

MOTION

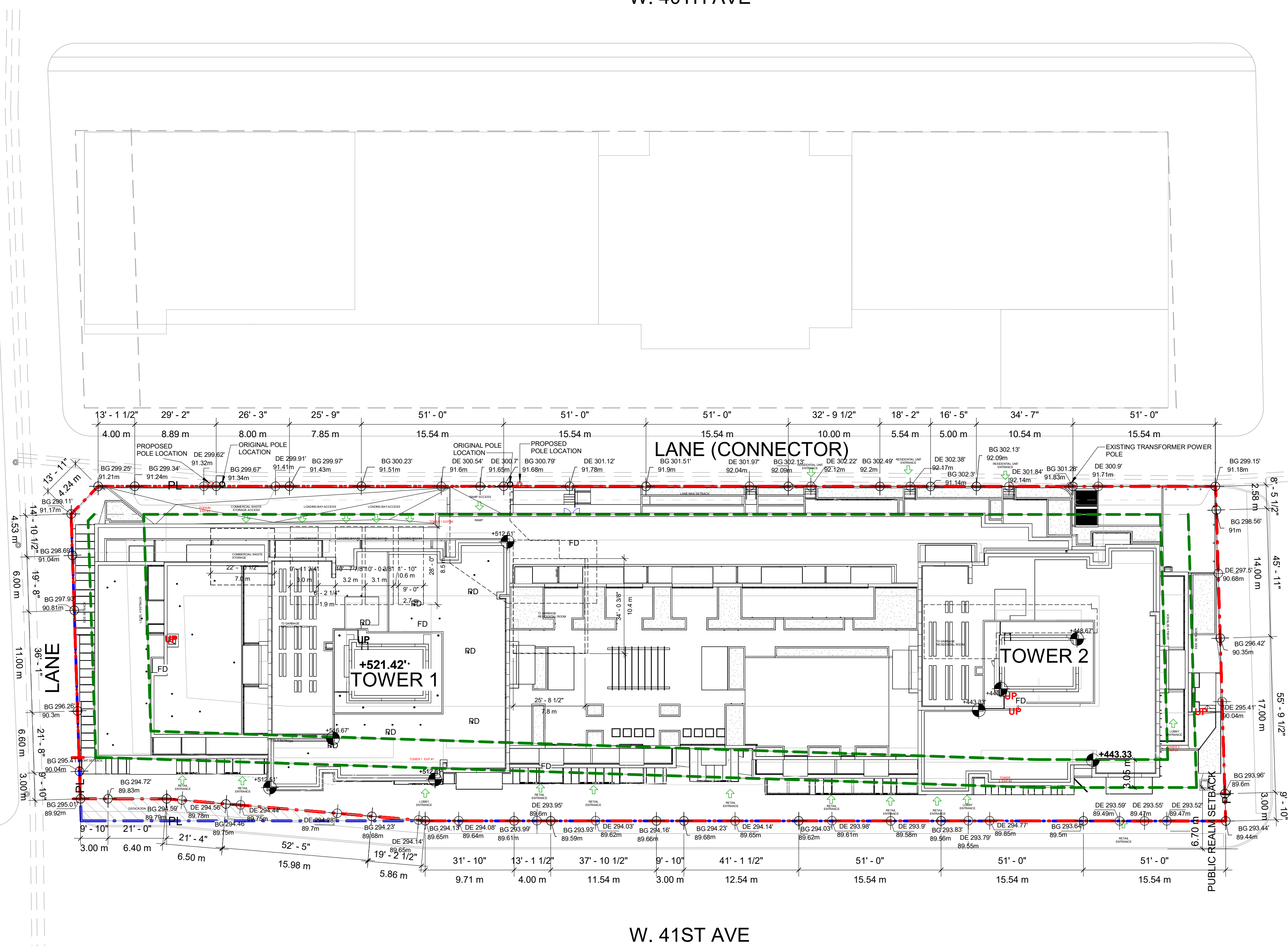
3. **Approval of Form of Development: 475 West 41st Avenue (Formerly 357 West 41st Avenue)**

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.

* * * * *

LEGAL DESCRIPTION :
 PLAN OF LOTS 5,6 AND 10,
 ALL OF BLOCK 856 GROUP 1, N.W.D.PLAN 7240

W. 40TH AVE



W. 41ST AVE

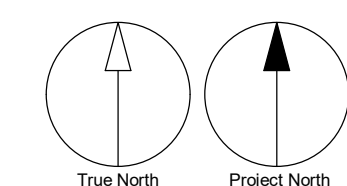
ALBERTA STREET

1 OVERALL - SITE PLAN
 A-1.00 SCALE: 1 : 300

NOTE:
 i. Rough in for automatic opener to be kept for 100% of residential units
 ii. * Family units(2&3 Bedroom) balcony size are minimum of 1.8 m by 2.7 m as per Sec. 4.3.2
 iii. NA : Refers to Net Floor Area (Gross-Exclusions)
 iv. DWA : Refer to Dwelling Unit Area measured from inside of all outer walls and excludes in-suite storage and balcony
 v. A minimum of one electrical outlet shall be provided for each two class a Bicycle spaces

Note:
 BG updated based of revised building Grades from City of Vancouver, dated 13th September 2023.

- LEGEND**
- ORIGINAL PROPERTY LINE
 - - - PROPERTIES LINE (AFTER DEDICATION)
 - - - SETBACK LINE
 - BG BUILDING GRADE
 - ⊗ DE BUILDING GRADE
 - TREE
 - ⊙ POLE WITH TR 21 METERS
 - ⊕ LAMP POST
 - ⊙ SP SIGN POST
 - ⊙ MANHOLE



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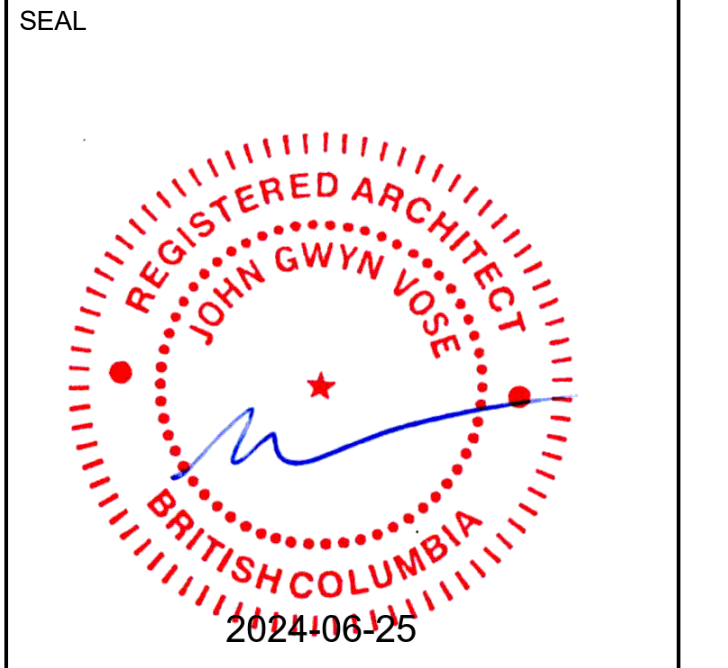
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 formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	Issued for DP prior to	13th April 2023
2	Issued for DP Prior to V2	19th October 2023
3	Issued Fssued for DP Prior 02 V3	22nd February 2024
4	Issued for Form of Development	25th June 2024

CONSULTANTS



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 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:
 DK-JM
 PROJECT MGR:
 BA
 CHECKED BY:
 BA
 APPROVED BY:
 GV

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.00
 ISSUE
4

2024-06-25 10:16:37 AM

Autodesk Docs/118639 - West 41st Ave R2022 (ID# 139189)/118639_41stAve-A-Podium-2022.rvt

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

ELEVATION MATERIAL LEGEND

REFERENCE	MATERIAL
ME1	PARKADE EXHAUST (SEE MECHANICAL)
P1	PRIVACY SCREEN: METAL & FROSTED GLASS
P2	PRIVACY SCREEN: CHAIN LINK FENCE
PC	CONCRETE
PC1	CONCRETE: CHARCOAL GREY
PL1	METAL PLANTER (SEE LANDSCAPE)
V1	VENTS THROUGH IN-SLAB DUCTING: CHARCOAL GREY
W1	WINDOW WALL: CLEAR GLASS WITH CHARCOAL GREY MULLIONS
W1A	WINDOW WALL: CLEAR GLASS WITH OPERABLE WINDOW AND CHARCOAL GREY MULLIONS
W1B	WINDOW WALL: CLEAR GLASS WITH GLASS SLIDING DOOR AND CHARCOAL GREY MULLIONS
W1C	WINDOW WALL: FIX CLEAR GLASS WITH CHARCOAL GREY MULLIONS
W1D	WINDOW WALL: CLEAR GLASS WITH GLASS DOUBLE DOOR AND CHARCOAL GREY MULLIONS
W1E	WINDOW WALL: CLEAR GLASS WITH GLASS DOOR AND CHARCOAL GREY MULLIONS
W2	SPANDREL GLAZING: CHARCOAL GREY
W3	METAL SPANDREL PANELS: CHARCOAL GREY
W4	METAL SPANDREL PANELS: WHITE (TYP)
W5	COMMERCIAL STOREFRONT GLAZING: CLEAR GLAZING WITH CHARCOAL GREY ALUMINIUM MULLIONS
W6	SPANDREL GLAZING: GREY

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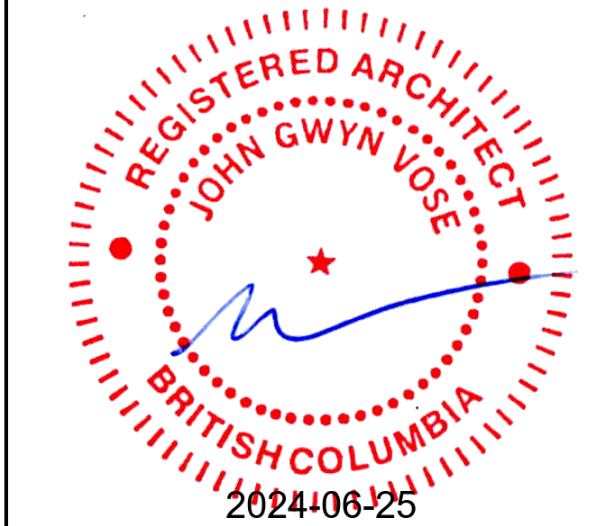
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PROJECT
405 & 475 West 41st Avenue
 Vancouver, BC

PROJECT NO:
 118639

DRAWN BY:
 DK-JM

CHECKED BY:
 BA

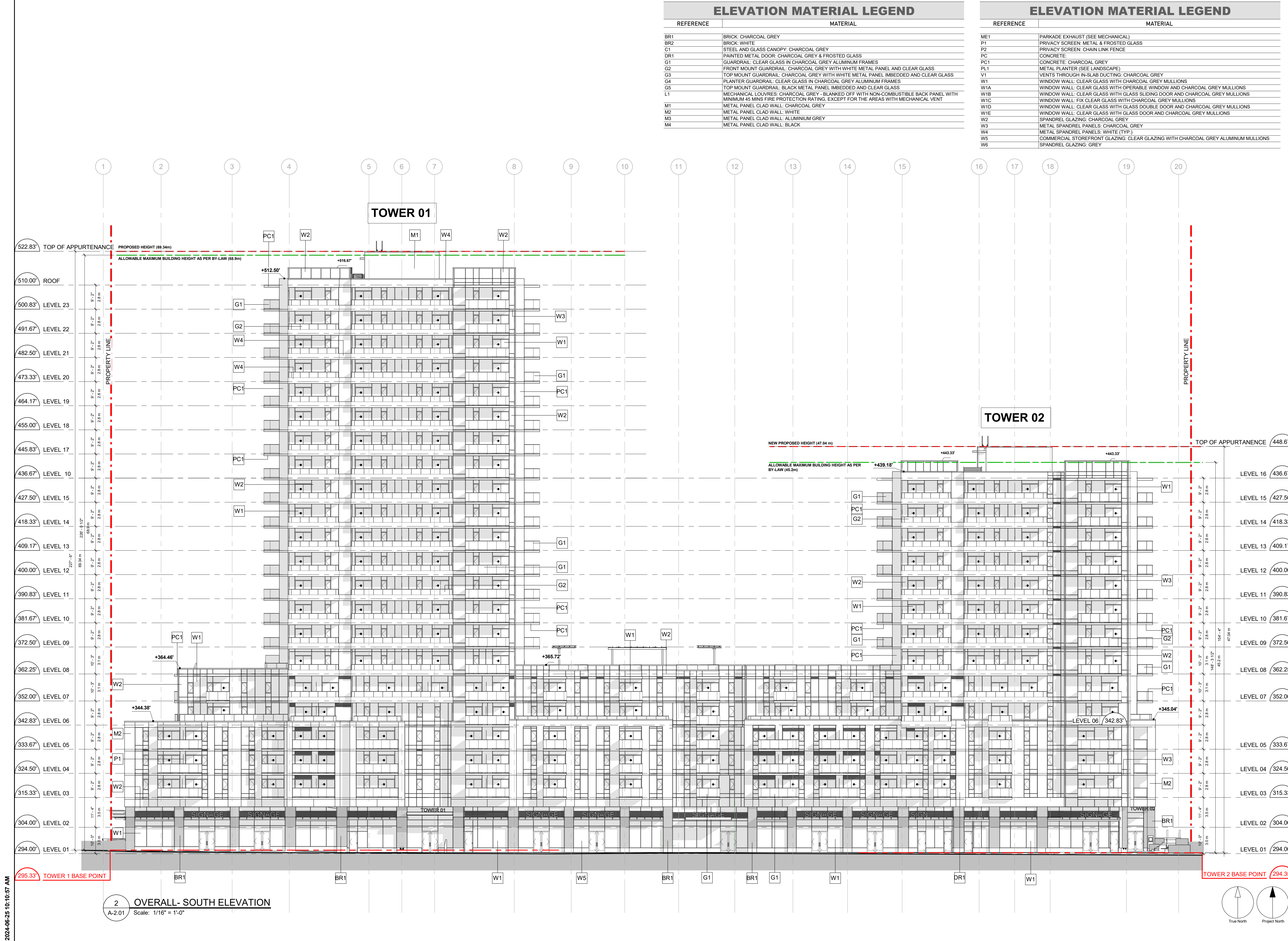
PROJECT MGR:
 BA

APPROVED BY:
 GV

SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER
A-2.01

ISSUE
4



2 OVERALL- SOUTH ELEVATION
 A-2.01 Scale: 1/16" = 1'-0"

2024-06-25 10:10:57 AM

Autodesk Docs/118639 - West 41st Ave R2022 (DW 139189)/118639_418Ava-A-Fedum-2022.rvt

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
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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: ALUMINUM GREY
M4	METAL PANEL CLAD WALL: BLACK

ELEVATION MATERIAL LEGEND	
REFERENCE	MATERIAL
ME1	PARKADE EXHAUST (SEE MECHANICAL)
P1	PRIVACY SCREEN: METAL & FROSTED GLASS
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PC	CONCRETE
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W2	SPANDREL GLAZING: CHARCOAL GREY
W3	METAL SPANDREL PANELS: CHARCOAL GREY
W4	METAL SPANDREL PANELS: WHITE (TYP.)
W5	COMMERCIAL STOREFRONT GLAZING: CLEAR GLAZING WITH CHARCOAL GREY ALUMINUM MULLIONS
W6	SPANDREL GLAZING: GREY

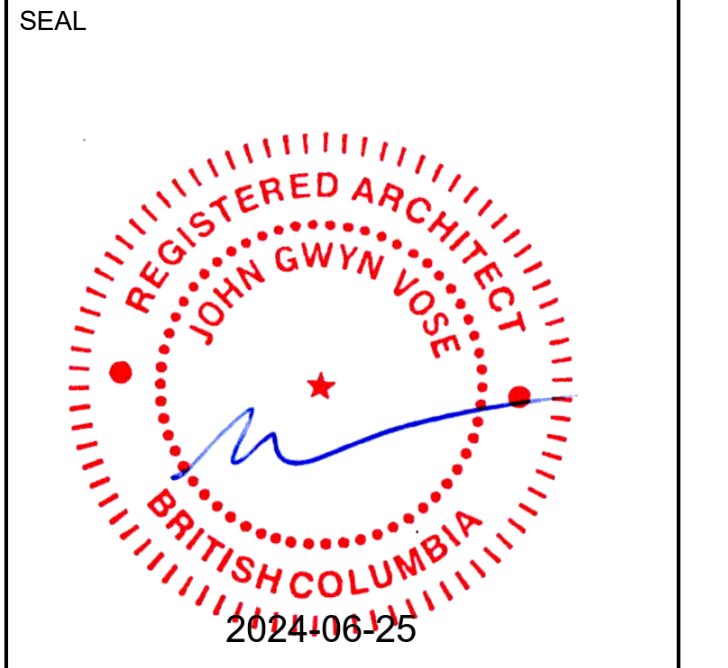
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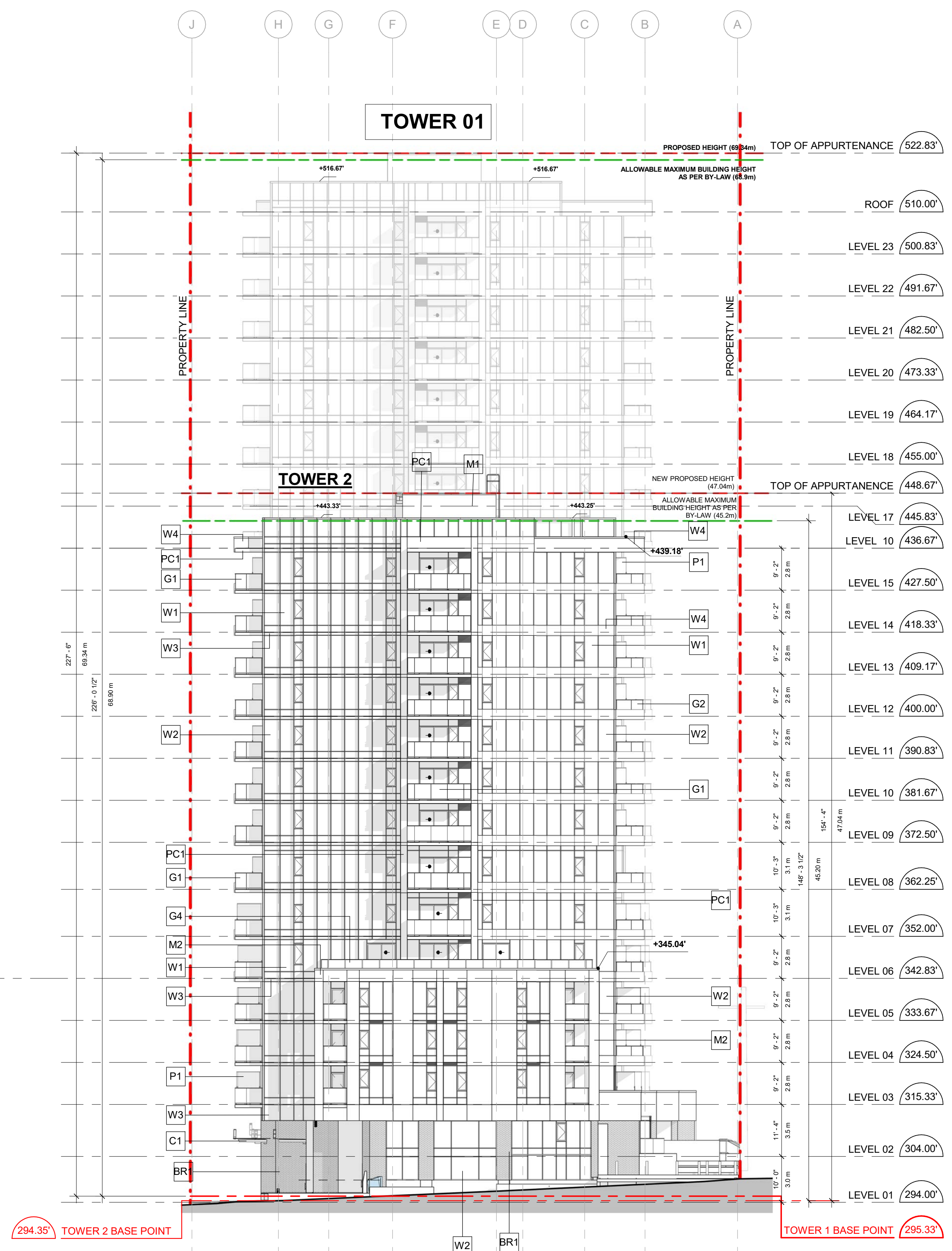
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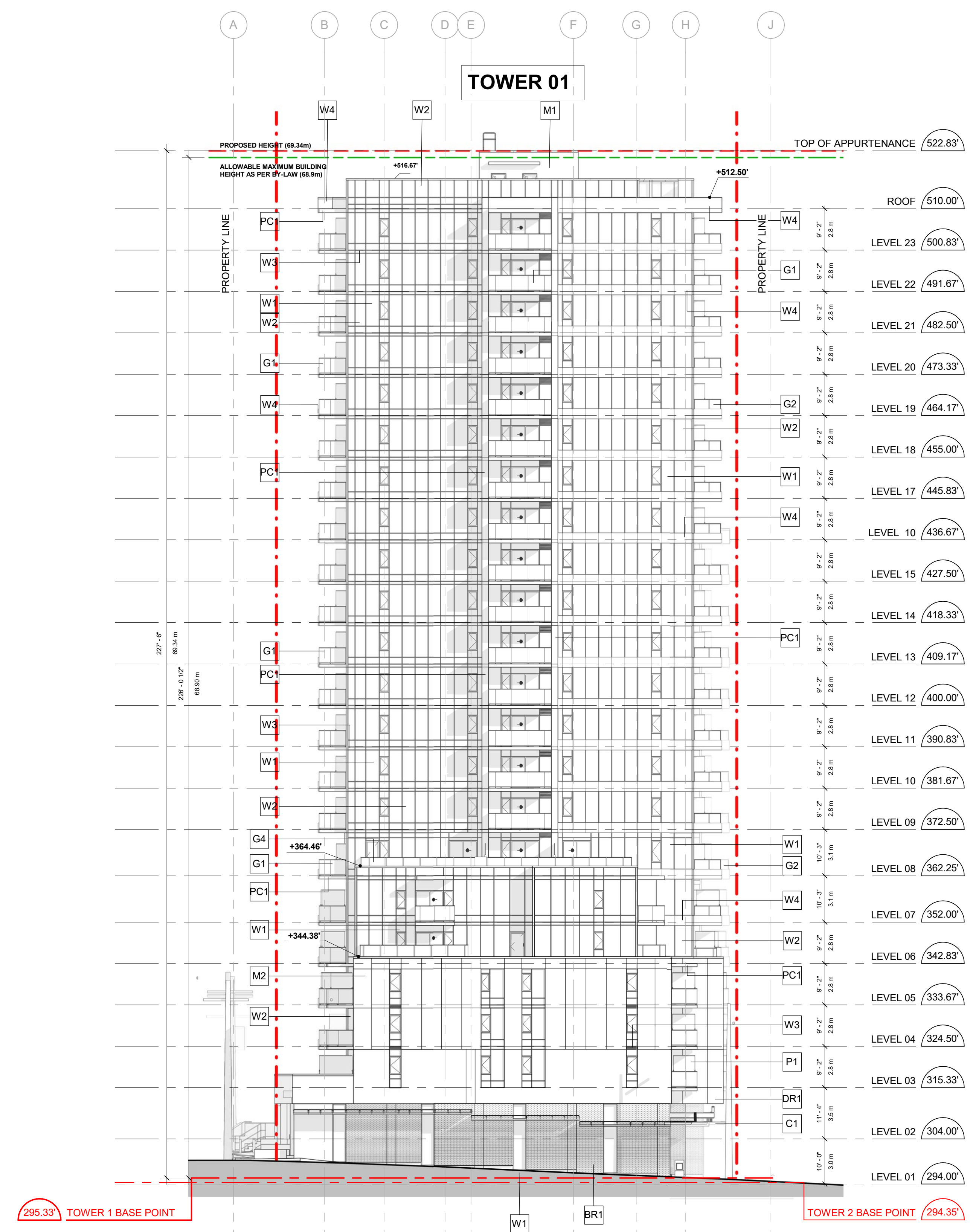
PROJECT NO:
118639
 DRAWN BY: **DK-JM** CHECKED BY: **BA**
 PROJECT MGR: **BA** APPROVED BY: **GV**

SHEET TITLE
EAST & WEST ELEVATION

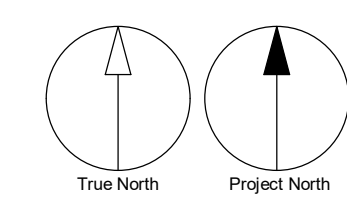
SHEET NUMBER **A-2.02** ISSUE **4**



3 OVERALL- EAST ELEVATION
 A-2.02 Scale: 1/16" = 1'-0"



4 OVERALL- WEST ELEVATION
 A-2.02 Scale: 1/16" = 1'-0"



2024-06-25 10:12:21 AM

Autodesk Docs/118639 - West 41st Ave R2022 (DM 139189)/118639_41stAve-A-Podium-2022.rvt

ELEVATION MATERIAL LEGEND

REFERENCE	MATERIAL
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BR2	BRICK: WHITE
C1	STEEL AND GLASS CANOPY: CHARCOAL GREY
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ELEVATION MATERIAL LEGEND

REFERENCE	MATERIAL
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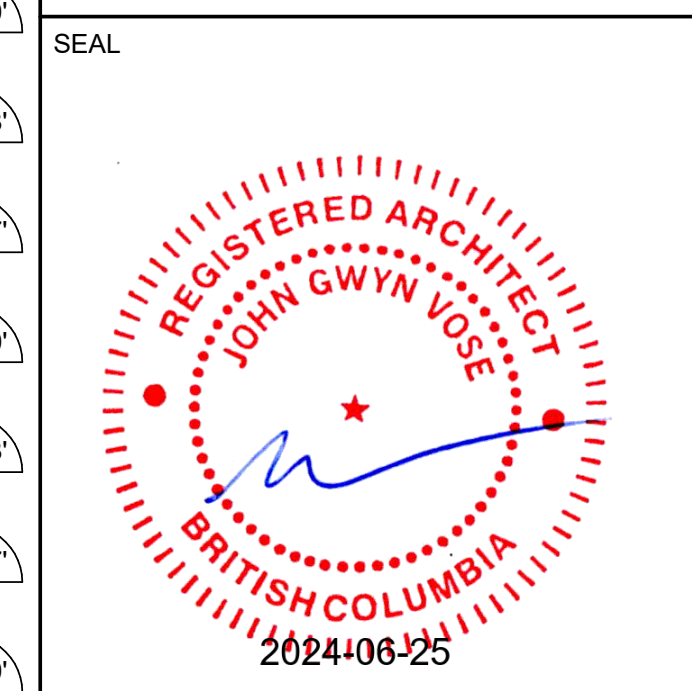
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PROJECT

405 & 475 West 41st Avenue
Vancouver, BC

PROJECT NO: 118639
DRAWN BY: BA
CHECKED BY: BA
PROJECT MGR: BA
APPROVED BY: GV

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
A-2.03

ISSUE
4



2 OVERALL- NORTH ELEVATION
A-2.03 Scale: 1/16" = 1'-0"

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