

A.1

MOTION

1. **Approval of Form of Development: 277 West 42nd Avenue (Formerly 277-291 West 42nd Avenue)**

THAT the form of development for this portion of the site known as 277 West 42nd Avenue (formerly 277-291 West 42nd Avenue) be approved generally as illustrated in the Development Application Number DP-2022-00540 prepared by RH Architects Inc. and submitted electronically on July 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://www.shapeyourcity.ca/277-291-w-42-ave>



RH Architects Inc.

120 Powell Street, Unit 10
Vancouver, BC Canada
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ISSUED:	DATE:
REZONING APPLICATION	30 APRIL 2021
DP APPLICATION	24 JULY 2022
CLIENT REVIEW	21 DEC. 2022
DP RESUBMISSION	21 MARCH 2023

ISSUED FOR
DPA RESUBMISSION
21 MARCH 2023

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:

MARCON
5645 - 199th Street, Langley, B.C.

PROJECT:
W 42nd (EAST)
277 - 291 W 42nd AVE
VANCOUVER, B.C.

DRAWING TITLE:
SITE PLAN

BASE FILE: 1922_East_A1.0.dwg

SCALE: 1/16"=1'-0"

PLOT DATE: MAR. 2023

DRAWN BY:

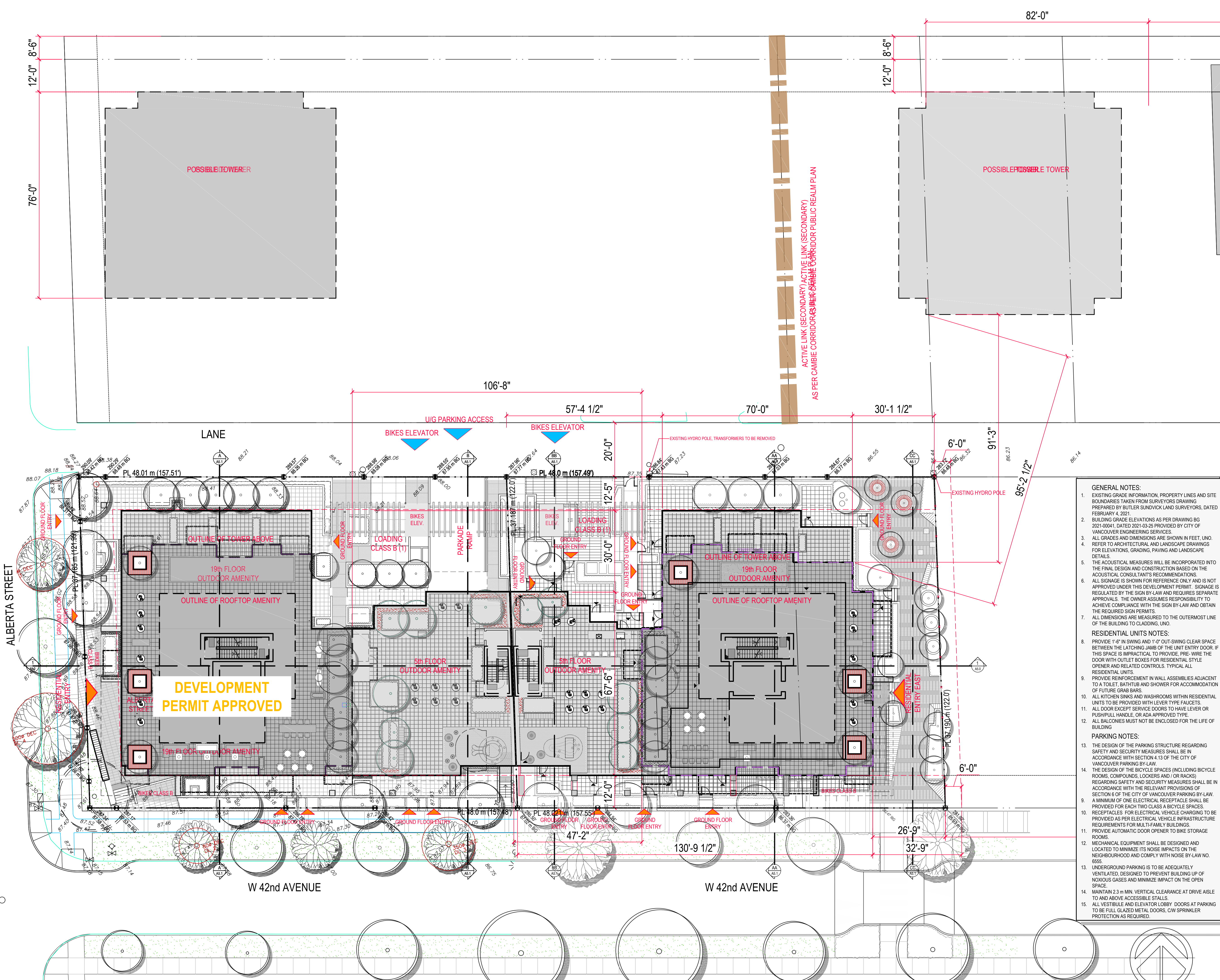
CHECKED: BR

PROJECT NO. 1922



DWG. NO. **A1.0**

DP-
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- GENERAL NOTES:**
- EXISTING GRADE INFORMATION, PROPERTY LINES AND SITE BOUNDARIES TAKEN FROM SURVEYORS DRAWING PREPARED BY BUTLER SUNDVICK LAND SURVEYORS, DATED FEBRUARY 4, 2021.
 - BUILDING GRADE ELEVATIONS AS PER DRAWING BG 2021-00041, DATED 2021-03-25 PROVIDED BY CITY OF VANCOUVER ENGINEERING SERVICES.
 - ALL GRADES AND DIMENSIONS ARE SHOWN IN FEET, UNO. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ELEVATIONS, GRADING, PAVING AND LANDSCAPE DETAILS.
 - THE ACoustICAL MEASURES WILL BE INCORPORATED INTO THE FINAL DESIGN AND CONSTRUCTION BASED ON THE ACoustICAL CONSULTANTS RECOMMENDATIONS.
 - ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY AND IS NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. SIGNAGE IS REGULATED BY THE SIGN BY-LAW AND REQUIRES SEPARATE APPROVALS. THE OWNER ASSUMES RESPONSIBILITY TO ACHIEVE COMPLIANCE WITH THE SIGN BY-LAW AND OBTAIN THE REQUIRED SIGN PERMITS.
 - ALL DIMENSIONS ARE MEASURED TO THE OUTERMOST LINE OF THE BUILDING TO CLADDING, UNO.
- RESIDENTIAL UNITS NOTES:**
- PROVIDE 1'-6" IN SWING AND 1'-0" OUT-SWING CLEAR SPACE BETWEEN THE LATCHING JAMB OF THE UNIT ENTRY DOOR. IF THIS SPACE IS IMPRACTICAL TO PROVIDE, PRE-WIRE THE DOOR WITH OUTLET BOXES FOR RESIDENTIAL STYLE OPENER AND RELATED CONTROLS. TYPICAL ALL RESIDENTIAL UNITS.
 - PROVIDE REINFORCEMENT IN WALL ASSEMBLIES ADJACENT TO A TOILET, BATHUB AND SHOWER FOR ACCOMMODATION OF FUTURE GRAB BARS.
 - ALL KITCHEN SINKS AND WASHROOMS WITHIN RESIDENTIAL UNITS TO BE PROVIDED WITH LEVER TYPE FAUCETS.
 - ALL DOOR EXCEPT SERVICE DOORS TO HAVE LEVER OR PUSH/PULL HANDLE, OR ADA APPROVED TYPE.
 - ALL BALCONIES MUST NOT BE ENCLOSED FOR THE LIFE OF BUILDING.
- PARKING NOTES:**
- THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE CITY OF VANCOUVER PARKING BY-LAW.
 - THE DESIGN OF THE 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 CITY OF VANCOUVER PARKING BY-LAW.
 - A MINIMUM OF ONE ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES RECEPTACLES FOR ELECTRICAL VEHICLE CHARGING TO BE PROVIDED AS PER ELECTRICAL VEHICLE INFRASTRUCTURE REQUIREMENTS FOR MULTI-FAMILY BUILDINGS.
 - PROVIDE AUTOMATIC DOOR OPENER TO BIKE STORAGE ROOMS.
 - MECHANICAL EQUIPMENT SHALL BE DESIGNED AND LOCATED TO MINIMIZE ITS NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW NO. 6555.
 - UNDERGROUND PARKING IS TO BE ADEQUATELY VENTILATED, DESIGNED TO PREVENT BUILDING UP OF NOXIOUS GASES AND MINIMIZE IMPACT ON THE OPEN SPACE.
 - MAINTAIN 2.3 m MIN. VERTICAL CLEARANCE AT DRIVE AISLE TO AND ABOVE ACCESSIBLE STALLS.
 - ALL VESTIBULE AND ELEVATOR LOBBY DOORS AT PARKING TO BE FULL GLAZED METAL DOORS, C/W SPRINKLER PROTECTION AS REQUIRED.



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CLIENT:
MARCON
5645 - 199th Street, Langley, B.C.

PROJECT:
W 42nd (EAST)
277 - 291 W 42nd AVE
VANCOUVER, B.C.
DRAWING TITLE:
SOUTH ELEVATION

BASE FILE : 1922_East_A4.0.dwg
SCALE : 1/16"=1'-0"
PLOT DATE : MAR. 2023
DRAWN :
CHECKED : BR

PROJECT NO. 1922

DWG. NO.
A4.0

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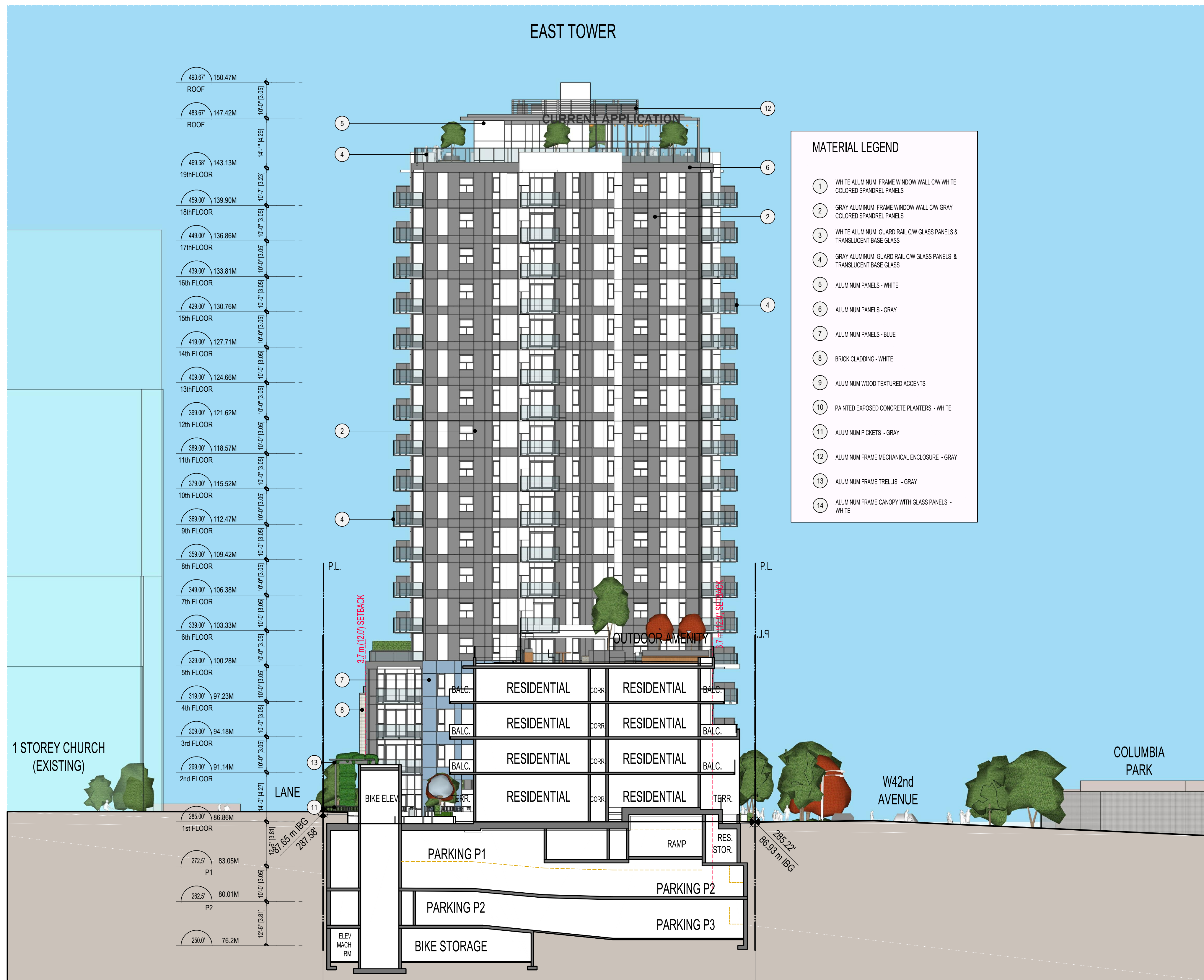
DRAWING TITLE:
WEST ELEVATION

BASE FILE : 1922_East_A4.0.dwg
SCALE : 1/16"=1'-0"
PLOT DATE : MAR. 2023
DRAWN :
CHECKED : BR

PROJECT NO.
1922

DWG. NO.
A4.1

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EAST TOWER

- MATERIAL LEGEND**
- ① WHITE ALUMINUM FRAME WINDOW WALL CW WHITE COLORED SPANDREL PANELS
 - ② GRAY ALUMINUM FRAME WINDOW WALL CW GRAY COLORED SPANDREL PANELS
 - ③ WHITE ALUMINUM GUARD RAIL CW GLASS PANELS & TRANSLUCENT BASE GLASS
 - ④ GRAY ALUMINUM GUARD RAIL CW GLASS PANELS & TRANSLUCENT BASE GLASS
 - ⑤ ALUMINUM PANELS - WHITE
 - ⑥ ALUMINUM PANELS - GRAY
 - ⑦ ALUMINUM PANELS - BLUE
 - ⑧ BRICK CLADDING - WHITE
 - ⑨ ALUMINUM WOOD TEXTURED ACCENTS
 - ⑩ PAINTED EXPOSED CONCRETE PLANTERS - WHITE
 - ⑪ ALUMINUM PICKETS - GRAY
 - ⑫ ALUMINUM FRAME MECHANICAL ENCLOSURE - GRAY
 - ⑬ ALUMINUM FRAME TRELIS - GRAY
 - ⑭ ALUMINUM FRAME CANOPY WITH GLASS PANELS - WHITE

FLOOR	ELEVATION (FT)	ELEVATION (M)
ROOF	493.67'	150.47M
ROOF	483.67'	147.42M
19th FLOOR	469.58'	143.13M
18th FLOOR	459.00'	139.90M
17th FLOOR	449.00'	136.86M
16th FLOOR	439.00'	133.81M
15th FLOOR	429.00'	130.76M
14th FLOOR	419.00'	127.71M
13th FLOOR	409.00'	124.66M
12th FLOOR	399.00'	121.62M
11th FLOOR	389.00'	118.57M
10th FLOOR	379.00'	115.52M
9th FLOOR	369.00'	112.47M
8th FLOOR	359.00'	109.42M
7th FLOOR	349.00'	106.38M
6th FLOOR	339.00'	103.33M
5th FLOOR	329.00'	100.28M
4th FLOOR	319.00'	97.23M
3rd FLOOR	309.00'	94.18M
2nd FLOOR	299.00'	91.14M
1st FLOOR	285.00'	86.86M
P1	272.5'	83.05M
P2	262.5'	80.01M
BIKE STORAGE	250.0'	76.2M



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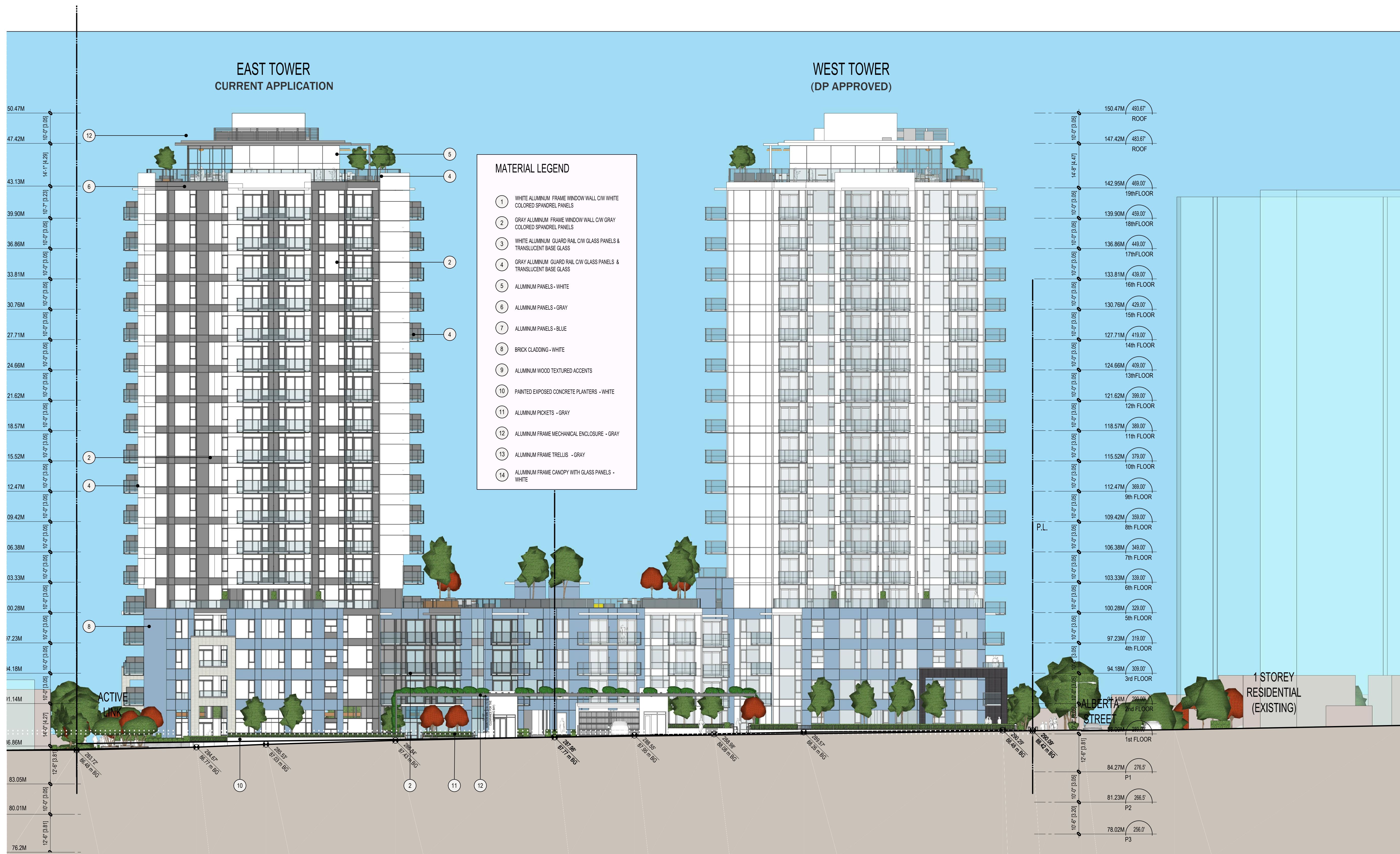
DRAWING TITLE:
NORTH ELEVATION

BASE FILE : 1922_East_A4.0.dwg
SCALE : 1/16"=1'-0"
PLOT DATE : MAR. 2023
DRAWN :
CHECKED : BR

PROJECT NO.
1922

DWG. NO.
A4.2

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DWG. NO.
A4.3

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