

MOTION

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>

Issuance	Date
Issued for Rezoning Application	2019.12.11
Issued for Urban Design Panel	2020.02.19
Issued For 65% DD Review	2020.05.06
Issued for 100% DD Review	2020.05.10
Issued for Development Permit Application	2020.10.05



Rev	Description	Date
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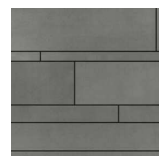
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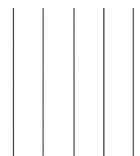
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Material Schedule



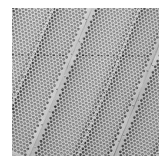
CP 1 - Cementitious Panel - Dark
Non-combustible cladding
Face fastened
Levels 1 and 2



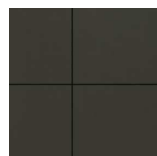
MP 1 - Metal Panel - White
Pre-finished non-combustible cladding
Concealed fasteners
Levels 3 - 6



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



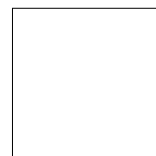
MP 3 - Metal Panel - Grey
Reinforced metal cladding
Mechanical equipment rooftop screening



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



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



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



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

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

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

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

Drawing No.

A3.01

Issuance	Date
Issued for Rezoning Application	2019.12.11
Issued for Urban Design Panel	2020.02.19
Issued For 65% DD Review	2020.05.06
Issued for 100% DD Review	2020.06.10
Issued for Development Permit Application	2020.10.05



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Material Schedule

	OP 1 - Cementitious Panel - Dark Non-combustible cladding Face fastened Levels 1 and 2		MP 1 - Metal Panel - White Pre-finished non-combustible cladding Concealed fasteners Levels 3 - 6		MP 2 - Metal Panel - Grey Pre-finished non-combustible cladding Concealed fasteners Mechanical and Elevator overrun		MP 3 - Metal Panel - Grey Perforated metal cladding Mechanical 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		CN - Concrete Unfinished concrete Concrete planters and curbs Level 1 - landscape		WF 1 - Window Frames Window frames - Black Residential Units - Levels 1 - 6		WF 2 - Window Frames Window frames - Aluminum Amenity and Entrance windows						

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

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

Drawing No.

A3.02

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2020-10-07

Project
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1425 & 1451 E. 12th Ave. Redevelopment
Vancouver, BC

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

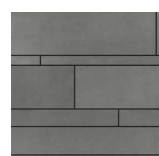
Drawing

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

Drawing No.

A3.03

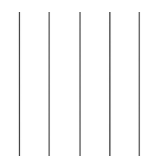
Material Schedule



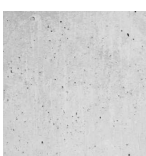
CP 1 - Cementitious Panel - Duro
Non-combustible cladding
Face fastened
Levels 1 and 2



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



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



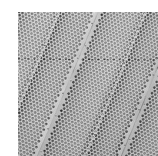
CN - Concrete
Unfinished concrete
Concrete planters and curbs
Level 1 - landscape



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



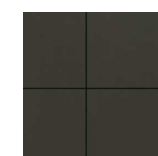
WF 1 - Window Frames
Window frames - black
Residential Units - Levels 1 - 6



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



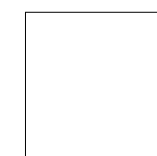
WF 2 - Window Frames
Window frames - Aluminum
Amenity and Entrance windows



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
Levels 3 - 6

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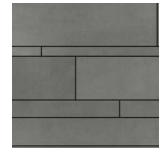
Drawn by KTA	Checked by WSC	Status
Project ID. BCHFEB	Project No. 3329-00	Scale @ 22x34 As indicated

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

Drawing No.

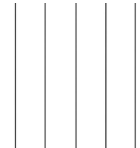
A3.04

Material Schedule



CP 1 - Cementitious Panel - Dark
Non-combustible cladding
Face fastened
Levels 1 and 2

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



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

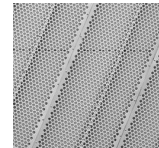
CN - Concrete
Unfinished concrete
Concrete planters and curbs
Level 1 - landscape



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



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



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



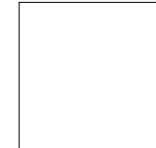
WF 2 - Window Frames
Window frames - Aluminum
Amenity and Entrance windows



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
Levels 3 - 6

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2020-10-07

Project
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1425 & 1451 E. 12th Ave. Redevelopment
Vancouver, BC

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

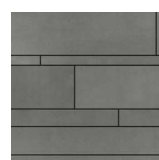
**1451 E. 12th Avenue - East
Building - South Elevation**

Drawing No.

A3.51



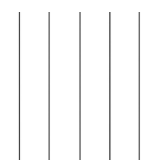
Material Schedule



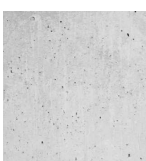
CP 1 - Cementitious Panel - Dark
Non-combustible cladding
Face fastened
Levels 1 and 2



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



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



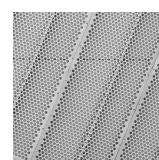
CN - Concrete
Unfinished concrete
Concrete planters and curbs
Level 1 - landscape



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



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



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



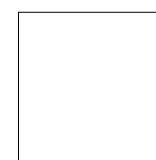
WF 2 - Window Frames
Window frames - Aluminum
Amenity and Entrance windows



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
Levels 3 - 6

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Material Schedule

	CP 1 - Cementitious Panel - Dark Non-combustible cladding Face fasteners Levels 1 and 2		MP 1 - Metal Panel - White Pre-finished non-combustible cladding Concealed fasteners Levels 3 - 6		MP 2 - Metal Panel - Grey Pre-finished non-combustible cladding Concealed fasteners Mechanical and Elevator overrun		MP 3 - Metal Panel - Grey Perforated metal cladding Mechanical 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 fasteners Level 1 Entrances Underside of balcony soffit		CN - Concrete Unfinished concrete Concrete planters and curbs Level 1 - landscape		WF 1 - Window Frames Window frames - Black Residential Units - Levels 1 - 6		WF 2 - Window Frames Window frames - Aluminum Amenity and Entrance windows						

Project
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
BOHFEB	3329-00	As indicated

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

Drawing No.

A3.52



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Material Schedule

	CP 1 - Cementitious Panel - Dark Non-combustible cladding Face fastened Levels 1 and 2		MP 1 - Metal Panel - White Pre-finished non-combustible cladding Concealed fasteners Levels 3 - 6		MP 2 - Metal Panel - Grey Pre-finished non-combustible cladding Concealed fasteners Mechanical and Elevator overrun		MP 3 - Metal Panel - Grey Perforated metal cladding Mechanical 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		CN - Concrete Unfinished concrete Concrete planters and curbs Level 1 - landscape		WF 1 - Window Frames Window frames - black Residential Units - Levels 1 - 6		WF 2 - Window Frames Window frames - Aluminum Amenity and Entrance windows						

Project
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Vancouver, BC

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

Drawing No.

A3.53

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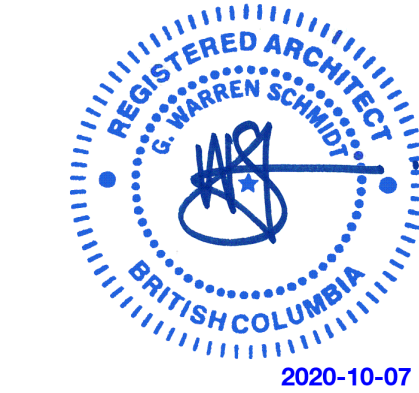


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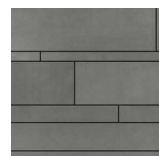
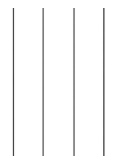

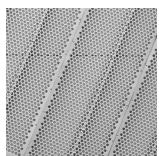







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 WD 1 - Wood Cladding - Light Face fastened Level 1 Entrances Underside of balcony soffit	 CN - Concrete Unfinished concrete Concrete planters and curbs Level 1 - landscape	 WF 1 - Window Frames Window frames - Black Residential Units - Levels 1 - 6	 WF 2 - Window Frames Window frames - Aluminum Amenity and Entrance windows			

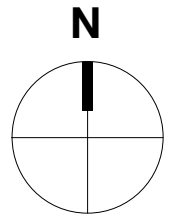
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Project ID. BOHFEB	Project No. 3329-00	Scale @ 22x34 As indicated

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

Drawing No.

A3.54



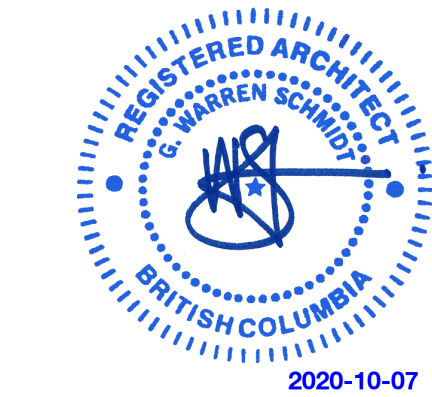
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Drawn by KTA	Checked by WSC	Status
Project ID. BCHFEB	Project No. 3329-00	Scale @ 22x34 1 : 200

Drawing
**1425 and 1451 E. 12th
Avenue - Site Plan**

Drawing No.

A0.20

