

MOTION

3. **Approval of Form of Development – 1102-1138 East Georgia Street**

THAT the form of development for this portion of the site known as 1102-1138 East Georgia Street be approved generally as illustrated in the Development Application Number DP-2020-00036, prepared by EKISTICS ARCHITECTURE INC., and stamped “Received, Community Services Group, Development Services”, on December 18, 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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Additional Background Information:

<https://rezoning.vancouver.ca/applications/1102-1138egeorgia/index.htm>



DRAFT ISSUE
NOT FOR CONSTRUCTION

ISSUES	DATE
2	2020-12-18
1	2020-01-20

PROJECT NUMBER	DD10
DRAWN BY	JT
CHECKED BY	PS-AMB
DATE CHECKED	



PROJECT
Assembly Strathcona
1102-1138 East Georgia Street
Vancouver BC V6A 2A7

DRAWING TITLE
GLEN DRIVE AND LANE ELEVATIONS

DRAWING No.

- MATERIAL KEY :**
- 1 FINISHED CONCRETE - LIGHT GREY
 - 2 BRICK VENEER - GREY
 - 3 BRICKS VENEER - CORBELLED
 - 4 CORRUGATED METAL CLADDING - GREY
 - 5 CORRUGATED METAL CLADDING - WHITE
 - 6 STOREFRONT SYSTEM - DARK GREY FRAME
 - 7 LOUVERS - DARK GREY COLOUR
 - 8 WINDOW - DARK GREY COLOUR
 - 9 WINDOW - DARK GREY FRAME
 - 10 ROOF HATCH - DARK GREY COLOUR FRAME, SAFETY GLASS
 - 11 UNIT ENTRY DOOR - GREY COLOUR
 - 12 ENTRY GRILL GATE - DARK GREY COLOUR
 - 13 PREFINISHED GARAGE DOOR - DARK GREY COLOUR
 - 14 PREFINISHED OVERHEAD DOOR - DARK GREY COLOUR
 - 15 METAL CANOPY WITH SIGNAGE
 - 16 METAL CANOPY WITH TEMPERED GLASS INFILL PANELS - DARK GREY COLOUR
 - 17 3D SIGNAGE LETTERS - PREFINISHED, CONTRASTING COLOUR
 - 18 GLAZED GUARDRAIL WITH METAL - DARK GREY COLOUR FRAME, SAFETY GLASS
 - 19 PREFINISHED METAL GUARDRAIL - DARK GREY COLOUR
 - 20 PREFINISHED METAL FLASHING - DARK GREY
 - 21 GREEN WALL - PER LANDSCAPE SPEC
- BIRD FRIENDLY DESIGN GUIDELINES COMPLIANCE**
- LIMITED FENESTRATION to comply to 3.3(a)(iv) of the "Bird Friendly Design Guidelines - Consideration for Development Permit" from COV, April 2015.
- PICKET RAILINGS, to comply to 3.3(a)(v) of the "Bird Friendly Design Guidelines - Consideration for Development Permit" from COV, April 2015.
- SCREENS PROVIDED to comply to 3.3(b)(ii) of the "Bird Friendly Design Guidelines - Consideration for Development Permit" from COV, April 2015.
- OUTDOOR LANDSCAPING LOCATED DIRECTLY ADJACENT TO GLASS, to comply to 3.3(c)(i) of the "Bird Friendly Design Guidelines - Consideration for Development Permit" from COV, April 2015.
- NO INTERIOR LANDSCAPING NEAR WINDOWS WILL BE PROVIDED to comply to 3.3(c)(ii) of the "Bird Friendly Design Guidelines - Consideration for Development Permit" from COV, April 2015.
- NO BIRD FEEDERS WILL BE PROVIDED to comply to 3.3(c)(iii) of the "Bird Friendly Design Guidelines - Consideration for Development Permit" from COV, April 2015.
- REDUCTION OF UNNECESSARY LIGHT SPILL THROUGH SHIELDING AND VANITY LIGHTING, TARGETED LIGHTING PROVIDED to comply to 3.3(d)(i) of the "Bird Friendly Design Guidelines - Consideration for Development Permit" from COV, April 2015.
- FLOODLIGHTING AVOIDED AND DOWN LIGHTING SELECTED to comply to 3.3(d)(ii) of the "Bird Friendly Design Guidelines - Consideration for Development Permit" from COV, April 2015.
- VENTILATION GRATES AND DRAIN OPENINGS comply to 3.3(c)(iv) of the "Bird Friendly Design Guidelines - Consideration for Development Permit" from COV, April 2015.
- ALL THE OPEN PIPES CAPPED to comply to 3.3(e)(i) of the "Bird Friendly Design Guidelines - Consideration for Development Permit" from COV, April 2015.
- ACOUSTIC PERFORMANCE COMPLIANCE:**
- The project is designed in accordance with the Brown, Stachan Acoustical Evaluation of 27 August 2020.



1 Glen Dr Elevation
A3.001
Scale: 1/8" = 1'-0"



2 Lane Elevation
A3.001
Scale: 1/8" = 1'-0"



1 East Georgia Elevation
A3.002
Scale: 1/8" = 1'-0"



DRAFT ISSUE
NOT FOR CONSTRUCTION

ISSUES	DATE
2 Issued for DP Re-submission	2020-12-18
1 Issued for DP Application	2020-01-20

PROJECT NUMBER	DD10
DRAWN BY	JT
CHECKED BY	PS-MB
DATE CHECKED	

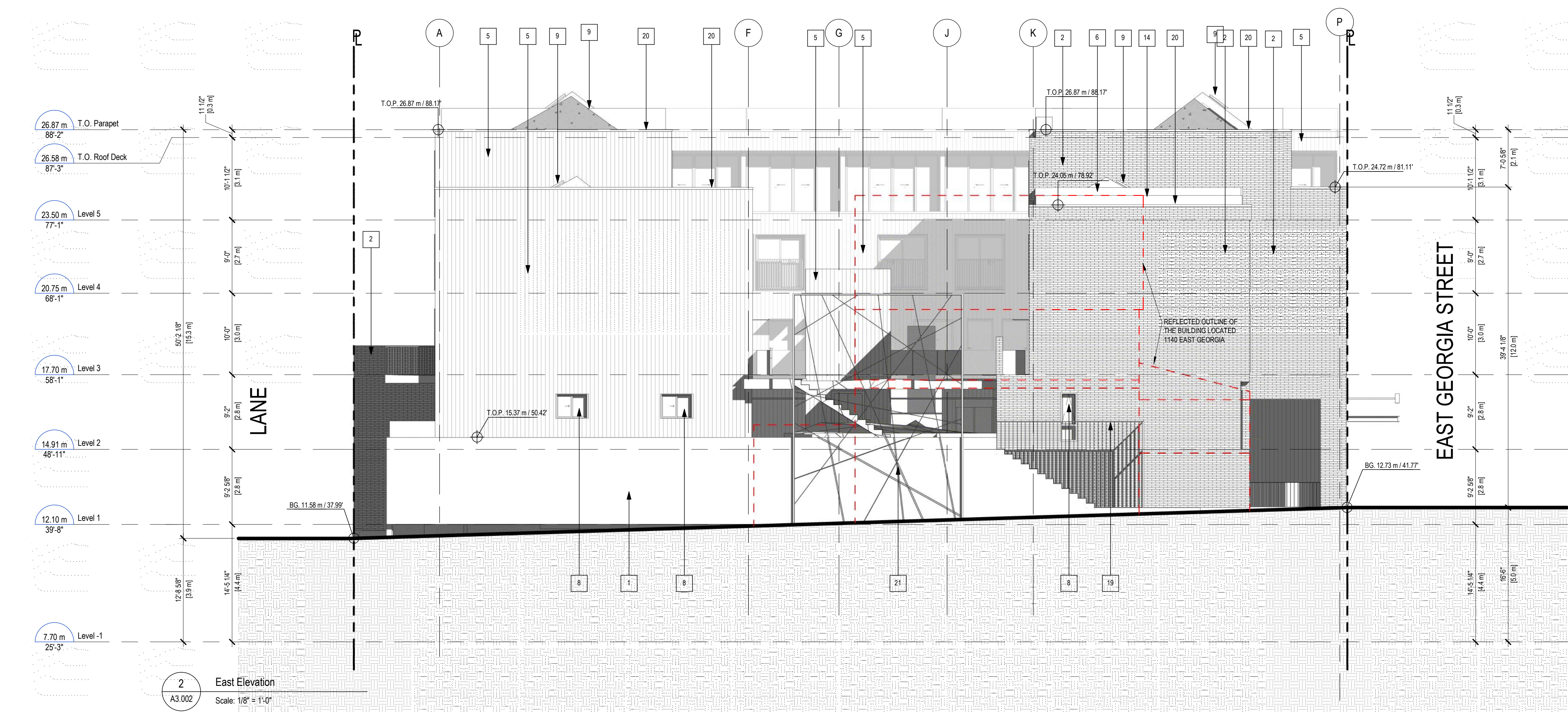


PROJECT
Assembly Strathcona
1102-1138 East Georgia Street
Vancouver BC V6A 2A7

DRAWING TITLE
EAST GEORGIA AND EAST SIDE ELEVATIONS

DRAWING No.

A3.002



2 East Elevation
A3.002
Scale: 1/8" = 1'-0"

- MATERIAL KEY :**
- 1 FINISHED CONCRETE - LIGHT GREY
 - 2 BRICK VENEER - GREY
 - 3 BRICKS VENEER - CORBELLED
 - 4 CORRUGATED METAL CLADDING - GREY
 - 5 CORRUGATED METAL CLADDING - WHITE
 - 6 STOREFRONT SYSTEM - DARK GREY FRAME
 - 7 LOUVERS - DARK GREY COLOUR
 - 8 WINDOW - DARK GREY FRAME
 - 9 ROOF HATCH - DARK GREY COLOUR FRAME, SAFETY GLASS
 - 10 UNIT ENTRY DOOR - DARK GREY COLOUR
 - 11 METAL DOOR (EXIT) - DARK GREY COLOUR
 - 12 ENTRY GRILL GATE - DARK GREY COLOUR
 - 13 PREFINISHED GARAGE DOOR - DARK GREY COLOUR
 - 14 PREFINISHED OVERHEAD DOOR - DARK GREY COLOR
 - 15 METAL CANOPY WITH SIGNAGE
 - 16 METAL CANOPY WITH TEMPERED GLASS INFILL PANELS - DARK GREY COLOUR
 - 17 3D SIGNAGE LETTERS - PREFINISHED, CONTRASTING COLOUR
 - 18 GLAZED GUARDRAIL WITH METAL - DARK GREY COLOUR FRAME, SAFETY GLASS
 - 19 PREFINISHED METAL GUARDRAIL - DARK GREY COLOUR
 - 20 PREFINISHED METAL FLASHING - DARK GREY
 - 21 GREEN WALL - PER LANDSCAPE SPEC

BIRD FRIENDLY DESIGN GUIDELINES COMPLIANCE

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ACOUSTIC PERFORMANCE COMPLIANCE:

The project is designed in accordance with the Brown Strachan Acoustical Evaluation of 27 August 2020.

