

A.2

MOTION

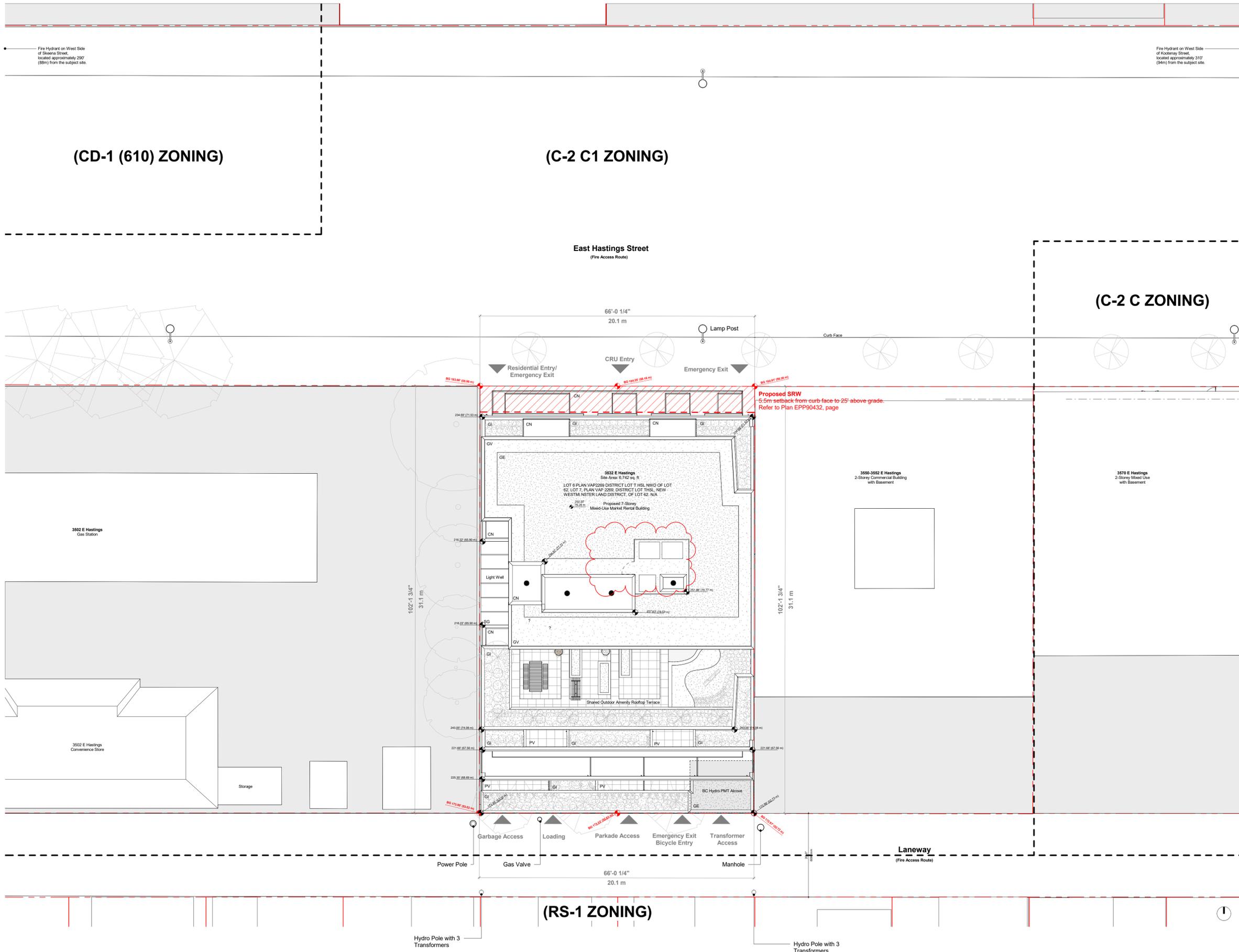
2. Approval of Form of Development – 3532 East Hastings Street

THAT the form of development for this portion of the site known as 3532 E Hastings Street be approved generally as illustrated in the Development Application Number DP-2019-00541, prepared by Gair Williamson Architects and digitally submitted on January, 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://wayback.archive-it.org/8849/20211021201340/https://rezoning.vancouver.ca/applications/3532ehastings/index.htm>



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NOTES:
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 This Development Permit set is NOT FOR CONSTRUCTION.

AREAS:
 *Site Area indicated includes the enclosed area of all partitions within suites, but excludes the areas of balconies / terraces, which are indicated separately on the plans. Bulk Storage rooms are also excluded from Net area.
 For detailed FSR measurements, please refer to the FSR plans (A6.01-A6.05).

MATERIALS & FINISHES LEGEND

BG	Bar Grating
BK	Brick
CN	Cast-in-Place Architectural Concrete
CNW	Concrete - Washed Aggregate Finish
CPT	Carpet
CS	Cast Stone / Solid Surface Countertop
CT	Ceramic Tile
EL(N)	Exterior Light (Number)
EP	Elastomeric Panel
FG	Fiberglass Window / Door Frame
GE	Extensive Green Roof (Sodium)
GI	Intensive Green Roof (Planter)
GL	Glass
GWB	Gypsum Wall Board
HB	Hose Bib Location
M1	Metal (Colour 1 - Grey)
M2	Metal (Colour 2 - Mint / Blue-green)
M3	Metal (Colour 3 - Gold)
MM	Metal Mesh (Colour 1 - Grey)
MS	Metal Siding (Colour 1 - Grey)
MO	Mosaic Tile
MT	Metal
OB	Obscure Glass (Laminated)
PT	Paint Finish
PS	Polished Stone
PVC	PVC Window / Door Frame
RWL	Rain Water Leader
SD	Steel Deck
SG	Safety Glass
SS	Stainless Steel
ST	Stone

ANNOTATION LEGEND

ADO	Automatic Door Operator
BC	Building Code (Official)
CIP	Cast-in-Place
COR	Corner
CL	Centre-line
DH	Door Header
GD	Guard
HB	Hose Bib
IBG	Inter-related Building Grade (unofficial)
PPT	Parapet
RD	Roof Drain
RH	Roof Hatch
SCR	Screen
TOW	Top-of-Wall
WP	Waterproof

6	DE Prior to Response	2021.01.18
5	DE Prior to Response	2020.04.01
4	Development Permit	2019.07.05
3	Rezoning Application	2017.11.17
2	Additional Information	2017.07.27
1	Pre-Application Review	2016.09.09
#	SUBMISSION	DATE

GAIRWILLIAMSONARCHITECTS
 235 - 209 CARRALL STREET VANCOUVER, BC V6B 2J2 CANADA
 T 604 648 2626 W www.gwarchitects.ca

PROJECT:
 3528 - 3536 E. Hastings,
 Vancouver

DRAWING TITLE:
 Site Plan

DRAWN: OS **REVIEWED:** CK

SCALE:
 3/32" = 1'-0"

PROJECT NO.: 1619 **REVISION:** 6

DRAWING NO.:

Site Plan

A1.00



REF: **2**
A3.00 **North (E Hastings) - Detail Elevation**
SCALE: 1/2" = 1'-0"

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For detailed FSR measurements, please refer to the FSR plans (A6.01-A6.05).

MATERIALS & FINISHES LEGEND

- BG Bar Grating
- BK Brick
- CN Cast-in-Place Architectural Concrete
- CNW Concrete - Washed Aggregate Finish
- CPT Carpet
- CS Cast Stone / Solid Surface Countertop
- CT Ceramic Tile
- EL(L) Exterior Light (Number)
- EP Elastomeric Paint
- FG Fiberglass Window / Door Frame
- GE Extensive Green Roof (Sodium)
- GI Intensive Green Roof (Plaster)
- GL Glass
- GWB Gypsum Wall Board
- HB Hose Bib Location
- H1 Metal (Colour 1 - Grey)
- M2 Metal (Colour 2 - Mint / Blue-green)
- M3 Metal (Colour 3 - Gold)
- MM Metal Mesh (Colour 1 - Grey)
- MS Metal Siding (Colour 1 - Grey)
- MO Mouse Trap
- MT Metal
- OB Opaque Glass (Laminated)
- PT Paint Finish
- PS Polishing Stone
- PVC Vinyl Window / Door Frame
- RWL Rain Water Leader
- SD Steel Deck
- SG Safety Glass
- SS Stainless Steel
- ST Stone

ANNOTATION LEGEND

- ADO Automatic Door Operator
- BG Building Grade (official)
- CIP Cast-in-Place
- COR Cornice
- CL Centre-line
- DH Door Header
- GD Guard
- HB Hose Bib
- IBG Interpolated Building Grade (unofficial)
- PPT Parapet
- RD Roof Drain
- RH Roof Hatch
- SCR Screen
- TOW Top-of-Wall
- WP Waterproof

6	DE Prior to Response	2021.01.18
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#	SUBMISSION	DATE

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PROJECT:
3528 - 3536 E. Hastings,
Vancouver

DRAWING TITLE:
North (E Hastings) Elevation

DRAWN: OS **REVIEWED:** CK

SCALE:
As indicated

PROJECT NO.: 1619 **REVISION:** 6

DRAWING NO.:

A3.00

North (E Hastings) Elevation



REF. 2 South (Laneway) - Detail Elevation
 A3.01 SCALE: 1/2" = 1'-0"



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MATERIALS & FINISHES LEGEND

- BG Bar Grating
- BK Brick
- CN Cast-in-Place Architectural Concrete
- CNW Concrete - Washed Aggregate Finish
- CP Carpet
- CS Cast Stone / Solid Surface Countertop
- CT Ceramic Tile
- EL(x) Exterior Light (Number)
- EP Elastomeric Paint
- FG Fiberglass Window / Door Frame
- GE Extensive Green Roof (Sodium)
- GI Intensive Green Roof (Plaster)
- GL Glass
- GWB Gypsum Wall Board
- HB Hose Bib Location
- H1 Metal Colour 1 - Grey
- M2 Metal Colour 2 - Mint / Blue-green
- M3 Metal Colour 3 - Gold
- MM Metal Mesh (Colour 1 - Grey)
- MS Metal Siding (Colour 1 - Grey)
- MO Mouse Tile
- MT Metal
- OB Obscure Glass (Laminated)
- PT Paint Finish
- PS Porcelain Stone
- PVC Vinyl Window / Door Frame
- RWL Rain Water Leader
- SD Steel Deck
- SG Safety Glass
- SS Stainless Steel
- ST Stone

ANNOTATION LEGEND

- ADO Automatic Door Operator
- BG Building Grade (Official)
- CIP Cast-in-Place
- COR Cornice
- CL Centre-line
- DH Door Header
- GD Guard
- HB Hose Bib
- IB Interrelated Building Grade (unofficial)
- PPT Parapet
- RD Roof Drain
- RH Roof Hatch
- SCR Screen
- TOW Top-of-Wall
- WP Waterproof

#	SUBMISSION	DATE
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PROJECT:
 3528 - 3536 E. Hastings,
 Vancouver

DRAWING TITLE:
 South (Laneway) Elevation

DRAWN: OS **REVIEWED:** CK

SCALE:
 As indicated

PROJECT NO.: 1619 **REVISION:** 6

DRAWING NO.:

A3.01

South (Laneway) Elevation

SUP-03 YDM Measure: Bicycle Symbol and Signage stickers for wall-mounted Parkade Exit-Door indicating Parkade Bicycle Entry.



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MATERIALS & FINISHES LEGEND

- BG Bar Grating
- BK Brick
- CN Cast-in-Place Architectural Concrete
- CNW Concrete - Washed Aggregate Finish
- CPF Carpet
- CS Cast Stone / Solid Surface Countertop
- CT Ceramic Tile
- EL(x) Exterior Light (Number)
- EP Elastomeric Paint
- FG Fiberglass Window / Door Frame
- GE Extensive Green Roof (Sedum)
- GI Intensive Green Roof (Plants)
- GL Glass
- GWB Gypsum Wall Board
- HB Hose Bib Location
- M1 Metal (Colour 1 - Grey)
- M2 Metal (Colour 2 - Mint / Blue-green)
- M3 Metal (Colour 3 - Gold)
- MM Metal Mesh (Colour 1 - Grey)
- MS Metal Siding (Colour 1 - Grey)
- MO Mosaic Tile
- MT Metal
- OB Obscure Glass (Laminated)
- PT Paint Finish (Laminated)
- PV Paving Stone
- PVC Vinyl Window / Door Frame
- RWL Rain Water Leader
- SD Steel Deck
- SG Safety Glass
- SS Stainless Steel
- ST Stone

ANNOTATION LEGEND

- ADO Automatic Door Operator
- BC Building Grade (Official)
- CIP Cast-in-Place
- COR Cornice
- CL Centre-line
- DH Door Header
- GD Guard
- HB Hose Bib
- IBG Interpolated Building Grade (unofficial)
- PPT Parapet
- RD Roof Drain
- RH Roof Hatch
- SCR Screen
- TOW Top-of-Wall
- WP Waterproof

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PROJECT:
 3528 - 3536 E. Hastings,
 Vancouver

DRAWING TITLE:
 West Elevation

DRAWN: OS
REVIEWED: CK

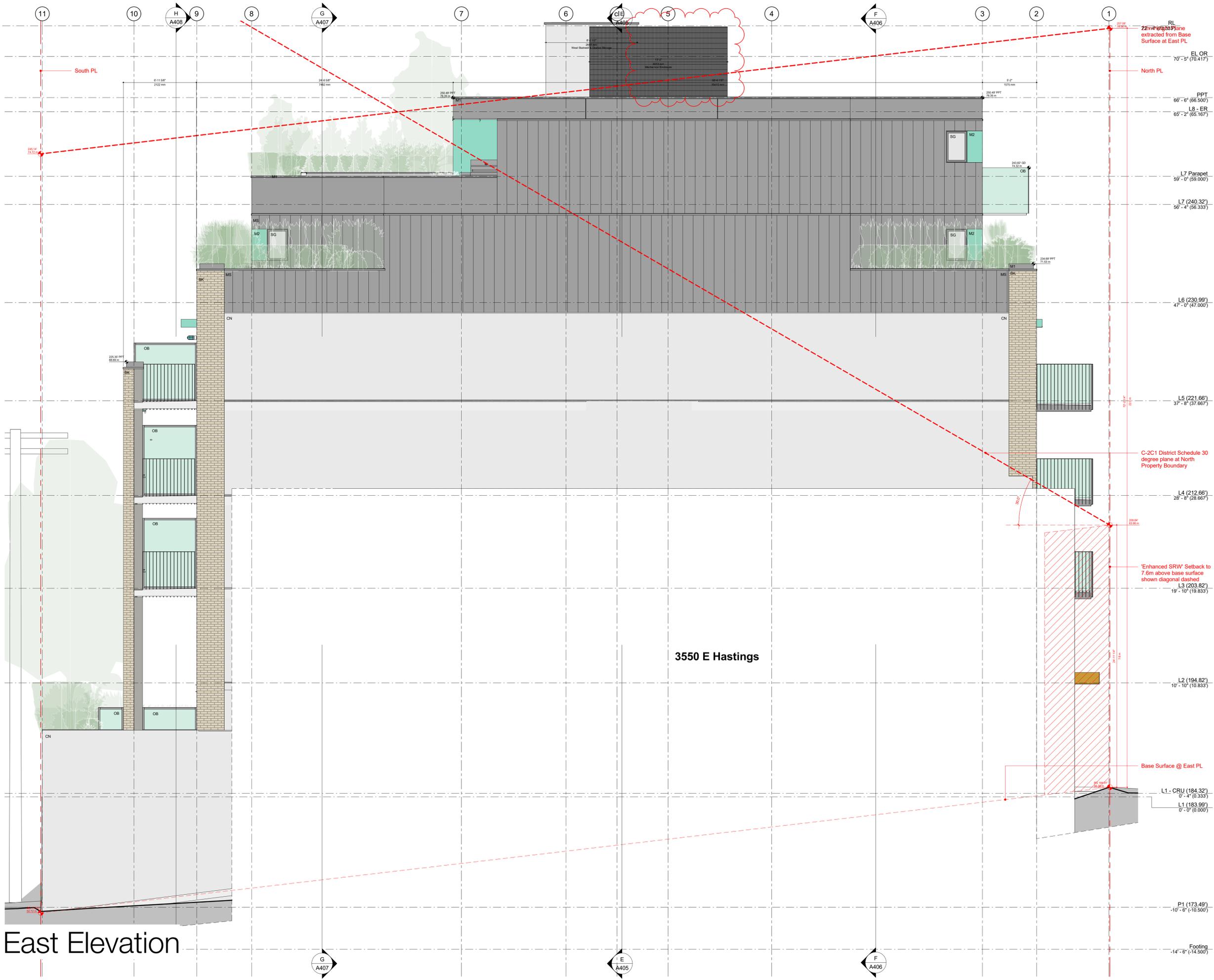
SCALE:
 1/4" = 1'-0"

PROJECT NO.: 1619
REVISION: 6

DRAWING NO.:

A3.02

West Elevation



East Elevation

3550 E Hastings

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- MATERIALS & FINISHES LEGEND**
- BG Bar Grating
 - BK Brick
 - CN Cast-in-Place Architectural Concrete
 - CMW Concrete - Washed Aggregate Finish
 - CPT Carpet
 - CS Cast Stone / Solid Surface Countertop
 - CT Ceramic Tile
 - EL(x) Exterior Lght (Number)
 - EP Elastomeric Panel
 - FG Fiberglass Window / Door Frame
 - GE Extensive Green Roof (Sodium)
 - GI Intensive Green Roof (Plaster)
 - GL Glass
 - GNB Gypsum Wall Board
 - HB Hose Bib Location
 - M1 Metal (Colour 1 - Grey)
 - M2 Metal (Colour 2 - Mint / Blue-green)
 - M3 Metal (Colour 3 - Gold)
 - MM Metal Mesh (Colour 1 - Grey)
 - MS Metal Siding (Colour 1 - Grey)
 - MO Mosaic Tile
 - MT Metal
 - OB Obscure Glass (Laminated)
 - PT Paint Finish
 - PV Paving Stone
 - PVC Vinyl Window / Door Frame
 - RWL Rain Water Leader
 - SD Steel Deck
 - SS Safety Glass
 - SS Stainless Steel
 - ST Stone

- ANNOTATION LEGEND**
- ADO Automatic Door Operator
 - BG Building Grade (Official)
 - CIP Cast-in-Place
 - COR Cornice
 - CL Centre-line
 - DH Door Header
 - GD Guard
 - HB Hose Bib
 - IBG Inter-related Building Grade (unofficial)
 - PPT Parapet
 - RD Roof Drain
 - RH Roof Hatch
 - SCR Screen
 - TOW Top-of-Wall
 - WP Waterproof

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PROJECT:
3528 - 3536 E. Hastings, Vancouver

DRAWING TITLE:
East Elevation

DRAWN: OS **REVIEWED:** CK

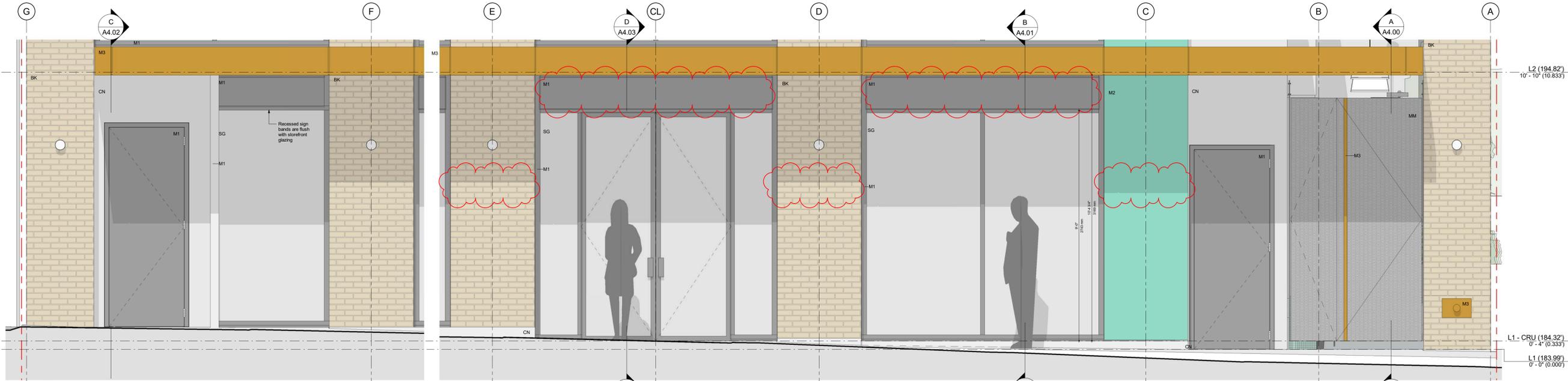
SCALE:
1/4" = 1'-0"

PROJECT NO.: 1619 **REVISION:** 6

DRAWING NO.:

A3.03

Footings
-14'-6" (-14.500')



REF. 1
A3.04
Entry Elevation Details
SCALE: 1/2" = 1'-0"

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- MATERIALS & FINISHES LEGEND**
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 - BK Brick
 - CN Cast-in-Place Architectural Concrete
 - CNW Concrete - Washed Aggregate Finish
 - CPT Caprel
 - CS Cast Stone / Solid Surface Countertop
 - CT Ceramic Tile
 - EL(L) Exterior Light (Number)
 - EP Elastomeric Panel
 - FG Fiberglass Window / Door Frame
 - GE Extensive Green Roof (Sodium)
 - GI Intensive Green Roof (Plaster)
 - GL Glass
 - GWB Gypsum Wall Board
 - HB Hose Bib Location
 - HM Hose Material
 - M2 Metal (Colour 2 - Mint / Blue-green)
 - M3 Metal (Colour 3 - Gold)
 - MM Metal Mesh (Colour 1 - Grey)
 - MS Metal Siding (Colour 1 - Grey)
 - MT Mosaic Tile
 - MT Metal
 - OB Opaque Glass (Laminated)
 - PT Paint Finish (Laminated)
 - PV Paving Stone
 - PVC Vinyl Window / Door Frame
 - RWL Rain Water Leader
 - SD Steel Deck
 - SG Safety Glass
 - SS Stainless Steel
 - ST Stone
- ANNOTATION LEGEND**
- ADO Automatic Door Operator
 - BG Building Grade (official)
 - CIP Cast-in-Place
 - CON Concrete
 - CL Centre-line
 - DH Door Header
 - GD Guard
 - HB Hose Bib
 - IBG Interpolated Building Grade (unofficial)
 - PPT Parapet
 - RD Roof Drain
 - RH Roof Hatch
 - SCR Screen
 - TOW Top-of-Wall
 - WP Waterproof



REF. 2
A4.07
A3.04
South Facade Elevation Details
SCALE: 1/2" = 1'-0"

#	SUBMISSION	DATE
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PROJECT:
3528 - 3536 E. Hastings,
Vancouver

DRAWING TITLE:
Street Elevation / Entry - Elevation Details

DRAWN: OS
REVIEWED: CK

SCALE:
1/2" = 1'-0"

PROJECT NO.: 1619
REVISION: 6

DRAWING NO.:

Elevation Details

A3.04