

<p>3014 KINGSWAY VANCOUVER B.C. LOT C B.L.K. 13 D.L.37. NWD PLAN 22456 C-2 DISTRICT 15,068 square feet</p>	<p>Ground Floor: 1,828.6 square feet Ground Floor: 3,184.4 square feet Total Retail: 5,014.0 square feet</p> <p>Ground Floor: 4,872.3 square feet Second Floor: 10,826.8 square feet Third Floor: 10,826.8 square feet Fourth Floor: 10,335.5 square feet Subtotal: 36,861.4 square feet</p> <p>Enclosed: 520.3 square feet Open: 948.8 square feet Total: 1,469.1 square feet Balconies = 4.0% of Residential</p> <p>Total Residential: 36,861.4 square feet Total FSR: 5,104.0 + 36,861.4 + 41,765.4 = 15,068 + 2.77</p>
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ANDREW CHEUNG ARCHITECTS INC.
 Suite 205
 638 West 41st Street
 Vancouver, B.C.
 V6V 2K6
 Tel: (604) 882-2888
 Fax: (604) 882-1888

PROJECT:	3014 KINGSWAY
DATE:	2007.10
SCALE:	200' = 1" (Scale 2/0/03)
DRAWN BY:	AK
CHECKED BY:	AK
DATE:	11/06/07
PROJECT NO.:	1

PROJECT DATA

- CIVIC ADDRESS: 3014 KINGSWAY VANCOUVER B.C.
- LEGAL DESCRIPTION: LOT C B.L.K. 13 D.L.37. NWD PLAN 22456
- ZONING CLASSIFICATION: C-2 DISTRICT
- SITE AREA: 15,068 square feet
- FSR:

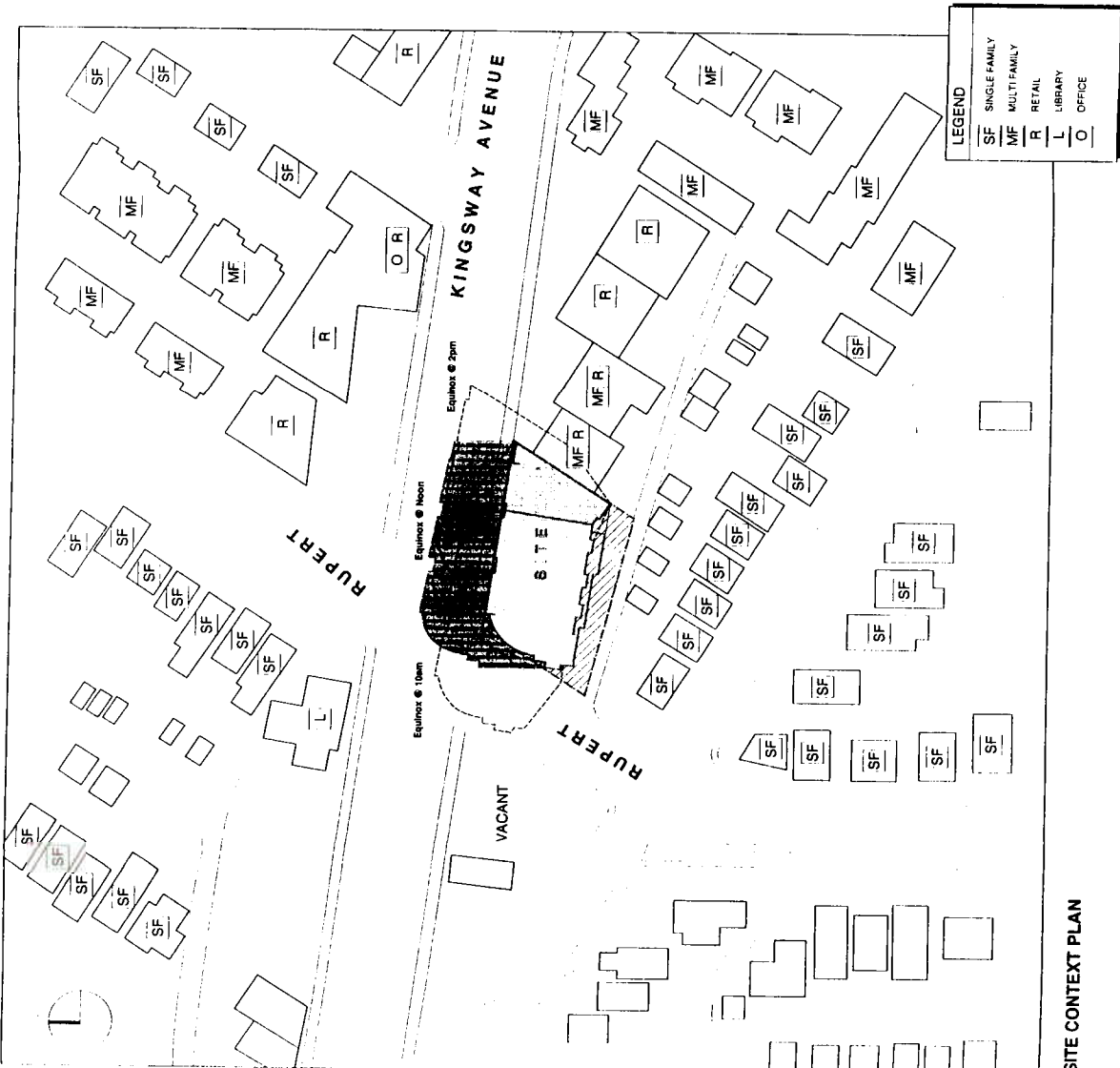
Restaurant:	Ground Floor: 1,828.6 square feet Ground Floor: 3,184.4 square feet Total Retail: 5,014.0 square feet
Residential:	Ground Floor: 4,872.3 square feet Second Floor: 10,826.8 square feet Third Floor: 10,826.8 square feet Fourth Floor: 10,335.5 square feet Subtotal: 36,861.4 square feet
Balconies:	Enclosed: 520.3 square feet Open: 948.8 square feet Total: 1,469.1 square feet Balconies = 4.0% of Residential
Total Residential:	36,861.4 square feet
Total FSR:	5,104.0 + 36,861.4 + 41,765.4 = 15,068 + 2.77

6. PARKING:

Restaurant:	424.1 + 1 number of cars needed to meet 50 seats (max 120 seats) = 120 seats for use in 120 sq. ft. of gross floor area. 120 sq. ft. of gross floor area.
Retail:	First 1,078 square feet: 2 spaces 1,828.6 - 1,078 = 750.6 750.6 / 102.8 = 6.99 Total Retail Required: 9 spaces Total Retail Provided: 9 spaces
Residential:	481.4 + number of cars needed for 481.4 square feet (1.02 sq. ft. of gross floor area for every 100 sq. ft. of residential space) = 481.4 / 102.8 = 4.69 Total Residential Required: 5 spaces Total Residential Provided: 5 spaces

7. LOADING:

Restaurant:	424.1 + 1 number of cars needed to meet 50 seats (max 120 seats) = 120 seats for use in 120 sq. ft. of gross floor area. 120 sq. ft. of gross floor area.
Retail:	424.1 + 1 number of cars needed to meet 50 seats (max 120 seats) = 120 seats for use in 120 sq. ft. of gross floor area. 120 sq. ft. of gross floor area.
Residential:	481.4 + 1 number of cars needed to meet 50 seats (max 120 seats) = 120 seats for use in 120 sq. ft. of gross floor area. 120 sq. ft. of gross floor area.



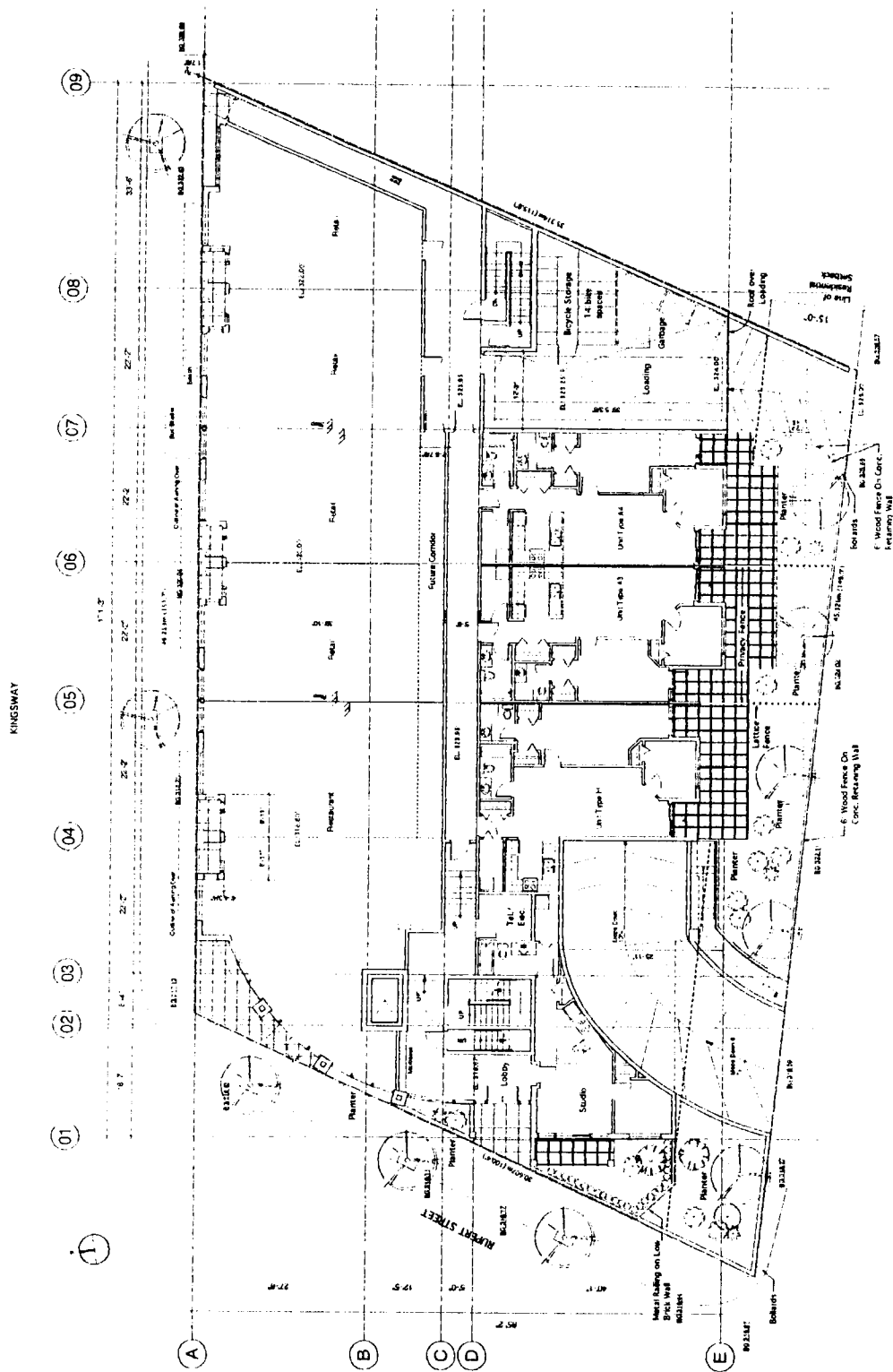
SITE CONTEXT PLAN

<p>3014 KINGSWAY</p> <p>Project No. 2014-001</p> <p>Client: 3014 Kingsway</p> <p>Architect: Andrew Cheung Architects Inc.</p> <p>Date: 14 Feb 2017</p> <p>Drawn: [Name]</p> <p>Checked: [Name]</p> <p>Scale: 1/8" = 1'-0"</p>

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3014 KINGSWAY	
GROUND FLOOR PLAN	
Scale: 1/8" = 1'-0"	Date: 14 Feb 2017
Project No: 2014-001	Client: 3014 Kingsway
Architect: Andrew Cheung Architects Inc.	Drawn: [Name]
Checked: [Name]	Scale: 1/8" = 1'-0"
4	

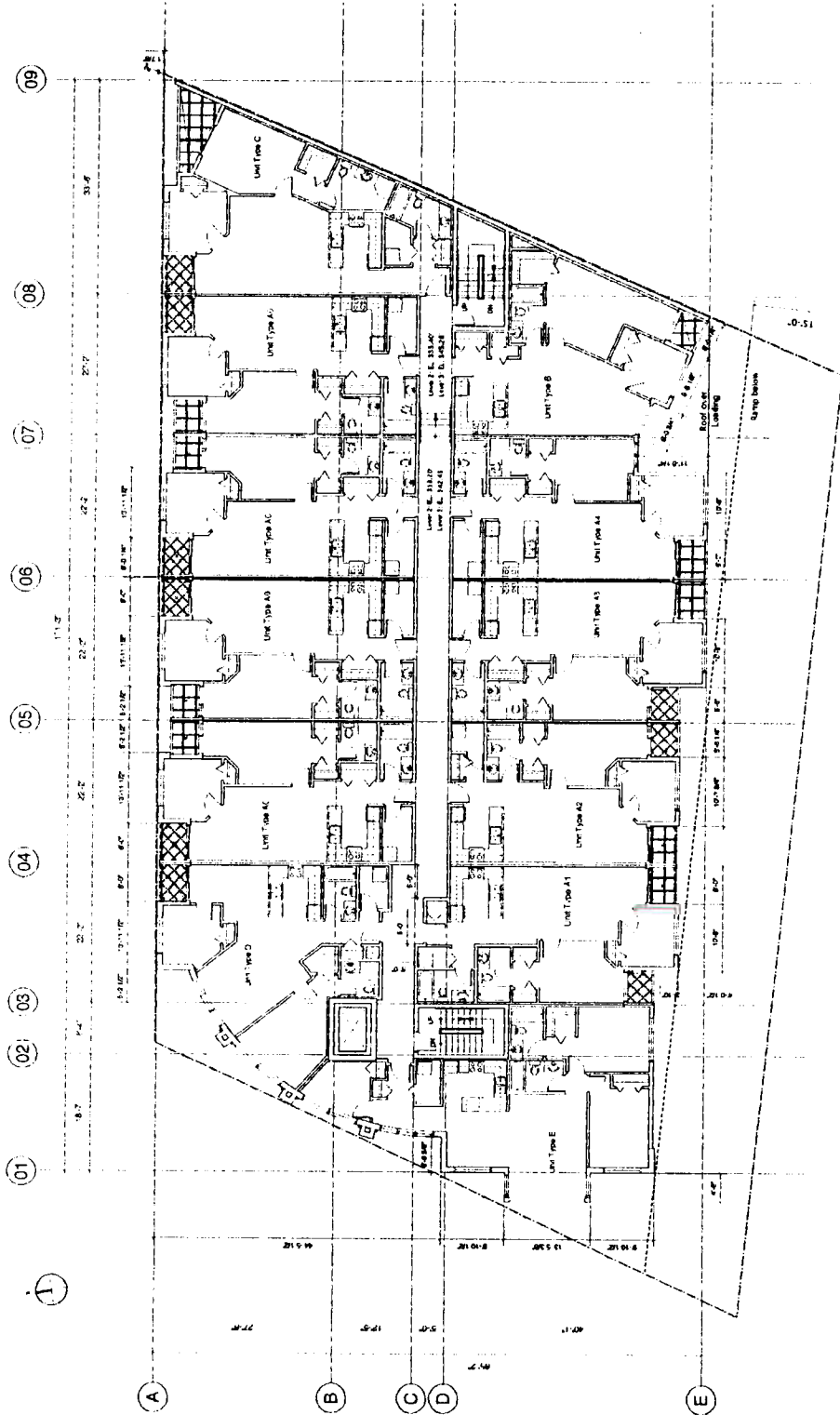


<p>Project: 3014 Kingsway 11th Floor 2nd & 3rd Floor Plan</p>	<p>Client: [Redacted] Architect: Andrew Cheung Architects Inc. Date: [Redacted]</p>
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ANDREW CHEUNG
ARCHITECTS INC.

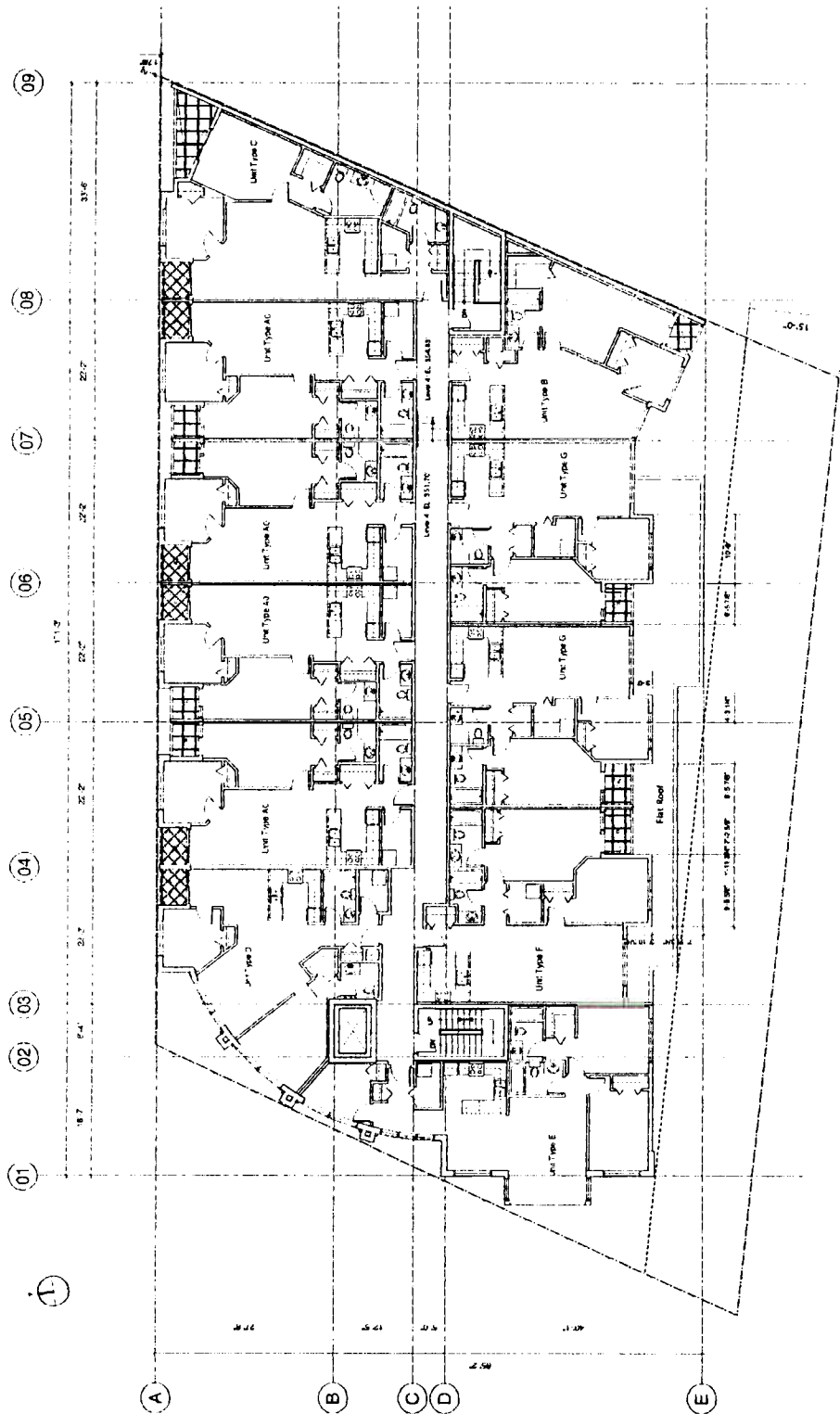
2014 Kingsway
 Suite 300
 Vancouver, BC
 V6C 3K8
 Tel: (604) 681-2288
 Fax: (604) 681-1885

3014 KINGSWAY	
2ND & 3RD FLOOR PLAN	
Scale: 1/8" = 1'-0"	Sheet No: 5
Project No: 1000000000	Date: 10/10/13
Client: [Redacted]	Architect: Andrew Cheung Architects Inc.



<p>DATE: 08/11/2010 BY: [Signature] CHECKED: [Signature] PROJECT: 3018 KINGSWAY DRAWING: 4TH FLOOR PLAN</p>	<p>ANDREW CHEUNG ARCHITECTS INC. 2000 WEST 4TH AVENUE VANCOUVER, BC CANADA V6L 1A5 TEL: (604) 683-2288 FAX: (604) 683-1859</p>
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3018 KINGSWAY	
4TH FLOOR PLAN	
DATE: 08/11/2010	SCALE: 1/8" = 1'-0"
BY: [Signature]	CHECKED: [Signature]
6	

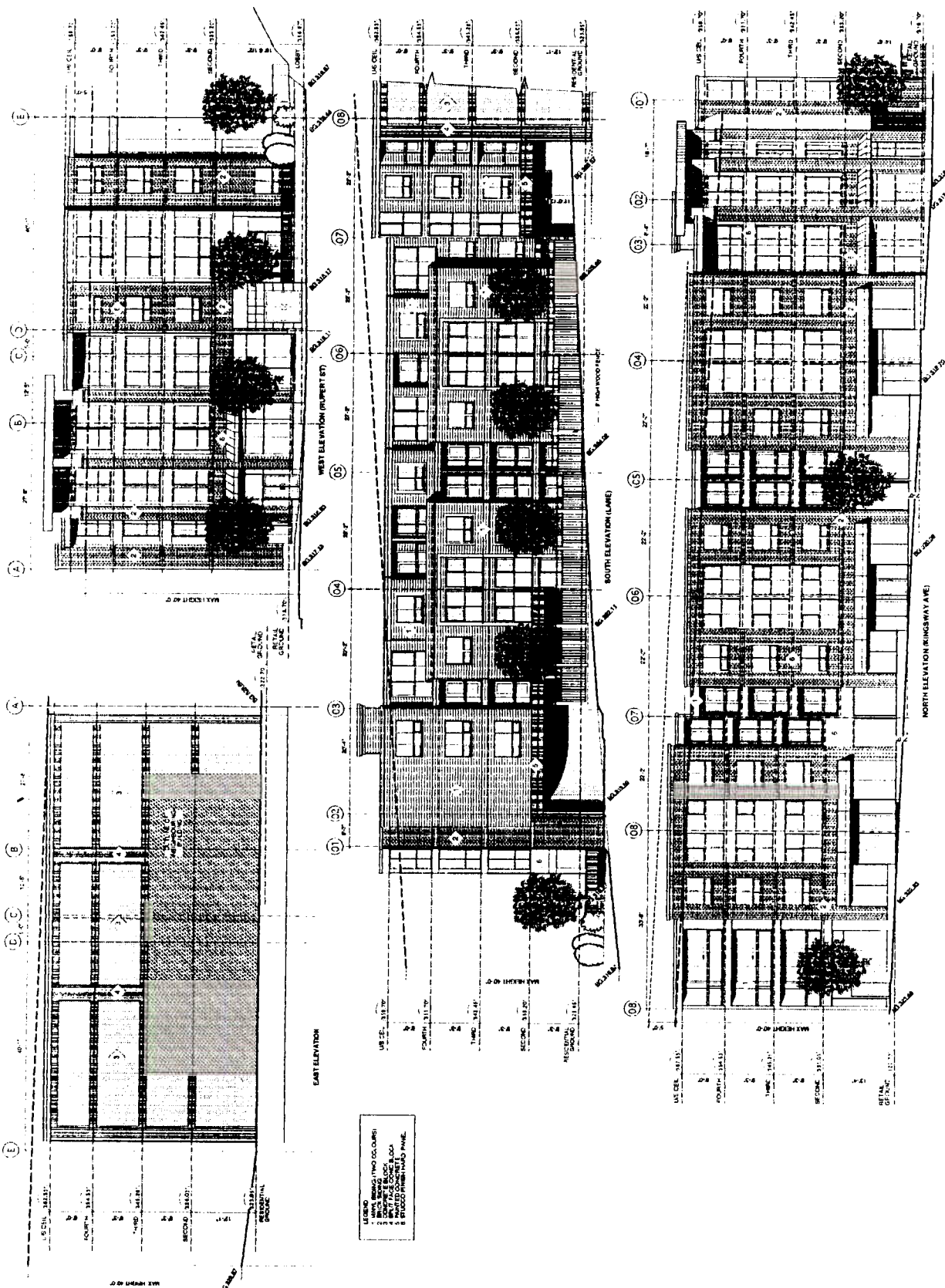


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PROJECT: 2014 KINGSBWAY
 DATE: 11/14/2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

ANDREW CHEUNG ARCHITECTS INC.
 1000 10th Street
 Vancouver, BC
 V6Z 1Y1
 TEL: (604) 268-2888
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2014 KINGSBWAY	
Building Elevations	
DATE: 11/14/2013	PROJECT: 2014 KINGSBWAY
DRAWN BY: [Name]	CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"	DATE: 11/14/2013
8	

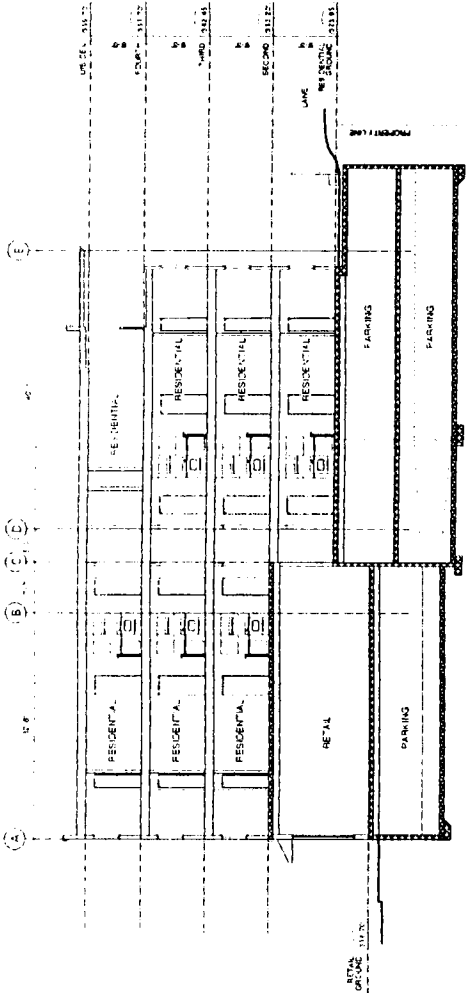


LEGEND:
 1. METAL BRASS (TWO OCCASIONS)
 2. METAL BRASS (TWO OCCASIONS)
 3. METAL BRASS (TWO OCCASIONS)
 4. METAL BRASS (TWO OCCASIONS)
 5. METAL BRASS (TWO OCCASIONS)

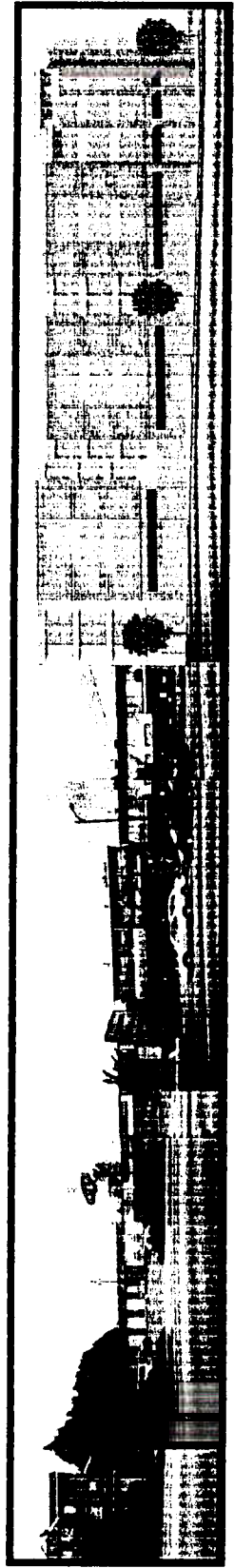
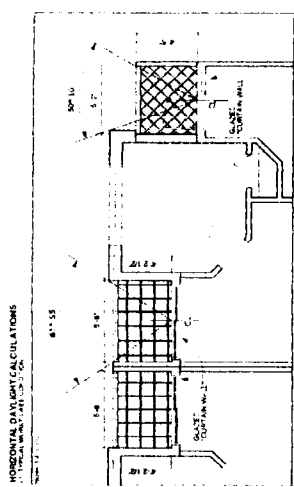
	<p>DATE: 08/24/2011 PROJECT: 30714 KINGSWAY DRAWING: 30714-KS-09 14 1/2" x 22"</p>
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ANDREW CHEUNG ARCHITECTS INC.
 1000 SHEPPARD AVENUE EAST
 SUITE 200
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 TEL: (416) 291-1888
 FAX: (416) 291-1889

30714 KINGSWAY	
Building Section	
PROJECT NO.	30714-KS-09
DATE	08/24/2011
SCALE	1/4" = 1'-0"
NO.	9



BUILDING SECTION A



VIEW OF SITE AND NEIGHBOURING BUILDINGS FROM KINGSWAY WITH PROPOSED BUILDING SET IN.

URBAN DESIGN PANEL MINUTES

November 29, 2000

2. Address:	5438 Rupert Street (3014 Kingsway)
DA:	405240
Use:	Mixed Use
Zoning:	C-2
Application Status:	Complete
Architect:	Andrew Cheng
Owner:	Hungston (Rupert) Development Ltd.
Review:	First
Delegation:	Andrew Cheung, Francis Yau, Keith Ross
Staff:	Bob Adair

EVALUATION: NON-SUPPORT (2-5)

- **Introduction:** Bob Adair, Development Planner, presented this application. The site is located at the corner of Kingsway and Rupert Street in the C-2 zone. The proposal is for a mixed use building containing ground floor commercial space facing Kingsway with some residential units at grade in the rear facing the lane and three storeys of residential above. Proposed FSR is 2.76, 2.12 of which is residential. A height relaxation of 4.21 ft. is being requested.

Following a brief description of the site context, Mr. Adair noted the main areas in which the advice of the Panel is sought:

1. Height relaxation. The crossfall on the site is about 9.5 ft. along the lane, east to west, about 6.5 ft. along Kingsway, and 7 ft. diagonally. Current C-2 policy is to consider height relaxations up to 5 ft. when there is a 5 ft. crossfall and all concrete construction is proposed. Staff would like to see more stepping to reduce the amount of additional height being requested. Outright permitted height in C-2 is 40 ft.
 2. Architectural design. Council has also asked the Panel to look at C-2 projects with a view to achieving a very good standard of architectural design and detailing. Staff recommend some additional masonry elements, perhaps a stronger corner expression and some additional articulation of the Kingsway façade.
- **Applicant's Opening Comments:** Andrew Cheng, Architect, briefly described the design rationale and response to the site context.

The Panel reviewed the model and posted materials.

- **Panel's Comments:** While the Panel agreed this project has many positive elements, it was unable to support the application at this time.

The Panel generally supported the mass in terms of its height and stepping. Some Panel members thought the stepping could be accentuated, making it three steps rather than the proposed 2½, and one Panel member thought it might be possible to lower the western third of the building another few feet to bring it closer to the permitted maximum height. In general, however, the proposed height was considered acceptable in this location.

Concerns were expressed about the Kingsway facade and the manner in which the top three floors rest on the plinth of the retail bays. The varying height and thinness of the lintels was questioned. It was suggested it might be better for the three bays to continue down to the ground and establish more of a vertical rhythm along the street. The Kingsway facade has a flatness that needs to be improved upon. The upper level massing on Kingsway, as well as the massing at the rear, was thought to be quite interesting.

Placement of the elevator was questioned. If it could be moved back inside as opposed to having an external wall, better articulation of the corner would result.

The Panel thought more attention needed to be given to the quality of materials and choice of colours. The use of vinyl siding was questioned, particularly the fine grain vinyl indicated. In this high traffic location it will quickly become very dark and dirty. It was felt the colours need to be darker and bolder.

Serious concerns were expressed about treatment of the Kingsway corner which needs to be much more robust. As well, the southwest corner could be improved by building it out to the same footprint as the building above. This would enable the amenity space to be enlarged as well as providing a better anchor for that corner. One Panel member found the whole southern facade very awkward and suggested reorienting the exit stair from the garage towards the west. This would also gain some of the open planter area for the adjacent unit.

In general, the Panel found the material presentation and resolution of the mass - particularly on Kingsway - far too timid. This is a highly visible corner that needs to be emphasized with a strong piece of architecture. This is an area in flux, and this project will set the tone for the future development of neighbouring corners.

- **Applicant's Response:** Mr. Cheung agreed the Panel's comments are very valid. He expressed concern that greater stepping of the floor plan will cause problems in terms of handicap access.

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|---------------------|---------------------------|
| 3. Address: | 5438 Rupert Street |
| DA: | 405240 |
| Use: | Mixed |
| Zoning: | C-2 |
| Application Status: | Complete |
| Architect: | Andrew Cheng |
| Owner: | Hungston Development Ltd. |
| Review: | Second |
| Delegation: | Francis Yau |
| Staff: | Bob Adair |
-

EVALUATION: SUPPORT (6-0)

- **Introduction:** Bob Adair, Development Planner discussed changes to the proposal since the Urban Design Panel's previous review of the project, and added that the Planning Department believes that the applicant responded well to the Panel's suggestions regarding the Kingsway and Rupert Street facades, and the building's exterior finishes. It was noted that the strength of architectural expression could still be improved, particularly at the corner. Comments were requested from the Panel regarding the height stepping of the building and additional building height.
- **Applicant's Opening Comments:** Francis Yau, Architect, Andrew Cheung Architects, reviewed additional changes from the initial design including the incorporation of the landscaped area into one of the ground floor units. The proposed exterior materials and colours were discussed, Mr. Yau confirmed that the proposed brick is full-dimension, and added that one step was included in the building's corridors to accommodate the stepped building design.

The Panel reviewed posted drawings and material samples.

- **Panel's Comments:** A Panel Member suggested that the applicant has addressed the Panel's concerns relative to exterior materials and the Kingsway elevation, recognized that the project's height has been minimized, and suggested the portion above 45 feet could be considered an appurtenance. Panel Members recognized general improvements to the project's design, and supported the proposed height. It was suggested the windows could include typical brick detailing above and below to provide character, and suggested the cornice line be enhanced and strengthened.

Most Panel members felt that stepping down of the third bay, closest to the corner, was not necessary. The exterior materials, brick details, and window details were discussed. It was noted that the façade needs a sense of thickness in materiality, more substance and detail. Although the colour is improved, it was suggested that it may be too near to being all brown, and colour variations should be used to reduce the monolithic quality.

The Acting Chair summarized that the Panel recognized improvements in the development and made suggestions regarding the nature of the materials used to be explored more fully. It was further noted that although the colour has shifted to darker colours, an opportunity for contrast should be considered.

- **Applicant's Response:** Mr. Yau suggested that the colours may not be clearly interpreted in the drawings displayed, and noted that the rendering also doesn't clearly indicate the building's window setbacks, and balcony setbacks. Comments and suggestions of the Panel were acknowledged.
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