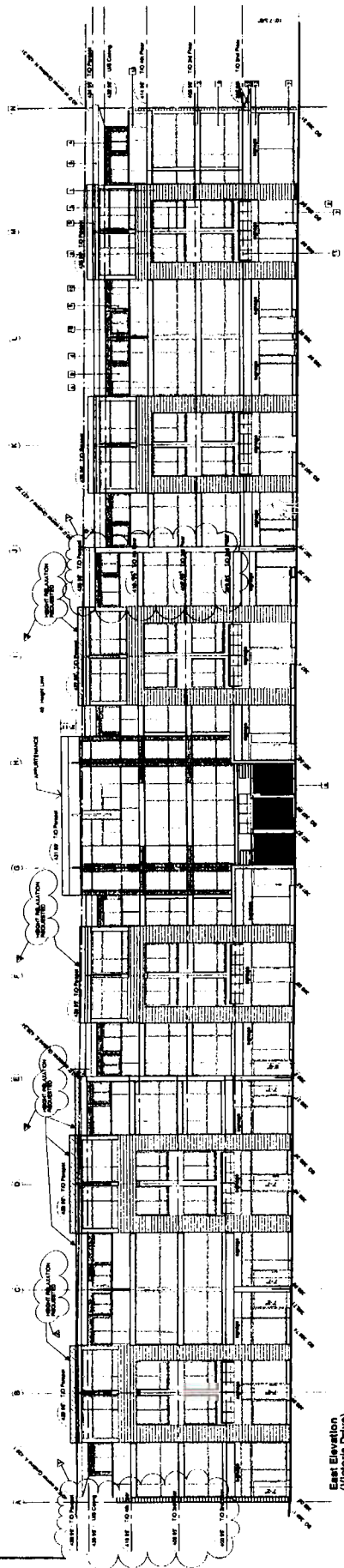
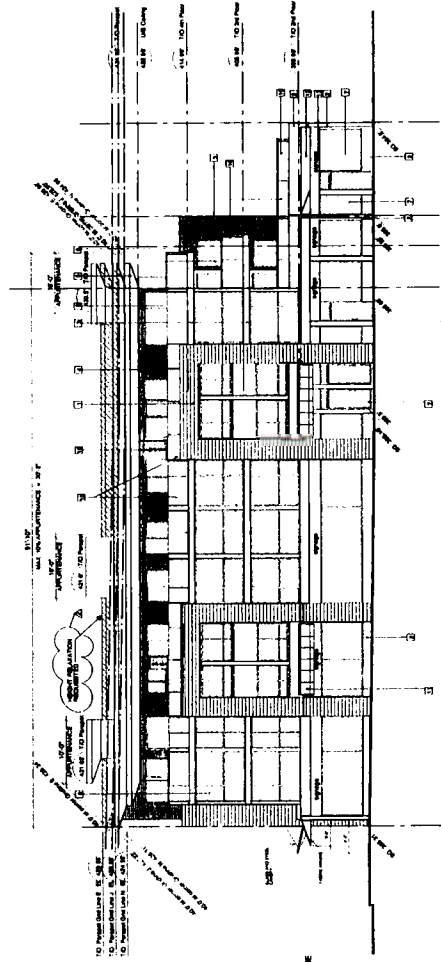


5555 VICTORIA DRIVE DE 404631	DATE 1999 12 20	↑
	DRAWN WGKS & DY	
CITY OF VANCOUVER PLANNING DEPARTMENT	FILENAME :Q:\MAJOR PROJECTS\FRM\OFDEV\5555 VIC.DWG	

ARCHITECTS
 200 East 3rd Avenue
 Suite 100
 Minneapolis, MN 55401
 Telephone: (612) 338-3888
 Fax: (612) 338-3889



East Elevation
(Victoria Drive)



North Elevation

- MATERIAL LEGENDS**
1. HALF HEIGHT SPAFFACE CONG. BLOCK
 2. EXPOSED ARCHITECTURAL CONCRETE
 3. PRE-FIN METAL PANEL
 4. CORRUGATED METAL PANEL
 5. PRE-FIN METAL SOFFIT AND CORNICE
 6. METAL GATE AND FENCE (EXPANDED METAL)
 7. ALUM. STOREFRONT WINDOWS AND DOORS
 8. ALUM. SOLARIUM WINDOWS
 9. VINYL RESIDENTIAL WINDOWS AND PATIO DOORS
 10. TEMP. GLASS GLAZING WITH ALUM. HANG NAIL AND FRAME
 11. GLASS AND STEEL CANOPY
 12. FABRIC WINDO
 13. INTERNALLY ILLUMINATED SOUSAGE BAND
 14. METAL PRIVACY SCREEN
 15. SECTIONS OF BUILDING ABOVE THE 4TH FLOOR UNIT

NO.	DATE	NOTE
1	10/20/10	ISSUED FOR PERMIT
2	10/20/10	ISSUED FOR PERMIT
3	10/20/10	ISSUED FOR PERMIT
4	10/20/10	ISSUED FOR PERMIT
5	10/20/10	ISSUED FOR PERMIT
6	10/20/10	ISSUED FOR PERMIT
7	10/20/10	ISSUED FOR PERMIT
8	10/20/10	ISSUED FOR PERMIT
9	10/20/10	ISSUED FOR PERMIT
10	10/20/10	ISSUED FOR PERMIT

PROJECT:
 200 East 3rd Avenue
 Suite 100
 Minneapolis, MN 55401
 Telephone: (612) 338-3888
 Fax: (612) 338-3889

DATE: Oct. 20, 2010

SCALE: 1/8" = 1'-0"

DRAWING NO.: A-3.1

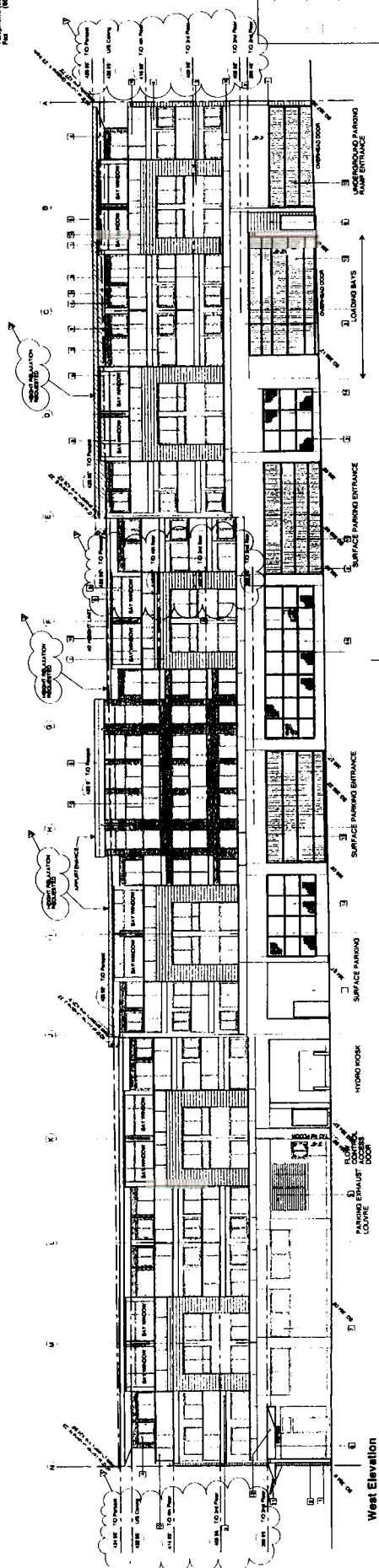
ARCHITECTS
 Timothy Ankenman
 1000 West 10th Street
 Portland, OR 97201
 Phone: (503) 222-2222

REVISIONS

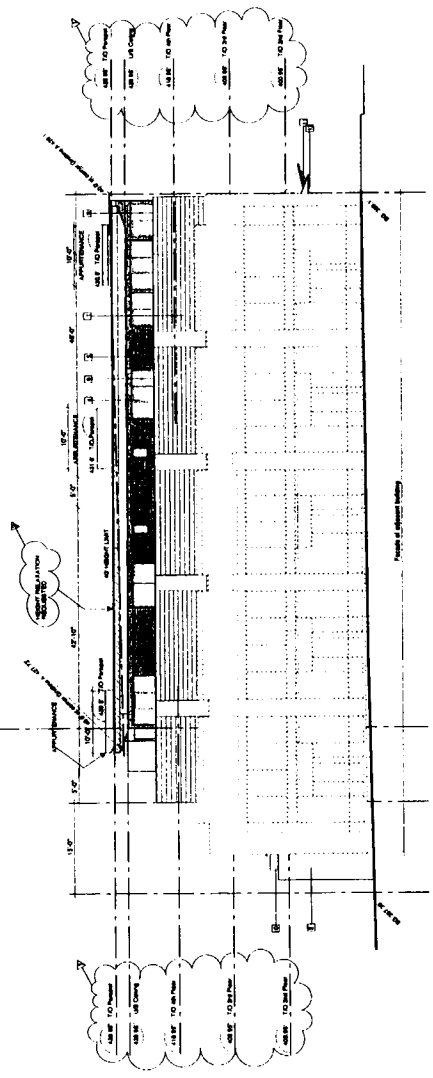
NO.	DATE	NOTE
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2	10/10/00	ISSUE FOR PERMITS
3	10/10/00	ISSUE FOR PERMITS
4	10/10/00	ISSUE FOR PERMITS
5	10/10/00	ISSUE FOR PERMITS
6	10/10/00	ISSUE FOR PERMITS
7	10/10/00	ISSUE FOR PERMITS

Project:
 Residential Mixed Use Building at
 5000 Victoria Drive, Vancouver, B.C.
 DRAWINGS
 Sheets: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

DRAWING NO: A-3.2



West Elevation



South Elevation

- MATERIAL LEGENDS
1. HALF HEIGHT SPALL FACE CONCRETE BLOCKS
 2. EXPOSED ARCHITECTURAL CONCRETE
 3. PREFER METAL PANEL
 4. CORRUGATED METAL PANEL
 5. PREFER METAL SORTIT AND CORNICE
 6. CONCRETE BLOCKS
 7. ALUM STOREFRONT WINDOWS AND DOORS
 8. ALUM SOLARIUM WINDOWS
 9. WHT. RESIDENTIAL WINDOWS AND PATIO DOORS
 10. TEMP. GLASS GUARD WITH ALUM HAND RAIL AND FRAME
 11. GLASS AND STEEL CANOPY
 12. FABRIC AWNING
 13. INTERNALLY ILLUMINATED SIGNAGE BAND
 14. SECURITY GRILL
 15. OVERHEAD GARAGE DOOR
 16. METAL PRIVACY SCREEN
- SECTIONS OF BUILDING ABOVE THE
 10' HEIGHT LINE

3. Address:	5513 Victoria Drive
DA:	403675
Use:	Mixed (80 units, 4 storeys)
Zoning:	C-2
Application Status:	Complete
Architect:	Timothy Ankenman
Owner:	422270 BC Ltd.
Review:	First
Delegation:	Tim Ankenman
Staff:	Scot Hein

EVALUATION: NON-SUPPORT (3-5)

- **Introduction:** Scot Hein, Development Planner, presented this application, noting Council's recent directive concerning aspiring to higher quality architecture and urban design in the C-2 zone. The application proposes a mixed use development at 39th Avenue/Victoria. Following a review of the immediate site context and a description of the proposal, Mr. Hein noted the following areas in which the advice of the Panel is sought:
 - density, noting it is marginally above the 2.2 FSR called for in the guidelines
 - Victoria frontage with respect to the perceived length/break at the midpoint
 - corner expression
 - RS interface
 - interface with the adjacent 2-storey CD-1 development
 - general architectural expression and quality
- **Applicant's Opening Comments:** Timothy Ankenman, Architect, reviewed the project rationale.
- **Panel's Comments:** Following a review of the model and posted drawings, the Panel provided the following commentary:

The Panel did not support this application. The issues of FSR and height were considered negligible.

While the Panel had no problem with the proposed density per se, there were serious concerns about the number of units that this application is trying to achieve, and the resulting unit layouts. The Panel felt strongly that there needs to be further design development or planning on the configuration of the units. There was a particular concern about bedrooms facing Victoria Drive. Illustrations of furniture layouts are helpful and should continue to be provided so that unit livability may be readily assessed.

The Panel strongly recommended that the residential entry be located in the middle of the Victoria Drive elevation, possibly losing some of the CRU space on Victoria. The Panel was unanimous in the opinion that the 220 ft. long, 5 ft. wide corridor is unacceptable. Relocating the residential entry would also serve to break down the Victoria façade somewhat. As well, there was a suggestion that some additional height at a centrally-located entry point might be worthwhile to give it some prominence.

The Panel thought the project had the potential for achieving a good quality architectural expression. The applicant was complimented on the rhythm of the façades which adds some richness. Careful attention should be given to canopy detailing.

There were mixed opinions regarding the corner treatment but the majority of Panel members thought the proposed treatment was satisfactory, without any extra emphasis required. There was, however, a suggestion to consider some diversity, given the length of the building.

With respect to the interface with the adjacent RS zone, the applicant was encouraged to further sculpt the corner and soften and enhance it as much as possible as an entry to that neighbourhood. Some additional landscaping at the lane edge would also help to buffer the neighbours.

A concern was raised about potential privacy problems between units at the decks over the parkade, particularly until the plant material gets established. Plant species should be carefully selected to ensure the green buffer is achieved as quickly as possible.

The simultaneous development of the adjacent London Drugs site was seen as providing a good opportunity to achieve some of the aspirations that have been voiced by this neighbourhood in the recent "Visioning" process. To this end, the Panel encouraged the City to ensure that the London Drugs public space will benefit both projects as much as possible. Potentially, the two projects combined will make a significant contribution to the area.

Concerns were raised about the completeness of the presentation and it was stressed that the materials at this stage need to be appropriate to this stage of review.

- **Applicant's Response:** With respect to furniture layout, Mr. Ankenman noted that a number of revisions have already been made. He said he was not sure how to avoid locating bedrooms on Victoria, noting it is a situation that occurs with units on a major artery. He added, they will be paying close attention to acoustics.