

MOTION

1. **Approval of Form of Development – 5083 Joyce Street (previously 5055 Joyce Street)**

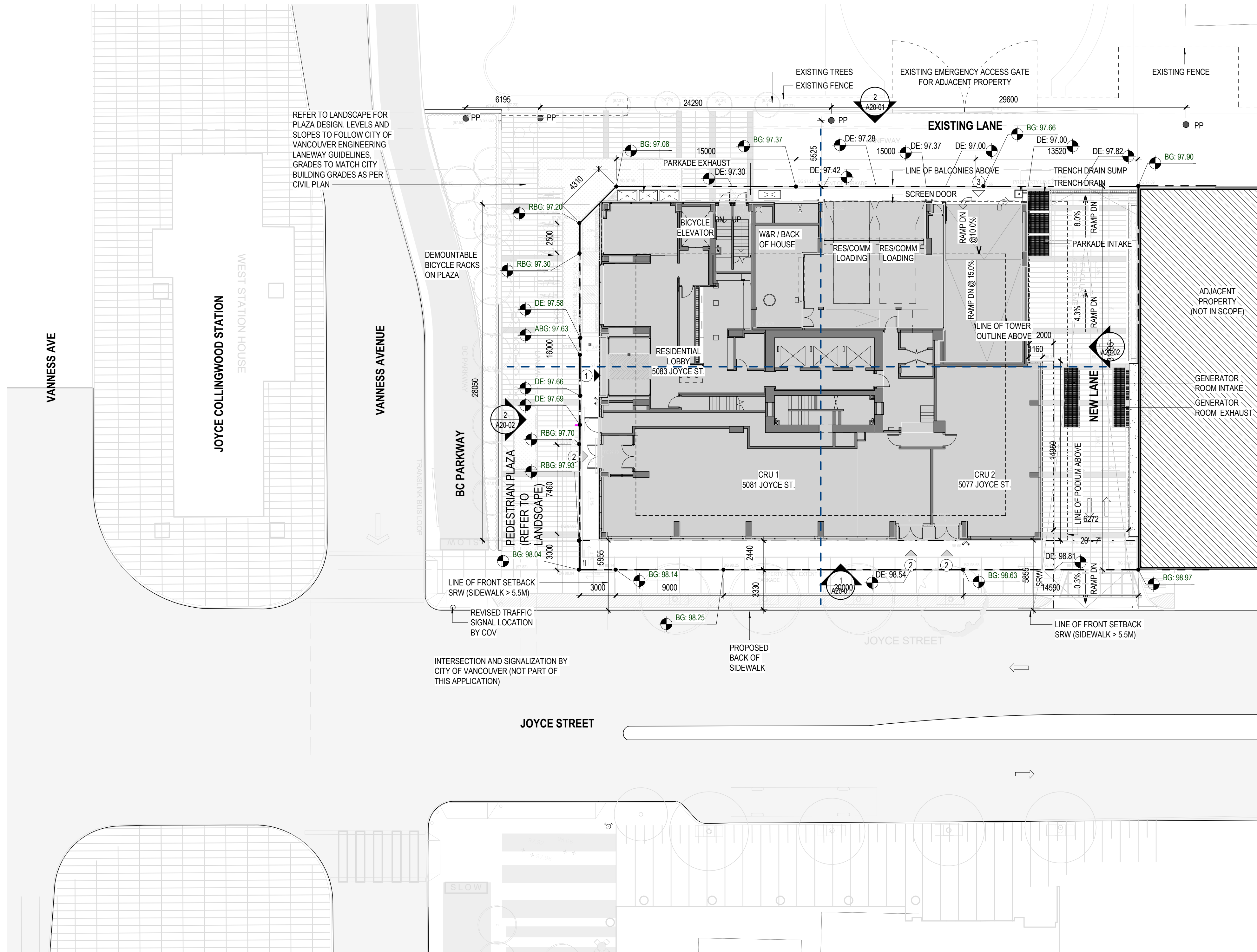
THAT the form of development for this portion of the site known as 5083 Joyce Street (previously 5055 Joyce Street) be approved generally as illustrated in the Development Application Number DP-2021-00004, prepared by Perkins&Will, and uploaded on December 20, 2021, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

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Additional Background Information:

<https://rezoning.vancouver.ca/applications/5055joycest/index.htm>

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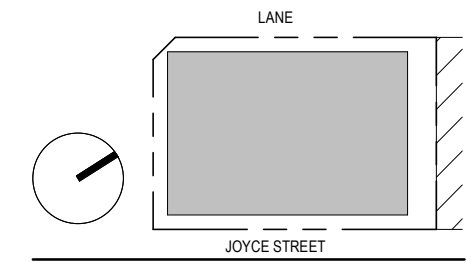
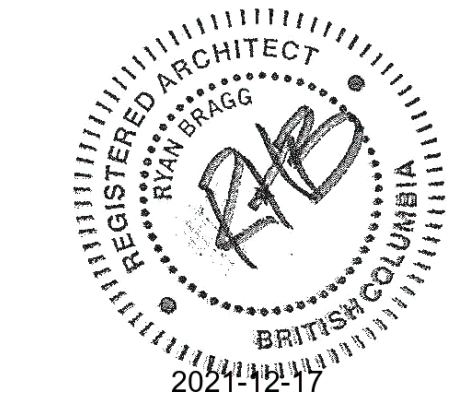


REFER TO LANDSCAPE FOR PLAZA DESIGN, LEVELS AND SLOPES TO FOLLOW CITY OF VANCOUVER ENGINEERING LANEWAY GUIDELINES, GRADES TO MATCH CITY BUILDING GRADES AS PER CIVIL PLAN

- LEGEND**
- EXISTING BUILDING
 - PROJECT BUILDING
 - PROPERTY LINE
 - SETBACK LINE
 - STATUTORY RIGHT OF WAY LINE (SRW)
 - BUILDING ELEMENTS OVERHEAD
 - 1 RESIDENTIAL ENTRANCE
 - 2 RETAIL ENTRANCE
 - 3 VEHICULAR ENTRANCE
 - EXISTING FIRE HYDRANT
 - PP EXISTING POWER POLE
 - T PROPOSED TRAFFIC SIGNAL BY CITY OF VANCOUVER
 - EXISTING TREES
 - PROPOSED TREES
 - BG - CITY ESTABLISHED BUILDING GRADE
 - RBG - PROPOSED REVISED CITY BUILDING GRADE - REFER TO CIVIL KEY PLAN
 - ABG - ADDITIONAL/NEW BUILDING GRADE - REFER TO CIVIL KEY PLAN
 - DE - DESIGN ELEVATION (INTERPOLATED FROM BUILDING GRADES)
 - IBG - INTERPOLATED BUILDING GRADE

GENERAL NOTE

PER CITY OF VANCOUVER, EXISTING STREET TREES ALONG JOYCE STREET ARE TO BE REMOVED AND REPLACE WITH NEW CITY OF VANCOUVER APPROVED TREES PLANTED IN A CONTINUOUS STRUCTURAL SOIL TRENCH TO CITY OF VANCOUVER STANDARD - REFER TO LANDSCAPE DRAWINGS AND TREE MANAGEMENT PLAN



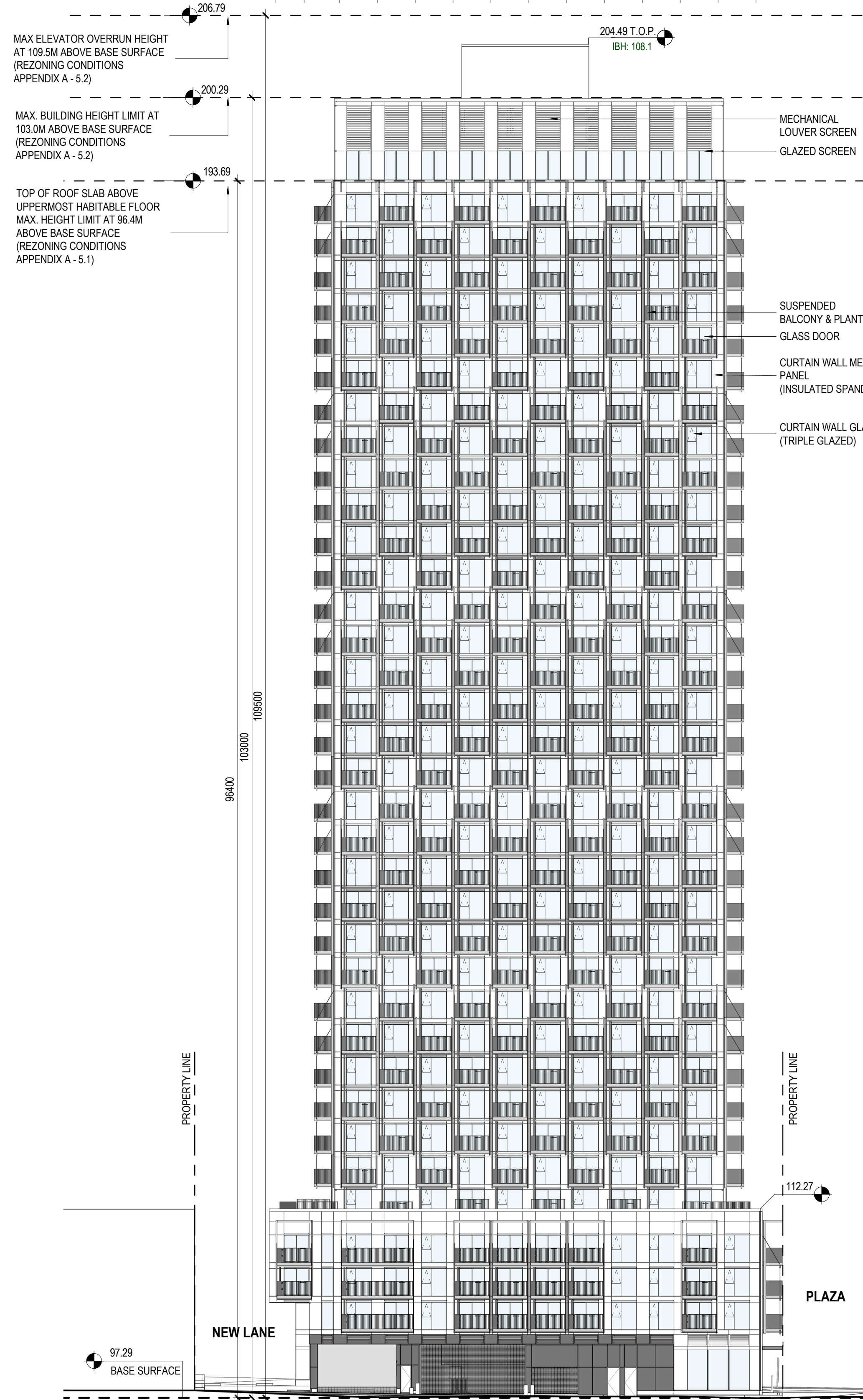
5055 JOYCE STREET

1	ISSUED PER COV REQUEST	20191010
2	REZONING AMENDMENT	20200311
3	50% DO PROGRESS SET	20200529
4	DP PRE-APP SUBMISSION	20201218
5	DP APPLICATION	20210113
6	DP AMENDMENT	20210401
7	DP PRIOR-TO RESPONSE 1	20210803
8	DP FCHL RESPONSE	20211216

SITE PLAN

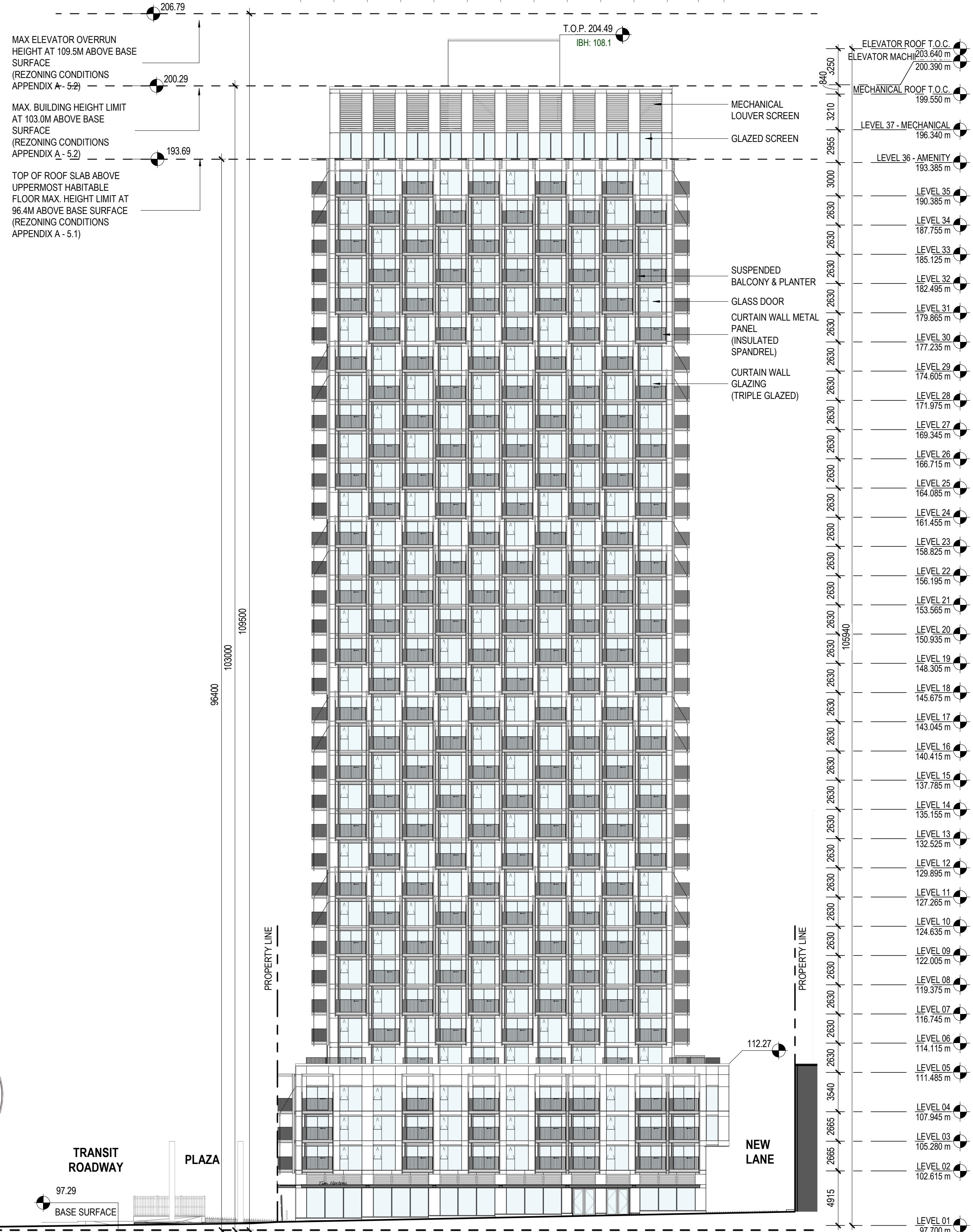
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P N M L K J H G F E D C B A
2300 2800 3000 3000 3000 3000 3000 3000 3000 3000 3000 3000



2 WEST ELEVATION
1:250

A B C D E F G H J K L M N P
3000 3000 3000 3000 3000 3000 3000 3000 3000 3000 3000 2800 2300



1 EAST ELEVATION
1:250

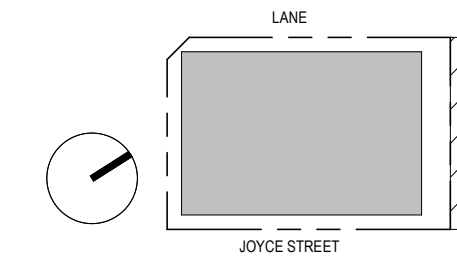
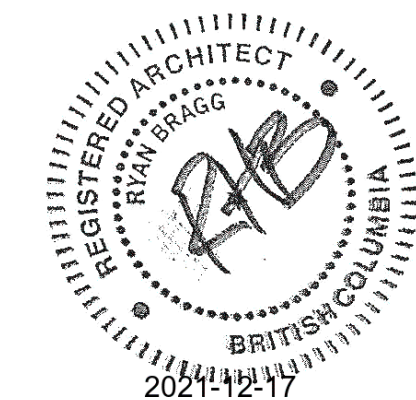
GENERAL NOTE

T.O.P. IBG
IBH
Top of Parapet
Interpolated Building Grade
Interpolated Building Height, calculated from
Base Surface (97.29m). Refer to drawing
A04-04

Perkins&Will



DP FCHL RESPONSE
20211216



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EAST AND WEST
ELEVATION

A20-01

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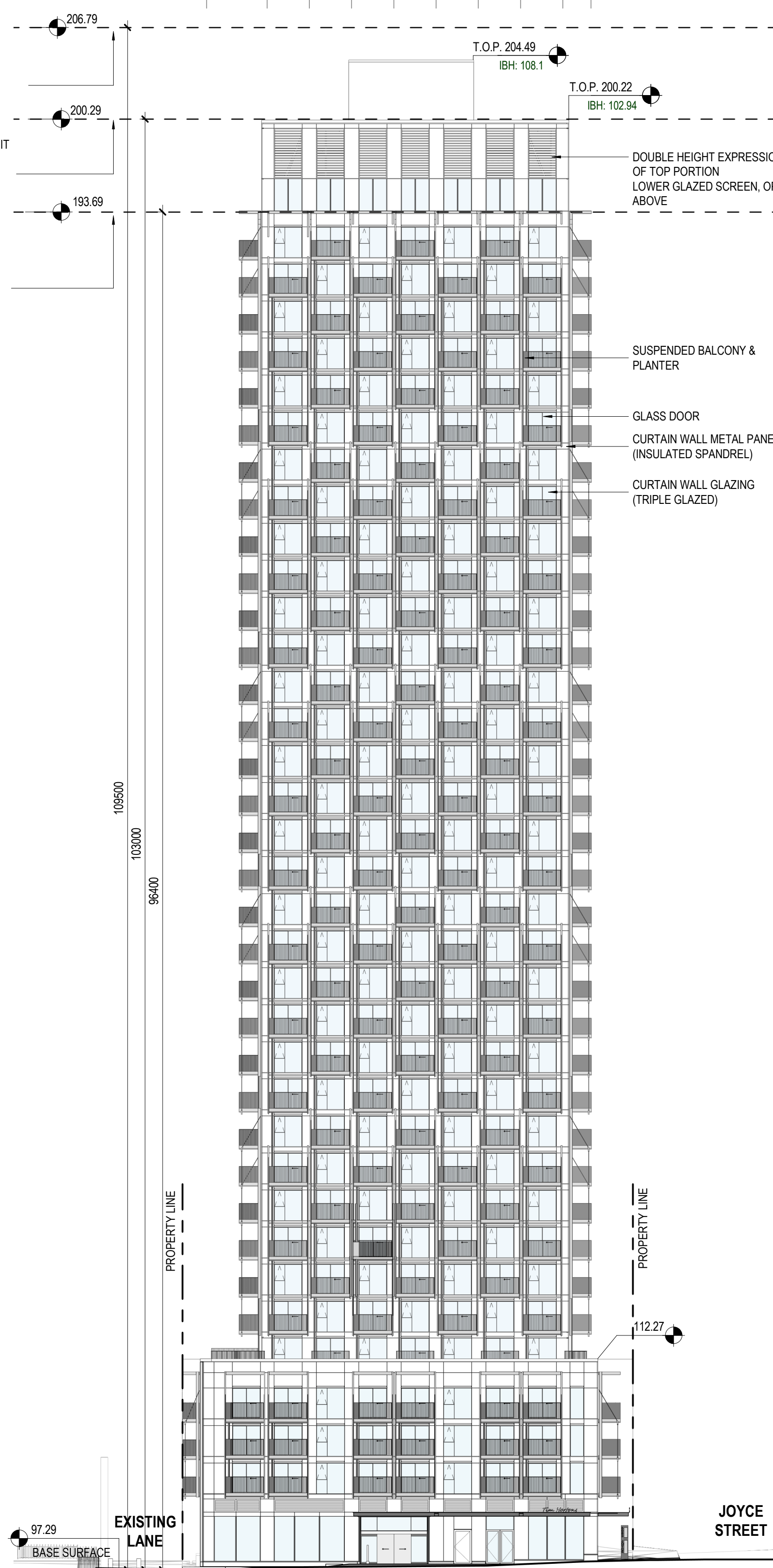
1 2 3 4 5 6 7 8 9 10

4300 3000 3000 3000 3000 3000 3000 3000 2000

MAX ELEVATOR OVERRUN HEIGHT AT 109.5M ABOVE BASE SURFACE (REZONING CONDITIONS APPENDIX A - 5.2)

MAX. BUILDING HEIGHT LIMIT AT 103.0M ABOVE BASE SURFACE (REZONING CONDITIONS APPENDIX A - 5.2)

TOP OF ROOF SLAB ABOVE UPPERMOST HABITABLE FLOOR MAX. HEIGHT LIMIT AT 96.4M ABOVE BASE SURFACE (REZONING CONDITIONS APPENDIX A - 5.1)



2 SOUTH ELEVATION
1:250

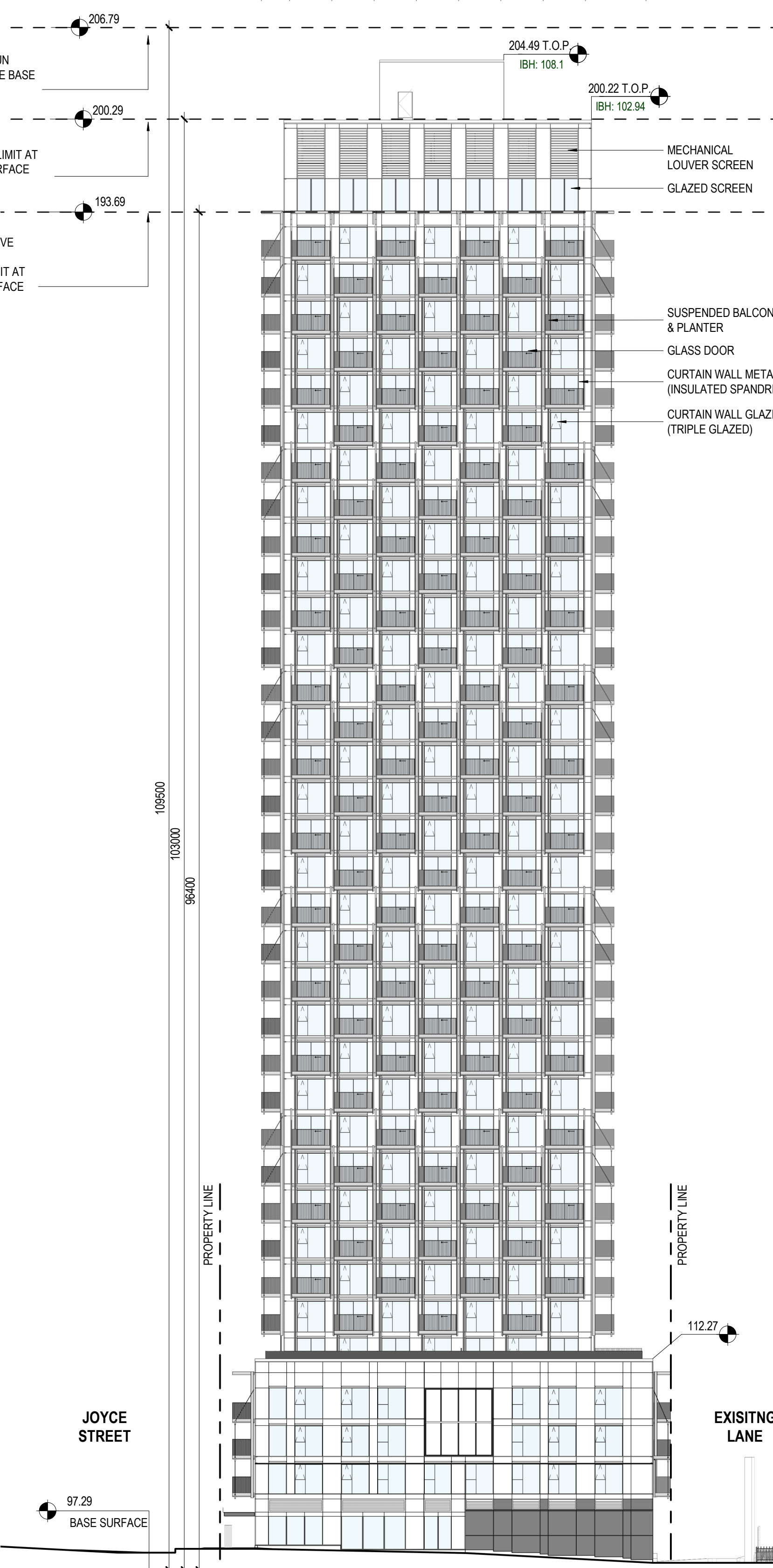
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2000 3000 3000 3000 3000 3000 3000 3000 4300

MAX ELEVATOR OVERRUN HEIGHT AT 109.5M ABOVE BASE SURFACE (REZONING CONDITIONS APPENDIX A - 5.2)

MAX. BUILDING HEIGHT LIMIT AT 103.0M ABOVE BASE SURFACE (REZONING CONDITIONS APPENDIX A - 5.2)

TOP OF ROOF SLAB ABOVE UPPERMOST HABITABLE FLOOR MAX. HEIGHT LIMIT AT 96.4M ABOVE BASE SURFACE (REZONING CONDITIONS APPENDIX A - 5.1)



1 NORTH ELEVATION
1:250

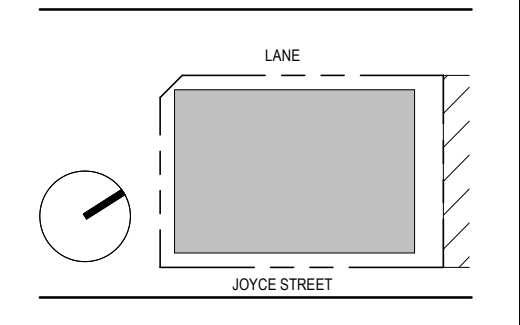
GENERAL NOTE

T.O.P. Top of Parapet
IBG Interpolated Building Grade
IBH Interpolated Building Height, calculated from Base Surface (97.29m). Refer to drawing A04-04

Perkins&Will



DP FCHL RESPONSE
20211216

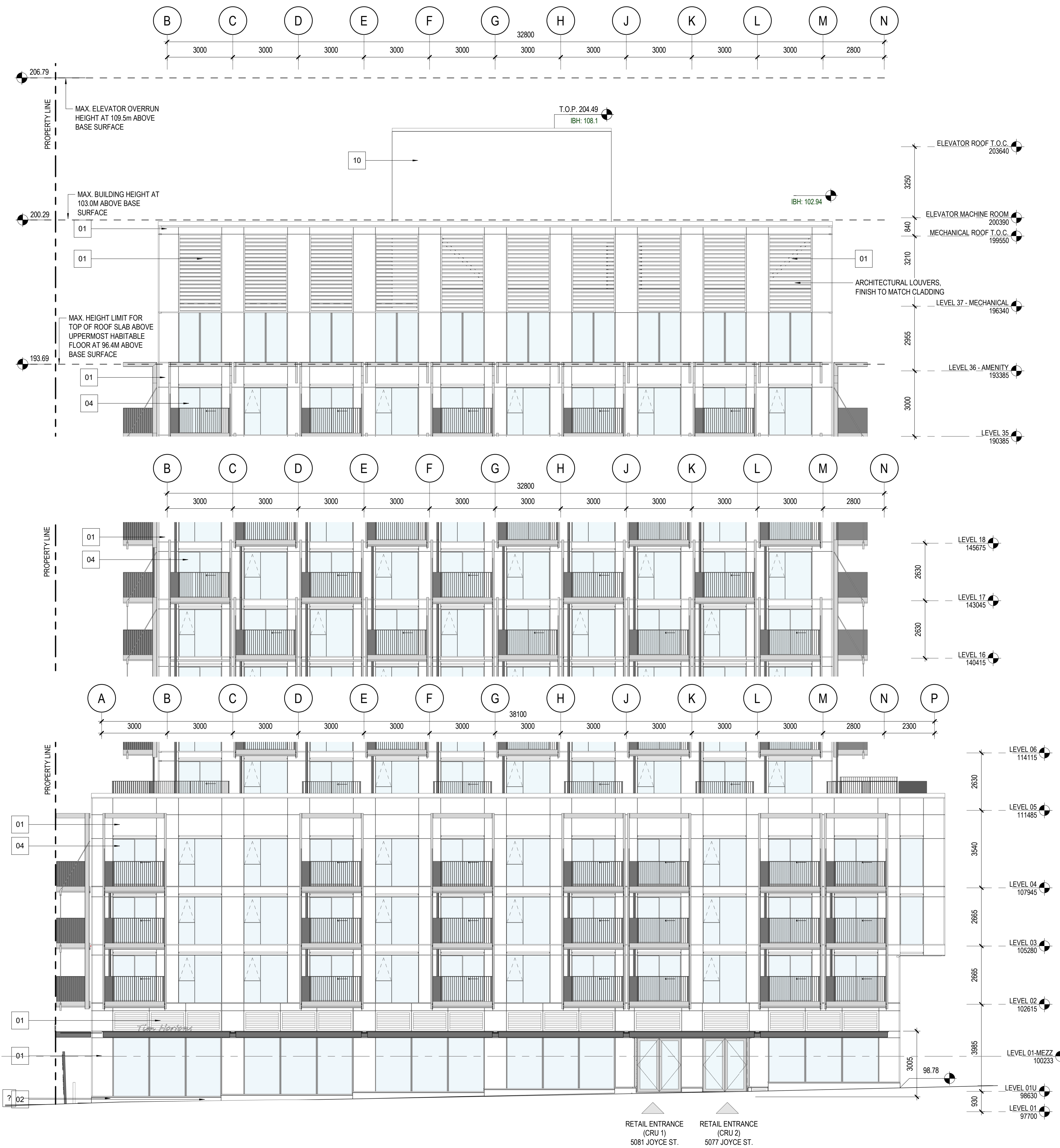


5055 JOYCE STREET

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8	DP FCHL RESPONSE	20211216

NORTH AND SOUTH ELEVATION

A20-02



③ EAST ELEVATION - AMENITY & MECH ROOF
1:100

② EAST ELEVATION - TOWER
1:100

① EAST ELEVATION - PODIUM
1:100

MATERIAL LEGEND	
01	METAL PANEL (COPPER FINISH) CLADDING
02	STONE CLADDING
03	ARCHITECTURAL CONCRETE
04	GLAZING SYSTEM - CURTAIN WALL
05	GLAZING SYSTEM - CURTAIN WALL SPANDREL
06	CANOPY - MATERIAL TBD
07	ARCHITECTURAL LOUVERS
08	MECHANICAL LOUVER WALL
09	LIGHT GREY ALUMINUM
10	DARK GREY ALUMINUM
11	ALUMINUM METAL GRILL

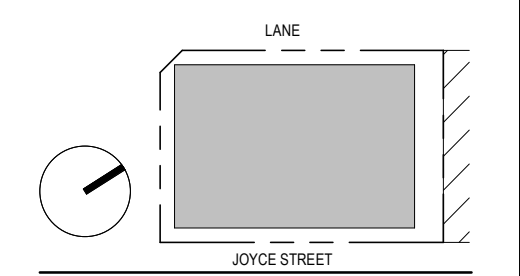
GENERAL NOTE

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Perkins&Will



DP FCHL RESPONSE
20211216



5055 JOYCE STREET

1 DP PRIOR-TO RESPONSE 1 20210803
2 DP FCHL RESPONSE 20211216

ENLARGED ELEVATION - EAST

A21-01



③ WEST ELEVATION - AMENITY & MECH ROOF
1:100

② WEST ELEVATION - TOWER
1:100

① WEST ELEVATION - PODIUM
1:100

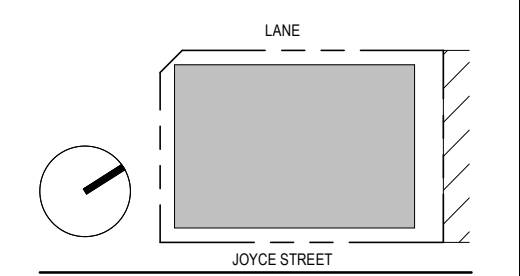
MATERIAL LEGEND	
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GENERAL NOTE

T.O.P. Top of Parapet
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DP FCHL RESPONSE
20211216

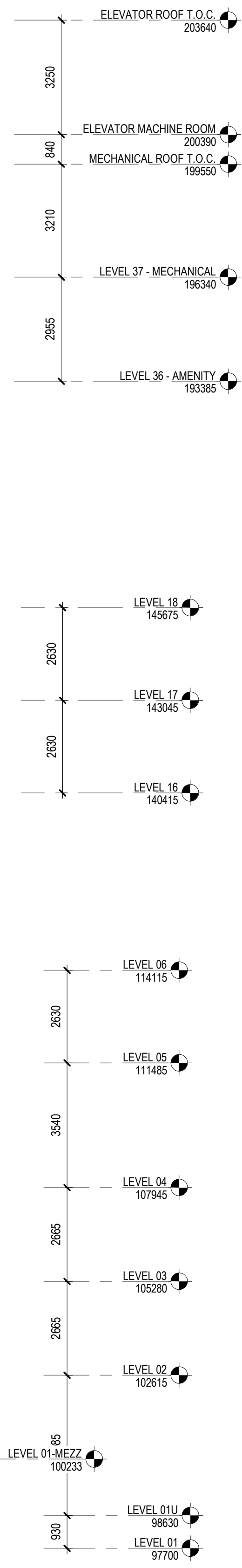
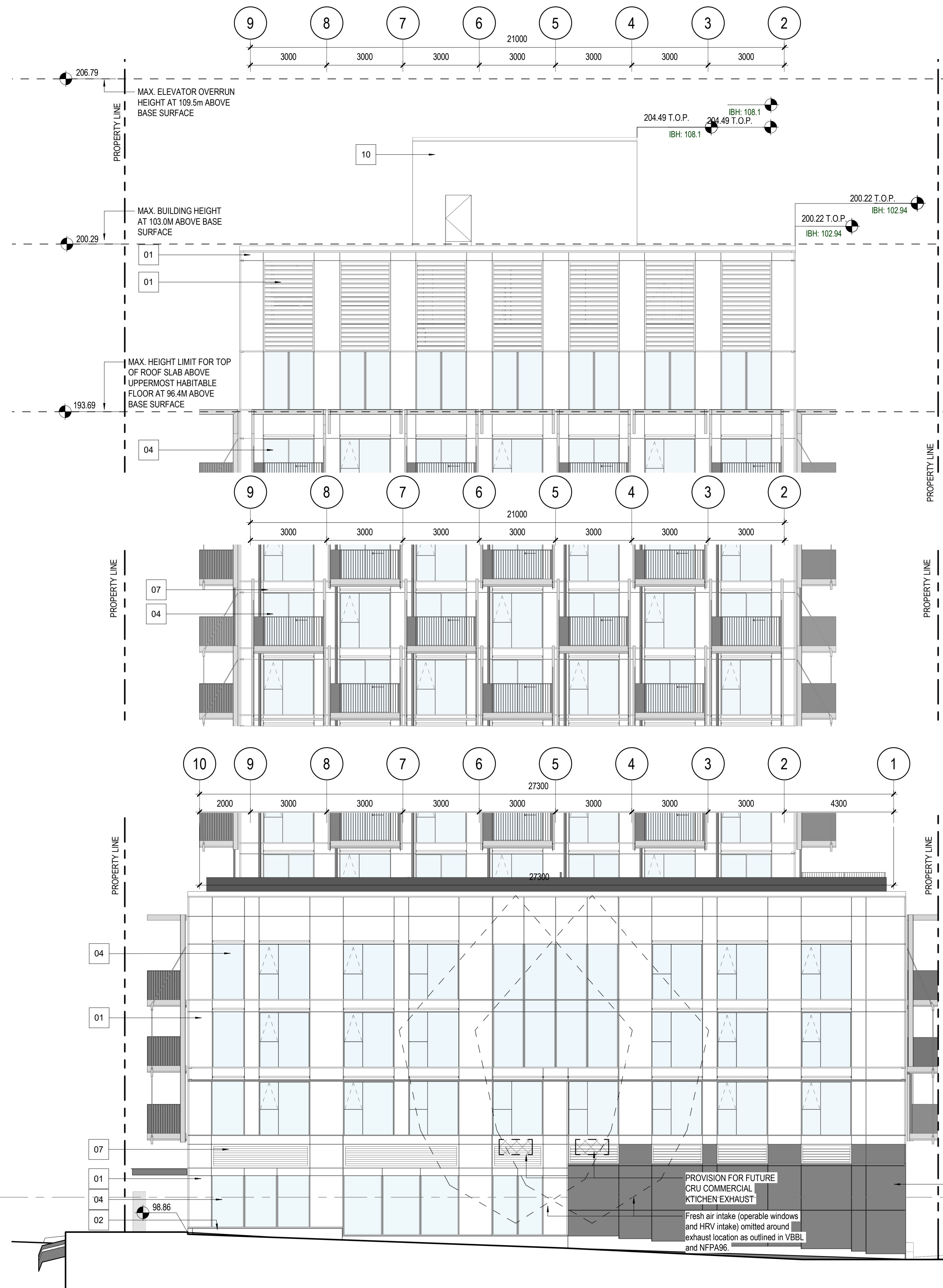


5055 JOYCE STREET

1 DP PRIOR-TO RESPONSE 1 20210803
 2 DP FCHL RESPONSE 20211216

ENLARGED ELEVATION - WEST

A21-02



③ NORTH ELEVATION - AMENITY & MECH ROOF
1:100

② NORTH ELEVATION - TOWER
1:100

① NORTH ELEVATION - PODIUM
1:100

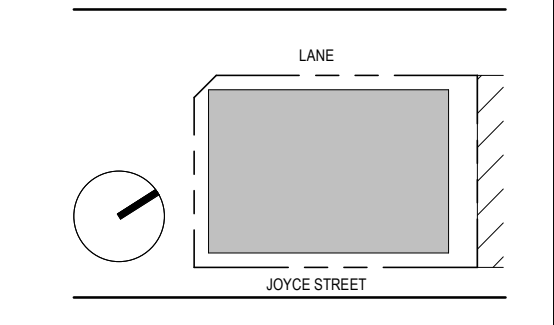
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GENERAL NOTE

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 I.B.G. Interpolated Building Grade
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DP FCHL RESPONSE
20211216



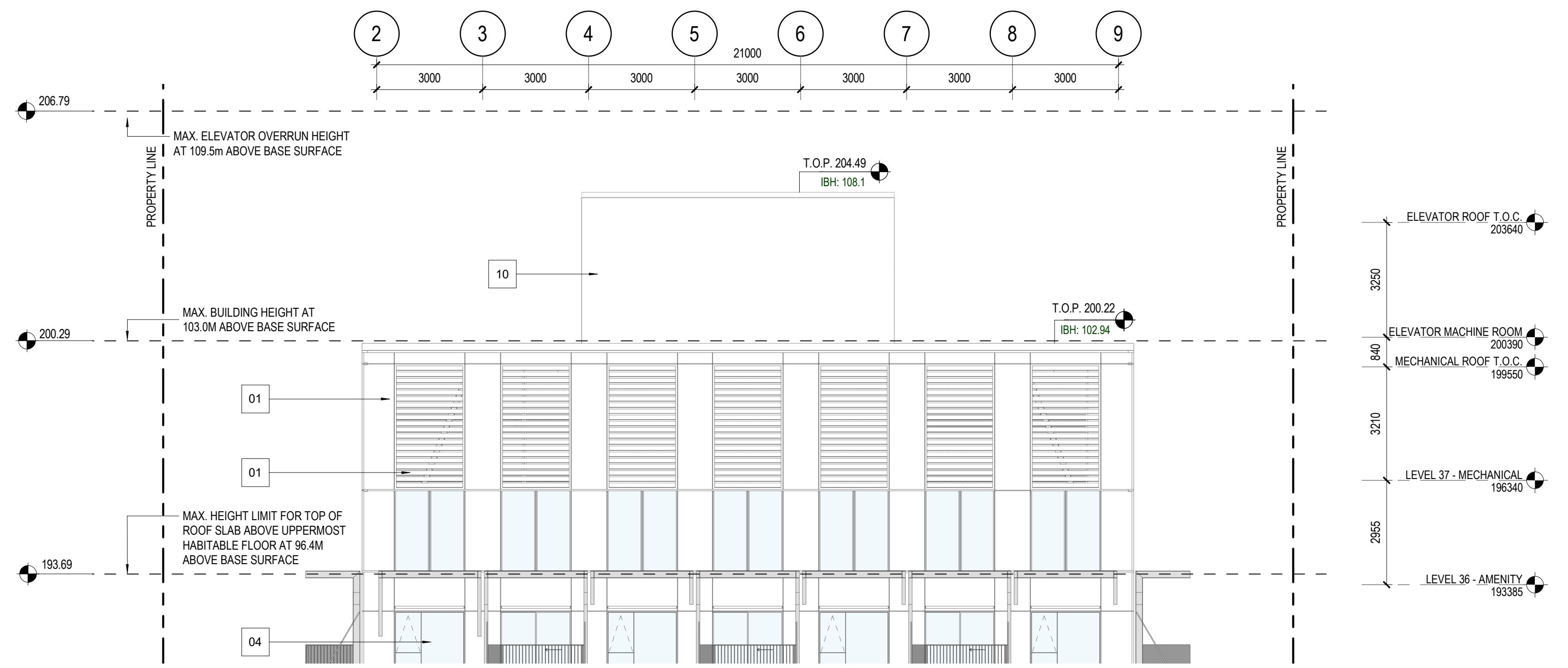
5055 JOYCE STREET

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 2 DP FCHL RESPONSE 20211216

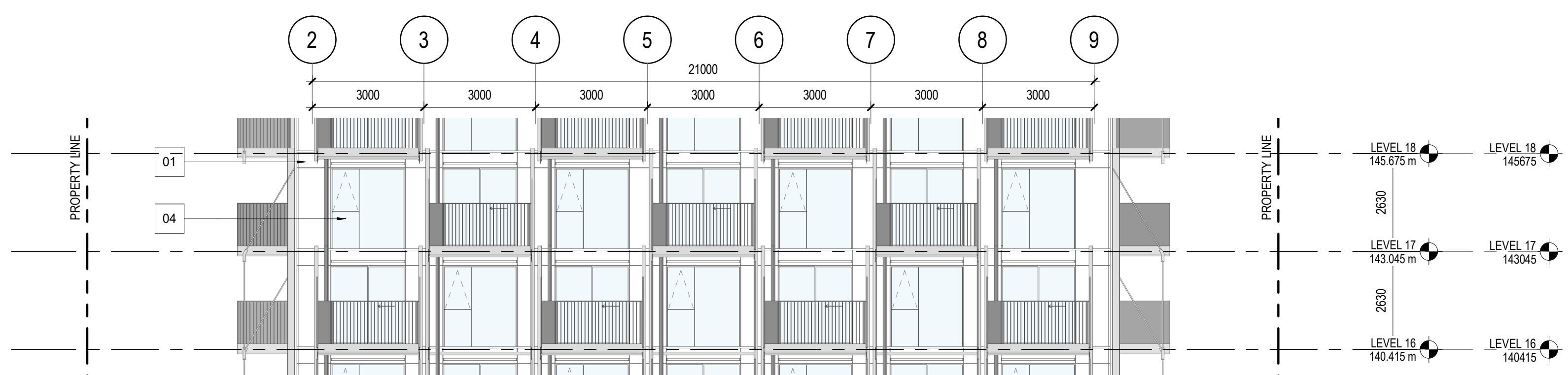
ENLARGED ELEVATION - NORTH

A21-03

BIM 360://joyce SVA-JOYCE-DEV PERMIT.rvt
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③ SOUTH ELEVATION - AMENITY & MECH ROOF
1:100



② SOUTH ELEVATION - TOWER
1:100



① SOUTH ELEVATION - PODIUM
1:100

REFER TO LANDSCAPE FOR PLAZA DESIGN, LEVELS AND SLOPES TO FOLLOW CITY OF VANCOUVER ENGINEERING LANEWAY GUIDELINES, GRADES TO MATCH CITY BUILDING GRADES AS PER CIVIL PLAN

ENTRANCE INTERROOM AND WAYFINDING SIGNAGE

RESIDENTIAL ENTRANCE (CRU 1) 5083 JOYCE ST.

RETAIL ENTRANCE (CRU 1) 5081 JOYCE ST.

MULTIMODAL WAYFINDING SIGNAGE TO CITY DESIGN GUIDELINES (TDM: SUP-03)

MATERIAL LEGEND	
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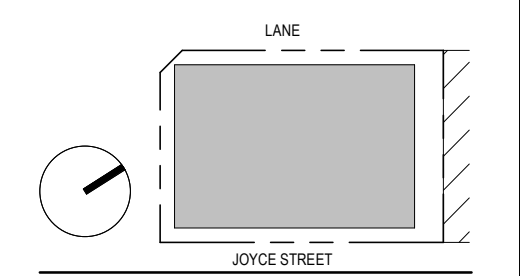
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Perkins&Will



DP FCHL RESPONSE
20211216



5055 JOYCE STREET

1 DP PRIOR-TO RESPONSE 1 20210803
2 DP FCHL RESPONSE 20211216

ENLARGED ELEVATION - SOUTH

A21-04