

MOTION

4. Approval of Form of Development – 4745 Main Street

THAT the form of development for this portion of the site known as 4745 Main Street (formerly know as 4745 – 4795 Main Street) be approved generally as illustrated in the Development Application Number DP-2021-00038, prepared by Yamamoto Architecture, and stamped “Received, Development Building & Licensing”, on August 10, 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/4745-4795mainst/index.htm>



ELEVATION KEY NOTES :	
1	BRICK CLADDING (2" x 11 1/2" x 3 1/2") - "BLANCO" WITH BASALITE MORTAR S "GREY" GROUT
1a	CONCRETE CAP FINISH: CLEAR SEALED
2	FIBRE-CEMENT SHIPLAP SIDING - SMOOTH FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR) W/CASCADIA METAL FLASHING "CHARCOAL"
3	FIBRE-CEMENT SQUARE CHANNEL SIDING - SMOOTH FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (HC-172) "REVERE PEWTER" OR EQUIVALENT COLOUR) W/CASCADIA METAL FLASHING "CASHMERE"
4	FIBRE-CEMENT PANEL - SMOOTH W/COLOUR MATCHED TRIM FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (HC-172) "REVERE PEWTER" OR EQUIVALENT COLOUR) W/CASCADIA METAL FLASHING "CASHMERE"
4a	FIBRE-CEMENT PANEL - SMOOTH W/COLOUR MATCHED TRIM FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR) W/CASCADIA METAL FLASHING "CHARCOAL"
4b	FIBRE-CEMENT PANEL - SMOOTH W/COLOUR MATCHED TRIM FINISH: COLOURPLUS (JAMES HARDIE "ARCTIC WHITE")
5	VINYL WINDOW AND DOOR - STARLINE "KENDALL CHARCOAL"
6	PRE-FINISHED STORE-FRONT WINDOWS FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
6a	ARCHITECTURALLY FINISHED CONCRETE FINISH: CLEAR SEALED
6b	ALUMINUM PANEL TO MATCH STORE-FRONT WINDOWS FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
7	FIBRE-CEMENT FASCIA - SMOOTH FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR) W/CASCADIA METAL FLASHING "CHARCOAL"
7a	FIBRE-CEMENT FASCIA - SMOOTH FINISH: PRE-FINISHED PAINT (BENJAMIN MOORE (HC-172) "REVERE PEWTER" OR EQUIVALENT COLOUR) W/CASCADIA METAL FLASHING "CASHMERE"
8	SOFFIT - SMOOTH FINISH - SAGIREV WOOD GRAIN FINISH "CARAMEL ZEBRAWOOD"
8a	FIBRE-CEMENT SOFFIT - SMOOTH FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR) W/CASCADIA METAL FLASHING "CHARCOAL"
9	CLEAR SAFETY GLASS GUARDRAIL WITH ALUM. FRAME FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
10	PAINTED CONCRETE WITH REVEALS FINISH: PAINT (BENJAMIN MOORE (HC-168) "CHELSEA GRAY" OR EQUIVALENT COLOUR)
11	PRE-FINISHED METAL SECURITY GATE W/SUPPORTING STRUCTURE FINISH - PRE-FINISHED POWDER COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
12	TEMPERED GLASS PANEL CANOPY WITH STEEL FRAME FINISH - PRE-FINISHED POWDER COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
12a	STEEL FRAME CANOPY WITH SAGIREV WOOD GRAIN FINISH SOFFIT "CARAMEL ZEBRAWOOD" FINISH - PRE-FINISHED POWDER COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
13	LOUVRE PANEL FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
14	MECHANICAL METAL VENT CAPS FINISH: CASCADIA METAL (TO MATCH EXTERIOR CLADDING COLOUR) "CHARCOAL" AND "CASHMERE"
15	SCUPPERS FINISH: TO MATCH EXTERIOR CLADDING COLOUR

MAIN STREET ELEVATION
SCALE : 3/32"=1'-0"



EAST 32ND AVE. ELEVATION
SCALE : 3/32"=1'-0"

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YAMAMOTO ARCHITECTURE		
202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT -		
Mixed-Use Development		
181 East 32nd Avenue Vancouver, BC		
DRAWING TITLE -		
Building Elevations		
SCALE - 3/32" = 1'-0"	SHEET NO. -	
DATE - 04 AUG, 2021	A3.1	
DRAWN - TY		
CHECKED -	PROJ NO - 1808	

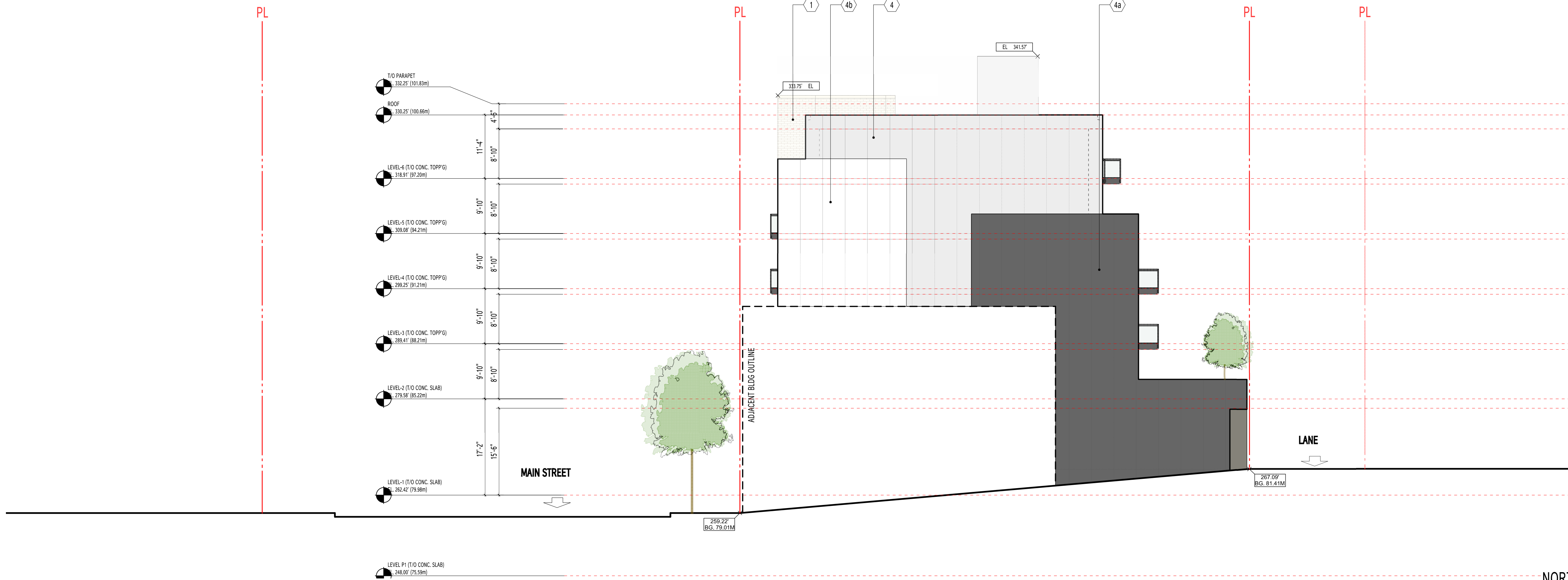


ELEVATION KEY NOTES :

- BRICK CLADDING (2" x 1 1/2" x 3 1/2") - "BLANCO" WITH BASALITE MORTAR S "GREY" GROUT
- CONCRETE CAP
FINISH: CLEAR SEALED
- FIBRE-CEMENT SHIPLAP SIDING - SMOOTH
FINISH - PRE-FINISHED PAINT (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
W/CASCADIA METAL FLASHING "CHARCOAL"
- FIBRE-CEMENT SQUARE CHANNEL SIDING - SMOOTH
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- FIBRE-CEMENT PANEL - SMOOTH W/COLOUR MATCHED TRIM
FINISH: COLOURPLUS (JAMES HARDIE "ARCTIC WHITE")
- VINYL WINDOW AND DOOR - STARLINE "KENDALL CHARCOAL"
- PRE-FINISHED STORE-FRONT WINDOWS
FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
- ARCHITECTURALLY FINISHED CONCRETE
FINISH: CLEAR SEALED
- ALUMINUM PANEL TO MATCH STORE-FRONT WINDOWS
FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
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- PAINTED CONCRETE WITH REVEALS
FINISH: PAINT (BENJAMIN MOORE (HC-168) "CHELSEA GRAY" OR EQUIVALENT COLOUR)
- PRE-FINISHED METAL SECURITY GATE W/SUPPORTING STRUCTURE
FINISH - PRE-FINISHED POWDER COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
- TEMPERED GLASS PANEL CANOPY WITH STEEL FRAME
FINISH - PRE-FINISHED POWDER COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
- STEEL FRAME CANOPY WITH SAGIREV WOOD GRAIN FINISH SOFFIT "CARAMEL ZEBRAWOOD"
FINISH - PRE-FINISHED POWDER COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
- LOUVRE PANEL
FINISH: PRE-FINISHED POWDER-COATING (BENJAMIN MOORE (2121-10) "GRAY" OR EQUIVALENT COLOUR)
- MECHANICAL METAL VENT CAPS
FINISH: CASCADIA METAL (TO MATCH EXTERIOR CLADDING COLOUR) "CHARCOAL" AND "CASHMERE"
- SCUPPERS
FINISH: TO MATCH EXTERIOR CLADDING COLOUR

WEST ELEVATION [LANE]

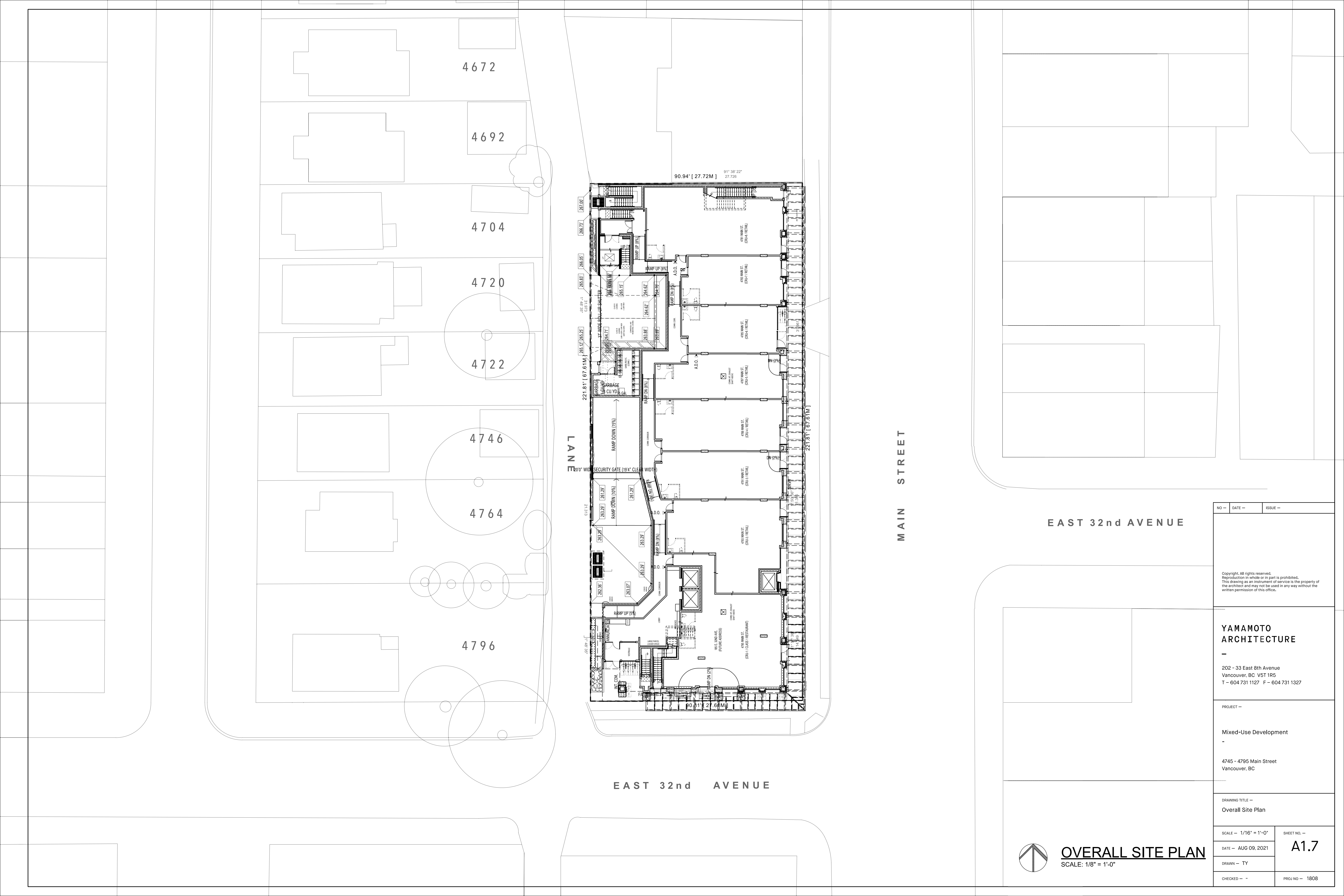
SCALE : 3/32"=1'-0"



NORTH ELEVATION

SCALE : 3/32"=1'-0"

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PROJECT -		
Mixed-Use Development		
181 East 32nd Avenue Vancouver, BC		
DRAWING TITLE -		
Building Elevations		
SCALE - 3/32" = 1'-0"	SHEET NO. -	
DATE - 04 AUG, 2021	A3.2	
DRAWN - TY		
CHECKED -	PROJ NO - 1808	



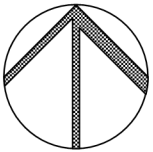
MAIN STREET

EAST 32nd AVENUE

EAST 32nd AVENUE

LANE

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YAMAMOTO ARCHITECTURE — 202 – 33 East 8th Avenue Vancouver, BC V5T 1R5 T – 604 731 1127 F – 604 731 1327		
PROJECT — Mixed-Use Development — 4745 – 4795 Main Street Vancouver, BC		
DRAWING TITLE — Overall Site Plan		
SCALE — 1/16" = 1'-0"	SHEET NO. —	
DATE — AUG 09, 2021	A1.7	
DRAWN — TY		
CHECKED — -	PROJ NO — 1808	



OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"