

# A.5

## MOTION

**5. Approval of Form of Development: 219 East 24th Avenue (Formerly 3970-3998 Main Street)**

THAT the form of development for this portion of the site known as 219 East 24<sup>th</sup> Avenue (formerly 3970-3998 Main Street) be approved generally as illustrated in the Development Application Number DP-2022-00729, prepared by Yamamoto Architecture, and submitted electronically on March 14, 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.

\* \* \* \* \*

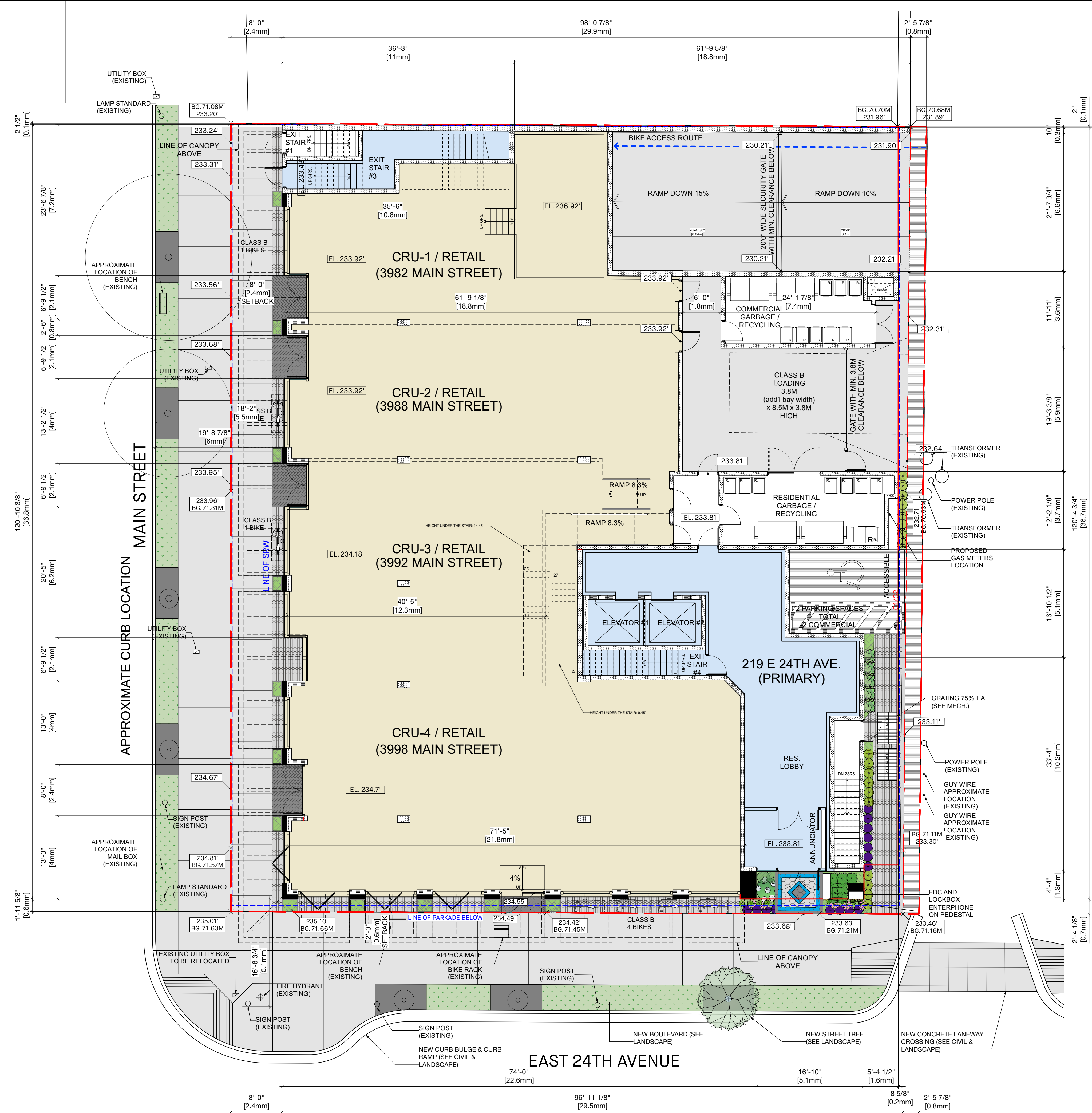
**Additional Background Information:**

<https://www.shapeyourcity.ca/3970-3998-main-st>

**LEGAL DESCRIPTION:**  
 LOT 7, BLOCK1 DISTRICT LOT 301 PLAN 5112  
 LOT 8, BLOCK1 DISTRICT LOT 301 PLAN 5112  
 LOT A, BLOCK1 DISTRICT LOT 301 PLAN 5112

**CIVIC ADDRESS:** 3970-3998 MAIN STREET, VANCOUVER, BC

**TOTAL SITE AREA:** 13274 SF



2	23-03-13	ISSUED FOR PRIOR-TO RE-SUBMISSION
1	22-08-10	ISSUED FOR DP
NO -	DATE -	ISSUE -



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**YAMAMOTO ARCHITECTURE**  
 202 - 33 East 8th Avenue  
 Vancouver, BC V5T 1R5  
 T - 604 731 1127 F - 604 731 1327

PROJECT -  
 MIXED-USE  
 219 EAST 24TH AVENUE  
 VANCOUVER, BC

DRAWING TITLE -  
 SITE PLAN

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - 23-03-13	A1.0
DRAWN - LJ	
CHECKED -	PROJ NO - 2118

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**ELEVATION KEY NOTES :**

- 1 BRICK VENEER - LIGHT GREY
- 2 CONCRETE CAP - CLEAR SEALED
- 3 FIBRE-CEMENT PANEL W/COLOUR MATCHED TRIM - PAINTED 'GREY'
- 4 FIBRE-CEMENT PANEL W/COLOUR MATCHED TRIM - PAINTED 'CHARCOAL'
- 5 FIBRE-CEMENT FASCIA - PAINTED 'WHITE'
- 6 SOFFIT - WOOD GRAIN
- 7 VINYL WINDOW - 'CHARCOAL'
- 8 METAL AND GLASS GUARDRAIL - CHARCOAL
- 9 METAL AND GLASS CANOPY - PAINTED 'CHARCOAL' W/CLEAR GLASS PANELS
- 10 ALUMINIUM STOREFRONT WINDOW - CHARCOAL
- 11 GLAZED TILE
- 12 STOREFRONT DOOR - WOOD GRAIN FINISH
- 13 PAINTED CONCRETE WITH REVEALS
- 14 O.H. GATE - CHARCOAL
- 15 LOUVER - CHARCOAL
- 16 METAL VENTS TO MATCH SIDING COLOUR
- 17 METAL SOLAR SHADE - CHARCOAL

\*ALL LISTED MATERIALS REQUIRE SAMPLE REVIEW PRIOR TO PRODUCTION OR INSTALLATION.



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

**NOTES :**  
1. SEE SUBMITTED ACOUSTIC REPORT PROVIDED BY BKL FOR MINIMUM REQUIRED NOISE INSULATION FOR INTERIOR SPACES.  
2. ALL EXTERIOR WALLS, WINDOWS AND BALCONY DOORS TO PROVIDE MINIMUM REQUIRED SOUND INSULATION AND PERFORMANCE VALUES AS PER THE SUBMITTED ACOUSTIC REPORT AND SECTION 8 'ACOUSTICS' OF THE DRAFT CD-1 BYLAW.

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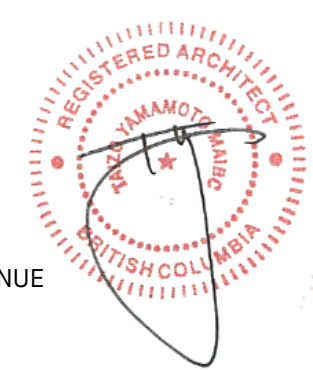


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DRAWING TITLE -  
WEST ELEVATION

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - 23-03-13	<b>A3.1</b>
DRAWN - LJ	
CHECKED -	PROJ NO - 2118

**ELEVATION KEY NOTES :**

- ① BRICK VENEER - LIGHT GREY
- ② CONCRETE CAP - CLEAR SEALED
- ③ FIBRE-CEMENT PANEL W/COLOUR MATCHED TRIM - PAINTED "GREY"
- ④ FIBRE-CEMENT PANEL W/COLOUR MATCHED TRIM - PAINTED "CHARCOAL"
- ⑤ FIBRE-CEMENT FASCIA - PAINTED "WHITE"
- ⑥ SOFFIT - WOOD GRAIN
- ⑦ VINYL WINDOW - "CHARCOAL"
- ⑧ METAL AND GLASS GUARDRAIL - CHARCOAL
- ⑨ METAL AND GLASS CANOPY - PAINTED "CHARCOAL" W/CLEAR GLASS PANELS
- ⑩ ALUMINIUM STOREFRONT WINDOW - CHARCOAL
- ⑪ GLAZED TILE
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**SOUTH ELEVATION - EAST 24TH STREET**  
SCALE : 1/8" = 1'-0"

**NOTES :**  
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DRAWING TITLE -  
SOUTH ELEVATION

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - 23-03-13	<b>A3.2</b>
DRAWN - LJ	
CHECKED -	PROJ NO - 2118

**ELEVATION KEY NOTES :**

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**EAST ELEVATION - LANE**  
SCALE : 1/8" = 1'-0"

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DRAWING TITLE -  
EAST ELEVATION

SCALE - 1/8" = 1'-0"

DATE - 23-03-13

DRAWN - LJ

CHECKED -

SHEET NO. -

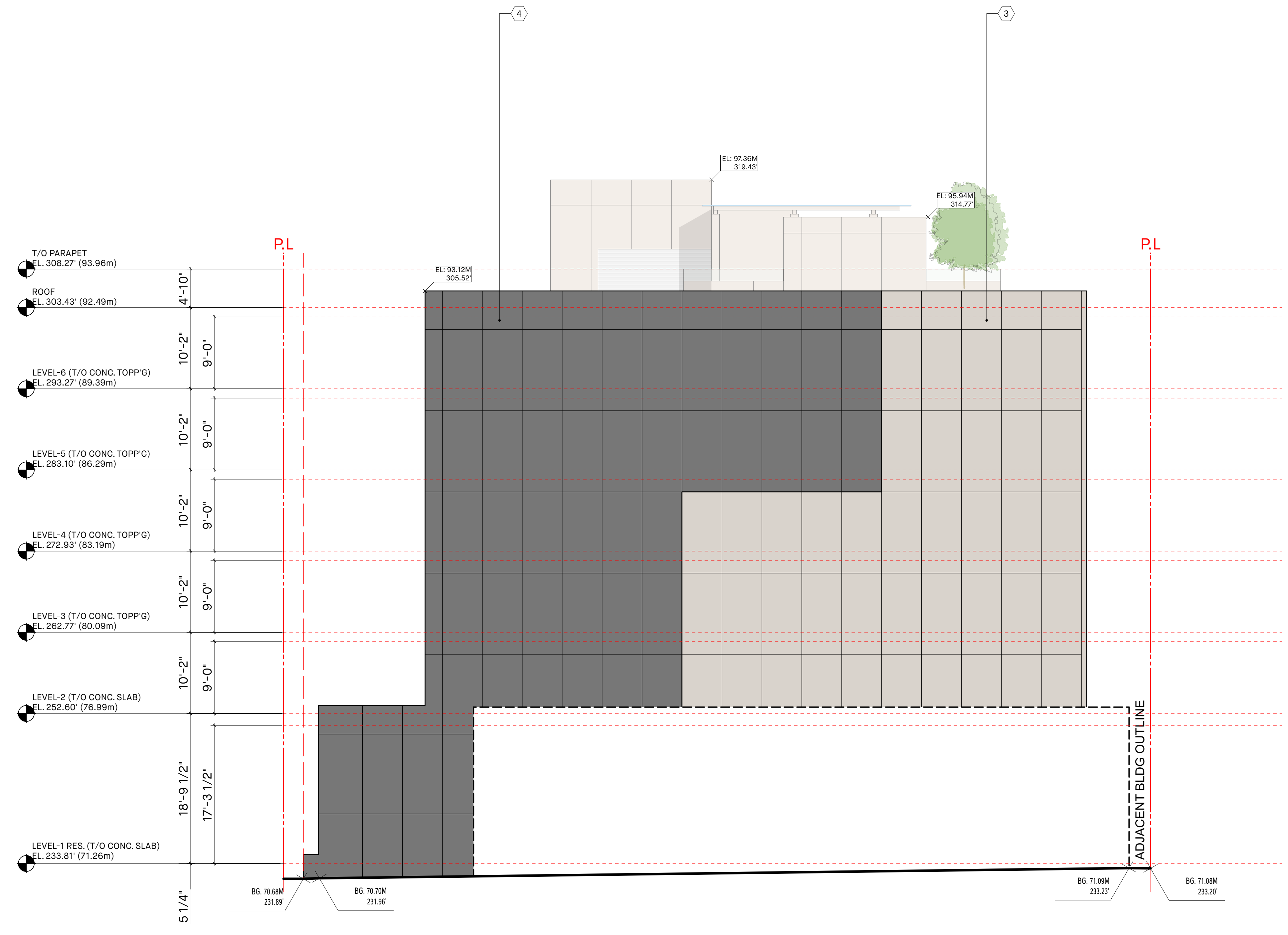
**A3.3**

PROJ NO - 2118

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**NORTH ELEVATION**  
SCALE : 1/8" = 1'-0"

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DRAWING TITLE —  
NORTH ELEVATION

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