MOTION A.8

8. Approval of Form of Development – 1425 and 1451 East 12th Avenue

THAT the form of development for this portion of the site known as 1425 E 12th Avenue be approved generally as illustrated in the Development Application Number DP-2020-00712, prepared by Ryder Architecture (Canada) Inc., dated July 29, 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/1425and1451e12thave/index.htm

Issued for Rezoning Application Issued for Urban Design Panel

Issued For 65% DD Review

Issued for 100% DD Review

Issued for Development Permit Application 2020.10.05

2020.02.19

2020.05.06

2020.06.10

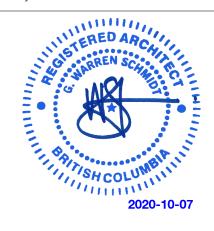


Ryder

Rev Description

Ryder Architecture (Canada) Inc. 2705 Main Street Vancouver BC V5T 3E9

www.ryderarchitecture.ca info@ryderarchitecture.ca



Brightside Community Homes Foundation 1425 & 1451 E. 12th Ave. Redevelopment Vancouver, BC

Drawn by	Checked by	Status
KTA	WSC	
Project ID.	Project No.	Scale @ 22x34
BCHFEB	3329-00	As indicate

1425 E. 12th Avenue - West **Building - South Elevation**

Drawing No.

PT 2 - Paint Prefinished - White Window surrounds and weather protection

Material Schedule











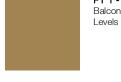




MP 3 - Metal Panel - Grey Perforated metal cladding Mechancial equipment rooftop screening



MP 4 - Metal Panel - Dark Pre-finished non-combustible cladding Canopy perimeter



PT 1 - Paint Prefinished - Bronze Balcony, stoop guardrails and handrails Levels 1 and 2 window surrounds





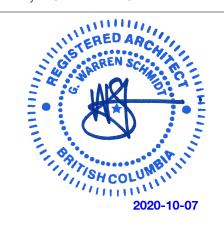
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Brightside Community Homes Foundation 1425 & 1451 E. 12th Ave. Redevelopment Vancouver, BC

Drawn by KTA	Checked by WSC	Status
Project ID.	Project No.	Scale @ 22x3
BCHFEB	3329-00	As indicate

1425 E. 12th Avenue - West **Building - West Elevation**

Drawing No.

A3.02

Material Schedule



CP 1 - Cementitous Panel - Dark Non-combustible cladding



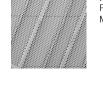
WD 1 - Wood Cladding - Light Face fastened Level 1 Entrances Underside of balcony soffit



MP 1 - Metal Panel - White
Pre-finished non-combustible cladding



MP 2 - Metal Panel - Grey
Pre-finished non-combustible cladding Mechanical and Elevator overrun



MP 3 - Metal Panel - Grey Perforated metal cladding Mechancial equipment rooftop screening



MP 4 - Metal Panel - Dark Pre-finished non-combustible cladding Canopy perimeter



PT 1 - Paint Prefinished - Bronze Balcony, stoop guardrails and handrails Levels 1 and 2 window surrounds

PT 2 - Paint Prefinished - White Window surrounds and weather protection Levels 3 - 6





WF 1 - Window Frames Window frames - black Residential Units - Levels 1 - 6



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Issued for Urban Design Panel

Issued for Development Permit Application 2020.10.05

Issued For 65% DD Review

Issued for 100% DD Review

2019.12.11

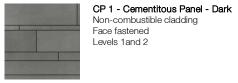
2020.02.19

2020.05.06

2020.06.10



Material Schedule



Non-combustible cladding Face fastened Levels 1 and 2



WD 1 - Wood Cladding - Light Face fastened Level 1 Entrances Underside of balcony soffit







MP 2 - Metal Panel - Grey
Pre-finished non-combustible cladding Mechanical and Elevator overrun



WF 1 - Window Frames Window frames - black Residential Units - Levels 1 - 6



MP 3 - Metal Panel - Grey Perforated metal cladding Mechancial equipment rooftop screening

WF 2 - Window Frames Window frames - Aluminum Amenity and Entrance windows



MP 4 - Metal Panel - Dark Pre-finished non-combustible cladding Canopy perimeter



PT 1 - Paint Prefinished - Bronze Balcony, stoop guardrails and handrails Levels 1 and 2 window surrounds

PT 2 - Paint Prefinished - White Window surrounds and weather protection

Rev Description

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Brightside Community Homes Foundation 1425 & 1451 E. 12th Ave. Redevelopment Vancouver, BC

Status Checked by Drawn by KTA WSC Scale @ 22x34 Project ID. **BCHFEB** 3329-00 As indicated

1425 E. 12th Avenue - West **Building - North Elevation**

Drawing No.

Issued for Rezoning Application Issued for Urban Design Panel

Issued for Development Permit Application 2020.10.05

Issued For 65% DD Review Issued for 100% DD Review

2020.02.19 2020.05.06

2020.06.10

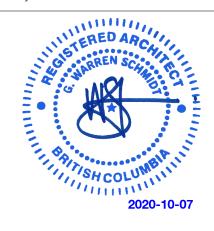


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Project ID.	Project No.	Scale @ 22x34
BCHFEB	3329-00	As indicated

1425 E. 12th Avenue - West **Building - East Elevation**



WF 1 - Window Frames Window frames - black Residential Units - Levels 1 - 6



MP 3 - Metal Panel - Grey Perforated metal cladding Mechancial equipment rooftop screening



MP 4 - Metal Panel - Dark
Pre-finished non-combustible cladding Canopy perimeter



PT 1 - Paint Prefinished - Bronze Balcony, stoop guardrails and handrails Levels 1 and 2 window surrounds

PT 2 - Paint Prefinished - White Window surrounds and weather protection Levels 3 - 6

WD 1 - Wood Cladding - Light Face fastened Level 1 Entrances Underside of balcony soffit

Face fastened

Levels 1and 2

CP 1 - Cementitous Panel - Dark

Material Schedule

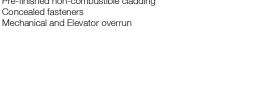


MP 1 - Metal Panel - White
Pre-finished non-combustible cladding

Concealed fasteners

CN - Concrete Unfinished concrete

Levels 3 - 6





- Mechanical equipment screening Top of HRV Enclosure -— Mechanical overrun Top of Parapet - East 46800 Level 7 - East 45800 - Weather protection Level 6 - East 42700 Window surround Level 5 - East 39700 Level 3 - East Level 2 - East 30400 East Building - Main Floor Building Address signage Red Dash Indicates Base Surface

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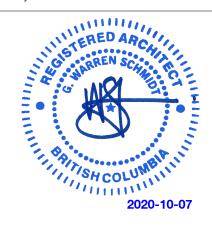
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Brightside Community Homes Foundation 1425 & 1451 E. 12th Ave. Redevelopment Vancouver, BC

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Project ID.	Project No.	Scale @ 22x34
BCHFEB	3329-00	As indicated

1451 E. 12th Avenue - East **Building - South Elevation**

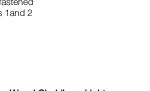
Drawing No.

A3.51

Material Schedule



CP 1 - Cementitous Panel - Dark Non-combustible cladding



MP 1 - Metal Panel - White
Pre-finished non-combustible cladding Levels 3 - 6



Mechanical and Elevator overrun



MP 3 - Metal Panel - Grey Perforated metal cladding Mechancial equipment rooftop screening



MP 4 - Metal Panel - Dark Pre-finished non-combustible cladding Canopy perimeter

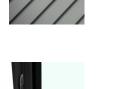


PT 1 - Paint Prefinished - Bronze Balcony, stoop guardrails and handrails Levels 1 and 2 window surrounds

PT 2 - Paint Prefinished - White Window surrounds and weather protection

WD 1 - Wood Cladding - Light Face fastened
Level 1 Entrances
Underside of balcony soffit





WF 1 - Window Frames Window frames - black Residential Units - Levels 1 - 6





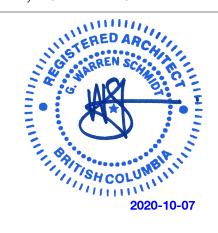
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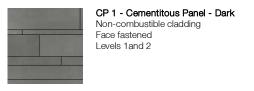
BCHFEB	3329-00	As indicated
Project ID.	Project No.	Scale @ 22x34
Drawn by KTA	Checked by WSC	Status

1451 E. 12th Avenue - East **Building - West Elevation**

Drawing No.

A3.52

Material Schedule











MP 2 - Metal Panel - Grey
Pre-finished non-combustible cladding Mechanical and Elevator overrun



MP 3 - Metal Panel - Grey Perforated metal cladding Mechancial equipment rooftop screening



MP 4 - Metal Panel - Dark Pre-finished non-combustible cladding Canopy perimeter



PT 1 - Paint Prefinished - Bronze Balcony, stoop guardrails and handrails Levels 1 and 2 window surrounds

PT 2 - Paint Prefinished - White Window surrounds and weather protection

CN - Concrete
Unfinished concrete
Concrete planters and curbs Level 1 - landscape



WF 1 - Window Frames Window frames - black Residential Units - Levels 1 - 6



Mechanical equipment screening —— Mechanical overrun — Top of HRV Enclosure -Weather protection —— Top of Parapet - East 46800 Level 7 - East 45800 Level 6 - East 42700 Level 5 - East 39700 Level 3 - East 30400 East Building - Main Floor 27300 Surface -L _ _ _ _ _ J

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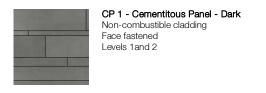
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Project ID.	Project No.	Scale @ 22x34
BCHFEB	3329-00	As indicated

1451 E. 12th Avenue - East **Building - North Elevation**

Drawing No.

A3.53

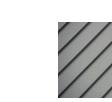












Mechanical and Elevator overrun





MP 3 - Metal Panel - Grey Perforated metal cladding Mechancial equipment rooftop screening



MP 4 - Metal Panel - Dark Pre-finished non-combustible cladding Canopy perimeter



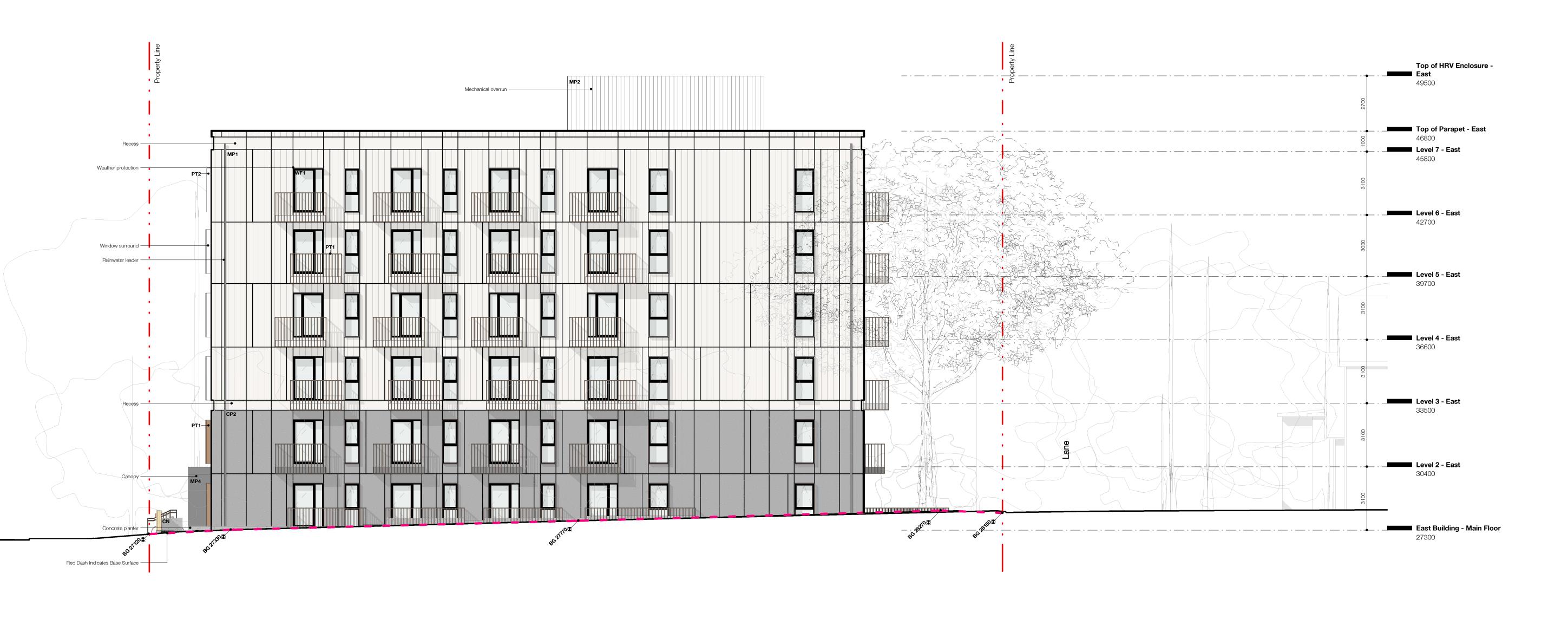
PT 1 - Paint Prefinished - Bronze Balcony, stoop guardrails and handrails Levels 1 and 2 window surrounds

PT 2 - Paint Prefinished - White Window surrounds and weather protection

CN - Concrete
Unfinished concrete
Concrete planters and curbs Level 1 - landscape







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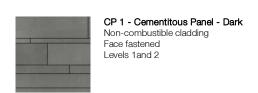
1451 E. 12th Avenue - East Building - East Elevation

Drawing No.

PT 2 - Paint Prefinished - White Window surrounds and weather protection

A3.54



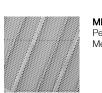


WD 1 - Wood Cladding - Light
Face fastened
Level 1 Entrances
Underside of balcony soffit





MP 2 - Metal Panel - Grey
Pre-finished non-combustible cladding
Concealed fasteners
Mechanical and Elevator overrun



MP 3 - Metal Panel - Grey Perforated metal cladding Mechancial equipment rooftop screening



MP 4 - Metal Panel - Dark Pre-finished non-combustible cladding Canopy perimeter



PT 1 - Paint Prefinished - Bronze Balcony, stoop guardrails and handrails Levels 1 and 2 window surrounds

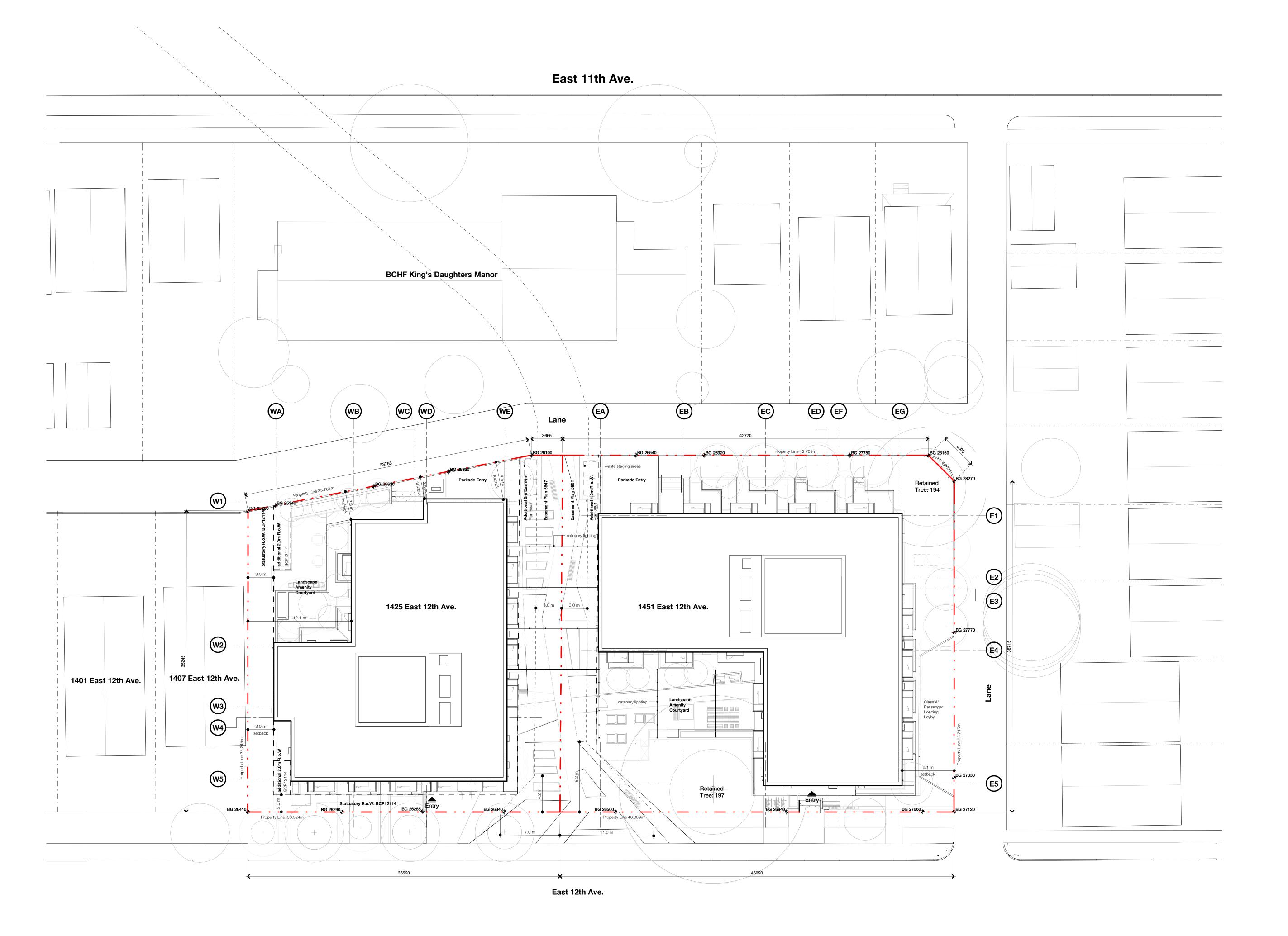
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CN - Concrete
Unfinished concrete
Concrete planters and curbs
Level 1 - landscape

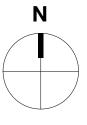


WF 1 - Window Frames Window frames - black Residential Units - Levels 1 - 6





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Project ID.	Project No.	Scale @ 22x
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1425 and 1451 E. 12th Avenue - Site Plan

Drawing No.