

MOTION

A.1

1. Approval of Form of Development – 203-263 West 49th Avenue

THAT the form of development for this portion of the site known as 203 West 49th Avenue be approved generally as illustrated in the Development Application Number DP-2020-00922, prepared by GBL Architects Inc., and stamped “Received, Community Services Group, Development Services”, on July 22, 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/203-263w49thave/index.htm>

- TRENCHING FOR UTILITY
CONNECTIONS TO BE COORDINATED
WITH ENGINEERING DEPARTMENT
TO ENSURE SAFE ROOT ZONES OF
RETAINED TREES. TREE PROTECTION
FOR STREET TREES TO BE PROVIDED
AS PER ENGINEERING/PARK BOARD
GUIDELINES.
- REQUIRED STREET IMPROVEMENTS
ON WEST 49TH AVE. AND COLUMBIA
STREET WILL BE AS PER CITY ISSUED
GEOMETRIC DESIGN IF AVAILABLE.
- RELOCATION OF TRENCHING
LOCATIONS IS REQUIRED IF IN
CONFLICT WITH TREE PROTECTION.

NO.	DATE	DESCRIPTION
1	01.09.2017	Reasoning Enquiry
2	02.12.2018	Reasoning Enquiry Re submission
3	12.04.2018	Reasoning Pre-Application
4	16.12.2020	DP Application
5	JULY 16, 2021	DP PRIOR TO

ARCHITECT'S SEAL



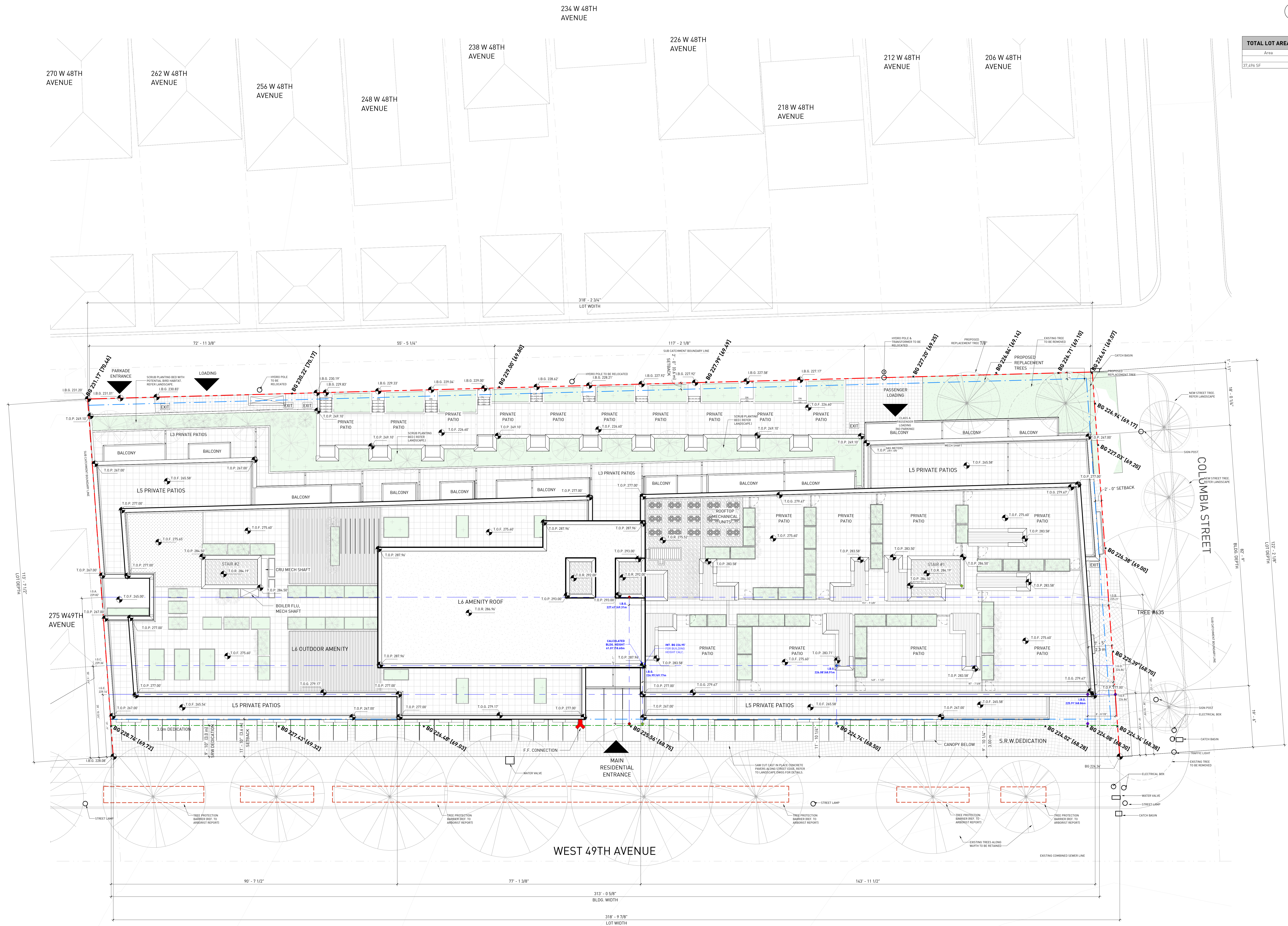
203-263 WEST 49TH
VANCOUVER, BC.

DP PERMIT

SITE PLAN

DATE 7/12/2021 9:51:56 AM
DRAWN BY AMG
CHECKED BY PS
SCALE 1" = 10'-0"
JOB NUMBER 17039

A-0.10



ELEVATOR OVERUN I.B.G.		
	A	B
BGB (ELEV)	231.17	226.61
(+) BGA (ELEV)	228.74	224.34
HD1	2.43	2.27
D1	50.63	50.56
(J) D3 (TOTAL LOT)	113.63	131.63
DH1	0.445569	0.384107
HD1	2.43	2.27
(+) DH1	0.445569	0.384107
AH1	1.087333	0.871923
BGA/B	228.74	224.34
(+) AH1	1.087333	0.871923
I.B.G.	229.8227	225.2119

TOP OF PARAPET AMENITY ROOF I.B.G.		
	C	D
BGB	231.17	226.61
(-) BGA	228.74	224.34
HD1	2.43	2.27
D1	28.9	28.91
(J) D3	113.63	131.63
DH1	0.254334	0.219631
HD1	2.43	2.27
(+) DH1	0.254334	0.219631
AH1	0.618032	0.498562
BGA	228.74	224.34
(+) AH1	0.618032	0.498562
I.B.G.	229.358	224.8386

TOP OF PRIVATE ROOF HATCH I.B.G.		
	E	F
BGB	231.17	226.61
(-) BGA	228.74	224.34
HD1	2.43	2.27
D1	28.9	28.91
(J) D3	113.63	131.63
DH1	0.254334	0.219631
HD1	2.43	2.27
(+) DH1	0.254334	0.219631
AH1	0.618032	0.498562
BGA	228.74	224.34
(+) AH1	0.618032	0.498562
I.G.A.	229.358	224.8386

TOP OF PRIVATE ROOF HATCH I.B.G.		
	G	H
BGB	231.17	226.61
(-) BGA	228.74	224.34
HD1	2.43	2.27
D1	19.75	19.75
(J) D3	113.63	131.63
DH1	0.17381	0.150042
HD1	2.43	2.27
(+) DH1	0.17381	0.150042
AH1	0.422358	0.340595
BGA	228.74	224.34
(+) AH1	0.422358	0.340595
I.G.A.	229.1624	224.6806

NOTE: TOP OF ELEVATOR IS NOT INCLUDED IN BUILDING HEIGHT DEFINITION

MATERIAL LEGEND			
#	Description	Color	Notes
01	Fiberglass Panel	White	Front fastened, color to match panel
02	Fiberglass Panel	Charcoal Grey	Horizontal, 1/2 shifted pattern
03	Composite Metal Panel	Copper	Vertical running stacked
04	Painted Concrete	White	Graffiti Deterrent Paint
05	Glazing	Clear	Double Glazed, Charcoal Mullions
06	Glazed Guardrail	Clear	Alum. Alum. Frame
07	Demountable Canopy	Charcoal Gre	Aluminum frame structure, Temperate glass cover with 5.Stee brackets and stand off.
08	Wood Soffit	Cedar	Exterior grade treated wood and finish
09	Painted Concrete	Charcoal Grey	Graffiti Deterrent Paint
10	Composite Metal Panel	Charcoal Grey	Hidden fasteners
11	Structural Timber	Natural	Polyurethane Natural finish

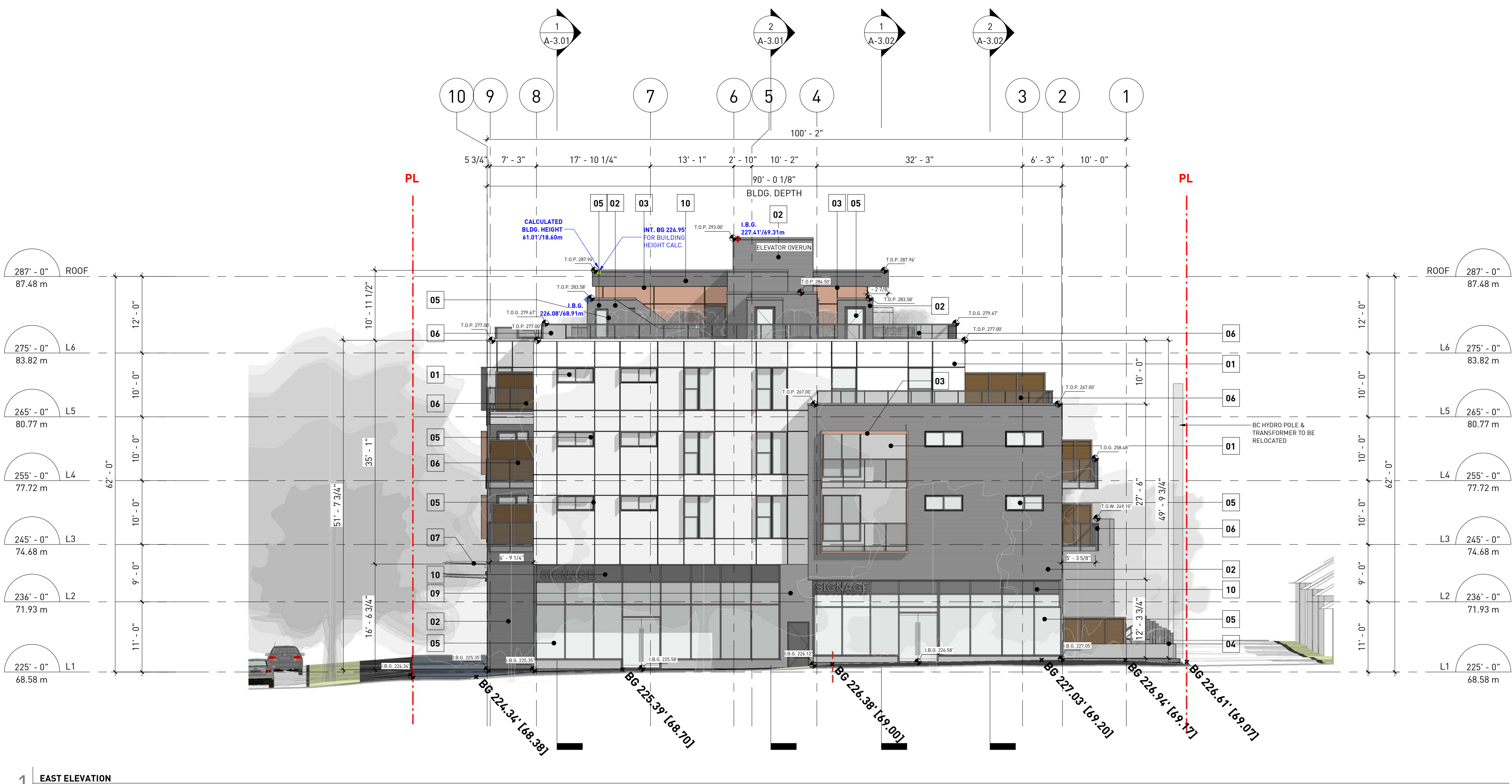


1 NORTH ELEVATION
3/32" = 1'-0"

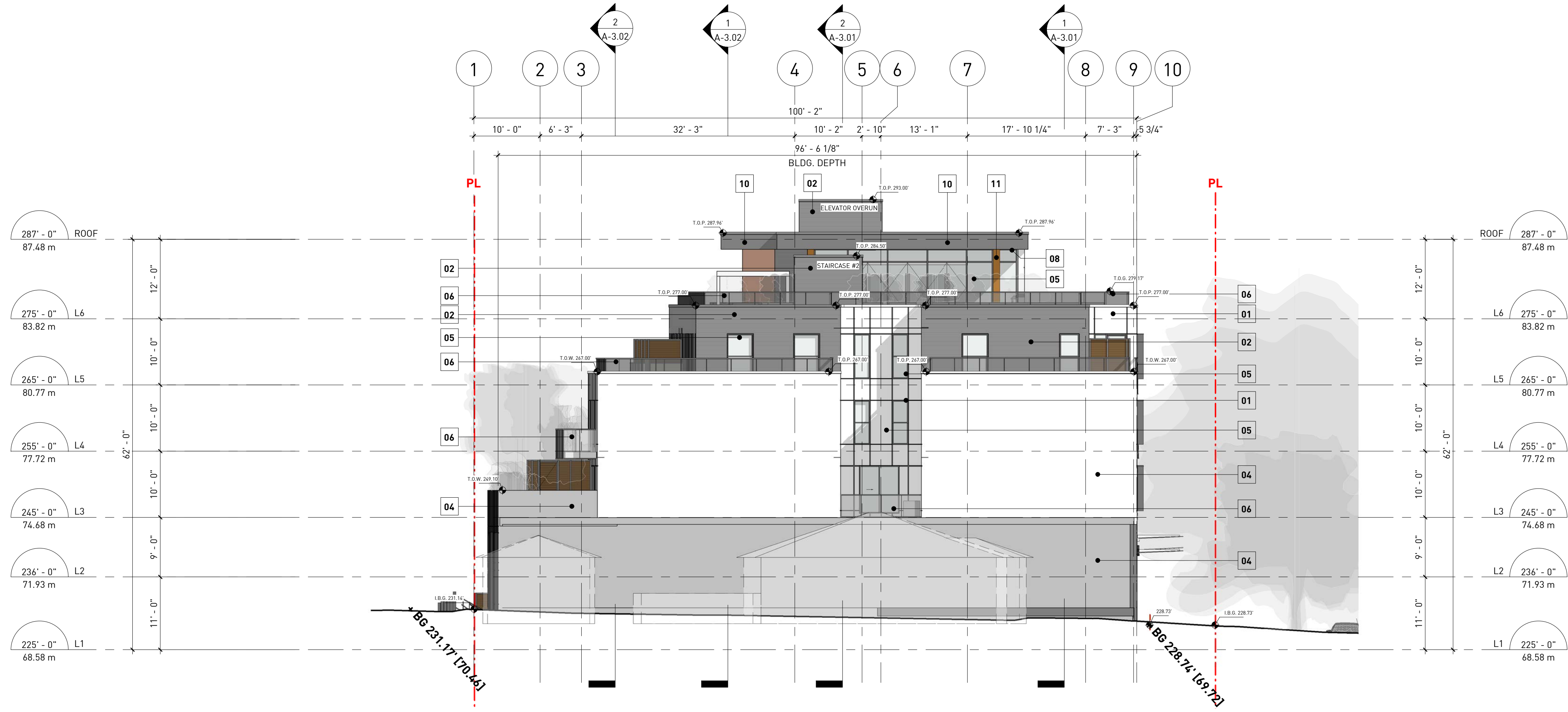


2 SOUTH ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND			
#	Description	Color	Notes
01	Fibercement Panel	White	Front fastened, color to match panel
02	Fibercement Panel	Charcoal Grey	Horizontal, 1/2 shifted pattern
03	Composite Metal Panel	Copper	Vertical running slatted
04	Painted Concrete	White	Graffiti Deterrent Paint
05	Glazing	Clear	Double Glazed, Charcoal Mullions
06	Glazed Guardrail	Clear	Anod. Alum. Frame
07	Demountable Canopy	Charcoal Gre	Aluminum frame structure, Temperate glass cover with S-Steel brackets and stand off.
08	Wood Soffit	Cedar	Exterior grade treated wood and finish
09	Painted Concrete	Charcoal Grey	Graffiti Deterrent Paint
10	Composite Metal Panel	Charcoal Grey	Hidden fasteners
11	Structural Timber	Natural	Polyurethane Natural finish



1 EAST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



3 MAIN ENTRANCE ELEVATION
1/8" = 1'-0"

ISSUES		
NO.	DATE	DESCRIPTION
1	01.09.2017	Rezonning Enquiry
2	02.12.2018	Rezonning Enquiry Resubmission
3	12.04.2018	Rezonning Pre-Application
4	16.12.2020	DP Application
5	JULY 16, 2021	DP PROPOS

ARCHITECT'S SEAL



203-263 WEST 49TH
VANCOUVER, BC.

ELEVATIONS - EAST
& WEST

DATE	7/16/2021 9:54:24 AM
DRAWN BY	AMS
CHECKED BY	PS
SCALE	As indicated
JOB NUMBER	17039