

MOTION

2. **Approval of Form of Development: 444 Kootenay Street (Previously 3600 East Hastings Street)**

THAT the form of development for this portion of the site known as 444 Kootenay Street (previously 3600 East Hastings Street) be approved generally as illustrated in the Development Application Number DP-2020-00482, 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.

* * * * *

Additional Background Information:

<https://rezoning.vancouver.ca/applications/3600EHastings/index.htm>



1 North Elevation (Hastings Street)
Scale: 1/8" = 1'-0"



2 West Elevation (Kootenay Street)
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO	REMARK	FINISH	COLOUR
E01.1	PREMANUFACTURED ALUMINUM PANEL COLOUR 1	PREFINISHED	BONE WHITE P/VEF 2/58R 89
E01.2	PREMANUFACTURED ALUMINUM PANEL COLOUR 2	PREFINISHED	DUSTY CHARCOAL P/UPR 5/1 G/CLSE 30
E01.3	PREMANUFACTURED ALUMINUM PANEL COLOUR 3	PREFINISHED	TO MATCH BM 2018-10 ORANGE SKY
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 2018-10 ORANGE SKY
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 SPINDLE	PREFINISHED	SILVER
E04.1	EXPOSED CONCRETE	PREFINISHED	LONGBOARD WOODGRAIN - LIGHT CHERRY
E04.2	EXPOSED CONCRETE	PAINTED	CONCRETE - BLACKTOWERING PAINT
E04.3	CONCRETE	PAINTED	TO MATCH BM 2018-10 ORANGE SKY (BALCONY SOFFITS)
E04.4	CONCRETE	PAINTED	ACRYLIC FINISH - WARM GRAY
E05.1	BRICK VENEER	PREFINISHED	VELOUR - DARK IRON SPOT
E06	ALUMINUM CURTAIN WALL SYSTEM	PREFINISHED	MISSION - SAVEN
E07.1	ALUMINUM CURTAIN WALL - SPANDREL GLASS	PREFINISHED	CLEAR ANODIZED FINISH
E07.2	ALUMINUM CURTAIN WALL - SPANDREL GLASS	PREFINISHED	SPANDREL GLASS TO BE PRIMARY WHITE SP-390
E08.1	ALUMINUM WINDOWS	PREFINISHED	SPANDREL GLASS TO MATCH BM 2018-10 ORANGE SKY
E08.2	ALUMINUM WINDOWS	PREFINISHED	SILVER MULLIONS / CLEAR GLASS
E09	ALUMINUM SLIDING DOOR	PREFINISHED	SILVER MULLIONS / CLEAR GLASS (PRIMARY WHITE SP-390)
E10.1	ALUMINUM GLAZED DOOR	PREFINISHED	SILVER
E10.2	ALUMINUM GLAZED DOOR	PREFINISHED	SILVER CLEAR GLASS
E10.3	ALUMINUM DOOR	PREFINISHED	WOOD-TONED CLEAR GLASS
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
E12	ALUMINUM PRIVACY SCREEN WITH TEMPERED GLASS	PREFINISHED	SILVER GUARDS, TRANSLUCENT GLASS
E13	TRIM DOOR	PAINT	TO MATCH BM 4500 HUNTINGTAME
E14	METAL FLASHING	PREFINISHED	GRAY
E15	ALUMINUM SECURITY GRILLE	PREFINISHED	TO MATCH ADJACENT MATERIAL
E16	ALUMINUM COVERS	PREFINISHED	NATURAL
E17	CEDAR BELLS / FRICSE PRIVACY SCREENS	PREFINISHED	TO MATCH ADJACENT CURTAIN WALL SYSTEM
E18	PAINTED STEEL CANOPY WITH TEMPERED GLASS	PAINTED	TO MATCH BM 2124-20 RACCOON FUR
E19	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	ARCTIC WHITE
E19.2	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	LIGHT MIST
E19.3	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	GRAY SLATE
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	AUTUMN BROWN SANDSTONE

WINDOW SIZE NOTES:

← WIDTH (EXAMPLE: 3-0" x 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 3'0"
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"	

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

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. CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

- 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 UCP
 - 2019-08-15 Issued for CoV Review
 - 2019-08-29 Issued for CoV Review
 - 2019-11-04 Issued for DP Pre-Application
 - 2020-05-29 Issued for DP
 - 2020-06-26 Issued for DP
 - 2020-10-15 Issued for Costing
 - 2020-12-07 DP Prior-To Response
 - 2021-02-04 IFC Excavation Only
 - 2021-03-09 Issued for CoV FOD Review

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project:
SECURED RENTAL HOUSING
MIXED USE DEVELOPMENT
444 Kootenay Street
Vancouver, BC.

PCI
PLANNING CONSULTANTS INC.

consultant:

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

checked:

scale: as noted **project no.:** 446

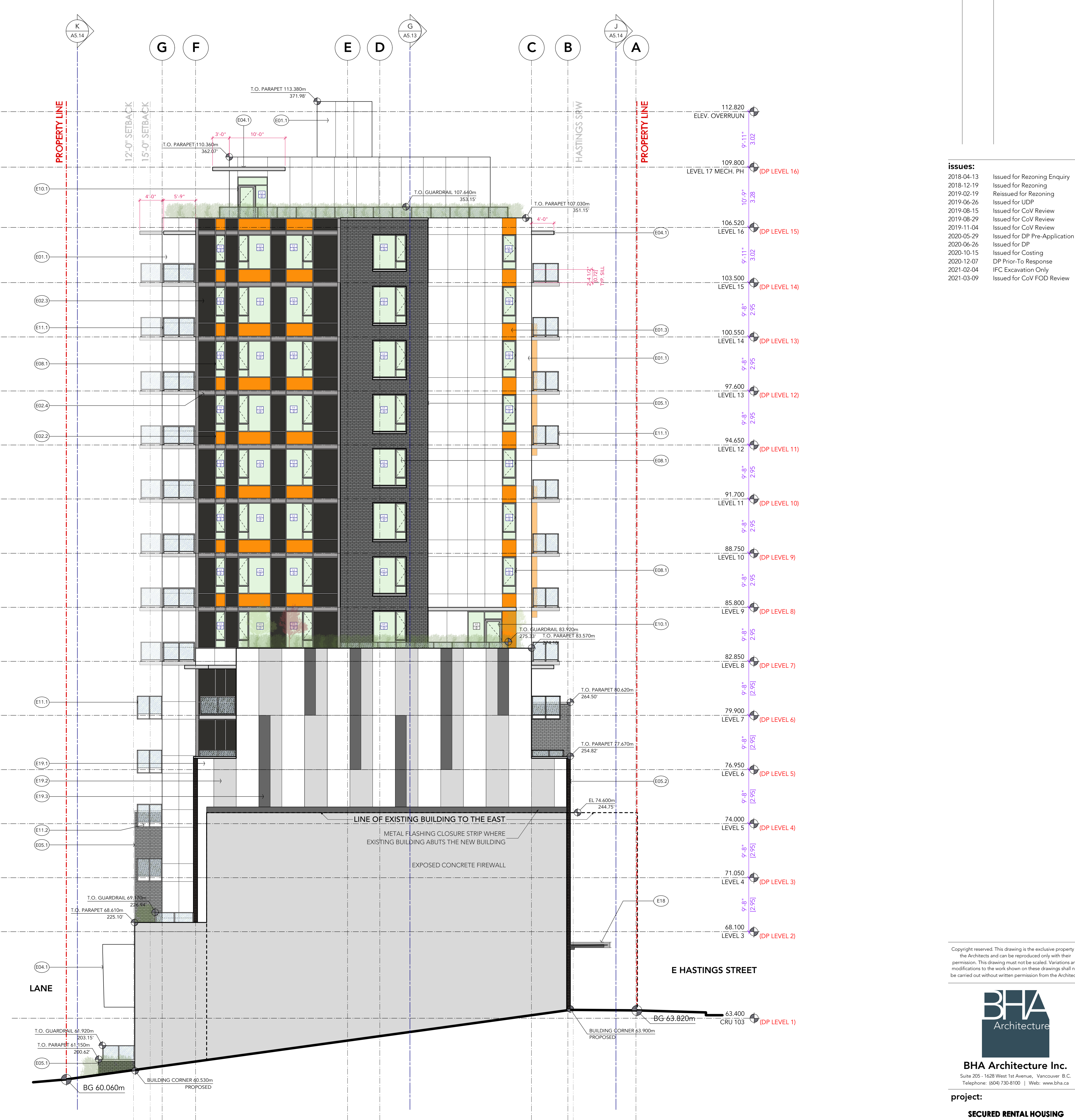
sheet title:
Elevations
North & West

sheet no.: A5.01

plotted: 21-3-26 4:25:21 PM



1 South Elevation (Lane)
Scale: 1/8" = 1'-0"



2 East Elevation
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO	REMARK	FINISH	COLOUR
E01.1	PREMANUFACTURED ALUMINUM PANEL COLOUR 1	PREFINISHED	STONE WHITE P.V.F 2/58/ BP
E01.2	PREMANUFACTURED ALUMINUM PANEL COLOUR 2	PREFINISHED	DUSTY CHARCOAL P.V.F 3/1 GLOSS 30
E01.3	PREMANUFACTURED ALUMINUM PANEL COLOUR 3	PREFINISHED	TO MATCH BM 2018-10 ORANGE SKY
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 2018-10 ORANGE SKY
E02.3	ALUMINUM WINDOW WALL SYSTEM - SPANDREL GLASS	PREFINISHED	CHARCOAL GREY
E02.4	ALUMINUM WINDOW WALL SYSTEM - METAL SPANDREL	PREFINISHED	SILVER
E03	ALUMINUM SOFFIT / SPIND	PREFINISHED	LONGBOARD WOODGRAIN - LIGHT CHERRY
E04.1	EXPOSED CONCRETE	PREFINISHED	CONCRETE - BLOWFORMING PAINT
E04.2	EXPOSED CONCRETE	PAINTED	TO MATCH BM 2018-10 ORANGE SKY (BAI COM SOFFITS)
E04.3	CONCRETE	PAINTED	ACRYLIC FINISH, WARM GRAY
E05.1	BRICK VENEER	PREFINISHED	VELOUR - DARK IRON SPOT
E05.2	BRICK VENEER	PREFINISHED	MISSION - SAWN
E06	ALUMINUM CURTAIN WALL SYSTEM	PREFINISHED	CLEAR ANODIZED FINISH
E07.1	ALUMINUM CURTAIN WALL - SPANDREL GLASS	PREFINISHED	SPANDREL GLASS TO BE PRIMARY WHITE SP-390
E07.2	ALUMINUM CURTAIN WALL - SPANDREL GLASS	PREFINISHED	SPANDREL GLASS TO MATCH BM 2018-10 ORANGE SKY
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 / CLEAR GLASS
E10.2	ALUMINUM GLAZED DOOR	PREFINISHED	WOOD-TONED, CLEAR GLASS
E10.3	ALUMINUM DOOR	PREFINISHED	WOOD-TONED
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
E12	ALUMINUM PRIVACY SCREEN WITH TEMPERED GLASS	PREFINISHED	SILVER GUARDS, TRANSLUCENT GLASS
E13	TRIP DOOR	PAINT	TO MATCH BM 45520 RUSTING ANGLE
E14	METAL FLASHING	PREFINISHED	GRAY
E15	ALUMINUM SECURITY GRILLE	PREFINISHED	TO MATCH ADJACENT MATERIAL
E16	ALUMINUM COUVERS	SPANDREL	NATURAL
E17	CISLAR BELLS / FRISCH PRIVACY SCREENS	PREFINISHED	TO MATCH BM 2126-20 RACCOON FUR
E18	PAINTED STEEL CANOPY WITH TEMPERED GLASS	PAINTED	TO MATCH BM 2126-20 RACCOON FUR
E19	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	ARCTIC WHITE
E19.2	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	LIGHT MIST
E19.3	CEMENTITIOUS PANEL SYSTEM	PREFINISHED	GRAY SLATE
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	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.
CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

WINDOW SIZE NOTES:

← WIDTH (EXAMPLE: 3-0" x 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 3'0"
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"	

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.

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
2019-11-04 Issued for CoV Review
2020-05-29 Issued for DP Pre-Application
2020-06-26 Issued for DP
2020-10-15 Issued for Costing
2020-12-07 DP Pre-Application Response
2021-02-04 IFC Excavation Only
2021-03-09 Issued for CoV FOD Review

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BHA Architecture
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project:
SECURED RENTAL HOUSING MIXED USE DEVELOPMENT
444 Kootenay Street
Vancouver, BC.

PCI
CONSTRUCTION CORP.

consultant:

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

checked: _____ project no.: **446**

scale: **as noted**

sheet title:
Elevations
South & East

sheet no.: **A5.02**

plotted: 21-3-26 4:25:30 PM

STREET ELEVATION - EAST HASTINGS STREET



Street Elevation (North) - East Hastings Street
Scale: 3/32" = 1'-0"

no.	date	description

issues:

2018-04-13	Issued for Rezoning Enquiry
2018-12-19	Issued for Rezoning
2019-02-19	Reissued for Rezoning
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
2020-09-28	Issued for DP
2020-12-07	DP Prior-To-Response
2021-03-09	Issued for CoV FOD Review

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project:
**SECURED RENTAL HOUSING
MIXED USE DEVELOPMENT**
444 Kootenay Street
Vancouver, BC.

PCI
PLANNING CONSULTANTS INC.

consultant:

sheet no.: P440 Elevations.vrx

A5.03

drawn: DM/MH date: December 2020
checked: project no.: 446
scale: as noted
sheet title: Street Elevation East Hastings Street
plotted: 21-3-26 4:25:37 PM

444 KOOTENAY STREET - OVERALL MASSING VIEWS

revisions:		
no.	date	description

ISSUES:
2018-04-13 Issued for Reasoning Enquiry
2018-12-19 Issued for Reasoning
2019-02-19 Issued for Reasoning
2019-03-26 Issued for LDP
2019-08-15 Issued for CoV Review
2019-08-29 Issued for CoV Review
2020-05-29 Issued for DP Pre-Application
2020-09-28 Issued for DP
2020-12-07 DP Prior-To Response
2021-03-09 Issued for CoV FOD Review



NORTHWEST CORNER (EAST HASTINGS & KOOTENAY)



SOUTH ELEVATION (LANE)



WEST ELEVATION (KOOTENAY STREET)



NORTH ELEVATION (EAST HASTINGS)

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project:
SECURED RENTAL HOUSING
MIXED USE DEVELOPMENT
444 Kootenay Street
Vancouver BC.
PCI
DEVELOPMENTS CORP.

consultant:

scale:

drawn:	date:
MCH/DM	March 2021
checked	
scale:	project no.:
as noted	446

sheet title:
3D Studies
444 Kootenay Street

sheet no.: **A8.01**
rev:

plotted: 21-3-26 4:25:49 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 Reissued 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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project:
 SECURED RENTAL HOUSING
MIXED USE DEVELOPMENT
 435 Boundary Road
 Vancouver BC.



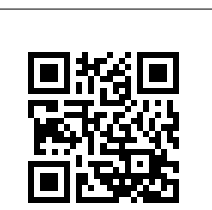
consultant:

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



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