

MOTION

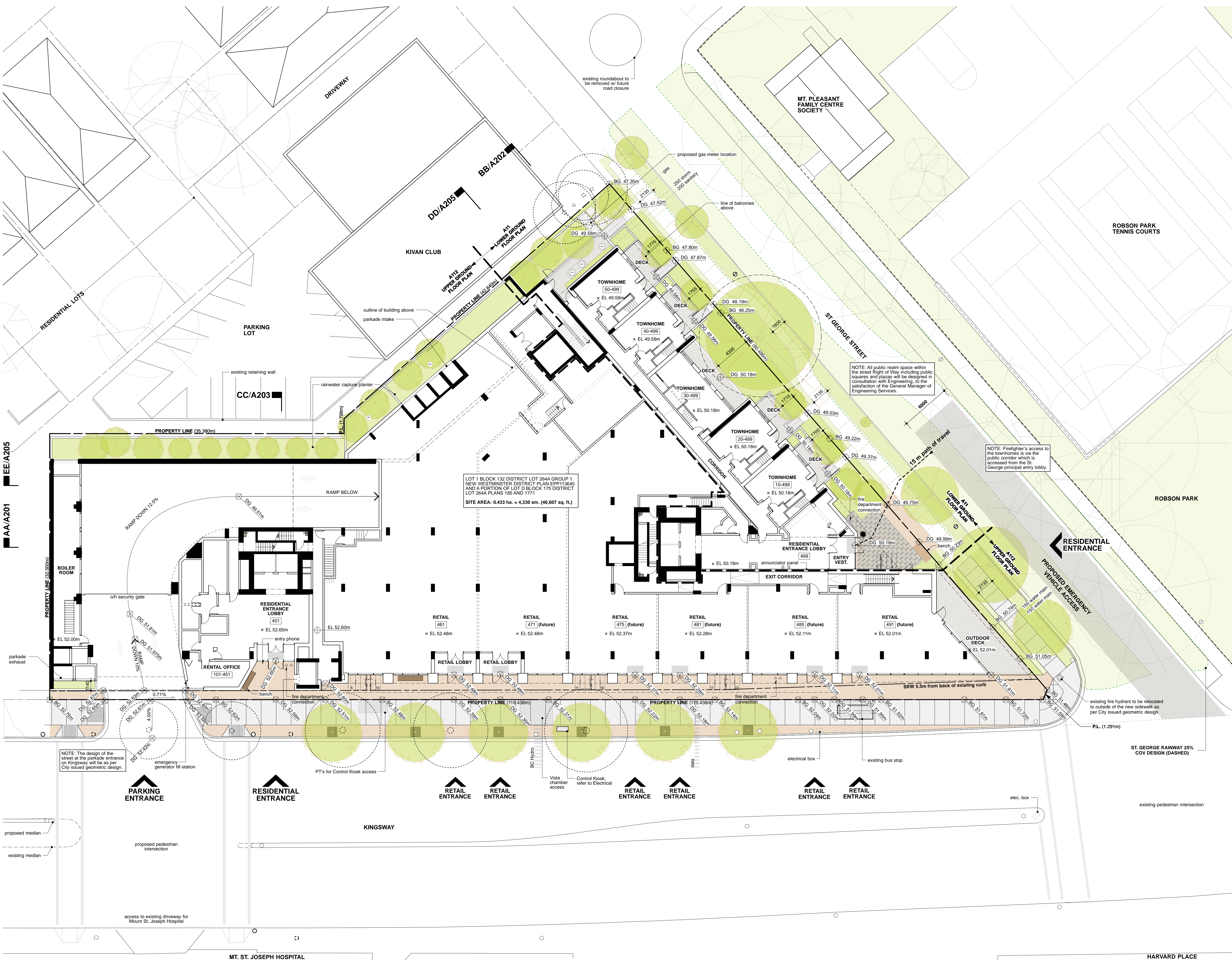
5. **Approval of Form of Development – 445 Kingsway**

THAT the form of development for this portion of the site known as 445 Kingsway be approved generally as illustrated in the Development Application Number DP-2021-00394, prepared by Acton Ostry Architects Inc., and submitted electronically on November 18, 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://rezoning.vancouver.ca/applications/445kingsway/index.htm>



Property Address
 451 Kingsway
 461 Kingsway
 471 Kingsway (future)
 475 Kingsway (future)
 481 Kingsway (future)
 485 Kingsway (future)
 481 Kingsway (future)
 499 Kingsway

Legal Description
 LOT 1 BLOCK 132 DISTRICT LOT 264A
 GROUP 1 NEW WESTMINSTER
 DISTRICT PLAN EPR113645 AND A
 PORTION OF LOT D BLOCK 175
 DISTRICT LOT 264A PLANS 185 AND 1771

Zoning
 CD-1 (792)

Uses
 multiple dwelling (rental residential)
 commercial (retail)
 storage warehouse

Site Area
 0.422 ha. = 4,330 sm (46,607 sq ft)

General Notes

- Survey data derived from topographic survey plan dated 27 October 2021 issued by Aplin & Martin Land Surveying Ltd.
- Building Grades data derived from Elevations for Lot 1, 2, & L, BLK. 132, D.L. 264A PLAN 7272, 6822 & 21842 dated 2018-09-17, issued by City of Vancouver Engineering Services.
- Refer to arborist report dated 22 Apr 2021 issued by Diamond Head Consulting Ltd.
- Surrounding context is indicative only.
- Preliminary St. George Street Closure data derived from 25% design dated 20 Dec 2019, issued by City of Vancouver Engineering Services.
- Preliminary offsite electrical data derived from plans dated 18 Jan 2021 issued by DMD & Associates Electrical Consultants Ltd.
- The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations.
- Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555.
- Proposed outdoor patios are not reviewed under DP-2021-00304 and require separate permits for review and approval.
- All proposed yards, setbacks and building dimensions are measured to the outside of cladding.

Symbol Legend

- existing tree to remain refer to arborist report dated 16 Apr 2019, updated 22 Apr 2021
- existing tree to be removed refer to arborist report dated 16 Apr 2019, updated 22 Apr 2021
- new tree - refer to Landscape
- BG 00.00m existing building grade
- DG 00.00m proposed design grade
- EL 00.00m proposed elevation
- property line
- setback line
- existing luminaire
- proposed luminaire; refer to off-site elec. plan by DMD (18 Jan. 2021)
- existing traffic pole
- existing traffic pole to be removed; refer to elec.
- proposed traffic pole; refer to elec.
- existing fire hydrant
- proposed fire department connection
- class "b" bike stalls
- parabolic mirror

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Issues

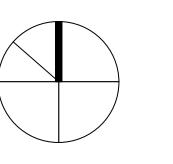
19 Jul 2019	Issued for Rezoning
26 Mar 2021	Issued for DP (85% submission)
07 May 2021	Issued for DP
15 Nov 2021	Issued for DP Prior-to conditions

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451 Kingsway
 445 Kingsway Developments Ltd.
 451 Kingsway, 461 Kingsway & 499 Kingsway, Vancouver BC


scale	date
1:200	15 Nov 2021
project code	status
KDL	Development Permit
drawn	checked
MF	MO





Site Plan
 drawing number
A011


material key


- 


1 Concrete masonry unit veneer
- 


2 Pre-finished metal cladding
- 


3 Clear curtainwall / storefront glazing
- 


4 Clear window wall glazing
- 


5 Coloured glass spandrel glazing
- 


6 Glazed balcony guard
- 

7 Flat bar picket balcony guard
- 

8 Glazed canopy
- 

9 Pre-finished metal louvres
- 

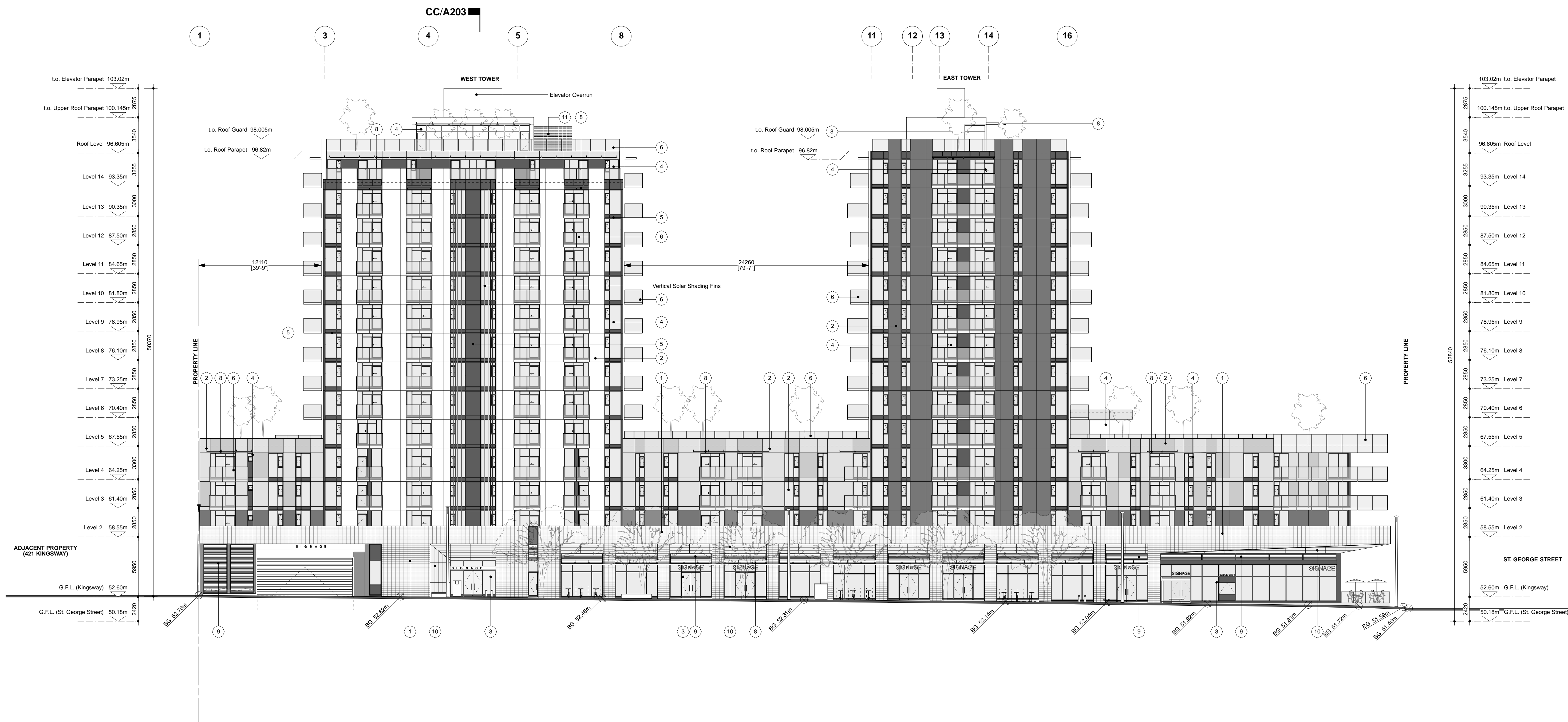
10 Stone cladding
- 

11 Acoustic / sound wall
- 

12 Prefinished metal & composite privacy screens

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1:200	15 Nov 2021
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KDL	Development Permit
drawn	checked
NSL/BH	MO

Project South Elevation (Kingsway)
 drawing number
A301

material key



1 Concrete masonry unit veneer



2 Pre-finished metal cladding



3 Clear curtainwall / storefront glazing



4 Clear window wall glazing



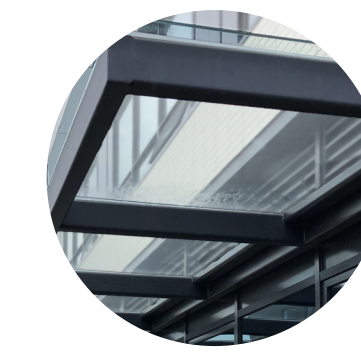
5 Coloured glass spandrel glazing



6 Glazed balcony guard



7 Flat bar picket balcony guard



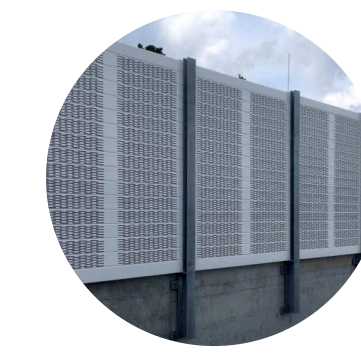
8 Glazed canopy



9 Pre-finished metal louvres



10 Stone cladding



11 Acoustic / sound wall

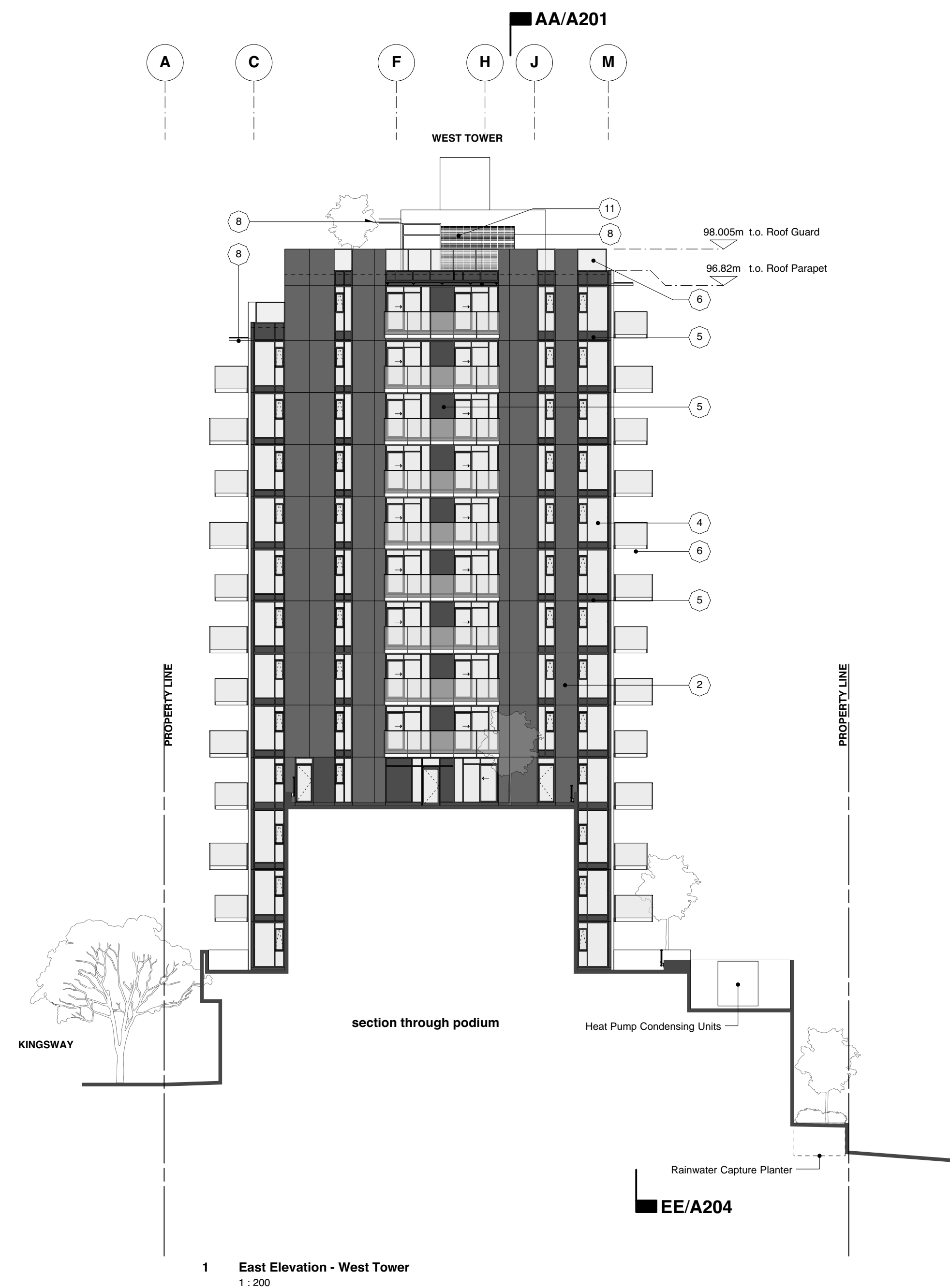


12 Prefinished metal & composite privacy screens

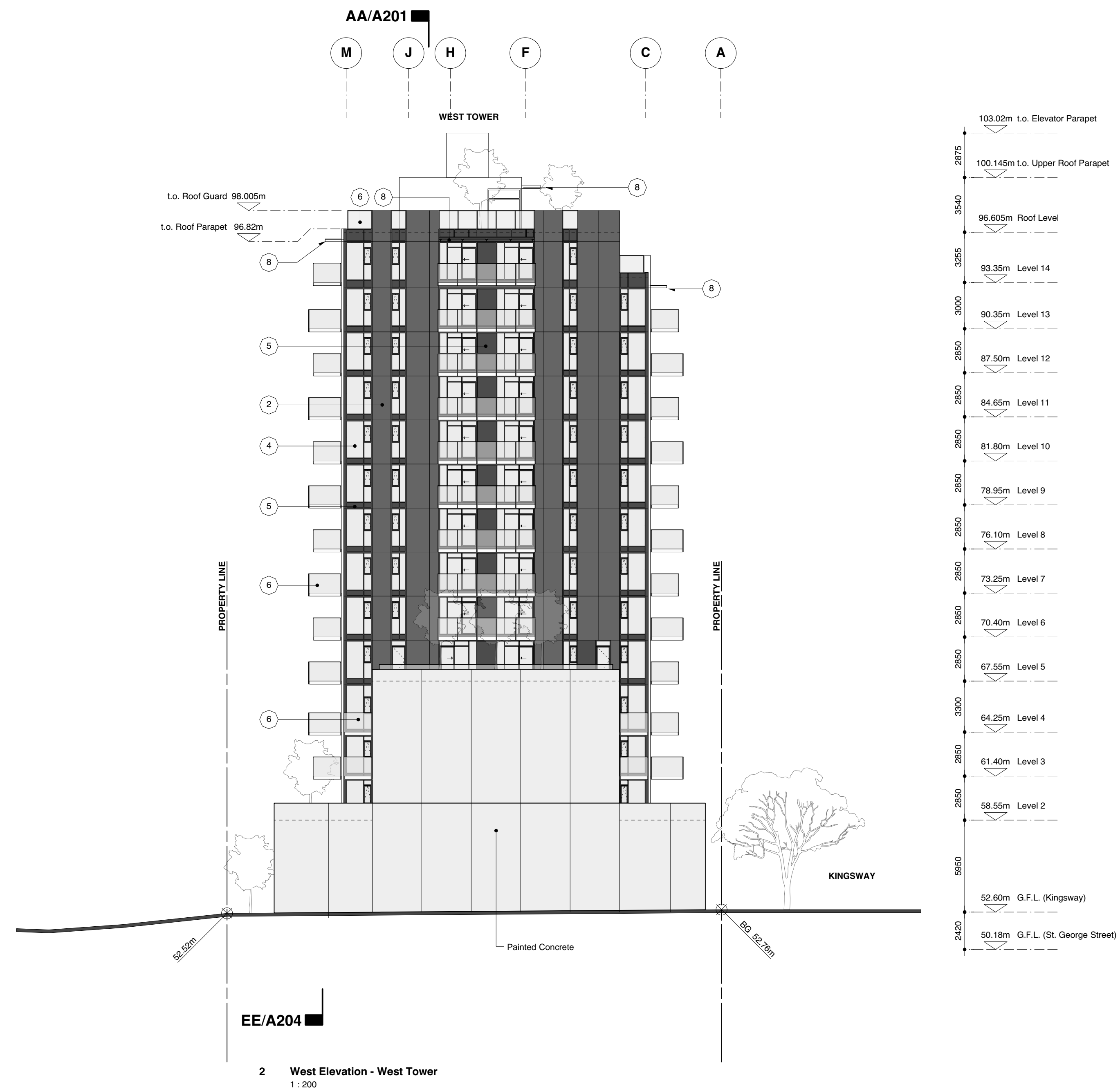
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1 East Elevation - West Tower
1:200



2 West Elevation - West Tower
1:200

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451 Kingsway


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1:200	15 Nov 2021
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KDL	Development Permit
drawn	checked
NSL/BH	MO


West Tower Elevation


drawing number
 A302


material key


- 


1 Concrete masonry unit veneer
- 


2 Pre-finished metal cladding
- 


3 Clear curtainwall / storefront glazing
- 


4 Clear window wall glazing
- 


5 Coloured glass spandrel glazing
- 


6 Glazed balcony guard
- 

7 Flat bar picket balcony guard
- 

8 Glazed canopy
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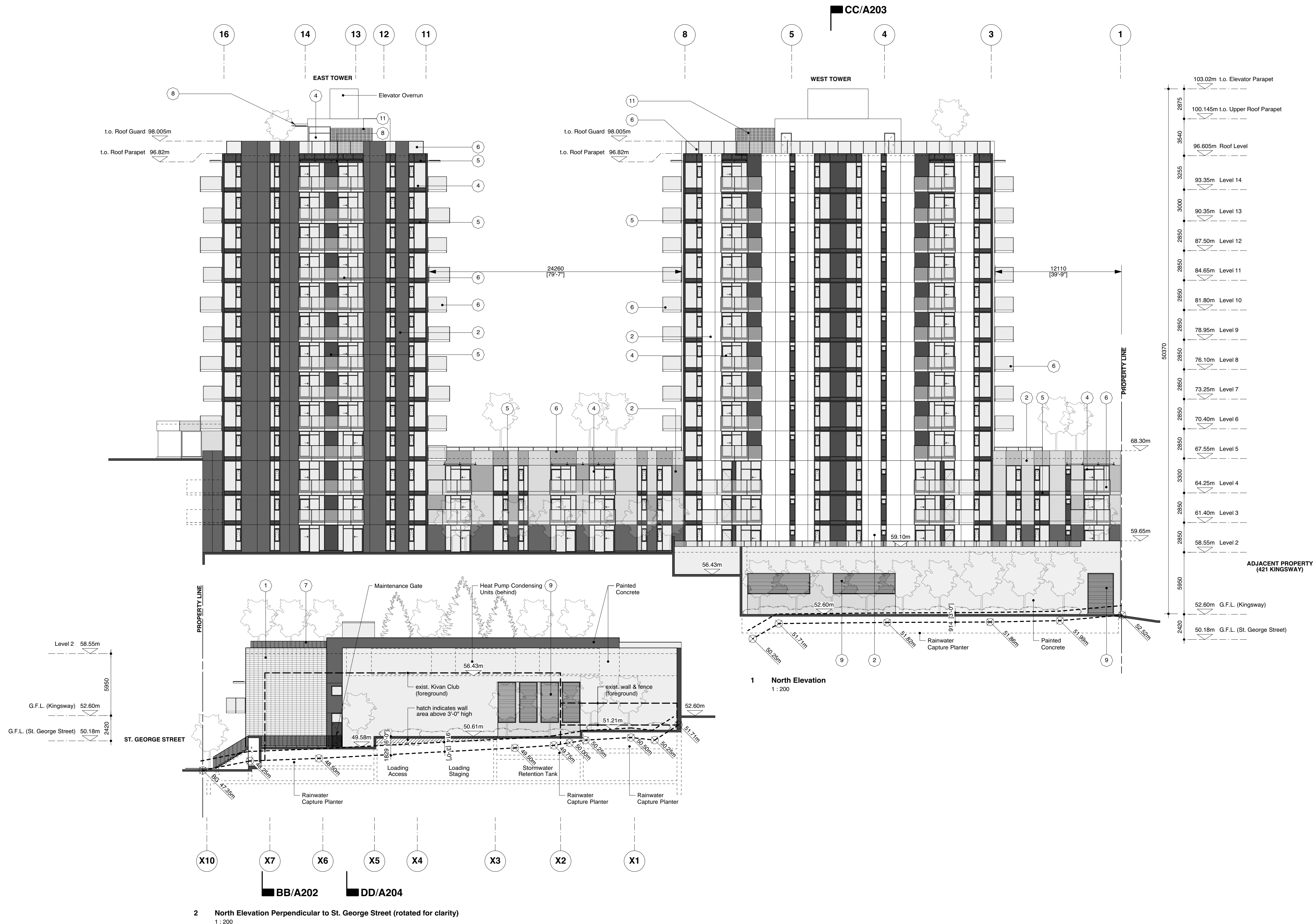
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drawn	checked
NSL/BH	MO


Project North Elevation


drawing number
 A303


material key


- 


1 Concrete masonry unit veneer
- 


2 Pre-finished metal cladding
- 


3 Clear curtainwall / storefront glazing
- 


4 Clear window wall glazing
- 


5 Coloured glass spandrel glazing
- 


6 Glazed balcony guard
- 

7 Flat bar picket balcony guard
- 

8 Glazed canopy
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9 Pre-finished metal louvres
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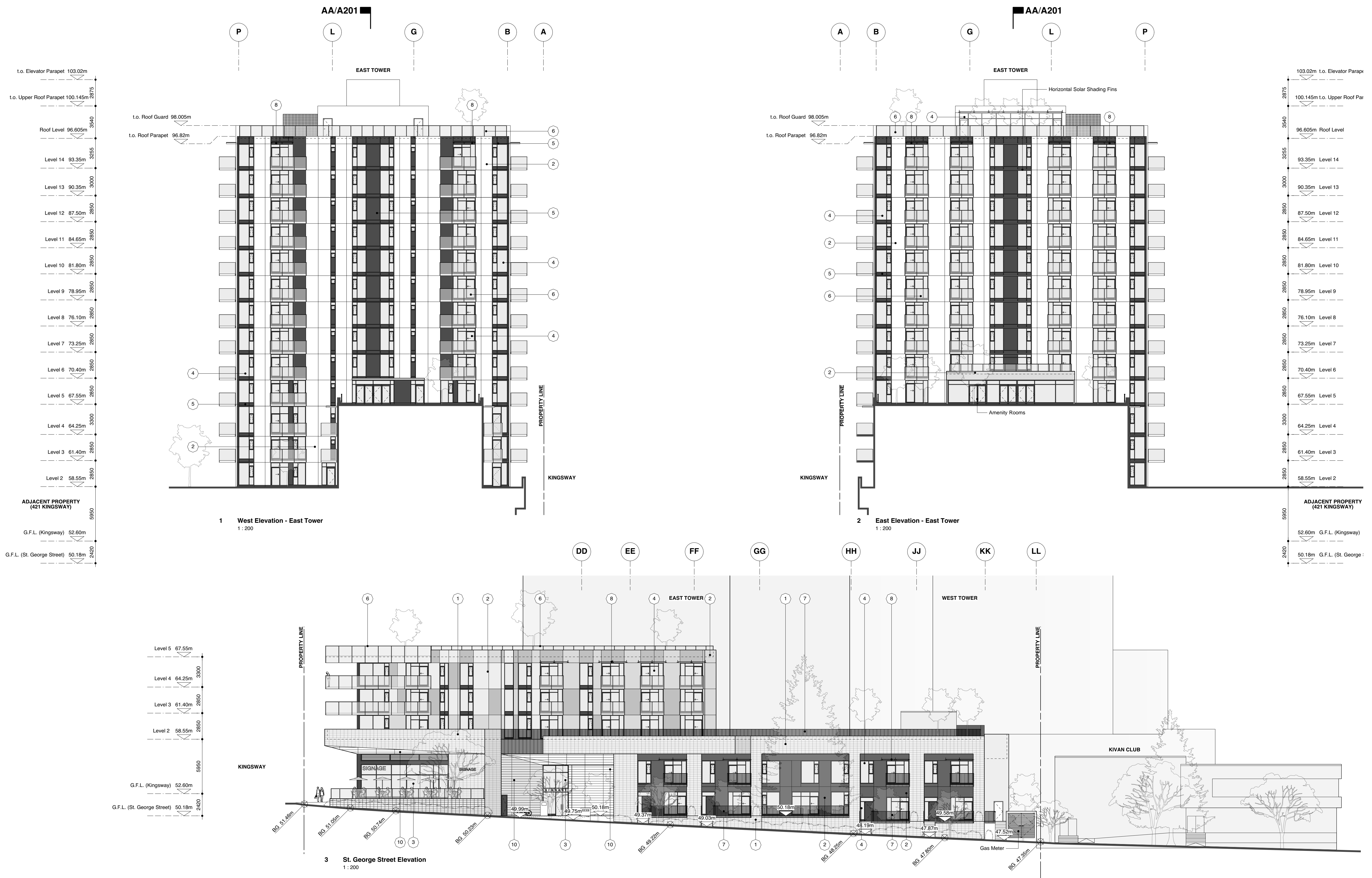
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East Tower & St. George Street Elevation
 drawing number
A304