

MOTION

2. Approval of Form of Development: 5670 Cambie Street (Formerly 495 West 41st Avenue)

THAT the form of development for this portion of the site known as 5670 Cambie Street (formerly 495 West 41st Avenue) be approved generally as illustrated in the Development Application Number DP-2022-00639, prepared by Perkins and Will Canada Architects Co., and submitted electronically on August 21, 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.

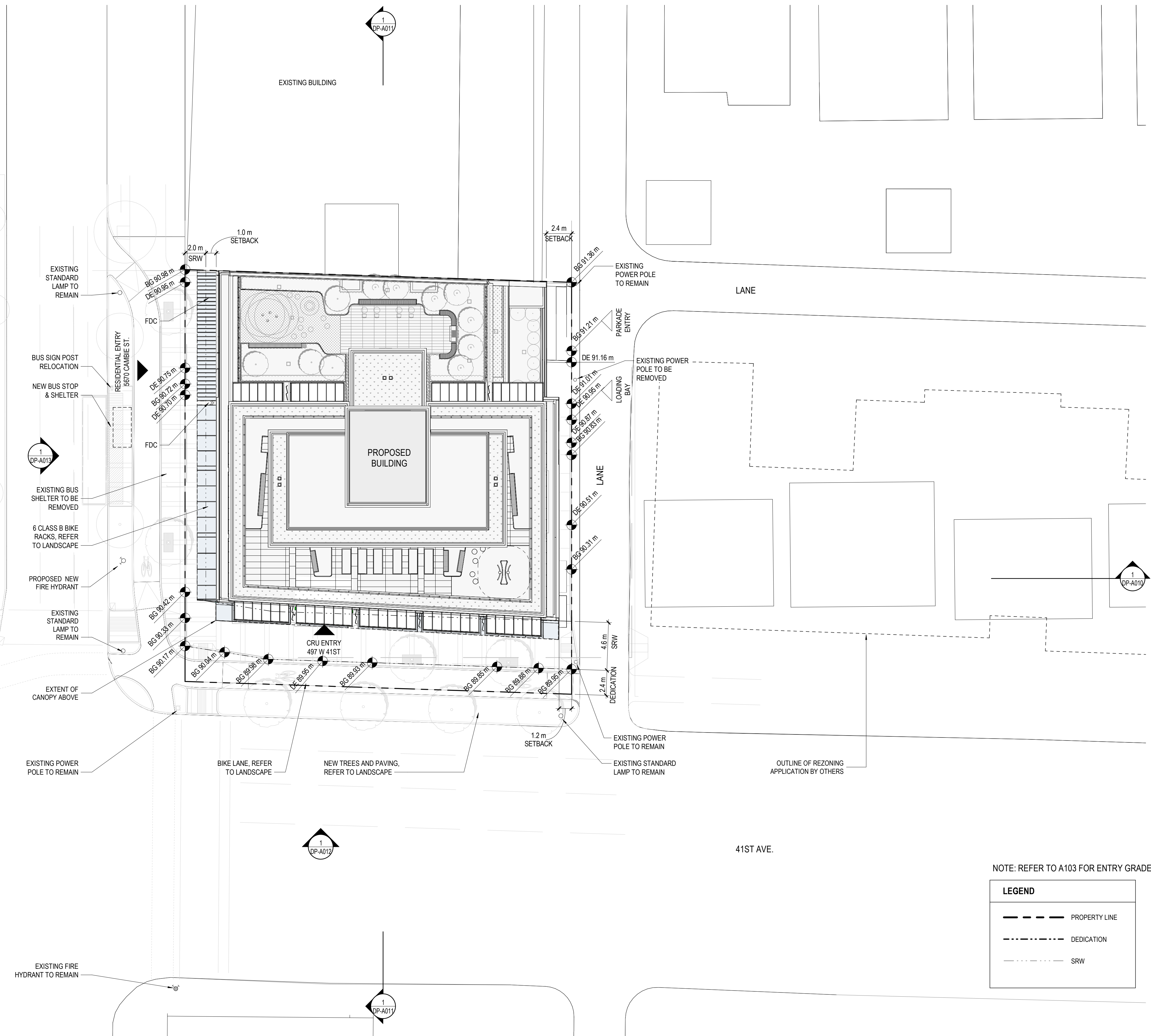
* * * * *

Additional Background Information:

<https://www.shapeyourcity.ca/495-w-41st-ave>

8/17/2023 1:45:42 PM Autodesk Docs/PCI - Cambie 41st/PCI-Cambie 41st/PCI-Cambie 41st.DP.rvt

1 SITE PLAN
1 : 200



NOTE: REFER TO A103 FOR ENTRY GRADES

LEGEND	
	PROPERTY LINE
	DEDICATION
	SRW

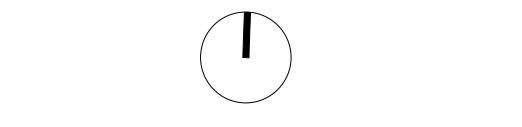


ISSUED FOR PRIOR TO RESPONSE 3
2023/08/17



ISSUED	
ISSUED FOR REZONING	2020/12/11
ISSUED FOR REZONING	2021/12/01
REVISION 1	
ISSUED FOR DEVELOPMENT PERMIT	2022/07/28
ISSUED FOR DP PTR1	2023/02/10
ISSUED FOR DP PTR2	2023/06/02
ISSUED FOR DP PTR3	2023/08/17

KEYPLAN



PROJECT

CAMBIE & 41ST
5670 CAMBIE STREET

PROJECT NUMBER
412017

REVISIONS

TITLE
SITE PLAN

SHEET NUMBER
DP-A009



ISSUED

ISSUED FOR REZONING	2020/12/11
ISSUED FOR REZONING REVISION 1	2021/12/01
ISSUED FOR DEVELOPMENT PERMIT	2022/07/28
ISSUED FOR ADDRESSING	2022/12/12
ISSUED FOR DP PTR1	2023/02/10
ISSUED FOR DP PTR2	2023/06/02
ISSUED FOR DP PTR3	2023/08/17

KEYPLAN

PROJECT

CAMBIE & 41ST
5670 CAMBIE STREET

PROJECT NUMBER
412017

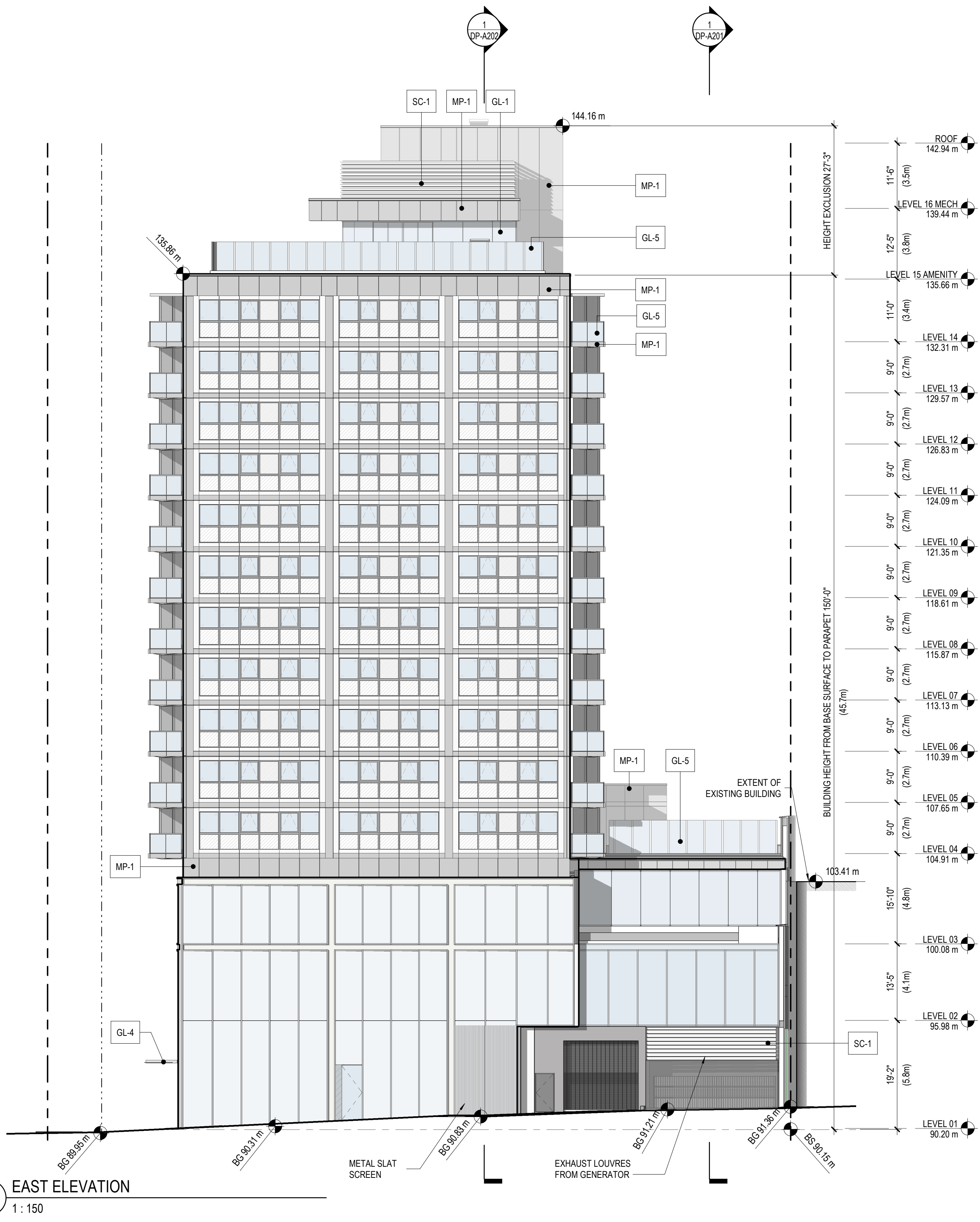
REVISIONS

TITLE

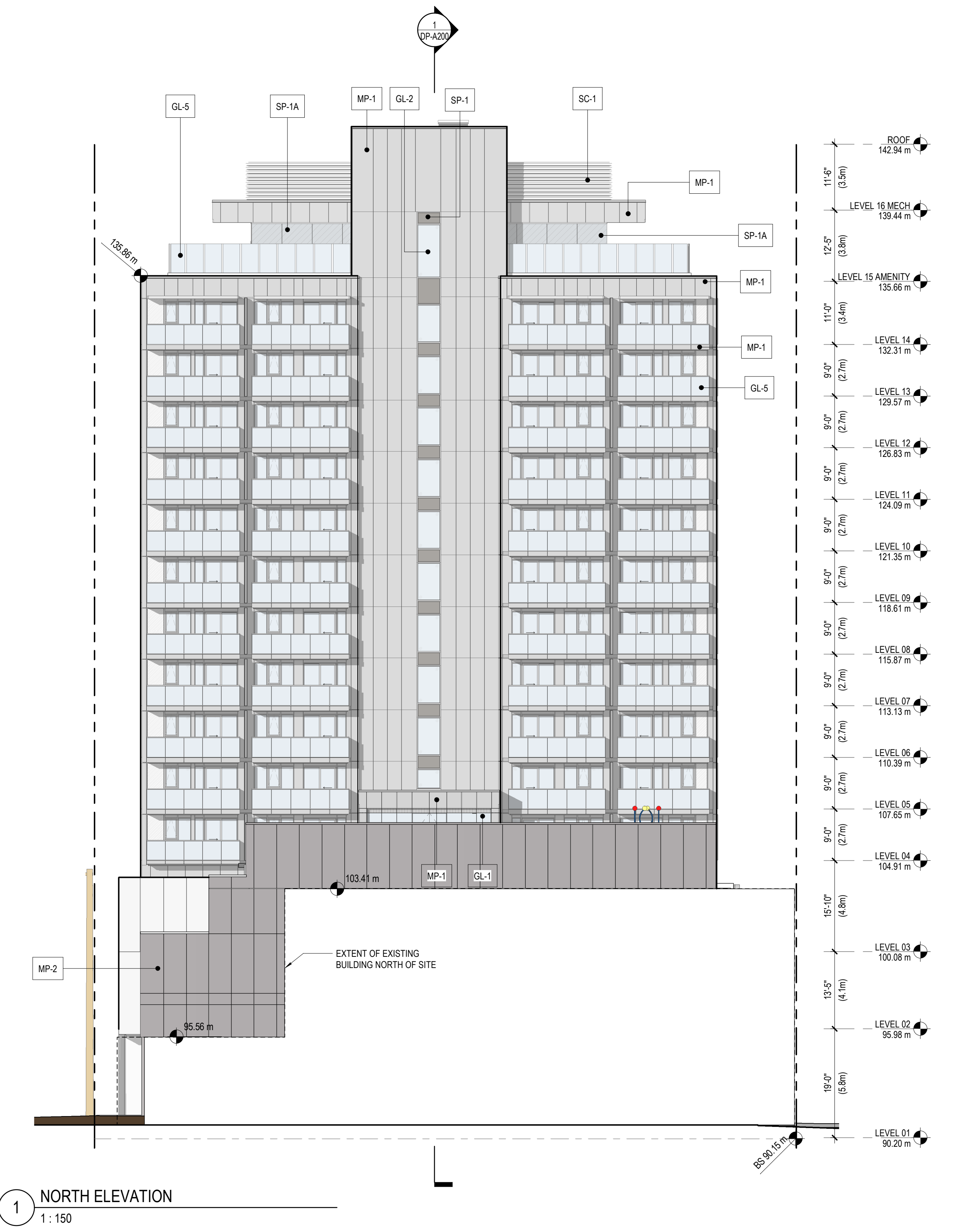
ELEVATION - NORTH & EAST

SHEET NUMBER

DP-A300



2 EAST ELEVATION
1:150



1 NORTH ELEVATION
1:150

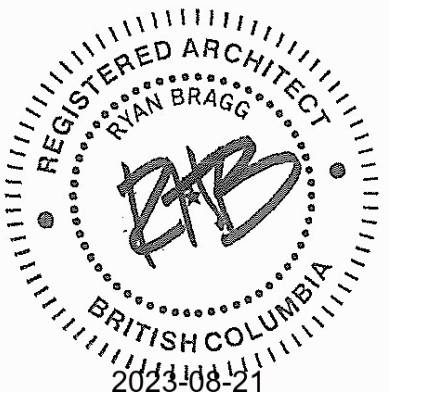
NOTE: EXTERIOR GLAZING AROUND THE FINANCIAL INSTITUTION IS CLEAR AND UNOBSTRUCTED

BIRD FRIENDLY STRATEGIES

- LANDSCAPE**
REFER TO LANDSCAPE DRAWINGS FOR FURTHER BIRD FRIENDLY STRATEGIES.
- ARCHITECTURAL**
 BF-1 USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
 BF-2 INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS
 INCL SPANDREL PANELS AND MULLIONS
 BF-3 USE OF CANOPIES TO COVER WINDOWS AT GROUND LEVEL
 BF-4 SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR PASSAGE TO SKY AND VEGETATION

LEGEND

- | | | |
|---|---|-------------------|
| GL-1 VISION GLASS - TYPE 1 | SC-1 PREFINISHED METAL SCREEN | --- PROPERTY LINE |
| GL-2 VISION GLASS - TYPE 2 | SP-1A BACKPAINTED GLASS SPANDREL - TYPE 1 | - - - SETBACKS |
| GL-4 ENGINEERED GLASS CANOPY | SP-3 METAL PANEL SPANDREL - RESIDENTIAL | --- DEDICATION |
| GL-5 ENGINEERED GLASS GUARD W/ ALUMINUM FRAME | | - - - SRW |
| MP-3 PREFINISHED METAL PANEL - TYPE 3 | | |
| MP-4 PREFINISHED METAL PANEL - TYPE 4 | | |
| MP-5 STONE (GREEN) | | |
| MU-2 STONE (GREEN) | | |



ISSUED

ISSUED FOR REZONING	2020/12/11
ISSUED FOR REZONING REVISION 1	2021/12/01
ISSUED FOR DEVELOPMENT PERMIT	2022/07/28
ISSUED FOR ADDRESSING	2022/12/12
ISSUED FOR DP PTR1	2023/02/10
ISSUED FOR DP PTR2	2023/06/02
ISSUED FOR DP PTR3	2023/08/17

KEYPLAN

PROJECT

CAMBIE & 41ST
5670 CAMBIE STREET

PROJECT NUMBER
412017

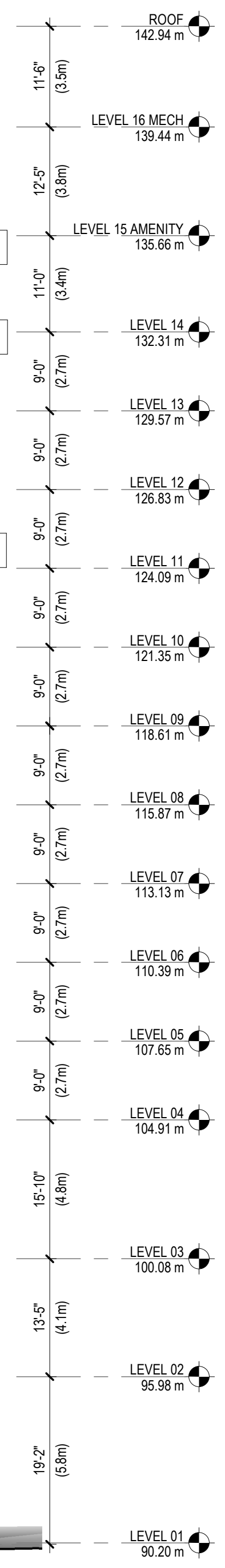
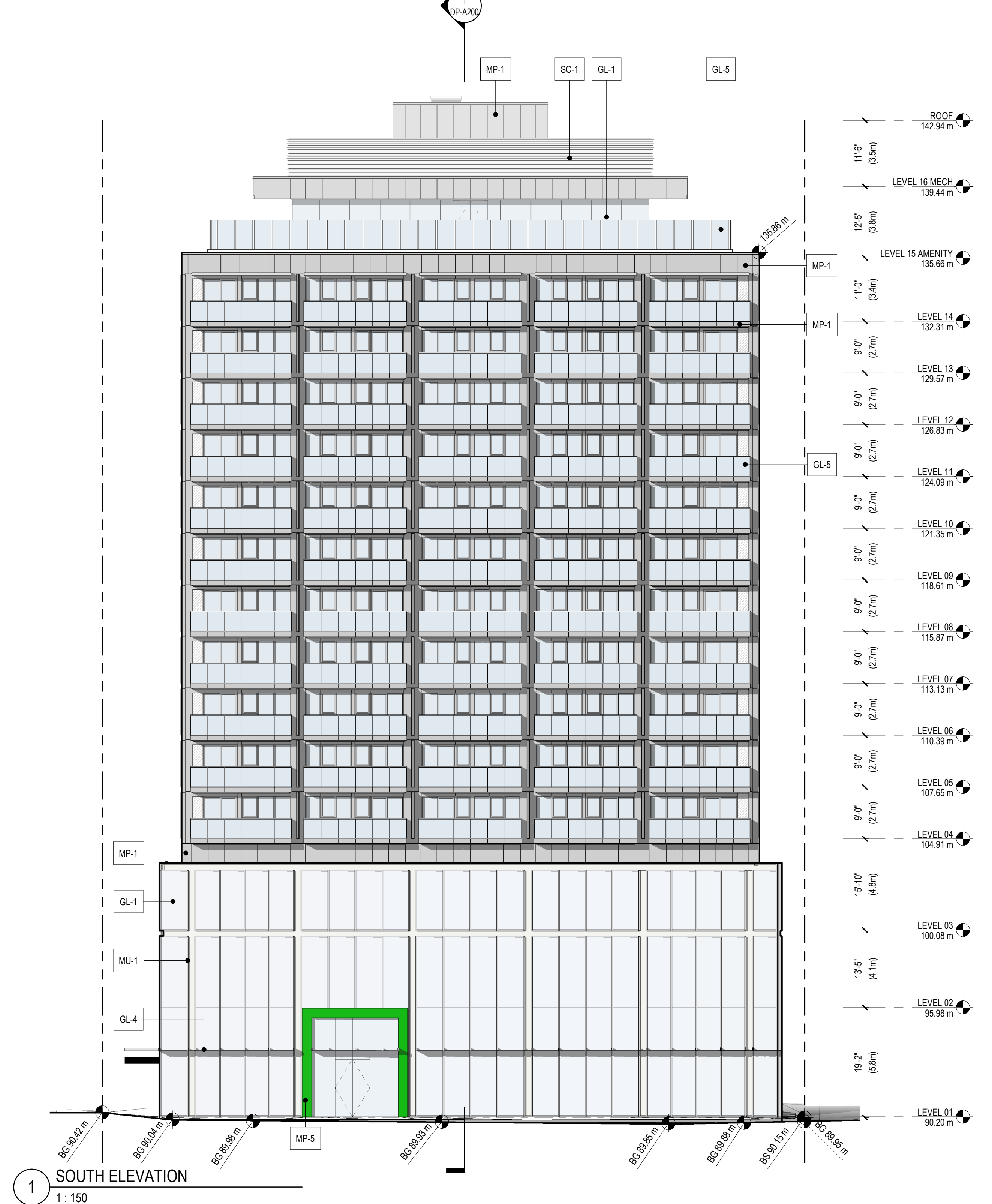
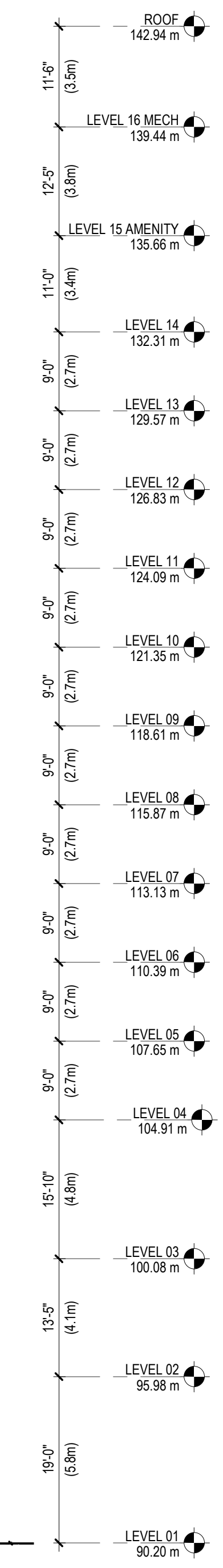
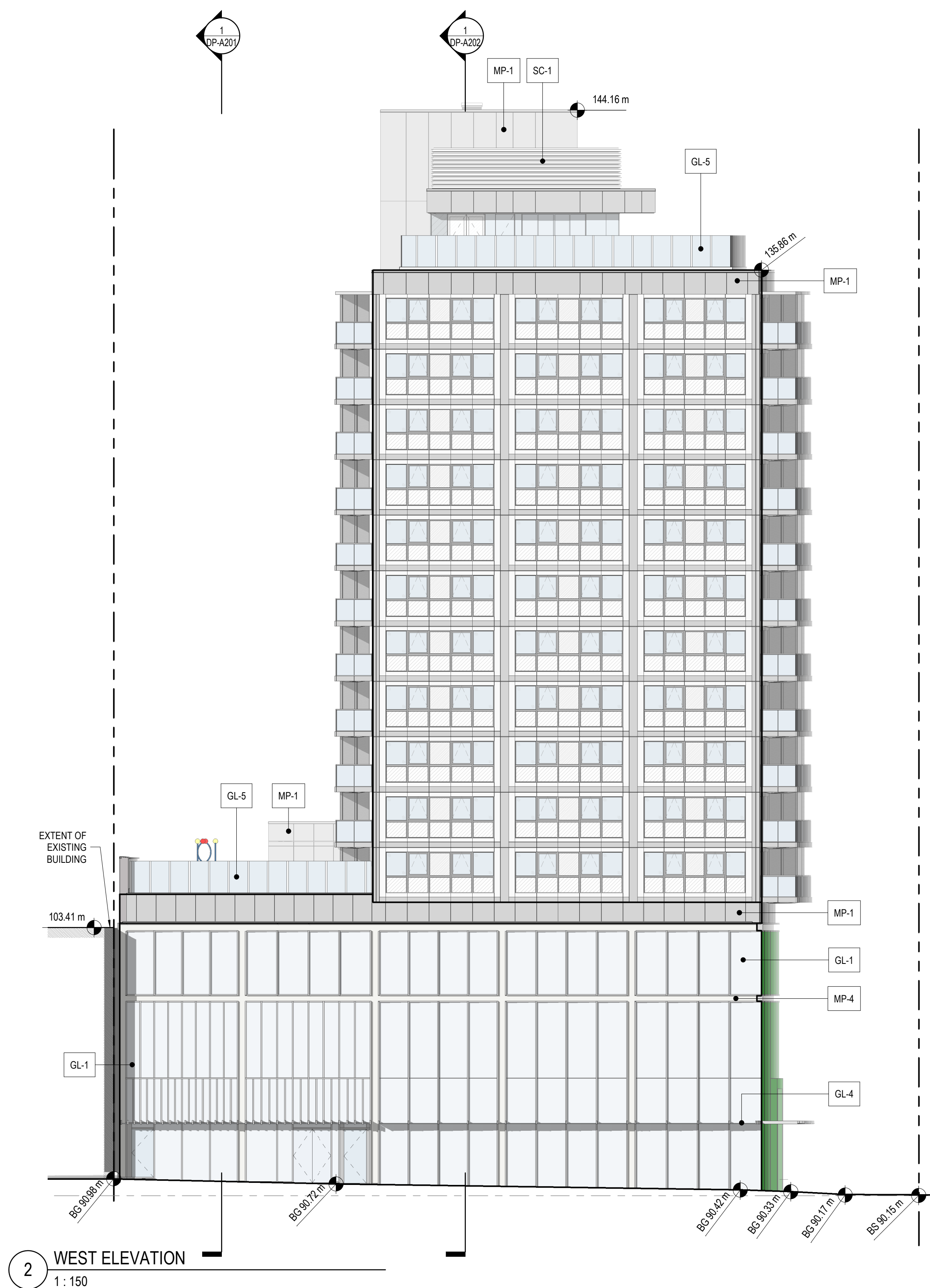
REVISIONS

TITLE

ELEVATION - SOUTH & WEST

SHEET NUMBER

DP-A301



NOTE: EXTERIOR GLAZING AROUND THE FINANCIAL INSTITUTION IS CLEAR AND UNOBSTRUCTED

BIRD FRIENDLY STRATEGIES

- LANDSCAPE**
REFER TO LANDSCAPE DRAWINGS FOR FURTHER BIRD FRIENDLY STRATEGIES.
- ARCHITECTURAL**
- BF-1 USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
 - BF-2 INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS INCL SPANDREL PANELS AND MULLIONS
 - BF-3 USE OF CANOPIES TO COVER WINDOWS AT GROUND LEVEL
 - BF-4 SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR PASSAGE TO SKY AND VEGETATION

LEGEND

- | | | | | | |
|------|--|-------|-------------------------------------|-----|---------------|
| GL-1 | VISION GLASS - TYPE 1 | SC-1 | PREFINISHED METAL SCREEN | --- | PROPERTY LINE |
| GL-2 | VISION GLASS - TYPE 2 | SP-1A | BACKPAINTED GLASS SPANDREL - TYPE 1 | --- | SETBACKS |
| GL-4 | ENGINEERED GLASS CANOPY | SP-3 | METAL PANEL SPANDREL - RESIDENTIAL | --- | DEDICATION |
| GL-5 | ENGINEERED GLASS GUARD W/ ALUMINUM FRAME | | | --- | SRW |
| MP-3 | PREFINISHED METAL PANEL - TYPE 3 | | | | |
| MP-4 | PREFINISHED METAL PANEL - TYPE 4 | | | | |
| MP-5 | STONE (GREEN) | | | | |
| MU-2 | STONE (GREEN) | | | | |