

A.2

MOTION

2. Approval of Form of Development – 180 East 35th Avenue (formerly 5107-5119 Main Street and 196 East 35th Avenue)

THAT the form of development for this portion of the site known as 180 East 35th Avenue (formerly 5107-5119 Main Street) be approved generally as illustrated in the Development Application Number DP-2021-01053, prepared by Integra Architecture Inc., and submitted electronically on October 31, 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.

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Additional Background Information:

<https://www.shapeyourcity.ca/5107-5119-main-st-and-169-e-35-ave>

MATERIAL AND COLOUR LEGEND

to match:					
← A	Light Gray KO Roofing SBS	Modify	2 Ply SBS Roofing membrane at flat roofs		
← B	Gray James Hardie ColorPlus Collection	Night Gray	HardiePlank Lap Siding - cedarroll texture, 7" exposure - exterior walls at 6th level amenity		
← C	Charcoal James Hardie ColorPlus Collection	Iron Gray	3 1/2" Hardie-Reveal Panel and Reveal Trim, smooth texture c/w Hardie-Reveal Surround Trim		
← D	Off White James Hardie ColorPlus Collection	Arctic White	3 1/2" Hardie-Reveal Panel and Reveal Trim, smooth texture c/w Hardie-Reveal Surround Trim Clear AncoBed 289F102		
← E	Woodgrain Prefinished Fibre Cement Siding	Woodstone Rustic Series - Mountain Cedar	Fibre Cement Lap Siding - cedarroll texture, pre-finished 5 1/4" exposure at selected locations		
← F	Charcoal Benjamin Moore	BM 2118-10 Universal Black	Painted Trim, Roof Facia and Hardie Panel smooth texture accent panel at window locations		
← G	Black w/ Glass AncoBed	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing	

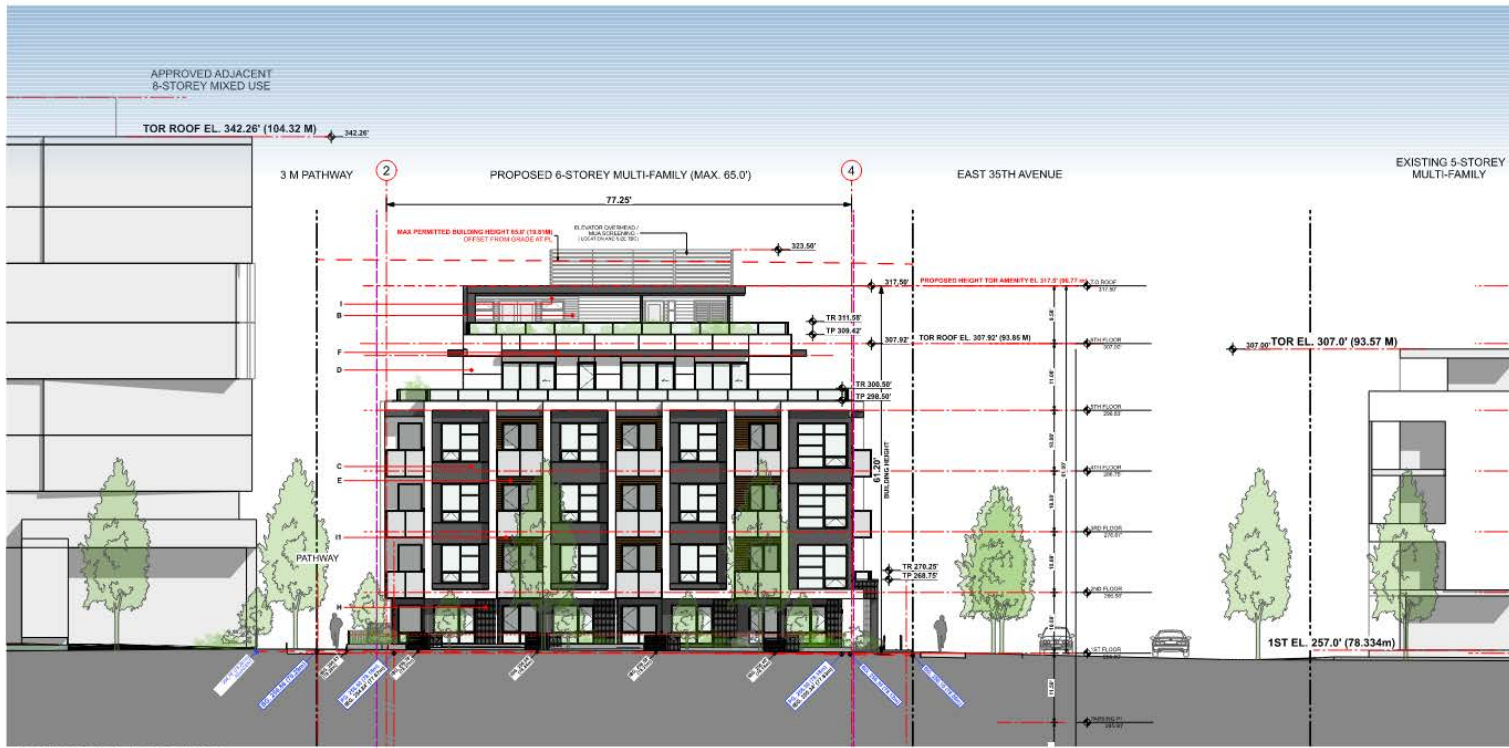
← H	Light Gray - Silver Brick	Mural Materials - Sex Gray	Brick cladding at selected locations, columns and entrance, Mission texture, stack bond
← I	Woodgrain Prefinished Fibre Cement	Woodstone Rustic Series - Mountain Cedar	Pre-finished soffits @ roof soffits and sills of selected balconies
← J	Gray Aluminum Soffit	Genlux Slate	4 panel perforated aluminum s/c/w safety glass railing as indicated at 1st & 5th levels
← K	Black Tiger Drylac Powder Coatings	Black or to match BM 2118-10	Pre-finished aluminum s/c/w safety glass railing (fronsted or frosted) @ balconies
← L	Black Makin Metals Ltd.	Matte Black	Flashing at roof, flashing at dark windows, downspouts, gutters
← M	White Makin Metals Ltd.	Royal White	Flashing at all other locations with finish (D)
← N	Light Gray Architectural Concrete	Architectural Concrete	Clear water repellent coating Architectural concrete finish at exposed concrete walls, landscape walls



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PROJECT TEAM



BOGNER DEVELOPMENT GROUP LTD.

RESIDENTIAL DEVELOPMENT
180 EAST 35TH AVENUE
VANCOUVER, BC

EAST ELEVATION - MAIN STREET

17431
1/8" = 1'-0"
October 28, 2022
PRIOR TO RESPONSE

A-4.010

MATERIAL AND COLOUR LEGEND

to match:			
← A	Light Grey 90 Roofing SBS	Modifix	2 Ply SBS Roofing membrane at flat roofs
← B	Grey James Hardie ColorPlus Collection	Night Grey	HardiePlank Lap Siding - cedar/mill texture, 7" exposure - exterior walls at 6th level amenity
← C	Charcoal James Hardie ColorPlus Collection	Iron Grey	7 1/2" Hardie-Reveal Panel and Reveal Trim, smooth texture, c/w Hardie-Reveal Surround Trim
← D	Light White James Hardie ColorPlus Collection	Arctic White	7 1/2" Hardie-Reveal Panel and Reveal Trim, smooth texture, c/w Hardie-Reveal Surround Trim Clear Anodized (89162)
← E	Woodgrain Prefinished Fibre Cement Siding	Woodtone Rustic Series - Mountain Code	Fibre Cement Lap Siding - cedar/mill texture, pro-finished 5 1/4" exposure at selected locations
← F	Charcoal Benjamin Moore	BM 2116-16 Universal Black	Painted Trim, Roof Fascia and Hardie Panel, smooth texture accent panel at window locations
← G	Black or Grey Anodized Windows	Black	Typical Vinyl windows and sliding doors w/ matching lintels

← H	Light Grey glazed Brick	Mural Materials - Sea Grey	Brick cladding at selected locations, columns and entrance, Mural texture, black bond
← I	Woodgrain Prefinished Fibre Cement	Woodtone Rustic Series - Mountain Code	Pre-finished soffits @ roof soffits and s/s of selected balconies
← J	Grey Aluminum Soft	Geniek Slate	4 panel perforated aluminum soffits s/s of balconies as indicated at 1st & 5th levels
← K	Black Eiger Drylex Powder Coatings	Black or to match 891216-16	Pre-finished aluminum s/w safety glass railing (frosted or tinted) @ balconies
← L	White Main Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
← M	Light beige Architectural concrete	Clear, water resistant coating	Architectural concrete finish at exposed concrete walls, landscape walls



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A-4.020

