

## MOTION

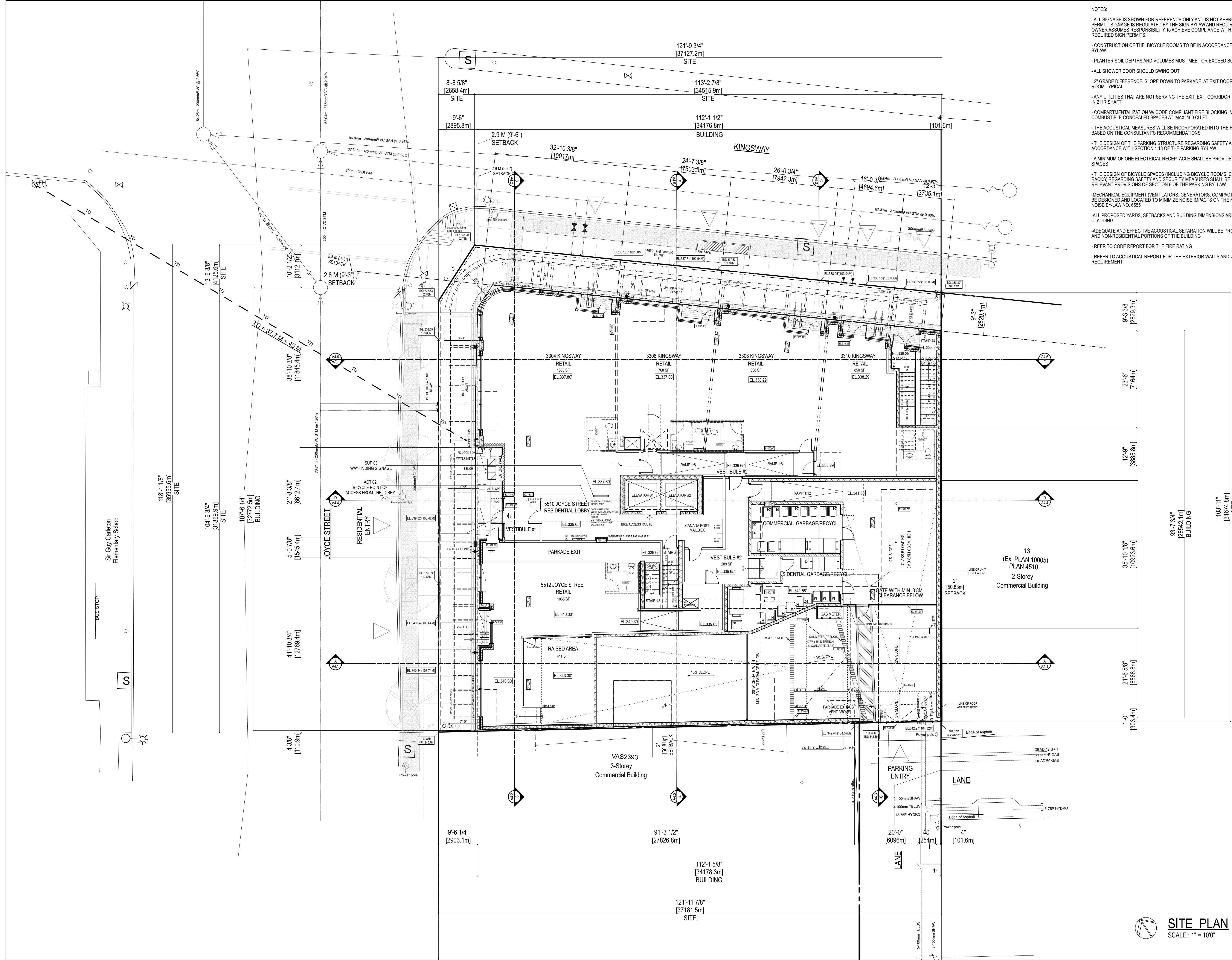
### 4. **Approval of Form of Development – 3304 Kingsway**

THAT the form of development for this portion of the site known as 3304 Kingsway be approved generally as illustrated in the Development Application Number DP-2022-00333, prepared by Yamamoto Architecture Inc., and submitted electronically on May 30, 2023, 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://www.shapeyourcity.ca/3304-kingsway>



- NOTES:**
- ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY AND IS NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. SIGNAGE IS REGULATED BY THE SIGN BYLAW AND REQUIRED SEPARATE APPROVALS. THE OWNER ASSUMES RESPONSIBILITY TO ACHIEVE COMPLIANCE WITH SIGN BYLAW AND TO OBTAIN THE REQUIRED SIGN PERMITS.
  - CONSTRUCTION OF THE BICYCLE ROOMS TO BE IN ACCORDANCE WITH SECTION 6.3 OF THE PARKING BYLAW.
  - PLANTER SOIL DEPTHS AND VOLUMES MUST MEET OR EXCEED BC LANDSCAPE STANDARD.
  - ALL SHOWER DOOR SHOULD SWING OUT
  - 2" GRADE DIFFERENCE, SLOPE DOWN TO PARKADE, AT EXIT DOORWAY, SERVICE ROOMS & LOCKER ROOM TYPICAL
  - ANY UTILITIES THAT ARE NOT SERVING THE EXIT, EXIT CORRIDOR OR EXIT LOBBY MUST BE ENCLOSED IN 2 HR SHAFT
  - COMPARTMENTALIZATION W/ CODE COMPLIANT FIRE BLOCKING MATERIAL REQUIRED IN COMBUSTIBLE CONCEALED SPACES AT MAX. 160 CU.FT.
  - THE ACOUSTICAL MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION, BASED ON THE CONSULTANT'S RECOMMENDATIONS
  - THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BYLAW
  - A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES
  - THE DESIGN OF BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW
  - 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
  - ALL PROPOSED YARDS, SETBACKS AND BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE OF CLADDING
  - ADEQUATE AND EFFECTIVE ACOUSTICAL SEPARATION WILL BE PROVIDED BETWEEN THE RESIDENTIAL AND NON-RESIDENTIAL PORTIONS OF THE BUILDING
  - REFER TO CODE REPORT FOR THE FIRE RATING
  - REFER TO ACOUSTICAL REPORT FOR THE EXTERIOR WALLS AND WINDOW SOUND TRANSMISSION REQUIREMENT
- LEGEND**
- P/H - PANIC HARDWARE
  - A.D.O - AUTOMATIC DOOR OPENER
  - RESTRICTOR - 4" RESTRICTOR
  - FLOOR DRAIN
  - CANOPY DRAIN
  - REFLECTED CEILING AT DROP AREA
  - HV - HIGH VISIBILITY
  - UPGRADED WINDOWS, ACOUSTICS
  - STAND PIPE
  - STRU. SHEAR WALL
  - STC 50 WALL TYPE
  - LOAD BEARING WALL
  - BEARING WALL
  - FIRE EXTINGUISHER
  - HOSE BIBB
  - FD LOCK BOX
  - ELEVATOR LOBBY ENTRY PHONE
  - EXTERIOR WALL LIGHT
  - WATER CURTAIN ALTERNATIVE SOLUTION

07	MAY 05, 2023	ISSUED FOR DP RESUBMISSION
06	MAR 10, 2023	ISSUED FOR PRICING
05	FEB 27, 2023	ISSUED FOR DP RESUBMISSION
04	JAN 18, 2023	FOR CONSULTANT BACKGROUNDS
03	NOV 8, 2022	FOR DRAFT BP REVIEW
02	SEP 29, 2022	ISSUED FOR DP RESUBMISSION
01	MAR 16, 2022	FOR DP SUBMISSION
NO	DATE -	ISSUE -

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**YAMAMOTO ARCHITECTURE**

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

PROJECT -  
JOYCE AT KINGSWAY  
MIXED-USE RENTAL DEVELOPMENT  
5510 JOYCE STREET  
VANCOUVER, BC

DRAWING TITLE -  
Siteplan  
NOT FOR CONSTRUCTION

SCALE - 1" = 10'-0"	SHEET NO. -
DATE - MAR 03, 2023	<b>A1.4</b>
DRAWN - NS	
CHECKED - YK	PROJ NO - 2018

**SITE PLAN**  
SCALE: 1" = 10'0"



ELEVATION KEY NOTES :

- 1 CLADDING WARM COLOURED BRICK WITH TEXTURAL VARIATION
- 2 CLDDING CEMENTITIOUS PANEL
- 3 PERFORATED METAL GUARDRAILS
- 4 GLASS GUARDRAILS
- 5 SOFFIT CEMENTITIOUS PANEL
- 6 VINYL WINDOWS - CHARCOAL
- 7 HORIZONTAL METAL LOUVERS - CHARCOAL
- 8 METAL CANOPY - CHARCOAL
- 9 STOREFRONT WINDOWS - CHARCOAL
- 10 MECHANICAL METAL PICKET
- 11 METAL GATE - CHARCOAL
- 12 KITCHEN EXHAUST DUCT
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- 14 ART BELOW CANOPY



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SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - <b>REV 23</b> 2022	<b>A3.1</b>
DRAWN - NS	
CHECKED -	PROJ NO - 2018

**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



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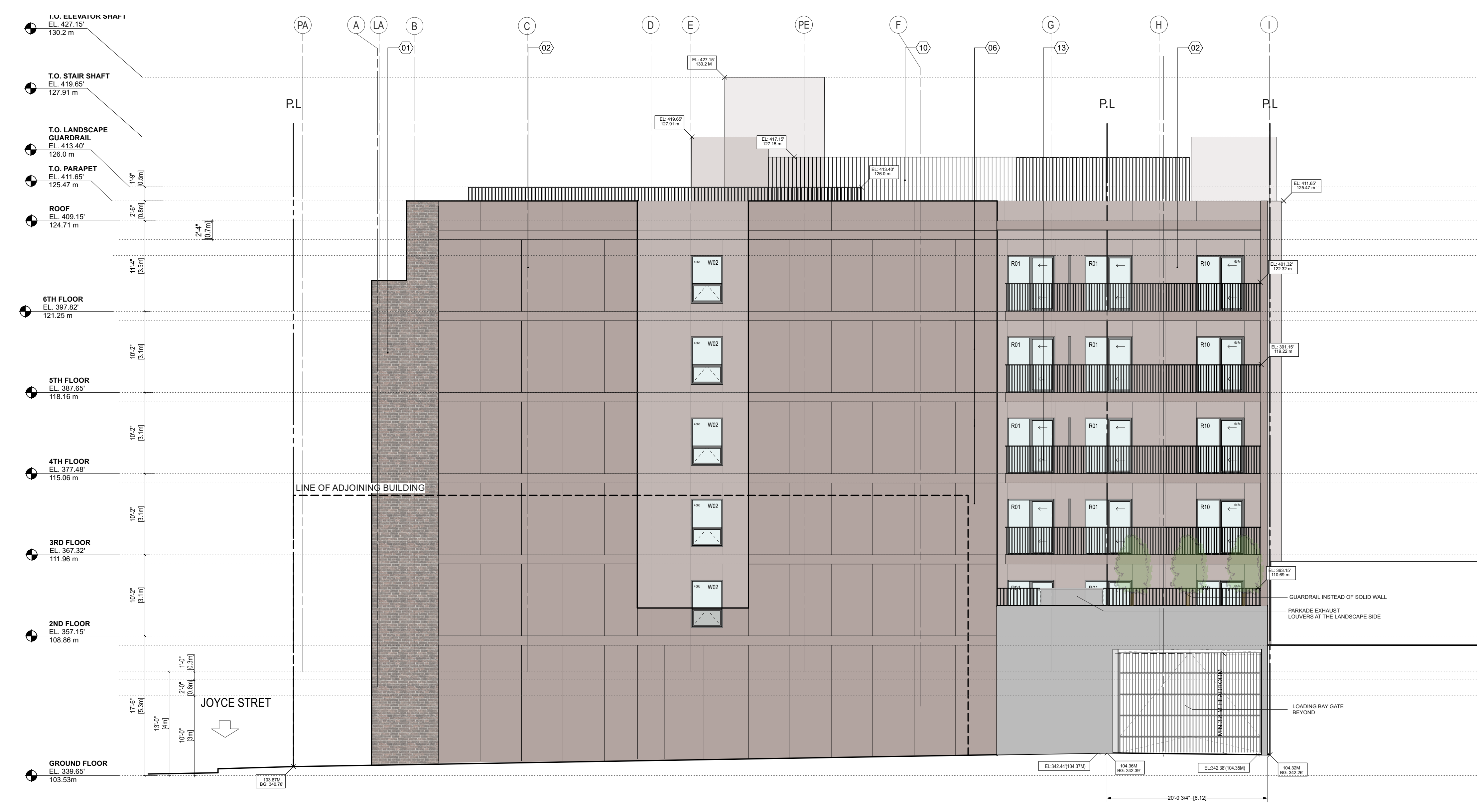
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DATE - Feb 28, 2023	<b>A3.2</b>
DRAWN - NS	
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**WEST ELEVATION**  
SCALE : 1/8" = 1'-0"



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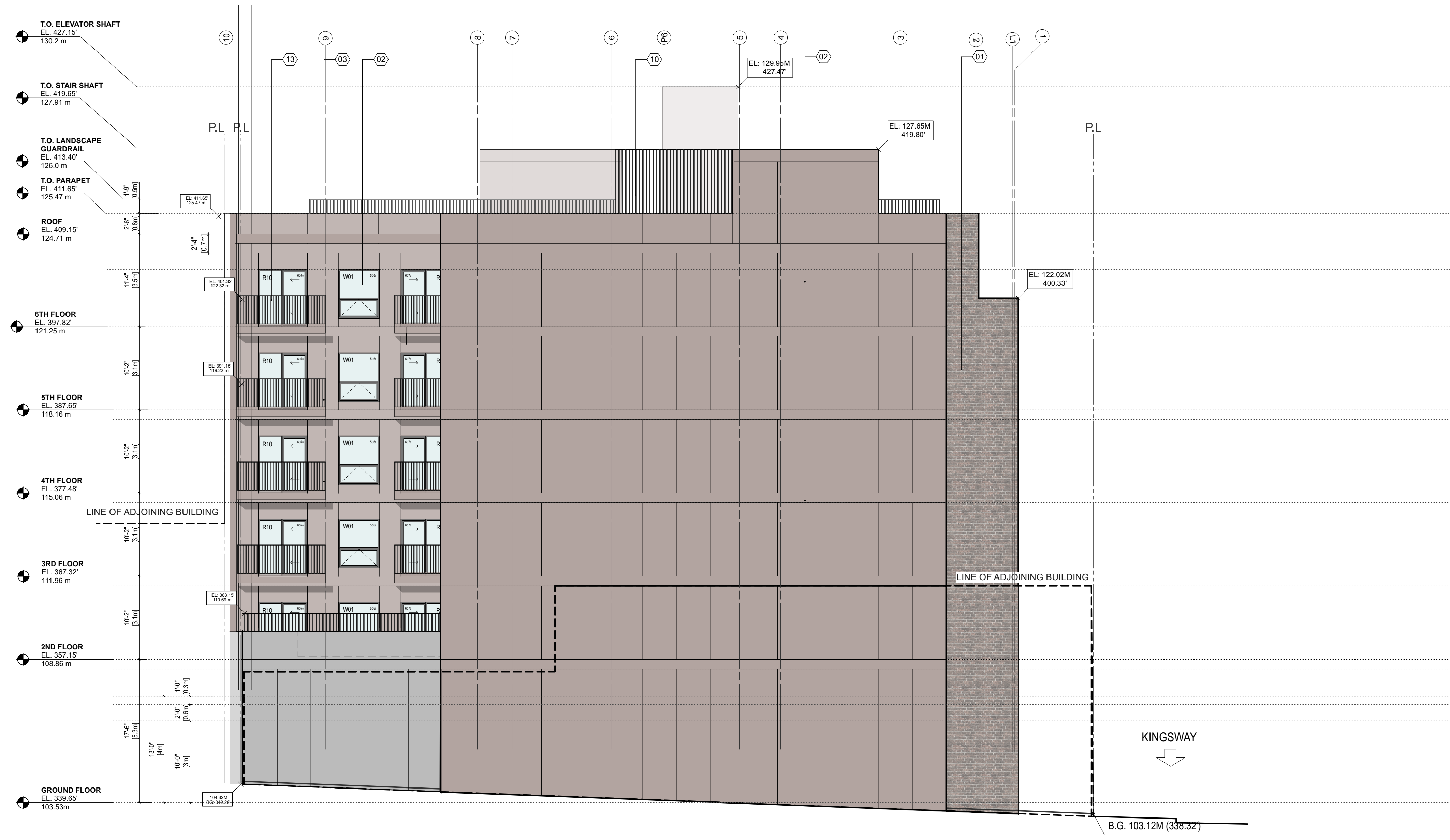
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**SOUTH ELEVATION**  
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DATE - Feb 28, 2023	<b>A3.3</b>
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**EAST ELEVATION**  
SCALE : 1/8" = 1'-0"

