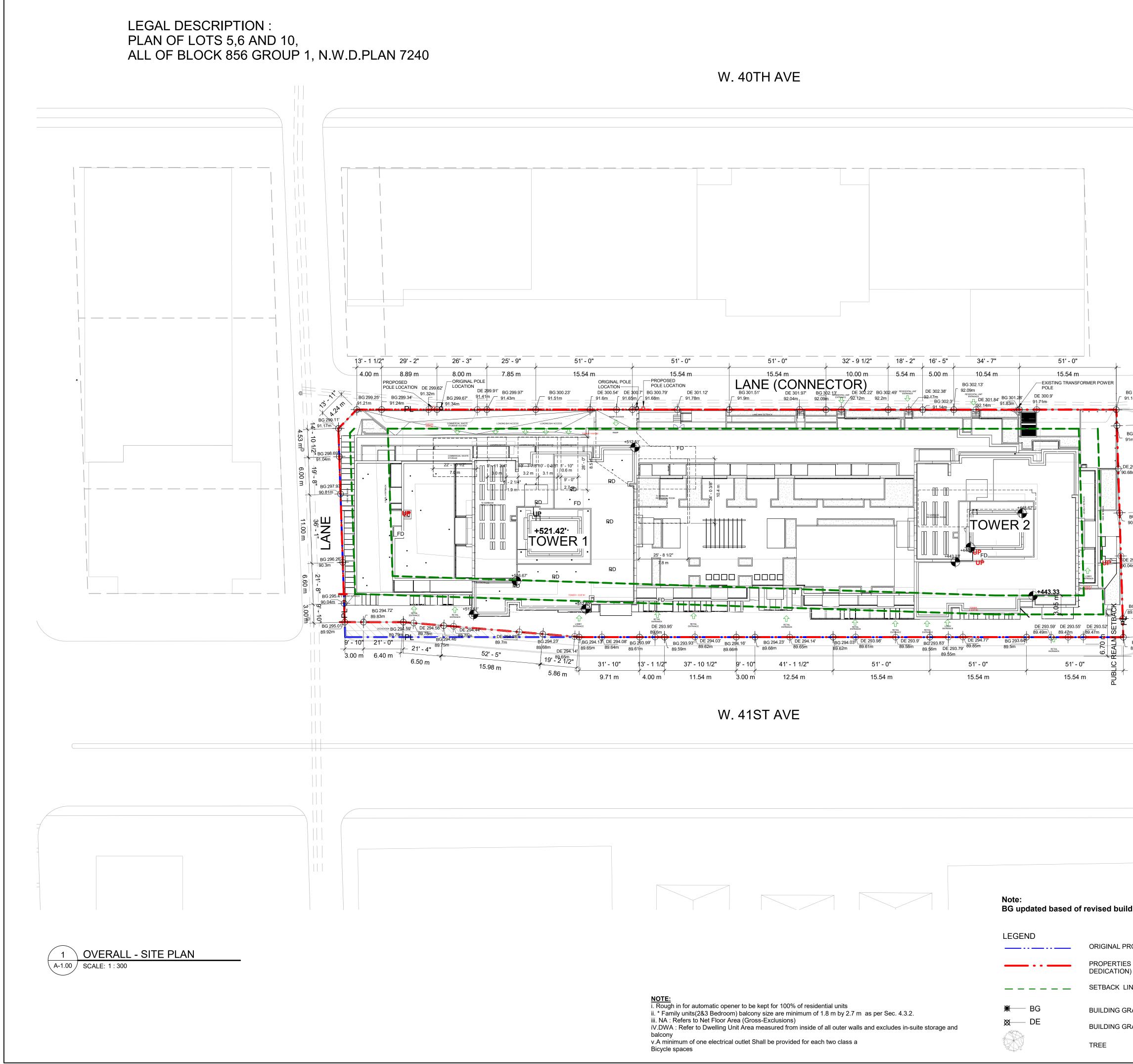
A.3

MOTION

3. Approval of Form of Development: 475 West 41st Avenue (Formerly 357 West 41st Avenue)

THAT the form of development for this portion of the site known as 475 West 41st Avenue (formerly 357 West 41st Avenue) be approved generally as illustrated in the Development Application Number DP-2022-00716, prepared by Arcadis and submitted electronically on September 26, 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.

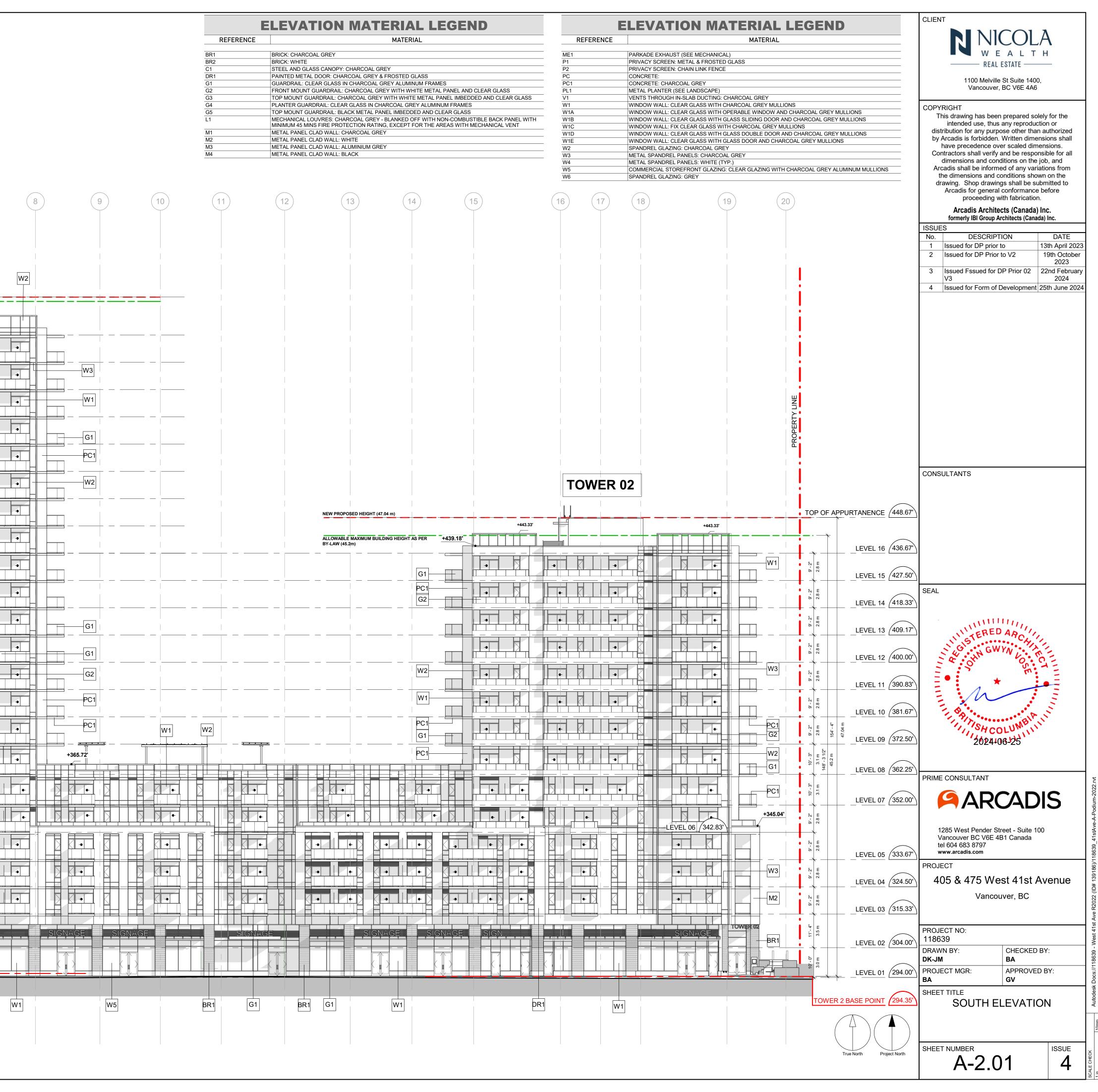
* * * * *



			CLIENT NICOL W E A L 1 REAL ESTATE 1100 Melville St Suite 144 Vancouver, BC V6E 4A	 D0,
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			Arcadis Architects (Canada formerly IBI Group Architects (Car	a) Inc.
			ISSUES No. DESCRIPTION	DATE
			1 Issued for DP prior to 2 Issued for DP Prior to V2 3 Issued Fssued for DP Prior 02 V3 4 4 Issued for Form of Developmen	13th April 202319th October 202322nd February 2024t25th June 2024
15' 8'-5 1/2" 45' - 11" Η Η Η Η Η Η Η			CONSULTANTS	
17.00 m 96' 3.00 m 3.42' 55' - 9 1/2" 9' - 10" 93.44' 93.44'	FIRE HYDRANT EXISTING		SEAL	
			PRIME CONSULTANT	
			1285 West Pender Street - Suite Vancouver BC V6E 4B1 Canada tel 604 683 8797 www.arcadis.com	
			PROJECT 405 & 475 West 41st Vancouver, BC	Avenue
ng Grades from City of	Vancouver, dated 13th Septem	ıber 2023.	PROJECT NO: 118639 DRAWN BY: CHECKEI DK-JM BA	
	POLE WITH TR 21 METERS		PROJECT MGR: APPROVE BA GV	ED BY:
LS -¢-	LAMP POST		SHEET TITLE SITE PLAN	
-	SIGN POST MANHOLE		SHEET NUMBER	ISSUE
		True North Project North	A-1.00	4

		2	3	4	5 6) (7)	
					TOME	D 04	
	1		PC1	W2	TOWE	M1 W4	
		PROPOSED HEIGHT (69.34m) ALLOWABLE MAXIMUM BUILDING HEIGHT AS PER B		+51	6.67'		
510.00' ROOF			+512.50				
500.83' LEVEL 23	9' - 2" 2.8 m		G1				R
491.67 LEVEL 22	9' - 2"		G2				R
482.50' LEVEL 21	9' - 2" 2.8 m						R
473.33' LEVEL 20	9'-2" 2.8m PROPERTY	<u> </u>					
464.17' LEVEL 19	9' - 2" 2.8 m		PC1				
	9' - 2" 2.8 m						
	9' - 2" 2.8 m						
	9' - 2" 2.8 m		PC1				
(436.67) <u>LEVEL 10</u>	9' - 2" 2.8 m						
(427.50') LEVEL 15	9' - 2" 2.8 m						
(418.33') <u>LEVEL 14</u>	9' - 2" 68.9 m 2.8 m 2.8 m						
409.17 LEVEL 13 E 50 2 2 2 2 2 2 2 2 2 2 2 2 2	9' - 2" 2.8 m						
(400.00') <u>LEVEL 12</u>	9' - 2" 2.8 m						
(390.83') LEVEL 11	9' - 2" 2.8 m						
(381.67') LEVEL 10	9' - 2" 2.8 m 2.8 m	PC1 W1					
(372.50') LEVEL 09	10' - 3" 3.1 m 2	+364.46'					
362.25' LEVEL 08		N2					
352.00' LEVEL 07		+344.38'					•
342.83' LEVEL 06	9'-2"						
333.67' LEVEL 05							
324.50' LEVEL 04	⊥ 50 50 − ↓ − ↓						
315.33' LEVEL 03	9, -2" 	N2					
304.00' LEVEL 02	3.5 m		GE SIGNAGE				
294.00' LEVEL 01	3.0 n						
295.33' TOWER 1 BASE		BR1		BR			
		2 OVERALL- SOUTH 2.01 Scale: 1/16" = 1'-0"	ELEVATION				

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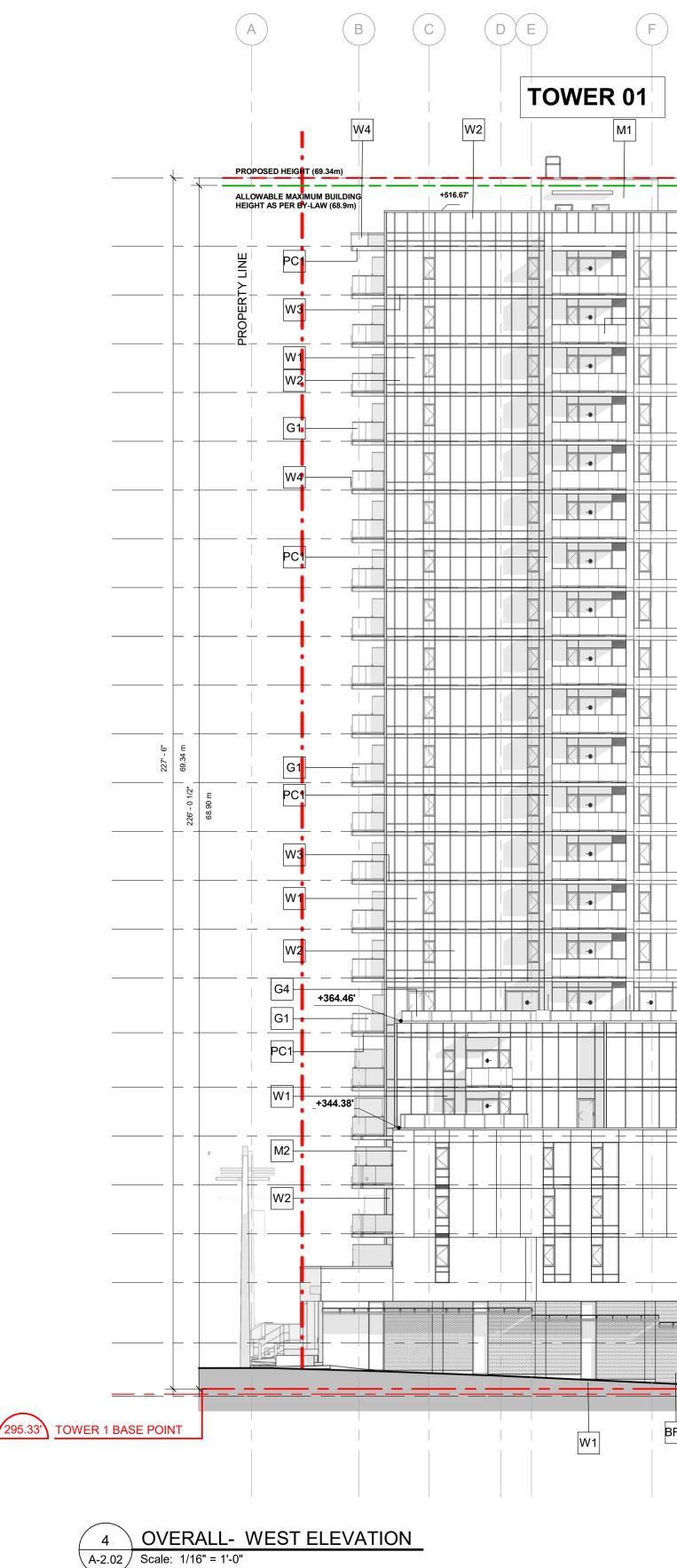




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ELEVATION MATERIAL LEGEND

REFERENCE	MATERIAL
BR1	BRICK: CHARCOAL GREY
BR2	BRICK: WHITE
C1	STEEL AND GLASS CANOPY: CHARCOAL GREY
DR1	PAINTED METAL DOOR: CHARCOAL GREY & FROSTED GLASS
G1	GUARDRAIL: CLEAR GLASS IN CHARCOAL GREY ALUMINUM FRAMES
G2	FRONT MOUNT GUARDRAIL: CHARCOAL GREY WITH WHITE METAL PANEL AND CLEAR GLASS
G3	TOP MOUNT GUARDRAIL: CHARCOAL GREY WITH WHITE METAL PANEL IMBEDDED AND CLEAR GLASS
G4	PLANTER GUARDRAIL: CLEAR GLASS IN CHARCOAL GREY ALUMINUM FRAMES
G5	TOP MOUNT GUARDRAIL: BLACK METAL PANEL IMBEDDED AND CLEAR GLASS
L1	MECHANICAL LOUVRES: CHARCOAL GREY - BLANKED OFF WITH NON-COMBUSTIBLE BACK PANEL WITH MINIMUM 45 MINS FIRE PROTECTION RATING, EXCEPT FOR THE AREAS WITH MECHANICAL VENT
M1	METAL PANEL CLAD WALL: CHARCOAL GREY
M2	METAL PANEL CLAD WALL: WHITE
M3	METAL PANEL CLAD WALL: ALUMINIUM GREY
M4	METAL PANEL CLAD WALL: BLACK



) ТС)P (<u></u>	APP	UR	TENANCE	(522.83')
Г)						
					ROOF	510.00'
					LEVEL 23	500.83'
					LEVEL 22	491.67'
					LEVEL 21	482.50'
					LEVEL 20	473.33'
					LEVEL 19	464.17'
					LEVEL 18	455.00'
TC	OP (ЭF	APP	UR		448.67'
_		_			LEVEL 17	445.83'
			x -		LEVEL 10	
,	∖					
9' - 2"	2.8 m				LEVEL 15	427.50'
9' - 2"	2.8 m				LEVEL 14	418.33'
9' - 2" ,	- 2.8 m				LEVEL 13	409.17'
9' - 2"	2.8 m				LEVEL 12	400.00'
9' - 2"	- 2:8 m				LEVEL 11	390.83'
9' - 2"	- 2.8 m				LEVEL 10	381.67'
9' - 2"	2.8 m		154' - 4"	47.04 m	LEVEL 09	372.50'
10' - 3"	3.1 m	148' - 3 1/2"	45.20 m		LEVEL 08	362.25'
10' - 3"	3.1 m				LEVEL 07	352.00'
9' - 2"	2.8 m				LEVEL 06	342.83'
9' - 2"	- 2.8 m	_			LEVEL 05	333.67'
9' - 2"	2.8 m				LEVEL 04	324.50'
9' - 2"	2.8 m	_			LEVEL 03	315.33'
11' - 4"	3.5 m					
10' - 0"	3.0 m				LEVEL 02	
	-	- }		<u>↓</u>	LEVEL 01	$\overline{}$
		۷۷	EK 1	ВĄ	SE POINT	295.33

TOP OF APPURTENANCE (522.83')

ELEVATION MATERIAL LEGEND

PARKADE EXHAUST (SEE MECHANICAL)

PRIVACY SCREEN: METAL & FROSTED GLASS PRIVACY SCREEN: CHAIN LINK FENCE CONCRETE:

CONCRETE: CHARCOAL GREY METAL PLANTER (SEE LANDSCAPE)

REFERENCE

VENTS THROUGH IN-SLAB DUCTING: CHARCOAL GREY WINDOW WALL: CLEAR GLASS WITH CHARCOAL GREY MULLIONS

WINDOW WALL: CLEAR GLASS WITH OPERABLE WINDOW AND CHARCOAL GREY MULLIONS WINDOW WALL: CLEAR GLASS WITH GLASS SLIDING DOOR AND CHARCOAL GREY MULLIONS

WINDOW WALL CLEAR GLASS WITH GLASS SLIDING DOOR AND CHARCOAL GREY MULLIONS WINDOW WALL: FIX CLEAR GLASS WITH CHARCOAL GREY MULLIONS

MATERIAL

WINDOW WALL: CLEAR GLASS WITH GLASS DOUBLE DOOR AND CHARCOAL GREY MULLIONS WINDOW WALL: CLEAR GLASS WITH GLASS DOOR AND CHARCOAL GREY MULLIONS

SPANDREL GLAZING: CHARCOAL GREY METAL SPANDREL PANELS: CHARCOAL GREY

METAL SPANDREL PANELS: WHITE (TYP.) COMMERCIAL STOREFRONT GLAZING: CLEAR GLAZING WITH CHARCOAL GREY ALUMINUM MULLIONS SPANDREL GLAZING: GREY

	G	H		J				
				то	PO	- APPU	IRTENANCE	522.83
					9' - 2"	2.8 m 	_ ROOF	510.00'
			PROPERTY	G1	9' - 2"		LEVEL 22	491.67
]	W4	\rightarrow	2.8 m - 2.8 m	LEVEL 21	482.50'
]		\rightarrow	2.8 m – – – – – – – – – – – – – – – – – –		473.33'
				W2	9' - 2"		LEVEL 19	(464.17')
			-]]	W1	9' - 2"	2.8 2.8 2.9	LEVEL 17	445.83'
			b. —	W4	\rightarrow	2.8 m 2.8 m	LEVEL 10	436.67'
				 	\rightarrow	2.8 m - 2.8	LEVEL 15	(427.50)
				PC1	9' - 2"		_ <u>LEVEL 14</u> _ <u>LEVEL 13</u>	(418.33')
					9' - 2"	5.8 	LEVEL 12	400.00'
			<u>-</u>		-	В 5. —	LEVEL 11	390.83'
			T] 	<u> </u>		2.8 m 2.8	LEVEL 10	381.67'
				W1	\rightarrow	а.1а Е — — — — — — — — — — — — — — — — — — —	LEVEL 09	(372.50')
				W4		Э.1 Э.1 Э.1	LEVEL 07	
				W2	9' - 2"		LEVEL 06	342.83'
			-	PC1	\rightarrow	а 	LEVEL 05	333.67'
				P1	\rightarrow	2.8 m 2.8 m	_ LEVEL 04	324.50'
				DR1		3.5 J	LEVEL 03	(315.33')
					10' - 0"	3.0 m	LEVEL 02	(304.00')
3R1					том	/ER 2 E	BASE POINT	294.35'
								\bigwedge

True North

Project North

NICOLA WEALTH ------ REAL ESTATE ------1100 Melville St Suite 1400, Vancouver, BC V6E 4A6 COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication. Arcadis Architects (Canada) Inc. formerly IBI Group Architects (Canada) Inc. ISSUES No. DESCRIPTION DATE 13th April 2023 Issued for DP prior to 2 Issued for DP Prior to V2 19th October 2023 3 Issued Fssued for DP Prior 02 22nd February V3 2024 4 Issued for Form of Development 25th June 2024 CONSULTANTS SEAL AALULI, 1111 SHCOL 2024+06-25 PRIME CONSULTANT ARCADIS 1285 West Pender Street - Suite 100 Vancouver BC V6E 4B1 Canada tel 604 683 8797 www.arcadis.com PROJECT 405 & 475 West 41st Avenue Vancouver, BC PROJECT NO: 118639 DRAWN BY: CHECKED BY: DK-JM BA PROJECT MGR: APPROVED BY: GV SHEET TITLE EAST & WEST ELEVATION SHEET NUMBER ISSUE A-2.02 4

CLIENT

		20	19				15			
448.67' TOP OF APPL 436.67' LEVEL 16 427.50' LEVEL 15	9'-2" 2.8m	PC1	+442.64'	W4 W4	Герод М1	W2 +443.33'		ALLOWABLE MAXIMUM	D HEIGHT (47.04m) BUILDING HEIGHT R BY-LAW (45.2m)	
(418.33') LEVEL 14 (409.17') LEVEL 13 (400.00') LEVEL 12 (390.83') LEVEL 11 (381.67') LEVEL 10	9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-2" 9'-	W4 PC1 W2 G1						PC1 G2 W1 G1 G1		
	2" 148' - 3 1/2" -2" 10' - 3" 45.20m .8m 3.1m 3.1m .	G1 W2 PC1 +345.04'	• • 342.83' LE							
324.50' LEVEL 04 315.33' LEVEL 03	92" 2.8 m 2.8 m	W4 								
304.00' LEVEL 02 294.00' LEVEL 01 294.35' TOWER 2 BAS	30 - 0"					W1				

06-25 10:13:31 /

	BR1 BRICK: CHARCOAL GREY BR2 BRICK: WHITE C1 STEEL AND GLASS CANOPY: CHARCOAL GREY DR1 PAINTED METAL DOOR: CHARCOAL GREY & FROST G1 GUARDRAIL: CLEAR GLASS IN CHARCOAL GREY AI G2 FRONT MOUNT GUARDRAIL: CHARCOAL GREY WIT	LUMINUM FRAMES PC1 TH WHITE METAL PANEL AND CLEAR GLASS PL1
	G4PLANTER GUARDRAIL: CLEAR GLASS IN CHARCOAG5TOP MOUNT GUARDRAIL: BLACK METAL PANEL IMI	BEDDED AND CLEAR GLASS W1A KED OFF WITH NON-COMBUSTIBLE BACK PANEL WITH W1B
		$\begin{array}{c} \hline \hline$
		TOWER 01
	PC1	
	PC1	
	G1	
	W2 W4 W4	
W2 PC1 PROPOSED HEIGHT (47.04m)		
ALLOWABLE MAXIMUM BUILDING HEIGHT AS PER BY-LAW (45.2m)		
	PC1	
PC1 G2		
	PC1	

ELEVATION MATERIAL LEGEND							CLIE					
RENCE		MATERIA										1
	PARKADE EXHAUST (SEE PRIVACY SCREEN: METAI PRIVACY SCREEN: CHAIN CONCRETE:	L & FROSTED GLASS								1100 Melville	ESTATE St Suite 1400, BC V6E 4A6	—
	CONCRETE: CHARCOAL C METAL PLANTER (SEE LA VENTS THROUGH IN-SLAI									YRIGHT		
	WINDOW WALL: CLEAR G WINDOW WALL: CLEAR G WINDOW WALL: FIX CLEA	LASS WITH OPERABLE WINDOW LASS WITH GLASS SLIDING DOO R GLASS WITH CHARCOAL GREY	AND CHAF R AND CHA Y MULLION	ARCC S	DAL GF	REY M	IULLIONS		dis	This drawing has beer intended use, thus stribution for any purp Arcadis is forbidden.	any reproductionse other than a	on or authorized
									_	have precedence ov ontractors shall verify dimensions and con	er scaled dimer and be respons	nsions. ible for all
	METAL SPANDREL PANEL	.S: WHITE (TYP.) DNT GLAZING: CLEAR GLAZING W	/ITH CHAR	COAL	. GRE	Y ALUI	MINUM MULLION	IS		rcadis shall be inform the dimensions and c Irawing. Shop drawin	onditions showr gs shall be subi	n on the mitted to
	3	(2)	(1						Arcadis Archite	<i>r</i> ith fabrication. cts (Canada) Ir	1C.
									ISSU No.	formerly IBI Group A ES DESCRIPT) Inc. DATE
									1 2	Issued for DP priorIssued for DP Prior		3th April 2023 19th October 2023
PC1									3	Issued Fssued for E V3 Issued for Form of I		2nd February 2024 5th June 2024
		PROPOSED HEIGHT (69		TOP	OF A		RTENANCE	522.83'				
			,				ROOF	510.00'				
				9' - 2"	8		LEVEL 23					
	W3			9' - 2"	8							
	PC1	— - 	- FINE	9' - 2" 	8	+ -	LEVEL 22					
	W2		PROPERTY LINE	<u> </u>	2.8 m		LEVEL 21	(482.50')				
				-2"			LEVEL 20	(473.33')				
	G1 PC1	— - - - i		- 2" 9'			LEVEL 19	464.17'	CON	SULTANTS		
				2"	^{ci}		<u>LEVEL 18</u>	455.00'				
	W1				2.8		<u>LEVEL 17</u>	445.83'				
				6,-2"	1 00		LEVEL 10	436.67'				
				9' - 2"	2.8 m		_LEVEL 15	427.50'	SEAL			
	PC1			9' - 2"	2.8 m		LEVEL 14	418.33'				
	G1			9' - 2"	2.8 m	227' - 6"	E ELEVEL 13	409.17'		I STERED	ARC	
	W1			9' - 2"	2.8 m 226' - 0 1/2"	68.9 m	LEVEL 12	400.00'	2	C C OHN GW	YN VOSEC	
	W2			9' - 2"	2.8 m			(390.83')		•	m	
	W3	+		6, - 2"	2.8 m					А 	· · · · ·	1111 1111
				9' - 2"	2.8 m		_LEVEL 10	(381.67')		SH CC	DLUMBINI	•
	<u></u> _,	W2 +364.46'			3.1 m		_LEVEL 09	(372.50')		20240		
			PC1	3" 10'-			_LEVEL 08	362.25'				
				10'-	3.1 m		_LEVEL 07	352.00'		AR	CAD	S
		+344.3	δ΄ 		2.8 m	-	LEVEL 06	342.83'		1285 West Pender St Vancouver BC V6E 4 tel 604 683 8797		
			M2	9' - 2"	2.8 m		_LEVEL 05	333.67'		www.arcadis.com		
-			W3	9' - 2"	8		_LEVEL 04	324.50'		05 & 475 We		venue
			W1 C1	9' - 2"	2.8 m		LEVEL 03	315.33'		Vancol	uver, BC	
				11' - 4"	3.5 m				PROJ 1186	IECT NO: 539		
				3/4"	е В		_LEVEL 02	304.00'		NN BY:	CHECKED B BA APPROVED	
				6 	~		LEVEL 01	294.00'	BA		GV	ВҮ:
		W1			OWE	<u>R 1 E</u>	BASE POINT	295.33'		NORTH E	LEVATIO	N
							$\begin{array}{c} \square \\ \square \end{array} \right) \left(\begin{array}{c} \square \\ \square \end{array} \right)$					
						TI	rue North Pro	oject North	SHEE	A-2.0	3	ISSUE

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