

MOTION

2. **Approval of Form of Development – 2450 Garden Drive**

THAT the form of development for this portion of the site known as 2450 Garden Drive be approved generally as illustrated in the Development Application Number DP-2021-00206, prepared by Integra Architecture Inc., and submitted electronically on December 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/2406-2488gardendrive/index.htm>

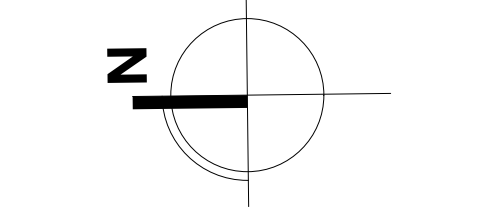


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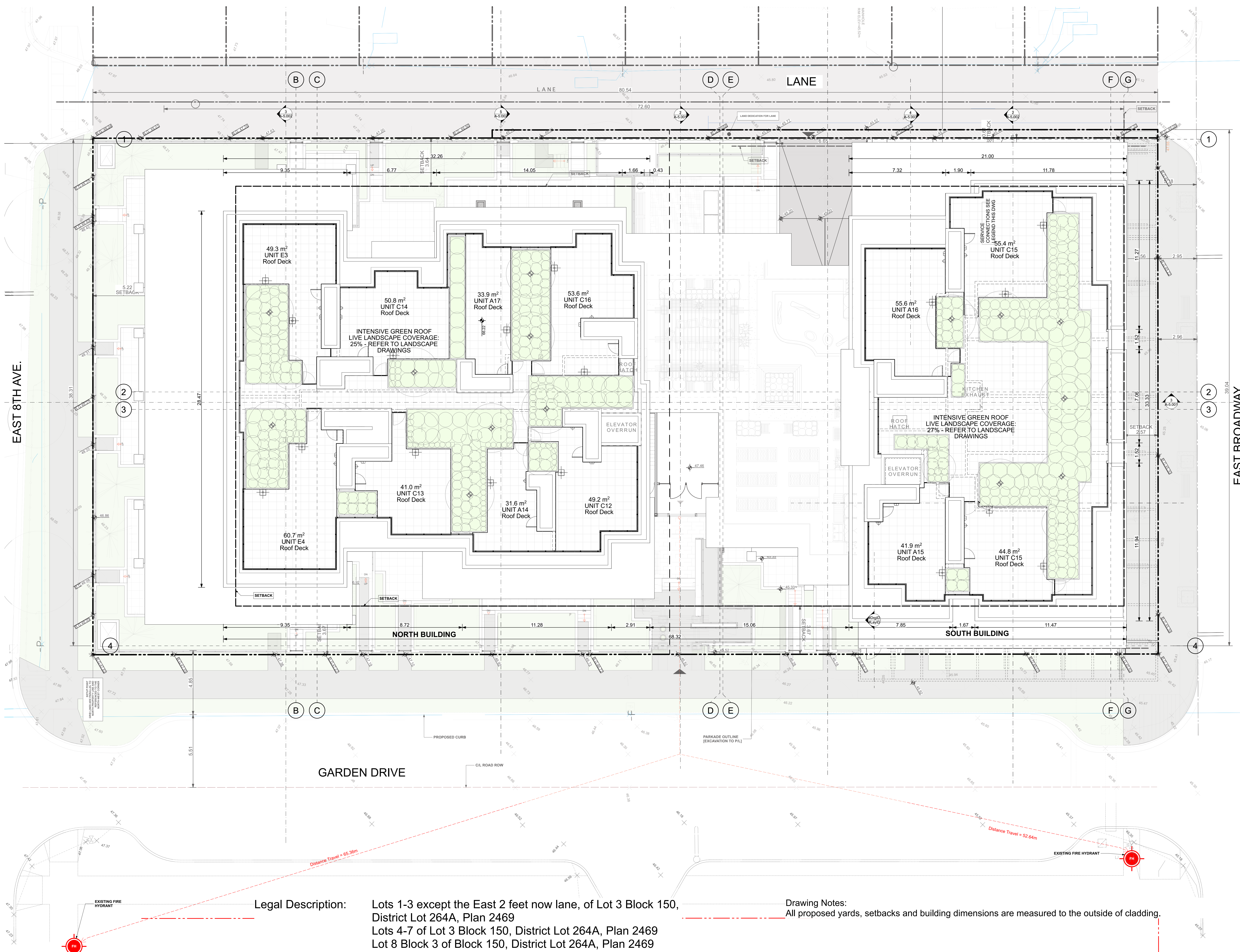
ARCHITECTURE INC.

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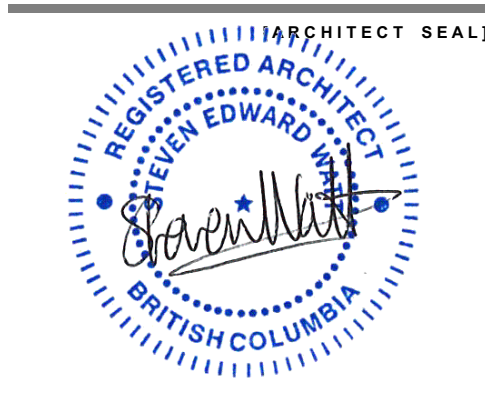


(PROJECT TEAM)



Legal Description: Lots 1-3 except the East 2 feet now lane, of Lot 3 Block 150, District Lot 264A, Plan 2469
Lots 4-7 of Lot 3 Block 150, District Lot 264A, Plan 2469
Lot 8 Block 3 of Block 150, District Lot 264A, Plan 2469

Drawing Notes: All proposed yards, setbacks and building dimensions are measured to the outside of cladding.



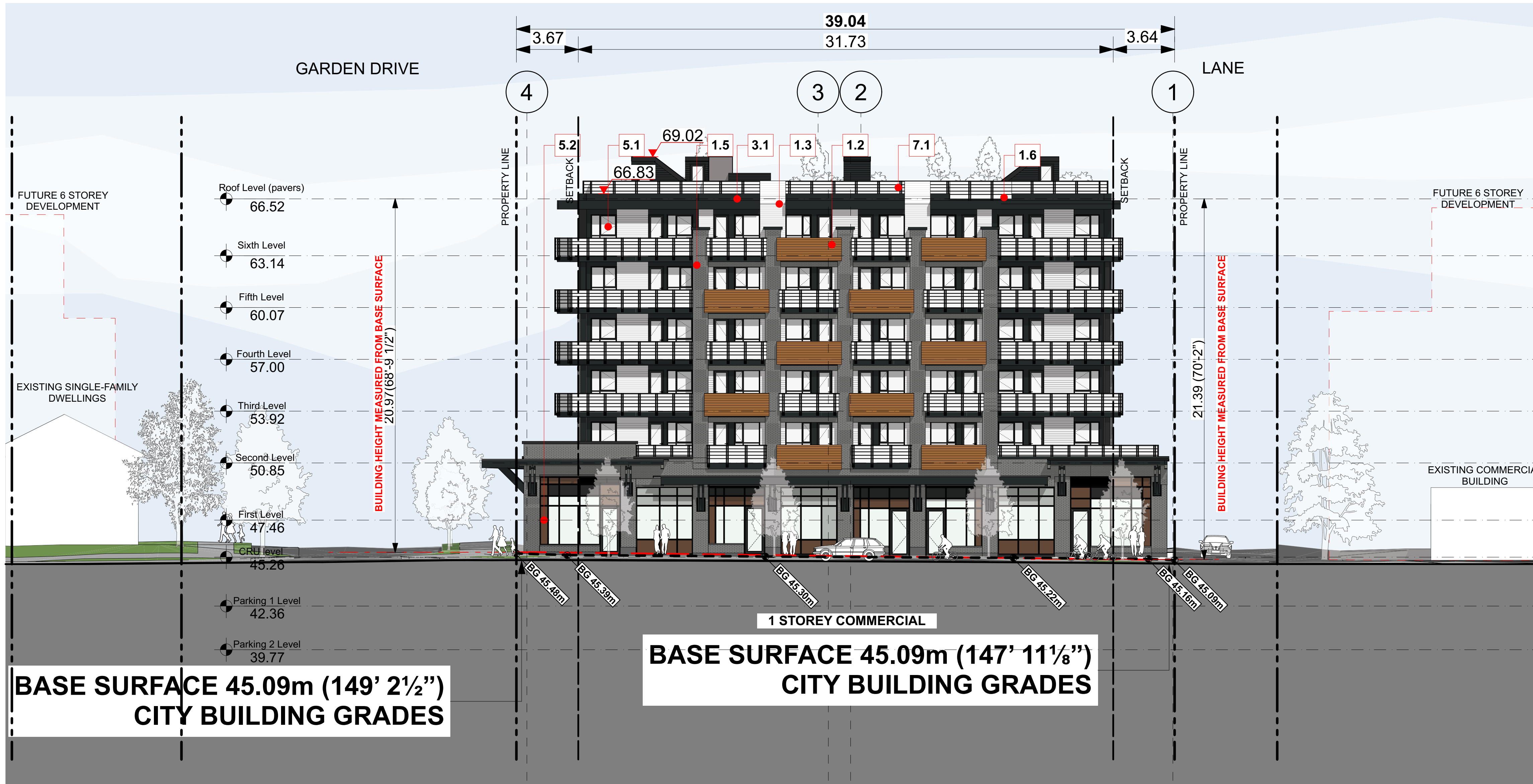
(CLIENT)
Garden Drive Limited Partnership

(PROJECT)
Grafia
2450 Garden Drive
Vancouver, BC

SITE PLAN

(TITLE)
18436 (PROJECT)
1:100 (SCALE)
Friday, December 10, 2021 (DATE)
D.P. Resubmission (ISSUE)
(DRAWING)

A-1.001



1 SOUTH ELEVATION

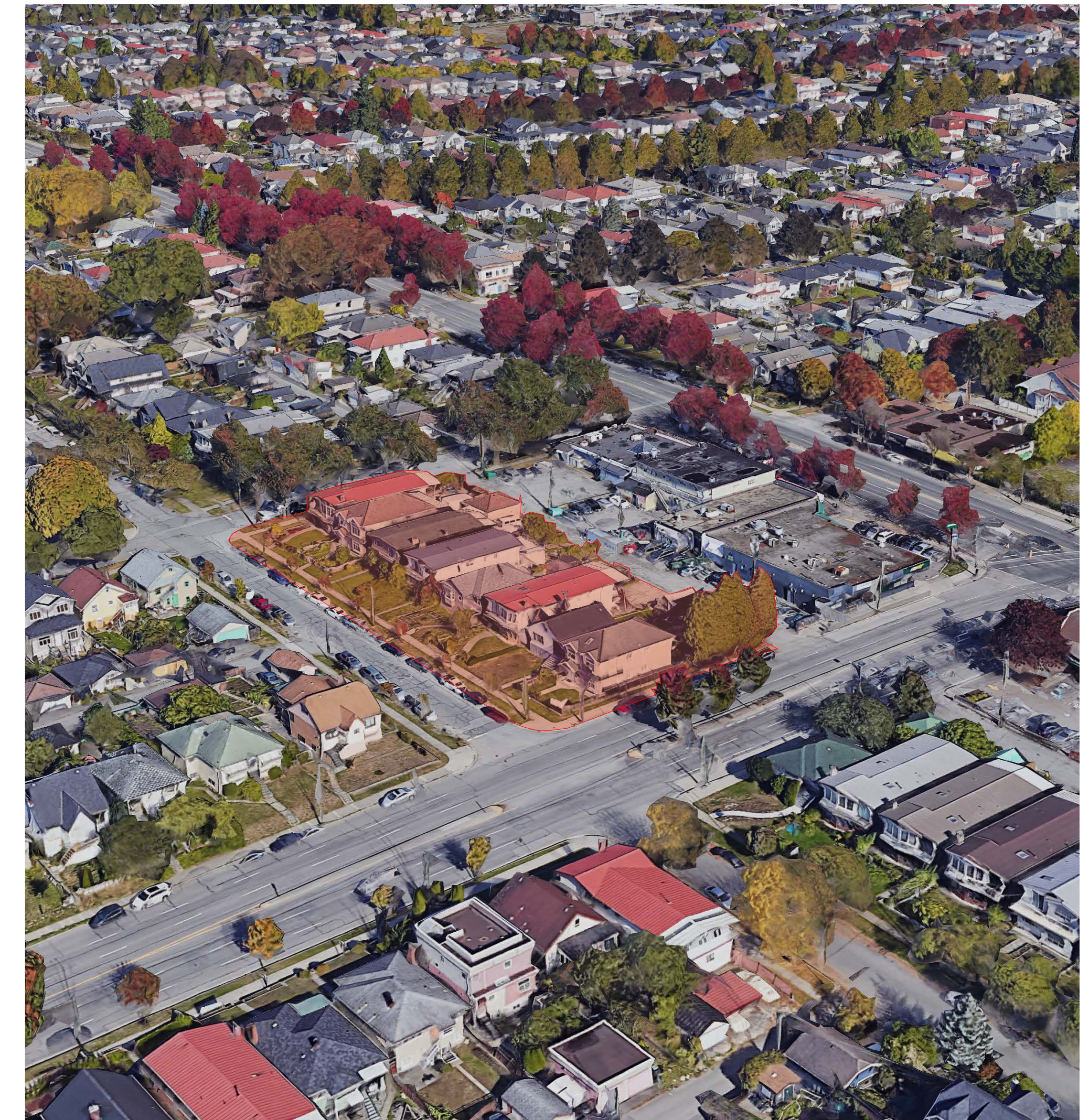
SCALE: 1:150



2 BROADWAY SOUTH



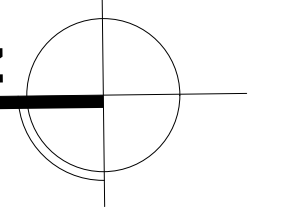
3 BROADWAY NORTH



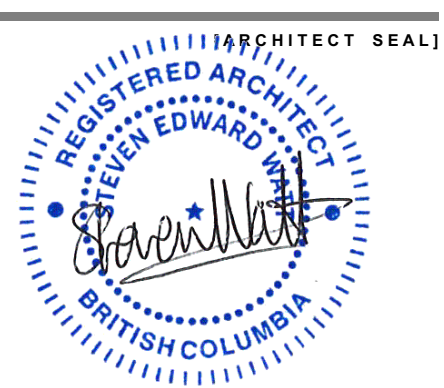
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(PROJECT TEAM)
porte
homes



2021-12-10

(CLIENT)
Garden Drive Limited Partnership

(PROJECT)
Grafia
2450 Garden Drive
Vancouver, BC

(TITLE)
STREET ELEVATION

(PROJECT)
18436

(SCALE)
1:150

(DATE)
Friday, December 10, 2021

(ISSUE)
D.P. Resubmission

(DRAWING)

A-4.000

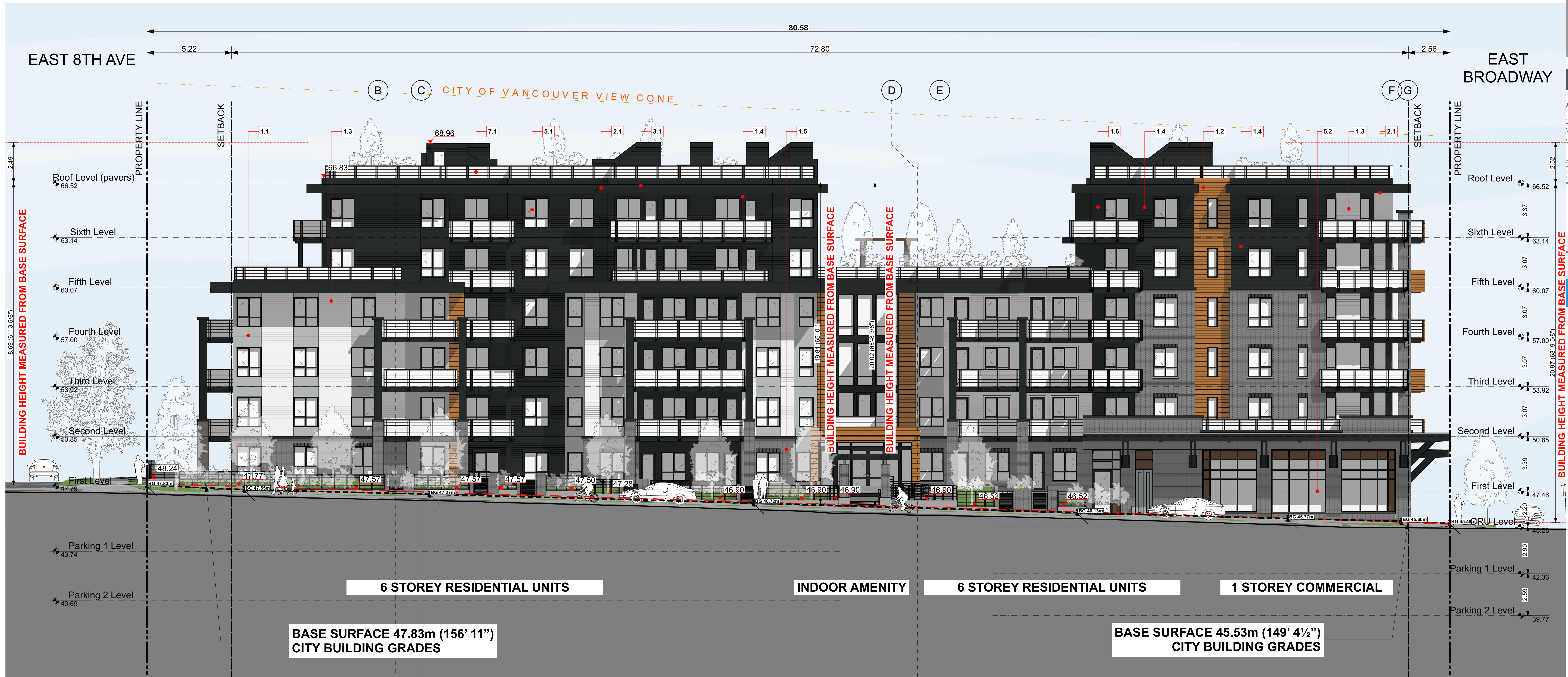


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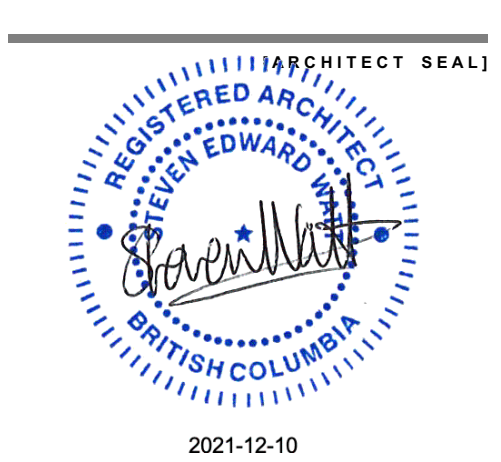
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(PROJECT TEAM)
porte
homes



1 WEST ELEVATION [GARDEN DRIVE]
SCALE: 1:100

Material and Colour Legend				
Colour	Manufacturer	Product (to match)	Finish (to match)	Location
CLADDING				
1.1	JamesHardie	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture	Smooth Light mist	Exterior Walls
1.2	Woodtone	Woodtone Rusticseries	Summer Wheat	Exterior Walls
1.3	JamesHardie	HardiePlank Lap Siding - Smooth, 5" exposure	James Hardie - Arctic White	Exterior Walls
1.4	JamesHardie	HardiePlank Lap Siding - Smooth texture, 5" exposure	Green Black (SW 6994)	Exterior Walls
1.5	Interstate Brick	Full Brick	Platinum Matte	Exterior Walls
1.6	JamesHardie	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture	Green Black (SW 6994)	Exterior Walls
SOFFIT				
2.0				
2.1	Woodtone	Woodtone Rusticseries	Summer Wheat	Roof / Balcony Soffits
2.2				
TRIMS				
3.0				
3.1	Benjamin Moore		James Hardie - Gray Slate	Hardie trims - Beam, Column, balcony edge
ROOFS				
4.0				
4.1	TBC		TBC	SBS Membrane at flat roofs
WINDOWS				
5.0				
5.1	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black	Residential Windows
5.2	Starline	Aluminum Storefront Windows and Doors c/w matching Flashing and Trim	Black	Storefront Windows & Doors
DOORS				
6.0				
6.1	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black	Residential Doors
6.2	Starline	Aluminum Doors c/w matching Flashing and Trim	Black	Entry Doors
RAILINGS				
7.0				
7.1	Lindahl	Pre-Finished Aluminum Frame + Clear Safety Glass	Clear / Charcoal	Railings @ Entry Stairs, Balconies, Roof Decks
STRUCTURE				
8.0				
8.1		Architectural Exposed Concrete	Concrete	Cast-in-place and Landscape Retaining Walls
METALS				
9.0				
9.1	Makin Metals	Makin Metals Ltd. - PVDF	Dark Brown	Flashing @ Roofs/Opening, Downspouts, Gutters
9.2	Makin Metals	Makin Metals Ltd. - PVDF	White - Satin	Flashing @ Roofs/Opening, Downspouts, Gutters



(CLIENT)
Garden Drive Limited Partnership

(PROJECT)

Grafia
2450 Garden Drive
Vancouver, BC

(TITLE)

WEST ELEVATION

(PROJECT)
18436

(SCALE)
1:100

(DATE)
Friday, December 10, 2021

(ISSUE)
D.P. Resubmission

(DRAWING)
A-4.001



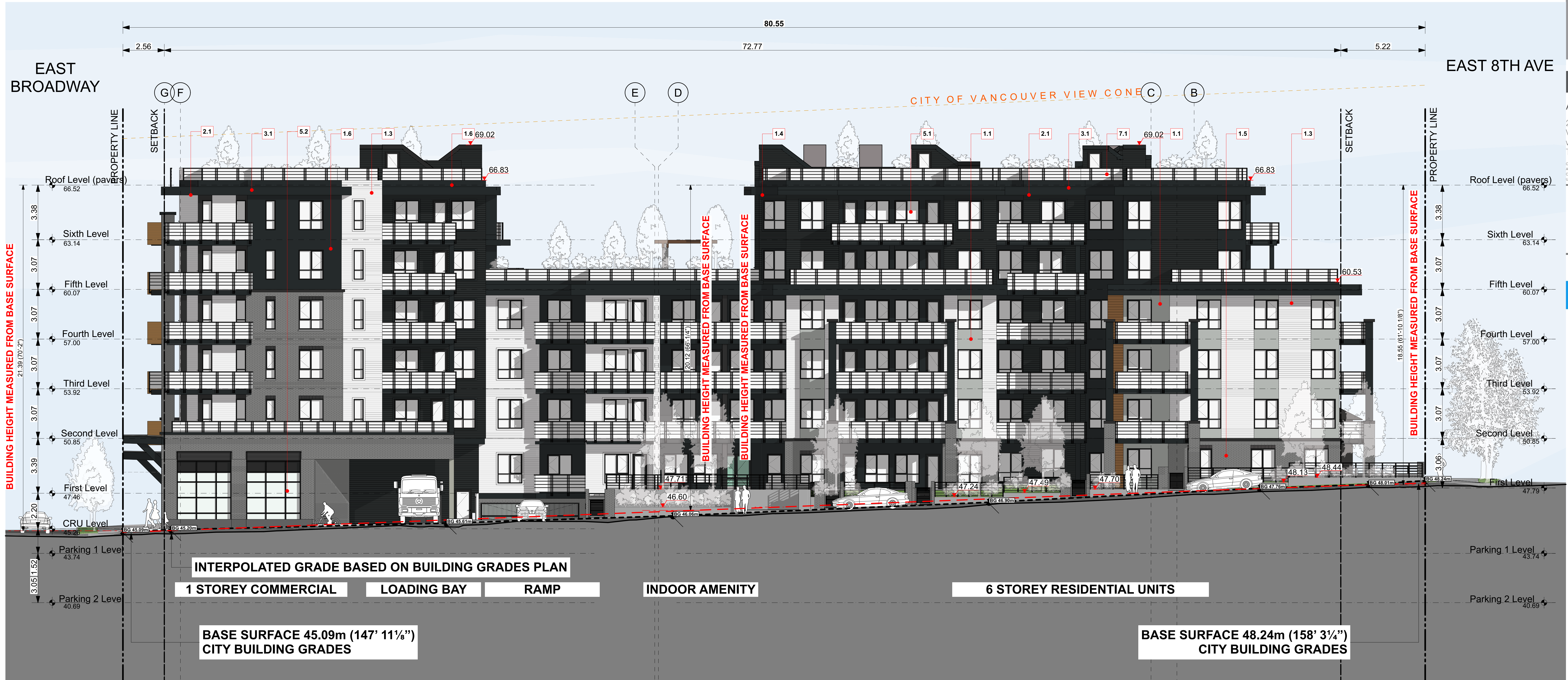
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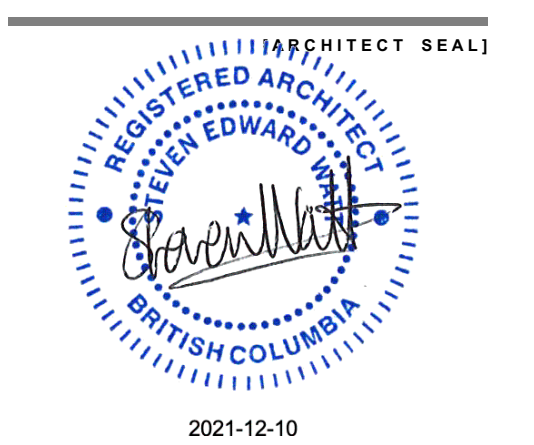
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(PROJECT TEAM)



1 EAST ELEVATION [LANE]
SCALE: 1:100

Material and Colour Legend					
Colour	Manufacturer	Product (to match)	Finish (to match)	Location	
CLADDING					
1.0	Light mist	JamesHardie	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture	Smooth Light mist	Exterior Walls
1.2	Summer Wheat	Woodtone	Woodtone Rusticseries	Summer Wheat	Exterior Walls
1.3	Arctic White	JamesHardie	HardiePlank Lap Siding - Smooth, 5" exposure	James Hardie - Arctic White	Exterior Walls
1.4	Green Black	JamesHardie	HardiePlank Lap Siding - Smooth texture, 5" exposure	Green Black (SW 6994)	Exterior Walls
1.5	Platinum Matte	Interstate Brick	Full Brick	Platinum Matte	Exterior Walls
1.6	Green Black	JamesHardie	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture	Green Black (SW 6994)	Exterior Walls
SOFFIT					
2.0	Summer Wheat	Woodtone	Woodtone Rusticseries	Summer Wheat	Roof / Balcony Soffits
2.2					
TRIMS					
3.0	Black	Benjamin Moore		James Hardie - Gray Slate	Hardie trims - Beam, Column, balcony edge
ROOFS					
4.0	Gray	TBC		TBC	SBS Membrane at flat roofs
WINDOWS					
5.0	Black	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black	Residential Windows
5.2	Black	Starline	Aluminum Storefront Windows and Doors c/w matching Flashing and Trim	Black	Storefront Windows & Doors
DOORS					
6.0	Black	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black	Residential Doors
6.2	Black	Starline	Aluminum Doors c/w matching Flashing and Trim	Black	Entry Doors
RAILINGS					
7.0	Charcoal	Lindahl	Pre-Finished Aluminum Frame + Clear Safety Glass	Clear / Charcoal	Railings @ Entry Stairs, Balconies, Roof Decks
STRUCTURE					
8.0	Light Grey	Architectural Exposed Concrete		Concrete	Cast-in-place and Landscape Retaining Walls
METALS					
9.0	Dark Brown	Makin Metals	Makin Metals Ltd. - PVDF	Dark Brown	Flashing @ Roofs/Opening, Downspouts, Gutters
9.2	White	Makin Metals	Makin Metals Ltd. - PVDF	White - Satin	Flashing @ Roofs/Opening, Downspouts, Gutters



(CLIENT)
Garden Drive Limited Partnership

(PROJECT)
Grafia

(TITLE)
2450 Garden Drive
Vancouver, BC

EAST ELEVATION

(PROJECT) 18436

(SCALE) 1:100

(DATE) Friday, December 10, 2021

(ISSUE) D.P. Resubmission

(DRAWING)

A-4.002

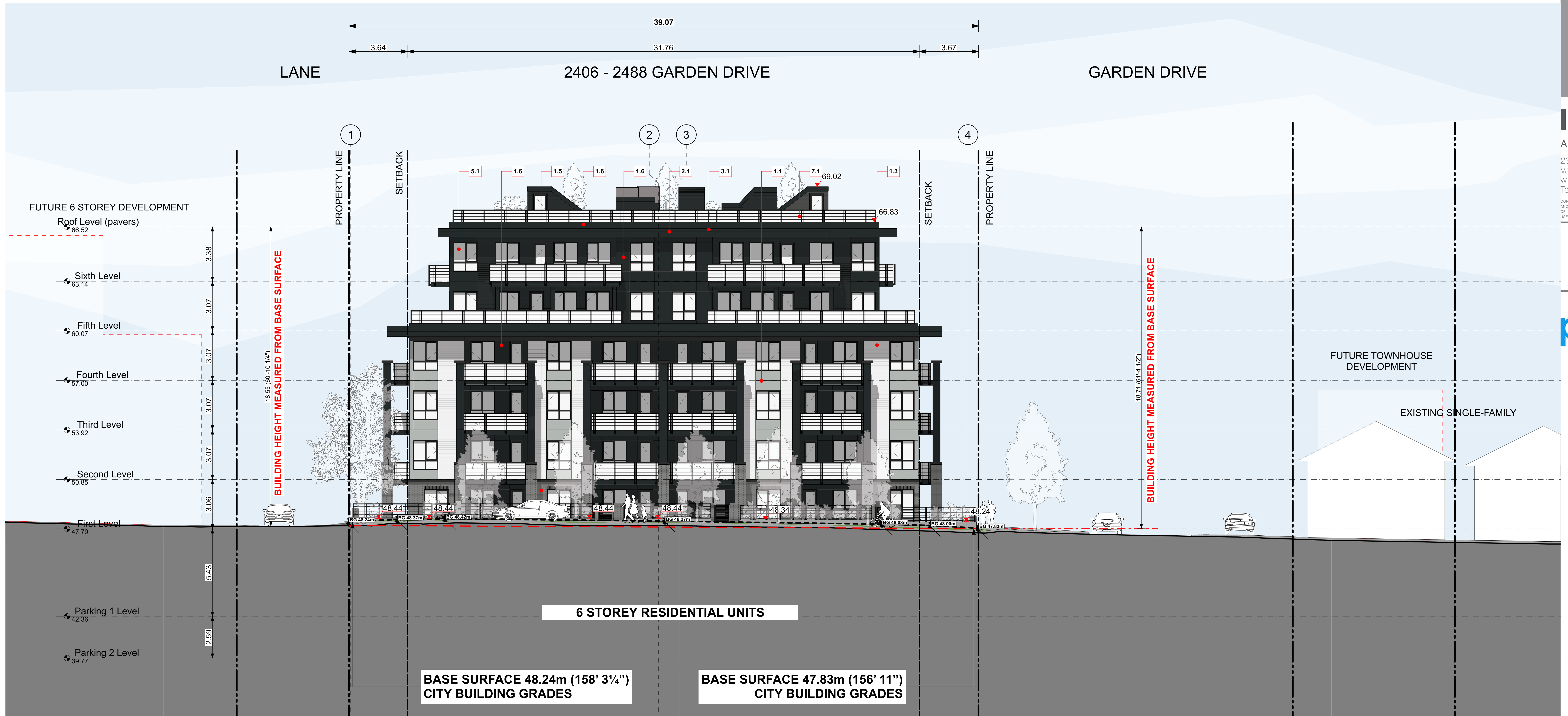


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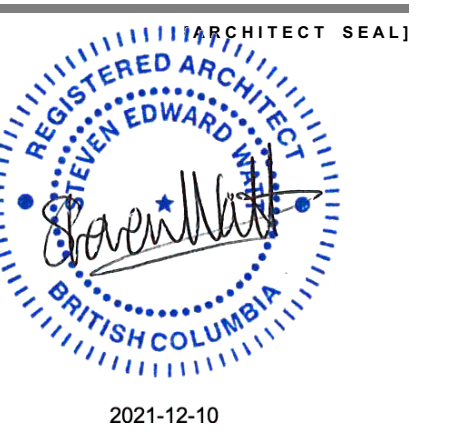
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2 NORTH ELEVATION [EAST 8TH AVENUE]
SCALE: 1:100

Material and Colour Legend					
Colour	Manufacturer	Product (to match)	Finish (to match)	Location	
CLADDING					
1.0					
1.1	JamesHardie	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture	Smooth Light mist	Exterior Walls	
1.2	Woodtone	Woodtone Rusticseries	Summer Wheat	Exterior Walls	
1.3	JamesHardie	HardiePlank Lap Siding - Smooth, 5" exposure	James Hardie - Arctic White	Exterior Walls	
1.4	JamesHardie	HardiePlank Lap Siding - Smooth texture, 5" exposure	Green Black (SW 6994)	Exterior Walls	
1.5	Interstate Brick	Full Brick	Platinum Matte	Exterior Walls	
1.6	JamesHardie	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture	Green Black (SW 6994)	Exterior Walls	
SOFFIT					
2.0					
2.1	Woodtone	Woodtone Rusticseries	Summer Wheat	Roof / Balcony Soffits	
2.2					
TRIMS					
3.0					
3.1	Benjamin Moore		James Hardie - Gray Slate	Hardie trims - Beam, Column, balcony edge	
ROOFS					
4.0					
4.1	TBC		TBC	SBS Membrane at flat roofs	
WINDOWS					
5.0					
5.1	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black	Residential Windows	
5.2	Starline	Aluminum Storefront Windows and Doors c/w matching Flashing and Trim	Black	Storefront Windows & Doors	
DOORS					
6.0					
6.1	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black	Residential Doors	
6.2	Starline	Aluminum Doors c/w matching Flashing and Trim	Black	Entry Doors	
RAILINGS					
7.0					
7.1	Lindahl	Pre-Finished Aluminum Frame + Clear Safety Glass	Clear / Charcoal	Railings @ Entry Stairs, Balconies, Roof Decks	
STRUCTURE					
8.0					
8.1		Architectural Exposed Concrete	Concrete	Cast-in-place and Landscape Retaining Walls	
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9.0					
9.1	Makin Metals	Makin Metals Ltd. - PVDF	Dark Brown	Flashing @ Roofs/Opening, Downspouts, Gutters	
9.2	Makin Metals	Makin Metals Ltd. - PVDF	White - Satin	Flashing @ Roofs/Opening, Downspouts, Gutters	



Garden Drive Limited Partnership

Grafia
2450 Garden Drive
Vancouver, BC

NORTH ELEVATION

18436 [PROJECT]
1:100 [SCALE]
Friday, December 10, 2021 [DATE]
D.P. Resubmission [ISSUE]

A-4.003 [DRAWING]

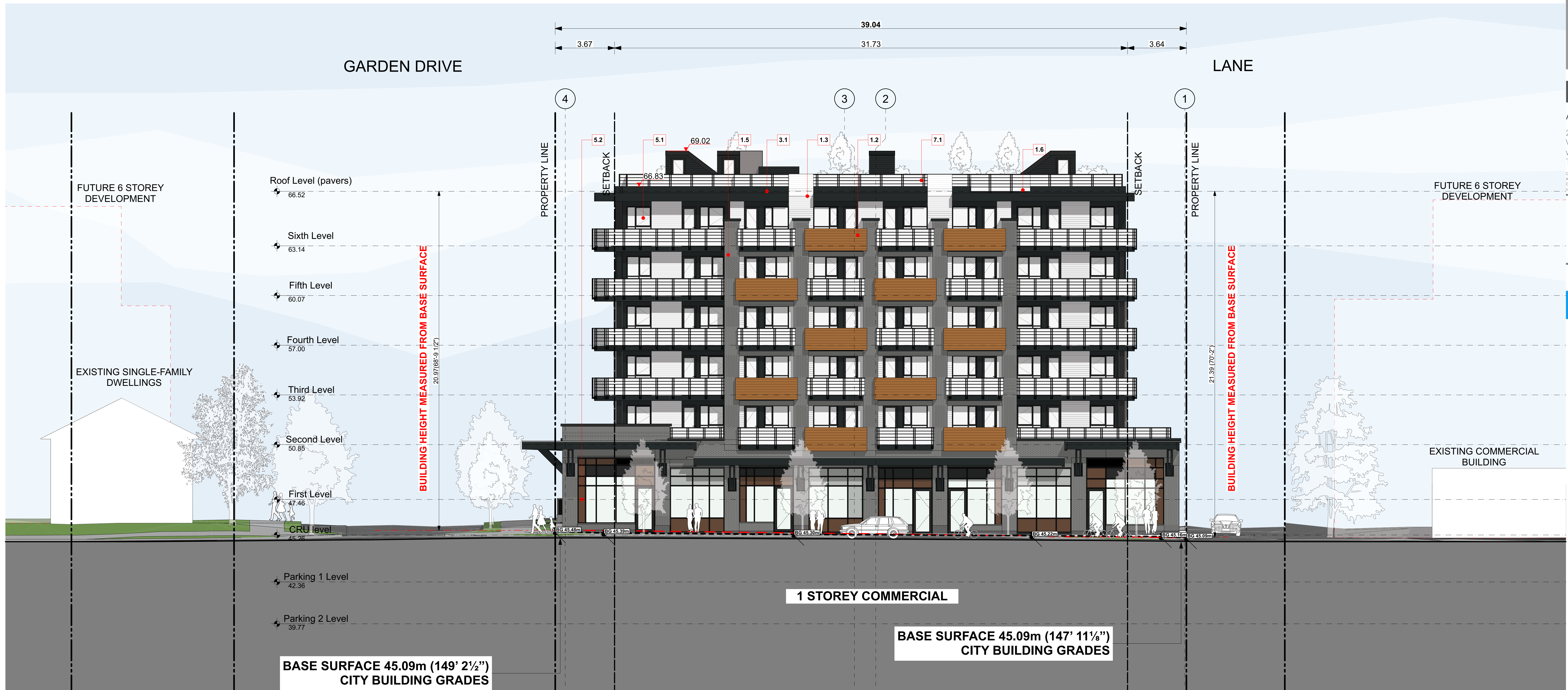


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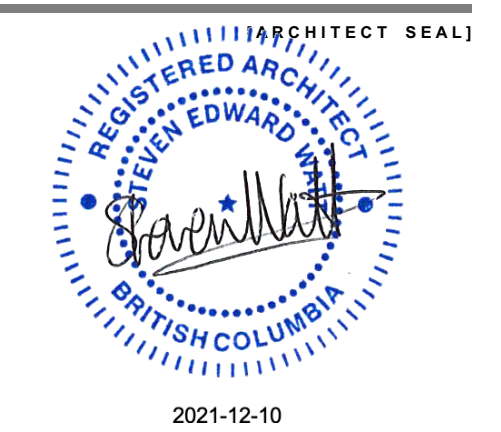
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1 SOUTH ELEVATION [EAST BROADWAY]
SCALE: 1:100

Material and Colour Legend					
Colour	Manufacturer	Product (to match)	Finish (to match)	Location	
CLADDING					
1.1	Light mist	JamesHardie 7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture	Smooth Light mist	Exterior Walls	
1.2	Summer Wheat	Woodtone Woodtone Rusticseries	Summer Wheat	Exterior Walls	
1.3	Arctic White	JamesHardie HardiePlank Lap Siding - Smooth, 5" exposure	James Hardie - Arctic White	Exterior Walls	
1.4	Green Black	JamesHardie HardiePlank Lap Siding - Smooth texture, 5" exposure	Green Black (SW 6994)	Exterior Walls	
1.5	Platinum Matte	Interstate Brick Full Brick	Platinum Matte	Exterior Walls	
1.6	Green Black	JamesHardie 7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture	Green Black (SW 6994)	Exterior Walls	
SOFFIT					
2.1	Summer Wheat	Woodtone Woodtone Rusticseries	Summer Wheat	Roof / Balcony Soffits	
2.2					
TRIMS					
3.1	Black	Benjamin Moore	James Hardie - Gray Slate	Hardie trims - Beam, Column, balcony edge	
ROOFS					
4.1	Gray	TBC	TBC	SBS Membrane at flat roofs	
WINDOWS					
5.1	Black	Starline Vinyl Windows and Doors c/w matching Flashing and Trim	Black	Residential Windows	
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DOORS					
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7.1	Charcoal	Lindahl Pre-Finished Aluminum Frame + Clear Safety Glass	Clear / Charcoal	Railings @ Entry Stairs, Balconies, Roof Decks	
STRUCTURE					
8.1	Light Grey	Architectural Exposed Concrete	Concrete	Cast-in-place and Landscape Retaining Walls	
METALS					
9.1	Dark Brown	Makin Metals Makin Metals Ltd. - PVDF	Dark Brown	Flashing @ Roofs/Opening, Downspouts, Gutters	
9.2	White	Makin Metals Makin Metals Ltd. - PVDF	White - Satin	Flashing @ Roofs/Opening, Downspouts, Gutters	



Garden Drive Limited Partnership

Grafia
2450 Garden Drive
Vancouver, BC

SOUTH ELEVATION

18436 [PROJECT]
1:100 [SCALE]
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D.P. Resubmission [ISSUE]

A-4.004 [DRAWING]