

MOTION

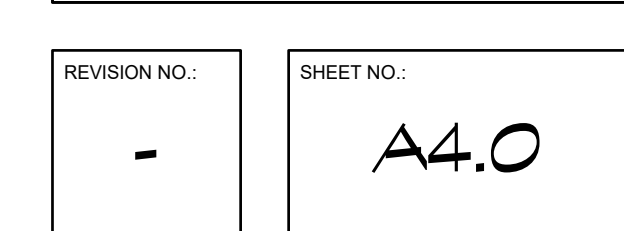
2. **Approval of Form of Development – 4906-4970 Quebec Street (specific address: 4928 Quebec Street)**

THAT the form of development for this portion of the site known as 4906-4970 Quebec Street (specific address: 4928 Quebec Street) be approved generally as illustrated in the Development Application Number DP-2020-00125, prepared by Ciccozzi Architecture, and stamped “Received, Community Services Group, Development Services”, on November 23, 2020, 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.

* * * * *

Link to rezoning application:

<https://rezoning.vancouver.ca/applications/4906-4970quebecst/index.htm>



2 NORTH ELEVATION (EAST 33RD AVE)
1:100



1 EAST ELEVATION (LANE)
1:100



2 SOUTH ELEVATION
1:100

ADDITIONAL FRENCH DOORS ADDED AT AMENITY - SEE 1.2.
LANDSCAPE ADJUSTED - SEE 1.3
BUILDING HEIGHT CLARIFIES. SEE 1.13V
GEODETIC ELEVATIONS ADDED
AT TOP OF WALL, TOP OF GUARD
AND OVERHANGS. SEE 1.13VI

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REVISION:

NO.	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
2018-08-14	ISSUE FOR REZONING
2020-02-19	ISSUE FOR DP
2020-08-24	REISSUED FOR DP

SEAL:

CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

Aoyuan
building a healthy lifestyle

PROJECT:

QUEBEC & 33RD

QUEBEC ST AND 33RD AVE
VANCOUVER, BC

DRAWN:	CHECKED BY:
AW	SS
SCALE:	PROJECT NO.:
1:100	CA 560

SHEET TITLE:

ELEVATIONS
(EAST & SOUTH)

REVISION NO.:	SHEET NO.:
-	A4.1

A	PACIFIC CLAY BRICK
B	DARK IRON SPOT MODULAR CORED SMOOTH
C	CERACLAD RAIN SCREEN EXTERIOR SIDING OR SIMILAR
D	CHARCOAL CAST STRIPE
E	CERACLAD RAIN SCREEN EXTERIOR SIDING OR SIMILAR
F	ASH CONTEMPORARY SMOOTH
G	CERACLAD RAIN SCREEN EXTERIOR SIDING OR SIMILAR
H	SILK CONTEMPORARY SMOOTH
I	WINDOWS & DOORS
J	BLACK PRE-FINISHED VINYL FRAME
K	WOOD TRIM
L	PAINTED FINISH TO MATCH CERACLAD 'SILK'
M	WOOD TRIM
N	PAINTED FINISH TO MATCH CERACLAD 'ASH'
O	BALCONIES & RAILINGS
P	SEMI FRAMELESS TOP MOUNT ALUMINUM POSTS - COLOUR WHITE
Q	ENTRY SOFFIT - CERACLAD RAIN SCREEN EXTERIOR SIDING OR SIMILAR
R	CHARCOAL CAST STRIPE
S	STEEL
T	PAINTED FINISH TO MATCH CERACLAD 'SILK'
U	ARCHITECTURAL CONCRETE

C.O.B. = CORNER OF BUILDING.
T.O.W. = TOP OF WALL.
T.O.G. = TOP OF GUARD
E.L. = ELEVATION

FENCING & PLANTING ADDED TO
SCREEN GARBAGE AREA. SEE 1.5

IDENTIFICATION OF BIRD FRIENDLY
DESIGN FEATURES AND CPTD
FEATURES. SEE 1.6 & 1.7

ANNOTATION ADDED FOR CLASS B
BICYCLE SPACES - SEE 1.11 & 1.13i

SETBACK TO NORTH FACE OF
BUILDING HAS BEEN HIGHLIGHTED -
SEE 1.13i

DIRECT ACCESS ADDED BETWEEN
LOADING AND AMENITY/LOBBY. SEE
1.18i

E. 33RD AVENUE

1 SITE PLAN
1:100

(TBC BY SURVEY)

EXISTING FIRE
HYDRANT

CPTD:

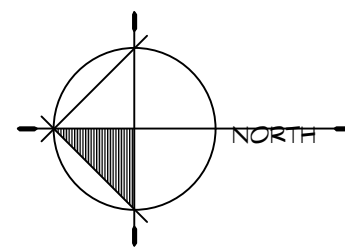
NATURAL SURVEILLANCE: BALCONIES OVERLOOKING COURTYARDS AND OUTDOOR AMENITY SPACES. VISUAL LINK BETWEEN LOBBY & ELEVATOR, AND BETWEEN LOBBY AND AMENITY AREAS. DESIGN TO AVOID HIDDEN SHELTERED SPACES AT PARKADE ENTRY AND GARBAGE STAGING. MIXED-AGE OUTDOOR AMENITY SPACE TO ENCOURAGE USE AT MULTIPLE TIMES OF DAY. SIDELIGHTS AND VISION PANELS PROVIDED IN PARKADE DOORS. BICYCLE STORAGE ROOMS SUBDIVIDED WITH CHAIN LINK FENCE TO INCREASE VISIBILITY. GLAZED PANELS ON DOORS AT BUILDING ENTRY AND AT AMENITY ROOMS

ACCESS CONTROL: PRIVATE GATES AT ALL GROUND ORIENTED UNITS. INTERCOM SYSTEM AT BUILDING ENTRY AND PARKADE ENTRY.

BIRD FRIENDLY DESIGN GUIDELINES:

SUPPORT HABITAT: PROVISION OF NATIVE TREES & SHRUBS (SEE ALSO LANDSCAPE PLAN L1.0 PLANTING LIST COMMENTS FOR BIRD FRIENDLY SPECIES). EXTENSIVE GREEN ROOF & URBAN GARDEN WILL PROVIDE FOOD SOURCES FOR BIRDS.

REDUCE THREATS: SMALLER PUNCHED WINDOWS. NO REFLECTIVE (MIRRORED) GLASS & CANOPIES/SUNSHADES TO DAMPEN REFLECTIONS ALL SEEK TO REDUCE RISK OF COLLISION. OUTDOOR LIGHTING DESIGN WILL BE CONSIDERED WITH A VIEW TO REDUCING LIGHT POLLUTION.



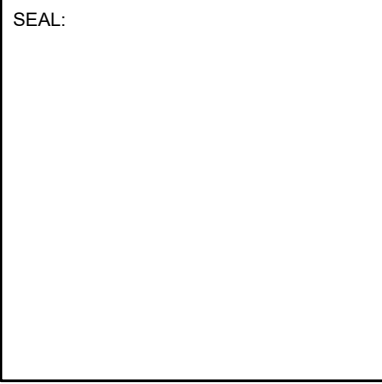
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building a healthy lifestyle

PROJECT:

QUEBEC & 33RD

QUEBEC ST AND 33RD AVE
VANCOUVER, BC

DRAWN: AW	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: CA 580

SHEET TITLE:

SITE PLAN

REVISION NO.:

-

SHEET NO.:

A1.0