

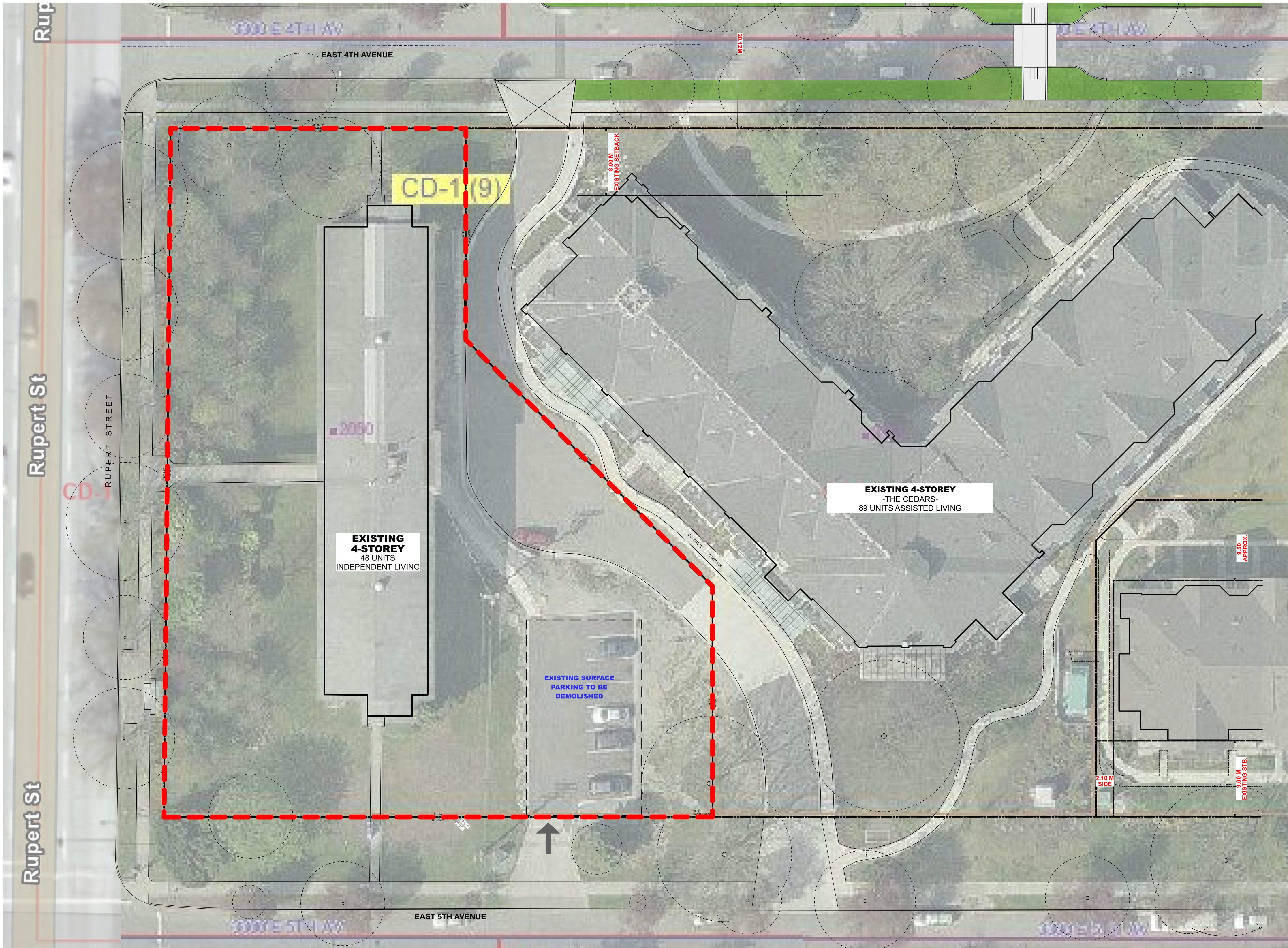
MOTION

1. Approval of Form of Development: 3321 East 5th Avenue (Formerly 2050 Rupert Street)

THAT the form of development for this portion of the site known as 3321 East 5th Avenue be approved generally as illustrated in the Development Application Number DP-2021-00851, prepared by Integra Architecture Inc., and submitted electronically on September 28, 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.

* * * * *

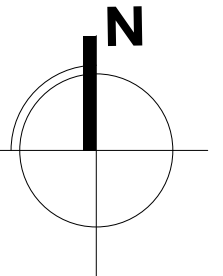
Additional Background Information:
<https://shapeyourcity.ca/2050-rupert-st>



Integra
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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

[PROJECT]

BG HOMES - LOT C RE-DEVELOPMENT
2050 RUPERT STREET
VANCOUVER, BC

[TITLE]

SITE PLAN LOT C EXISTING

19499 [PROJECT]

1/16" = 1'-0" [SCALE]

AUG 10, 2021 [DATE]

2 - DP APPLICATION [ISSUE]

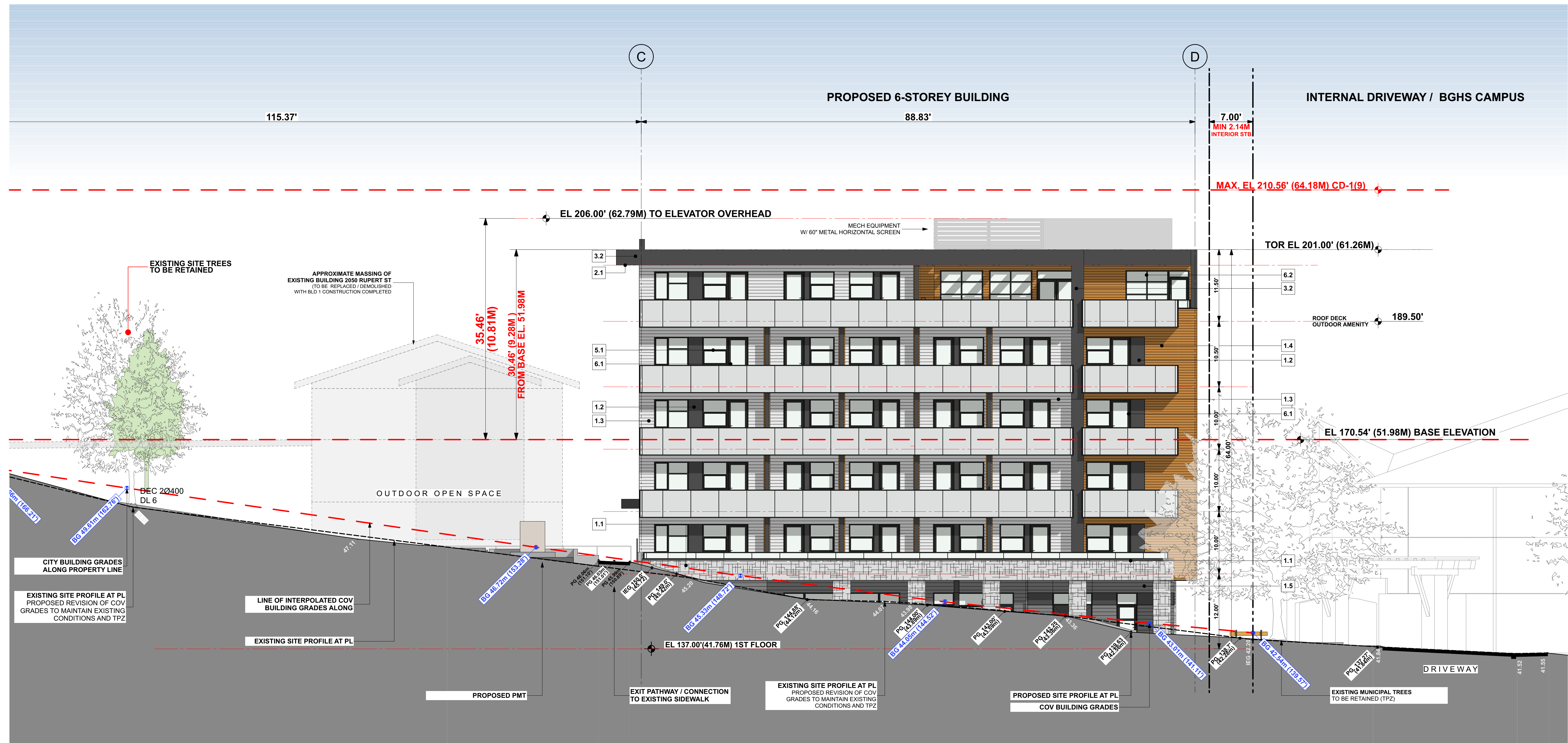
[DRAWING]

A-1.020

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	Beige /Grey	Cultured Stone-Hewn Stone	'Span' w/ tight fit mortar joints	Selected accent walls / 1st storey columns and upstand wall
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	HardiePanel c/w matching Easy Trim, smooth texture
1.3	Off-White	JamesHardie Lap Siding	JH Colour Plus - 'Cobble Stone'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
1.5	Grey	JamesHardie Lap Siding	JH Colour Plus - 'Aged Pewter'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish 1.3
3.2	Charcoal	Benjamin Moore	BM 2128-10 Black Beauty	Roof Fascia, balcony edge, painted wood trims with finish 1.2
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS				
5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing / Translucent Glass	Balconies - prefinished powder coat, railing c/w safety glass panels (Frosted or Fritted Glass)
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, gutters
8.2	White	Makin Metals Ltd.	Prefinished - to match 1.3	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products	Prefinished Woodgrain - 'Fir'	Decorative metal screen 6x1 linear bar grille - privacy screen LUX Privacy Fence or Neo Lumber at selected locations - ground floor
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w groove reveals



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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

[PROJECT]

**BG HOMES - LOT C
RE-DEVELOPMENT**
2050 RUPERT STREET
VANCOUVER, BC

[TITLE]

**SOUTH
ELEVATION**

[PROJECT]

19499

[SCALE]

1/8" = 1'-0"

[DATE]

AUG 10, 2021

[ISSUE]

2 - DP APPLICATION

[DRAWING]

A-4.101

MATERIAL AND COLOUR LEGEND

Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING			
1.1	Beige /Grey Cultured Stone-Hewn Stone	'Span' w/ tight fit mortar joints	Selected accent walls / 1st storey columns and upstand wall
1.2	Charcoal JamesHardie Panel	JH Colour Plus - 'Iron Grey'	HardiePanel c/w matching Easy Trim, smooth texture
1.3	Off-White JamesHardie Lap Siding	JH Colour Plus - 'Cobble Stone'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Woodgrain Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
1.5	Grey JamesHardie Lap Siding	JH Colour Plus - 'Aged Pewter'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
2.0 SOFFIT			
2.1	Woodgrain Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow soffit, selected balconies, entry canopy
2.2	Light Grey Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS			
3.1	White Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish 1.3
3.2	Charcoal Benjamin Moore	BM 2128-10 Black Beauty	Roof Fascia, balcony edge, painted wood trims with finish 1.2
4.0 ROOFS			
4.1	Light Grey IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS

5.1	Black Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
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6.0 DOORS

6.1	Black Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

7.0 RAILINGS

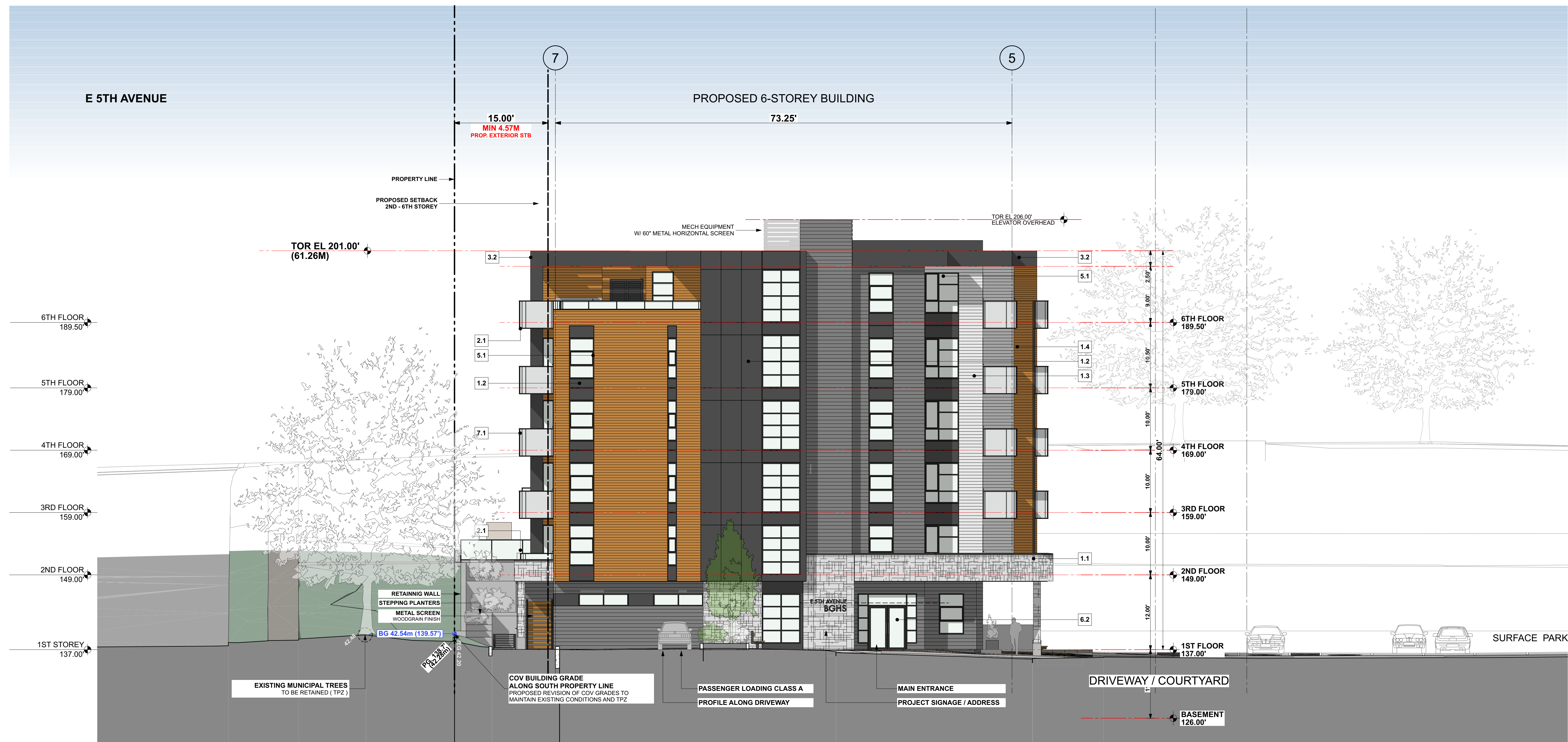
7.1	Black Aluminum PVDF Coating	Black Railing / Translucent Glass	Balconies - prefinished powder coat, railing c/w safety glass panels (Frosted or Fritted Glass)
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8.0 ACCESSORIES

8.1	Black Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, gutters
8.2	White Makin Metals Ltd.	Prefinished - to match 1.3	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen 6x1 linear bar grille - privacy screen LUX Privacy Fence or Neo Lumber at selected locations - ground floor

9.0 STRUCTURE

9.1	Concrete Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w groove reveals



EAST ELEVATION - MAIN ENTRANCE / DRIVEWAY



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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

[PROJECT]

BG HOMES - LOT C RE-DEVELOPMENT

2050 RUPERT STREET
VANCOUVER, BC

[TITLE]

EAST ELEVATION - ENTRY

19499

[PROJECT]

1/8" = 1'-0"

[SCALE]

AUG 10, 2021

[DATE]

2 - DP APPLICATION

[ISSUE]

[DRAWING]

A-4.102

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	Beige /Grey	Cultured Stone-Hewn Stone	'Span' w/ tight fit mortar joints	Selected accent walls / 1st storey columns and upstand wall
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	HardiePanel c/w matching Easy Trim, smooth texture
1.3	Off-White	JamesHardie Lap Siding	JH Colour Plus - 'Cobble Stone'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
1.5	Grey	JamesHardie Lap Siding	JH Colour Plus - 'Aged Pewter'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish 1.3
3.2	Charcoal	Benjamin Moore	BM 2128-10 Black Beauty	Roof Fascia, balcony edge, painted wood trims with finish 1.2
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS

5.1 | Black Vinyl Windows Standard - 'Black' or 'Charcoal' Vinyl windows and sliding doors w/ matching flashing

6.0 DOORS

6.1 | Black Vinyl Doors Black Prefinished vinyl balcony doors
 6.2 | Black Storefront Aluminum Black Prefinished aluminum building entry storefront / amenity windows

7.0 RAILINGS

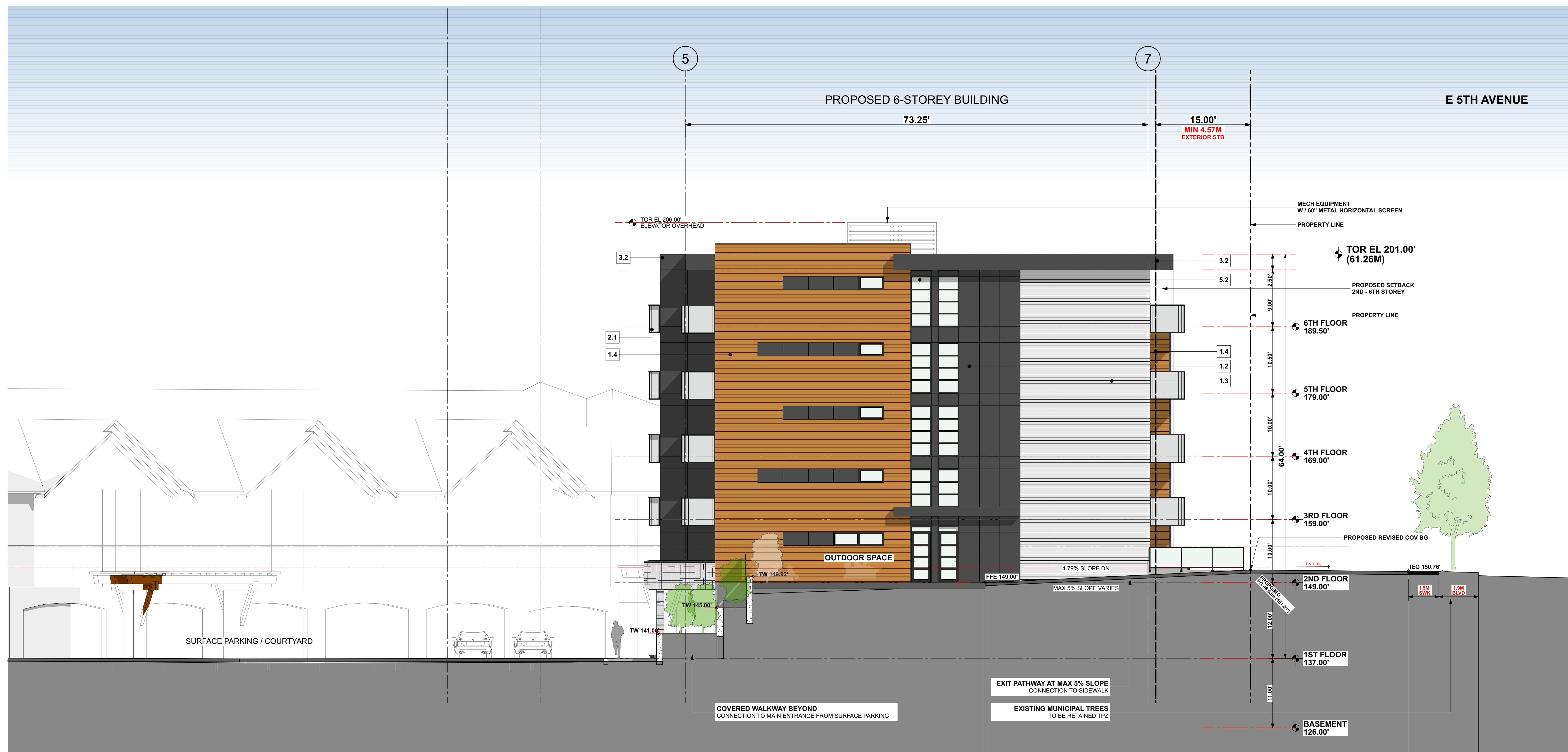
7.1 | Black Aluminum PVDF Coating Black Railing / Translucent Glass Balconies - prefinished powder coat, railing c/w safety glass panels (Frosted or Fritted Glass)

8.0 ACCESSORIES

8.1 | Black Makin Metals Ltd. Matte Black Flashing at roof overhangs, balconies, windows, gutters
 8.2 | White Makin Metals Ltd. Prefinished - to match 1.3 Flashing and through wall flashing with finish **1.3**
 8.5 | Woodgrain LUX Products Prefinished Woodgrain - 'Fir' Decorative metal screen 6x1 linear bar grille - privacy screen (or alternative) LUX Privacy Fence or Neo Lumber at selected locations - ground floor

9.0 STRUCTURE

9.1 | Concrete Exposed Concrete Clear - water repellant coating Architectural concrete finish at exposed landscape walls
 9.2 | Concrete Architectural Concrete w/ elastomeric paint BM OC-52 Grey Owl Exposed concrete walls along ramp c/w groove reveals



WEST ELEVATION



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[PROJECT TEAM]

[ARCHITECT SEAL]



BG HOMES - LOT C RE-DEVELOPMENT
 2050 RUPERT STREET
 VANCOUVER, BC

WEST ELEVATION - INTERNAL

19499 [PROJECT]
 1/8" = 1'-0" [SCALE]
 AUG 10, 2021 [DATE]
 2 - DP APPLICATION [ISSUE]

[DRAWING]

A-4.103

MATERIAL AND COLOUR LEGEND

Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING			
1.1	Beige /Grey	Cultured Stone-Hewn Stone	'Span' w/ tight fit mortar joints Selected accent walls / 1st storey columns and upstand wall
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey' HardiePanel c/w matching Easy Trim, smooth texture
1.3	Off-White	JamesHardie Lap Siding	JH Colour Plus - 'Cobble Stone' HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar' Lap Siding - cedarmill texture, 5 1/4" exposure
1.5	Grey	JamesHardie Lap Siding	JH Colour Plus - 'Aged Pewter' HardiePlank Lap Siding - cedarmill texture, 7" exposure
2.0 SOFFIT			
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar' Main Roof & eyebrow soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite' Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC Vent strip at roof and balcony locations
3.0 TRIMS			
3.1	White	Benjamin Moore	BM 2121-60 White Diamond Painted wood trims with finish 1.3
3.2	Charcoal	Benjamin Moore	BM 2128-10 Black Beauty Roof Fascia, balcony edge, painted wood trims with finish 1.2
4.0 ROOFS			
4.1	Light Grey	IKO Roofing SBS	'Modiflex' 2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS

5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal' Vinyl windows and sliding doors w/ matching flashing
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6.0 DOORS

6.1	Black	Vinyl Doors	Black Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black Prefinished aluminum building entry storefront / amenity windows

7.0 RAILINGS

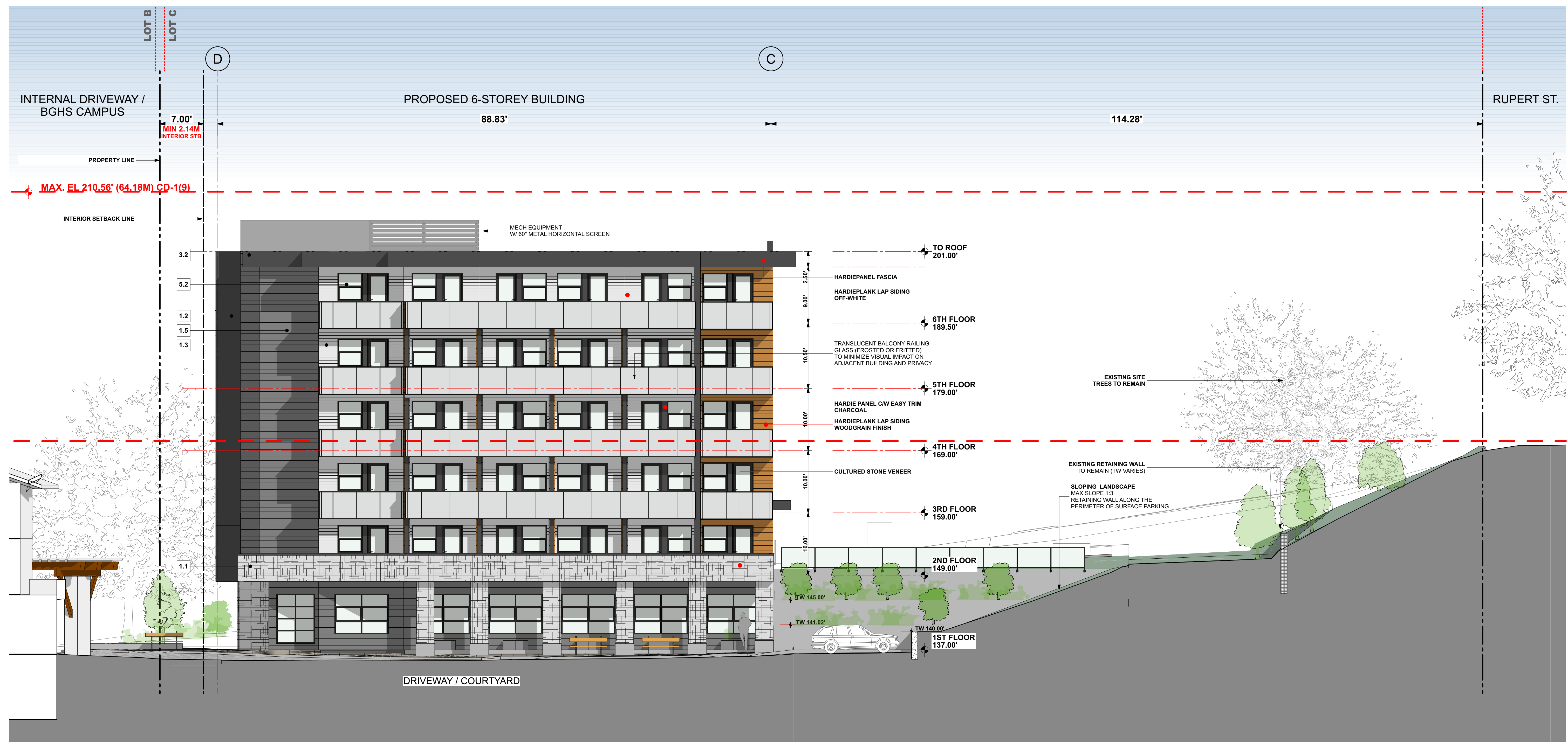
7.1	Black	Aluminum PVDF Coating	Black Railing / Translucent Glass Balconies - prefinished powder coat, railing c/w safety glass panels (Frosted or Fritted Glass)
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8.0 ACCESSORIES

8.1	Black	Makin Metals Ltd.	Matte Black Flashing at roof overhangs, balconies, windows, gutters
8.2	White	Makin Metals Ltd.	Prefinished - to match 1.3 Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir' Decorative metal screen 6x1 linear bar grille - privacy screen LUX Privacy Fence or Neo Lumber at selected locations - ground floor

9.0 STRUCTURE

9.1	Concrete	Exposed Concrete	Clear - water repellant coating Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl Exposed concrete walls along ramp c/w groove reveals



NORTH ELEVATION - COURTYARD



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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

[PROJECT]

**BG HOMES - LOT C
RE-DEVELOPMENT**
2050 RUPERT STREET
VANCOUVER, BC

[TITLE]

**NORTH
ELEVATION -
COURTYARD**

[PROJECT]

19499

[SCALE]

1/8" = 1'-0"

[DATE]

AUG 10, 2021

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A-4.104



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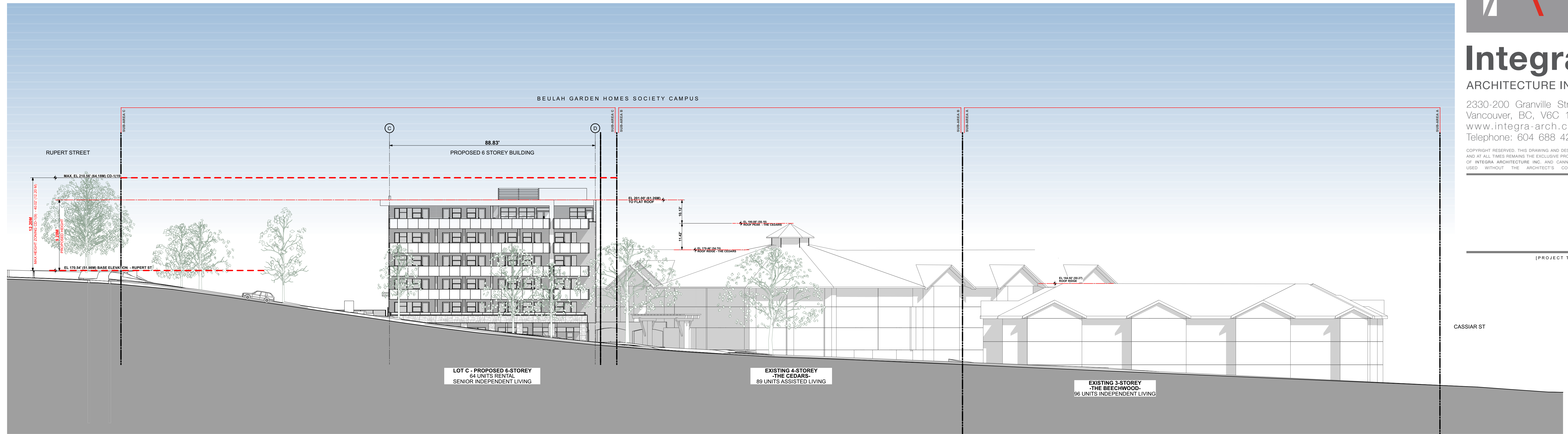
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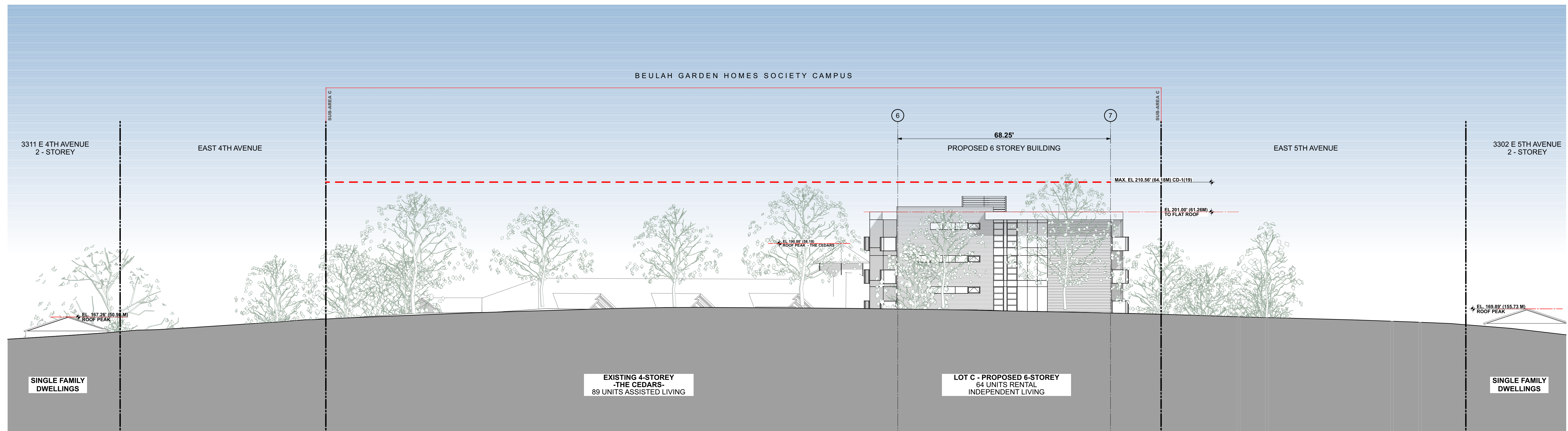
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[PROJECT TEAM]

CASSIAR ST



E 5TH AVENUE - STREETSCAPE



RUPERT STREET - STREETSCAPE

[ARCHITECT SEAL]



[CLIENT]

[PROJECT]

**BG HOMES - LOT C
 RE-DEVELOPMENT**
 2050 RUPERT STREET
 VANCOUVER, BC

[TITLE]

STREET ELEVATIONS

19499 [PROJECT]

1/16" = 1'-0" [SCALE]

AUG 10, 2021 [DATE]

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A-4.500