

MOTION

9. Approval of Form of Development – 2735 East Hastings Street

THAT the form of development for this portion of the site known as 2735 East Hastings Street (formerly know as 2735 East Hastings) be approved generally as illustrated in the Development Application Number DP-2021-00068, prepared by Musson Cattell Mackey Partnership (MCM) and stamped “Received, Development Building & Licensing”, on September 13, 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/2735ehastings/index.htm>

2735 East Hastings - Elevations



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Revisions	YYYY-MM-DD	

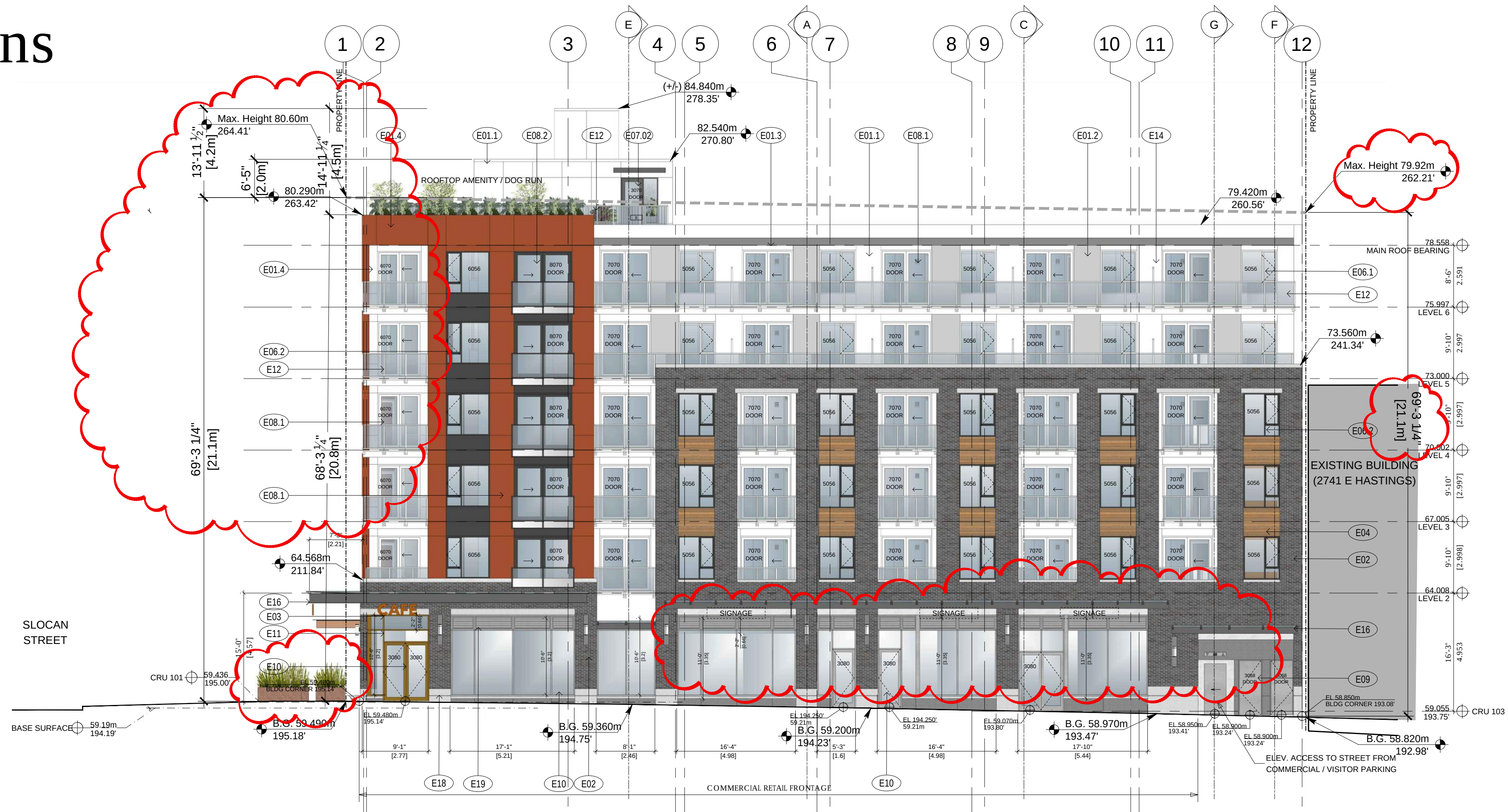
Seal
Proposed Rental 100
Mixed-Use
Development

2735 East Hastings Street
Vancouver, BC

Project

Conceptual
Elevations

Drawing
Scale 3/32" = 1'-0"
Project 221019
Sheet A5.01



1 South Elevation (E. Hastings Street)
A5.01 scale 3/32" = 1'-0"

Exterior Material & Colour Schedule

Mat #	Element	Finish	Colour
E01.1	CEMENTITIOUS PANEL	PAINTED	HARDIE - ARCTIC WHITE
E01.2	CEMENTITIOUS PANEL	PAINTED	HARDIE - PEARL GRAY
E01.3	CEMENTITIOUS PANEL	PAINTED	HARDIE - IRON GRAY
E01.4	CEMENTITIOUS PANEL	PAINTED	TO MATCH BM 2171-10 NAVAJO RED
E02	BRICK VENEER	PREFINISHED	DARK IRON SPOT - SMOOTH
E03	EXPOSED CONCRETE	PREFINISHED	ELASTOMERIC PAINT
E04	ALUMINUM SOFFIT / SIDING	PREFINISHED	LIGHT CHERRY
E05	METAL FLASHING	PREFINISHED	TO MATCH ADJACENT SUBSTRATE
E06.1	VINYL WINDOWS	PREFINISHED	WHITE / CLEAR GLASS
E06.2	VINYL WINDOWS	PREFINISHED	BLACK / CLEAR GLASS
E07.1	VINYL GLAZED DOOR	PREFINISHED	WHITE / FROSTED GLASS
E07.2	VINYL GLAZED DOOR	PREFINISHED	BLACK / CLEAR GLASS
E08.1	VINYL SLIDING DOOR	PREFINISHED	WHITE / CLEAR GLASS
E08.2	VINYL SLIDING DOOR	PREFINISHED	BLACK / CLEAR GLASS
E09	HM DOOR	PREFINISHED	TO MATCH ADJACENT MATERIAL
E10	ALUMINUM STOREFRONT & DOOR SYSTEM	PREFINISHED	CLEAR ANODIZED FINISH
E11	SPANDREL GLAZING	PREFINISHED	PRIMARY WHITE SP-390
E12	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PREFINISHED	SILVER / CLEAR GLASS
E13	ALUMINUM GUARD RAILS WITH PICKETS	PREFINISHED	WHITE
E14	ALUMINUM PRIVACY SCREEN WITH TEMPERED GLASS	PREFINISHED	SILVER GUARDS, TRANSLUCENT GLASS
E15	ALUMINUM SECURITY GRILLE	PREFINISHED	CHARCOAL
E16	PAINTED STEEL CANOPY WITH TEMPERED GLASS	PAINTED	TO MATCH BM 2126-20 RACCOON FUR, FROSTED GLASS
E17	ALUMINUM GATE WITH CEDAR WOOD SLATS	PREFIN/STAINED	CHARCOAL / NATURAL FINISH
E18	CONCRETE (STOREFRONT BASES)	PAINTED	ELASTOMERIC PAINT
E19	ALUMINUM MECH. LOUVERS	PREFINISHED	TO MATCH ADJACENT STOREFRONT SYSTEM OR SUBSTRATE
E20	METAL MESH SCREEN	PREFINISHED	GALVANIZED WOVEN MESH - SILVER METALLIC

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 AND DOOR SIZE LEGEND:
EXAMPLE: 3070 DOOR= 3'-0" WIDTH x 7'-0" HEIGHT
EXAMPLE: 6056 WINDOW = 6'-0" WIDTH x 5'-6" HEIGHT

NOTES:
FUTURE COMMERCIAL AND RESIDENTIAL LOBBY SIGNAGE TO HANG FROM CANOPIES IN ACCORDANCE WITH THE SIGN BYLAW AND WILL BE APPLIED FOR UNDER A SEPARATE PERMIT.

MINIMUM ACOUSTIC PERFORMANCE TO BE MET IN ACCORDANCE WITH ACOUSTIC LETTER BY BKL CONSULTANTS LTD., DATED JANUARY 12TH, 2021



2 West Elevation (Scolan Street)
A5.01 scale 3/32" = 1'-0"

2735 East Hastings - Elevations



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Seal

Proposed Rental 100
Mixed-Use
Development

2735 East Hastings Street
Vancouver, BC

Project

Conceptual
Elevations

Drawing

Scale 3/32" = 1'-0"

Project 221019

Sheet

A5.02

2735 East Hastings - Enlarged Elevations



1 Hastings Sidewalk
A5.03



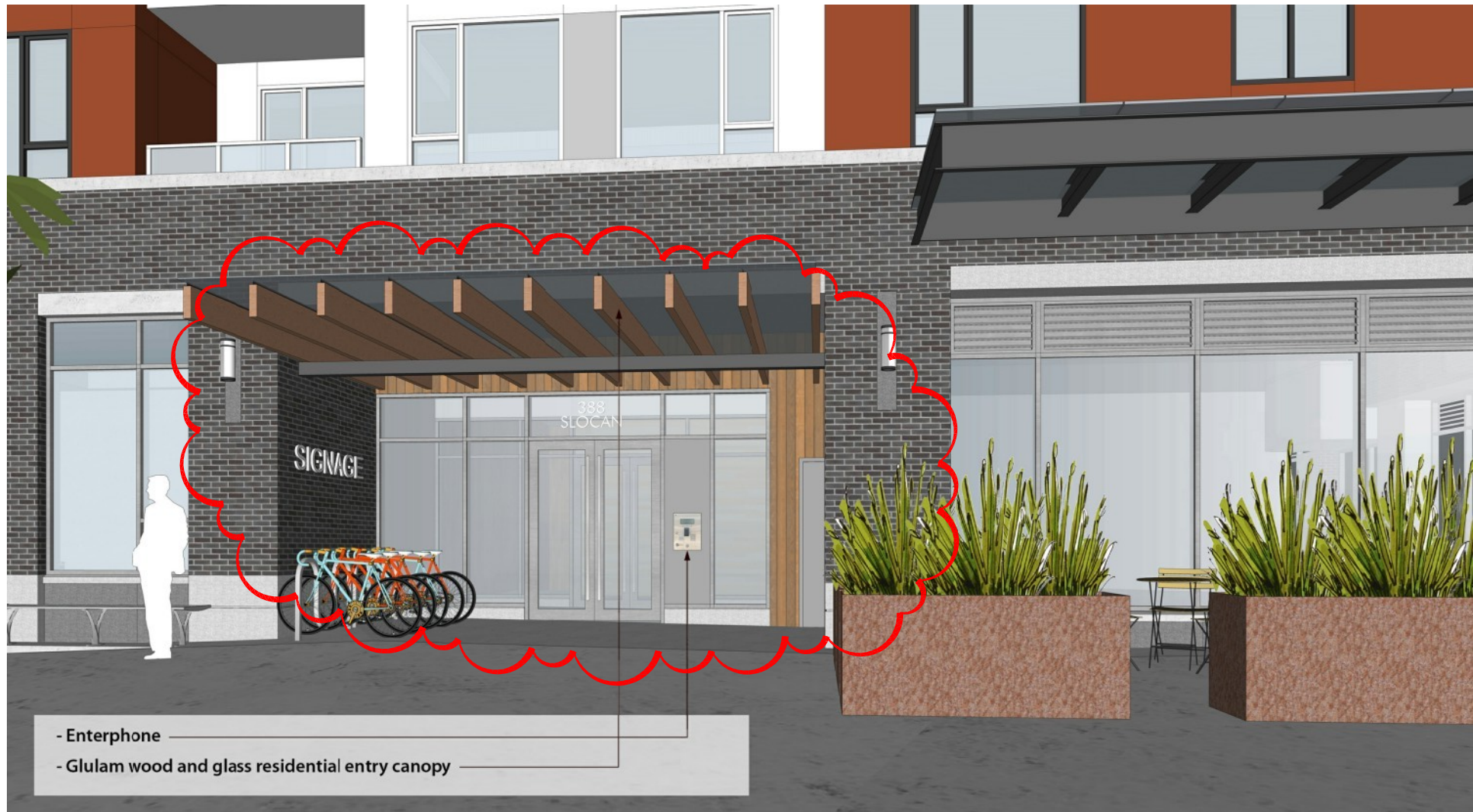
2 Hastings Art Display
A5.03



3 South West Retail Corner
A5.03



4 Alley Aerial
A5.03



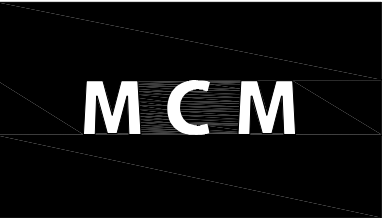
5 Outdoor Amenity
A5.03



6 Residential Entry
A5.03

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Mixed-Use
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Vancouver, BC
Project

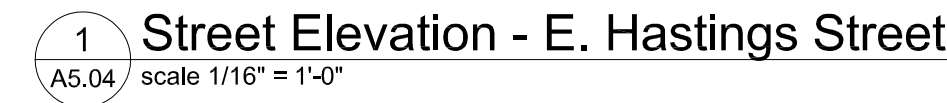
**Enlarged
Elevations**

Drawing
Scale
Project 221019
Sheet **A5.03**

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2735 East Hastings Street
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Street Elevations

Drawing

Scale $1/16" = 1'-0"$

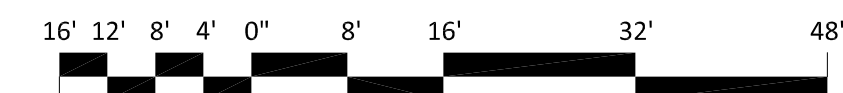
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AG 04

Sheet **AJ.04**

NOTES:
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2735 East Hastings - 3D Massing Studies



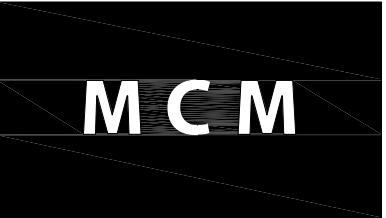
1 East Hastings & Slocan - Corner View
A8.01



2 East Hastings & Slocan - Looking East
A8.01



3 East Hastings Street Elevation
A8.01



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**3D Massing
Studies**

Drawing
Scale N.T.S.
Project 221019
Sheet **A8.01**

2735 East Hastings - 3D Massing Studies



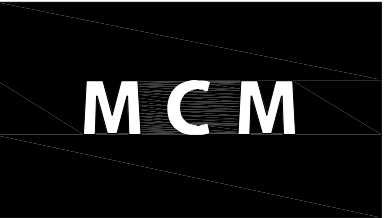
1 Northwest - Corner View
A8.02



2 East Hastings - Looking West
A8.02



3 Sloan Street Elevation
A8.02



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**3D Massing
Studies**

Drawing
Scale N.T.S.
Project 221019
Sheet **A8.02**

2735 East Hastings - 3D Courtyard Studies



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COURTYARD VIEW - LEVEL 4 LOOKING EAST



COURTYARD VIEW - LEVEL 4 LOOKING WEST



COURTYARD VIEW - LEVEL 2 LOOKING EAST



COURTYARD VIEW - LEVEL 3 LOOKING SOUTHEAST

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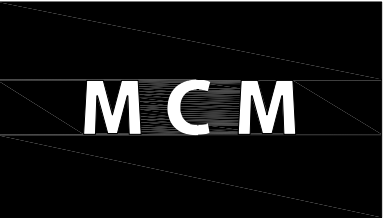
**3D Courtyard
Studies**

Drawing
Scale N.T.S.
Project 221019
Sheet **A8.03**

2735 East Hastings - 3D Aerial & Roof View



1 Aerial View
A8.04



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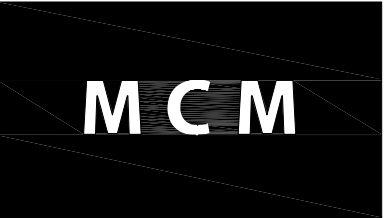
Seal
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Mixed-Use
Development**

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**3D Aerial &
Roof View**

Drawing
Scale N.T.S.
Project 221019
Sheet **A8.04**

2735 East Hastings - Level 1 Plan



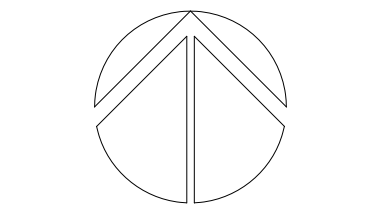
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|----|----------------|---|
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Revisions YYYY-MM-DD

- NOTES:
- ALL BUILDINGS SETBACKS ARE MEASURED FROM PROPERTY LINE TO FACE OF CLADDING.
 - ALL EXTERIOR DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF CLADDING.
 - THE PEDESTRIAN AMENITIES AND RESTAURANT PATIO SPACE BEYOND THE PROPERTY LINES WILL REQUIRE A SEPARATE REVIEW AND PERMIT.
 - THE DESIGN OF BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW.
 - A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES.
 - MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6555
 - PEDESTRIAN CURB RAMPS TO BE BUILT TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

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2735 East Hastings Street
Vancouver, BC

Project

**Level 1
Floor Plan**

Drawing

Scale 1/8" = 1'-0"

Project 221019

Sheet **A3.01.1**

Level 1 Floor Plan
A3.01.1 scale 1/8" = 1'-0"

