

MOTION

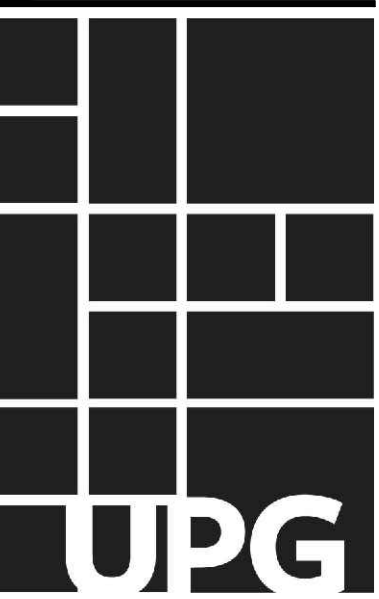
1. **Approval of Form of Development – 619-685 West Hastings Street**

THAT the form of development for this portion of the site known as 619-685 W Hastings St be approved generally as illustrated in the Development Application Number DP-2020-00763 & DP-2020-00811, prepared by Musson Cattell Mackey Partnership, and submitted electronically on January 24, 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.

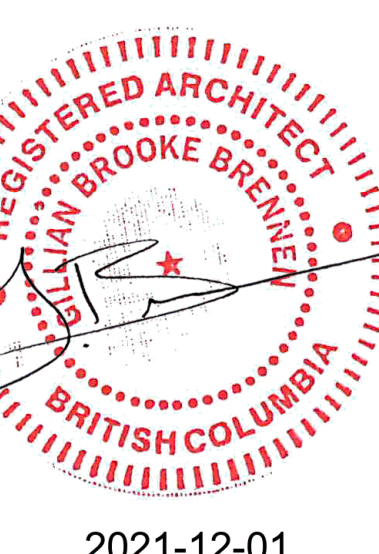
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Additional Background Information:

<https://rezoning.vancouver.ca/applications/619-675whastings/index.htm>



ISSUED FOR DEVELOPMENT PERMIT	2021/11/30
ISSUED FOR DEVELOPMENT PERMIT	2021/06/21
ISSUED FOR DEVELOPMENT PERMIT	2020/10/16
ISSUED FOR DP PRE-APPLICATION	2020/09/11
ISSUED FOR URBAN DESIGN PANEL	2017/04/19
ISSUED FOR REZONING	2016/10/27
Revisions	YYYY-MM-DD



Seal
625 WEST HASTINGS

Project
SITE PLAN

Drawing
Scale 1/8" = 1'-0"
Project 220003.02
Sheet **A 100**

GRANVILLE ST.

NO CHANGE TO THE EXISTING HERITAGE RBC TOWER REGARDING USE/FLOOR AREA

LANE

625 W HASTINGS UNDER DP-2020-00763

ROYAL BANK BLDG. - SEPARATE PERMIT

LEED BOUNDARY

675 RBC BLDG. 20 STOREY

30 STOREY

609 10 STOREY

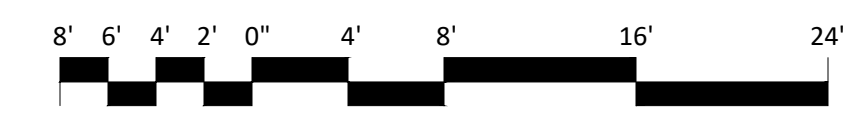
601 26 S

416'

SITE

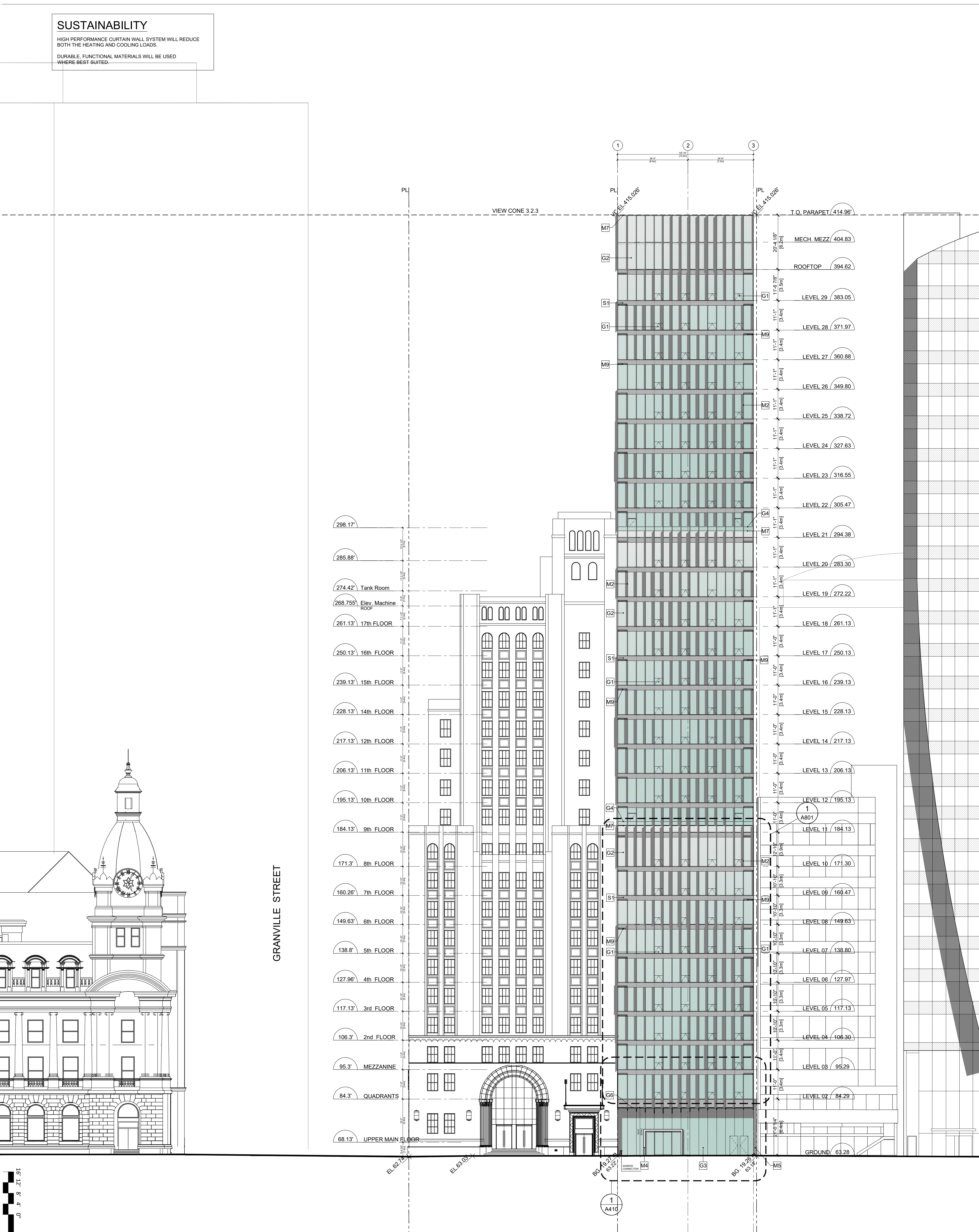
NOTES
ALL PROPOSED YARDS, SETBACKS AND BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE OF THE CLADDING

HASTINGS ST.



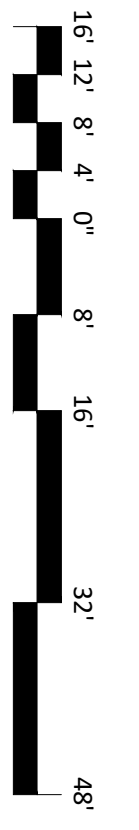
SUSTAINABILITY
 HIGH PERFORMANCE CURTAIN WALL SYSTEM WILL REDUCE BOTH THE HEATING AND COOLING LOADS.
 DURABLE, FUNCTIONAL MATERIALS WILL BE USED WHERE BEST SUITED.

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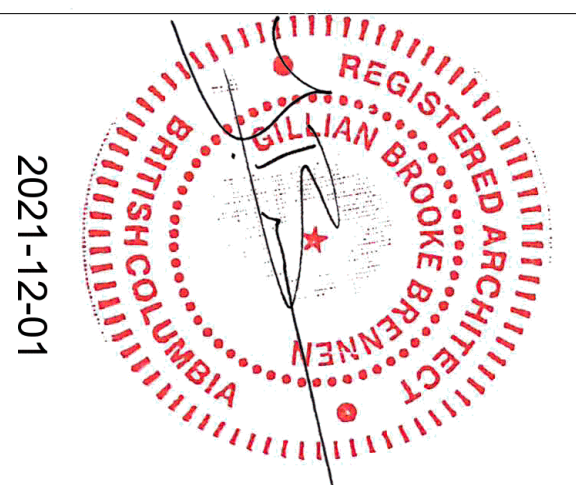


MATERIAL LEGEND

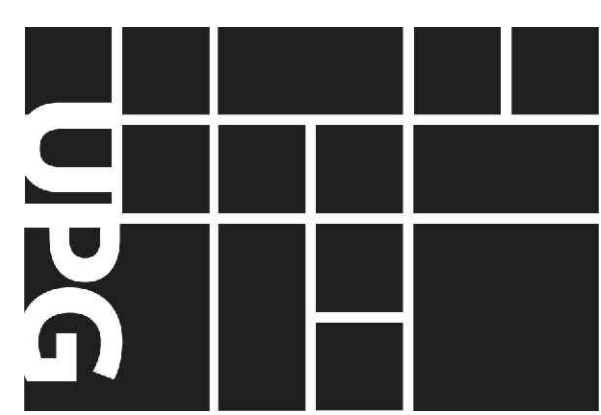
- | | | | | | |
|---|---|--|--|--|---|
| C1 CONCRETE
SEALED WITH ANTI-GRAFFITI COATING (LANE) | G2 CURTAIN WALL SYSTEM
GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E
FRAME: CLEAR ANODIZED ALUMINUM | G5 DOUBLE GLAZED STOREFRONT
GLASS: CLEAR
FRAME: CLEAR ANODIZED ALUMINUM (GREENHOUSE/ATRIUM ENCLOSURE) | H1 ARCHITECTURAL SCREEN (HERITAGE)
FINISH: TO MATCH COLOUR OF ANDESITE STONE | M4 EXTRUDED METAL FRAME
FINISH: ANODIZED ALUMINUM FINISH | M8 METAL PANEL
FINISH: CHARCOAL (LANE) |
| C2 ARCHITECTURAL FINISHED CONCRETE WITH REVEAL (EAST FACADE) | G3 SILICONE STRUCTURAL GLAZING
GLASS: VISION GLASS
(SOUTH FACADE AT LOBBY) | G6 LAMINATED GLASS CANOPY WITH EXTRUDED ALUMINUM FIN
GLASS: FROSTED | M1 CURTAIN WALL SYSTEM WITH WINDOWS AND METAL PANEL
GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E (ONLY OPERABLE FOR MAINTENANCE)
FRAME: CLEAR ANODIZED ALUMINUM, METAL PANEL: CLEAR ANODIZED ALUMINUM TO MATCH EXTRUDED FIN, TWO FINISHES: SMOOTH & MATTE (EAST FACADE) | M5 PERFORATED METAL SCREEN
TYPE: PERFORATED PLATE
FINISH: GALVALUME, CHARCOAL | M9 VENT / INTAKE LOUVERS
FINISH: COLOR TO MATCH CURTAIN WALL GLAZING |
| G1 CURTAIN WALL SYSTEM WITH PHANTOM OPERABLE WINDOW
GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E
FRAME: CLEAR ANODIZED ALUMINUM, SILICONE JOINT FOR OPERABLE | G4 GLASS GUARD
GLASS: CLEAR | G7 SINGLE GLAZED STOREFRONT (INSIDE LIGHT WELL)
GLASS: CLEAR
FRAME: CLEAR ANODIZED ALUMINUM | M2 EXTRUDED ALUMINUM FIN (SUN SHADE)
FINISH: CLEAR ANODIZED ALUMINUM (ON SOUTH AND WEST FACADES) | M6 METAL MECHANICAL LOUVER
FINISH: CHARCOAL (LANE) | S1 CURTAIN WALL SPANDREL
GLASS: VISION GLASS WITH REFLECTIVE COATING, INSULATED, FIRE RATED
FRAME: CLEAR ANODIZED ALUMINUM, SILICONE JOINT BETWEEN SPANDREL AND VISION GLASS |
| | | G8 SINGLE GLAZED CURTAIN WALL (INSIDE LIGHT WELL)
GLASS: CLEAR
FRAME: CLEAR ANODIZED ALUMINUM | M3 ARCHITECTURAL LOUVERS
FINISH: COLOR TO MATCH METAL PANEL | M7 FLASHING
TYPE: ALUMINUM
COLOUR: ALUMINUM FINISH | |



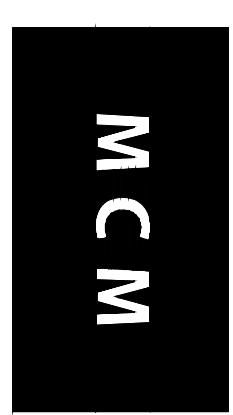
Sheet **A401**
 Project **ADDRESSING ELEVATION W/HASTINGS SOUTH**
 Scale **1/16" = 1'-0"**
 Project **220003.02**
 Drawing **625 WEST HASTINGS**
 Seal **2021-12-01**



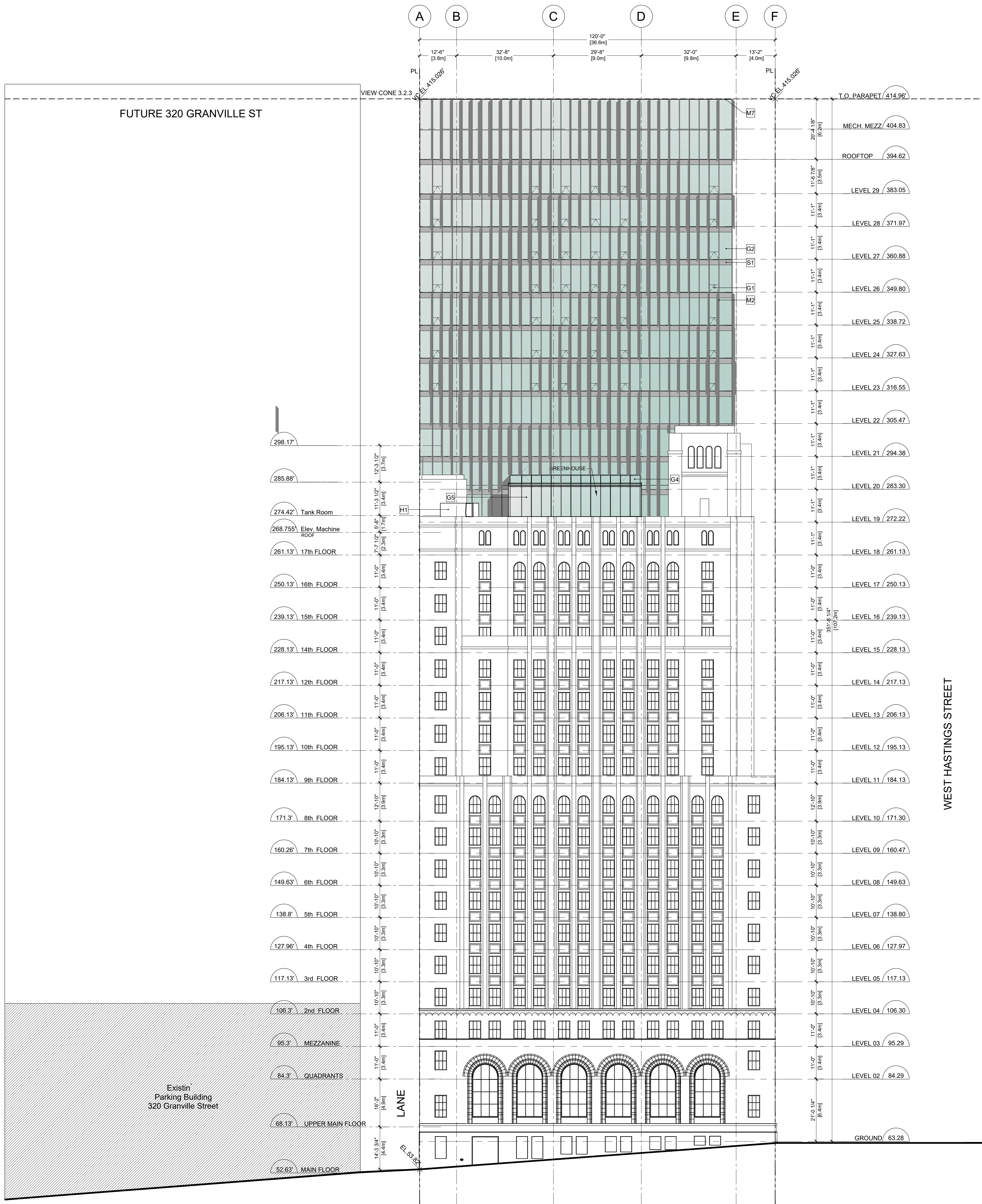
ISSUED FOR ADDRESSING PLAN
 2021/10/13
 Revisions
 YYY-MM-DD



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SUSTAINABILITY
 HIGH PERFORMANCE CURTAIN WALL SYSTEM WILL REDUCE BOTH THE HEATING AND COOLING LOADS.
 DURABLE, FUNCTIONAL MATERIALS WILL BE USED WHERE BEST SUITED.



MATERIAL LEGEND

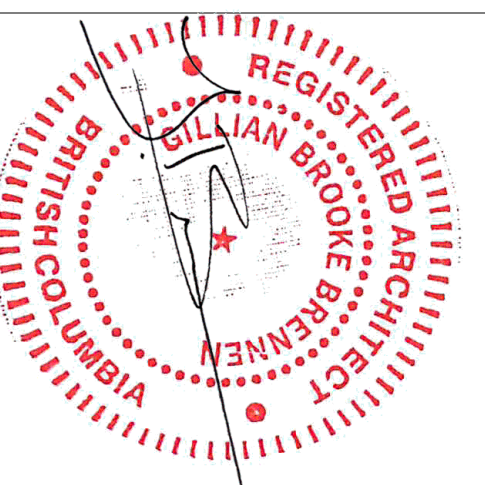
- | | | | | | |
|---|---|--|--|--|---|
| G1 CONCRETE
SEALED WITH ANTI-GRAFFITI COATING (LANE) | G2 CURTAIN WALL SYSTEM
GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E
FRAME: CLEAR ANODIZED ALUMINUM | G5 DOUBLE GLAZED STOREFRONT
GLASS: CLEAR
FRAME: CLEAR ANODIZED ALUMINUM (GREENHOUSE/ATRIUM ENCLOSURE) | H1 ARCHITECTURAL SCREEN (HERITAGE)
FINISH: TO MATCH COLOUR OF ANDESITE STONE | M4 EXTRUDED METAL FRAME
FINISH: ANODIZED ALUMINUM FINISH | M8 METAL PANEL
FINISH: CHARCOAL (LANE) |
| G2 ARCHITECTURAL FINISHED CONCRETE WITH REVEAL (EAST FACADE) | G3 SILICONE STRUCTURAL GLAZING
GLASS: VISION GLASS (SOUTH FACADE AT LOBBY) | G6 LAMINATED GLASS CANOPY WITH EXTRUDED ALUMINUM FIN
GLASS: FROSTED | M1 CURTAIN WALL SYSTEM WITH WINDOWS AND METAL PANEL
GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E (ONLY OPERABLE FOR MAINTENANCE)
FRAME: CLEAR ANODIZED ALUMINUM, METAL PANEL: CLEAR ANODIZED ALUMINUM TO MATCH EXTRUDED FIN, TWO FINISHES: SMOOTH & MATTE (EAST FACADE) | M5 PERFORATED METAL SCREEN
TYPE: PERFORATED PLATE
FINISH: GALVALUME, CHARCOAL | M9 VENT / INTAKE LOUVERS
FINISH: COLOR TO MATCH CURTAIN WALL GLAZING |
| G1 CURTAIN WALL SYSTEM WITH PHANTOM OPERABLE WINDOW
GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E
FRAME: CLEAR ANODIZED ALUMINUM, SILICONE JOINT FOR OPERABLE | G4 GLASS GUARD
GLASS: CLEAR | G7 SINGLE GLAZED STOREFRONT (INSIDE LIGHT WELL)
GLASS: CLEAR
FRAME: CLEAR ANODIZED ALUMINUM | M2 EXTRUDED ALUMINUM FIN (SUN SHADE)
FINISH: CLEAR ANODIZED ALUMINUM (ON SOUTH AND WEST FACADES) | M6 METAL MECHANICAL LOUVER
FINISH: CHARCOAL (LANE) | S1 CURTAIN WALL SPANDREL
GLASS: VISION GLASS WITH REFLECTIVE COATING, INSULATED, FIRE RATED
FRAME: CLEAR ANODIZED ALUMINUM, SILICONE JOINT BETWEEN SPANDREL AND VISION GLASS |
| | | G8 SINGLE GLAZED CURTAIN WALL (INSIDE LIGHTWELL)
GLASS: CLEAR
FRAME: CLEAR ANODIZED ALUMINUM | M3 ARCHITECTURAL LOUVERS
FINISH: COLOR TO MATCH METAL PANEL | M7 FLASHING
TYPE: ALUMINUM
COLOUR: ALUMINUM FINISH | |

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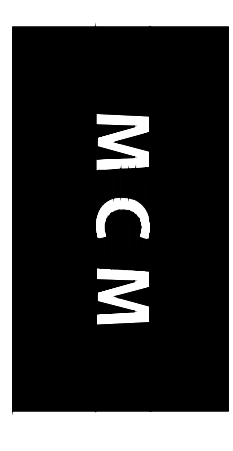
1:16" = 1'-0"
 Project: 220003.02
 Drawing: A402
 Date: 2021-12-01

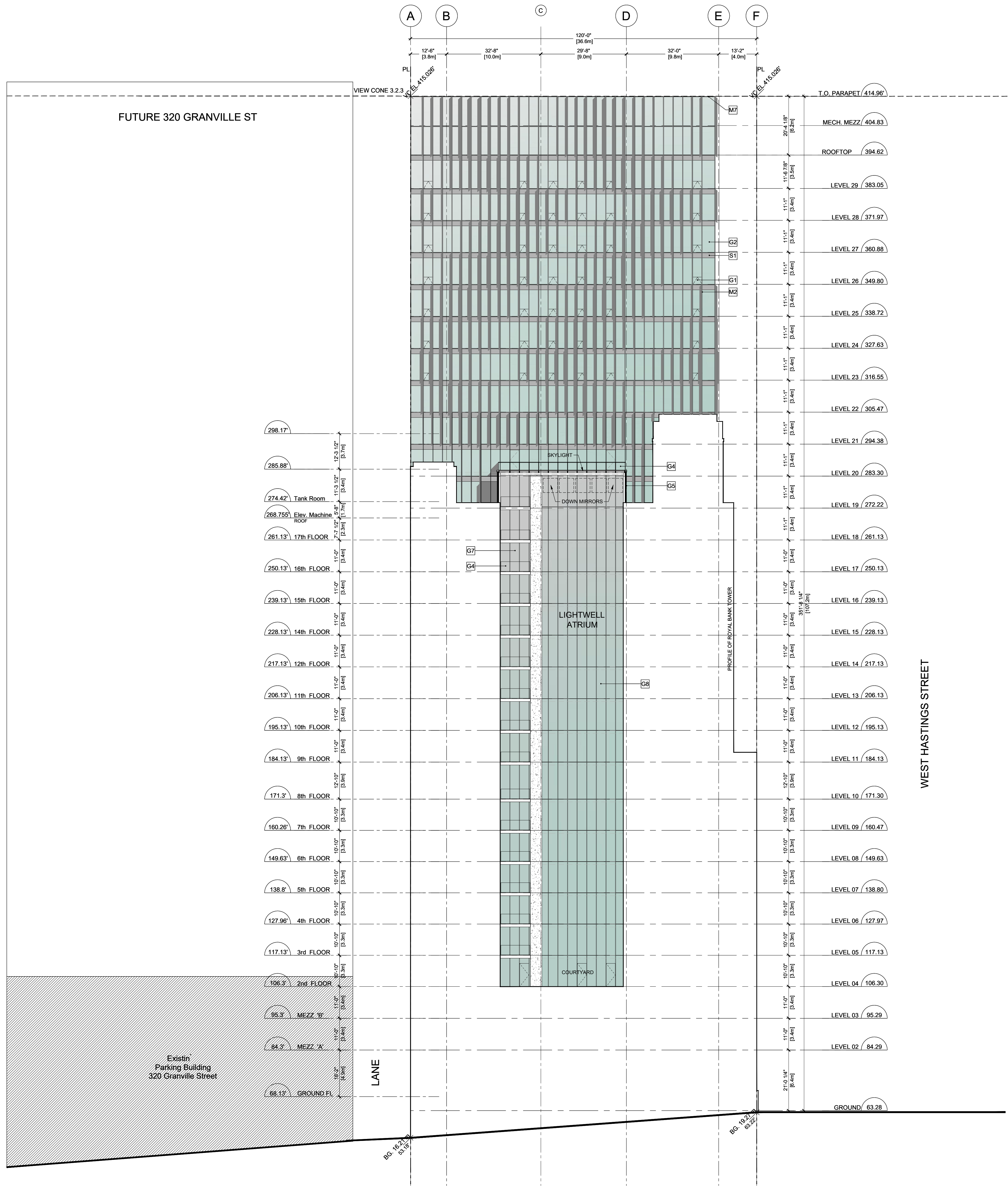
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Seal
 625 WEST HASTINGS
 2021-12-01



Revisions
 YYY-MM-DD

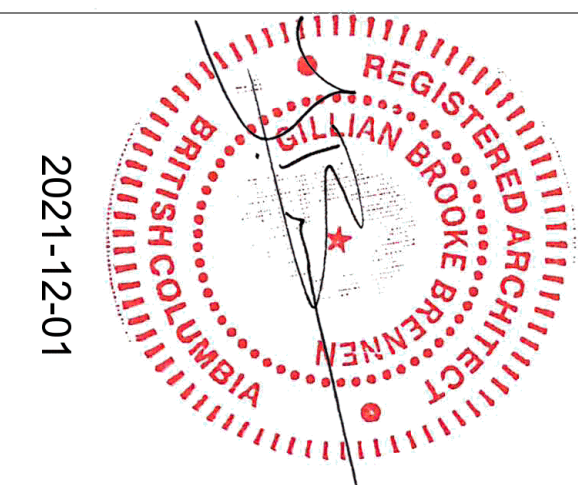




MATERIAL LEGEND

<p>G1 CONCRETE SEALED WITH ANTI-GRAFFITI COATING (LANE)</p> <p>G2 ARCHITECTURAL FINISHED CONCRETE WITH REVEAL (EAST FACADE)</p> <p>G3 CURTAIN WALL SYSTEM WITH PHANTOM OPERABLE WINDOW GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E FRAME: CLEAR ANODIZED ALUMINUM, SILICONE JOINT FOR OPERABLE</p>	<p>G4 CURTAIN WALL SYSTEM GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E FRAME: CLEAR ANODIZED ALUMINUM</p> <p>G5 SILICONE STRUCTURAL GLAZING GLASS: VISION GLASS (SOUTH FACADE AT LOBBY)</p> <p>G6 GLASS GUARD GLASS: CLEAR</p>	<p>G7 DOUBLE GLAZED STOREFRONT GLASS: CLEAR FRAME: CLEAR ANODIZED ALUMINUM (GREENHOUSE/ATRIUM ENCLOSURE)</p> <p>G8 LAMINATED GLASS CANOPY WITH EXTRUDED ALUMINUM FIN GLASS: FROSTED</p> <p>G9 SINGLE GLAZED STOREFRONT (INSIDE LIGHT WELL) GLASS: CLEAR FRAME: CLEAR ANODIZED ALUMINUM</p> <p>G10 SINGLE GLAZED CURTAIN WALL (INSIDE LIGHTWELL) GLASS: CLEAR FRAME: CLEAR ANODIZED ALUMINUM</p>	<p>H1 ARCHITECTURAL SCREEN (HERITAGE) FINISH: TO MATCH COLOUR OF ANDESITE STONE</p> <p>M1 CURTAIN WALL SYSTEM WITH WINDOWS AND METAL PANEL GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E (ONLY OPERABLE FOR MAINTENANCE) FRAME: CLEAR ANODIZED ALUMINUM, METAL PANEL: CLEAR ANODIZED ALUMINUM TO MATCH EXTRUDED FIN, TWO FINISHES: SMOOTH & MATTE (EAST FACADE)</p> <p>M2 EXTRUDED ALUMINUM FIN (SUN SHADE) FINISH: CLEAR ANODIZED ALUMINUM (ON SOUTH AND WEST FACADES)</p> <p>M3 ARCHITECTURAL LOUVERS FINISH: COLOR TO MATCH METAL PANEL</p>	<p>M4 EXTRUDED METAL FRAME FINISH: ANODIZED ALUMINUM FINISH</p> <p>M5 PERFORATED METAL SCREEN TYPE: PERFORATED PLATE FINISH: GALVALUME, CHARCOAL</p> <p>M6 METAL MECHANICAL LOUVER FINISH: CHARCOAL (LANE)</p> <p>M7 FLASHING TYPE: ALUMINUM COLOUR: ALUMINUM FINISH</p>	<p>M8 METAL PANEL FINISH: CHARCOAL (LANE)</p> <p>M9 VENT / INTAKE LOUVERS FINISH: COLOR TO MATCH CURTAIN WALL GLAZING</p> <p>S1 CURTAIN WALL SPANDREL GLASS: VISION GLASS WITH REFLECTIVE COATING, INSULATED, FIRE RATED FRAME: CLEAR ANODIZED ALUMINUM, SILICONE JOINT BETWEEN SPANDREL AND VISION GLASS</p>
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Project: **625 WEST HASTINGS**
ELEVATION GRANVILLE ST (INTERNAL)



Scale: 1/16" = 1'-0"
 Project: 220003.02
 Sheet: **A 403**

Revisions:
 YYY-MM-DD



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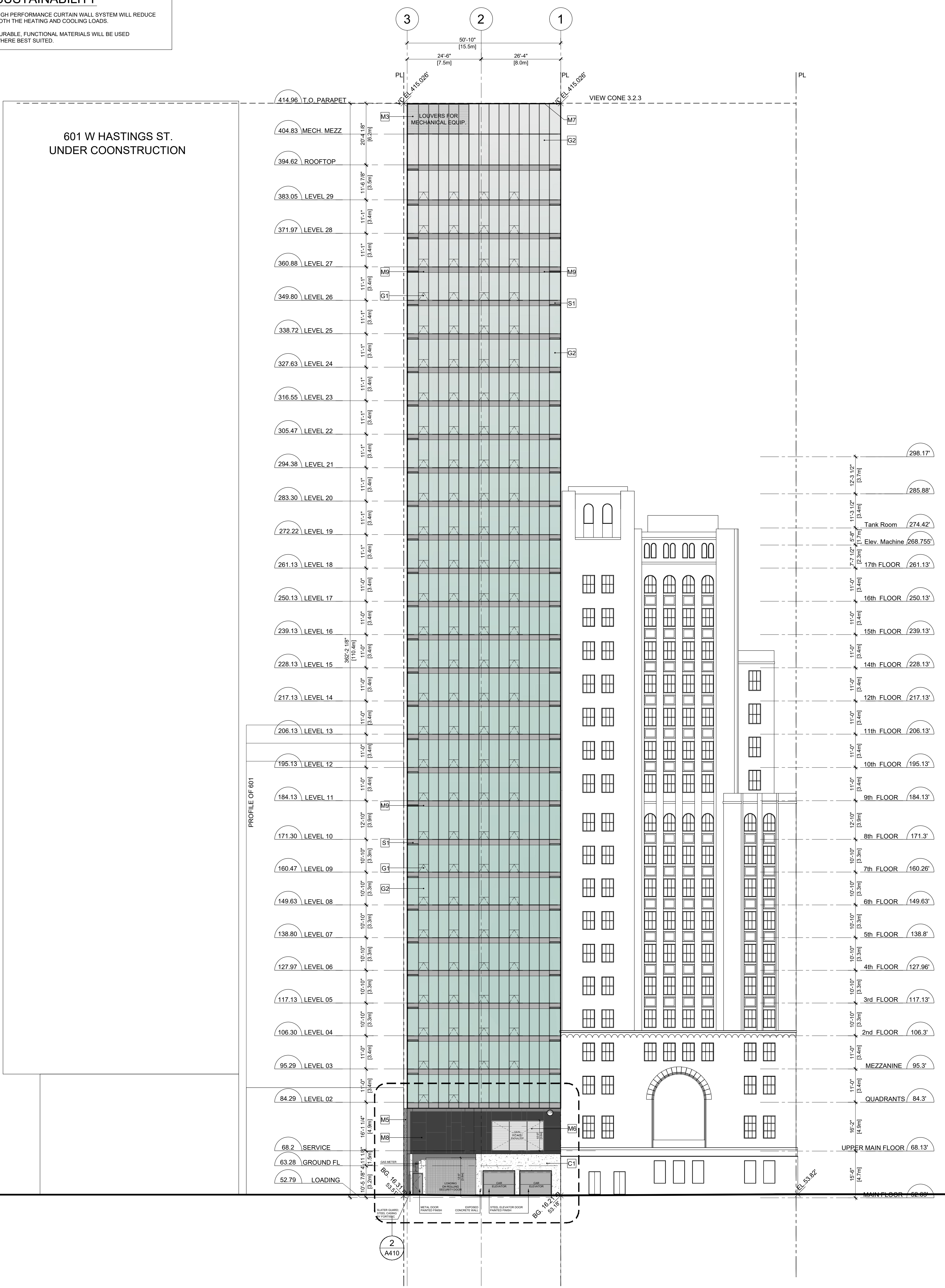
M C M

SUSTAINABILITY
 HIGH PERFORMANCE CURTAIN WALL SYSTEM WILL REDUCE BOTH THE HEATING AND COOLING LOADS.
 DURABLE, FUNCTIONAL MATERIALS WILL BE USED WHERE BEST SUITED.

601 W HASTINGS ST.
 UNDER CONSTRUCTION

SEYMOUR STREET

WEST HASTINGS STREET

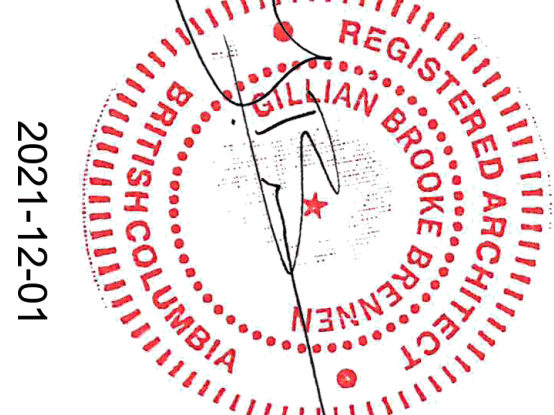


MATERIAL LEGEND

- | | | | | | |
|---|--|---|--|--|--|
| C1 CONCRETE
SEALED WITH ANTI-GRAFFITI COATING (LANE) | G2 CURTAIN WALL SYSTEM
GLASS: VISION GLASS, DOUBLE GLAZED,
INSULATED, CLEAR LOW E
FRAME: CLEAR ANODIZED ALUMINUM | G5 DOUBLE GLAZED STOREFRONT
GLASS: CLEAR
FRAME: CLEAR ANODIZED ALUMINUM
(GREENHOUSE/ATRIUM ENCLOSURE) | H1 ARCHITECTURAL SCREEN (HERITAGE)
FINISH: TO MATCH COLOUR OF ANDESITE STONE | M4 EXTRUDED METAL FRAME
FINISH: ANODIZED ALUMINUM FINISH | M8 METAL PANEL
FINISH: CHARCOAL (LANE) |
| G2 ARCHITECTURAL FINISHED CONCRETE WITH REVEAL
(EAST FACADE) | G3 SILICONE STRUCTURAL GLAZING
GLASS: VISION GLASS
(SOUTH FACADE AT LOBBY) | G6 LAMINATED GLASS CANOPY WITH EXTRUDED
ALUMINUM FIN
GLASS: FROSTED | M1 CURTAIN WALL SYSTEM WITH WINDOWS
AND METAL PANEL
GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR
LOW E (ONLY OPERABLE FOR MAINTENANCE)
FRAME: CLEAR ANODIZED ALUMINUM, METAL PANEL: CLEAR
ANODIZED ALUMINUM TO MATCH EXTRUDED FIN, TWO
FINISHES: SMOOTH & MATTE (EAST FACADE) | M5 PERFORATED METAL SCREEN
TYPE: PERFORATED PLATE
FINISH: GALVALUME, CHARCOAL | M9 VENT / INTAKE LOUVERS
FINISH: COLOR TO MATCH CURTAIN
WALL GLAZING |
| G1 CURTAIN WALL SYSTEM WITH PHANTOM
OPERABLE WINDOW
GLASS: VISION GLASS, DOUBLE GLAZED,
INSULATED,
CLEAR LOW E
FRAME: CLEAR ANODIZED ALUMINUM, SILICONE
JOINT FOR OPERABLE | G4 GLASS GUARD
GLASS: CLEAR | G7 SINGLE GLAZED STOREFRONT (INSIDE LIGHT WELL)
GLASS: CLEAR
FRAME: CLEAR ANODIZED ALUMINUM | M2 EXTRUDED ALUMINUM FIN (SUN SHADE)
FINISH: CLEAR ANODIZED ALUMINUM
(ON SOUTH AND WEST FACADES) | M6 METAL MECHANICAL LOUVER
FINISH: CHARCOAL (LANE) | S1 CURTAIN WALL SPANDREL
GLASS: VISION GLASS WITH REFLECTIVE
COATING, INSULATED, FIRE RATED
FRAME: CLEAR ANODIZED ALUMINUM,
SILICONE JOINT BETWEEN SPANDREL
AND VISION GLASS |
| | | G8 SINGLE GLAZED CURTAIN WALL (INSIDE LIGHTWELL)
GLASS: CLEAR
FRAME: CLEAR ANODIZED ALUMINUM | M3 ARCHITECTURAL LOUVERS
FINISH: COLOR TO MATCH METAL PANEL | M7 FLASHING
TYPE: ALUMINUM
COLOUR: ALUMINUM FINISH | |



Project
625 WEST HASTINGS
ELEVATION LANE NORTH

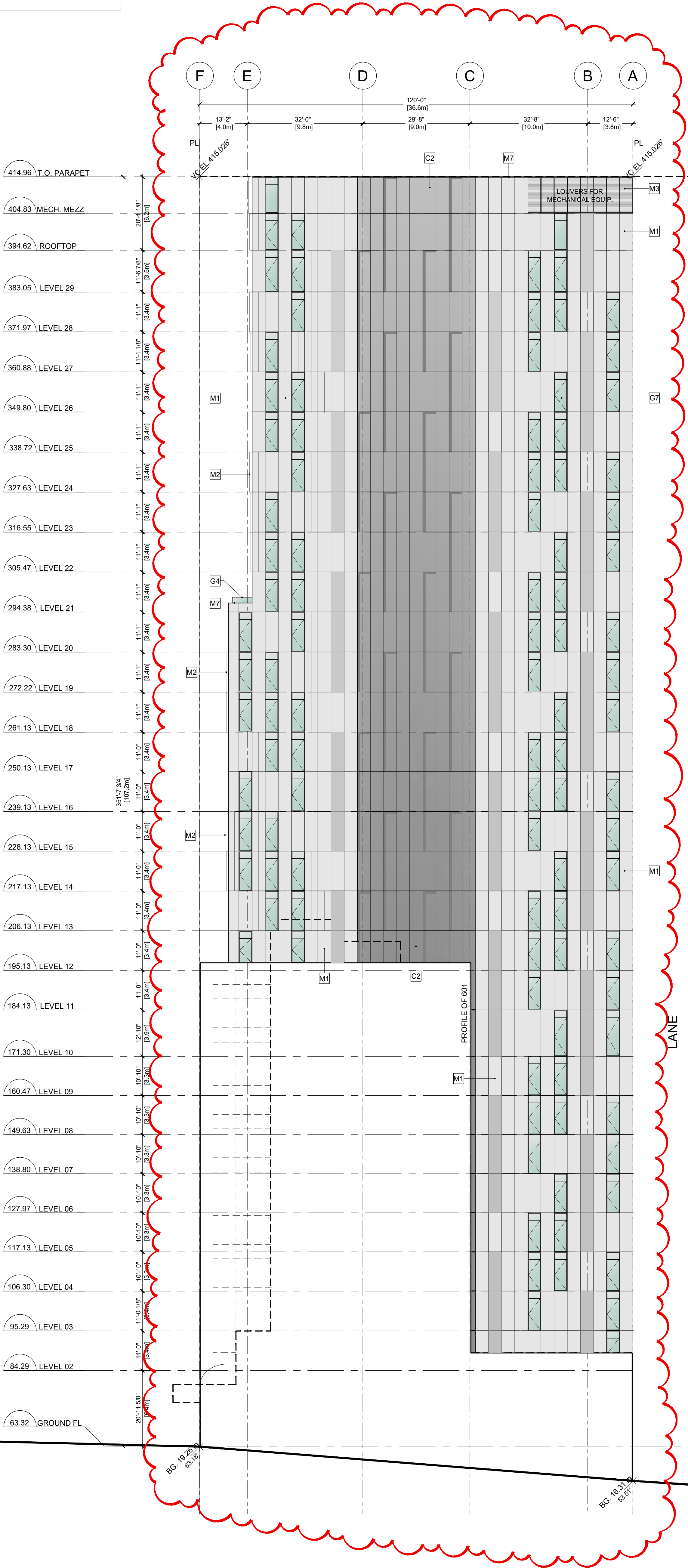


Scale
1/16" = 1'-0"
 Project
220003.02
 Sheet
A 404

Revisions
 YYY-MM-DD
 2021-12-01

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SUSTAINABILITY
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FUTURE 320 GRANVILLE ST

VIEW CONE 3.2.3

WEST HASTINGS STREET

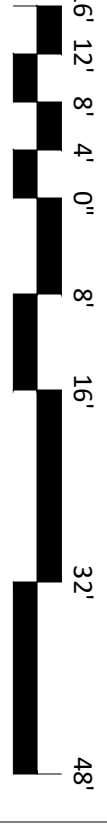
LANE

MATERIAL LEGEND

C1 CONCRETE SEALED WITH ANTI-GRAFFITI COATING (LANE)	G2 CURTAIN WALL SYSTEM GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E FRAME: CLEAR ANODIZED ALUMINUM	G5 DOUBLE GLAZED STOREFRONT GLASS: CLEAR FRAME: CLEAR ANODIZED ALUMINUM (GREENHOUSE/ATRIUM ENCLOSURE)	H1 ARCHITECTURAL SCREEN (HERITAGE) FINISH: TO MATCH COLOUR OF ANDESITE STONE	M4 EXTRUDED METAL FRAME FINISH: ANODIZED ALUMINUM FINISH	M8 METAL PANEL FINISH: CHARCOAL (LANE)
C2 ARCHITECTURAL FINISHED CONCRETE WITH REVEAL (EAST FACADE)	G3 SILICONE STRUCTURAL GLAZING GLASS: VISION GLASS (SOUTH FACADE AT LOBBY)	G6 LAMINATED GLASS CANOPY WITH EXTRUDED ALUMINUM FIN GLASS: FROSTED	M1 CURTAIN WALL SYSTEM WITH WINDOWS AND METAL PANEL GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E (ONLY OPERABLE FOR MAINTENANCE) FRAME: CLEAR ANODIZED ALUMINUM, METAL PANEL: CLEAR ANODIZED ALUMINUM TO MATCH EXTRUDED FIN, TWO FINISHES: SMOOTH & MATTE (EAST FACADE)	M5 PERFORATED METAL SCREEN TYPE: PERFORATED PLATE FINISH: GALVALUME, CHARCOAL	M9 VENT / INTAKE LOUVERS FINISH: COLOR TO MATCH CURTAIN WALL GLAZING
G1 CURTAIN WALL SYSTEM WITH PHANTOM OPERABLE WINDOW GLASS: VISION GLASS, DOUBLE GLAZED, INSULATED, CLEAR LOW E FRAME: CLEAR ANODIZED ALUMINUM, SILICONE JOINT FOR OPERABLE	G4 GLASS GUARD GLASS: CLEAR	G7 SINGLE GLAZED STOREFRONT (INSIDE LIGHT WELL) GLASS: CLEAR FRAME: CLEAR ANODIZED ALUMINUM	M2 EXTRUDED ALUMINUM FIN (SUN SHADE) FINISH: CLEAR ANODIZED ALUMINUM (ON SOUTH AND WEST FACADES)	M6 METAL MECHANICAL LOUVER FINISH: CHARCOAL (LANE)	S1 CURTAIN WALL SPANDREL GLASS: VISION GLASS WITH REFLECTIVE COATING, INSULATED, FIRE RATED FRAME: CLEAR ANODIZED ALUMINUM, SILICONE JOINT BETWEEN SPANDREL AND VISION GLASS
		G8 SINGLE GLAZED CURTAIN WALL (INSIDE LIGHTWELL) GLASS: CLEAR FRAME: CLEAR ANODIZED ALUMINUM	M3 ARCHITECTURAL LOUVERS FINISH: COLOR TO MATCH METAL PANEL	M7 FLASHING TYPE: ALUMINUM COLOUR: ALUMINUM FINISH	

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\\MCM\p\architects.com\work\414\3\1\MCM\p\proj\CS\2016-2020\2020\202003 - 625 WEST HASTINGS ST - PRODUCTION\A405 - ELEVATION\DWG | 01 Dec 2021 - 1:45 PM | 3x11.0



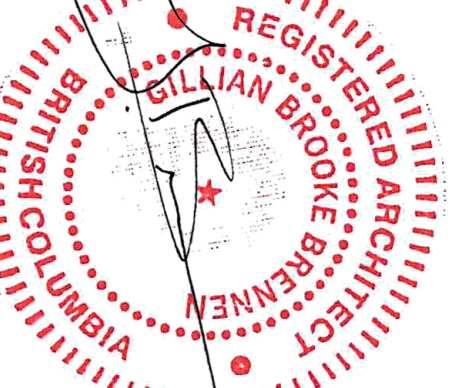
ELEVATION SEYMOUR ST EAST

Project: **625 WEST HASTINGS**

Scale: **1/16" = 1'-0"**

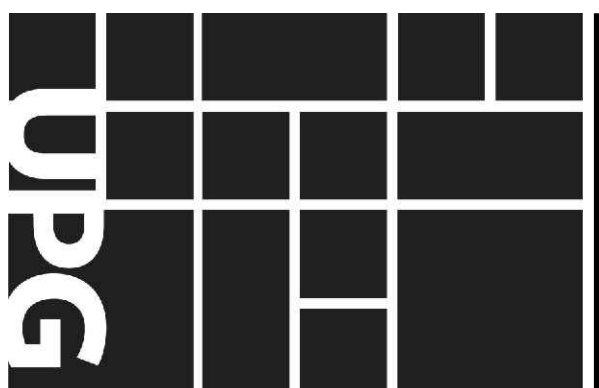
Sheet: **A 405**

Date: **2021-12-01**



Revisions

DATE	REVISION
2021/11/30	ISSUED FOR PERMIT
2021/06/21	ISSUED FOR DEVELOPMENT PERMIT
2020/10/16	ISSUED FOR DEVELOPMENT PERMIT
2020/09/11	2nd REVISION FOR DEVELOPMENT PERMIT
2017/04/19	URBAN DESIGN CONSULTATION
2016/10/27	REVISION FOR ZONING



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