

MOTION

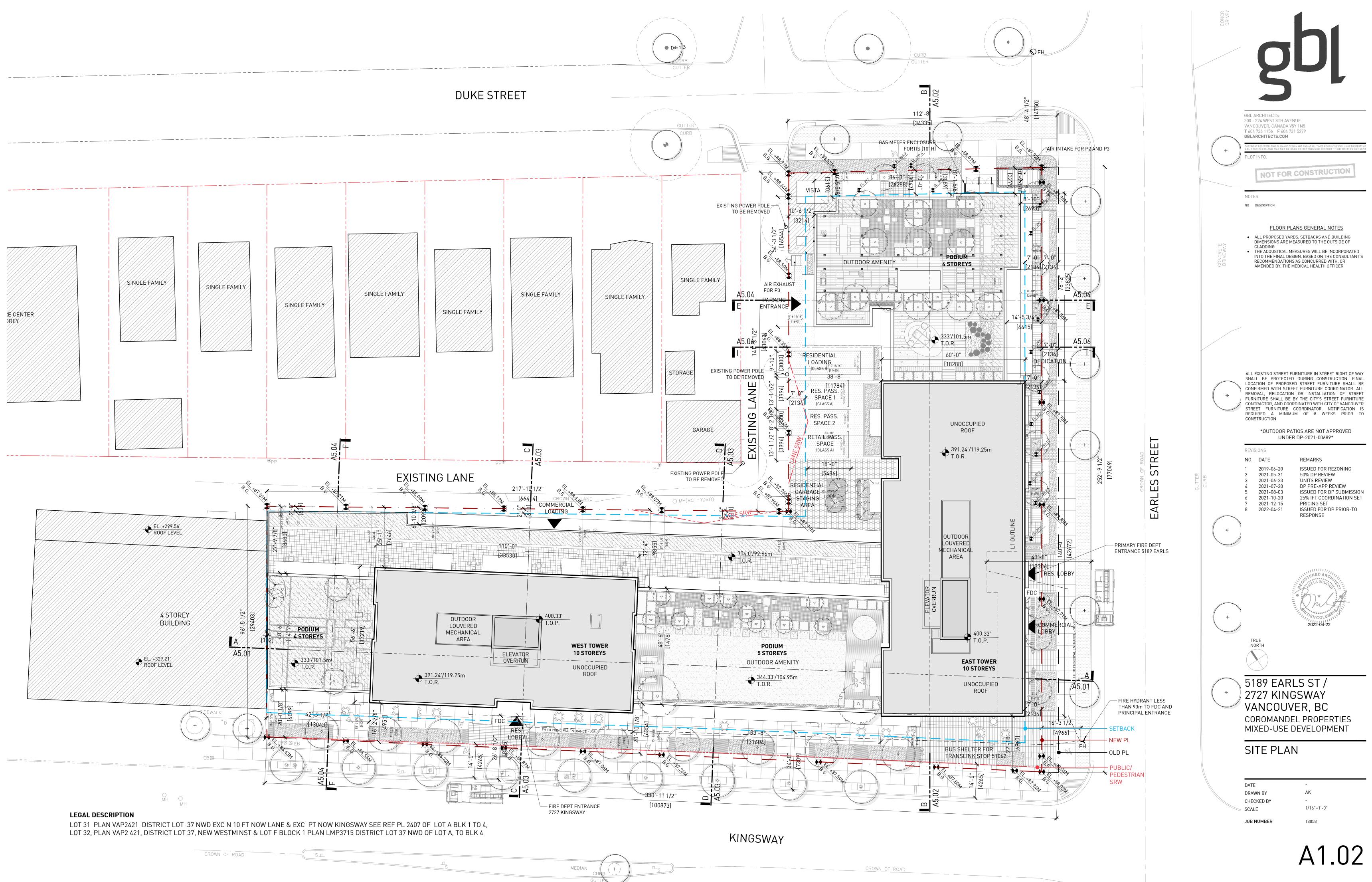
7. Approval of Form of Development – CD-1 (806) 5189 Earles Street (Previously 2725-2751 Kingsway)

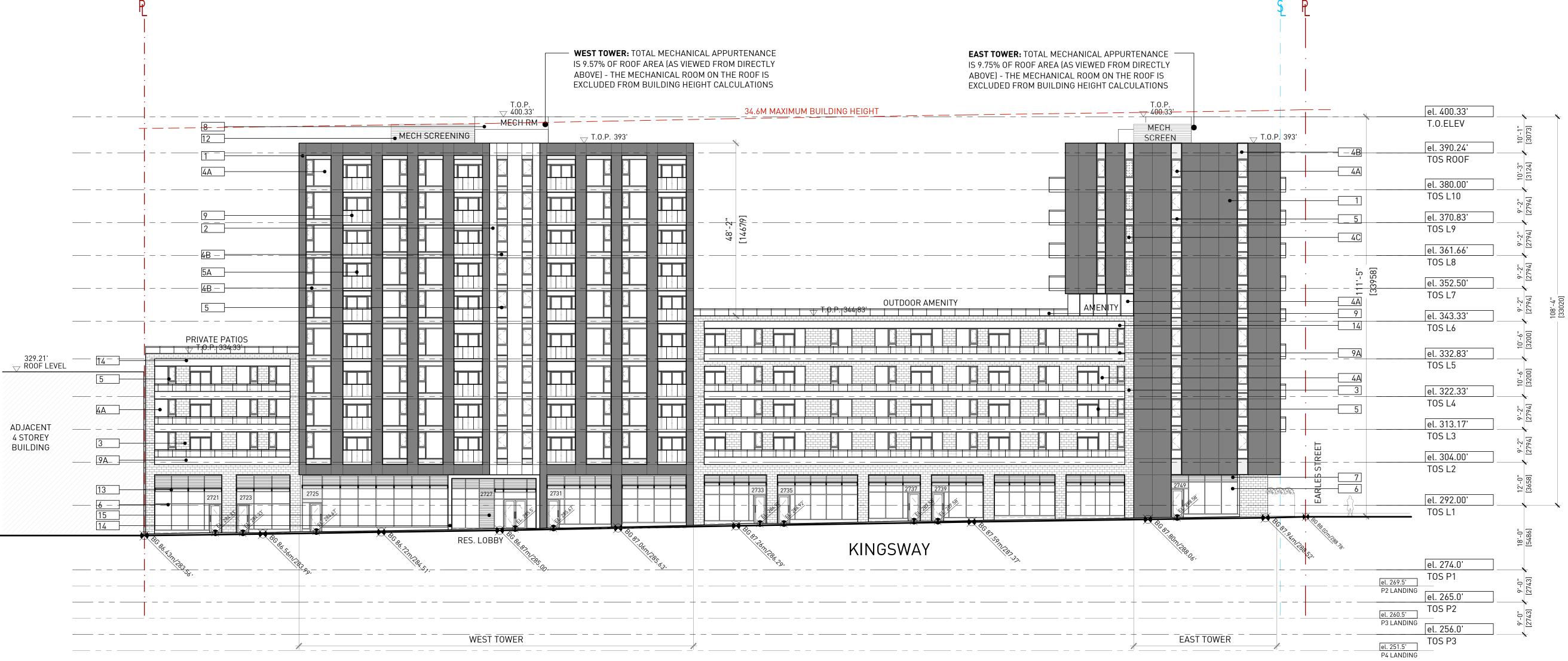
THAT the form of development for this portion of the site known as CD-1 (806) 5189 Earles Street (previously 2725-2751 Kingsway) be approved generally as illustrated in the Development Application Number DP-2021-00689, prepared by GBL Architects, and submitted electronically on April 4, 2022, provided 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.

* * * * *

Additional Background Information:

https://shapeyourcity.ca/2725-2751-kingsway





	EXTERIOR MATERIALS				
TYPE	NAME	DESCRIPTION			
1	INSULATED METAL PANEL	COLOUR TBL BLACK			
2	INSULATED METAL PANEL	COLOUR BONE WHITE			
3	BRICK	BRICK (MOTTLED PATTERN). COLOUR:			
		10% DOWNING BLACK VELOUR			
		30% ALSAKA WHITE VELOUR			
		60% ENGLISH GRAY VELOUR			
4A	WINDOW WALL	CLEAR GLAZING			
4B	SPANDREL/BYPASS PANEL	BACK PAINTED DOUBLE GLAZED. COLOUR BONE WHITE			
4C	WINDOW WALL	FROSTED GLAZING			
5	WINDOW-WALL FRAMING	TO MATCH BONE WHITE			
5A	WINDOW-WALL FRAMING	COLOUR BLACK ANODIZED ALUMINUM			
6	STOREFRONT WITH CLEAR GLASS	CLEAR ANODIZED FRAMING			
7	ANODIZED ALUMINUM - LOUVERS	CLEAR ANODIZED ALUMINUM			
8	C.I.P. PAINTED CONCRETE	COLOUR BENJAMIN MOOORE STORMY MONDAY 2112-50			
8A	C.I.P. PAINTED CONCRETE	MULTI-COLOUR VERTICAL BANDS - FINAL COLOURS TBD			
8B	C.I.P. PAINTED CONCRETE	COLOUR BENJAMIN MOOORE MIDSUMMER NIGHT 2134-20			
8C	C.I.P. PAINTED CONCRETE	COLOUR TO MATCH WITH MATERIAL 1 (TBL BLACK)			
9	CLEAR GLASS GUARD WITH PRE-FINISHED ALUMINUM	PRE-FINISHED ALUMINUM GUARDS. FRAMING COLOUR BONE			
	FRAMING	WHITE			
9A	BYPASS GUARDRAILS WITH PRE-FINISHED ALUMINUM	50: VISION GLASS - 50% WHITE METAL PANEL (COLOUR BONE			
	FRAMING	WHITE)			
10	POWDER-COATED METAL AWNING STYLE CANOPY	COLOUR TO MATCH WITH MATERIAL 1 (TBL BLACK)			
11	METAL PULL-UP GATE	CLEAR ANODIZED ALUMINUM			
12	POWDER COATED METAL SCREEN	COLOUR BONE WHITE			
13	POWDER COATED METAL CANOPY C/W TEMPERED	COLOUR BONE WHITE			
	TRANSLUCENT GLASS				
14	POWDER COATED ALUMINUM FASCIA PANEL	COLOUR BONE WHITE			
15	ALUMINUM BATTENS	POWDER COATED COLOUR BEIGE			
16	INSULATED CEMENT PANEL	COLOUR - RAW CONCRETE			



PLOT INFO.

NOT FOR CONSTRUCTION

NOTES

NO DESCRIPTION

REVISIONS				
N0.	DATE	RE		
1 2 3 4 5 6 7 8	2019-06-20 2021-05-31 2021-06-23 2021-07-20 2021-08-03 2021-10-20 2021-12-15 2022-04-21	ISS 50 UN DF ISS 25 PF		

REMARKS ISSUED FOR REZONING 50% DP REVIEW UNITS REVIEW DP PRE-APP REVIEW ISSUED FOR DP SUBMISSION 25% IFT COORDINATION SET PRICING SET ISSUED FOR DP PRIOR-TO RESPONSE

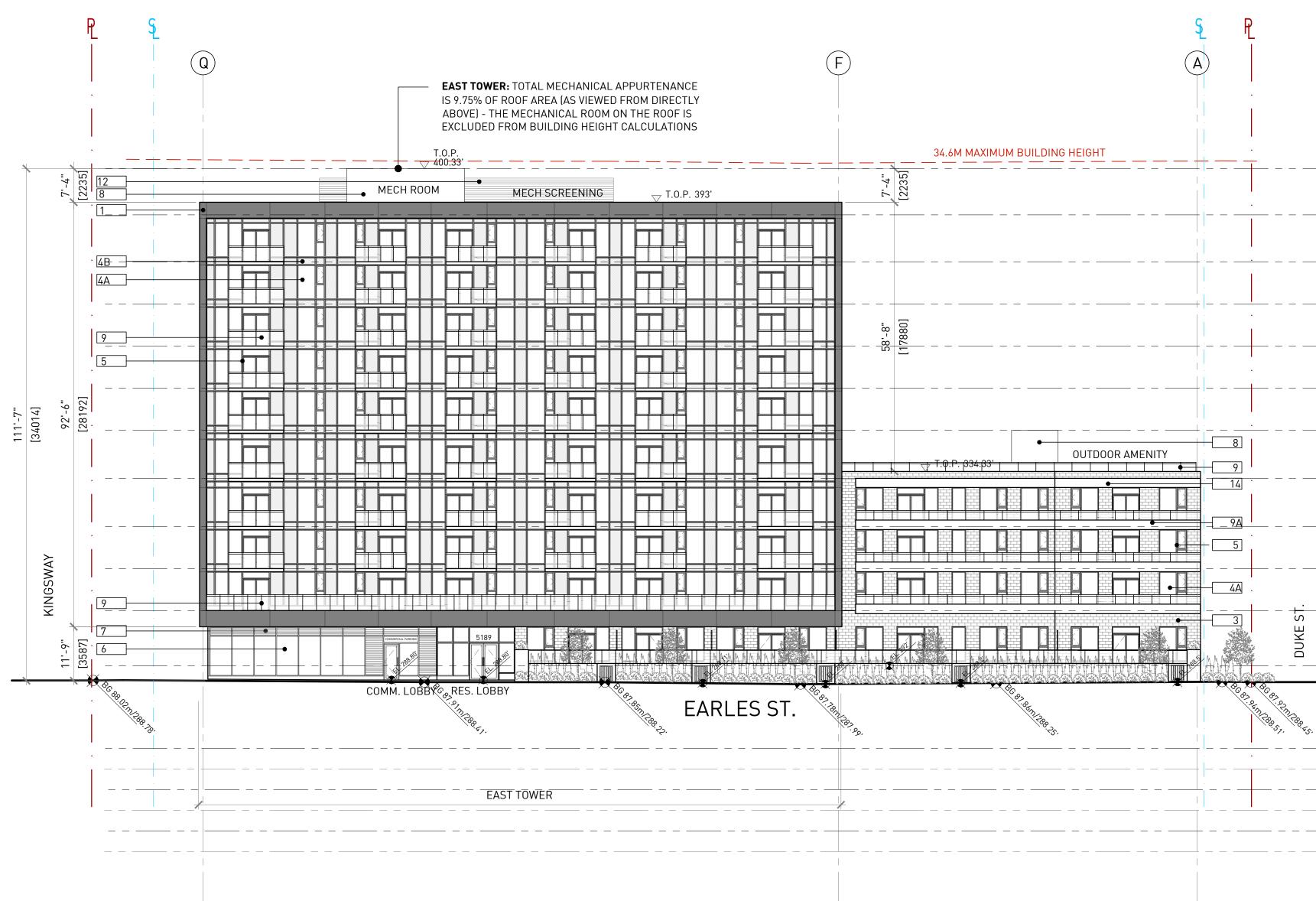




KINGSWAY ELEVATION

DATE	-
DRAWN BY	AK
CHECKED BY	-
SCALE	1/16"=1'-0"
OB NUMBER	18058





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15	ALUMINUM BATTENS	POWDER COATED COLOUR BEIGE			
16	INSULATED CEMENT PANEL	COLOUR - RAW CONCRETE			

gbl

GBL ARCHITECTS 300 - 224 WEST 8TH AVENUE VANCOUVER, CANADA V5Y 1N5 **T** 604 736 1156 **F** 604 731 5279 **GBLARCHITECTS.COM**

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NOT FOR CONSTRUCTION

NOTES

NO DESCRIPTION

			1	
		el. 400.33'		
		T.O.ELEV	<u>.</u>	3
		el. 390.24'		
		TOS ROOF		
			- 10'-3" [3124]	
		el. 380.00'		
		TOS L10		
		el. 370.83'		5
		TOS L9	- [7	
			9'-2" [2794]	
		el. 361.66'	ا	
		TOS L8	2"	
			9'-2" [2794]	
		el. 352.50'		
		TOS L7	9'-2" [7794]	20] 20]
		el. 343.33'	9	108'-4" [33020]
		TOS L6		
		105 E0	10'-6" [3200]	
			10,	
		el. 332.83'		
		TOS L5		
			10'-6" [3200]	
		el. 322.33'		
		TOS L4	2"	
			9'-2" [2794]	
		el. 313.17'		
		TOS L3	9'-2" [7794]	
		el. 304.00'	6	
		TOS L2		
		100 22	-0-	
			12'-0" [3658]	
		el. 292.00'		
		TOS L1	•	1.
				,
			18'-0" [5486]	
.				2
5.		el. 274.0'		
		TOS P1	'	
		el. 269.5' P2 LANDING	9'-0" 9'5743	
		el. 265.0'		
		el. 260.5' TOS P2	- C	3
			9'-0"	
		el. 256.0'		-
	_	el. 251.5' TOS P3		
		P4 LANDING		

REVIS	REVISIONS			
NO.	DATE			
1 2 3 4 5 6 7 8	2019-06-20 2021-05-31 2021-06-23 2021-07-20 2021-08-03 2021-10-20 2021-12-15 2022-04-21			

REMARKS

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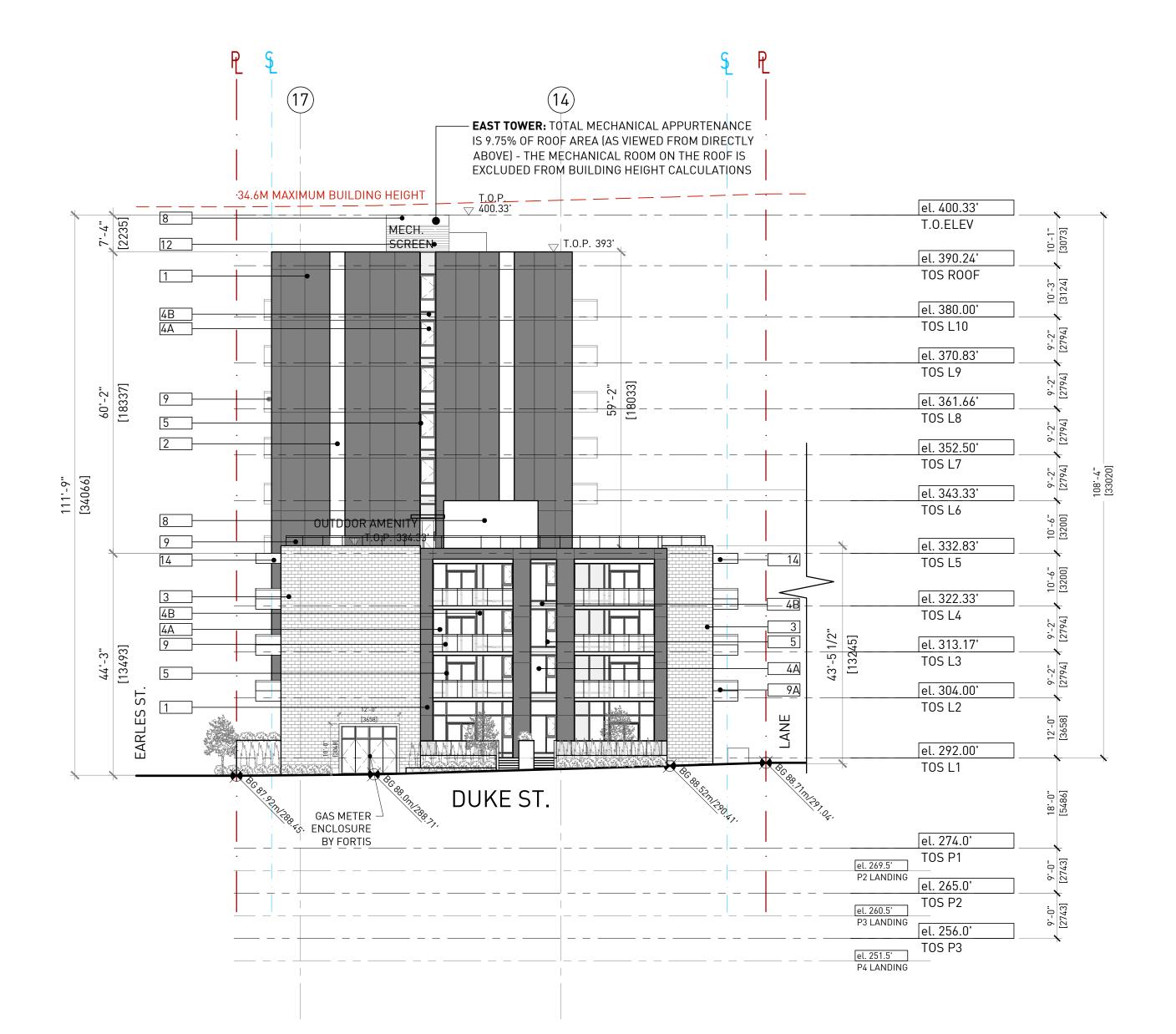




EARLES ST. ELEVATION

DATE	-
RAWN BY	AK
HECKED BY	-
CALE	1/16"=1'-0'
OB NUMBER	18058

A4.02



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gbl

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NO.	DATE
1 2 3 4 5 6 7 8	2019-06-20 2021-05-31 2021-06-23 2021-07-20 2021-08-03 2021-10-20 2021-12-15 2022-04-21
-	2022 04 21

REVISIONS

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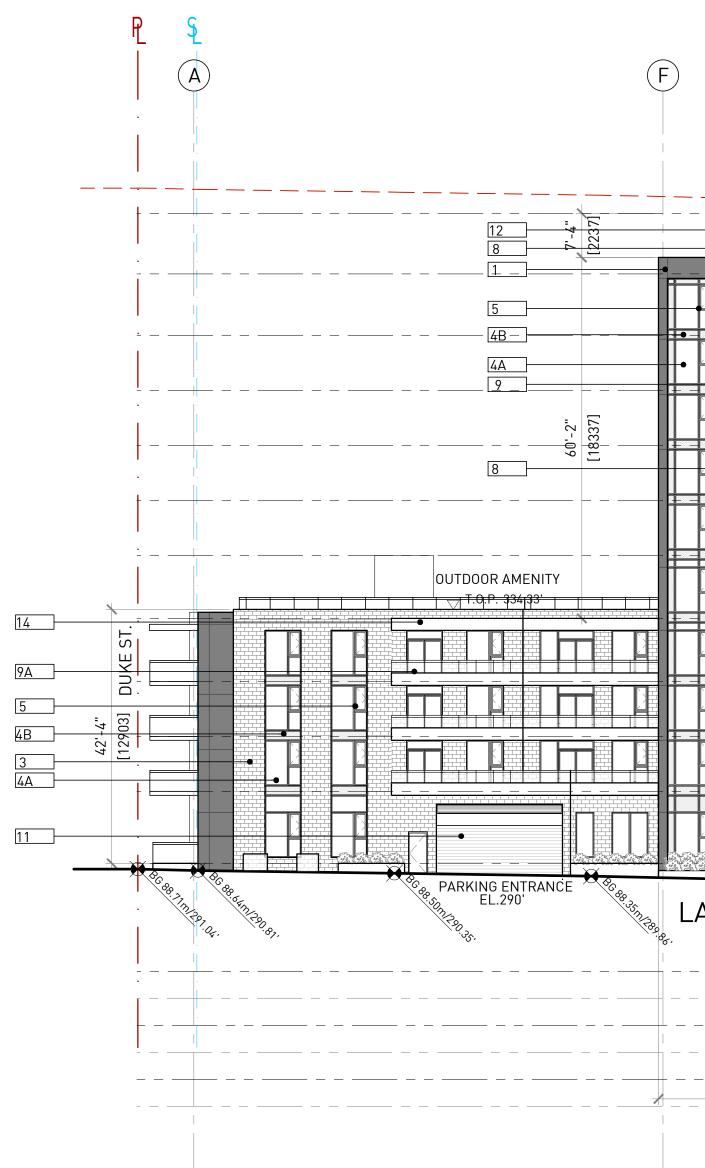
DUKE ST. ELEVATION

-

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

AK -1/16"=1'-0" 18058





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16	INSULATED CEMENT PANEL	COLOUR - RAW CONCRETE			

34.6M MAXIMUM BUILDING HEIGHT MECH SCREENING	M T.O.P. 400.33 MECH ROOM	O EAST TOWER: TOTAL MECH IS 9.75% OF ROOF AREA (AS ABOVE) - THE MECHANICAL EXCLUDED FROM BUILDING T.O.P. 393'	ANICAL APPURTENANC VIEWED FROM DIRECTI ROOM ON THE ROOF IS	LY S	el. 400.33' T.O.ELEV el. 390.24' TOS ROOF el. 380.00' TOS L10
				112'+5 1/2"	el. 370.83' TOS L9 el. 361.66' TOS L8 el. 352.50' TOS L7 el. 343.33' TOS L6 el. 332.83' TOS L5 el. 322.33' TOS L4
ANE T.O.F. 306 C.O.F. ANE C.O.F. ANE C.O.F. C.O.F. C.O					el. 313.17' TOS L3 el. 304.00' TOS L2 el. 292.00' TOS L1 el. 292.00' TOS L1 el. 274.0' TOS P1 P2 LANDING el. 265.0' TOS P2 P3 LANDING el. 256.0' TOS P3 P4 LANDING

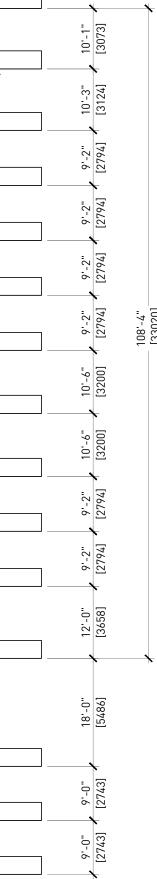


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NOT FOR CONSTRUCTION

NOTES

NO DESCRIPTION



REVIS	REVISIONS	
NO.	DATE	
1 2 3 4 5 6 7 8	2019-06-20 2021-05-31 2021-06-23 2021-07-20 2021-08-03 2021-10-20 2021-12-15 2022-04-21	

REMARKS ISSUED FOR REZONING 50% DP REVIEW UNITS REVIEW DP PRE-APP REVIEW ISSUED FOR DP SUBMISSION 25% IFT COORDINATION SET PRICING SET ISSUED FOR DP PRIOR-TO RESPONSE





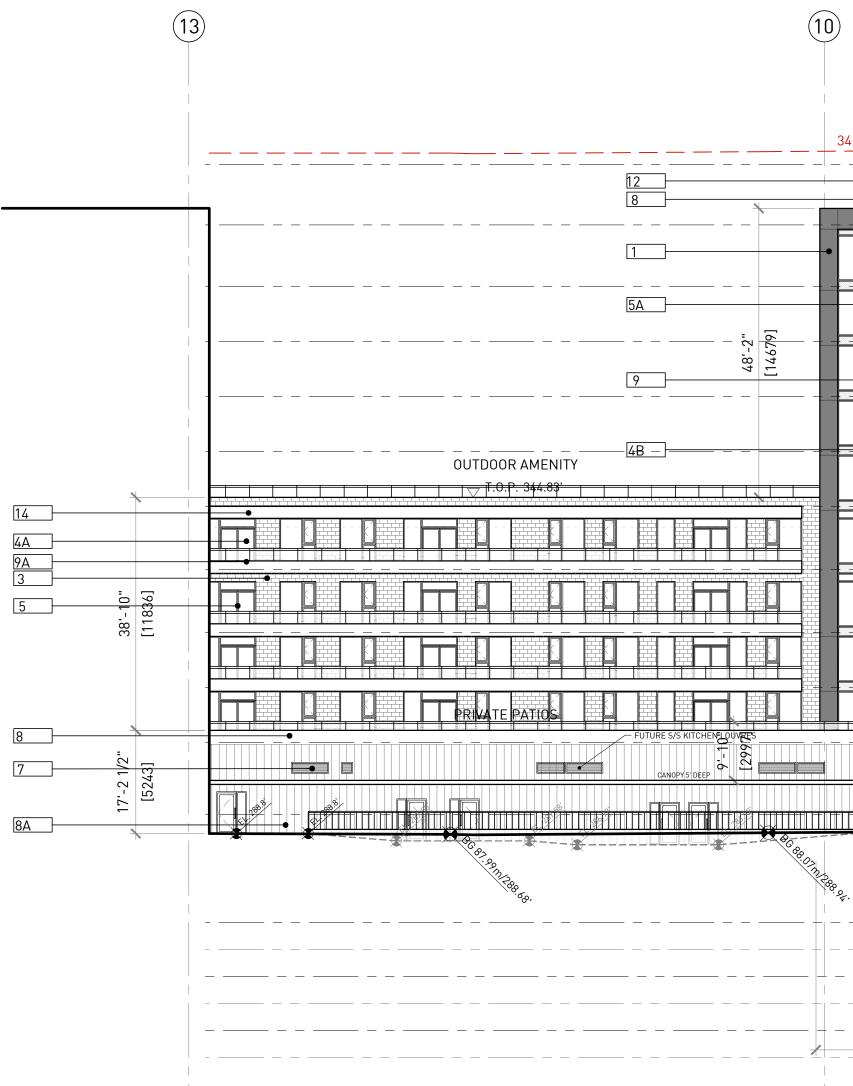
N-S LANE ELEVATION

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DATE	
DRAWN BY	
CHECKED BY	
SCALE	
JOB NUMBER	

AK -1/16"=1'-0" 18058





	EXTERIOR MATERIALS		
TYPE	NAME	DESCRIPTION	
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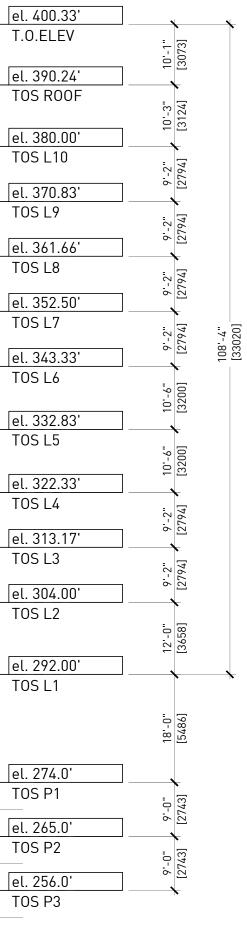
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		4A 4A 6 6 7 7 8 7 7 8 7 7 7 7 7 7 7 7 7 7 7 7	Y G 299.54' ROOF LEVEL T el C P2 LANDING E T
WEST TOWER			el. 260.5' P3 LANDING el. 251.5' P4 LANDING

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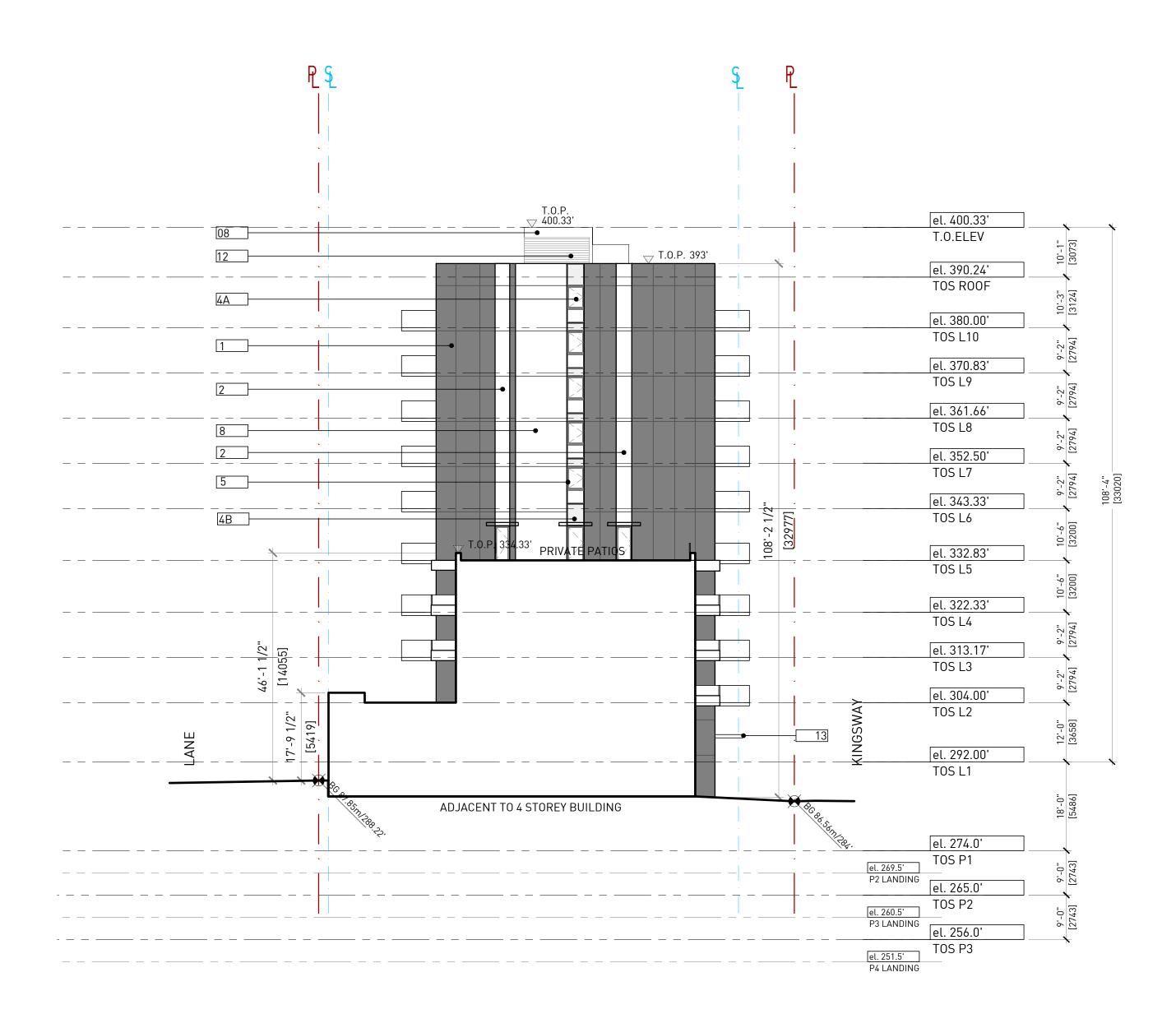
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AK -1/16"=1'-0" 18058



TYPE	
1	INSULATI
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3	BRICK
4A	WINDOW
4B	SPANDRE
4C	WINDOW
5	WINDOW
5A	WINDOW-
6	STOREFR
7	ANODIZE
8	C.I.P. PAI
8A	C.I.P. PAI
8B	C.I.P. PAI
8C	C.I.P. PAI
9	CLEAR GL
9A	BYPASS OF FRAMINO
10	POWDER
11	METAL PL
12	POWDER
13	POWDER TRANSLU
14	POWDER
15	ALUMINU
16	INSULATI



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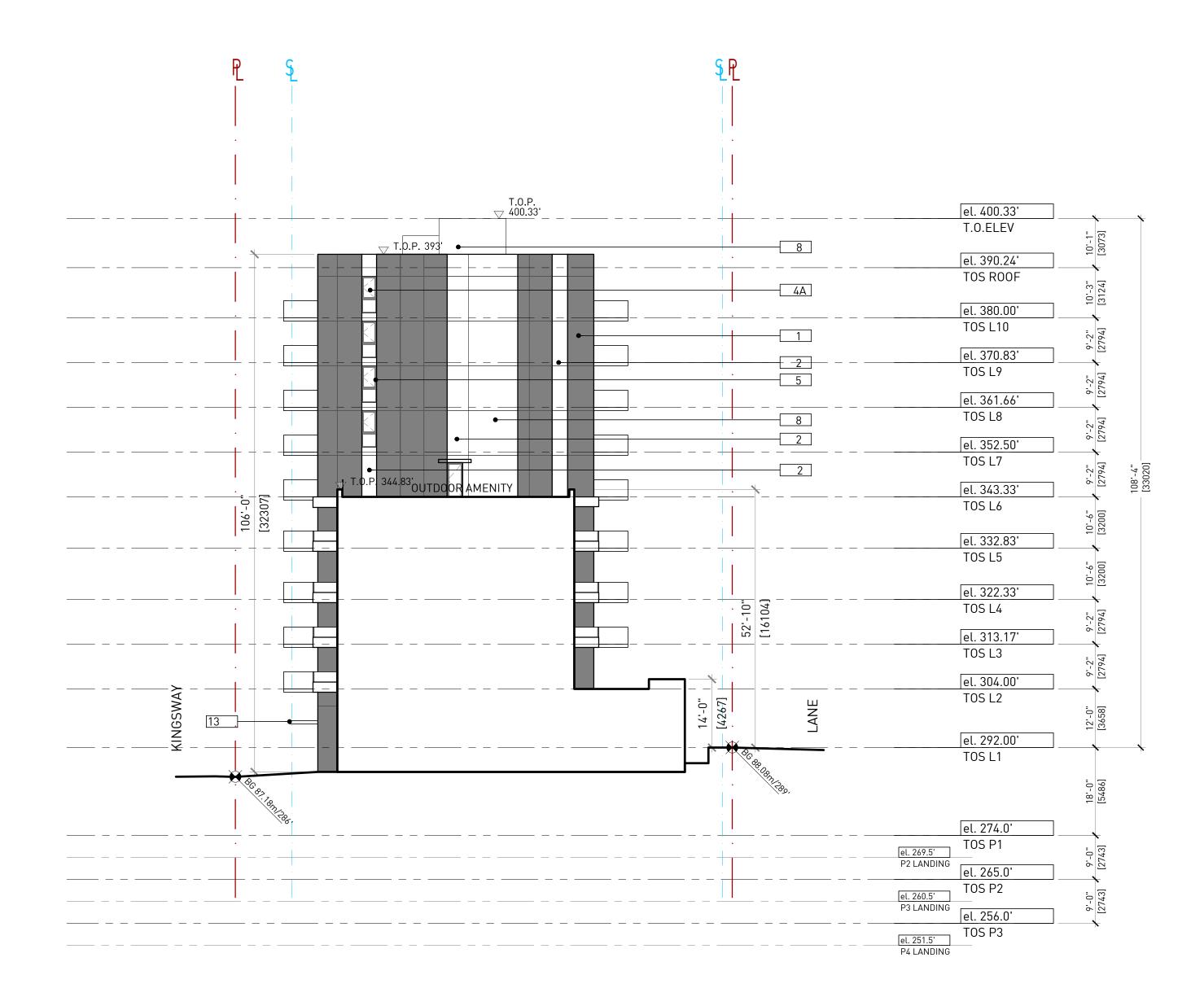
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		30% ALSAKA WHITE VELOUR	
		60% ENGLISH GRAY VELOUR	
4A	WINDOW WALL	CLEAR GLAZING	
4B	SPANDREL/BYPASS PANEL	BACK PAINTED DOUBLE GLAZED. COLOUR BONE WHITE	
4C	WINDOW WALL	FROSTED GLAZING	
5	WINDOW-WALL FRAMING	TO MATCH BONE WHITE	
5A	WINDOW-WALL FRAMING	COLOUR BLACK ANODIZED ALUMINUM	
6	STOREFRONT WITH CLEAR GLASS	CLEAR ANODIZED FRAMING	
7	ANODIZED ALUMINUM - LOUVERS	CLEAR ANODIZED ALUMINUM	
8	C.I.P. PAINTED CONCRETE	COLOUR BENJAMIN MOOORE STORMY MONDAY 2112-50	
8A	C.I.P. PAINTED CONCRETE	MULTI-COLOUR VERTICAL BANDS - FINAL COLOURS TBD	
8B	C.I.P. PAINTED CONCRETE	COLOUR BENJAMIN MOOORE MIDSUMMER NIGHT 2134-20	
8C	C.I.P. PAINTED CONCRETE	COLOUR TO MATCH WITH MATERIAL 1 (TBL BLACK)	
9	CLEAR GLASS GUARD WITH PRE-FINISHED ALUMINUM	PRE-FINISHED ALUMINUM GUARDS. FRAMING COLOUR BONE	
	FRAMING	WHITE	
9A	BYPASS GUARDRAILS WITH PRE-FINISHED ALUMINUM	50: VISION GLASS - 50% WHITE METAL PANEL (COLOUR BONE	
	FRAMING	WHITE)	
10	POWDER-COATED METAL AWNING STYLE CANOPY	COLOUR TO MATCH WITH MATERIAL 1 (TBL BLACK)	
11	METAL PULL-UP GATE	CLEAR ANODIZED ALUMINUM	
12	POWDER COATED METAL SCREEN	COLOUR BONE WHITE	
13	POWDER COATED METAL CANOPY C/W TEMPERED	COLOUR BONE WHITE	
	TRANSLUCENT GLASS		
14	POWDER COATED ALUMINUM FASCIA PANEL	COLOUR BONE WHITE	
15	ALUMINUM BATTENS	POWDER COATED COLOUR BEIGE	
16	INSULATED CEMENT PANEL	COLOUR - RAW CONCRETE	





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NOT FOR CONSTRUCTION

NOTES

NO DESCRIPTION

REVIS	REVISIONS	
NO.	DATE	
1 2 3 4 5 6 7 8	2019-06-20 2021-05-31 2021-06-23 2021-07-20 2021-08-03 2021-10-20 2021-12-15 2022-04-21	

REMARKS ISSUED FOR REZONING 50% DP REVIEW UNITS REVIEW DP PRE-APP REVIEW ISSUED FOR DP SUBMISSION 25% IFT COORDINATION SET PRICING SET ISSUED FOR DP PRIOR-TO RESPONSE





WEST TOWER EAST ELEVATION

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

TCL -1/16"=1'-0" 18058

