

MOTION

2. Approval of Form of Development – 5780 Alberta Street (formerly 325-341 West 42nd Avenue)

THAT the form of development for this portion of the site known as 5780 Alberta Street (formerly 325-341 W 42nd Ave) be approved generally as illustrated in Development Application Number DP-2021-00586, prepared by Rostich Hempill Architects, and submitted electronically on June 5, 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://shapeyourcity.ca/325-341-w-42nd-ave>



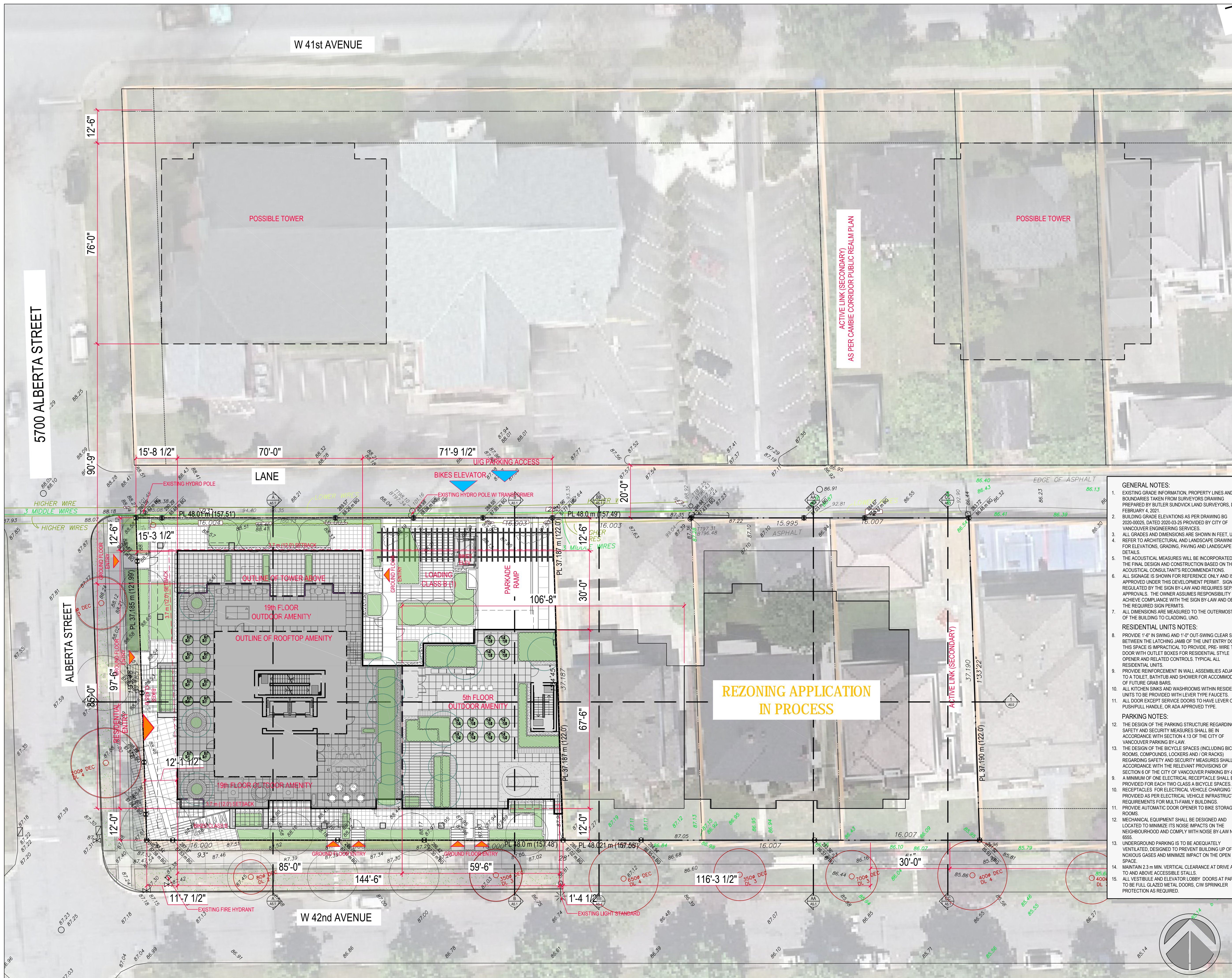
Rositch Hemphill Architects

120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1G1

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f 604.669.1091

ISSUED: DATE:
REZONING APPLICATION 2 JUNE 2020
DEVELOPMENT PERMIT 30 APRIL 2021

ISSUED FOR
DEVELOPMENT PERMIT
3 JUNE 2021



GENERAL NOTES:

- EXISTING GRADE INFORMATION, PROPERTY LINES AND SITE BOUNDARIES TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SUNDVICK LAND SURVEYORS, DATED FEBRUARY 4, 2021.
 - BUILDING GRADE ELEVATIONS AS PER DRAWING BG 2020-00025, DATED 2020-03-25 PROVIDED BY CITY OF VANCOUVER ENGINEERING SERVICES.
 - ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNO. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ELEVATIONS, GRADING, PAVING AND LANDSCAPE DETAILS.
 - THE ACoustICAL MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION BASED ON THE ACoustICAL CONSULTANT'S RECOMMENDATIONS.
 - ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY AND IS NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. SIGNAGE IS REGULATED BY THE SIGN BY-LAW AND REQUIRES SEPARATE APPROVALS. THE OWNER ASSUMES RESPONSIBILITY TO ACHIEVE COMPLIANCE WITH THE SIGN BY-LAW AND OBTAIN THE REQUIRED SIGN PERMITS.
 - ALL DIMENSIONS ARE MEASURED TO THE OUTERMOST LINE OF THE BUILDING TO CLADDING, UNO.
- RESIDENTIAL UNITS NOTES:
- PROVIDE 1'-6" IN SWING AND 1'-0" OUT-SWING CLEAR SPACE BETWEEN THE LATCHING JAMB OF THE UNIT ENTRY DOOR. IF THIS SPACE IS IMPRACTICAL TO PROVIDE, PRE-WIRE THE DOOR WITH OUTLET BOXES FOR RESIDENTIAL STYLE OPENER AND RELATED CONTROLS. TYPICAL ALL RESIDENTIAL UNITS.
 - PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO A TOILET, BATHUB AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
 - ALL KITCHEN SINKS AND WASHROOMS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FAUCETS.
 - ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR ADA APPROVED TYPE.
- PARKING NOTES:
- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE CITY OF VANCOUVER PARKING BY-LAW.
 - THE DESIGN OF THE BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND / OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 4 OF THE CITY OF VANCOUVER PARKING BY-LAW.
 - A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES. RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTI-FAMILY BUILDINGS.
 - PROVIDE AUTOMATIC DOOR OPENER TO BIKE STORAGE ROOMS.
 - MECHANICAL EQUIPMENT SHALL BE DESIGNED AND LOCATED TO MINIMIZE ITS NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6555.
 - UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE.
 - MAINTAIN 2.3 MIN. VERTICAL CLEARANCE AT DRIVE AISLE TO AND ABOVE ACCESSIBLE STALLS.
 - ALL VESTIBULE AND ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, CW SPRINKLER PROTECTION AS REQUIRED.

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:
MARCON
5645 - 199th Street, Langley, B.C.

PROJECT:
W 42nd & ALBERTA
325 - 341 W 42nd AVE
VANCOUVER, B.C.
DRAWING TITLE:
SITE PLAN

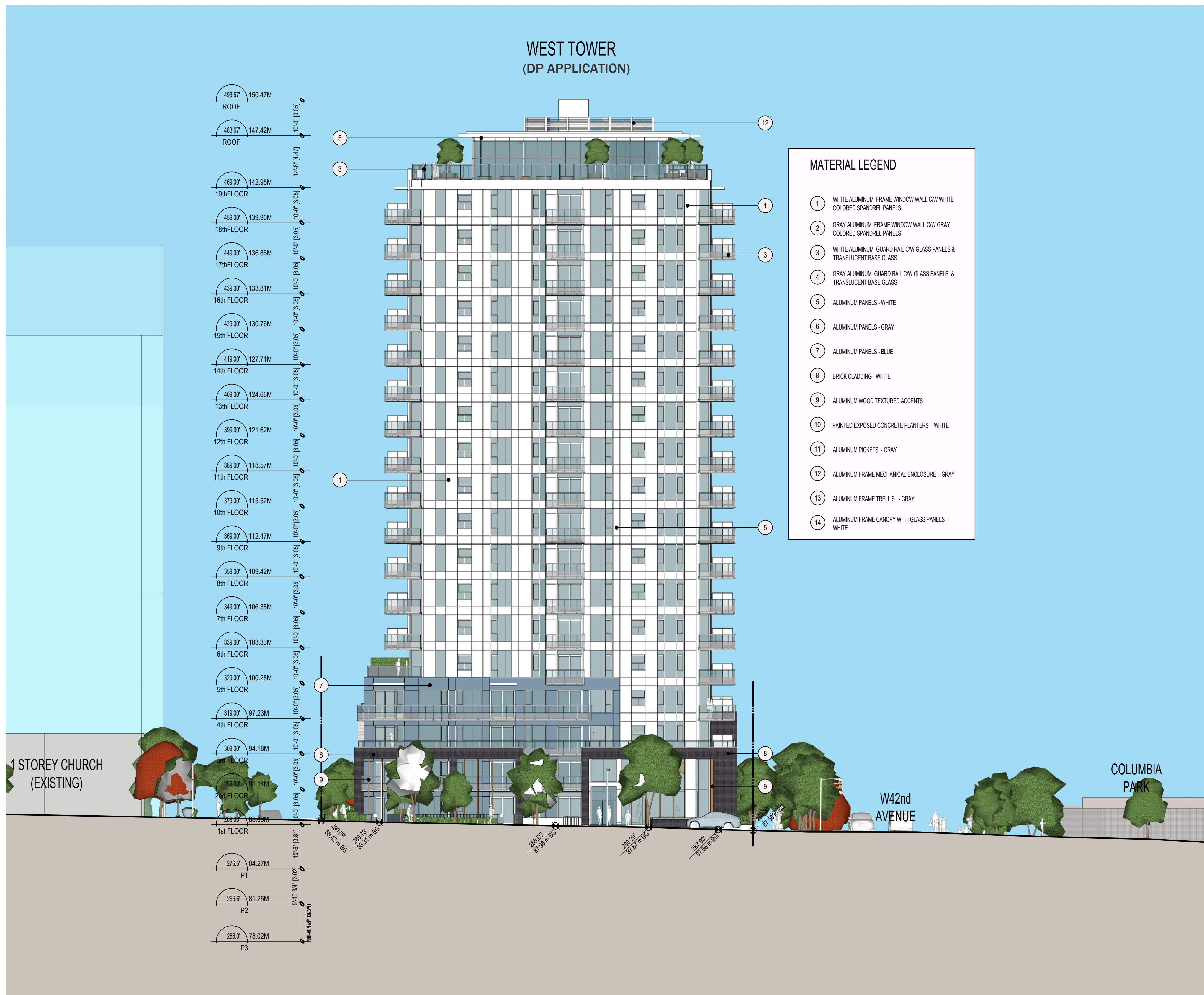
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PLOT DATE: JUNE 2021
DRAWN BY:
CHECKED BY: BR

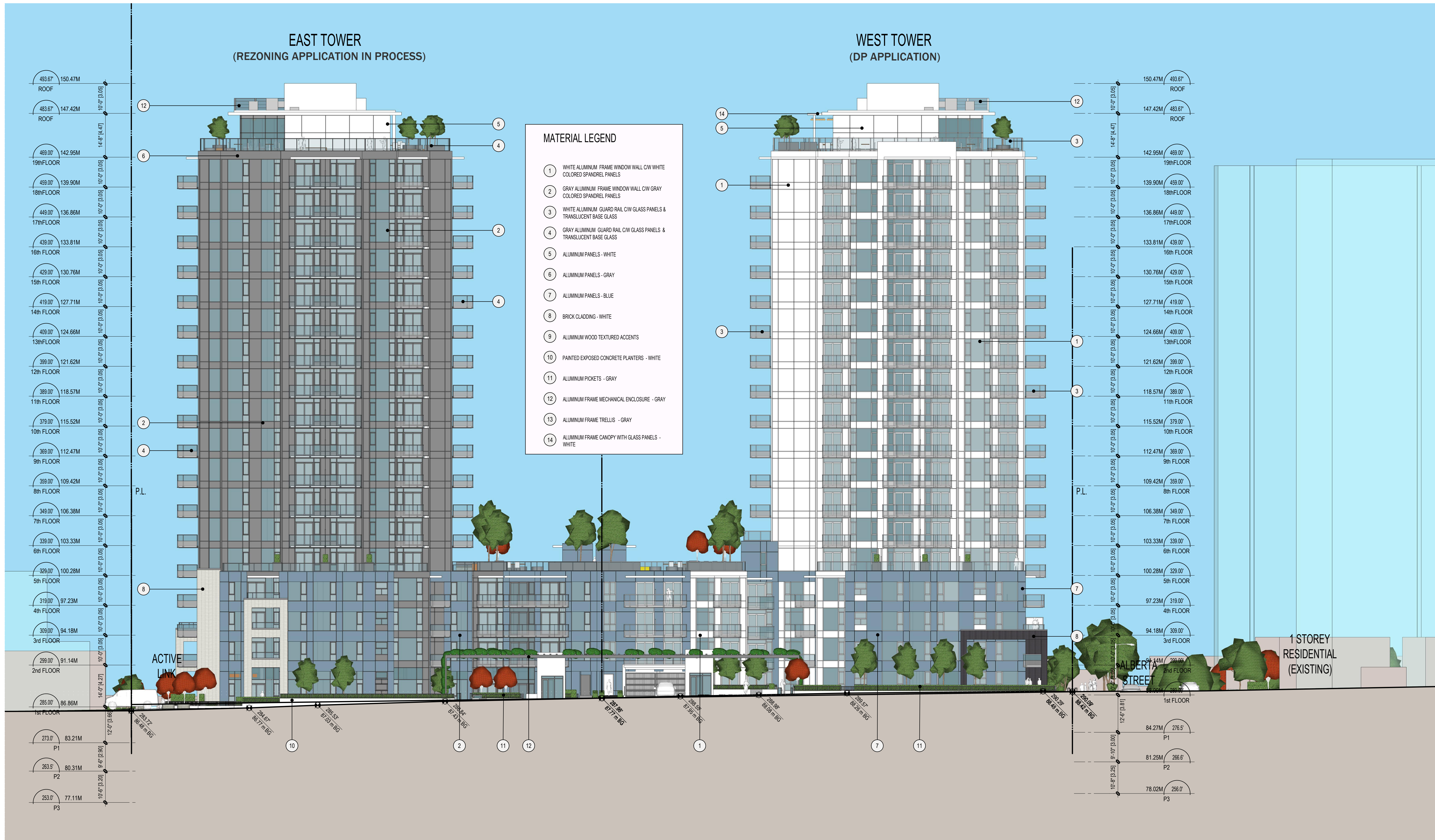
PROJECT NO. 1922

DWG. NO. **A1.0**

DP-
BP-







MATERIAL LEGEND

- 1 WHITE ALUMINUM FRAME WINDOW WALL CW WHITE COLORED SPANDREL PANELS
- 2 GRAY ALUMINUM FRAME WINDOW WALL CW GRAY COLORED SPANDREL PANELS
- 3 WHITE ALUMINUM GUARD RAIL CW GLASS PANELS & TRANSLUCENT BASE GLASS
- 4 GRAY ALUMINUM GUARD RAIL CW GLASS PANELS & TRANSLUCENT BASE GLASS
- 5 ALUMINUM PANELS - WHITE
- 6 ALUMINUM PANELS - GRAY
- 7 ALUMINUM PANELS - BLUE
- 8 BRICK CLADDING - WHITE
- 9 ALUMINUM WOOD TEXTURED ACCENTS
- 10 PAINTED EXPOSED CONCRETE PLANTERS - WHITE
- 11 ALUMINUM PICKETS - GRAY
- 12 ALUMINUM FRAME MECHANICAL ENCLOSURE - GRAY
- 13 ALUMINUM FRAME TRELLIS - GRAY
- 14 ALUMINUM FRAME CANOPY WITH GLASS PANELS - WHITE

493.67	150.47M	ROOF
463.67	147.42M	ROOF
469.00	142.95M	19th FLOOR
459.00	139.90M	18th FLOOR
449.00	136.86M	17th FLOOR
439.00	133.81M	16th FLOOR
429.00	130.76M	15th FLOOR
419.00	127.71M	14th FLOOR
409.00	124.66M	13th FLOOR
399.00	121.62M	12th FLOOR
389.00	118.57M	11th FLOOR
379.00	115.52M	10th FLOOR
369.00	112.47M	9th FLOOR
359.00	109.42M	8th FLOOR
349.00	106.38M	7th FLOOR
339.00	103.33M	6th FLOOR
329.00	100.28M	5th FLOOR
319.00	97.23M	4th FLOOR
309.00	94.18M	3rd FLOOR
299.00	91.14M	2nd FLOOR
285.00	86.86M	1st FLOOR
273.0	83.21M	P1
263.5	80.31M	P2
253.0	77.11M	P3

150.47M	493.67	ROOF
147.42M	463.67	ROOF
142.95M	469.00	19th FLOOR
139.90M	459.00	18th FLOOR
136.86M	449.00	17th FLOOR
133.81M	439.00	16th FLOOR
130.76M	429.00	15th FLOOR
127.71M	419.00	14th FLOOR
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103.33M	339.00	6th FLOOR
100.28M	329.00	5th FLOOR
97.23M	319.00	4th FLOOR
94.18M	309.00	3rd FLOOR
91.14M	299.00	2nd FLOOR
86.86M	285.00	1st FLOOR
84.27M	276.5	P1
81.25M	266.6	P2
78.02M	256.0	P3

