

3. **Approval of Form of Development – 485 W 42nd Avenue (Formerly 5740 Cambie Street)**

THAT the form of development for this portion of the site known as 485 W 42nd Ave be approved generally as illustrated in the Development Application Number DP-2021-00189, prepared by Dialog Design, and stamped “Received, Community Services Group, Development Services”, on October 4, 2021, 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.

* * * * *

Additional Background Information:

<https://shapeyourcity.ca/5740-cambie-st>

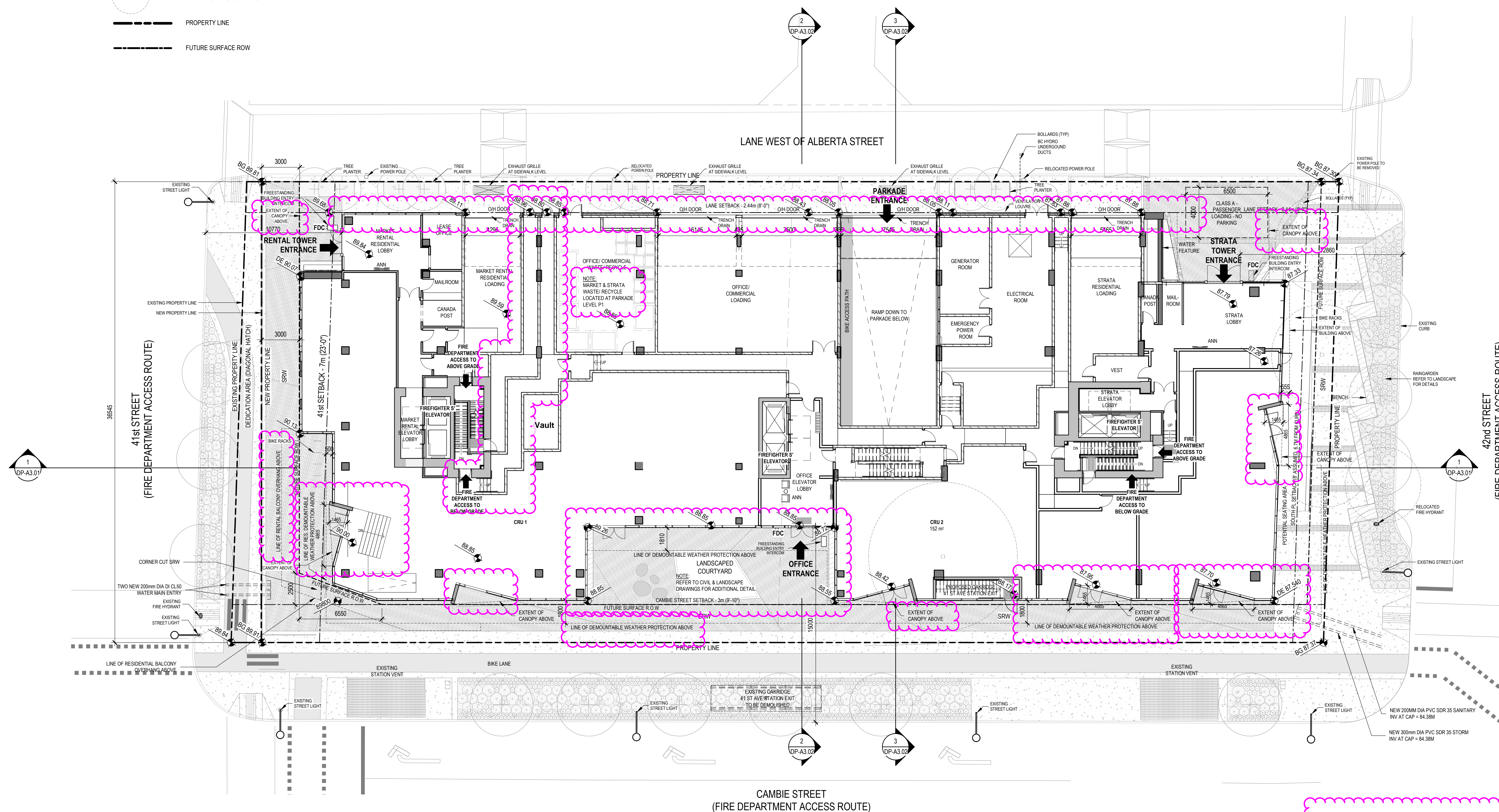


LEGEND

- BG 10.XX CITY OF VANCOUVER OFFICIAL BUILDING GRADE GEODETIC ELEVATION
- DE 10.XX CITY OF VANCOUVER PRELIMINARY DESIGN GEODETIC ELEVATION
- 10.XX FINISHED GRADE LEVEL
- EXISTING TREE TO BE REMOVED REFER TO ARBORIST REPORT
- PROPERTY LINE
- FUTURE SURFACE ROW

ISSUED FOR

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	20-09-25	ISSUED FOR 90% DP REVIEW	
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3	21-03-19	ISSUED FOR DP APPLICATION	
4	21-09-15	ISSUED FOR DP PTR#1 RESPONSE	



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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

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INTERIOR DESIGN

Tel: Fax:

NORTH ARROW

LEGAL DESCRIPTION:
 Lots 1 to 4; Block 857; District Lot 562; Plan 7737



NOTE:

- SERVICE CONNECTIONS REFER TO SITE SERVICE PLAN
- OUTDOOR SEATING IS SHOWN FOR REFERENCE ONLY AND REQUIRES A SEPARATE PERMIT.
- ALL EXISTING STREET FURNITURE IN STREET RIGHT OF WAY SHALL BE PROTECTED DURING CONSTRUCTION. FINAL LOCATION OF PROPOSED STREET FURNITURE SHALL BE CONFIRMED WITH STREET FURNITURE COORDINATOR. ALL REMOVAL, RELOCATION OR INSTALLATION OF STREET FURNITURE SHALL BE BY THE CITY'S STREET FURNITURE CONTRACTOR AND COORDINATED WITH CITY OF VANCOUVER STREET FURNITURE COORDINATOR. NOTIFICATION IS REQUIRED A MINIMUM OF 8 WEEKS PRIOR TO CONSTRUCTION.
- FINAL STAIR AND RAMP DESIGN TO BE CONFIRMED AS PART OF TI BUILDING PERMIT APPLICATION PROCESS.

GENERAL NOTES

- 1) ALL BUILDING DIMENSIONS, SETBACKS AND YARDS ARE TO THE OUTSIDE OF CLADDING
- 2) 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
- 3) THE ACOUSTICAL MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION, BASED ON THE CONSULTANT'S RECOMMENDATIONS; AND
- 4) ADEQUATE AND EFFECTIVE ACOUSTICAL SEPARATION WILL BE PROVIDED BETWEEN THE RESIDENTIAL AND NON-RESIDENTIAL PORTIONS OF THE BUILDING

1 SITE PLAN
 DP-A1.00 SCALE: 1:150

SITE PLAN

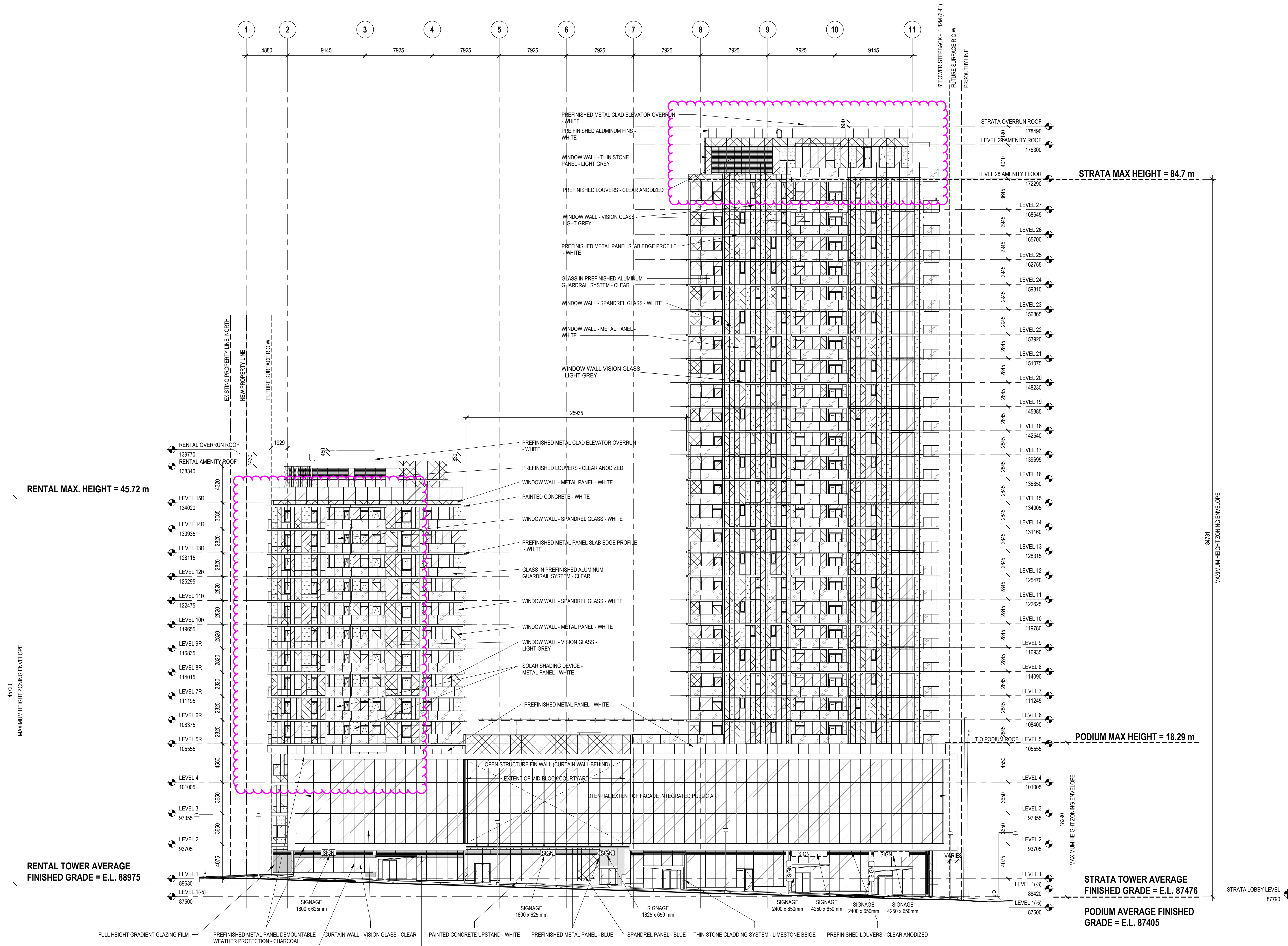
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DP-A1.00



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5	21-10-01	ISSUED FOR DP PTR#1 RESPONSE	



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INTERIOR DESIGN

Tel: Fax:
NORTH ARROW

LEGAL DESCRIPTION:
Lots 1 to 4, Block 857, District Lot 562, Plan 7737
SEAL

WEST ELEVATION

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DP-A2.01



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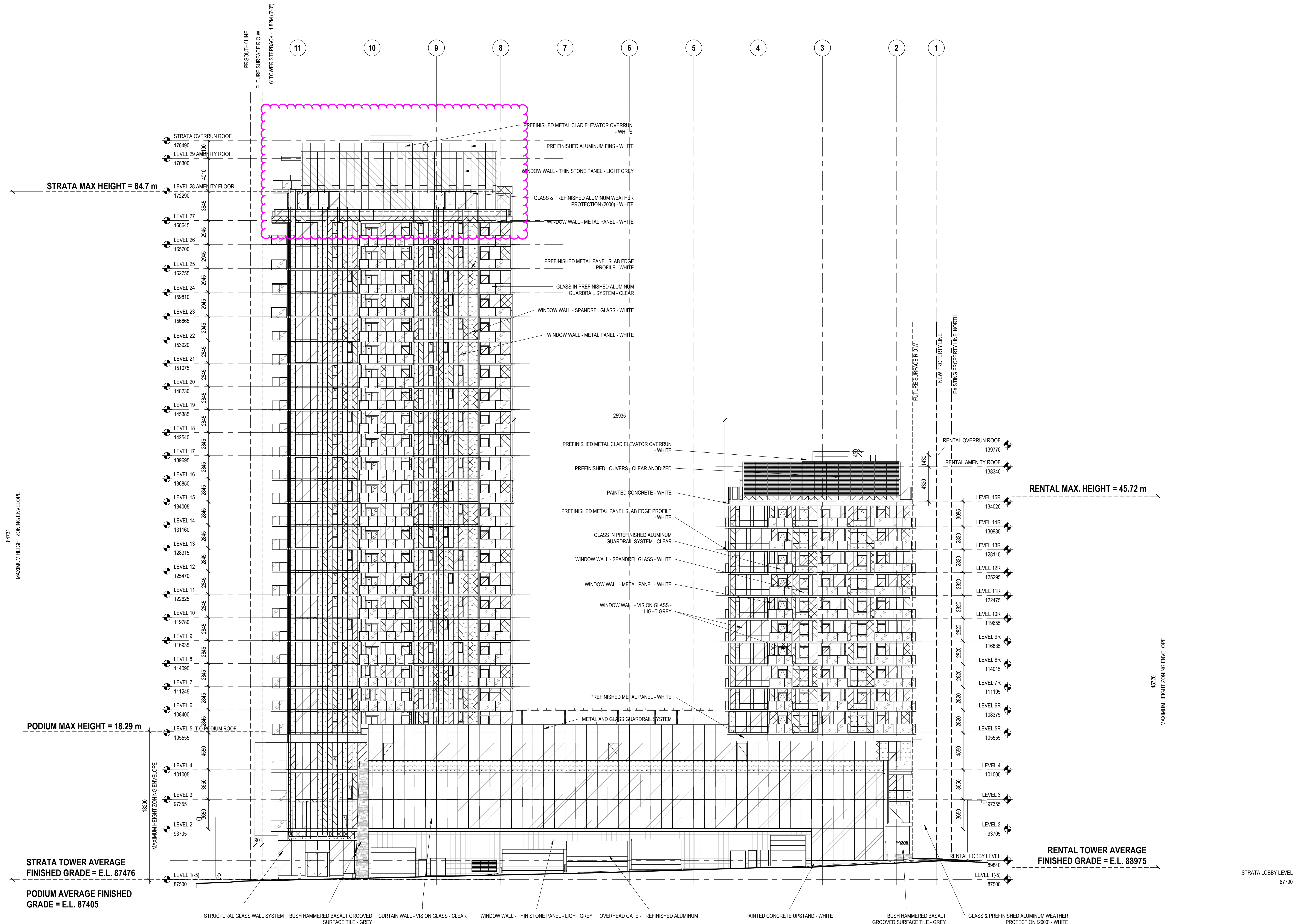
NORTH ARROW

LEGAL DESCRIPTION
Lots 1 to 4, Block 857, District Lot 562, Plan 7737
SEAL

EAST ELEVATION

DRAWN: Author CHECKED: Checker
PLOT DATE: 10/1/2021 5:08:53 PM

DP-A2.02



1 EXTERIOR ELEVATION - EAST
DP-A2.02 SCALE: 1:200

84731
MAXIMUM HEIGHT ZONING ENVELOPE

PODIUM MAX HEIGHT = 18.29 m

STRATA TOWER AVERAGE FINISHED GRADE = E.L. 87476

PODIUM AVERAGE FINISHED GRADE = E.L. 87405

STRATA MAX HEIGHT = 84.7 m

RENTAL MAX. HEIGHT = 45.72 m

RENTAL TOWER AVERAGE FINISHED GRADE = E.L. 88975

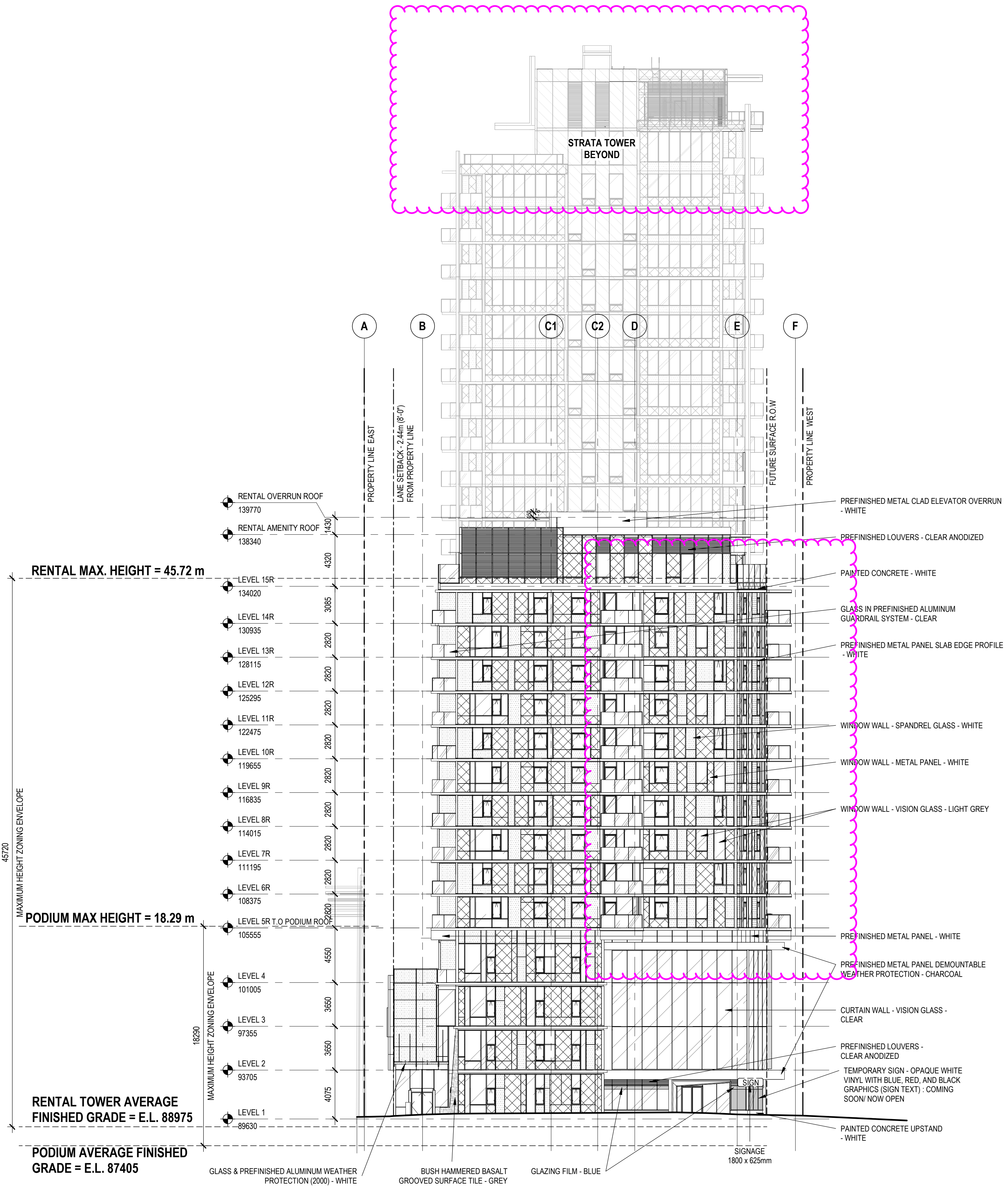
STRATA LOBBY LEVEL
87790

45720
MAXIMUM HEIGHT ZONING ENVELOPE



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1 EXTERIOR ELEVATION - RENTAL TOWER NORTH
SCALE: 1:200



2 EXTERIOR ELEVATION - RENTAL TOWER SOUTH
SCALE: 1:200

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RENTAL TOWER NORTH & SOUTH ELEVATIONS

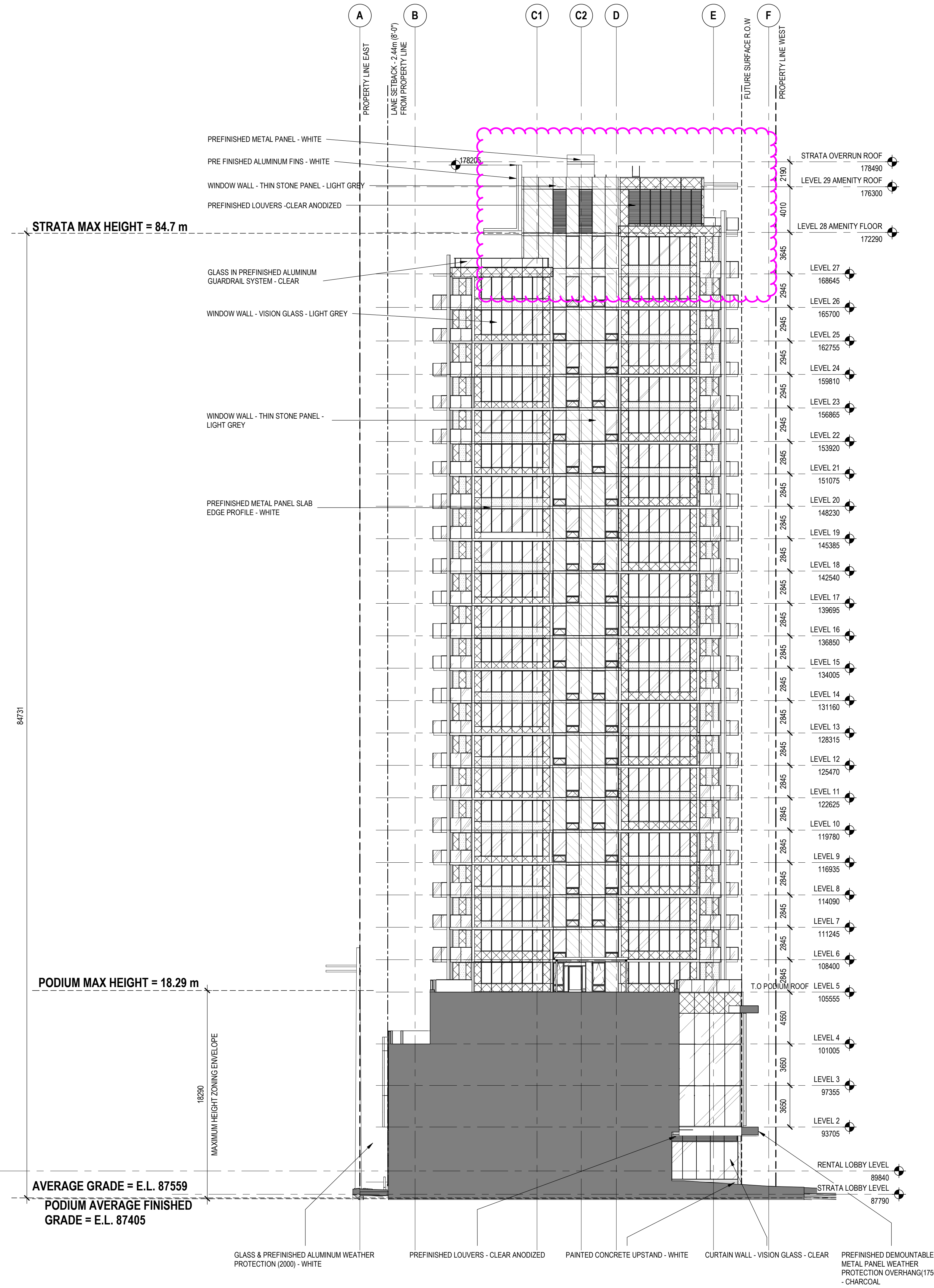
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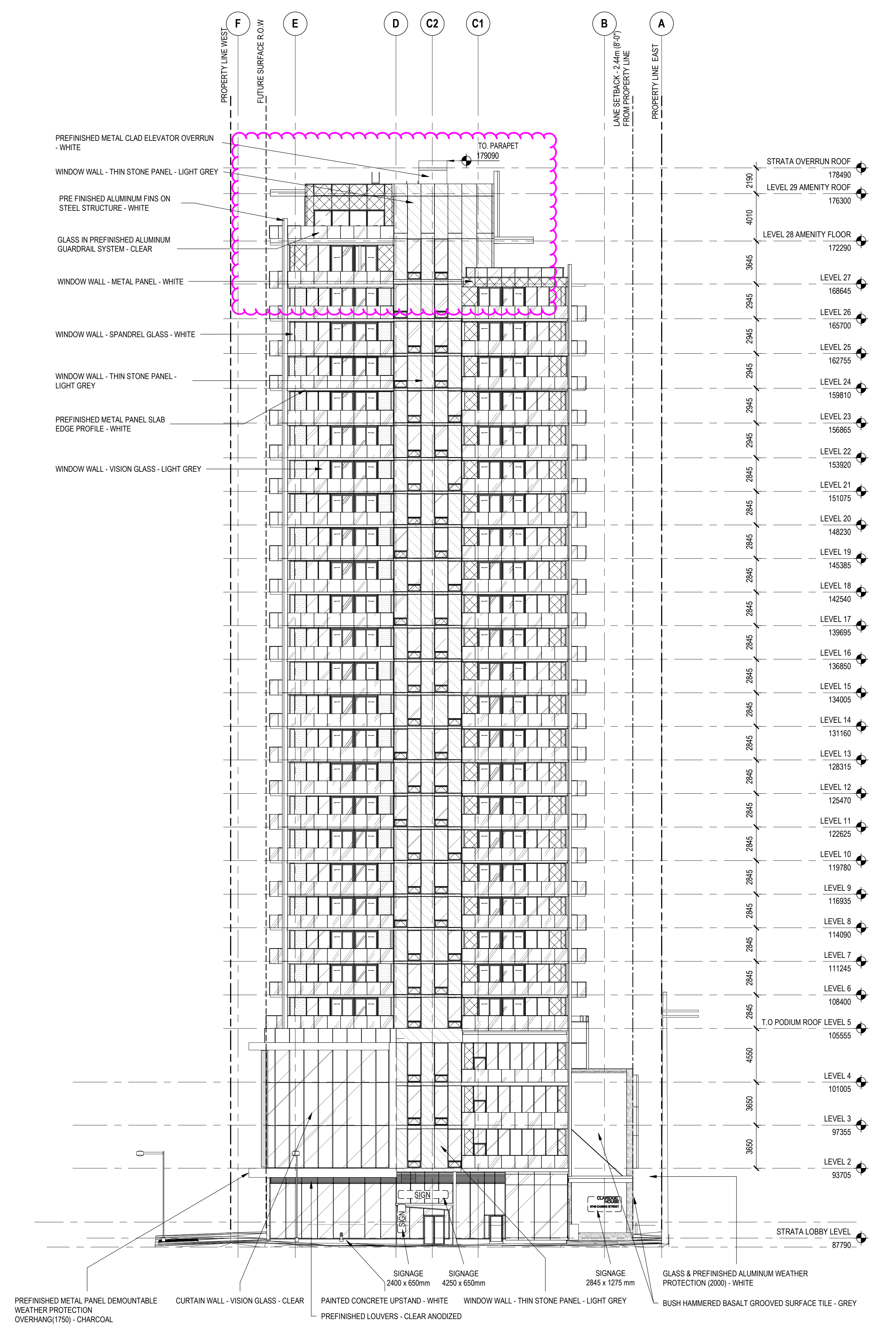


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1 EXTERIOR ELEVATION - STRATA TOWER NORTH
SCALE: 1:200



2 EXTERIOR ELEVATION - STRATA TOWER SOUTH
SCALE: 1:200

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STRATA TOWER NORTH & SOUTH ELEVATIONS

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