

A.1

MOTION

1. **Approval of Form of Development - 481 West 49th Avenue (Formerly 427-477 West 49th Avenue)**

THAT the form of development for this portion of the site known as 481 West 49th Avenue (formerly 427-477 West 49th Avenue) be approved generally as illustrated in the Development Application Number DP-2023-00353, prepared by Arcadis Architects (Canada) Inc., and submitted electronically on November 17, 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/427-477-w-49-ave>

CIVIC ADDRESS:
481 W 49TH AVENUE
(INITIAL ADDRESS: 427-477 W 49TH AVENUE),
VANCOUVER, BC. V5Y 2Z9.

LEGAL DESCRIPTION:
LOT A BLK 999 DL 526
GROUP 1 NEW WESTMINSTER
DISTRICT PLAN EPP118360

TOTAL SITE AREA:
29,019 SQ.F.T. (2,695.91 SQ.M.)

TRANS CA
NEW CANADA LIMITED
1075 W Georgia St. Unit 2010
Vancouver, BC, V6E 3C9

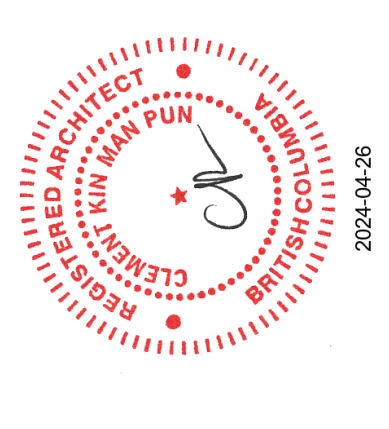
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Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES	DESCRIPTION	DATE
1	ISSUED FOR DP	2023-05-01
2	ISSUED FOR PRIOR-TO	2023-11-17
3	ISSUED FOR PRIOR-TO	2024-04-26

NOT FOR CONSTRUCTION

CONSULTANTS

SEAL

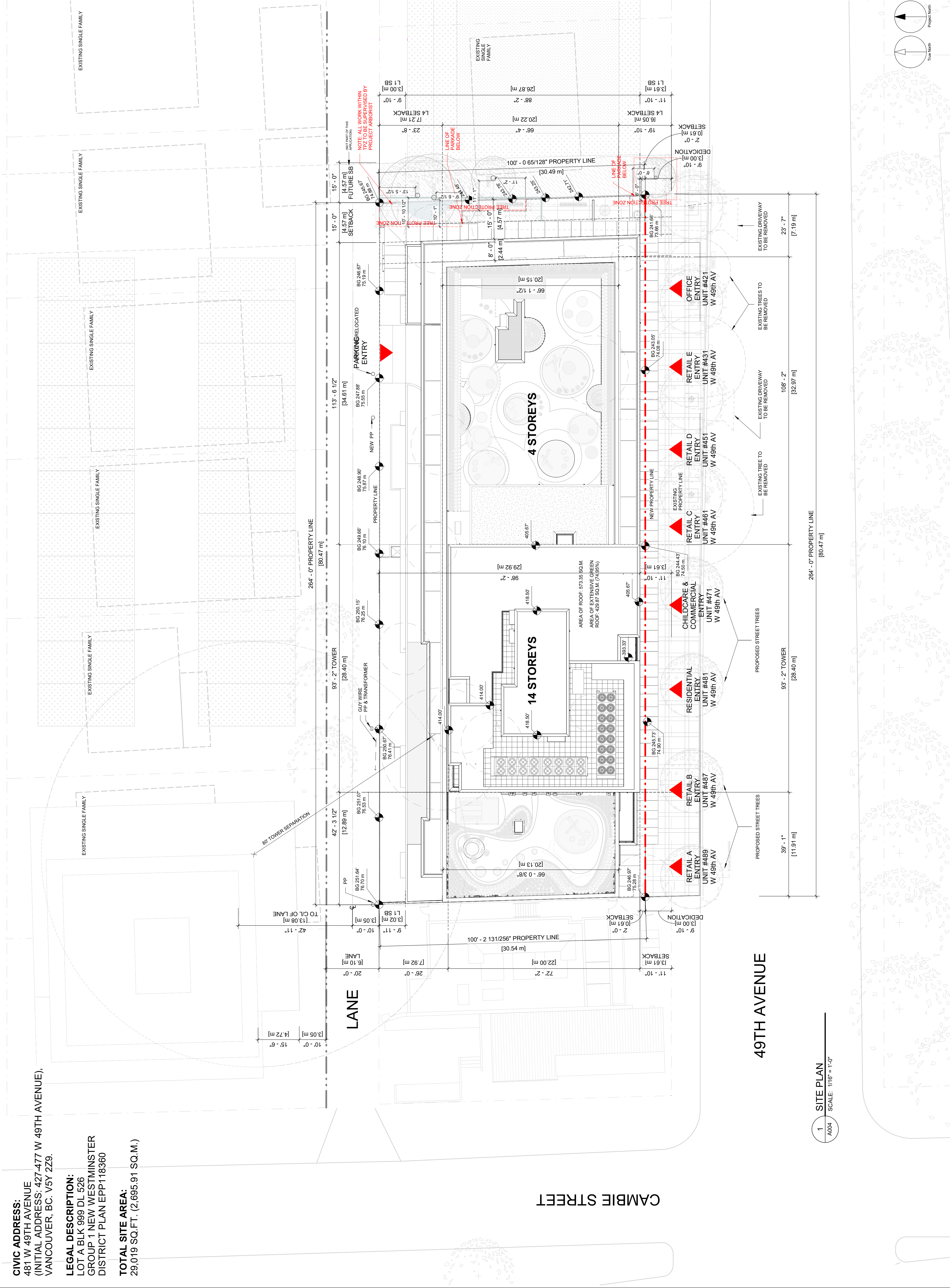


ARCADIS
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1285 West Pender Street - Suite 100
Vancouver BC V6E 4B1 Canada
tel 604 683 8797
www.arcadis.com

LATITUDE
481 W 49th Avenue,
Vancouver, BC. V5Y 2Z9.

PROJECT NO:	140354
DRAWN BY:	MR AND CM
CHECKED BY:	MD
PROJECT MGR:	MD
APPROVED BY:	CP

SHEET TITLE	SITE PLAN
SHEET NUMBER	A004
ISSUE	2



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

CLIENT

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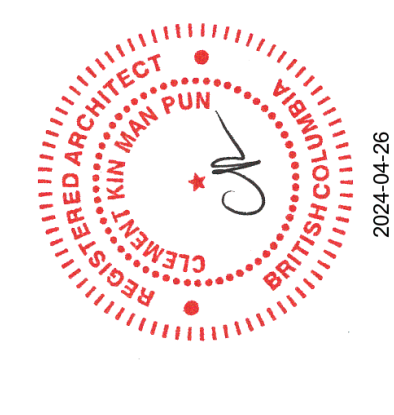
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LATITUDE
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PROJECT NO:	140354	CHECKED BY:	MD
DRAWN BY:	MR AND CM	PROJECT MGR:	CP
APPROVED BY:	MD		

SHEET TITLE

OVERALL ELEVATION NORTH

SHEET NUMBER	A201	ISSUE	2
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NUMBER	MATERIAL LEGEND	MATERIAL
8	OFF-FORM ARCHITECTURAL CONCRETE W/ EXPOSED TIE HOLES	
9	FIBER CEMENT PANEL	
10	CORRUGATED METAL PANEL - CHARCOAL GREY	
11	ALUM. LOUVERS - CHARCOAL GREY	
12	BRUSHED ALUM. METAL PANEL	
13	CLEAR GLASS GUARDRAIL - CHARCOAL GREY FRAMING	
14	S.S. FULL HEIGHT PULLS ON FRAMELESS GLASS DOORS	
15	FRITTED GLASS PRIVACY SCREENS - CHARCOAL GREY FRAMING	
16		

NUMBER	MATERIAL LEGEND	MATERIAL
1	METAL PANEL - OFF-WHITE	
2	METAL PANEL - CHARCOAL GREY	
3	LOW E-COATING GLASS ON WINDOW WALL - CHARCOAL GREY MULLIONS	
4	LOW E-COATING DOUBLE GLAZED SPANDREL PANEL ON WINDOW WALL - GREY	
5	STOREFRONT	
6	METAL PANEL VERTICAL FIN	
7	FRITTED GLASS CANOPY	

1 OVERALL NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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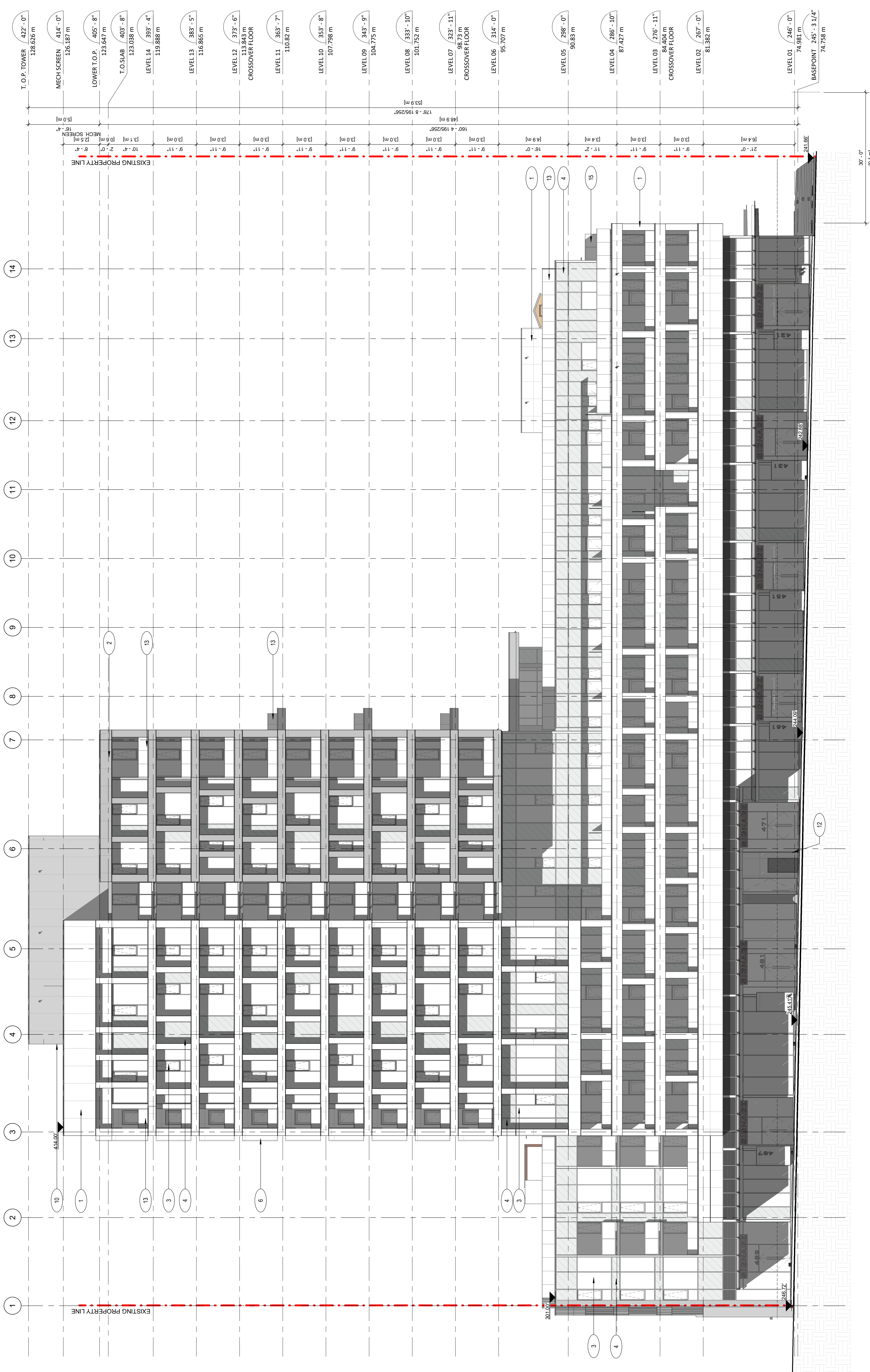
PROJECT
LATITUDE
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Vancouver, BC, V5Y 2Z9.

PROJECT NO:	140354
DRAWN BY:	MD
MR AND CM:	MD
PROJECT MGR:	CP
APPROVED BY:	MD

SHEET TITLE

OVERALL ELEVATION SOUTH

SHEET NUMBER	A202
ISSUE	2



NUMBER	MATERIAL LEGEND	MATERIAL
8	OFF-FORM ARCHITECTURAL CONCRETE W/ EXPOSED TIE HOLES	
9	FIBER CEMENT PANEL	
10	CORRUGATED METAL PANEL - CHARCOAL GREY	
11	ALUM. LOUVERS - CHARCOAL GREY	
12	BUSHED ALUM. METAL PANEL	
13	CLEAR GLASS GUARDRAIL - CHARCOAL GREY FRAMING	
14	S.S. FULL HEIGHT PULLS ON FRAMELESS GLASS DOORS	
15	FRITTED GLASS PRIVACY SCREENS - CHARCOAL GREY FRAMING	
16		

NUMBER	MATERIAL LEGEND	MATERIAL
1	METAL PANEL - OFF-WHITE	
2	METAL PANEL - CHARCOAL GREY	
3	LOW E-COATING GLASS ON WINDOW WALL - CHARCOAL GREY MULLIONS	
4	LOW E-COATING, DOUBLE GLAZED SPANDREL PANEL ON WINDOW WALL - GREY	
5	STOREFRONT	
6	METAL PANEL VERTICAL FIN	
7	FRITTED GLASS CANOPY	

NOTE: ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY AND IS NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. SIGNAGE IS APPROVED UNDER THE SIGN PERMITTING BY-LAW. THE OWNER(S) ASSUMES RESPONSIBILITY TO ACHIEVE COMPLIANCE WITH THE SIGN BY-LAW AND OBTAIN THE REQUIRED SIGN PERMITS.

1 OVERALL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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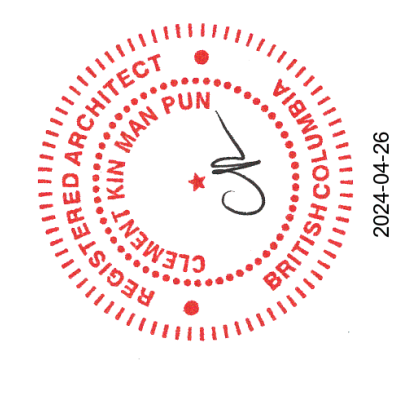
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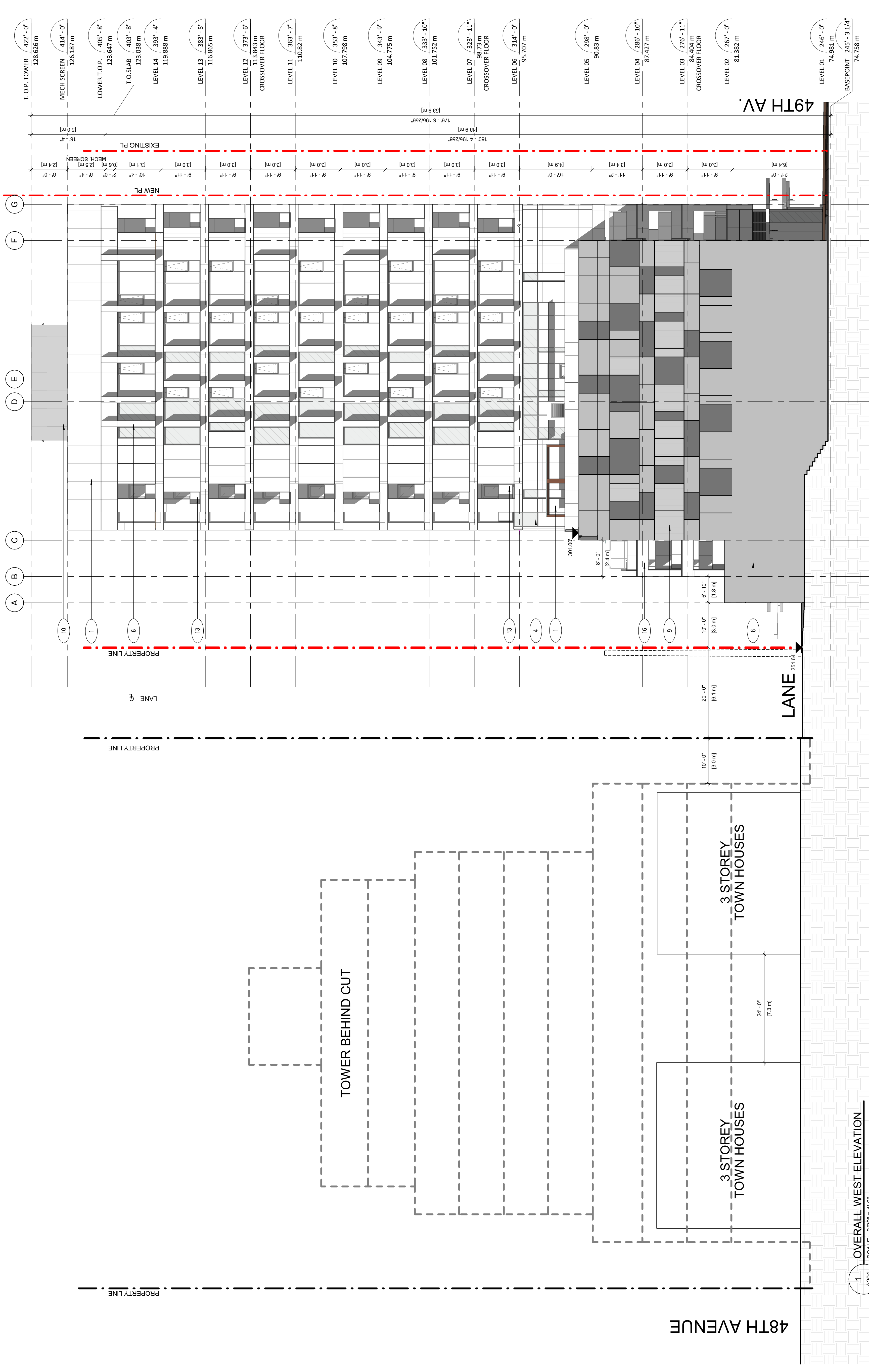
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PROJECT NO:
140354
DRAWN BY:
Author
CHECKED BY:
Checker
PROJECT MGR:
Designer
APPROVED BY:
Approver

SHEET TITLE
OVERALL ELEVATIONS WEST

SHEET NUMBER
A204
ISSUE
2



NUMBER	MATERIAL LEGEND	MATERIAL
8	OFF-FORM ARCHITECTURAL CONCRETE W/ EXPOSED TIE	
9	FIBER CEMENT PANEL	
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1 OVERALL WEST ELEVATION
SCALE: 3/32" = 1'-0"