

MOTION

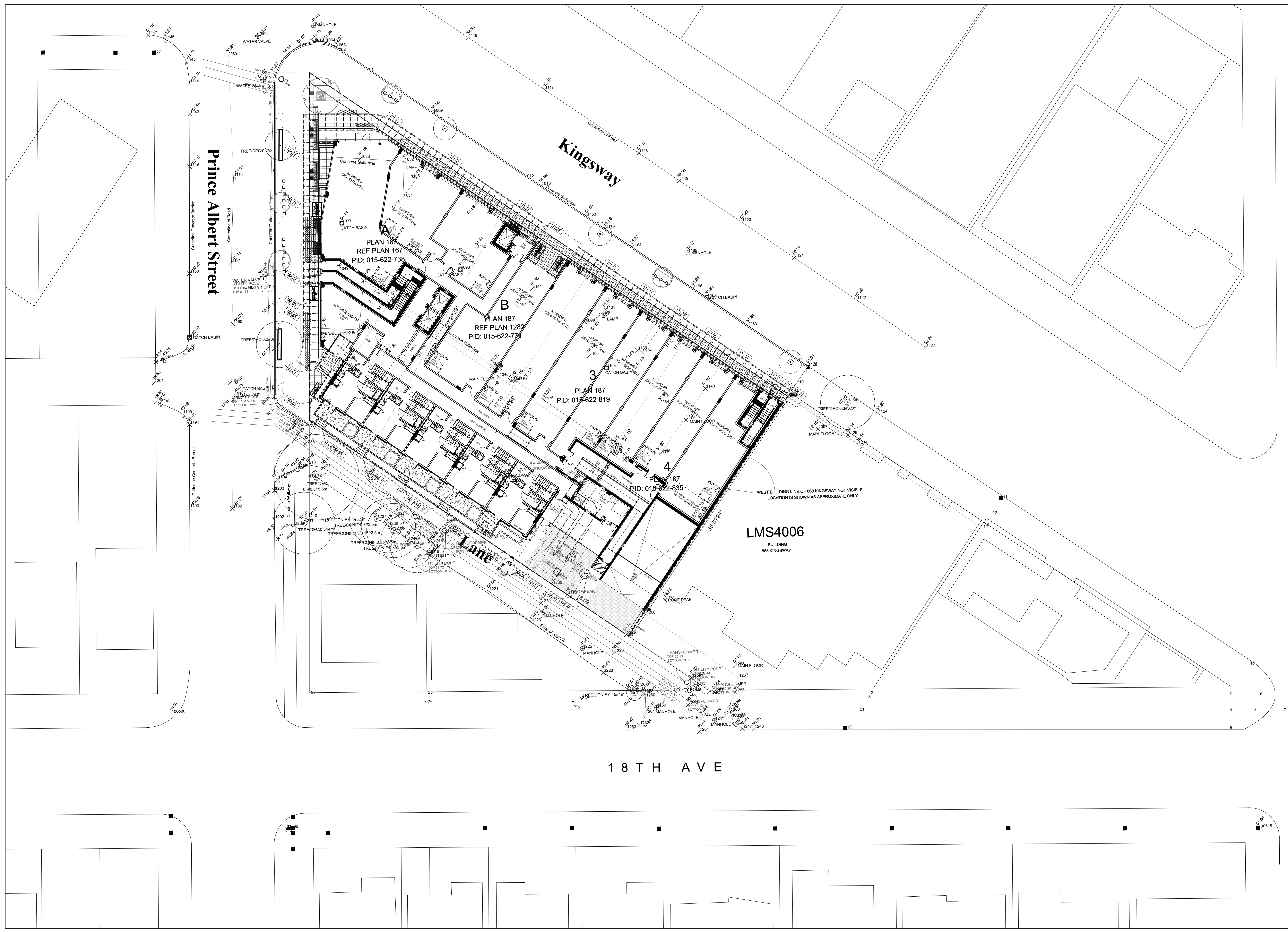
4. **Approval of Form of Development – 810 Kingsway**

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.

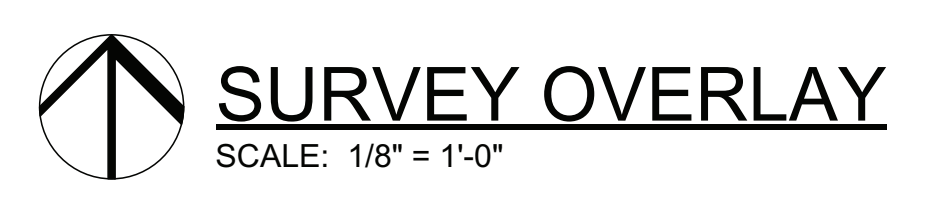
* * * * *

Additional Background Information:

<https://shapeyourcity.ca/810-kingsway>



NO. —	DATE —	ISSUE —
Copyright: All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.		
YAMAMOTO ARCHITECTURE		
202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT —		
Mixed-Use Development 3350 Prince Albert Street Vancouver, BC		
DRAWING TITLE — Survey Overlay		
SCALE — 1:200	SHEET NO. —	
DATE — 22/04/06	A1.6	
DRAWN — TY		
CHECKED —	PROJ. NO. — 1809	





NO -	DATE -	ISSUE -
<small>Copyright: All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.</small>		
YAMAMOTO ARCHITECTURE - 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT - Mixed-Use Development - 3350 Prince Albert Street Vancouver, BC		
DRAWING TITLE - Overall Site Plan		
SCALE - 1:200	SHEET NO. -	
DATE - 22/04/06	A1.7	
DRAWN - TY		
CHECKED -	PROJ NO - 1809	


OVERALL SITE PLAN
 SCALE: 1:200

ELEVATION KEY NOTES:

- 1 BRICK VENEER (XL NORMAN 3 1/2" x 2 1/4" x 11 7/16") MIXED RED, BROWN & GREY BRICK; ONYX IRONSPOT/SILVERADO VELOUR/WALNUT MATTE/WALNUT CREEK
- 2 CORRUGATED VERTICAL METAL SIDING PANEL - LAM METALS
- 3 FIBRE-CEMENT HARDBOARD - SMOOTH W/MATCHED TRIM FINISH - PRE-FINISHED PAINT "IRON GRAY"
- 4 FIBRE-CEMENT PANEL - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 5 FIBRE-CEMENT PANEL - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "LIGHT MIST" AND CASCADIA METAL FLASHING "STONE GREY"
- 6 STARLINE TRIPLE GLAZED VINYL WINDOW AND DOOR - "KENDALL CHARCOAL"
- 7 PRE-FINISHED TRIPLE GLAZED CURTAIN WALL WINDOWS W/INTEGRATED LOUVER TO MATCH ALUMINIUM PANEL FINISH - PRE-FINISHED POWDER COATING "CHARCOAL UC13635 DURANAR"
- 8 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
- 10 FIBRE-CEMENT FASCIA - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 11 FIBRE-CEMENT SOFFIT - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 12 SOFFIT - SMOOTH FINISH - SAGREV WOOD GRAIN FINISH "CARAMEL ZEBRAWOOD"
- 13 PAINTED CONCRETE SOFFIT FINISH - PAINT (SHERWIN-WILLIAMS/236-C7) "PEPPERCORN" OR EQUIVALENT COLOUR
- 14 PERFORATED METAL GUARDRAIL - CASCADIA METALS 'CORTEX'
- 15 CLEAR AND FRITTED SAFETY GLASS GUARDRAIL WITH ALUM. FRAME FINISH - PRE-FINISHED PAINT (SHERWIN-WILLIAMS/236-C7) "PEPPERCORN" OR EQUIVALENT COLOUR
- 16 STEEL FRAME - CASCADIA METALS 'CORTEX'
- 17 PAINTED CONCRETE BLOCK FINISH - PAINT COLOUR TO MATCH ALUMINIUM PANEL
- 18 PAINTED CONCRETE WITH REVEALS FINISH - PAINT (SHERWIN-WILLIAMS/222-C1) "MISTY" OR EQUIVALENT COLOUR
- 19 PRE-FINISHED METAL SECURITY GATE W/SUPPORTING STRUCTURE FINISH - PRE-FINISHED POWDER COATING (SHERWIN-WILLIAMS/236-C7) "PEPPERCORN" OR EQUIVALENT COLOUR
- 20 TEMPERED GLASS PANEL CANOPY WITH STEEL FRAME TO MATCH ALUMINIUM PANEL FINISH - PRE-FINISHED PAINT
- 21 STEEL FRAME CANOPY WITH METAL SOFFIT STEEL FRAME FINISH - PRE-FINISHED PAINT TO MATCH ALUMINIUM PANEL
- 22 MECHANICAL SCREENING - LOUVER SCREEN
- 23 MECHANICAL METAL VENT CAPS TO MATCH EXTERIOR CLADDING COLOUR
- 24 SCUPPERS FINISH - TO MATCH EXTERIOR CLADDING COLOUR

***ALL LISTED MATERIALS REQUIRE SAMPLE REVIEW PRIOR TO PRODUCTION OR INSTALLATION.**



ELEVATION ALONG KINGSWAY AVE
SCALE: 1/8"=1'-0"

NO.	DATE	ISSUE
		
<p>YAMAMOTO ARCHITECTURE 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT -		
Mixed-Use Development		
3350 Prince Albert Street Vancouver, BC		
DRAWING TITLE -		
ELEVATION ALONG KINGSWAY AVE		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - 22/02/04	A3.1	
DRAWN - KM		
CHECKED -	PROJ. NO. - 1809	

ELEVATION KEY NOTES:

- 1 BRICK VENEER (DLX NORMAN 3 1/2" x 2 1/4" x 11 7/16") MIXED RED, BROWN & GREY BRICK; ONYX IRONSPOT/SILVERADO VELOUR/WALNUT MATTE/WALNUT CREEK
- 2 CORRUGATED VERTICAL METAL SIDING PANEL - LAM METALS
- 3 FIBRE CEMENT HARDBOARD - SMOOTH W/MATCHED TRIM FINISH - PRE-FINISHED PAINT "IRON GRAY"
- 4 FIBRE CEMENT PANEL - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 5 FIBRE CEMENT PANEL - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "LIGHT MIST" AND CASCADIA METAL FLASHING "STONE GREY"
- 6 STARLINE TRIPLE GLAZED VINYL WINDOW AND DOOR - "KENDALL CHARCOAL"
- 7 PRE-FINISHED TRIPLE GLAZED CURTAIN WALL WINDOWS W/INTEGRATED LOUVER TO MATCH ALUMINUM PANEL FINISH - PRE-FINISHED POWDER COATING "CHARCOAL UC13635 DURANAR"
- 8 ALUCOBOND ALUMINUM PANEL - "DUSTY CHARCOAL II" WITH CASCADIA METAL FLASHING "IRON ORE"
- 9 TECH-CRETE PANEL TO MATCH CURTAIN WALL WINDOWS FINISH - PRE-FINISHED POWDER COATING
- 10 FIBRE CEMENT FASCIA - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 11 FIBRE CEMENT SOFFIT - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 12 SOFFIT - SMOOTH FINISH - SAGREV WOOD GRAIN FINISH "CARAMEL ZEBRAWOOD"
- 13 PAINTED CONCRETE SOFFIT FINISH: PAINT (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)
- 14 PERFORATED METAL GUARDRAIL - CASCADIA METALS "CORTEX"
- 15 CLEAR AND FRITTED SAFETY GLASS GUARDRAIL WITH ALUM. FRAME FINISH - PRE-FINISHED PAINT (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)
- 16 STEEL FRAME - CASCADIA METALS "CORTEX"
- 17 PAINTED CONCRETE BLOCK FINISH: PAINT COLOUR TO MATCH ALUMINUM PANEL
- 18 PAINTED CONCRETE WITH REVEALS FINISH: PAINT (SHERWIN-WILLIAMS/222-C1 (SW6332) "MISTY" OR EQUIVALENT COLOUR)
- 19 PRE-FINISHED METAL SECURITY GATE W/SUPPORTING STRUCTURE 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
- 21 STEEL FRAME CANOPY WITH METAL SOFFIT STEEL FRAME FINISH - PRE-FINISHED PAINT TO MATCH ALUMINUM PANEL
- 22 MECHANICAL SCREENING - LOUVER SCREEN
- 23 MECHANICAL METAL VENT CAPS TO MATCH EXTERIOR CLADDING COLOUR
- 24 SCUPPERS FINISH: TO MATCH EXTERIOR CLADDING COLOUR

***ALL LISTED MATERIALS REQUIRE SAMPLE REVIEW PRIOR TO PRODUCTION OR INSTALLATION.**



ELEVATION ALONG PRINCE ALBERT ST.
SCALE: 1/8"=1'-0"

NO.	DATE	ISSUE

Copyright: All rights reserved.
Reproduction in whole or in part is prohibited.
This drawing is an instrument of service of the architect and may not be used in any way without the written permission of the office.

YAMAMOTO ARCHITECTURE

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT -

Mixed-Use Development

3350 Prince Albert Street
Vancouver, BC

DRAWING TITLE -

ELEVATION ALONG PRINCE ALBERT ST.

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - 22/02/04	A3.2
DRAWN - KM	
CHECKED -	PROJ. NO. - 1809

ELEVATION KEY NOTES:

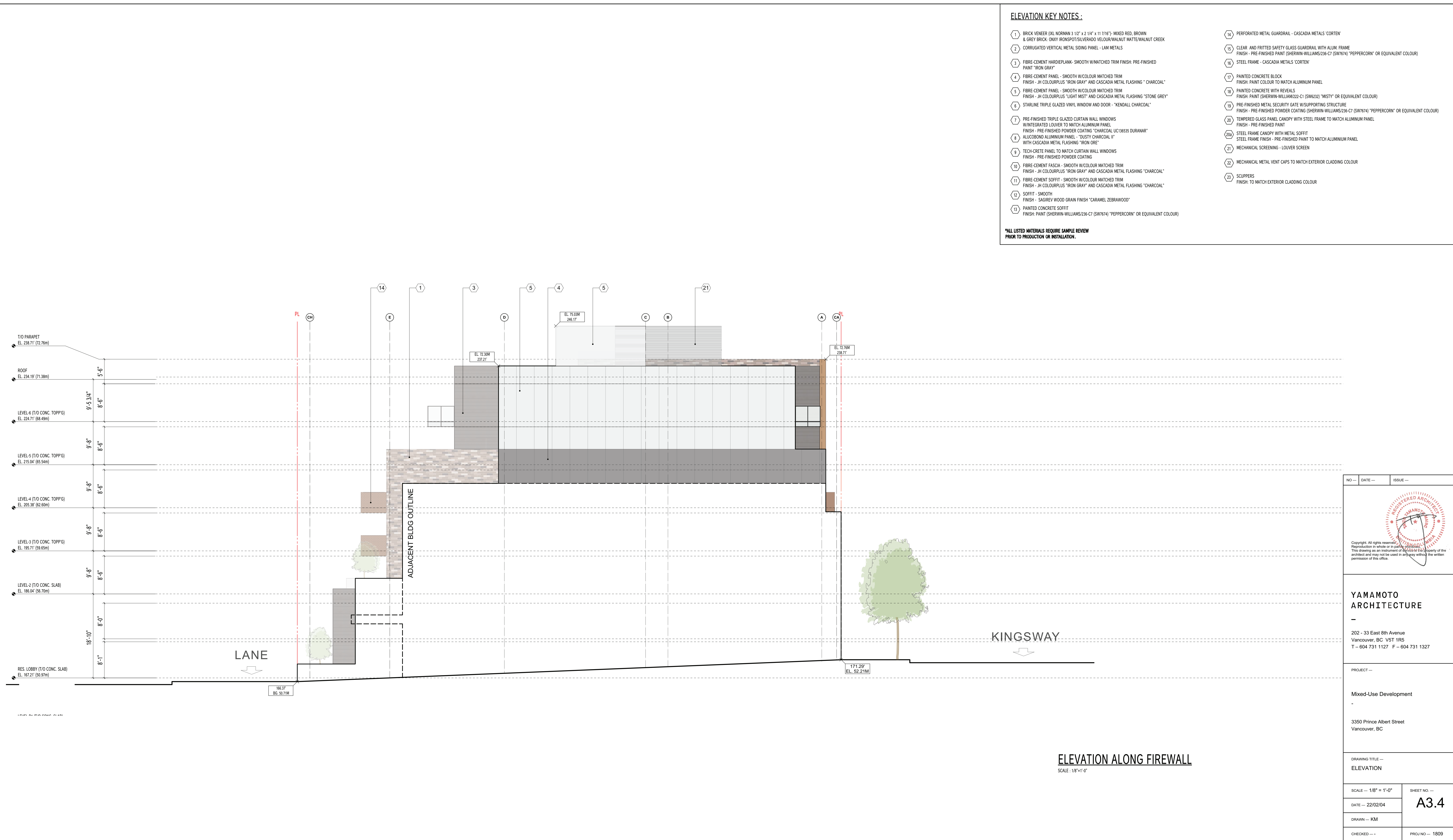
- 1 BRICK VENEER (DL NORMAN 3 1/2" x 2 1/4" x 11 7/16") MIXED RED, BROWN & GREY BRICK; ONYX IRONSPOT/SILVERADO VELOUR/WALNUT MATTE/WALNUT CREEK
- 2 CORRUGATED VERTICAL METAL SIDING PANEL - LAM METALS
- 3 FIBRE CEMENT HARDBOARD - SMOOTH W/MATCHED TRIM FINISH - PRE-FINISHED PAINT "IRON GRAY"
- 4 FIBRE CEMENT PANEL - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 5 FIBRE CEMENT PANEL - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "LIGHT MIST" AND CASCADIA METAL FLASHING "STONE GREY"
- 6 STARLINE TRIPLE GLAZED VINYL WINDOW AND DOOR - "KENDALL CHARCOAL"
- 7 PRE-FINISHED TRIPLE GLAZED CURTAIN WALL WINDOWS W/INTEGRATED LOUVER TO MATCH ALUMINUM PANEL FINISH - PRE-FINISHED POWDER COATING "CHARCOAL UC13635 DURANAR"
- 8 ALUCOBOND ALUMINUM PANEL - "DUSTY CHARCOAL II" WITH CASCADIA METAL FLASHING "IRON ORE"
- 9 TECH-CRETE PANEL TO MATCH CURTAIN WALL WINDOWS FINISH - PRE-FINISHED POWDER COATING
- 10 FIBRE CEMENT FASCIA - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 11 FIBRE CEMENT SOFFIT - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 12 SOFFIT - SMOOTH FINISH - SAGREV WOOD GRAIN FINISH "CARAMEL ZEBRAWOOD"
- 13 PAINTED CONCRETE SOFFIT FINISH: PAINT (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)
- 14 PERFORATED METAL GUARDRAIL - CASCADIA METALS "CORTEX"
- 15 CLEAR AND FRITTED SAFETY GLASS GUARDRAIL WITH ALUM. FRAME FINISH - PRE-FINISHED PAINT (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)
- 16 STEEL FRAME - CASCADIA METALS "CORTEX"
- 17 PAINTED CONCRETE BLOCK FINISH: PAINT COLOUR TO MATCH ALUMINUM PANEL
- 18 PAINTED CONCRETE WITH REVEALS FINISH: PAINT (SHERWIN-WILLIAMS/222-C1 (SW6332) "MISTY" OR EQUIVALENT COLOUR)
- 19 PRE-FINISHED METAL SECURITY GATE W/SUPPORTING STRUCTURE 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
- 20a STEEL FRAME CANOPY WITH METAL SOFFIT STEEL FRAME FINISH - PRE-FINISHED PAINT TO MATCH ALUMINUM PANEL
- 21 MECHANICAL SCREENING - LOUVER SCREEN
- 22 MECHANICAL METAL VENT CAPS TO MATCH EXTERIOR CLADDING COLOUR
- 23 SCUPPERS FINISH: TO MATCH EXTERIOR CLADDING COLOUR

***ALL LISTED MATERIALS REQUIRE SAMPLE REVIEW PRIOR TO PRODUCTION OR INSTALLATION.**



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

NO. —	DATE —	ISSUE —
		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT —		
Mixed-Use Development		
3350 Prince Albert Street Vancouver, BC		
DRAWING TITLE —		
ELEVATION ALONG LANE		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
DATE — 22/02/04	A3.3	
DRAWN — KM		
CHECKED —	PROJ. NO. — 1809	



ELEVATION KEY NOTES:

- 1 BRICK VENEER (XL NORMAN 3 1/2" x 2 1/4" x 11 7/16") MIXED RED, BROWN & GREY BRICK; ONYX IRONSPOT/SILVERADO VELOUR/WALNUT MATTE/WALNUT CREEK
- 2 CORRUGATED VERTICAL METAL SIDING PANEL - LAM METALS
- 3 FIBRE-CEMENT HARDIEPLANK- SMOOTH W/MATCHED TRIM FINISH- PRE-FINISHED PAINT "IRON GRAY"
- 4 FIBRE-CEMENT PANEL - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 5 FIBRE-CEMENT PANEL - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "LIGHT MSST" AND CASCADIA METAL FLASHING "STONE GREY"
- 6 STARLINE TRIPLE GLAZED VINYL WINDOW AND DOOR - "KENDALL CHARCOAL"
- 7 PRE-FINISHED TRIPLE GLAZED CURTAIN WALL WINDOWS W/INTEGRATED LOUVER TO MATCH ALUMINUM PANEL FINISH - PRE-FINISHED POWDER COATING "CHARCOAL UC136335 DURANAR"
- 8 ALUCOBOND ALUMINUM PANEL - "DUSTY CHARCOAL II" WITH CASCADIA METAL FLASHING "IRON ORE"
- 9 TECH-CRETE PANEL TO MATCH CURTAIN WALL WINDOWS FINISH - PRE-FINISHED POWDER COATING
- 10 FIBRE-CEMENT FASCIA - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 11 FIBRE-CEMENT SOFFIT - SMOOTH W/COLOR MATCHED TRIM FINISH - JH COLOURPLUS "IRON GRAY" AND CASCADIA METAL FLASHING "CHARCOAL"
- 12 SOFFIT - SMOOTH FINISH - SAGREV WOOD GRAIN FINISH "CARAMEL ZEBRAWOOD"
- 13 PAINTED CONCRETE SOFFIT FINISH: PAINT (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)
- 14 PERFORATED METAL GUARDRAIL - CASCADIA METALS "CORTEX"
- 15 CLEAR AND FRITTED SAFETY GLASS GUARDRAIL WITH ALUM. FRAME FINISH - PRE-FINISHED PAINT (SHERWIN-WILLIAMS/236-C7 (SW7674) "PEPPERCORN" OR EQUIVALENT COLOUR)
- 16 STEEL FRAME - CASCADIA METALS "CORTEX"
- 17 PAINTED CONCRETE BLOCK FINISH: PAINT COLOUR TO MATCH ALUMINUM PANEL
- 18 PAINTED CONCRETE WITH REVEALS FINISH: PAINT (SHERWIN-WILLIAMS/22-C1 (SW6332) "MISTY" OR EQUIVALENT COLOUR)
- 19 PRE-FINISHED METAL SECURITY GATE W/SUPPORTING STRUCTURE 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
- 20a STEEL FRAME CANOPY WITH METAL SOFFIT STEEL FRAME FINISH - PRE-FINISHED PAINT TO MATCH ALUMINUM PANEL
- 21 MECHANICAL SCREENING - LOUVER SCREEN
- 22 MECHANICAL METAL VENT CAPS TO MATCH EXTERIOR CLADDING COLOUR
- 23 SCUPPERS FINISH: TO MATCH EXTERIOR CLADDING COLOUR

***ALL LISTED MATERIALS REQUIRE SAMPLE REVIEW PRIOR TO PRODUCTION OR INSTALLATION.**

NO. ---	DATE ---	ISSUE ---
 <p style="font-size: 8px;">Copyright: All rights reserved. Reproduction in whole or in part is prohibited. This drawing is an instrument of service and the property of the architect and may not be used in any way without the written permission of this office.</p>		
<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
PROJECT ---		
Mixed-Use Development		
3350 Prince Albert Street Vancouver, BC		
DRAWING TITLE ---		
ELEVATION		
SCALE --- 1/8" = 1'-0"	SHEET NO. ---	
DATE --- 22/02/04	A3.4	
DRAWN --- KM		
CHECKED ---	PROJ. NO --- 1809	

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