
E13	IRV DOOR	PAINT	TO MATCH BM ARKON NIGHTINGALE
E14	METAL FLASHING	PREFINISHED	TO MATCH ADJACENT MATERIAL
E15	ALUMINUM SECURITY GRILLE	PREFINISHED	GRAY
E16	ALUMINUM COVERS	PREFINISHED	TO MATCH ADJACENT CURTAIN WALL SYSTEM
E17	CEDAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	NATURAL
E18	PAINTED STEEL CANOPY WITH TEMPERED GLASS	PAINTED	TO MATCH BM 2022-20 PACON FUR
E19.1	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	ARCTIC WHITE
E19.2	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	LIGHT GREY
E19.3	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	IRON GRAY
E00.1	PREMANUFACTURED STONE VENEER	PREFINISHED	INDIANA STANDARD BURN LIMESTONE
E00.2	PREMANUFACTURED STONE VENEER	PREFINISHED	INDIANA STANDARD GRAY LIMESTONE
E00.3	PREMANUFACTURED STONE VENEER	PREFINISHED	AUTUMN BROWN SANDSTONE

GENERAL MATERIAL NOTES:
 MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATIONS.

WINDOW SIZE NOTES:

← WIDTH (EXAMPLE: 3-0" - 3-0")
 ↑ HEAD HEIGHT (REFER TO WINDOW HEAD CODES)
 ↓ SILL HEIGHT (REFER TO WINDOW SILL CODES)

WINDOW HEAD HEIGHT CODES	WINDOW SILL HEIGHT CODES
A 7'10"	1 24 1/2"
B 8'0 1/2"	2 3"
C 8'4 1/2"	3 7'0 1/2"
D 8'7 1/2"	4 1'10"
E 8'9 1/2"	5 SLAB LEVEL DOOR SILL
F 9'0 1/2"	
G 8'10"	
H 8'3"	

ADDITIONAL NOTES:
 FUTURE COMMERCIAL AND RESIDENTIAL LOBBY SIGNAGE TO HANG FROM CANOPIES AND TO BE MOUNTED ON BUILDING FACES IN ACCORDANCE WITH THE SIGN BYLAW, REFER TO A8.02 FOR EXAMPLES AND PROPOSED LOCATIONS.

drawn: DM/MH date: December 2020
 checked: project no.: 448
 scale: 1/8" = 1'-0"
 sheet title: Elevations South & West
 sheet no.: A5.02
 rev: P449 Elevations.vsw
 plotted: 21-3-26 5:13:40 PM

revisions:		
no.	date	description

STREET ELEVATION - EAST HASTINGS STREET



PROPOSED MODERATE RENTAL INCOME HOUSING
435 BOUNDARY ROAD

EXISTING C-2C BUILDINGS
3660 - 3618 EAST HASTINGS

PROPOSED MODERATE RENTAL INCOME HOUSING
444 KOOTENAY STREET

(SEPARATE DP APPLICATION)

ISSUES:

no.	date	description
2018-04-13		Issued for Reasoning Enquiry
2018-12-19		Issued for Reasoning
2019-02-19		Reissued for Reasoning
2019-06-26		Issued for UDP
2019-08-15		Issued for CoV Review
2019-08-29		Issued for CoV Review
2020-05-29		Issued for DP Pre-Application
2020-06-26		Issued for DP
2020-12-07		DP Prior-To Response
2021-03-09		Issued for CoV FOD Review

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BHA
Architecture
BHA Architecture Inc.
Suite 205 - 1628 West 51st Avenue, Vancouver, B.C.
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project:
**SECURED RENTAL HOUSING
MIXED USE DEVELOPMENT**
435 Boundary Road
Vancouver, B.C.
PCI
DEVELOPMENT CORP.

consultant:

scale:

drawn:	DM/MH	date:	December 2020
checked:			
scale:	as noted	project no.:	449

sheet title:
Street Elevation
East Hastings Street

sheet no.:
A5.03
rev.:
plotted: 21-3-26 5:13:48 PM



435 BOUNDARY ROAD - OVERALL MASSING VIEWS

revisions:

no.	date	description

ISSUES:

2018-04-13	Issued for Reasoning Enquiry
2018-12-19	Issued for Reasoning
2019-02-19	Reissued for Reasoning
2019-06-26	Issued for UDP
2019-08-15	Issued for CoV Review
2019-08-29	Issued for CoV Review
2020-05-29	Issued for DP Pre-Application
2020-06-26	Issued for DP
2020-12-07	DP Prior-To-Response
2021-03-09	Issued for CoV FOD Review



NORTHEAST CORNER (EAST HASTINGS & BOUNDARY ROAD)



NORTH ELEVATION (EAST HASTINGS)



EAST ELEVATION (BOUNDARY ROAD)



SOUTH ELEVATION (LANE)

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Telephone: (604) 730-8100 | Web: www.bha.ca

project:
SECURED RENTAL HOUSING
MIXED USE DEVELOPMENT
435 Boundary Road
Vancouver BC.



consultant:

seal:

drawn: MCH/DM date: March 2021
checked: project no.: 449

sheet title:
3D Studies
435 Boundary Road

sheet no.: **A8.01**
rev.:
plotted: 21-3-20 5:17:03 PM



3600 BLOCK OF EAST HASTINGS - STREET ELEVATION

no.	date	description

ISSUES:
 2018-04-13 Issued for Rezoning Enquiry
 2018-12-19 Issued for Rezoning
 2019-02-19 Issued for Rezoning
 2019-06-26 Issued for UDP
 2021-03-09 Issued for CAV FOD Review



BOUNDARY ROAD

KOOTENAY STREET

PROPOSED MODERATE RENTAL INCOME HOUSING
435 BOUNDARY ROAD

EXISTING C-2C BUILDINGS
3660 - 3618 EAST HASTINGS

PROPOSED MODERATE RENTAL INCOME HOUSING
444 KOOTENAY STREET

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MIXED USE DEVELOPMENT
 435 Boundary Road
 Vancouver BC.



consultant:

seal:

drawn: DM/MH	date: December 2020
checked:	
scale: as noted	project no.: 449

sheet title:
 Street Elevation
 East Hastings Street

sheet no.:
A8.05
 rev.:

plotted: 21-3-20 4:36:33 PM

