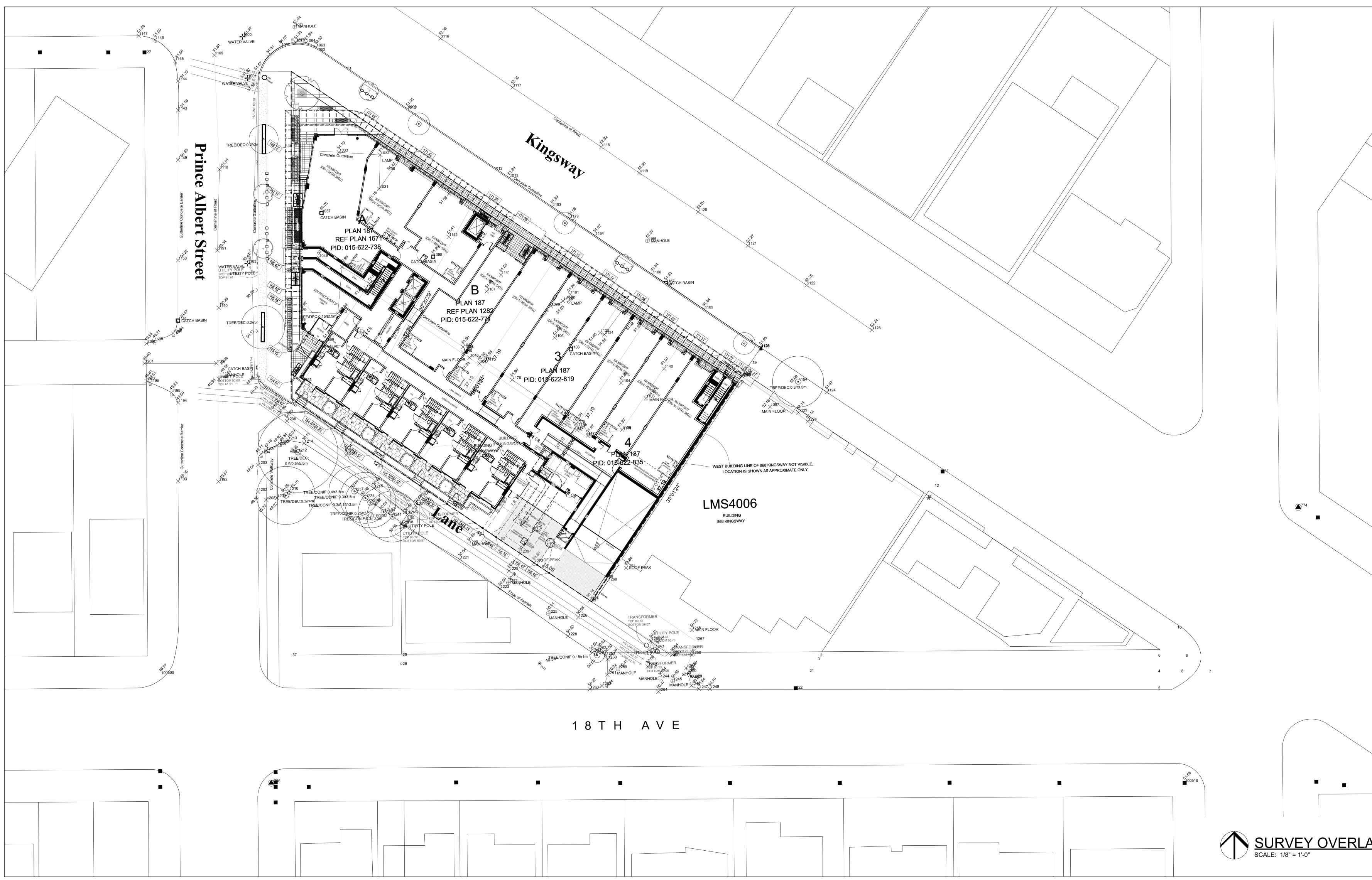
### 4. Approval of Form of Development – 810 Kingsway

THAT the form of development for this portion of the site known as 810 Kingsway be approved generally as illustrated in the Development Application Number DP-2021-00251, prepared by Rize Alliance Properties Ltd., and stamped "Received, Community Services Group, Development Services", on May 26, 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/810-kingsway



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ELEVATION KEY NOTES :

BRICK VENEER (IXL NORMAN 3 1/2" x 2 1/4" x 11 7/16")- MIXED RED, BROWN & GREY BRICK: ONXY IRONSPOT/SILVERADO VELOUR/WALNUT MATTE/WALNUT CREEK

- - $\langle 19 \rangle$  PRE-FINISHED METAL SECURITY GATE W/SUPPORTING STRUCTURE

  - $\langle 20 \rangle$  TEMPERED GLASS PANEL CANOPY WITH STEEL FRAME TO MATCH ALUMINUM PANEL

 $\langle 14 
angle$  Perforated Metal Guardrail - Cascadia Metals 'Corten'

CLEAR AND FRITTED SAFETY GLASS GUARDRAIL WITH ALUM. FRAME FINISH - PRE-FINISHED PAINT (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)

FINISH - PRE-FINISHED POWDER COATING (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)

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|             | -<br>335  | ked-Use Dev<br>50 Prince Alber<br>ncouver, BC  |                                |                |  |
|             |   | WING TITLE —<br>EVATION AL   | ONG                            | KINGSWAY AVE   |  |
|             | SCA   | le — 1/8" = 1'-(   | )"                             | SHEET NO. —    |  |
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CLEAR AND FRITTED SAFETY GLASS GUARDRAIL WITH ALUM. FRAME FINISH - PRE-FINISHED PAINT (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)

FINISH - PRE-FINISHED POWDER COATING (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)

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|  | ked-Use Dev   | elopment         |  |
|  | i0 Prince Albert<br>ncouver, BC   | Street           |  |
| DRAWING TITLE —<br>ELEVATION ALONG PRINCE ALBERT ST. |   |                  |  |
| SCA  | le — 1/8" = 1'-0  |                  |  |
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## LEVEL P1 (T/O CONC. SLAB) €L. 156.57<sup>°</sup> (47.72m)

|   |  |                       |  | 8   | <u> </u>                     |  |
|---|--|-----------------------|--|---|------------------------------|--|
|   | PL   |                       |  |   |                              |  |
| T/O PARAPET<br>EL. 238.71' (72.76m)                                       |  | EL. 72.76M<br>238.71' |  |   |                              |  |
| ROOF<br>EL. 234.19' (71.38m)  |  |                       |  |   |                              |  |
| LEVEL-6 (T/O CONC. TOPP'G)<br>EL. 224.71' (68.49m)                        | 8'-6"  | Six WO2               |  |   |                              |  |
| EL. 215.04' (65.54m)  | α  |                       |  |   |                              |  |
| LEVEL-4 (T/O CONC. TOPP'G)<br>• EL. 205.38' (62.60m)                      | × = 9<br>- 7<br>- 8  |                       |  |   |                              |  |
| EL. 195.71' (59.65m)  | α<br>  |                       |  |   |                              |  |
| EL. 186.04' (56.70m)  | α  | Side WO2              |  |   |                              |  |
| - 4<br>- 1<br>- 1<br>- 1<br>- 1<br>- 1<br>- 1<br>- 1<br>- 1<br>- 1<br>- 1 | 8 -0 - 18 - 10 - 18 - 10 - 18 - 10 - 18 - 10 - 18 - 10 - 18 - 10 - 18 - 10 - 18 - 10 - 18 - 10 - 18 - 10 - 18 - 18 |                       | 19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19000<br>19 | Windle         132910           Windle         Windle           Windle         Windle | Z:\\\\<br>Z:\\\<br>W20)      |  |
| RES. LOBBY (T/O CONC. SLAB)<br>EL. 167.21' (50.97m)                       |  |                       |  |   | 3.65 /<br>CO1<br>/<br>/<br>/ |  |



14 PERFORATED METAL GUARDRAIL - CASCADIA METALS 'CORTEN'

ELEVATION KEY NOTES :

 1
 BRICK VENEER (IXL NORMAN 3 1/2" x 2 1/4" x 11 7/16")- MIXED RED, BROWN

 & GREY BRICK: ONXY IRONSPOT/SILVERADO VELOUR/WALNUT MATTE/WALNUT CREEK

3 FIBRE-CEMENT HARDIEPLANK- SMOOTH W/MATCHED TRIM FINISH: PRE-FINISHED PAINT "IRON GRAY"

FIBRE-CEMENT PANEL - SMOOTH W/COLOUR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING " CHARCOAL"

5 FIBRE-CEMENT PANEL - SMOOTH W/COLOUR MATCHED TRIM FINISH - JH COLOURPLUS "LIGHT MIST" AND CASCADIA METAL FLASHING "STONE GREY"

 $\left< rac{6}{6} \right>$  Starline Triple glazed vinyl window and door - "Kendall Charcoal"

FINISH - PRE-FINISHED POWDER COATING "CHARCOAL UC136535 DURANAR"

ELEVATION ALONG LANE

SCALE : 1/8"=1'-0"

 $\left< \frac{2}{2} \right>$  Corrugated vertical metal siding panel - LAM metals

 $\left< \frac{1}{7} \right>$  PRE-FINISHED TRIPLE GLAZED CURTAIN WALL WINDOWS W/INTEGRATED LOUVER TO MATCH ALUMINUM PANEL

ALUCOBOND ALUMINIUM PANEL - "DUSTY CHARCOAL II" WITH CASCADIA METAL FLASHING "IRON ORE"

9 TECH-CRETE PANEL TO MATCH CURTAIN WALL WINDOWS FINISH - PRE-FINISHED POWDER COATING

- 16 STEEL FRAME CASCADIA METALS 'CORTEN'
- 17 PAINTED CONCRETE BLOCK FINISH: PAINT COLOUR TO MATCH ALUMINUM PANEL
- PAINTED CONCRETE WITH REVEALS

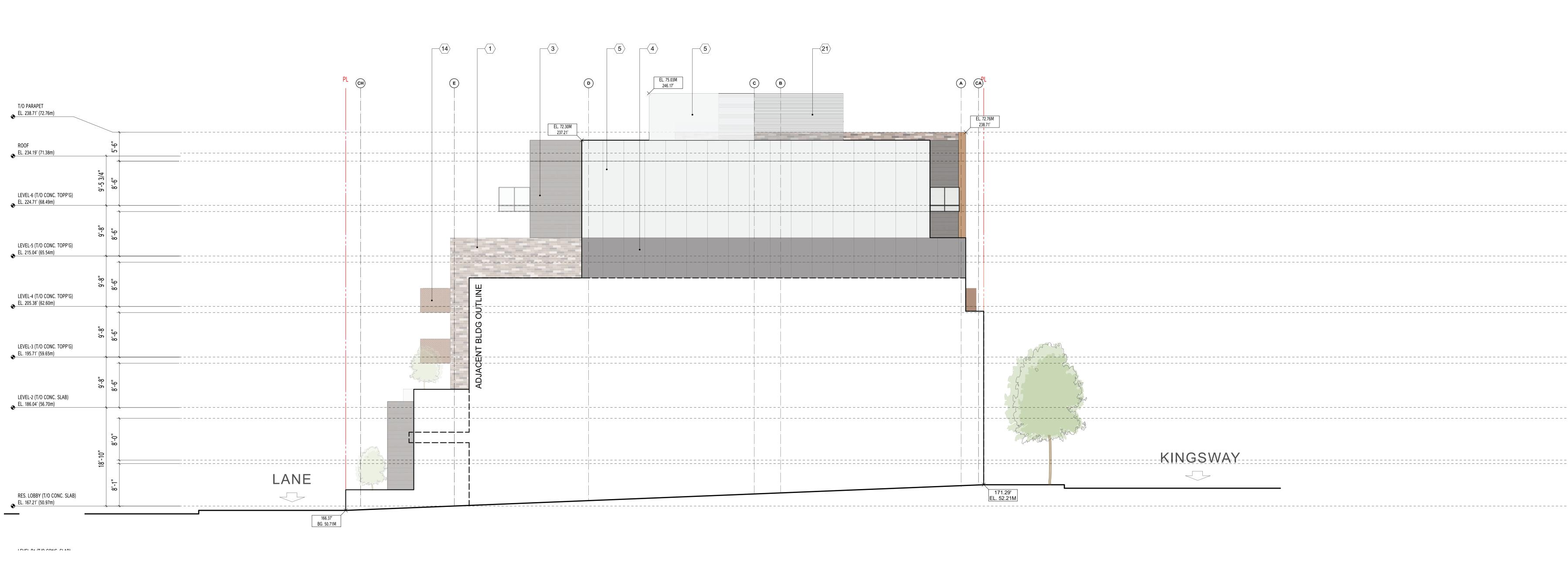
   FINISH: PAINT (SHERWIN-WILLIAM/222-C1 (SW6232) "MISTY" OR EQUIVALENT COLOUR)
- (19) PRE-FINISHED METAL SECURITY GATE W/SUPPORTING STRUCTURE

- 20a STEEL FRAME CANOPY WITH METAL SOFFIT STEEL FRAME FINISH PRE-FINISHED PAINT TO MATCH ALUMINIUM PANEL
- $\langle 21 \rangle$  mechanical screening Louver screen
- $\langle 22 
  angle$  MECHANICAL METAL VENT CAPS TO MATCH EXTERIOR CLADDING COLOUR

CLEAR AND FRITTED SAFETY GLASS GUARDRAIL WITH ALUM. FRAME FINISH - PRE-FINISHED PAINT (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)

FINISH - PRE-FINISHED POWDER COATING (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR) 20 TEMPERED GLASS PANEL CANOPY WITH STEEL FRAME TO MATCH ALUMINUM PANEL FINISH - PRE-FINISHED PAINT

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| DRA                       | WING TITLE —   |                    |  |
| EL                        | EVATION AL   | ONG                | LANE   |
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| 2 1/4" x 11 7/16")- MIXED RED, BROWN                           | $\left< 14 \right>$ PERFORATED METAL GUARDRAIL - CASCAE  |
|--|--|
| ERADO VELOUR/WALNUT MATTE/WALNUT CREEK<br>G PANEL - LAM METALS | $\left< \frac{15}{15} \right>$ CLEAR AND FRITTED SAFETY GLASS GUAR   |
| TH W/MATCHED TRIM FINISH: PRE-FINISHED                         | FINISH - PRE-FINISHED PAINT (SHERWIN-W<br>$\left< \frac{16}{16} \right>$ STEEL FRAME - CASCADIA METALS 'CORTE  |
| OLOUR MATCHED TRIM   | PAINTED CONCRETE BLOCK<br>FINISH: PAINT COLOUR TO MATCH ALUMINI  |
| OLOUR MATCHED TRIM   | PAINTED CONCRETE WITH REVEALS<br>FINISH: PAINT COLOUR TO MATCH ALDMINI<br>PAINTED CONCRETE WITH REVEALS  |
| DOW AND DOOR - "KENDALL CHARCOAL"                              | 19 PRE-FINISHED METAL SECURITY GATE W/S<br>FINISH - PRE-FINISHED POWDER COATING  |
| IN WALL WINDOWS  | 20 TEMPERED GLASS PANEL CANOPY WITH ST<br>FINISH - PRE-FINISHED PAINT  |
| TING "CHARCOAL UC136535 DURANAR"<br>STY CHARCOAL II"           | 20a STEEL FRAME CANOPY WITH METAL SOFFI<br>STEEL FRAME FINISH - PRE-FINISHED PAIN  |
| ON ORE"<br>IN WALL WINDOWS                                     | (21) MECHANICAL SCREENING - LOUVER SCREE   |
| COLOUR MATCHED TRIM  | 22 MECHANICAL METAL VENT CAPS TO MATCH   |
| COLOUR MATCHED TRIM  | 23 SCUPPERS<br>FINISH: TO MATCH EXTERIOR CLADDING CO   |
|  |  |
| 36-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)              |  |
| W  |  |
|  | ERADO VELOUR/WALNUT MATTE/WALNUT CREEK<br>G PANEL - LAM METALS<br>TH W/MATCHED TRIM FINISH: PRE-FINISHED<br>OLOUR MATCHED TRIM<br>(" AND CASCADIA METAL FLASHING " CHARCOAL"<br>OLOUR MATCHED TRIM<br>T" AND CASCADIA METAL FLASHING "STONE GREY"<br>OOW AND DOOR - "KENDALL CHARCOAL"<br>IN WALL WINDOWS<br>JUMINUM PANEL<br>TING "CHARCOAL UC136535 DURANAR"<br>STY CHARCOAL II"<br>ON ORE"<br>IN WALL WINDOWS<br>TING<br>COLOUR MATCHED TRIM<br>(" AND CASCADIA METAL FLASHING "CHARCOAL"<br>COLOUR MATCHED TRIM<br>(" AND CASCADIA METAL FLASHING "CHARCOAL"<br>COLOUR MATCHED TRIM<br>(" AND CASCADIA METAL FLASHING "CHARCOAL" |

# ELEVATION ALONG FIREWALL SCALE : 1/8"=1'-0"

SCADIA METALS 'CORTEN'

GUARDRAIL WITH ALUM. FRAME IN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR) IRTEN'

MINUM PANEL

C1 (SW6232) "MISTY" OR EQUIVALENT COLOUR) W/SUPPORTING STRUCTURE ING (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR) H STEEL FRAME TO MATCH ALUMINUM PANEL

DFFIT PAINT TO MATCH ALUMINIUM PANEL CREEN

ATCH EXTERIOR CLADDING COLOUR

G COLOUR

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| <br>PRO                                    | JECT —  |   |  |  |  |
| Mixed-Use Development<br>-                 |   |   |  |  |  |
| 3350 Prince Albert Street<br>Vancouver, BC |   |   |  |  |  |
|  | WING TITLE —  |   |  |  |  |
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