

MOTION

1. **Approval of Form of Development – 3435 East Hastings Street**

THAT the form of development for this portion of the site known as 3435 East Hastings Street be approved generally as illustrated in the Development Application Number DP-2020-00196, prepared by Cornerstone Architecture, and stamped “Received, Community Services Group, Development Services”, on September 15, 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.

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Link to Rezoning Application:

<https://rezoning.vancouver.ca/applications/3435ehastings/index.htm>

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Drawing Notes:

LEGEND KEY (Elevations Are In Feet & Inches)

- 1 Door Type
12 Window Type
1 Material Designation

EXTERIOR MATERIAL SCHEDULE

- 1 V-Groove Siding, Vertical & Horizontal
Color: Spanish Moss / Iron Grey TBC
2 V-Groove Siding, Vertical & Horizontal
Color: Arcadia House / Woodstock Brown TBC
3 Brick
4 Brockwhite - PC - Weathered Steel
5 Metal, Horizontal & Vertical Panels
Alpolic - DCX Copper
6 Parapet
Metal, Painted to Match Corresponding Facade Material
7 Sacked & Rubed TBC: 2 Coats Anti Graffiti Clear Coats
8 Mural
9 Painted TBC, on Corresponding Horizontal/Vertical Panels
10 Roof Elevator Overrun / Mechanical Equipment
Dark Grey/Spanish Moss TBC, Horizontal/Vertical Panels
11 Glazed Juliet Balcony / Handrail
Pattern TBC - Aluminum, Painted / Safety Glass
12 Metal Finsing
Match Color To Materials
13 Window Trims / Flashings
Painted To Match Window Color
14 Metal Canopy (Commercial)
Metal, painted TBD / Safety Glass (TBD)
15 Metal Picket Guardrail
Powder Coated Black
16 Glazed Guardrail / Handrail
Balcony or Deck - Aluminum, Painted / Safety Glass
17 Windows
Passive House Windows
18 Commercial Entry Door
Glazed Passive House Door: TBD
19 Residential Entry Door
Glazed Passive House Door: TBD
20 Service Doors
To Match Corresponding Facade Material or Windows
21 Column (Residential Entry)
To Match Concrete & Enhanced Entry
22 Trellis
Operable Exterior Blinds, Color TBC
23 Tile
TBD
24 To Match Concrete & Enhanced Entry

D	20/09/15	Re-issued for Development Permit
C	20/03/06	Issued for Development Permit
B	18/02/06	Issued for Rezoning
A	17/03/06	Issued for Rezoning Inquiry

REV. YY MM DD ISSUE

PROJECT

Residences At The Narrows
3435 East Hastings, Vancouver B.C.
Mixed Use Residential Project

BUILDING CODE VBBL 2019
ZONING Rezoning CD-1
DEVELOPMENT PERMIT # DP-2020-00196
BUILDING PERMIT # BP-

DRAWING
NORTH ELEVATION



These drawings are not valid unless signed & sealed.

SCALE 1/4" = 1'-0" (unless noted otherwise)

PLOT DATE Tue, Sep 15, 2020
PROJECT NO. 1624
DRAWING NO. A4.0



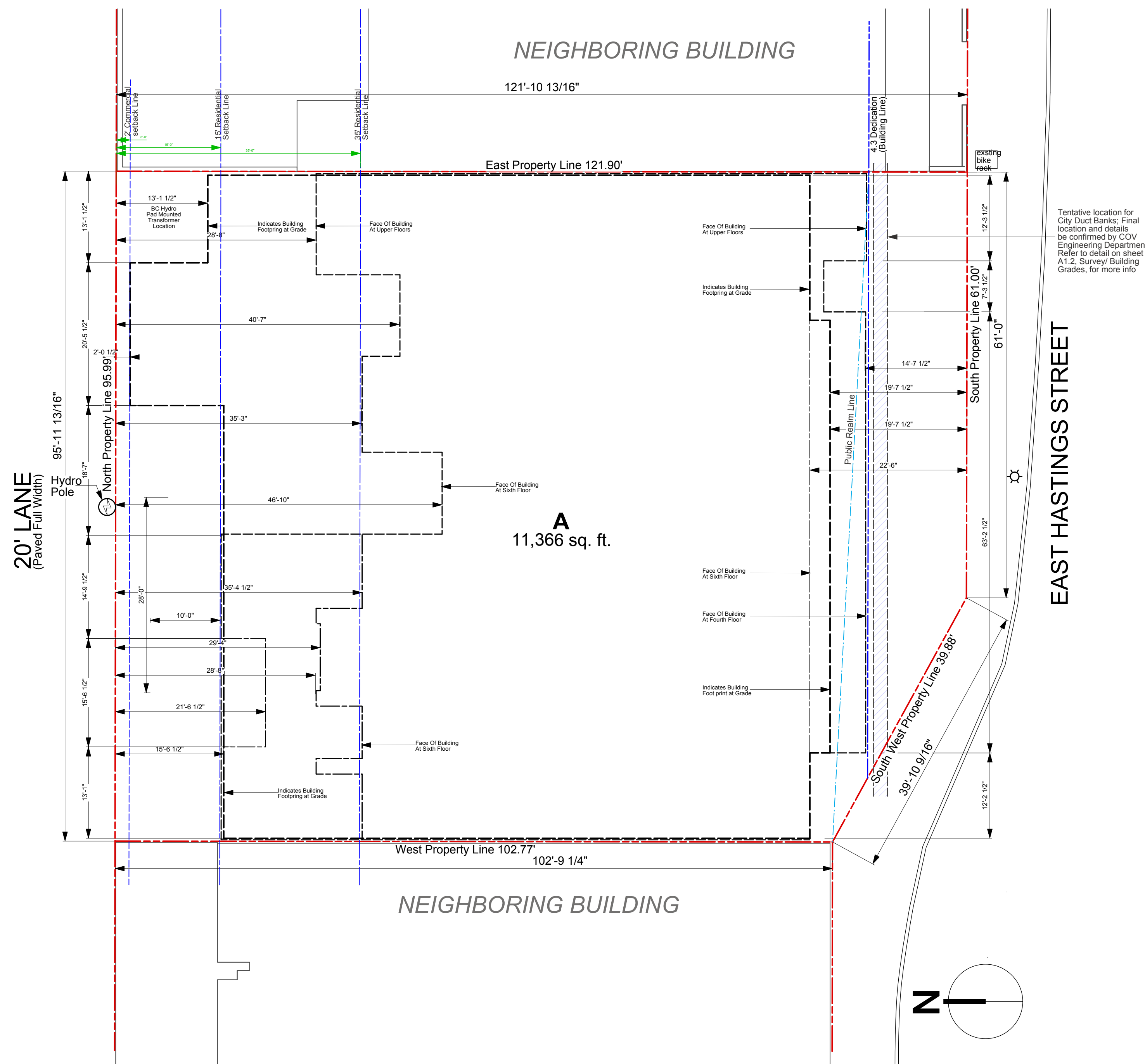
North Elevation - Scale: 1/4" = 1'-0"

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NOTES:

- The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations.
- Adequate and effective acoustical separation will be provided between the residential and non-residential portions of the building.
- The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law.
- The design of the bicycle spaces (including bicycles rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.
- Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555.
- All proposed yards, setbacks and building dimensions are measured to the outside of building.



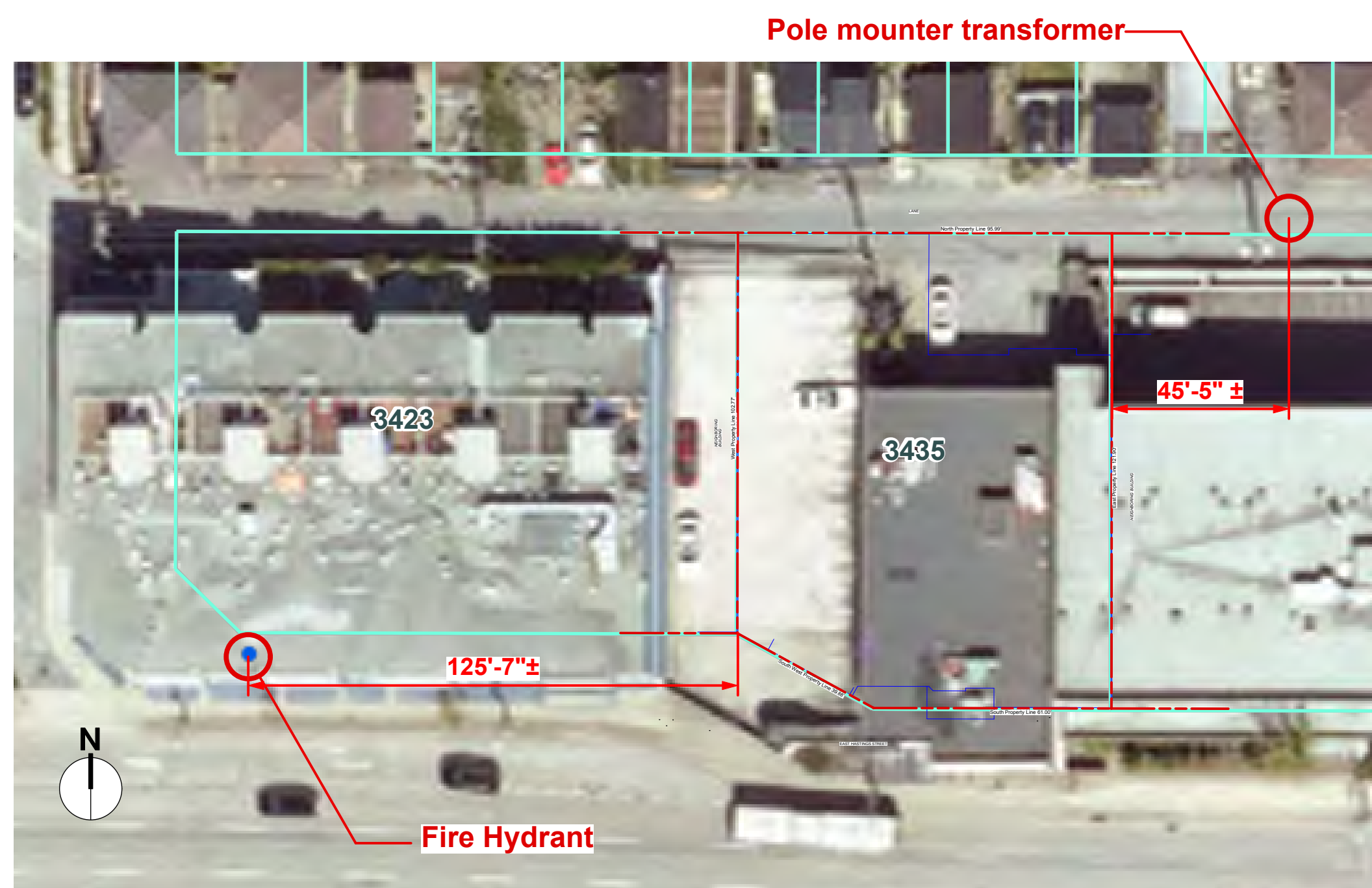
1: Setbacks - Scale: 3/32" = 1'-0"

Project Title:
Residences at The Narrows

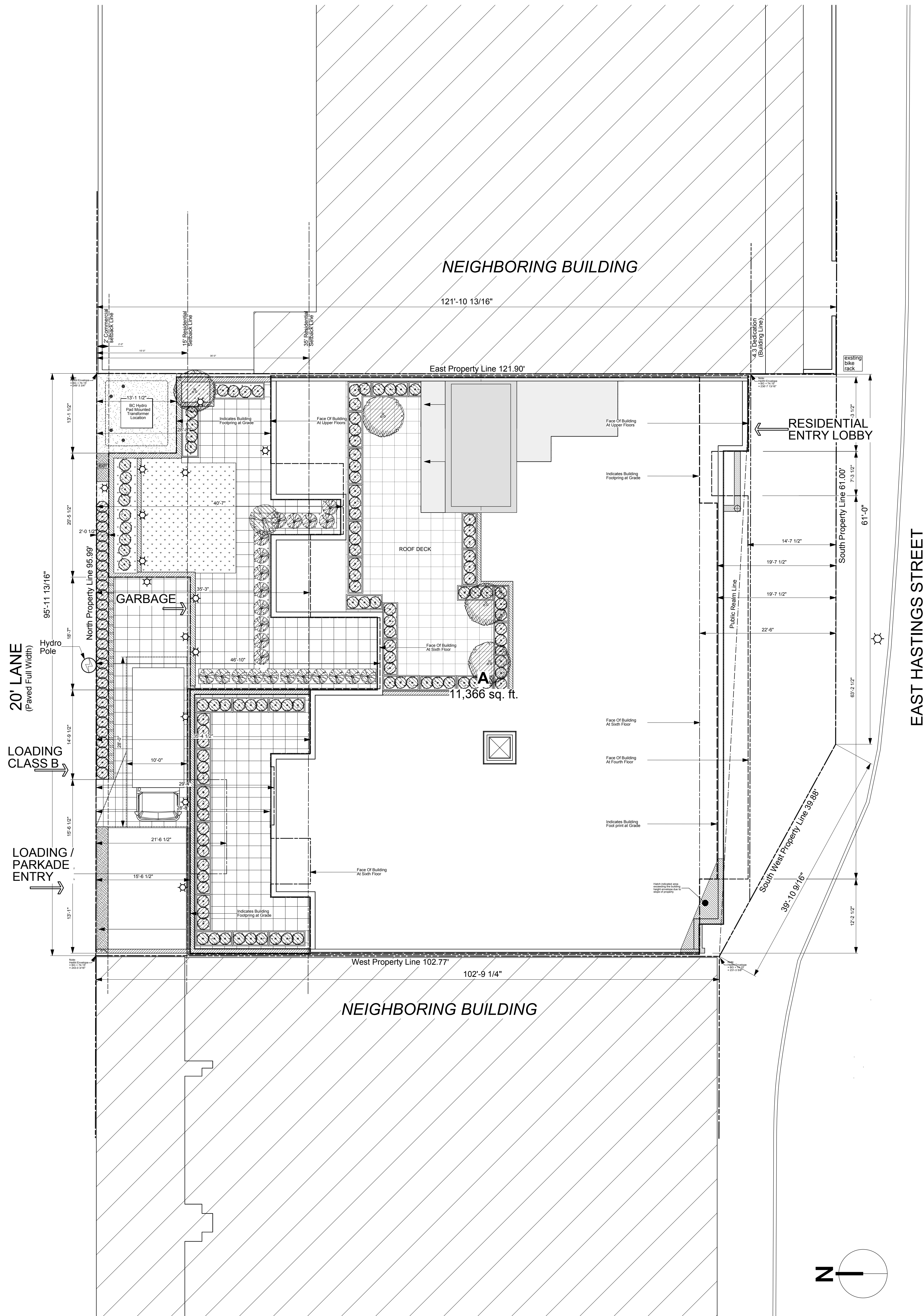
Zoning: CD-1 (Re-zoned from C2C-1)

Civil Address:
3435 East Hastings Street, Vancouver BC

Legal Address:
LOT A OF THE SOUTH 1/2 OF LOT 48, TOWN OF
HASTINGS SUBURBAN LANDS, PLAN 22411



2: Fire Hydrant/ Transformer Location - Scale: 1/32" = 1'-0"



3: Site Plan - Scale: 1/8" = 1'-0"

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Residences At The Narrows
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BUILDING CODE VBBL 2019
ZONING Rezoning CD-1
DEVELOPMENT PERMIT # DP-2020-00196
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DRAWING

SITE PLAN



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SCALE 1/4" = 1'-0" (unless noted otherwise)

PLOT DATE

Tue, Sep 15, 2020

PROJECT NO.

1624

DRAWING NO.

A1.3

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3 Brick
4 Brockwhite - PC - Weathered Steel
5 Metal, Horizontal & Vertical Panels
Alpolic - DCX Copper
6 Parapet
Metal, Painted to Match Corresponding Facade Material
7 Concrete
8 Sacked & Rubed TBC: 2 Coats Anti Graffiti Clear Coats
9 Mural
Painted TBC, on Corresponding Horizontal/Vertical Panels
10 Roof Elevator Overrun / Mechanical Equipment
Dark Grey/Spanish Moss TBC, Horizontal/Vertical Panels
11 Glazed Juliet Balcony / Handrail
Pattern TBC - Aluminum, Painted / Safety Glass
12 Metal Finsing
Match Color To Materials
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Metal, painted TBD / Safety Glass (TBD)
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Powder Coated Black
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3435 East Hastings, Vancouver B.C.
Mixed Use Residential Project

BUILDING CODE	VBBL 2019
ZONING	Rezoning CD-1
DEVELOPMENT PERMIT #	DP-2020-00196
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DRAWING

EAST ELEVATION



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Tue, Sep 15, 2020

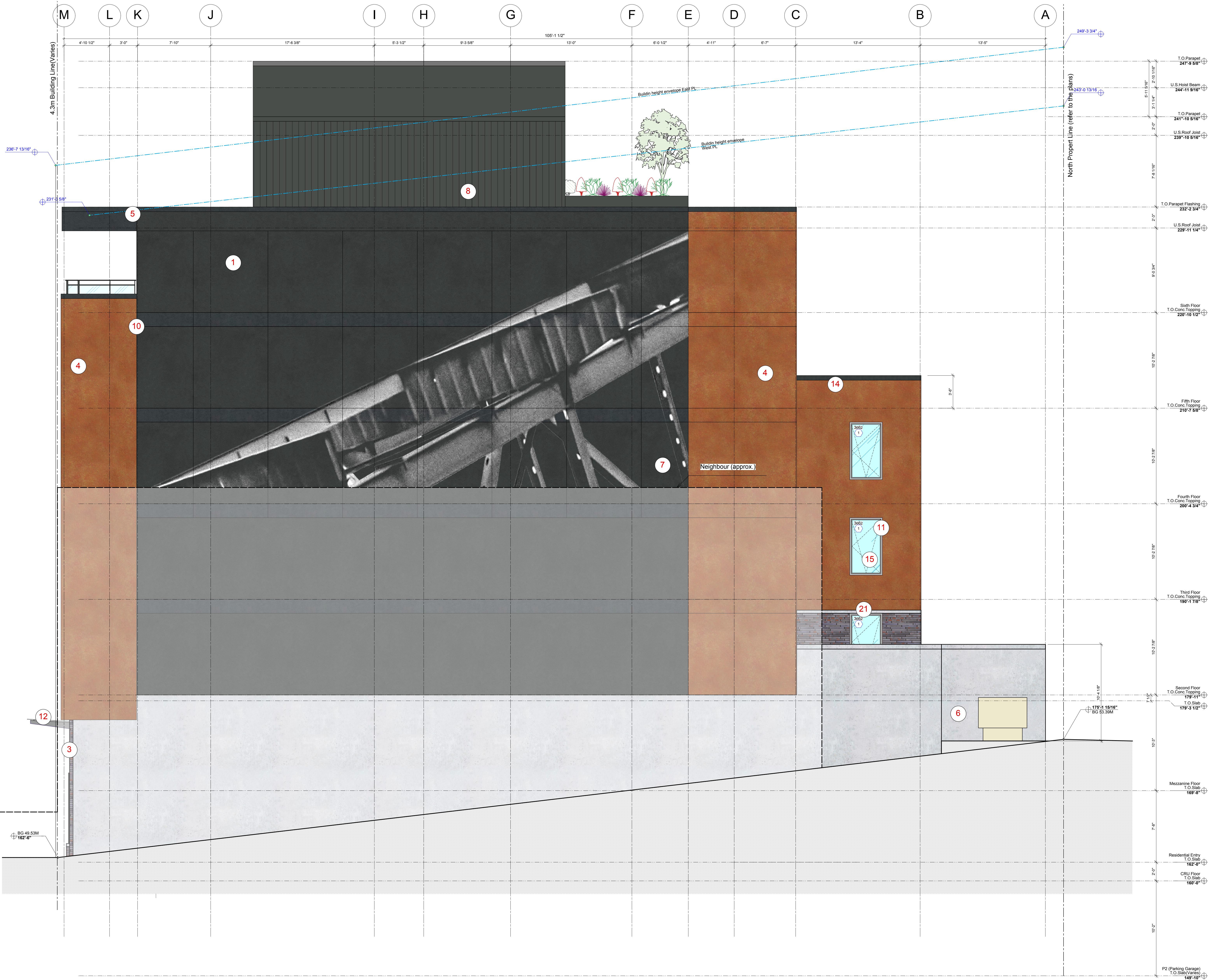
PROJECT NO.

1624

DRAWING NO.

A4.1

South Property Line (refer to the plans)



East Elevation - Scale: 1/4" = 1'-0"

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3 Brick
4 Brockwhite - PC - Weathered Steel
5 Metal, Horizontal & Vertical Panels
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Metal, Painted to Match Corresponding Facade Material
7 Sacked & Rubed TBC: 2 Coats Anli Graffiti Clear Coats
8 Mural
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Dark Grey/Spanish Moss TBC, Horizontal/Vertical Panels
10 Glazed Juliet Balcony / Handrail
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13 Metal Canopy (Commercial)
Metal, painted TBD / Safety Glass (TBD)
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Powder Coated Black
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16 Windows
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TBD
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DRAWING
SOUTH ELEVATION



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PLOT DATE

Tue, Sep 15, 2020

PROJECT NO.

1624

DRAWING NO.

A4.2

South Elevation - Scale: 1/4" = 1'-0"

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3 Brick
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5 Metal, Horizontal & Vertical Panels
Alpolic - DCX Copper
6 Parapet
Metal, Painted to Match Corresponding Facade Material
7 Concrete
8 Sacked & Rubed TBC: 2 Coats Artil Graffiti Clear Coats
9 Mural
Painted TBC, on Corresponding Horizontal/Vertical Panels
10 Roof Elevator Overrun / Mechanical Equipment
Dark Grey/Spanish Moss TBC, Horizontal/Vertical Panels
11 Glazed Juliet Balcony / Handrail
Pattern TBC - Aluminum, Painted / Safety Glass
12 Metal Finsing
Match Color To Materials
13 Window Trims / Flashings
Painted To Match Window Color
14 Metal Canopy (Commercial)
Metal, painted TBD / Safety Glass (TBD)
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Powder Coated Black
16 Glazed Guardrail / Handrail
Balcony or Deck - Aluminum, Painted / Safety Glass
17 Windows
Passive House Windows
18 Commercial Entry Door
Glazed Passive House Door: TBD
19 Residential Entry Door
Glazed Passive House Door: TBD
20 Service Doors
To Match Corresponding Facade Material or Windows
21 Column (Residential Entry)
To Match Concrete & Enhanced Entry
22 Trellis Habitat Screen
Operable Exterior Blinds, Color TBC
23 Trellis
TBD
24 Tile
To Match Concrete & Enhanced Entry

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DRAWING

WEST ELEVATION



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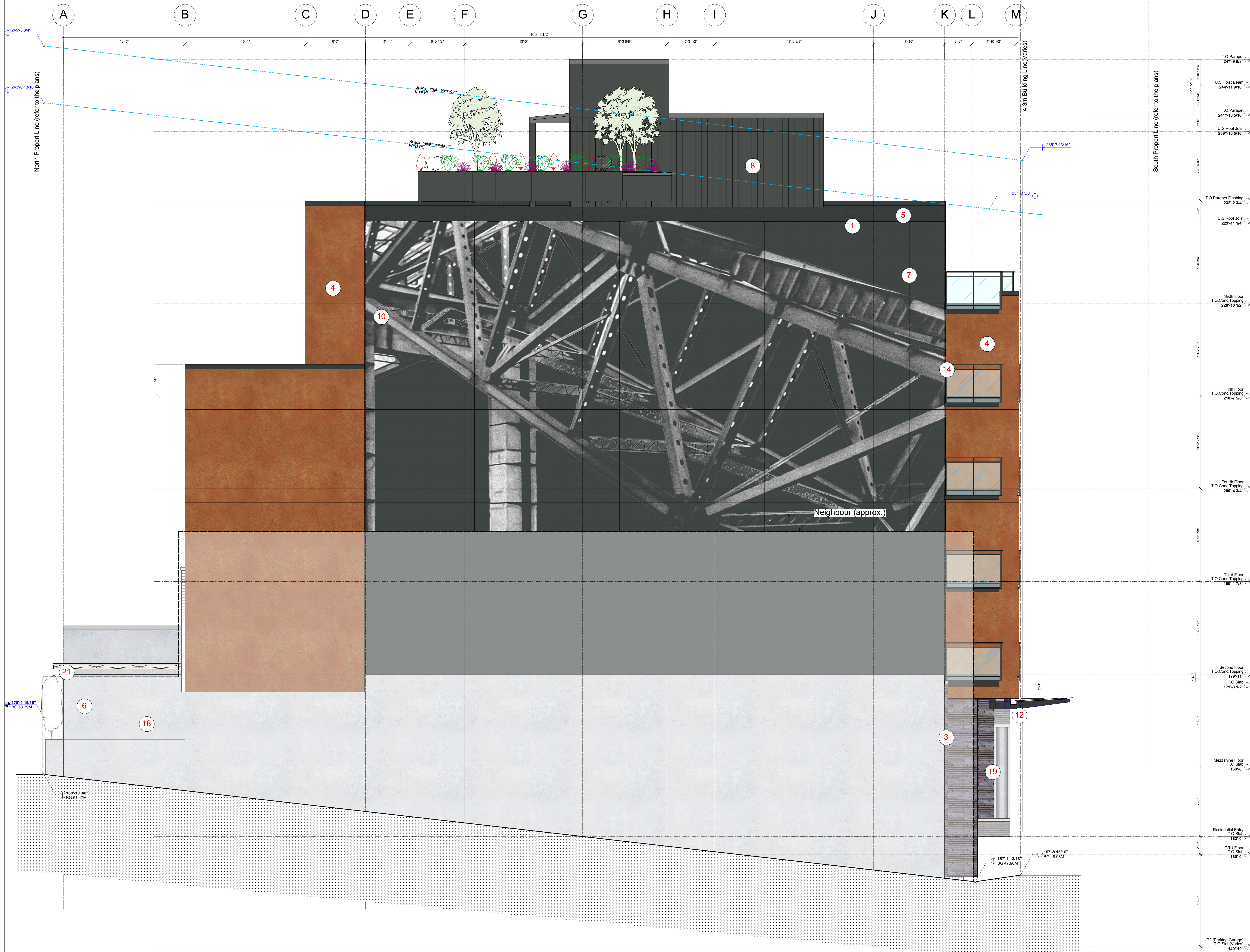
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PROJECT NO.

1624

DRAWING NO.

A4.3



West Elevation - Scale: 1/4" = 1'-0"