

## MOTION

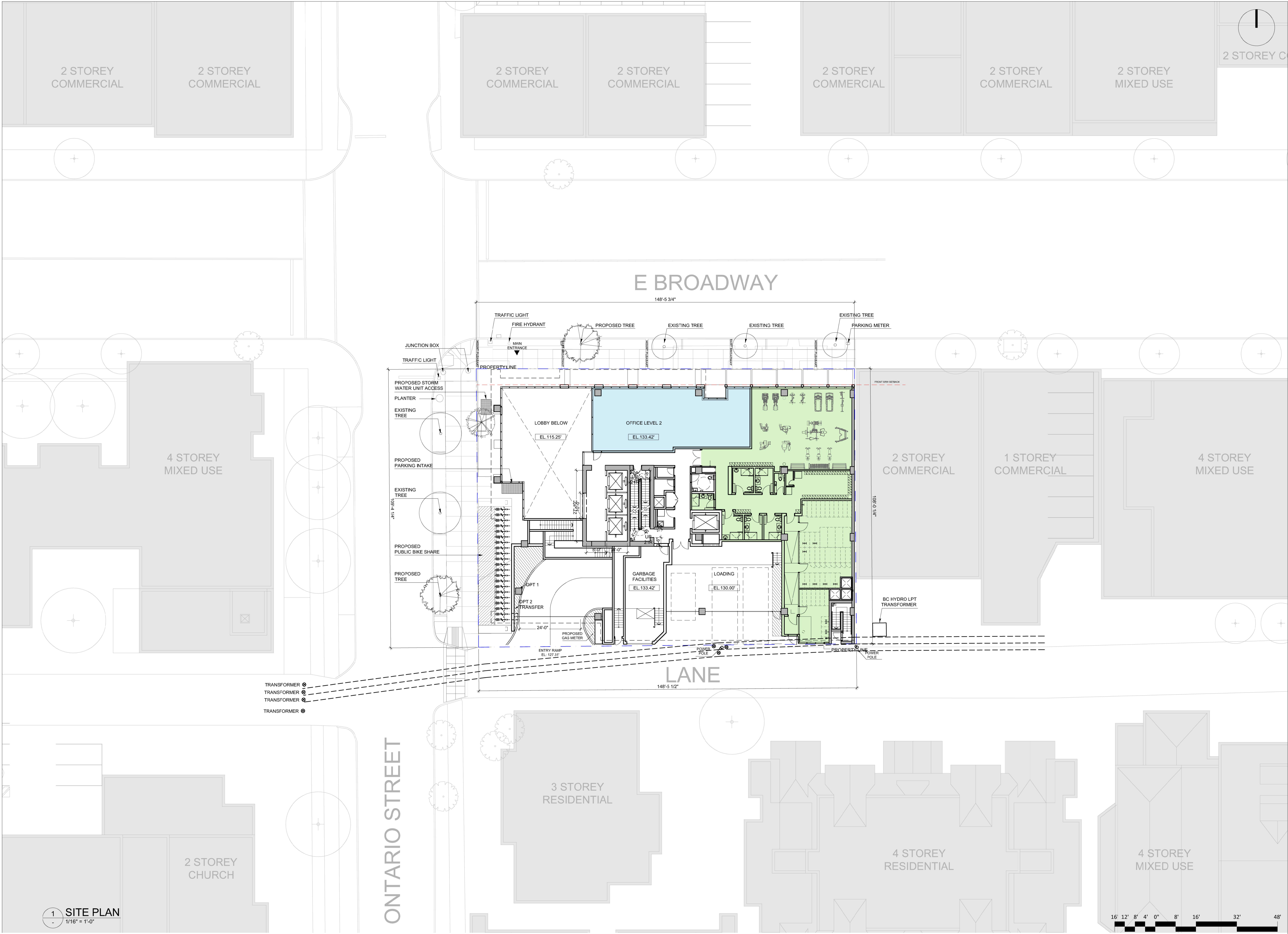
### 3. **Approval of Form of Development – 24 East Broadway and 2520 Ontario Street**

THAT the form of development for this portion of the site known as 24 E Broadway and 2520 Ontario Street be approved generally as illustrated in the Development Application Number DP-2022-00184 prepared by Musson Cattell Mackey Partnership, and submitted electronically on February 28, 2022, 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:**

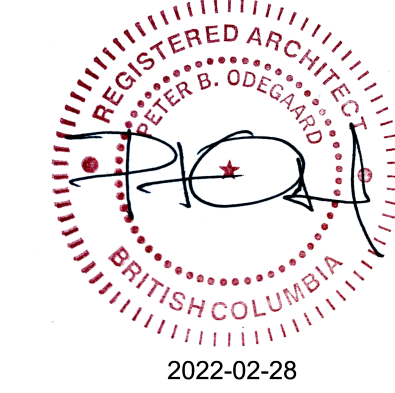
<https://shapeyourcity.ca/24-e-broadway-and-2520-ontario-st>



**Musson  
Cattell  
Mackey  
Partnership**

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**Revisions** YYYY-MM-DD



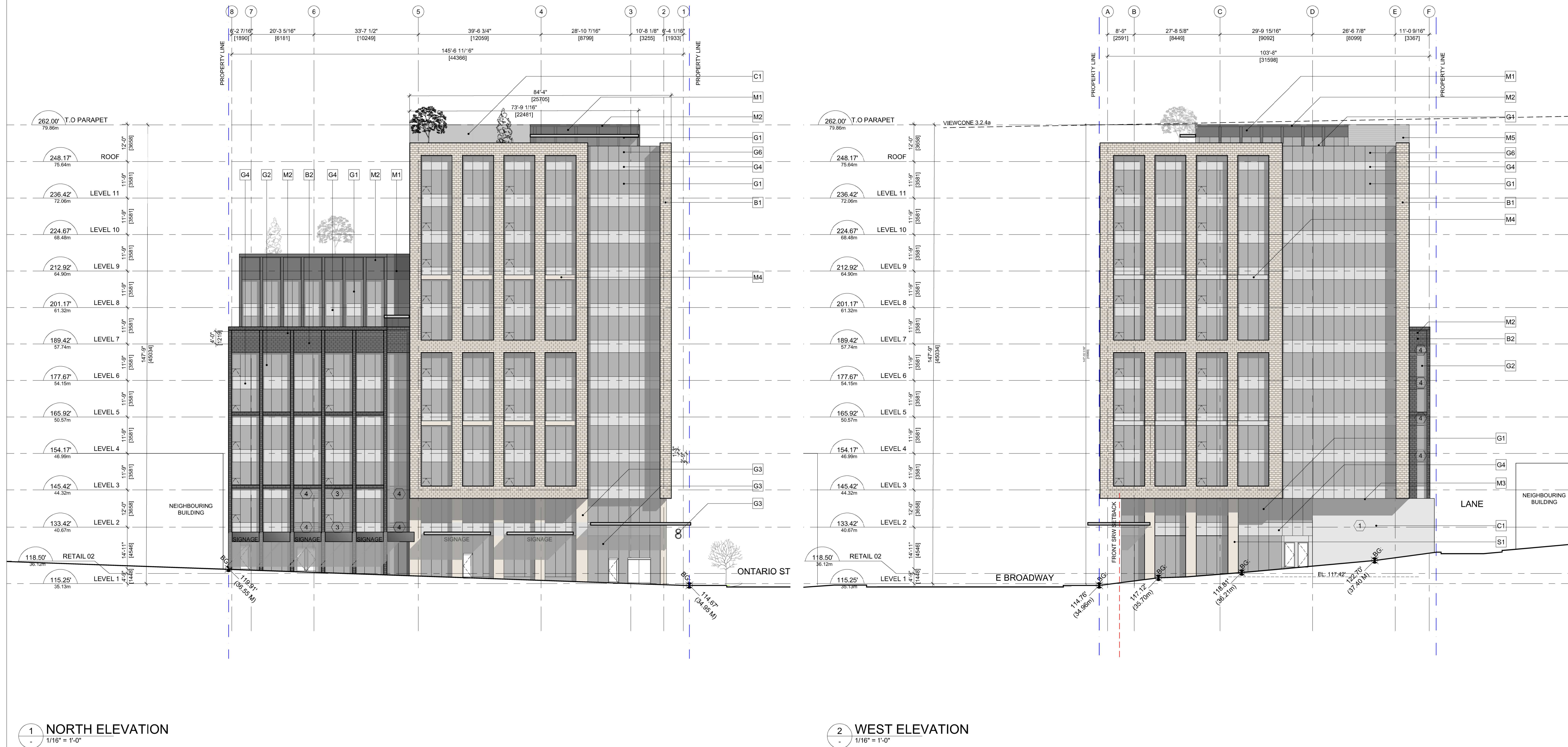
**Seal**  
**24 E BROADWAY  
& 2520 ONTARIO STREET**

**VANCOUVER, BC**  
**Project**

**SITE PLAN**

**Drawing**  
**Scale** 1/16" = 1'-0"  
**Project** 221043  
**Sheet** **A100**





## MATERIALS LEGEND

G1	<b>CURTAIN WALL SYSTEM</b> GLASS: DOUBLE GLAZED, INSULATED FRAME: CLEAR ANODIZED ALUMINUM
G2	<b>CURTAIN WALL SYSTEM W/ BRICK VENEER MULLION CAP</b> GLASS: DOUBLE GLAZED, INSULATED TYPE: CHARCOAL COMMON BRICK
G3	<b>CURTAIN WALL SYSTEM W/ EXTRUDED MULLION CAP</b> GLASS: DOUBLE GLAZED, INSULATED FRAME: ALUMINUM, POWDER COATED - IRON GREY
G4	<b>SPANDREL PANEL W/IN CURTAIN WALL</b> GLASS: DOUBLE GLAZE, INSULATED
G5	<b>PHANTOM OPERABLE WINDOW</b> GLASS: VISION GLASS, DOUBLE GLAZED FRAME: CLEAR ANODIZED ALUMINUM, SILICONE JOINT
G6	<b>GLASS GUARDRAIL</b> TYPE: CLEAR TEMPERED GLASS
G7	<b>GLASS GUARDRAIL</b> TYPE: CLEAR TEMPERED GLASS; FRAME: COMPOSITE MENTAL PANEL, POWDER COATED - BLACK CHARCOAL
M1	<b>METAL CLADDING</b> TYPE: COMPOSITE MENTAL PANEL; COLOUR: IRON GREY

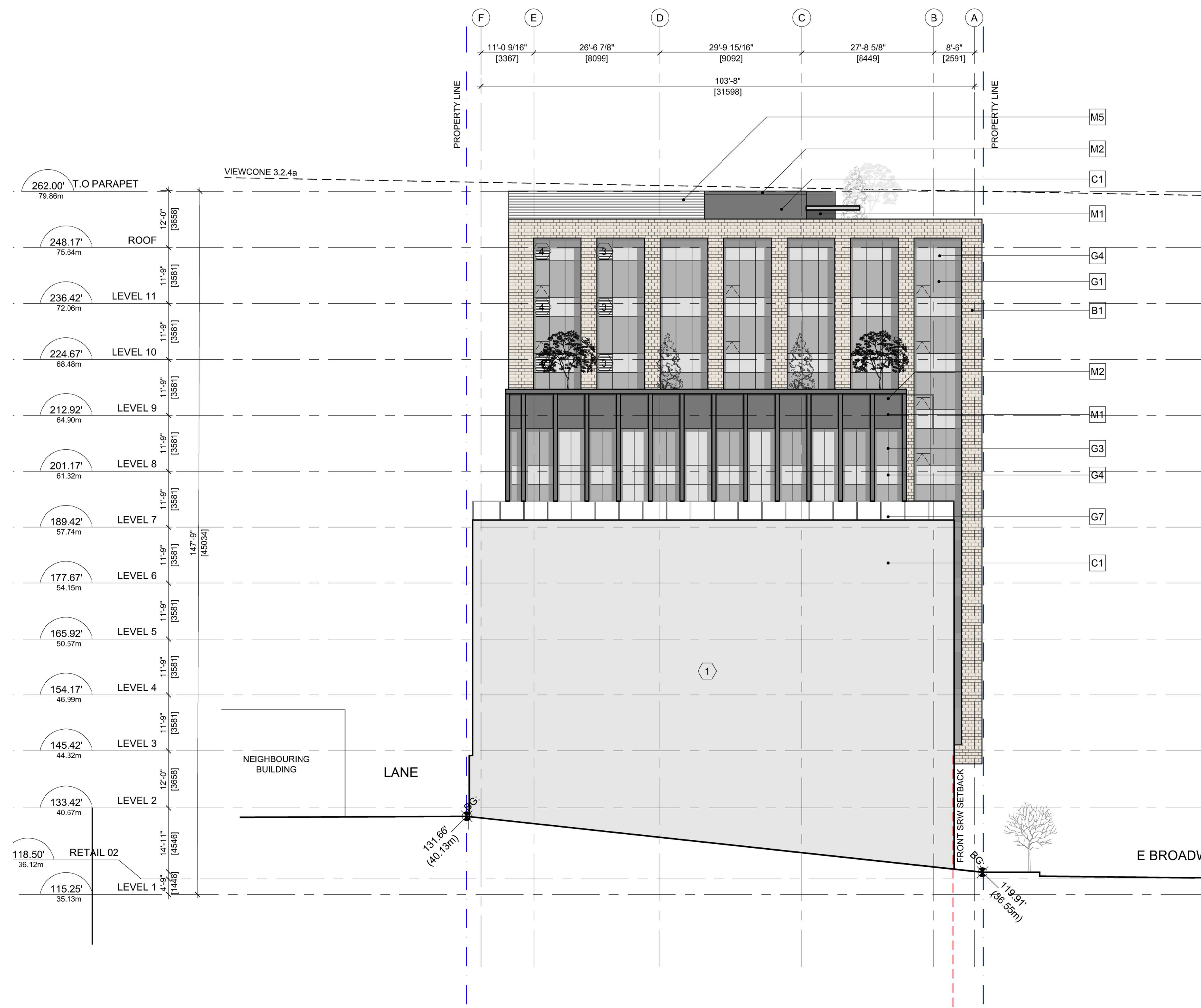
M2	<b>METAL FLASHING</b> TYPE: ALUMINUM; COLOUR: IRON GREY
M3	<b>METAL SOFFIT</b> TYPE: COMPOSITE MENTAL PANEL; COLOUR: IRON GREY
M4	<b>EXPOSED IRON BEAM</b> COLOUR: GREY BEIGE
M5	<b>METAL ARCHITECTURAL LOUVRE</b> TYPE: ALUMINUM; COLOUR: IRON GREY
M6	<b>METAL CANOPY</b> TYPE: STRUCTURAL STEEL W/ LAMINATED GLASS COLOUR: BLACK CHARCOAL

B1	<b>BRICK</b> TYPE: BUFF COMMON BRICK
B2	<b>BRICK</b> TYPE: CHARCOAL COMMON BRICK
S1	<b>NATURAL STONE PANEL CLADDING</b> TYPE: BEIGE LIMESTONE
C1	<b>CONCRETE</b> TYPE: ARCHITECTURAL FINISHED CONCRETE - SEALED
F1	<b>AWNING</b> TYPE: COATED VINYL; COLOUR: BLACK CHARCOAL

## KEY NOTES

- PROPOSED LOCATION OF PUBLIC ART / MURAL. LOCAL ARTIST TO BE DETERMINED.
- ARCHITECTURAL FINISHED CONCRETE - PAINTED WHITE
- AIR INTAKE LOUVRES
- AIR EXHAUST LOUVRES
- METAL SECURITY GATE



1 SOUTH ELEVATION  
1/16" = 1'-0"2 EAST ELEVATION  
1/16" = 1'-0"

## MATERIALS LEGEND

- G1 CURTAIN WALL SYSTEM**  
GLASS: DOUBLE GLAZED, INSULATED  
FRAME: CLEAR ANODIZED ALUMINUM
- G2 CURTAIN WALL SYSTEM W/ BRICK VENEER MULLION CAP**  
GLASS: DOUBLE GLAZED, INSULATED  
TYPE: CHARCOAL COMMON BRICK
- G3 CURTAIN WALL SYSTEM W/ EXTRUDED MULLION CAP**  
GLASS: DOUBLE GLAZED, INSULATED  
FRAME: ALUMINUM, POWDER COATED - IRON GREY
- G4 SPANDREL PANEL W/IN CURTAIN WALL**  
GLASS: DOUBLE GLAZE, INSULATED

- G5 PHANTOM OPERABLE WINDOW**  
GLASS: VISION GLASS, DOUBLE GLAZED  
FRAME: CLEAR ANODIZED ALUMINUM, SILICONE JOINT
- G6 GLASS GUARDRAIL**  
TYPE: CLEAR TEMPERED GLASS
- G7 GLASS GUARDRAIL**  
TYPE: CLEAR TEMPERED GLASS; FRAME: COMPOSITE MENTAL PANEL, POWDER COATED - BLACK CHARCOAL
- M1 METAL CLADDING**  
TYPE: COMPOSITE MENTAL PANEL; COLOUR: IRON GREY

- M2 METAL FLASHING**  
TYPE: ALUMINUM; COLOUR: IRON GREY
- M3 METAL SOFFIT**  
TYPE: COMPOSITE MENTAL PANEL; COLOUR: IRON GREY
- M4 EXPOSED IRON BEAM**  
COLOUR: GREY BEIGE
- M5 METAL ARCHITECTURAL LOUVRE**  
TYPE: ALUMINUM; COLOUR: IRON GREY
- M6 METAL CANOPY**  
TYPE: STRUCTURAL STEEL W/ LAMINATED GLASS  
COLOUR: BLACK CHARCOAL

- B1 BRICK**  
TYPE: BUFF COMMON BRICK
- B2 BRICK**  
TYPE: CHARCOAL COMMON BRICK
- S1 NATURAL STONE PANEL CLADDING**  
TYPE: BEIGE LIMESTONE
- C1 CONCRETE**  
TYPE: ARCHITECTURAL FINISHED CONCRETE - SEALED
- F1 AWNING**  
TYPE: COATED VINYL; COLOUR: BLACK CHARCOAL

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