

MOTION

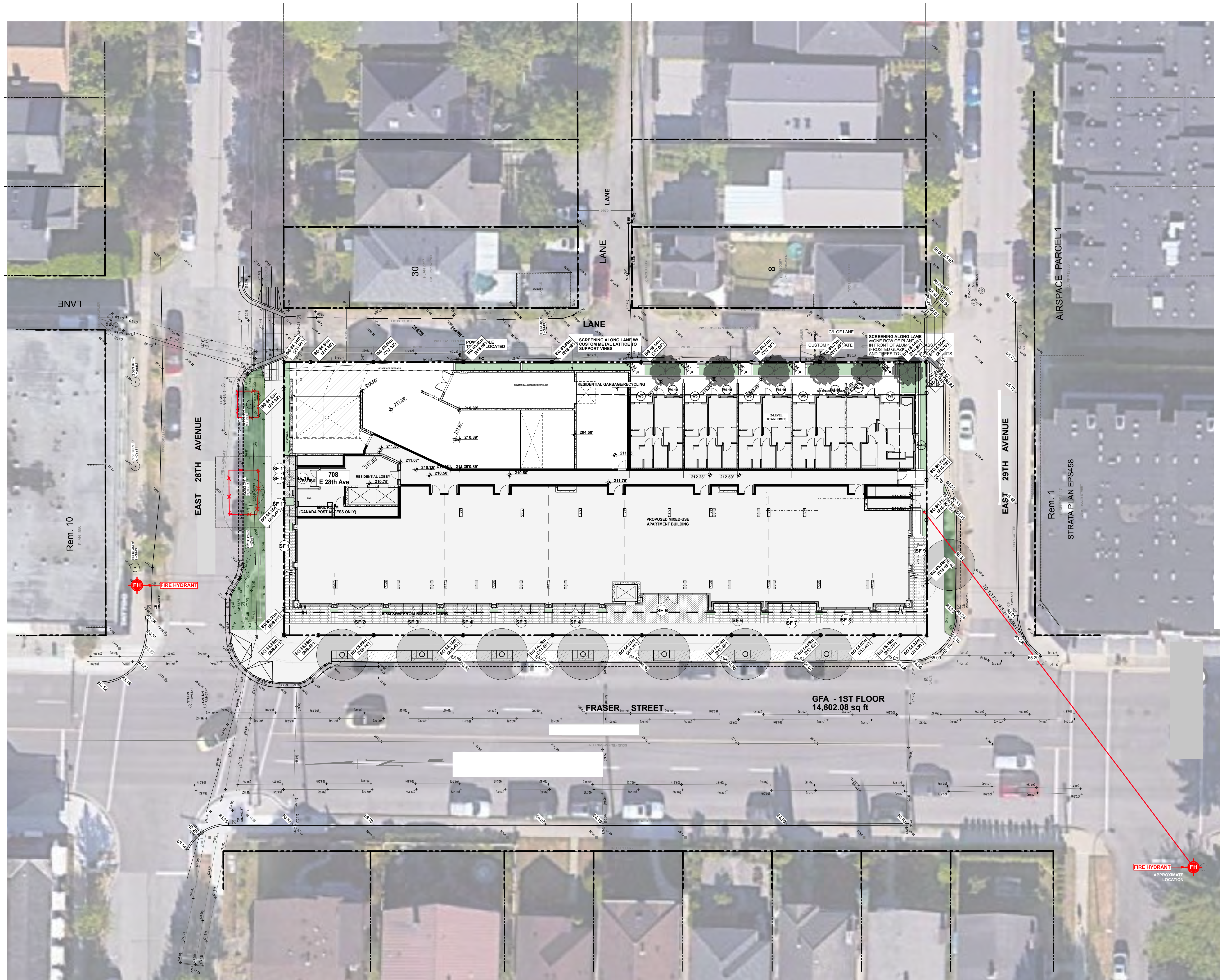
3. Approval of Form of Development: 708 E 28th Avenue (Formerly 4408-4488 Fraser Street & 707-709 East 29th Avenue)

THAT the form of development for this portion of the site known as 708 E 28th Avenue (formerly 4408-4488 Fraser Street & 707-709 E 29th Avenue) be approved generally as illustrated in the Development Application Number DP-2022-00645, prepared by Integra Architecture Inc., and submitted electronically on February 28, 2023, 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://www.shapeyourcity.ca/4408-4488-fraser-st-and-707-709-e-29-ave>



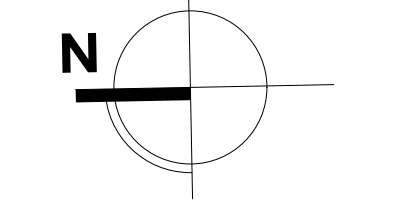
1 OVERALL SITE PLAN
SCALE: 1/16" = 1'-0"



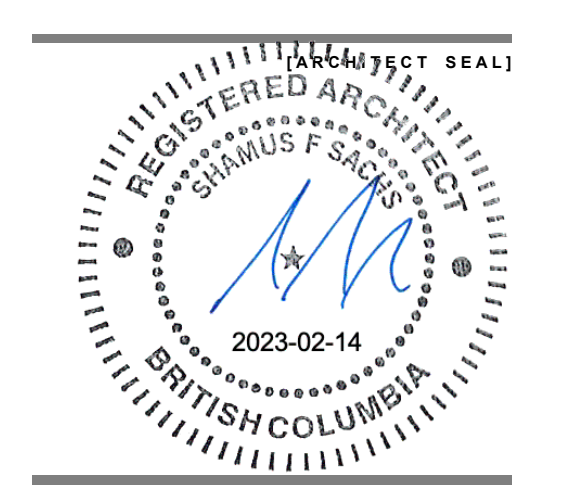
Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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[PROJECT TEAM]



[CLIENT]

STRAND AND LOCARNO

[PROJECT]

ARLO
708 E 28th AVENUE
VANCOUVER, BC (DP-2022-00645)

[TITLE]

OVERALL SITE PLAN

21544 [PROJECT]

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

FEBRUARY 10, 2023 [DATE]

6 - PRIOR TO LETTER [ISSUE]

[DRAWING]

A-1.100

E 28TH AVENUE

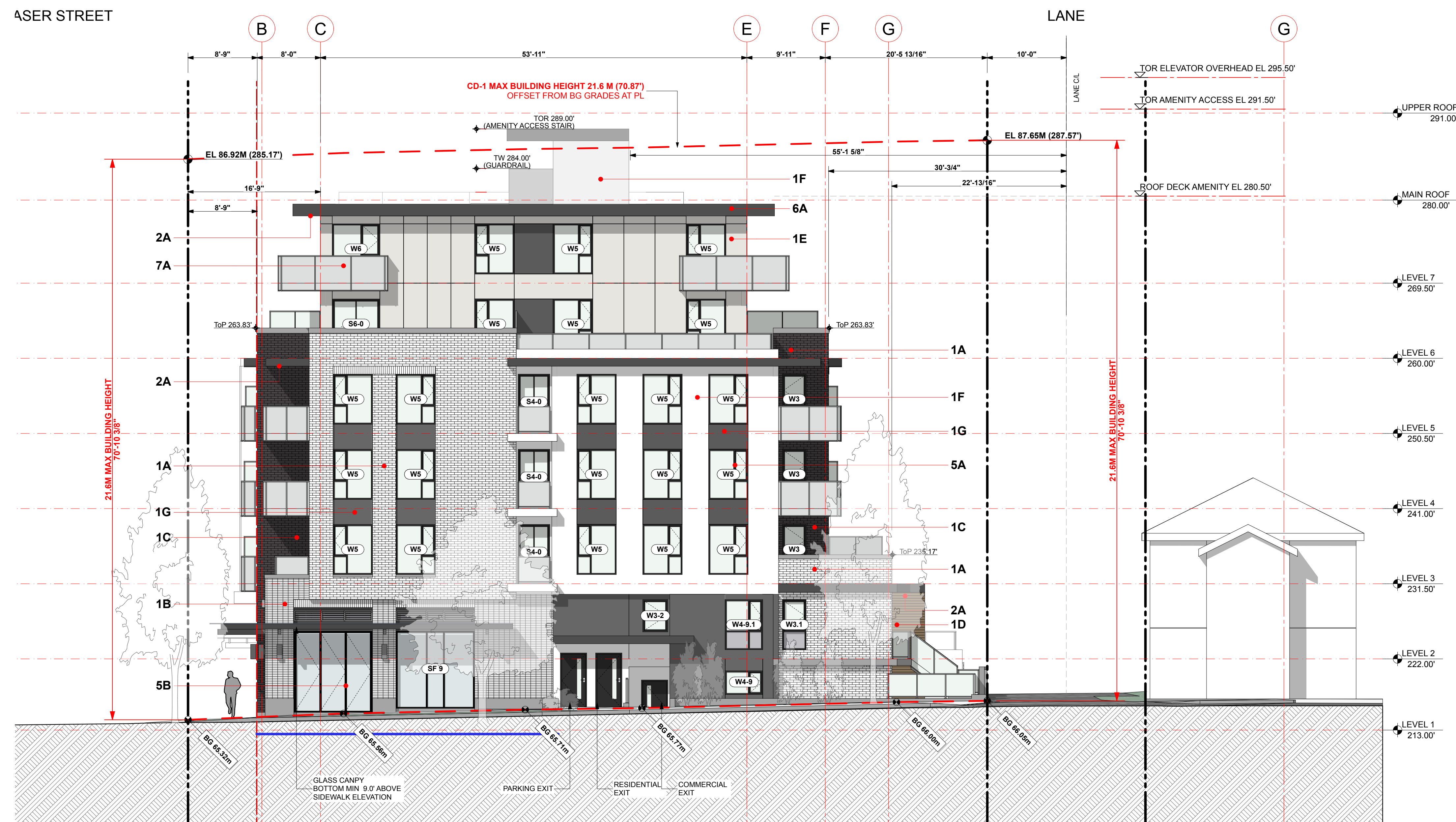
E 29TH AVENUE



1 WEST ELEVATION - FRASER STREET
SCALE: 1/8" = 1'-0"

FRASER STREET

LANE



2 SOUTH ELEVATION - E 29 TH AVENUE
SCALE: 1/8" = 1'-0"

MATERIAL & COLOUR LEGEND

	COLOUR	PRODUCT & REFERENCE NO.	COLOUR SPEC.
CLADDING			
1A	White	Mutual Materials - Norman Size	Aspen
1B	Grey	Mutual Materials - Norman Size	Pewter
1C	Charcoal	Mutual Materials - Norman Size	Coal Creek
1D	Woodgrain	Woodtone, LUX V-Groove or approved alternate	Light Oak / Cedar
1E	Light Grey	Hardie - Artisan Series - Shiplap Siding	Pearl Gray
1F	White	Hardie - Artisan Series - Shiplap Siding	Arctic White
1G	Dark Grey	Hardie - Artisan Series - Shiplap Siding	Iron Gray
1H	Dark Grey	Painted Concrete	Iron Gray
SOFFIT			
2A	Woodgrain	Woodtone, LUX V-Groove or approved alternate	Light Oak / Cedar
	Texture		
ROOF			
3A	Charcoal	2 Ply SBS	
WINDOWS			
5A	Charcoal	Residential Vinyl Windows	Starline - Kendall Charcoal (old)
5B	Charcoal	Aluminum Storefront	Colour to match Cascadia Metals - Dark Brown
5C	Cedar	Aluminum CRU Entry Door	To match Lux Metal Craft - Cedar
TRIMS			
6A	Black	Wood Trims & Fascias at Roof Overhangs	Benjamin Moore - BM124-10 Wrought Iron
RAILINGS			
7A	Silver	Pre-finished Aluminum Railing c/w Safety Glass (frosted or fritted glass)	Clear Anodized Aluminum
ACCESSORIES			
8A	Woodgrain	Metal Decorative Screens	Light Oak / Cedar
8B	Varies	Flashings	To match adjacent cladding, window, & trim

THE MINIMUM ACOUSTIC PERFORMANCE IS TO BE MET IN ACCORDANCE WITH ACOUSTIC REPORT BY BKL CONSULTANTS LTD.

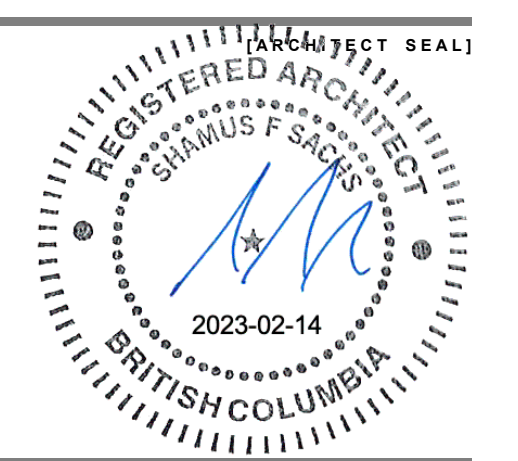


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(PROJECT TEAM)



(CLIENT)

STRAND AND LOCARNO

(PROJECT)

ARLO
708 E 28TH AVENUE
VANCOUVER, BC (DP-2022-00645)

BUILDING ELEVATION - WEST, SOUTH

21544 (PROJECT)

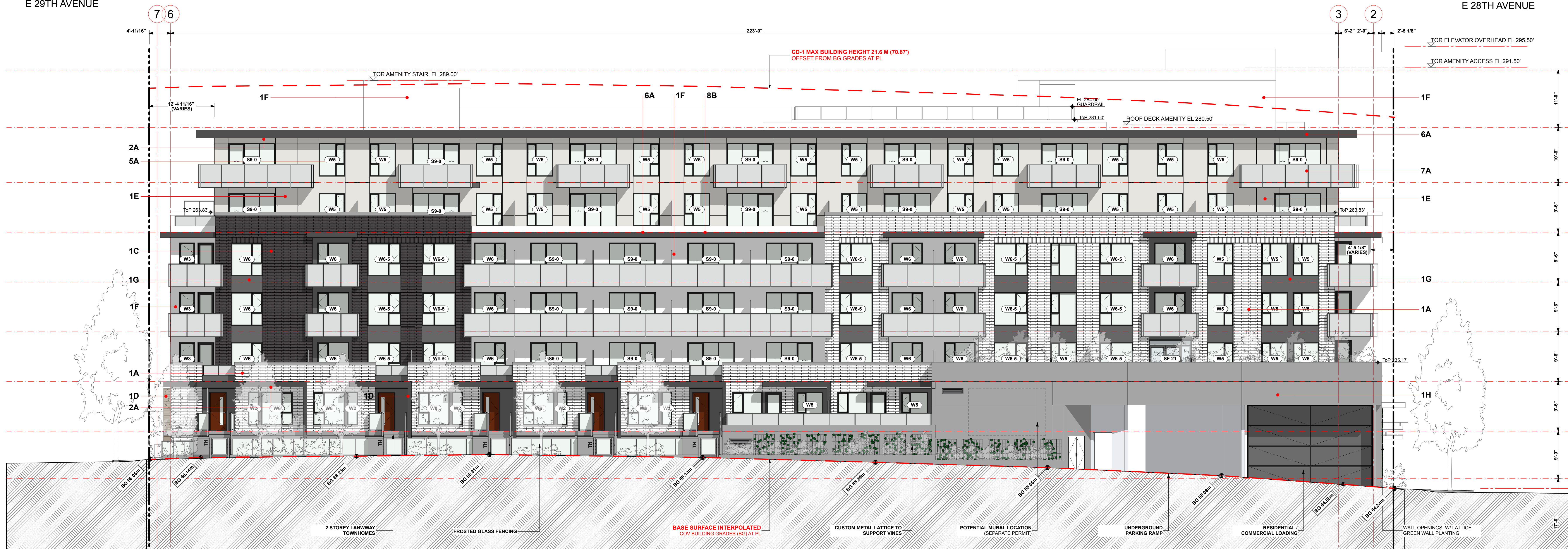
(SCALE)

FEBRUARY 10, 2023 (DATE)

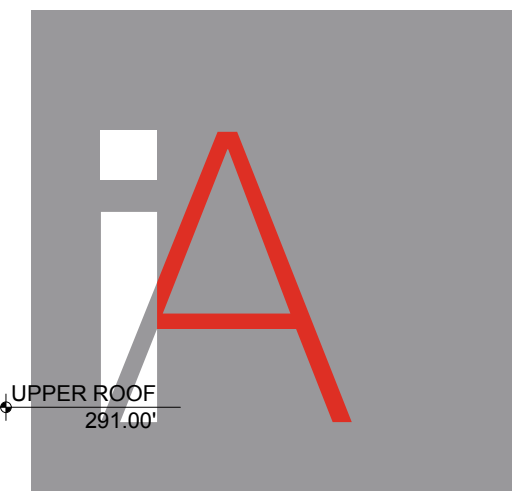
6 - PRIOR TO LETTER (ISSUE)

(DRAWING)

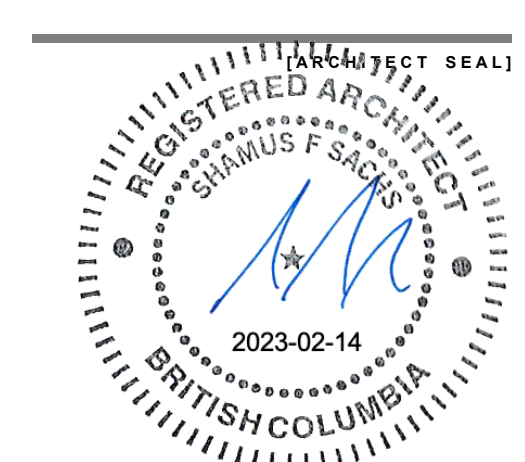
A-4.100



3 EAST ELEVATION - LANEWAY
SCALE: 1/8" = 1'-0"



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STRAND AND LOCARNO
ARLO
708 E 28th AVENUE
VANCOUVER, BC (DP-2022-00645)

BUILDING ELEVATION - EAST
21544
FEBRUARY 10, 2023
6 - PRIOR TO LETTER



4 EAST ELEVATION - LANEWAY - TOWNHOUSES
SCALE: 1/8" = 1'-0"

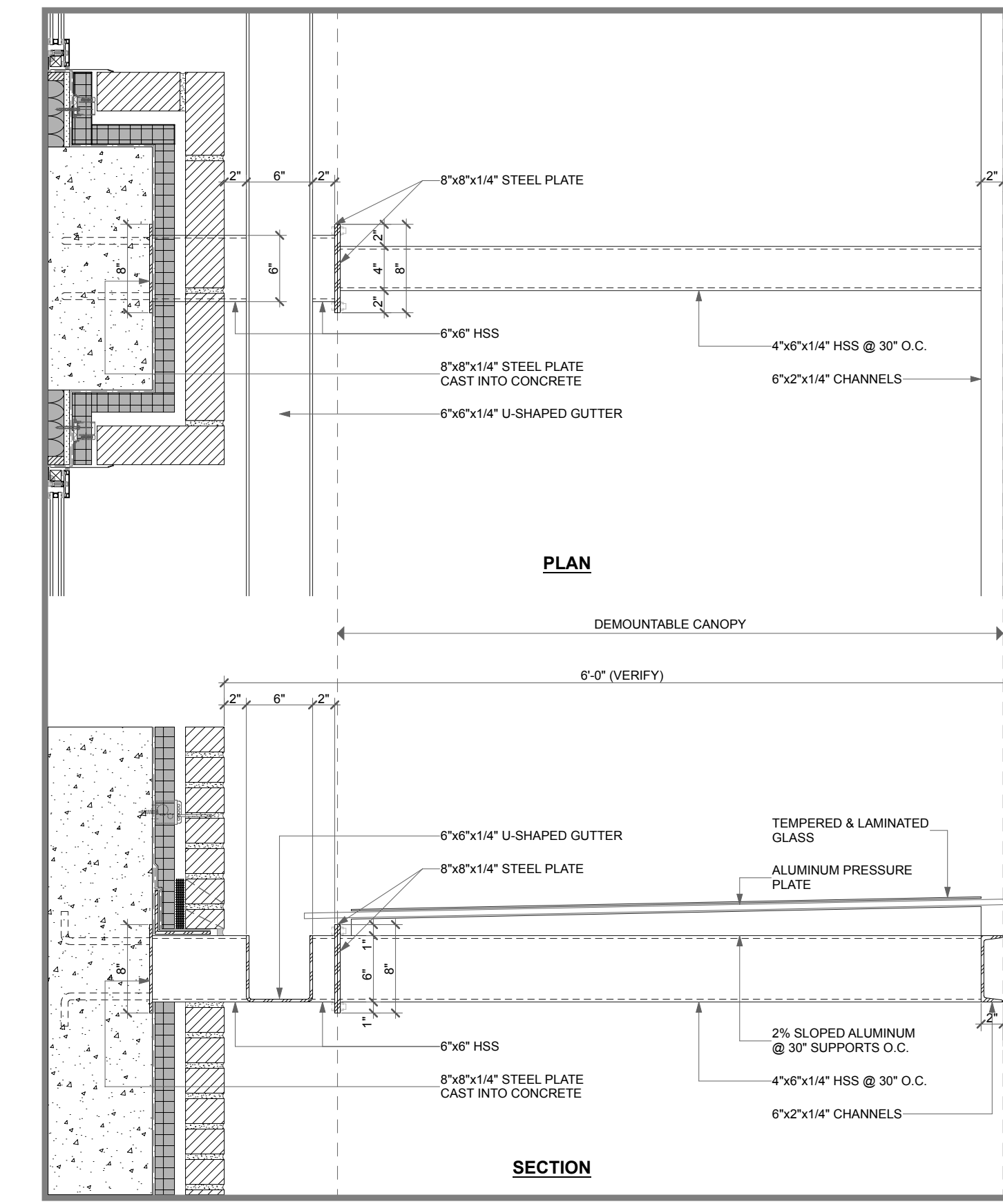
MATERIAL & COLOUR LEGEND

	COLOUR	PRODUCT & REFERENCE NO.	COLOUR SPEC.
CLADDING			
1A	White	Mutual Materials - Norman Size	Aspen
1B	Grey	Mutual Materials - Norman Size	Pewter
1C	Charcoal	Mutual Materials - Norman Size	Coal Creek
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1E	Light Grey	Hardie - Artisan Series - Shiplap Siding	Pearl Gray
1F	White	Hardie - Artisan Series - Shiplap Siding	Arctic White
1G	Dark Grey	Hardie - Artisan Series - Shiplap Siding	Iron Gray
1H	Dark Grey	Painted Concrete	Iron Gray
SOFFIT			
2A	Woodgrain Texture	Woodtone, LUX V-Groove or approved alternate	Light Oak / Cedar
ROOF			
3A	Charcoal	2 Ply SBS	
WINDOWS			
5A	Charcoal	Residential Vinyl Windows	Starline - Kendall Charcoal (old)
5B	Charcoal	Aluminum Storefront	Colour to match Cascadia Metals - Dark Brown
5C	Cedar	Aluminum CRU Entry Door	To match Lux Metal Craft - Cedar
TRIMS			
6A	Black	Wood Trims & Fascias at Roof Overhangs	Benjamin Moore - BM2124-10 Wrought Iron
RAILINGS			
7A	Silver	Pre-finished Aluminum Railing c/w Safety Glass (frosted or fitted glass)	Clear Anodized Aluminum
ACCESSORIES			
8A	Woodgrain	Metal Decorative Screens	Light Oak / Cedar
8B	Varies	Flashings	To match adjacent cladding, window, & trim

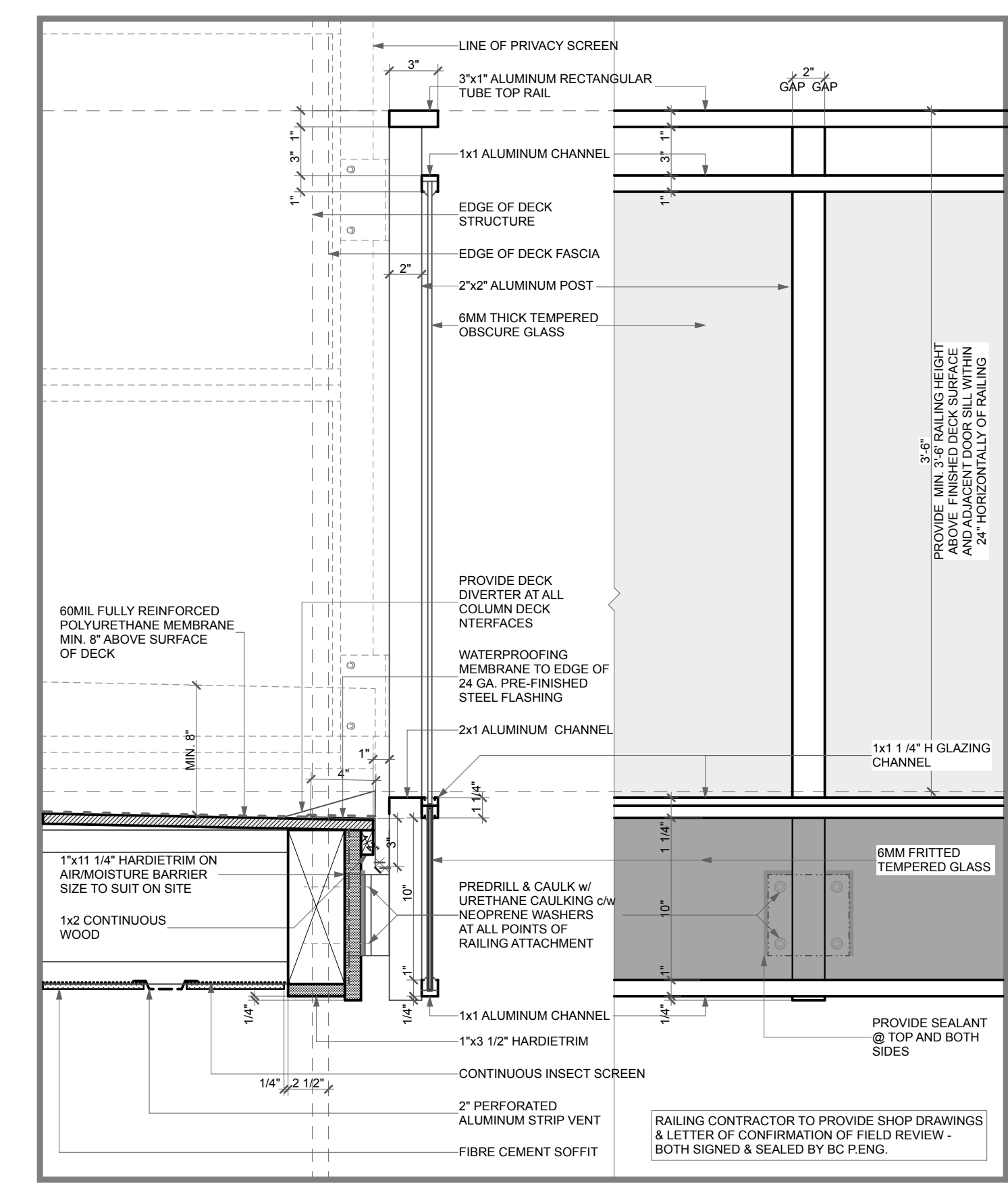
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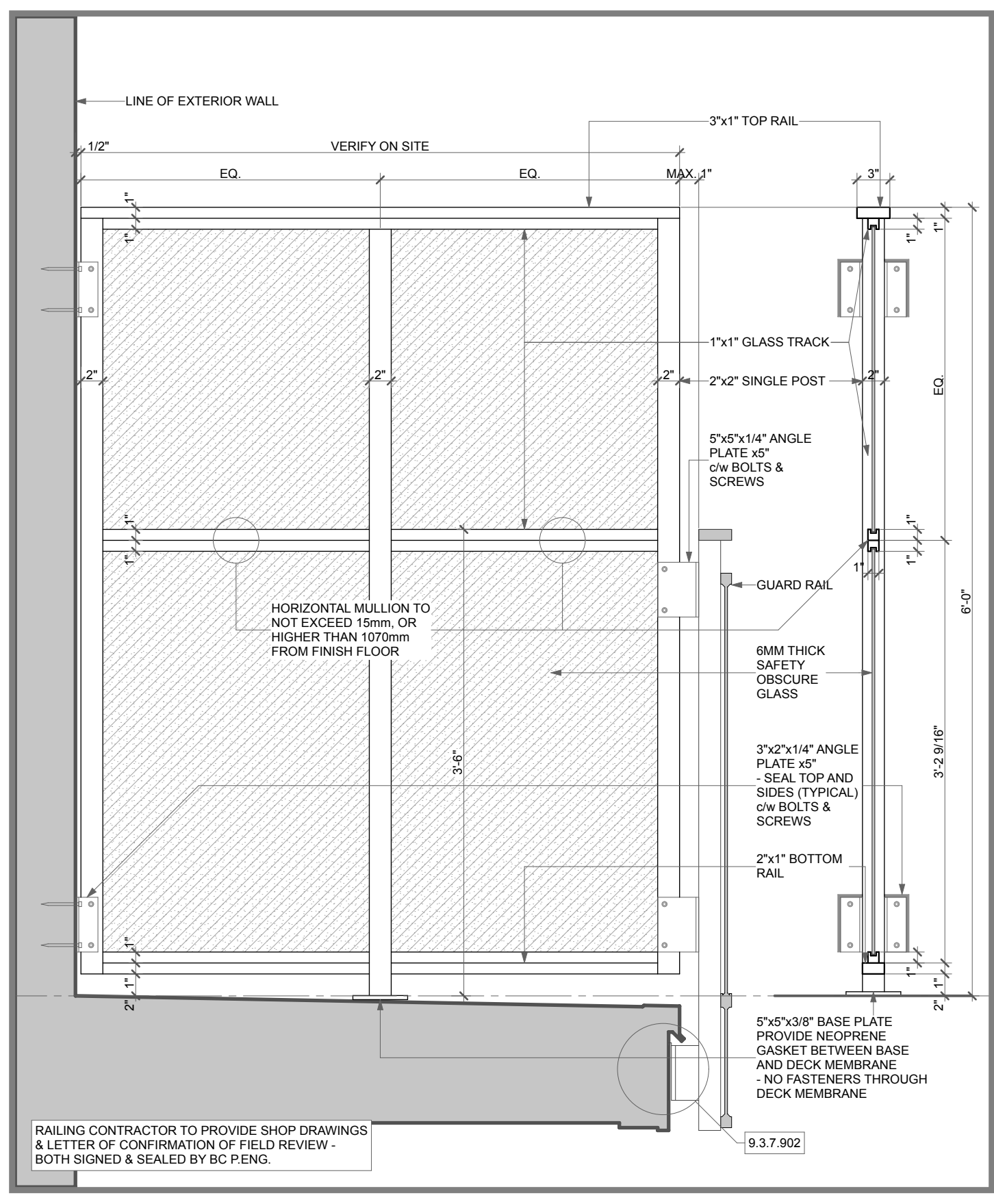
5 NORTH ELEVATION - E 28 TH AVENUE
SCALE: 1/8" = 1'-0"



8 DEMOUNTABLE CANOPY DETAIL



6 OUTSIDE FASCIA MOUNT GLASS GUARDRAIL



7 PRIVACY SCREEN DETAIL

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ARLO
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BUILDING ELEVATION - NORTH
[TITLE]
21544 [PROJECT]
FEBRUARY 10, 2023 [DATE]
6 - PRIOR TO LETTER [ISSUE]
A-4.300 [DRAWING]