

A.2

MOTION

2. Approval of Form of Development: 188 West 41st Avenue (Formerly 146-186 West 41st Avenue and 5726 Columbia Street)

THAT the form of development for this portion of the site known as FOD Brief - 188 West 41st Ave (formerly 146-186 West 41st Avenue and 5726 Columbia Street) be approved generally as illustrated in the Development Application Number DP-2022-00416, prepared by Bogner Developments Group Ltd and RH Architects, and submitted electronically on March 2, 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:

[146-186 West 41st Avenue & 5726 Columbia Street rezoning application](#)



RH Architects Inc.

120 Powell Street, Unit 10
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V6A 1G1

t 604.669.6002
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ISSUED FOR
DP RESUBMISSION
01 MARCH 2023

2 DP RESUBMISSION 2023-03-01
1 DP SUBMISSION 2022-06-10

REVISION: DATE:

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ARCHITECTURAL SEAL:



CLIENT:



PROJECT:
THE BROMLEY
146-186 West 41st Ave & 5726 Columbia Street

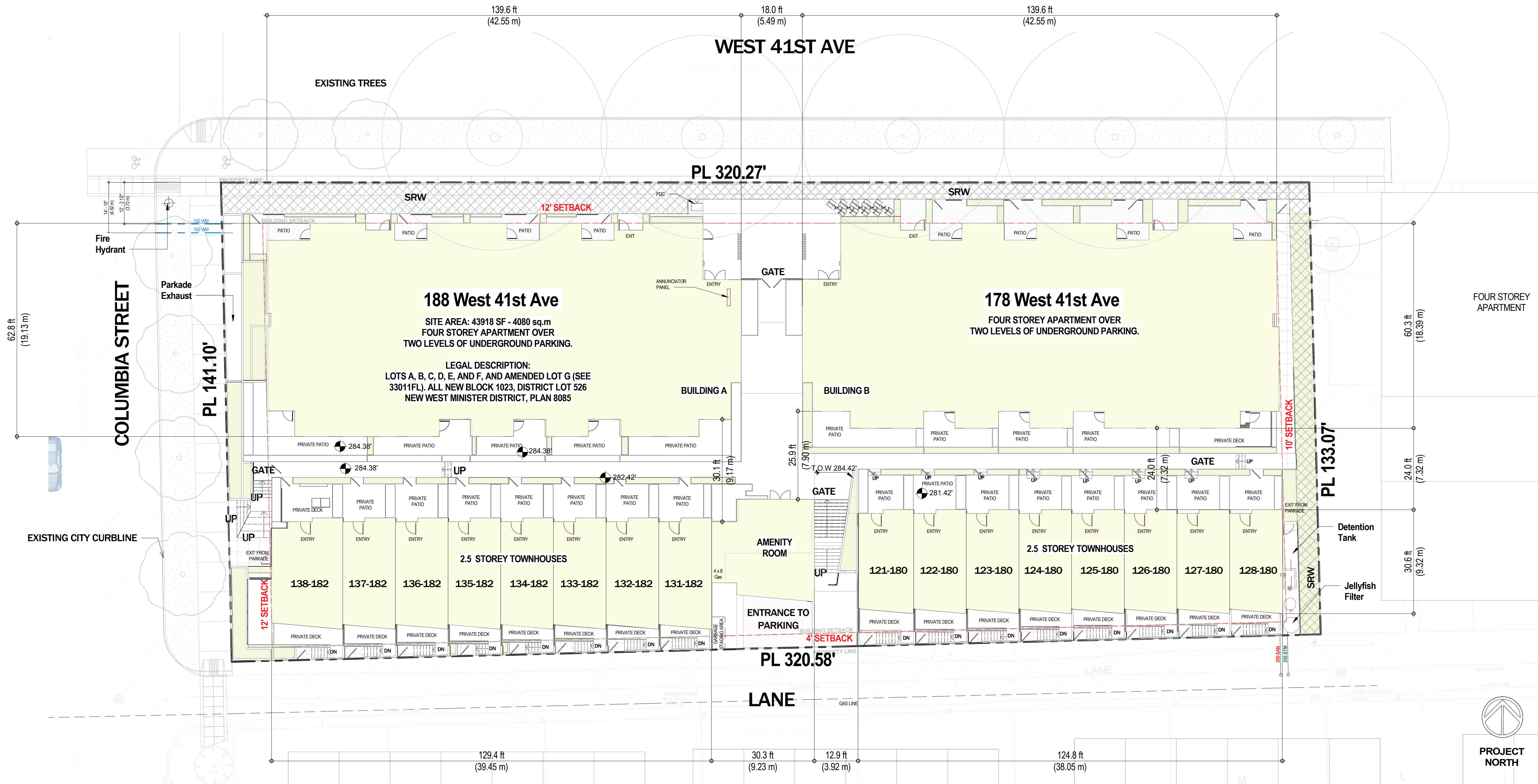
DRAWING TITLE:
SITE PLAN

BASE FILE:
SCALE: 1/16" = 1'-0"
PLOT DATE: 2023-MAR-01
DRAWN: LP, JN, VY
CHECKED: VY

PROJECT NO. **2028**

DWG. NO. **A1.0**

D.P. No: DE-
B.P. No: BU-





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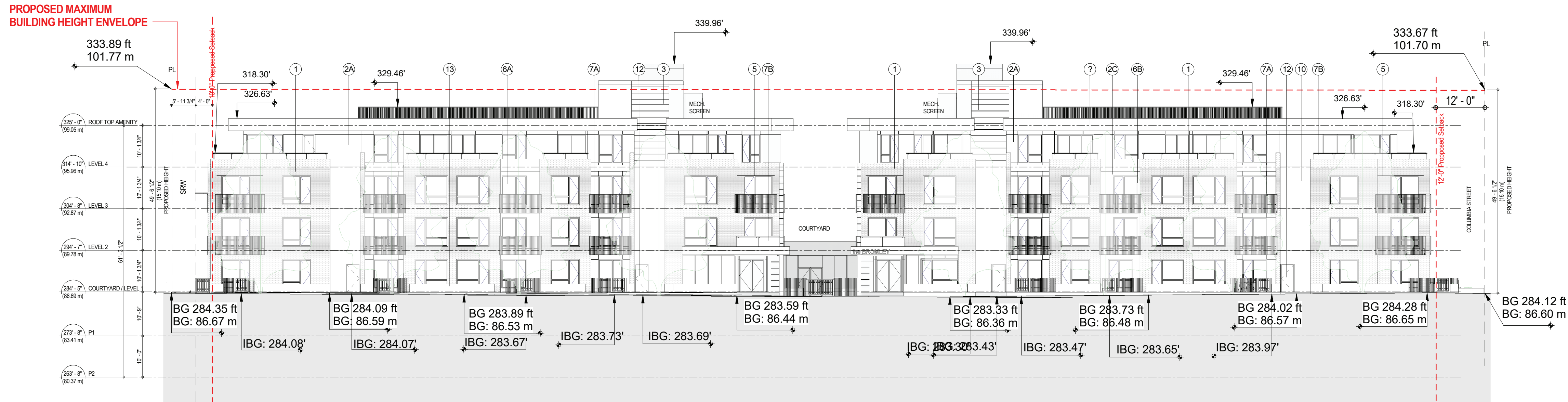
DRAWING TITLE:
ELEVATIONS

BASE FILE:
SCALE: As indicated
PLOT DATE: 2023-MAR-01
DRAWN: LP, JN, VY
CHECKED: VY

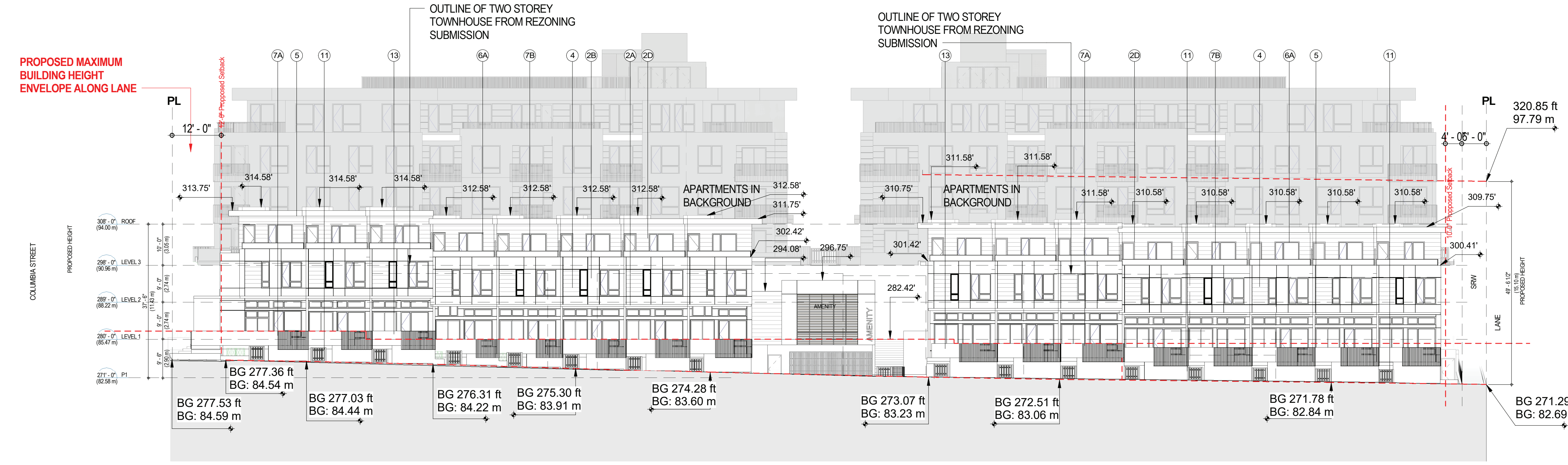
PROJECT NO. **2028**

DWG. NO. **A4.0**

D.P. No: DE-
B.P. No: BU-



1 NORTH ELEVATION (W41ST AVE)
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL LEGEND

- 1** BRICK CLADDING
MUTUAL MATERIALS - ASPEN
- 2A** CEMENTITIOUS PANELS - CERACLAD -
CASHMERE SMOOTH FINISH
NOVEMBER STORM #0543
- 2B** CEMENTITIOUS PANELS - EQUITONE-
SMOOTH FINISH - WHITE NF164
- 2C** CEMENTITIOUS PANELS -
CERACLAD - ASH HN-H4995U
- 2D** CEMENTITIOUS PANELS - NICHIIA -
LATURA V-GROOVE - LIGHT GREY
- 3** FIBRE CEMENT PANEL - NICHIIA -
INDUSTRIAL BLOCK CONC. SERIES -
GREY
- 4** FIBRE CEMENT PANEL - NICHIIA -
VINTAGE WOOD SERIES - SPRUCE
- 5** METAL SOFFIT - KLASSEN
BUILDING SUPPLIES - LIGHT PINE
- 6A** DOUBLE GLAZED WINDOWS/ PATIO
DOORS w/ BLACK FRAME
- 6B** DOUBLE GLAZED WINDOWS/ PATIO
DOORS w/ GREY FRAME
- 7A** ALUMINUM PICKET GUARDRAIL - BLACK
- 7B** ALUMINUM & GLASS GUARDRAIL - CLEAR
- 8** COMPOSITE ALUMINUM PANEL - AL-13
GALAXY BLACK
- 8A** COMPOSITE ALUMINUM PANEL - AL-13
COPPER PENNY CC017
- 9A** METAL ACCENT PANEL - BLACK
- 9B** METAL ACCENT PANEL - GREY
- 10** METAL ACCENT - CORTEN STEEL
- 11** CUSTOM IRON GATE - BLACK
- 12** METAL DOOR - BLACK
- 13** METAL PLANTER - CORTEN

1. BRICK CLADDING COLOR: #E8EE0D5	
2. CEMENTITIOUS PANEL COLOR: #423F38 COLOR: #FCF8F5 COLOR: #C1BAB0 COLOR: #CCCCC8	
3. FIBRE CEMENT PANEL INDUSTRIALBLOCK - CONCRETE SERIES	
4. FIBRE CEMENT PANEL VINTAGE WOOD SERIES	
5. METAL SOFFIT - WOOD FINISH	
6. DOUBLE GLAZED WINDOWS/DOORS	
7. ALUMINUM GUARDRAIL	
8. COMPOSITE ALUMINUM PANEL COLOR: #2E2A25 COLOR: Copper Penny, CC017	
9. SPANDREL METAL PANEL	
10. CORTEN STEEL	
11. IRON GATE	
12. METAL DOOR	
13. METAL PLANTER	



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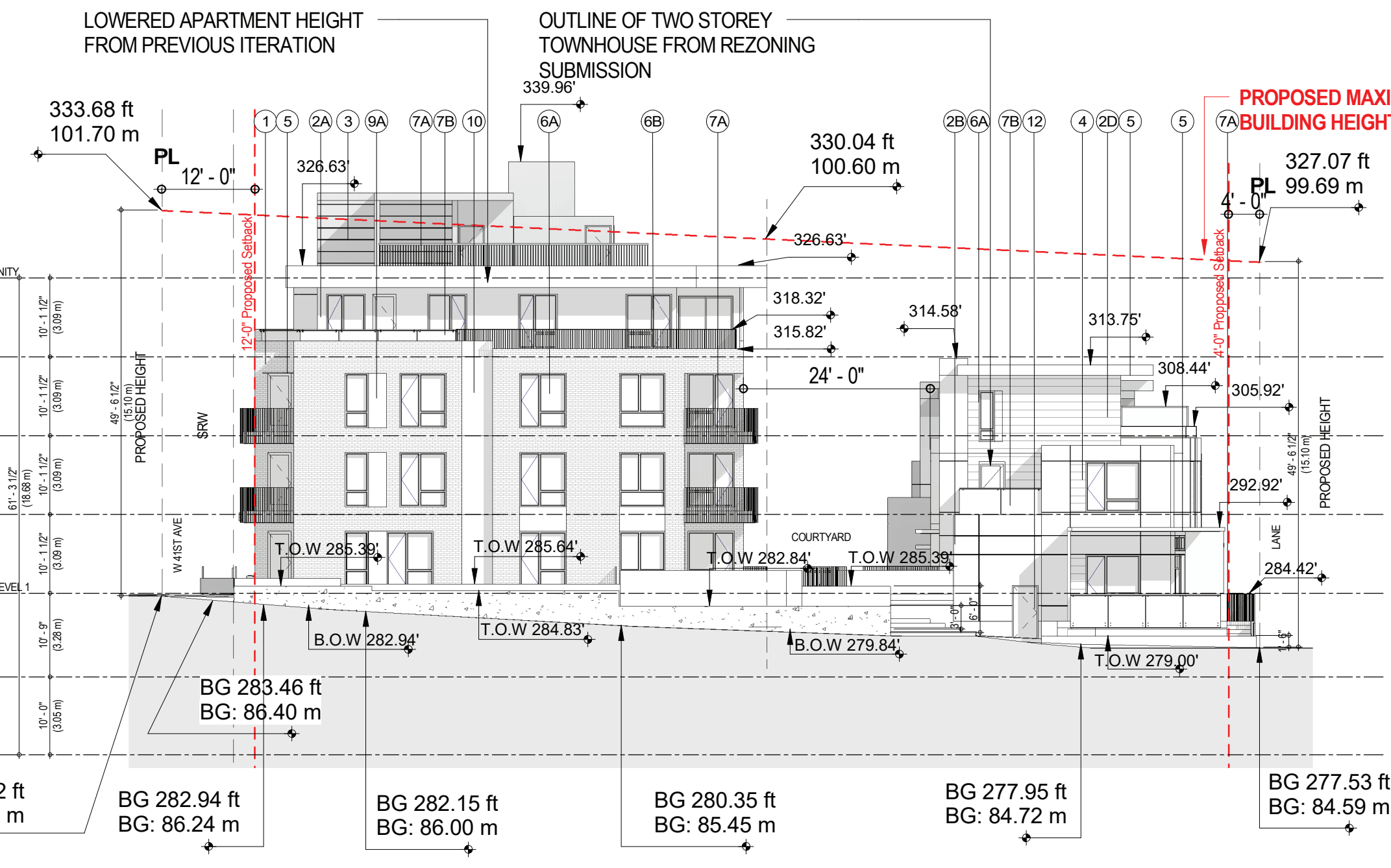
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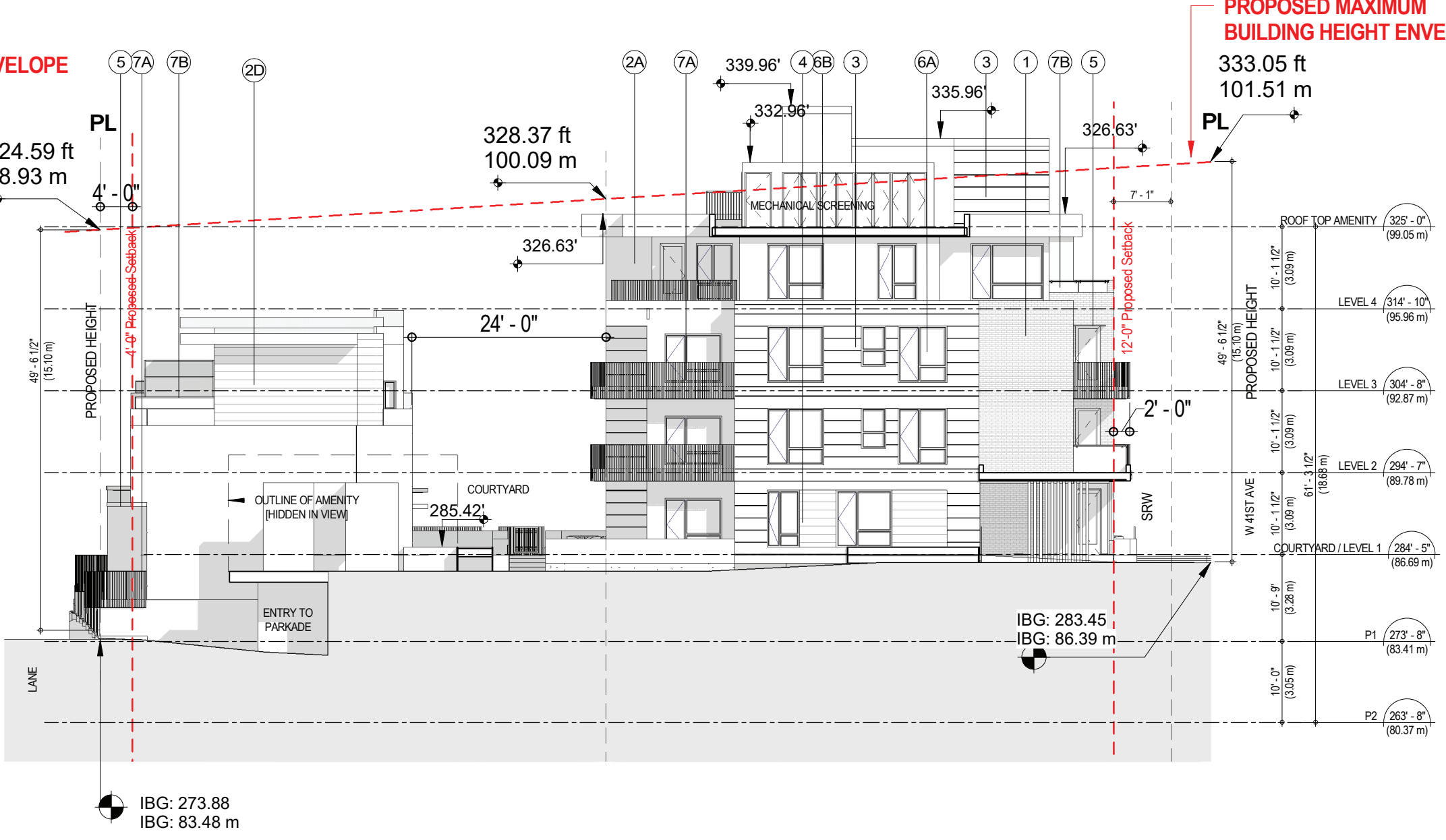
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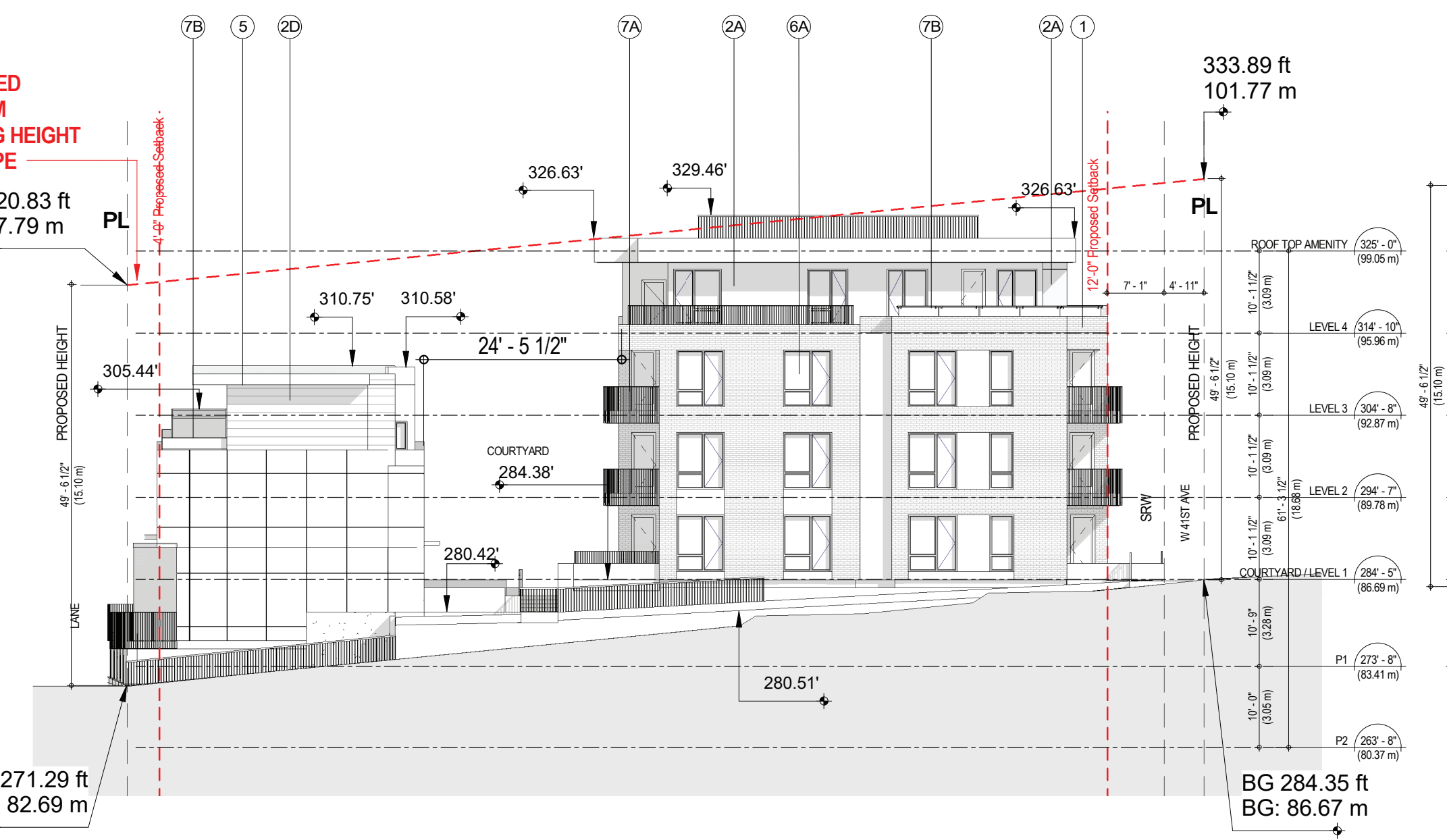
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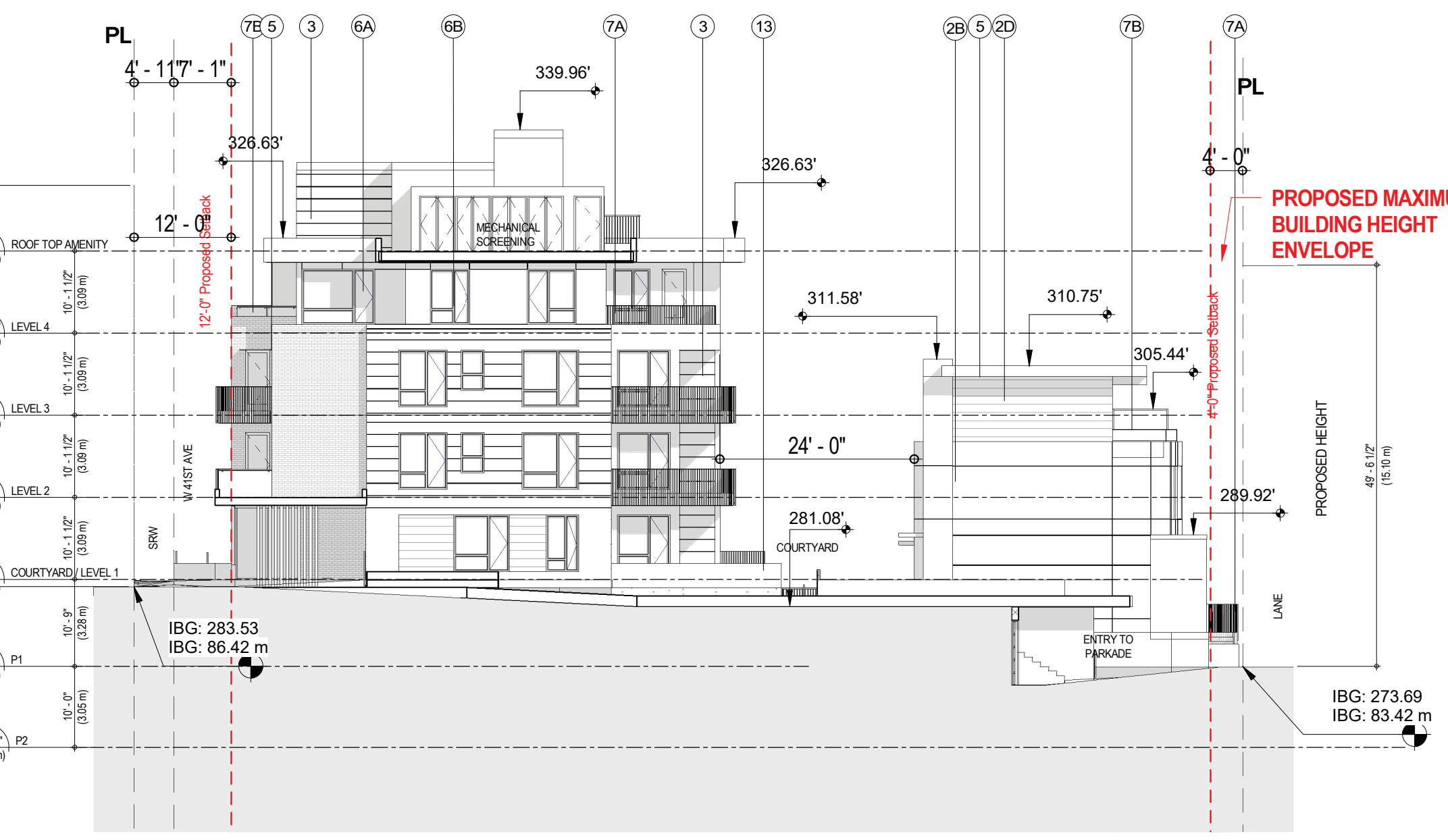
WEST ELEVATION - B1 (COLUMBIA ST)
SCALE: 1/16" = 1'-0"



EAST ELEVATION - B1 (COURTYARD)
SCALE: 1/16" = 1'-0"



EAST ELEVATION - B2 (LANE)
SCALE: 1/16" = 1'-0"



WEST ELEVATION - B2 (COURTYARD)
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL LEGEND

- 1** BRICK CLADDING
MUTUAL MATERIALS - ASPEN
- 2A** CEMENTITIOUS PANELS - CERACLAD - CASHMERE SMOOTH FINISH NOVEMBER STORM #0543
- 2B** CEMENTITIOUS PANELS - EQUITONE-SMOOTH FINISH - WHITE NF164
- 2C** CEMENTITIOUS PANELS - CERACLAD - ASH HN-H4959U
- 2D** CEMENTITIOUS PANELS - NICHIIA - LATURA V-GROOVE - LIGHT GREY
- 3** FIBER CEMENT PANEL - NICHIIA - INDUSTRIAL BLOCK CONC. SERIES - GREY
- 4** FIBER CEMENT PANEL - NICHIIA - VINTAGE WOOD SERIES - SPRUCE
- 5** METAL SOFFIT - KLASSEN BUILDING SUPPLIES - LIGHT PINE
- 6A** DOUBLE GLAZED WINDOWS/ PATIO DOORS w/ BLACK FRAME
- 6B** DOUBLE GLAZED WINDOWS/ PATIO DOORS w/ GREY FRAME
- 7A** ALUMINUM PICKET GUARDRAIL - BLACK
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- 8** COMPOSITE ALUMINUM PANEL - AL-13 GALAXY BLACK
- 8A** COMPOSITE ALUMINUM PANEL - AL-13 COPPER PENNY CC017
- 9A** METAL ACCENT PANEL - BLACK
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- 11** CUSTOM IRON GATE - BLACK
- 12** METAL DOOR - BLACK
- 13** METAL PLANTER - CORTEN

1. BRICK CLADDING COLOR: #E8EE0D5	
2. CEMENTITIOUS PANEL COLOR: #423F38 COLOR: #FCF8F5 COLOR: #C1B805 COLOR: #CCCCC8	
3. FIBRE CEMENT PANEL INDUSTRIALBLOCK - CONCRETE SERIES	
4. FIBRE CEMENT PANEL VINTAGE WOOD SERIES	
5. METAL SOFFIT - WOOD FINISH	
6. DOUBLE GLAZED WINDOWS/DOORS	
7. ALUMINUM GUARDRAIL	
8. COMPOSITE ALUMINUM PANEL COLOR: #2E2A25 COLOR: Copper Penny, CC017	
9. SPANDREL METAL PANEL	
10. CORTEN STEEL	
11. IRON GATE	
12. METAL DOOR	
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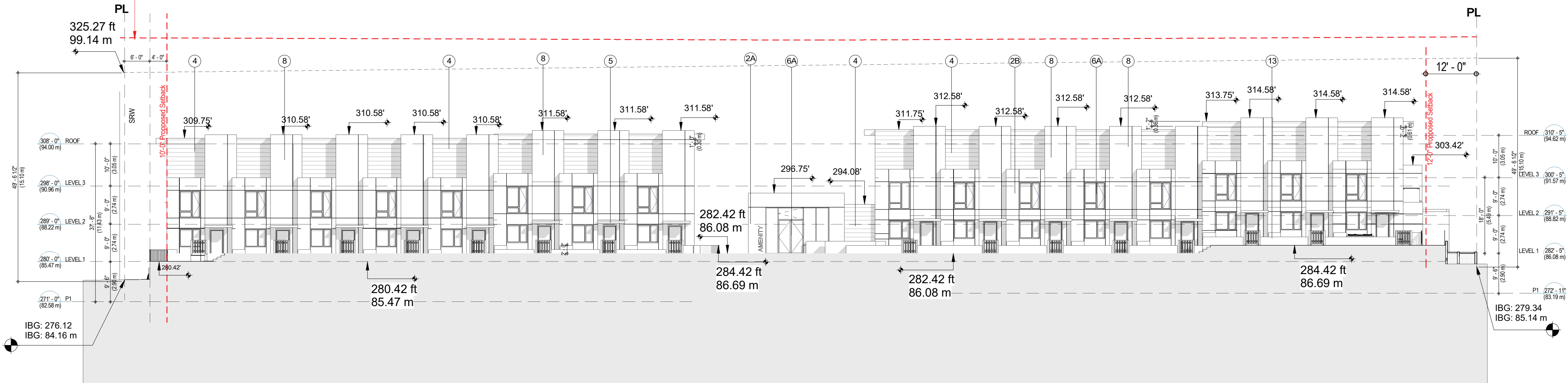
BASE FILE:
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DWG. NO. **A4.2**

D.P. No: DE-
B.P. No: BU-

PROPOSED MAXIMUM BUILDING HEIGHT ENVELOPE ALONG W 41ST AVE



1 TOWNHOUSE NORTH ELEVATION

SCALE: 1/16" = 1'-0"

PROPOSED MAXIMUM BUILDING HEIGHT ENVELOPE



2 APARTMENT SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

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1. BRICK CLADDING COLOR: #E8EE0D5	
2. CEMENTITIOUS PANEL COLOR: #423F3B COLOR: #FCF8F5 COLOR: #C1B80 COLOR: #CCCCC8	
3. FIBRE CEMENT PANEL INDUSTRIALBLOCK - CONCRETE SERIES	
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