



--- ZONING BOUNDARY  
- . - . SUBAREA BOUNDARY



SITE, SURROUNDING ZONING

2973 KINGSWAY DE 405638

**City of Vancouver**



DRAWN: WGS

FILE:F:\FROFDEV\2001\2973 KINGSWAY.DWG

# 2973 KINGSWAY

## PROJECTS STATISTICS

### DEVELOPMENT PLAN APPLICATION

**PROJECT DESCRIPTION:**  
 THIS DEVELOPMENT IS A PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 100 UNITS, 100 CAR SPACES, 100 BICYCLE SPACES, 100 STORAGE SPACES, 100 COMMERCIAL SPACES, 100 OFFICE SPACES, 100 RETAIL SPACES, 100 RESTAURANT SPACES, 100 BAR SPACES, 100 CAFE SPACES, 100 GYM SPACES, 100 SPA SPACES, 100 THEATRE SPACES, 100 CONCERT SPACES, 100 MUSEUM SPACES, 100 GALLERY SPACES, 100 ARCHIVE SPACES, 100 LIBRARY SPACES, 100 MUSEUM SPACES, 100 GALLERY SPACES, 100 ARCHIVE SPACES, 100 LIBRARY SPACES.

**LEGAL ADDRESS:**  
 2973 KINGSWAY, VANCOUVER, B.C.

**LEGAL DESCRIPTION:**  
 LOT 10 OF BLOCK 8, D.S. 11, PLAN 3000

**ZONE:**  
 R-100

**SITE AREA:**  
 100,000 SQ. FT. (2,272,000 SQ. FT.)

**DRIVEWAY/PARKING ACCESS POINTS:**  
 ACCESS TO THE SITE IS PROVIDED VIA A DRIVEWAY LOCATED ON THE WEST SIDE OF THE SITE, ADJACENT TO THE EXISTING PARKING LOT. THE DRIVEWAY IS 10 FEET WIDE AND 10 FEET DEEP. THE DRIVEWAY IS TO BE CONSTRUCTED AT THE DEVELOPER'S EXPENSE.

**FIRE PROTECTION:**  
 ALL BUILDINGS SHALL BE PROVIDED WITH AUTOMATIC FIRE ALARMS AND SMOKE DETECTORS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THESE DEVICES.

**MAX. ALLOWED:**  
 100% TOTAL 100% (RESIDENTIAL)

**COMMERCIAL GFA:**  
 100,000 SQ. FT. (100,000 SQ. FT.)

**RESIDENTIAL GFA:**  
 100,000 SQ. FT. (100,000 SQ. FT.)

**TOTAL GFA:**  
 200,000 SQ. FT. (200,000 SQ. FT.)

**GROUND FLOOR:**  
 100,000 SQ. FT. (100,000 SQ. FT.)

**RESIDENTIAL GFA:**  
 100,000 SQ. FT. (100,000 SQ. FT.)

**TOTAL GFA:**  
 200,000 SQ. FT. (200,000 SQ. FT.)

**RESIDENTIAL GFA ABOVE BY FLOOR:**  
 100,000 SQ. FT. (100,000 SQ. FT.)

**TOTAL GFA:**  
 200,000 SQ. FT. (200,000 SQ. FT.)

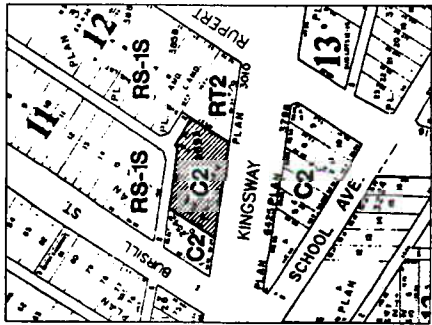
**RESIDENTIAL GFA:**  
 100,000 SQ. FT. (100,000 SQ. FT.)

**TOTAL GFA:**  
 200,000 SQ. FT. (200,000 SQ. FT.)

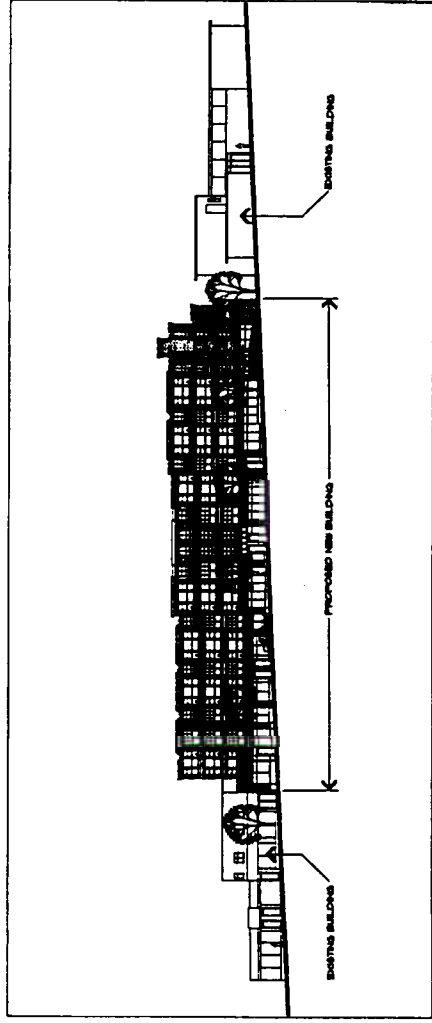
**RESIDENTIAL GFA:**  
 100,000 SQ. FT. (100,000 SQ. FT.)

**TOTAL GFA:**  
 200,000 SQ. FT. (200,000 SQ. FT.)

## CONTEXT PLAN



## KINGSWAY STREETSCAPE



## PROJECT DIRECTORY

COMPANY	ADDRESS	CONTACT	PHONE	FAX	EMAIL
VANVIEW CONSTRUCTION LTD.	2973 KINGSWAY, VANCOUVER, B.C. V6K 1K5	DAVID VANVIEW	(604) 273-1111	(604) 273-1112	DAVID@VANVIEW.COM
ROSETHORPE ARCHITECTS	1000 WEST 10TH AVENUE, VANCOUVER, B.C. V6H 1T1	ROSETHORPE ARCHITECTS	(604) 273-1111	(604) 273-1112	ROSETHORPE@ROSETHORPE.COM
DIYCK AND ASSOCIATES	1000 WEST 10TH AVENUE, VANCOUVER, B.C. V6H 1T1	DIYCK AND ASSOCIATES	(604) 273-1111	(604) 273-1112	DIYCK@DIYCK.COM
LANDSCAPE ARCHITECT	1000 WEST 10TH AVENUE, VANCOUVER, B.C. V6H 1T1	LANDSCAPE ARCHITECT	(604) 273-1111	(604) 273-1112	LANDSCAPE@LANDSCAPE.COM
ARCHITECTURAL CONSULTANT	1000 WEST 10TH AVENUE, VANCOUVER, B.C. V6H 1T1	ARCHITECTURAL CONSULTANT	(604) 273-1111	(604) 273-1112	ARCHITECTURAL@ARCHITECTURAL.COM

### RESIDENTIAL UNIT AREA STATISTICS

UNIT TYPE	NO. OF UNITS	TOTAL AREA (SQ. FT.)	AVERAGE AREA (SQ. FT.)
1-BED	100	100,000	1,000
2-BED	100	200,000	2,000
3-BED	100	300,000	3,000
4-BED	100	400,000	4,000
5-BED	100	500,000	5,000
TOTAL	500	1,500,000	3,000

### NET AREA STATISTICS

NET AREA TYPE	AREA (SQ. FT.)
RESIDENTIAL	1,500,000
COMMERCIAL	100,000
TOTAL	1,600,000

### RESIDENTIAL UNIT AREA STATISTICS

UNIT TYPE	NO. OF UNITS	TOTAL AREA (SQ. FT.)	AVERAGE AREA (SQ. FT.)
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5-BED	100	500,000	5,000
TOTAL	500	1,500,000	3,000

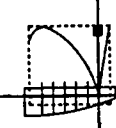
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4-BED	100	400,000	4,000
5-BED	100	500,000	5,000
TOTAL	500	1,500,000	3,000

## DRAWING LIST

DRAWING NO.	TITLE	DATE
001	COVER SHEET	10/10/2010
002	GENERAL NOTES	10/10/2010
003	FOUNDATION PLAN	10/10/2010
004	FLOOR PLAN - LEVEL 1	10/10/2010
005	FLOOR PLAN - LEVEL 2	10/10/2010
006	FLOOR PLAN - LEVEL 3	10/10/2010
007	FLOOR PLAN - LEVEL 4	10/10/2010
008	FLOOR PLAN - LEVEL 5	10/10/2010
009	FLOOR PLAN - LEVEL 6	10/10/2010
010	FLOOR PLAN - LEVEL 7	10/10/2010
011	FLOOR PLAN - LEVEL 8	10/10/2010
012	FLOOR PLAN - LEVEL 9	10/10/2010
013	FLOOR PLAN - LEVEL 10	10/10/2010
014	FLOOR PLAN - LEVEL 11	10/10/2010
015	FLOOR PLAN - LEVEL 12	10/10/2010
016	FLOOR PLAN - LEVEL 13	10/10/2010
017	FLOOR PLAN - LEVEL 14	10/10/2010
018	FLOOR PLAN - LEVEL 15	10/10/2010
019	FLOOR PLAN - LEVEL 16	10/10/2010
020	FLOOR PLAN - LEVEL 17	10/10/2010
021	FLOOR PLAN - LEVEL 18	10/10/2010
022	FLOOR PLAN - LEVEL 19	10/10/2010
023	FLOOR PLAN - LEVEL 20	10/10/2010
024	FLOOR PLAN - LEVEL 21	10/10/2010
025	FLOOR PLAN - LEVEL 22	10/10/2010
026	FLOOR PLAN - LEVEL 23	10/10/2010
027	FLOOR PLAN - LEVEL 24	10/10/2010
028	FLOOR PLAN - LEVEL 25	10/10/2010
029	FLOOR PLAN - LEVEL 26	10/10/2010
030	FLOOR PLAN - LEVEL 27	10/10/2010
031	FLOOR PLAN - LEVEL 28	10/10/2010
032	FLOOR PLAN - LEVEL 29	10/10/2010
033	FLOOR PLAN - LEVEL 30	10/10/2010
034	FLOOR PLAN - LEVEL 31	10/10/2010
035	FLOOR PLAN - LEVEL 32	10/10/2010
036	FLOOR PLAN - LEVEL 33	10/10/2010
037	FLOOR PLAN - LEVEL 34	10/10/2010
038	FLOOR PLAN - LEVEL 35	10/10/2010
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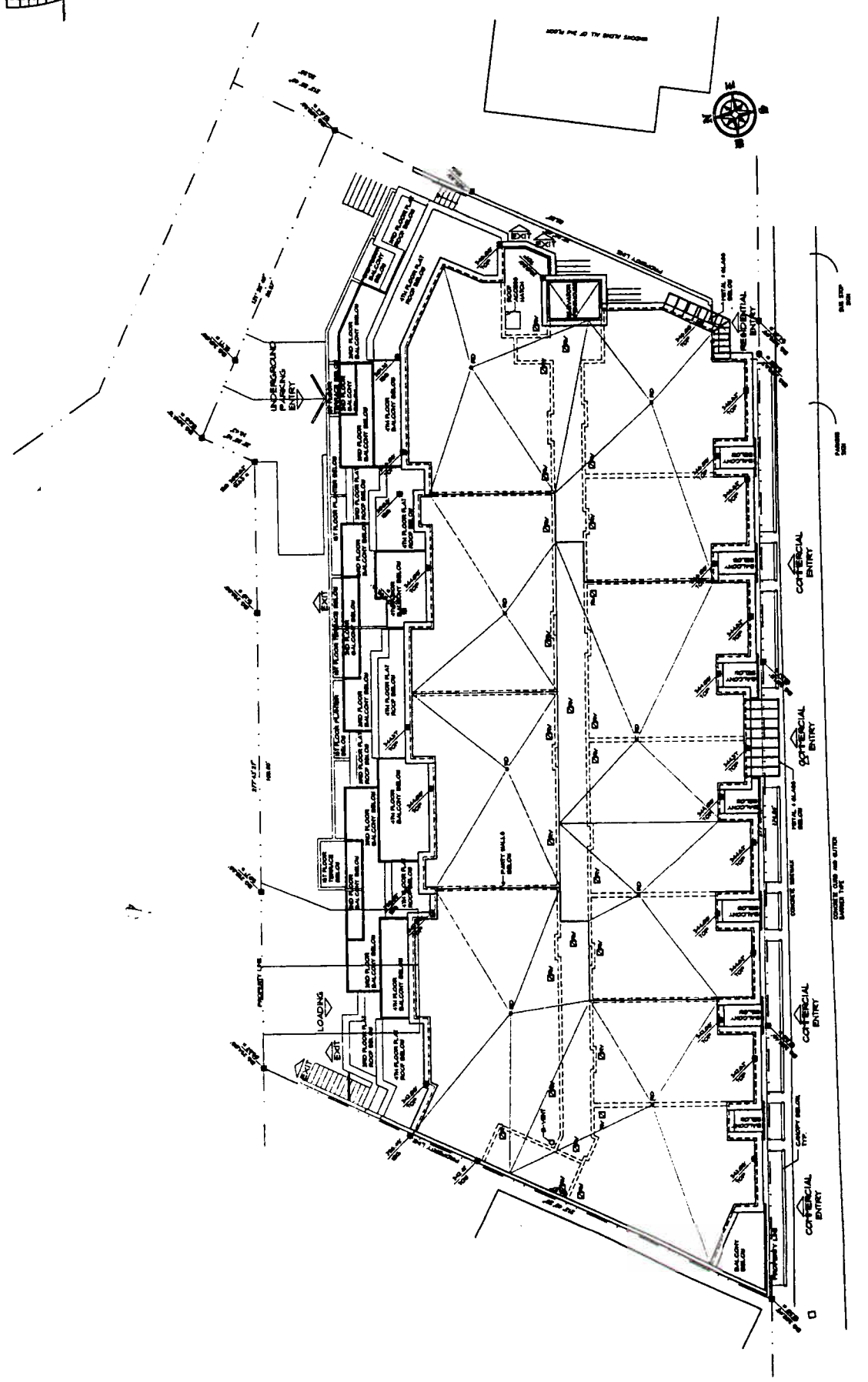
**ROSITCH  
HEMPHILL  
ASSOCIATES**  
ARCHITECTS

FLORIAN ROSE  
D. ED KOWELL  
VANCOUVER, B.C.  
CANADA  
V6A 1G1  
TEL: 608-641-0000  
FAX: 608-641-1011

NO. 1000  
DATE: 10/10/00  
BY: [Signature]

PROJECT: 2075 KINGSWAY  
CONSTRUCTION LTD.  
VANVIEW  
VANCOUVER, B.C.

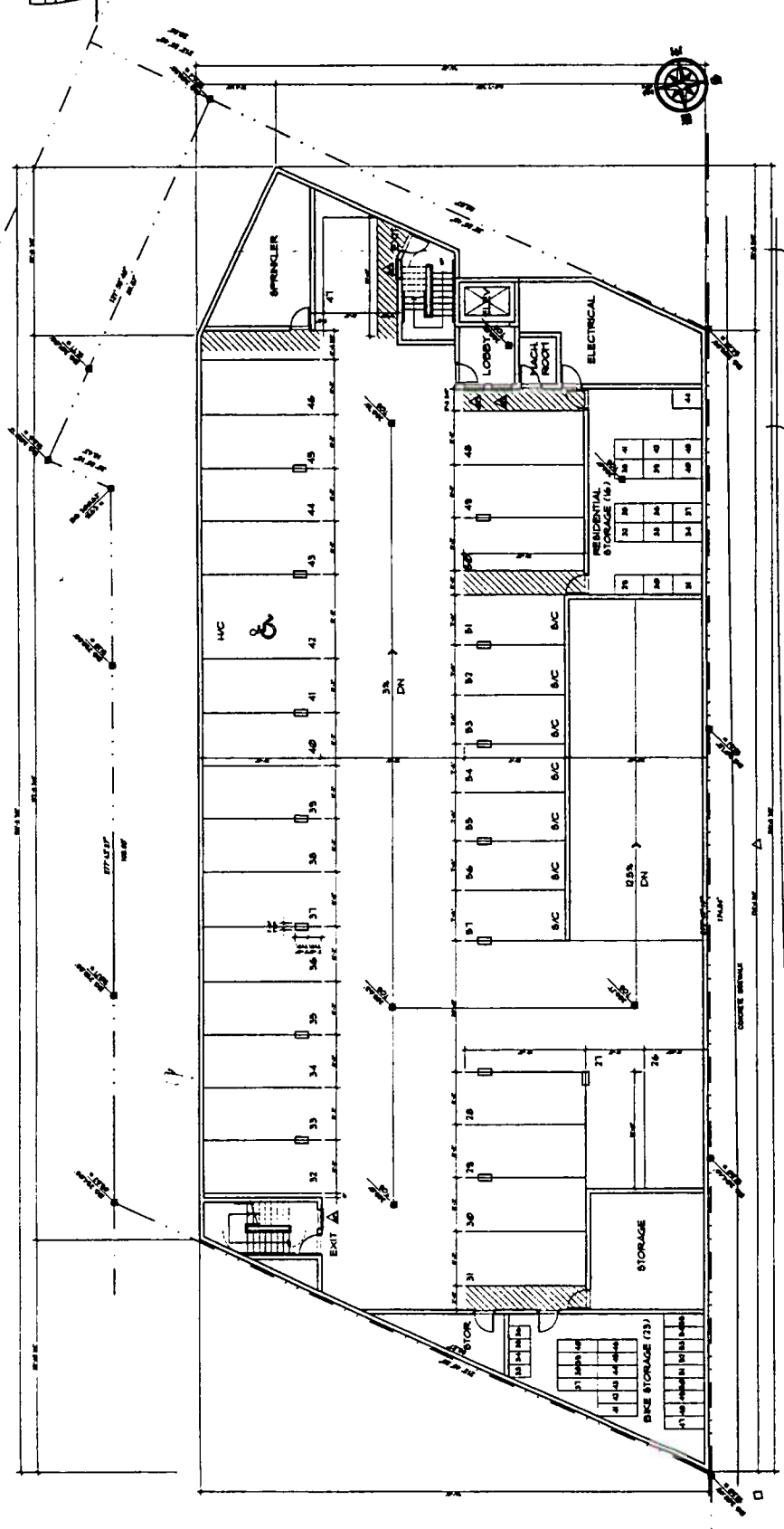
PROJECT NO. 0101  
SCALE: AS SHOWN



PROJECT NO. 0101



SCALE: AS SHOWN



**KOSITCH  
HEMPHILL  
ASSOCIATES**  
ARCHITECTS  
FLEMING HOUSE  
D-107 CABEL STREET  
CHARLOTTE, N.C.  
Y. A. R. 1, 5, 1  
TEL. 804-845-4208  
FAX 804-845-1011

NO. 1000  
DATE: 11/11/01  
BY: J. H. HARRIS  
CHECKED: J. H. HARRIS

CONTRACT NO. 2073 KINGSWAY  
WASHINGTON, VA  
PROJECT NO. 0101  
DATE: 11/11/01

**VARVIEW  
CONSTRUCTION LTD.**  
2073 KINGSWAY  
WASHINGTON, VA  
PROJECT NO. 0101  
DATE: 11/11/01

**A2.0**  
PLAT DATE: 11/11/01

**PARKING GARAGE - P2**

STANDARD STALLS (STANDARD)	24
STALL STALLS (STANDARD)	1
ACCESSIBLE STALLS (STANDARD)	1
TOTAL	26

**BICYCLE PARKING GARAGE - P2**

HORIZONTAL SPACES (STANDARD)	16
VERTICAL SPACES (STANDARD)	4
TOTAL CLAMS 'X1'	20

**RESIDENTIAL STORAGE GARAGE - P2**

RESIDENTIAL STORAGE (STANDARD)	1
RESIDENTIAL STORAGE (STANDARD)	1
TOTAL	2

- LEGEND**
- BA BUILDING GRADE
  - BB INTERPOLATED BUILDING GRADE
  - BC FINISH FLOOR GRADE
  - CD FINISH FLOOR ELEVATION
  - DE TOP OF WALL
  - DF BOTTOM OF WALL
  - EG GROUND CONNECTION
  - EA SPRINKLER PROTECTION

**NOTES**

1. BUILDING GRADE INFORMATION INTERPOLATED FROM CITY OF VIRGINIA...
2. ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET AND INCHES...
3. HORIZONTAL CLEARANCE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT...
4. THE DESIGN OF THE PARKING STRUCTURE SHALL BE IN ACCORDANCE WITH THE CITY OF VIRGINIA...
5. THE CITY OF VIRGINIA SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARKING STRUCTURE...
6. THE INTERPOLATED GRADES SHALL BE ACCURATELY VERIFIED TO PREVENT THE BUILD-UP OF THE TOLERANCE RANGE.
7. ADDITIONAL REMARKS SHALL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION PLAN OF THE GARAGE...
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PARKING STRUCTURE...



**ROSITCH  
HEMPHILL  
ASSOCIATES**  
ARCHITECTS

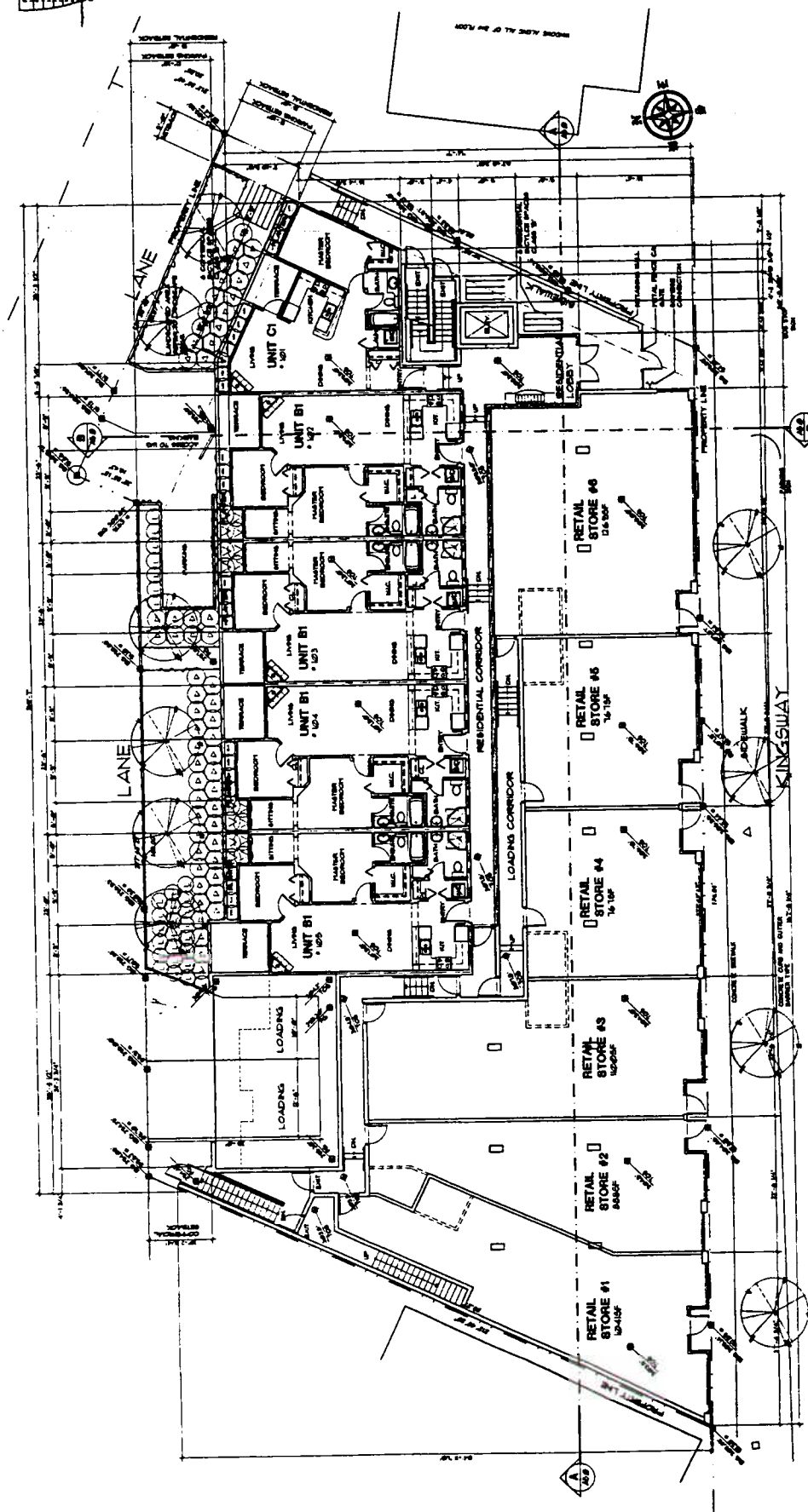
PLENIGTON HOUSE  
D - EDYBELL STREET  
VANOVER, S.C.  
C.A.N.A.D.A.  
V.C.A.1.G.  
TEL. 608-547-6000  
FAX 608-547-0101

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/11/01
2	REVISED PER CITY COMMENTS	08/11/01
3	REVISED PER CITY COMMENTS	08/11/01
4	REVISED PER CITY COMMENTS	08/11/01
5	REVISED PER CITY COMMENTS	08/11/01
6	REVISED PER CITY COMMENTS	08/11/01
7	REVISED PER CITY COMMENTS	08/11/01
8	REVISED PER CITY COMMENTS	08/11/01
9	REVISED PER CITY COMMENTS	08/11/01
10	REVISED PER CITY COMMENTS	08/11/01

**VANOVER  
CONSTRUCTION LTD.**  
2875 KINGSWAY  
VANOVER, B.C.

PROJECT NO. 01001  
DATE: 08/11/01

**A3.05**  
SITE PLAN / 1ST FLOOR PLAN  
DATE: 08/11/01



**LOADING BAY STUDY**

**BICYCLE PARKING SUMMARY - 1ST FLOOR**

RESIDENTIAL SPACES CLASS 'B': 6  
COMMERCIAL SPACES CLASS 'B': 6  
TOTAL CLASS 'B': 12

**LEGEND**

- 80 BUILDING GRADE
- 810 INTERPOLATED BUILDING GRADE
- 815 FINISHED FLOOR ELEVATION
- TOP OF SLAB
- TOP OF WALL
- TOP OF PARTITION
- TOP OF PARTITION
- SPRINKLER PROTECTION

**NOTES**

1. BUILDING GRADE INDICATIONS UNLESS NOTED FROM CITY OF VANOVER BUILDING DEPARTMENT.
2. ALL DIMENSIONS AND COORDINATES ARE GIVEN IN METERS.
3. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
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ROSITCH  
HEMPHILL  
ASSOCIATES  
ARCHITECTS

PLANNING HOUSE  
D. DONOVAN, ARCHT  
VANCOUVER, B.C.  
C.A.N.A.D.A  
V.L.A. 1 C 1  
TEL. 604-674-4008  
FAX. 604-674-1011

NO. 1000  
DATE: 10/10/98  
BY: [Signature]

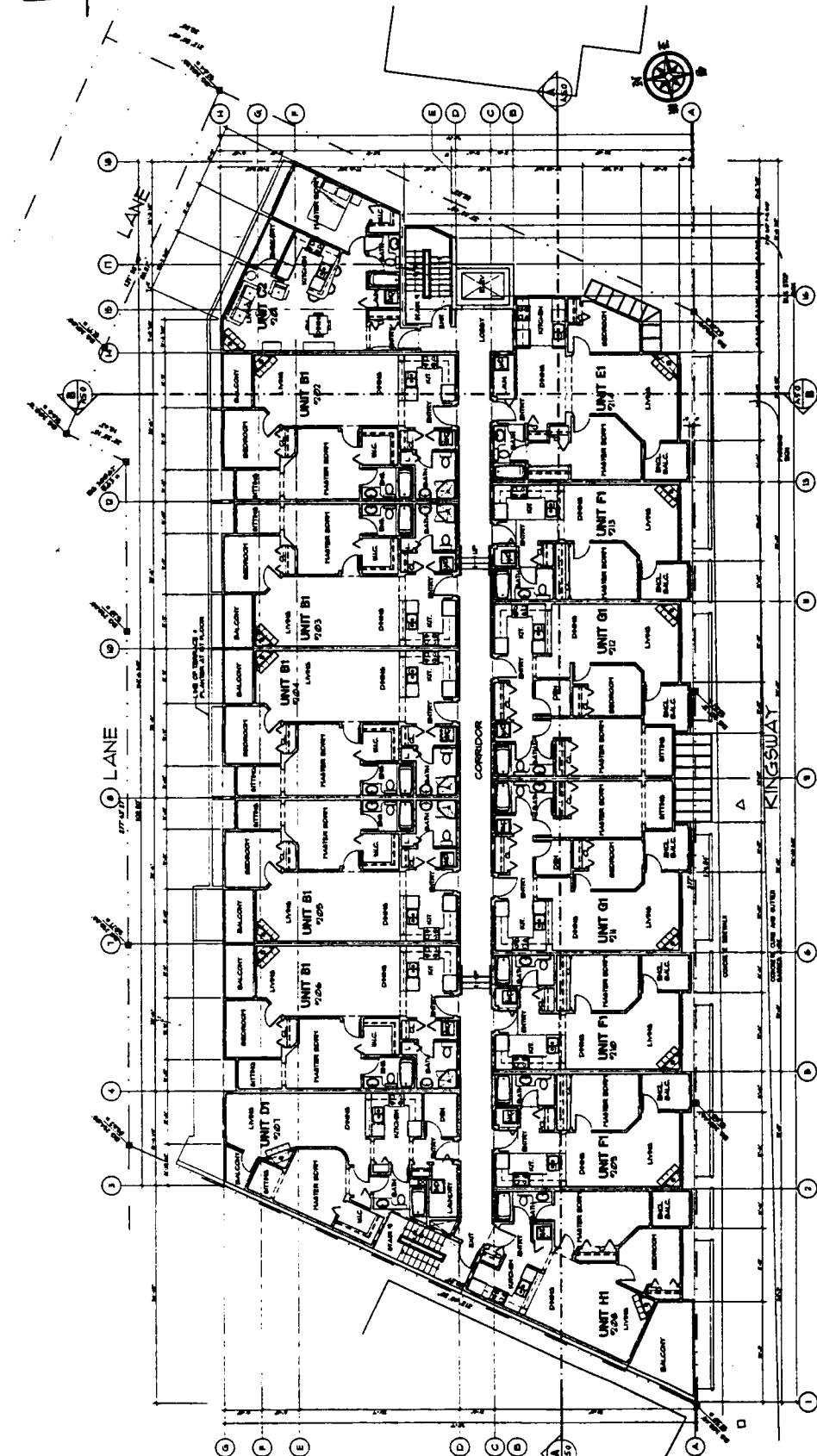
VARVEY  
CONSTRUCTION LTD.

2073 KINGSWAY  
VANCOUVER, B.C.

2ND FLOOR PLAN

PROJECT NO. 0101  
DATE: 10/10/98  
BY: [Signature]

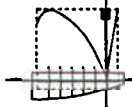
SCALE: 1/8" = 1'-0"  
A3.16



- LEGEND**
- BS BUILDING GRADE
  - BSG INTERPOLATED BUILDING GRADE
  - BSL BUILDING LEVEL
  - BSL+1 BUILDING LEVEL +1
  - BSL-1 BUILDING LEVEL -1
  - BSL-2 BUILDING LEVEL -2
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  - BSL-98 BUILDING LEVEL -98
  - BSL-99 BUILDING LEVEL -99
  - BSL-100 BUILDING LEVEL -100

**NOTES:**

1. ALL WORK AND FINISHES ARE AS SHOWN IN THIS PLAN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT.
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6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT.



ROSITCH  
HEAPHILL  
ASSOCIATES  
ARCHITECTS

PLUMBING HOSE  
D. ROYCE  
C. A. H. P. D.  
V. A. A. I. G. I.  
TEL. 608-641-6028  
FAX. 608-641-1011

NO. 1000  
DATE: 10/10/00  
BY: P. J. M. / J. M. S.

CONSTRUCTION LTD.  
2075 KINGSWAY  
VANCOUVER, B.C.

Appendix

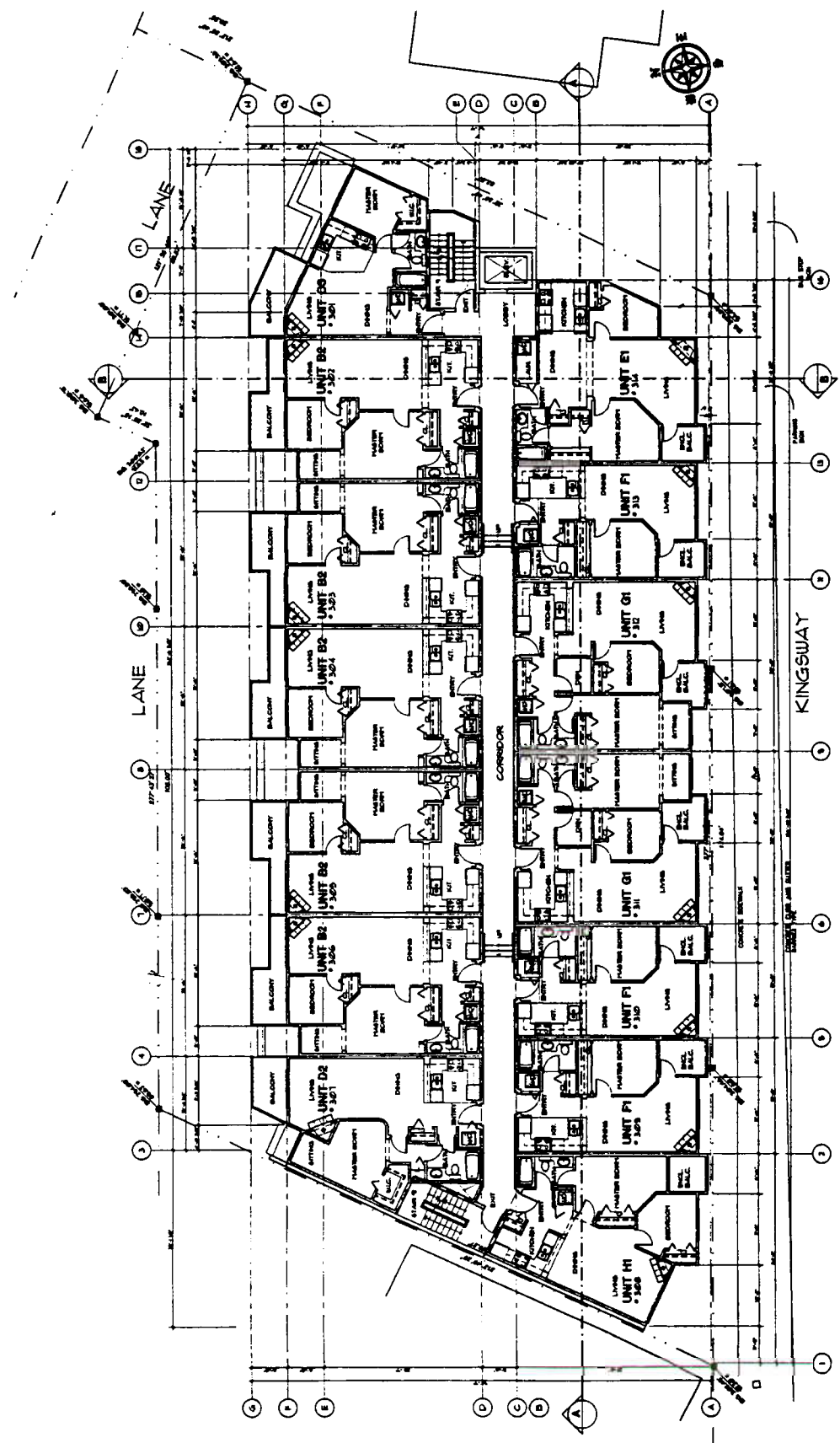
B; page 7 of 16

PROJECT NO.  
2075 KINGSWAY  
2ND FLOOR PLAN

DATE: 10/10/00  
BY: P. J. M. / J. M. S.

PROJECT NO.  
0001

DATE: 10/10/00

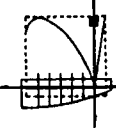


- LEGEND**
- BA BUILDING GRADE
  - BS INTERPOLATED BUILDING GRADE
  - FG FINISHED GRADE
  - FD FINISHED FLOOR GRADE
  - FE FINISHED FLOOR ELEVATION
  - TOF TOP OF WALL
  - BOF BOTTOM OF WALL
  - TOP TOP OF FINISH
  - BOF BOTTOM OF FINISH
  - SPRINKLER PROTECTION
  - RVF ROOF VENT
  - RMW MAIN WATER LEADER
  - RD RAIN DRAIN
  - FLD FLOOR DRAIN
  - L.D. LANDSCAPE DRAIN - SEE MECHANICAL
  - P.D. PATIO DRAIN - SEE MECHANICAL
  - CD CONDUIT
  - CAU CABLE
  - PHA REFRIGERATOR
  - L.A. LAST BALAN
  - MD MANNING / DRIVER
  - R.H. ROD + SHELF

**NOTES:**

1. ALL GRADES AND DIMENSIONS ARE SHOWN IN METERS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND CONSTRUCTION OF THE CURB AND GUTTER SYSTEMS, AS SHOWN ON THE PLAN, AND SHALL BE RESPONSIBLE FOR THE CURB AND GUTTER SYSTEMS, AS SHOWN ON THE PLAN, AND SHALL BE RESPONSIBLE FOR THE CURB AND GUTTER SYSTEMS, AS SHOWN ON THE PLAN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND CONSTRUCTION OF THE CURB AND GUTTER SYSTEMS, AS SHOWN ON THE PLAN, AND SHALL BE RESPONSIBLE FOR THE CURB AND GUTTER SYSTEMS, AS SHOWN ON THE PLAN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND CONSTRUCTION OF THE CURB AND GUTTER SYSTEMS, AS SHOWN ON THE PLAN, AND SHALL BE RESPONSIBLE FOR THE CURB AND GUTTER SYSTEMS, AS SHOWN ON THE PLAN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND CONSTRUCTION OF THE CURB AND GUTTER SYSTEMS, AS SHOWN ON THE PLAN, AND SHALL BE RESPONSIBLE FOR THE CURB AND GUTTER SYSTEMS, AS SHOWN ON THE PLAN.





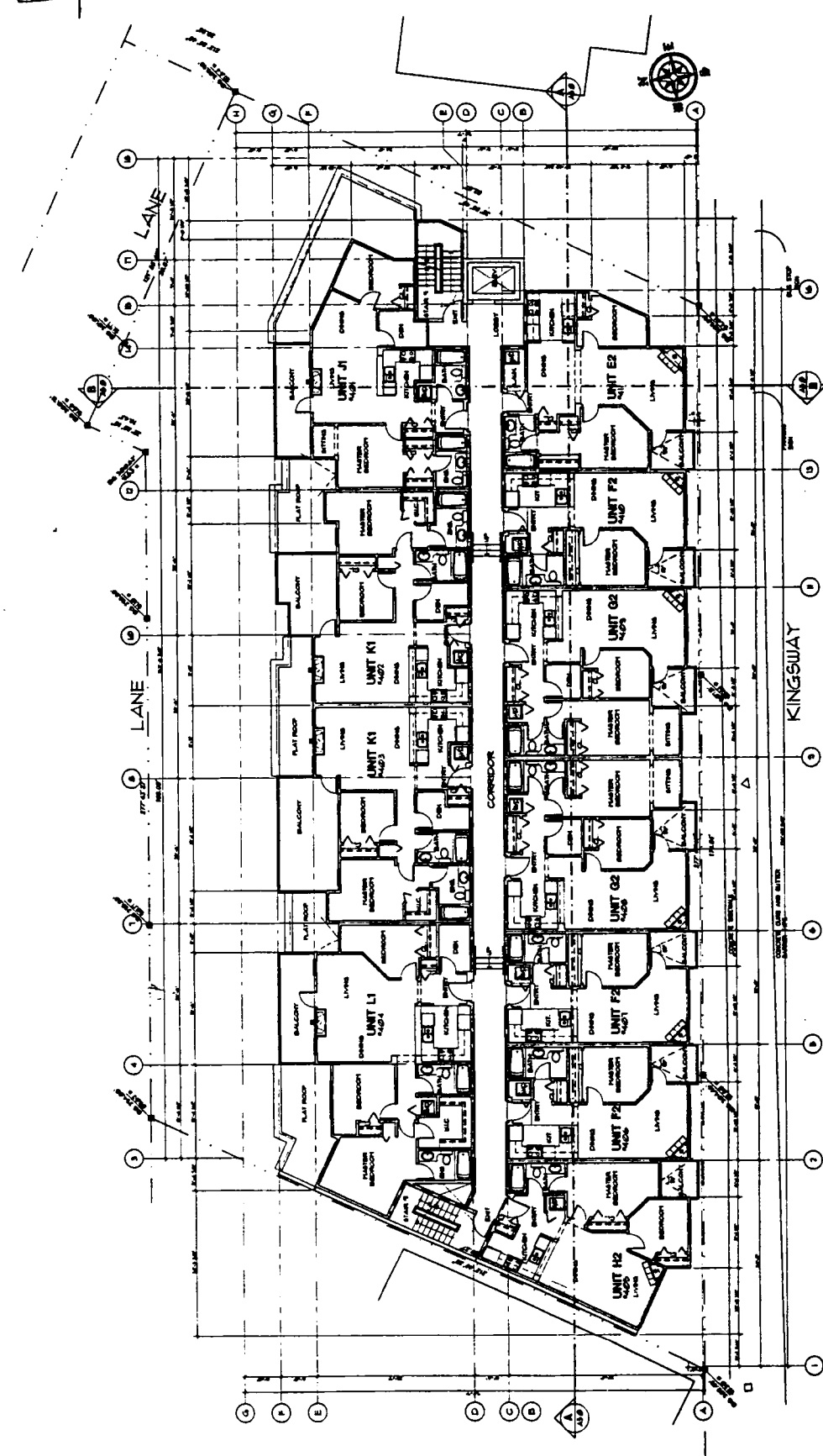
**ROSITCH  
HEMPHILL  
ASSOCIATES**  
ARCHITECTS

PALEMONO HOUSE  
D. BOYD HILL STREET  
VANCOUVER, B.C.  
CANADA  
TEL: 604.681.1101  
FAX: 604.681.1071

**CONTRACT NO.** 2073  
**DATE:** 2007  
**PROJECT:** 2073 KINGSWAY  
**LOCATION:** VANCOUVER, B.C.

**OWNER:** VANHEW CONSTRUCTION LTD.  
**PROJECT:** 2073 KINGSWAY  
**LOCATION:** VANCOUVER, B.C.

**PROJECT TITLE:** 4TH FLOOR PLAN  
**DATE:** 2007-03-15  
**SCALE:** 1/8" = 1'-0"  
**DESIGNER:** ROSITCH HEMPHILL ASSOCIATES  
**DATE:** 2007-03-15  
**PROJECT NO.:** 2073  
**PLANT DATE:** 2007-03-15

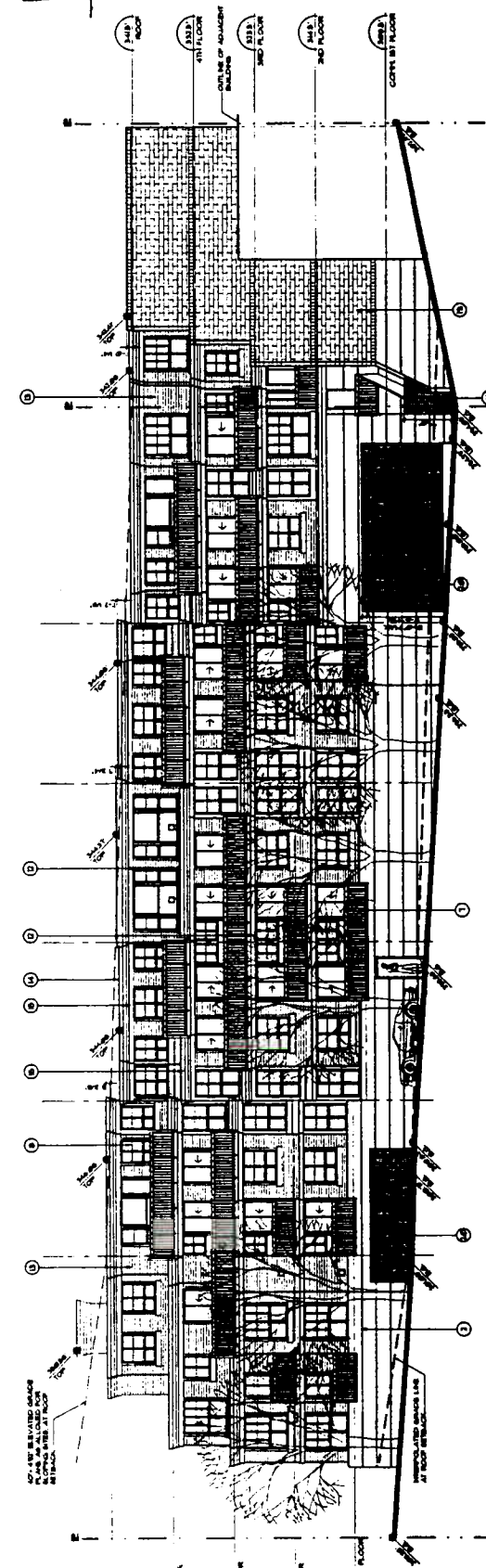


- LEGEND**
- BA BALDING GRADE
  - BAI INTERPOLATED BALDING GRADE
  - PA FINISHED FLOOR GRADE
  - PAI FINISHED FLOOR ELEVATION
  - TOP OF SLAB
  - BOT BOTTOM OF SLAB
  - TOP OF PARAPET
  - BOT BOTTOM OF PARAPET
  - BARBES CONNECTION
  - SPRINKLER PROTECTION
- RVV ROOF VENT
  - RMV MAIN WATER LEADER
  - RD ROOF DRAIN
  - LD LAMP
  - LDK LAMP/CLAMP DRAIN - SEE MECHANICAL
  - PD PATIO DRAIN - SEE MECHANICAL
  - CB CATCH BASIN
  - DM DIRT TRAP
  - LV LATH VENT
  - LVV LATH VENT
  - MM MARKER / DRYER
  - MMB MARKER / DRYER
  - MMI MARKER / DRYER
  - MMII MARKER / DRYER

**NOTES:**

1. ALL DIMENSIONS AND ELEVATIONS ARE SHOWN IN METERS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. MECHANICAL, ELECTRICAL AND PLUMBING SHALL BE PROVIDED WITHIN THE CONTRACTUAL AND THEORETICAL PORTIONS OF THE BUILDING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

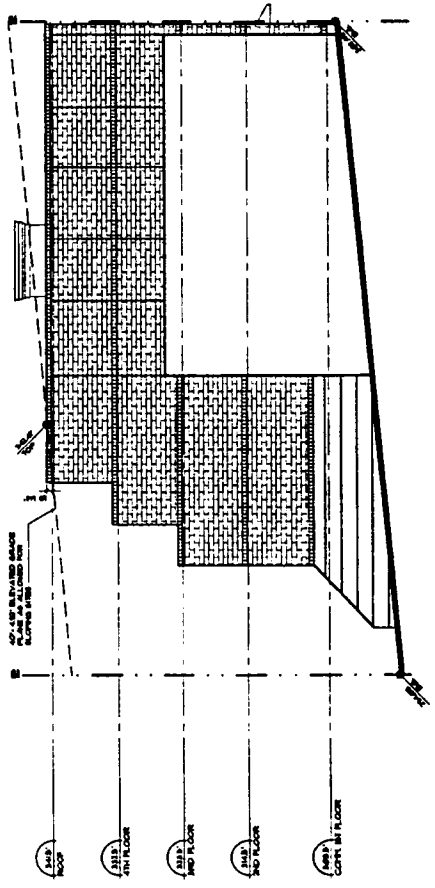




**NORTH ELEVATION (LANE)**  
SCALE 1/8" = 1'-0"

**MATERIAL LEGEND**

1. BRICK, COMMON, 1 1/2" x 3 1/2" x 8" (REAR)
2. BRICK, COMMON, 1 1/2" x 3 1/2" x 8" (FRONT)
3. BRICK, COMMON, 1 1/2" x 3 1/2" x 8" (SIDE)
4. BRICK, COMMON, 1 1/2" x 3 1/2" x 8" (CORNER)
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99. BRICK, COMMON, 1 1/2" x 3 1/2" x 8" (CORNER)
100. BRICK, COMMON, 1 1/2" x 3 1/2" x 8" (CORNER)



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

**ROSITCH  
HEMPHILL  
ASSOCIATES**  
ARCHITECTS

PLEIKTION HOUSE  
D. BONDILL STREET  
VANCOUVER, B.C.  
CANADA  
V. L. A. I. G. I.  
TEL. 604-681-4008  
FAX 604-681-1011

NO. 1000  
DATE: 10/10/00  
BY: J. H. H. / J. H. H.

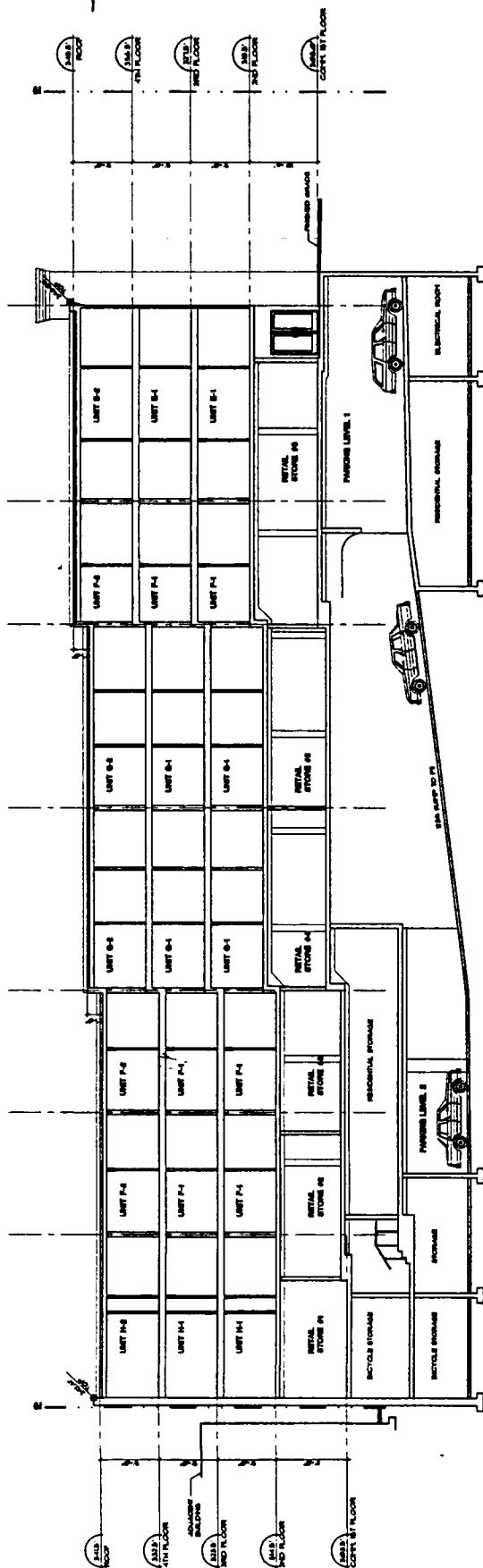
TO: OWNER  
FROM: ARCHITECT  
PROJECT: PLEIKTION HOUSE  
SHEET: 10 OF 16  
DATE: 10/10/00

**Appendix B ; page 10 of 16**

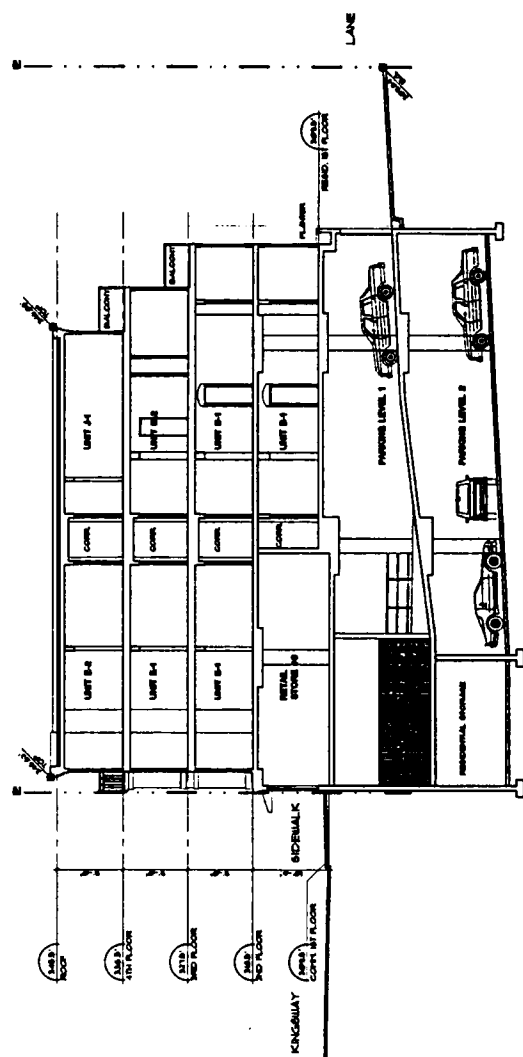
OWNER: VANVIEW CONSTRUCTION LTD.  
PROJECT: 2878 KINGSWAY  
VANCOUVER, B.C.

PROJECT: NORTH & WEST ELEVATIONS  
DRAWN BY: J. H. H. / J. H. H.  
SCALE: 1/8" = 1'-0"  
DATE: 10/10/00  
CHECKED BY: J. H. H. / J. H. H.

PLAT DATE: 10/10/00  
SHEET NO: 1001  
A4.1



**SECTION A-A**  
SCALE 1/8" = 1'-0"



**SECTION B-B**  
SCALE 1/8" = 1'-0"

**ROSITCH  
HEMPHILL  
ASSOCIATES**  
ARCHITECTS

WASHINGTON HOMER  
D. BOYD HILL STREET  
VALENTINE, D.C.  
C.A.M.A.D.A.  
V.L.A. I.G.I.  
TEL. (408) 441-4002  
FAX. (408) 441-1071

NO. 1000  
DATE: 10/10/00  
BY: J.M.S.  
CHECKED: J.M.S.  
SCALE: 1/8" = 1'-0"

GENERAL NOTES  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
7. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

**VANVIEW  
CONSTRUCTION LTD.**

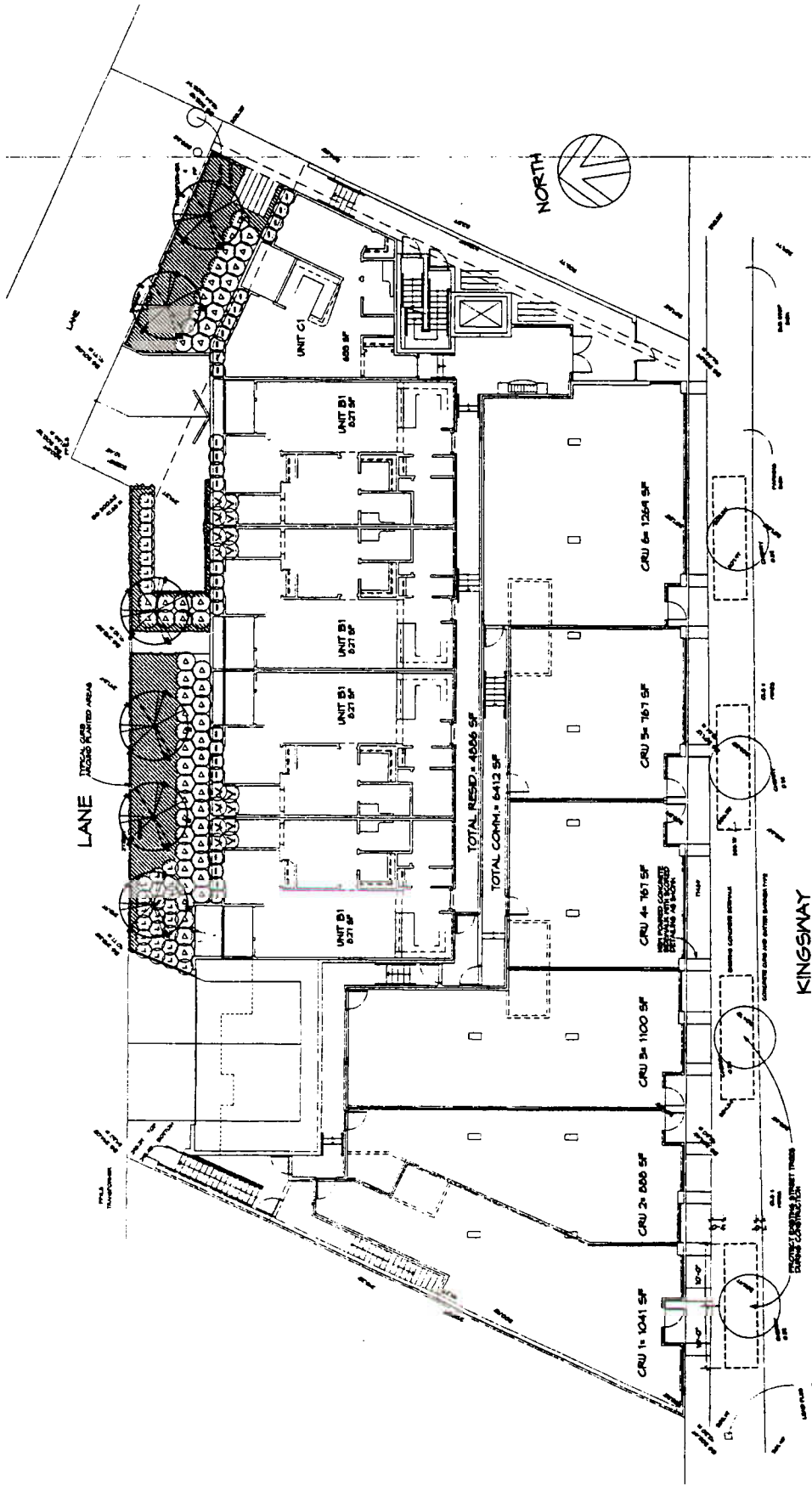
**2975 KINGSWAY  
VANCOUVER, B.C.**

PROJECT NO. 0101  
DATE: 10/10/00  
BY: J.M.S.  
CHECKED: J.M.S.  
SCALE: 1/8" = 1'-0"

**A5.0**

24 FEB 2001 • 08:57:12 AM	PROJECT: GARDNER LTD. - HANCOCK ARCHITECTS: SPT CORNELL *VANCOUVER • 311 W. 1 <sup>ST</sup> ST. (S) (604) 689-1300 FAX: (604) 689-1379	CLIENT: GARDNER LTD. 311 W. 1 <sup>ST</sup> ST. (S) VANCOUVER, B.C.	DATE: 2001-02-24 BY: SPT CORNELL	DATE: 2001-02-24 BY: SPT CORNELL	DATE: 2001-02-24 BY: SPT CORNELL
DESIGN: GARDNER LTD. HANCOCK ARCHITECTS SPT CORNELL		DRAWN: SPT CORNELL		CHECKED: SPT CORNELL	
PROJECT: GARDNER LTD. HANCOCK ARCHITECTS SPT CORNELL		DATE: 2001-02-24		BY: SPT CORNELL	
CLIENT: GARDNER LTD. 311 W. 1 <sup>ST</sup> ST. (S) VANCOUVER, B.C.		DATE: 2001-02-24		BY: SPT CORNELL	
DESIGN: GARDNER LTD. HANCOCK ARCHITECTS SPT CORNELL		DATE: 2001-02-24		BY: SPT CORNELL	
DRAWN: SPT CORNELL		DATE: 2001-02-24		BY: SPT CORNELL	
CHECKED: SPT CORNELL		DATE: 2001-02-24		BY: SPT CORNELL	

10/22/01/02-01 200-90-1000



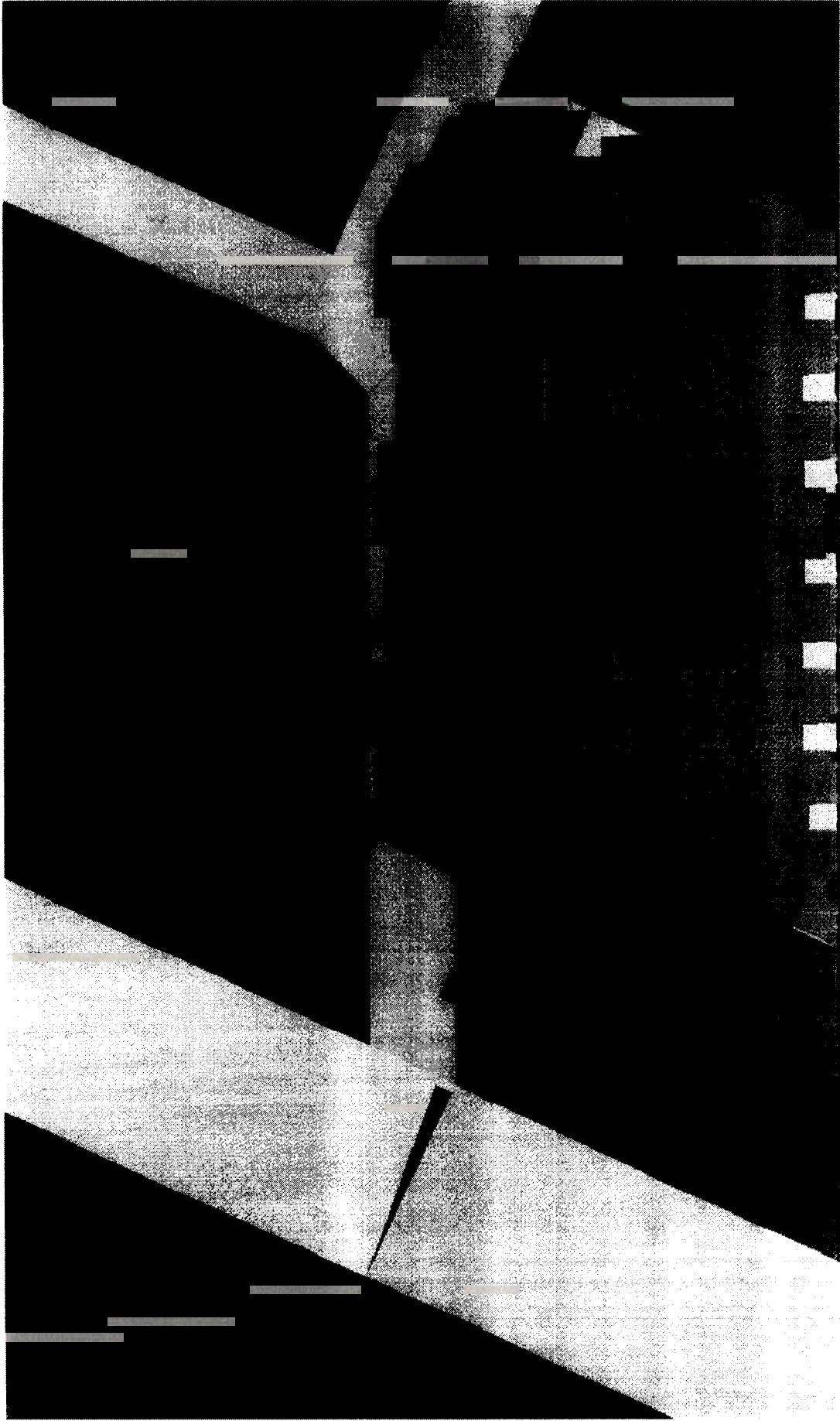
### PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SPACING SIZE
4	Liquidambar styraciflua	American Sweet Gum	8m, 6m c/c, 1.5m s/c
24	Lonicera xylosteum	Leucostictis (Green only)	2'-4" O.C. 12' Container
24	Salix purpurea (Females)	Willow (Females)	2'-4" O.C. 6' Container
24	Salix purpurea (Males)	Willow (Males)	2'-4" O.C. 6' Container
24	Viburnum acerifolium	Spiny Dogwood	2'-0" O.C. 6' Container
300	Hedera helix	English Ivy	18" O.C. 10cm Pot

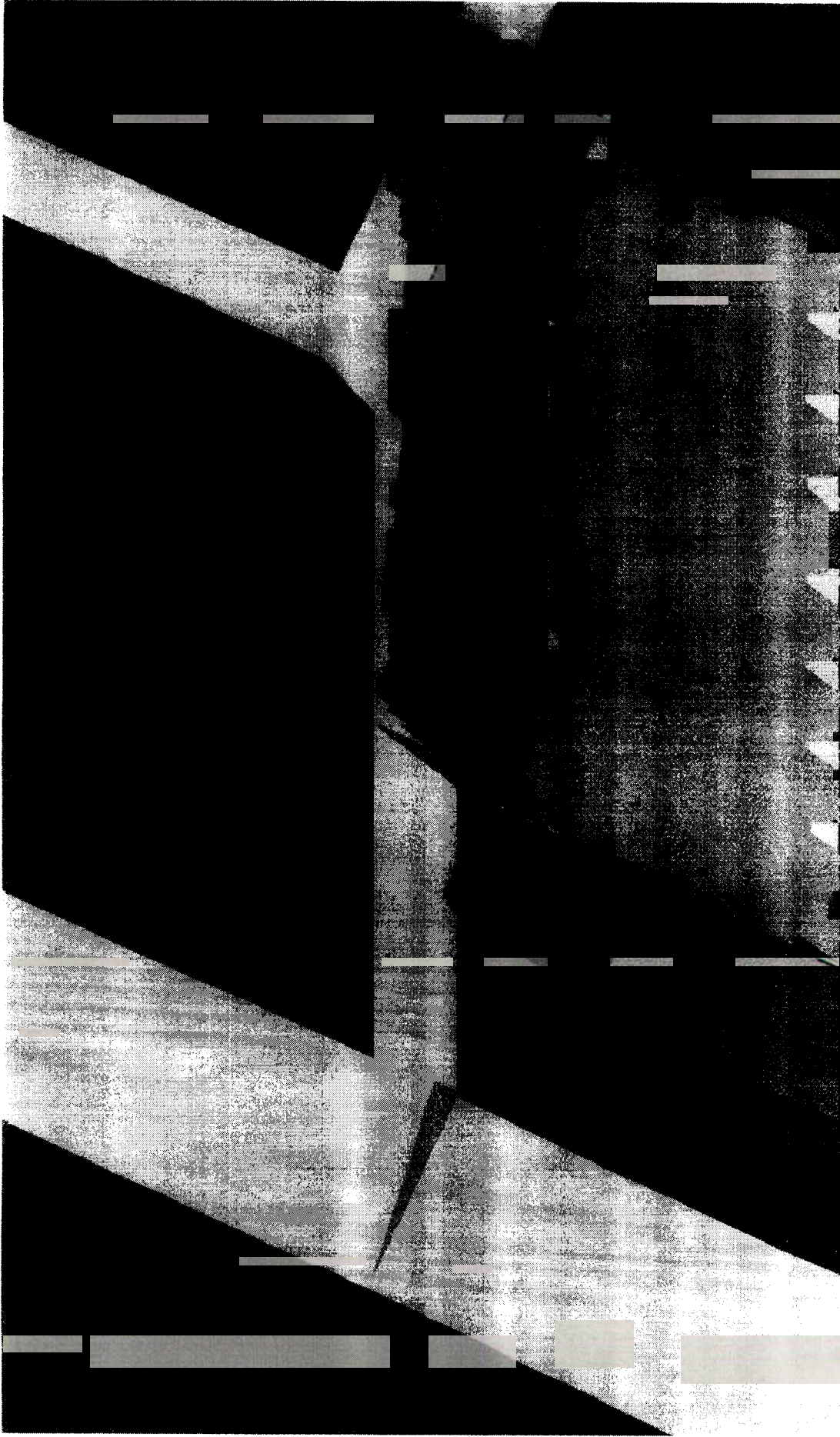
All Labour and Materials to conform to BC/ALBERTA Landscape Standards - latest edition  
This is a development permit drawing and is not intended for construction.



**10:a.m. EQUINOX, 21 MARCH, 21 SEPTEMBER  
2973 KINGSWAY, VANCOUVER, B.C.**



12:p.m. EQUINOX, 21 MARCH, 21 SEPTEMBER  
2873 KINSWAY, VANCOUVER, B.C.



2:p.m. EQUINOX, 21 MARCH, 21 SEPTEMBER

2973 KINSWAY, VANCOUVER, B.C.





VIEW OF MODEL FROM  
TO ILLUSTRATE  
Y, VANCOUVER

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**URBAN DESIGN PANEL MINUTES**

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---

**DATE:** April 4, 2001

**TIME:** 4.00 p.m.

**PLACE:** Committee Room #1, City Hall

**PRESENT:** MEMBERS OF THE URBAN DESIGN PANEL:  
Tom Bunting, Chair  
Walter Francl, Deputy Chair  
Lance Berelowitz (left early)  
Jeffrey Corbett  
Gerry Eckford  
Brian Hemstock  
Jack Lutsky (left early)  
Maurice Pez  
Sorin Tatomir

**REGRETS:** Alan Endall  
Joseph Hruda  
Richard Henry

**RECORDING SECRETARY:** Rae Ratslef, Raincoast Ventures

3. Address: 2973 Kingsway (2955 Kingsway)  
DA: 405638  
Use: Mixed  
Zoning: C-2  
Application Status: Complete  
Architect: Rositch Hemphill  
Owner: VanView Construction  
Review: 1<sup>st</sup>  
Staff: Mary Beth Rondeau

---

**EVALUATION: SUPPORT (6-0)**

- **Introduction:**  
Mary Beth Rondeau, Development Planner, referencing the applicant's model and posted drawings, reviewed the project and provided contextual information concerning the surrounding neighbourhood. Panel members were asked to comment on the applicant's request for a height relaxation and were provided information concerning Council's related policies.  
  
Comments were also sought concerning the treatment of the facade given its visibility from Rupert Street, regarding the overshadowing of the project on the residences across the lane, and potential public benefit for allowing a height relaxation of 40 ft. Ms. Rondeau also advised that there was a previous approval on this site that allowed for a height relaxation but which had a further set-back from the lane.
-

- **Applicant's Opening Comments:**  
Keith Hemphill, Rositch Hemphill, advised that, given changes in the commercial marketplace, the owner is seeking to reduce the amount of commercial and convert it to residential which has resulted in a new application be submitted.

Information was also provided regarding differences in the original application vs. the new application and the relationship of the building to the library to the east was discussed. Changes to the parking layout and access were also demonstrated and details regarding building materials and proposed changes to them were shared.

Concerning the height relaxation, Mr. Hemphill noted that the building has been stepped from east to west as the site slopes in a variety of ways. The maximum difference between points is 13.7 ft which falls within the guideline's allowances for sloping sites. With respect to the shadowing issue, Mr. Hemphill referenced a comparison of the project vs. what the guidelines would allow and commented on the impact of each on views from across the lane. It was noted that the proposed building does not cross the property line given its slope.

Wendy Armstrong-Taylor, WGLA, described the landscaping plans for the site designed to work with the building lines, and discussed the residential entrance and planting opportunities at the back of the site to screen the residential.

*The Panel reviewed the model and posted materials.*

- **Panel's Comments:**  
The Panel expressed support for the project's height relaxation given that the overshadowing impact seems minimal. Various suggestions were made in terms of earning the relaxation through improvements to the landscaped area of the eastern neighbour (presently unused).

With respect to the residential entry, it was suggested that it was underplayed and needed some reconfiguring to articulate the entry to the project. Playing up the building materials, carrying them forward to the front side of the building and possibly cutting back on the commercial area were suggested. It was also agreed that the change (decrease) in the amount of commercial space positively affects the viability of the project.

General support was expressed concerning the building materials along Kingsway and for the articulation, however, some negative feedback was given regarding the use of cultured river rock. Concerning the lane elevation, several negative comments were made concerning the complexity of the elevation particularly with respect to water proofing and moisture infiltration issues. It was also suggested that the complexity seems to add to the mass and comments were made regarding the monotony of the design.

Further suggestion was made that the western facade be articulated given that it would be very visible to the neighbourhood in future and loading bay access issues were noted.

- **Applicant's Response:**  
The applicant expressed support for the Panel's suggestions regarding changes to the eastern side of the sight, to bring the yard to the property line and offered to explore the suggestion to upgrade the neighbour's yard to improve the residential entry. Agreement was noted with regard to the suggestion to develop a more coherent open space and stronger statement for the residential entrance.

Concerning comments around the building envelope, the applicant expressed no concern regarding related weathering issues. Also, it was clarified that loading bay access has been determined with turning radiuses and through discussions with Engineering this location was chosen given that there were complications with alternate areas.

4. **Adjournment**  
There being no further business the meeting adjourned at 7:33 p.m.