

MOTION

2. **Approval of Form of Development – 150 West 4th Avenue**

THAT the form of development for this portion of the site known as 150 West 4th Avenue be approved generally as illustrated in the Development Application Number DP-2021-00321, prepared by TKA+D Architecture + Design Inc., and received by Permitting Services, electronically, on January 12, 2022, 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/150-w-4-ave>

ZONING SUMMARY:

PROJECT ADDRESS:
130 West 4th Avenue,
150 West 4th Avenue,
170 West 4th Avenue,
2004 Columbia Street.

LEGAL DESCRIPTION:

LOT 4 BLOCK 21 PLAN VAP197 DISTRICT LOT 2004 NEW WESTMINSTER
LOT 5 BLOCK 21 PLAN VAP197 DISTRICT LOT 2004 NEW WESTMINSTER
LOT 6 BLOCK 21 PLAN VAP197 DISTRICT LOT 2004 NEW WESTMINSTER
LOT 7 BLOCK 21 PLAN VAP197 DISTRICT LOT 2004 NEW WESTMINSTER

KEYNOTE LEGEND

TAG	DESCRIPTION
HUP	HYDRO UTILITY POLE

ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY AND IS NOT APPROVED UNDER THIS DEVELOPMENT PERMIT

EASEMENTS:

None

AUTHORITY: City of Vancouver

Zoning & Development By-Law

CURRENT ZONE: I-1

PROPOSED ZONE: CD-1

USES: Light Industrial (Lab) + Office + Restaurant

SITE AREA: 42,529sf (3,951sm)

COVERAGE: Proposed: 32,138sf

Allowed: N/A

HEIGHT: Proposed: 94'-8" (28.9m)

Allowed (I-1): 60'-0" (18.3m)

DENSITY: Proposed (CD-1): 4.0

(FSR) Allowed (I-1): 3.0

PROPOSED FSR by OCCUPANCY:

Occupancy	Area (SF)	Area (SM)
Restaurant	2164 SF	201 m ²
Office	85029 SF	7899 m ²
Laboratory	82802 SF	7683 m ²
	169995 SF	15793 m ²

SETBACKS:

West 4th, Front Yard Setback:

Proposed: 4.85m/0.65m

Required: N/A

Columbia, Front Yard Setback:

Proposed: 4.73m

Required: N/A

Side Yard Setback:

Proposed: 0.3m

Required: N/A

Lane Setback:

Proposed: VARIES 3.57m/0.92m

Required: 3.1m - PL to CL Lane =0m

Total Proposed Parking by Use*:

Laboratory LB # (30%):

Parking Stalls 66

HC 3

Office - OF# (61%):

Parking Stalls 129

HC 4

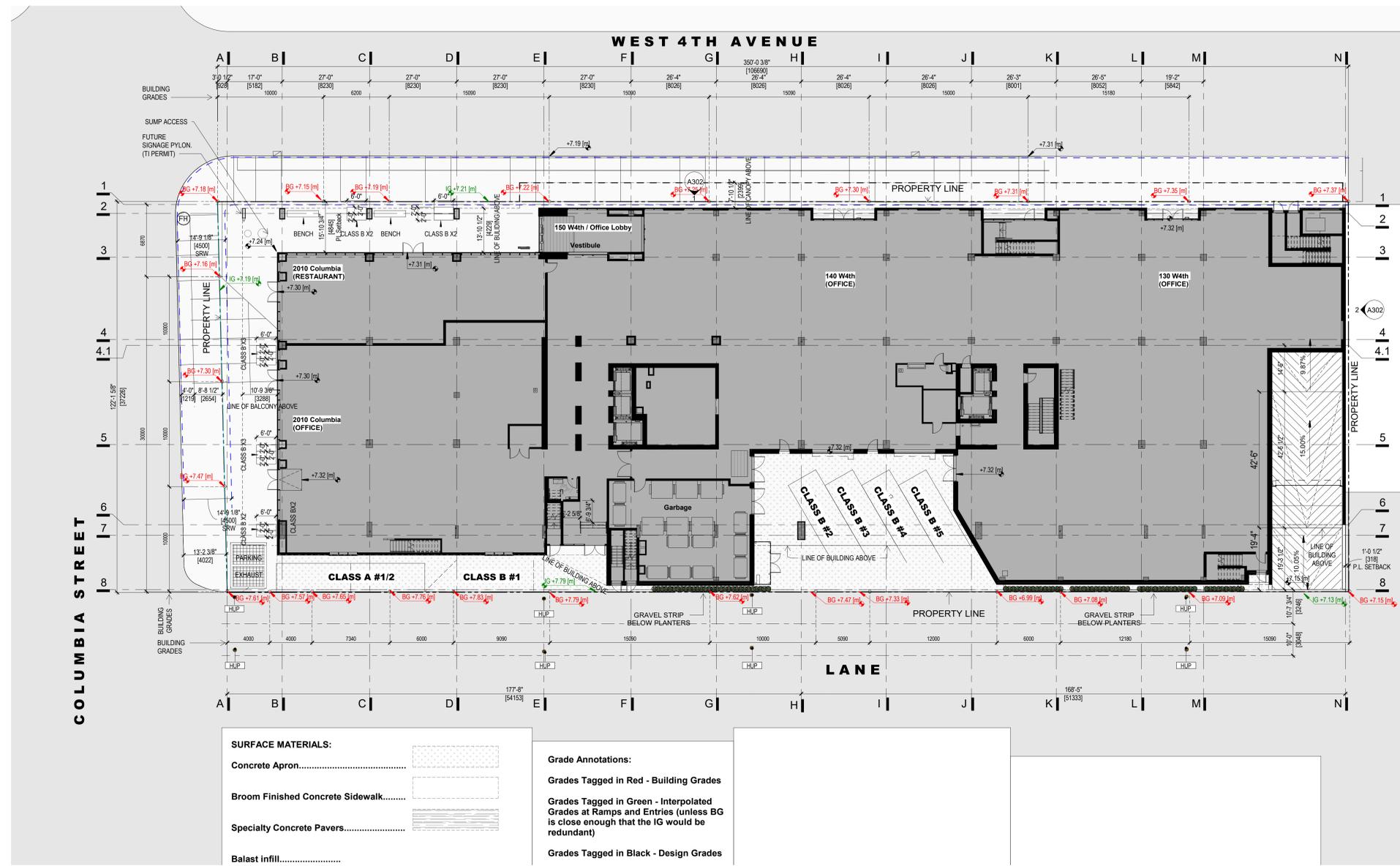
Restaurant - R# (5%):

Parking Stalls 11

HC 1

*Distribution of stalls has been established using Parking Bylaw Table 4.2, items 4.2.5.1 / 4.2.5.7 / 4.2.5.11 / 4.2.6.2. In Mount Pleasant parking counts aren't based on use, however stall allocation numbers have been interpolated based on the standard CoV parking bylaw.

**10% of stalls to have EV chargers. See EV notes on plans. Total proposed 26, exceeds requirement.



SURFACE MATERIALS:

Concrete Apron.....	
Broom Finished Concrete Sidewalk.....	
Specialty Concrete Pavers.....	
Balast infill.....	

Grade Annotations:

- Grades Tagged in Red - Building Grades
- Grades Tagged in Green - Interpolated Grades at Ramps and Entries (unless BG is close enough that the IG would be redundant)
- Grades Tagged in Black - Design Grades

1 Site Plan
1/16" = 1'-0"

REV	DATE	DESCRIPTION
7	22/01/07	REISSUED FOR DP
6	21/12/09	ISSUED FOR BP - STAGE 5
5	21/09/09	REISSUED FOR DP
4	21/09/07	ISSUED FOR BP P2-L4
3	21/08/09	ISSUED FOR ADDRESSING REVIEW
2	21/04/16	ISSUED FOR DEVELOPMENT PERMIT
1	21/04/16	ISSUED FOR REZONING APPLICATION
	21/06/10	COORDINATION

SCALE: 1/16" = 1'-0" DATE: XX XX, 2021 DRAWN: Author
PROJECT NUMBER: Project Number 19003
FILE: C:\Users\jason\Documents\150 West 4th Avenue\PL01
DATE: 1/10/2022 1:24:38 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1000 PNEBURNA STREET, VANCOUVER, BC V6B 3K9

150 W4th & Columbia

150 West 4th Ave
Vancouver
Site Plan

PLOT DATE: 1/10/2022 1:24:38 PM

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KEYNOTE LEGEND

TAG	DESCRIPTION
2SSG	TRIPLE PANE GLAZING, STRUCTURAL SILICONE VERTICALS
ACM	METAL CLADDING, SEE FINISH SCHEDULE
GBAL	FRAMELESS GLASS BALUSTRADE
IRR	PV IRRIGATION CHAMBER
LVR	LOUVRE
MC	METAL CLADDING
MSC	MECHANICAL SCREEN
P3	PAINT - COLOUR 3
SIGN	SIGNAGE, FASCIA SIGN

1 North Elevation
3/32" = 1'-0"



2 East Elevation
3/32" = 1'-0"

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Notes:

Grade calculated by the south lane Building Grades provided = 7.417m (7.42m)

Curtainwall glazing will provide bird strike deterring film (Ornilux or similar) in locations adjacent to street trees.

Curtainwall glazing to be 3-Pane Insulated Glazing Units, U-Value 1.1 or better.

FACE WITH LOWEST GRADE			
South			
SURVEY DATA			
Point	Elevation (m)		
A	7.61		
B	7.57		
C	7.65		
D	7.76		
E	7.83		
F	7.79		
G	7.65		
H	7.47		
I	7.33		
J	6.99		
K	6.92		
L	7.09		
M	7.15		
Average	Elevation (m)	Influence Length (m)	Ei x Li
AB	7.59	4	30.36
BC	7.61	4	30.44
CD	7.705	7.34	56.5547
DE	7.795	6	46.77
EF	7.81	9.09	70.9929
FG	7.72	15.09	116.4948
GH	7.56	10	75.6
HI	7.4	5.09	37.666
IJ	7.16	12	85.92
JK	6.955	6	41.73
KL	7.005	12.18	85.3209
LM	7.12	15.09	107.4408
Total Length (m)	Grade (m)		
105.88	7.417		

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PROJECT NUMBER: 3322 = 1'-0" DATE: XX XX, 2021 DRAWN: Author
 PROJECT NUMBER: 19003
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TKA+D ARCHITECTURE + DESIGN INC.
 307 - 1000 PNEUMONIA STREET, VANCOUVER, BC V6Z 2R6

150 W4th & Columbia

150 West 4th Ave
 Vancouver

Building Elevations - North & East

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