



Mechanical Shaft

Rooftop Mechanical Equipment
Area Reserved for Mechanical Equipment.

Rooftop Height Overrun
Elevator overrun & rooftop maintenance access

Metal Siding, colour 1 'grey' (MS)
Typical to L5-CLD.

Green Roof
Extensive Green Roof (Sedum) for stormwater management.
GE, refer to Landscape drawings.

Obscure, tinted Glass Guards
OB

Terrace Planter
Intensive Green Roof (planter) at L5 provides privacy screening and stormwater management.
GI, refer to Landscape drawings.

Metal Railing
Metal Colour 1 'grey' (planter) at L5 provides privacy screening and stormwater management.
M1 + OB

Pedestrian Canopy
De-mountable canopy over pedestrian sidewalk @ SRW
M3

Commercial Unit Entry
Storefront Window and Door
M1 + SG

Entry to Residential Brezeway / Arboretum
Custom Metal Mesh Gate with full height brass/gold anodized pin.
M1 + MM, M3 Full

22m Height Plane extracted from Base Surface at PL perimeter. Height plane control elevations indicated.

Covered Area
Lounging area at L6 Outdoor Amenity includes an area protected by a South-facing roof overhang, which also provides sun protection in summer months.

Urban Agriculture
Planter boxes and bins for compost and tools. Refer to Landscape.

Roof Level Outdoor Amenity Area
Urban Agriculture, Amenity Space (cooking/dining area), Play structure.
PV + GI, refer to Landscape drawings.

Intensive Green Roof (Planter) privacy screening / bird-friendly planting adjacent to L6 Outdoor Amenity area.

Metal Cladding + Details
Metal Colour 1 'grey' (M1)
Cornice panels, flashing details, metal guards;
Metal Colour 2 'blue-green' (M2)
decorative accents, entry details;
Metal Siding, colour 1 'grey' (MS);
L5-L6, light-well cladding;
Metal Colour 3 'gold/brass metallic' (M3)
Pedestrian canopy, residential entry 'arboretum'.

Pole-mounted transformers, south side of laneway.

Brick Cladding
Extensive brick cladding (BK) on North, West & South Facade.

South-facing Balcony Structure
Brick piers supporting concrete decks, metal guards. Solar-shading in summer, privacy screening to RS-1 zone to the South.
BK, M1

Juliet Balcony @ L4 Bedroom
M1 (guard), OB (door)

Light Well
Well-facing - 7'-0" x 30'-0" Metal Siding, Metal panels / accents, and brick cladding. Skylight to open 'brezeway' / arboretum below.
M1, M2, M3, MS + BK

Terrace @ L3 Bedroom
M2 (guard), OB (door), PV

Terrace Planter
Concrete Planter @ Laneway Elevation. Low-maintenance vegetation, irrigated. Refer to Landscape drawings.

Light Well
Light-well to West Facade @ levels 2-6

Residential Entry "Brezeway" / Arboretum
An open-air passage along the West PL connects the residential entry area with the street frontage and provides light and cross-ventilation to the Amenity Room areas on L1 & L2a.
BK, M1

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NOTES:
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. All Dimensions to be confirmed on site. 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	Capel
CS	Cast Stone / Solid Surface Countertop
CT	Ceramic Tile
ELU(A)	Exterior Light (Number)
EP	Elastomeric Panel
FG	Fiberglass Window / Door Frame
GE	Extensive Green Roof (Sedum)
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)
MT	Mosaic Tile
MB	Metals
OB	Obscure Glass (Laminated)
PT	Paint Finish
PV	Painting Stone
PVC	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 (off-wall)
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

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

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Design Rationale

The proposed development is designed in accordance with the Additional Floor Area provision set out in the Rental Incentive Guidelines administrative bulletin which provides general support for the increase in height to a 6-storey form-of-development with commensurate increases in achievable density.

The proposed development is consistent with the current zoning bylaw which applies to the site (C-2C1) with respect to general front, side and rear setbacks. Additionally, the project accommodates a 5.5m setback from the back of curb (enhanced SRW), which results in a base building setback of 7'-0" (2.1m) from the Ground level up to the 4th level. A de-mountable pedestrian canopy projects into the SRW, which is otherwise unimpeded for 25' vertical clearance above the sidewalk. An additional 5'-4" Building Setback (ca. 12'-4" from North PL) is applied to levels 5 and 6 at the North (E Hastings) Street Elevation.

At the laneway, the parkade & service spaces conform to the general C-2C1 guidelines by providing a minimum 10'-2" setback from the CL of the laneway to the south. Residential uses are setback a full 24'-11" from the CL of the laneway, again in accordance with the C-2C1 zoning bylaw. Through consultation with staff, an additional 5'-0" setback is applied to the 5th level. The 6th level is setback behind the midpoint of the site and accommodates a shared rooftop amenity terrace.

Of prime importance is the activation of the pedestrian area on East Hastings. A series of pedestrian canopies are proposed along the frontage facade which fully covers the portion of the sidewalk within the property boundaries and provides continuous shelter to the Residential and Commercial Entries. The proposal involves the implementation of the City of Vancouver Engineering Policy for Enhanced Sidewalks, with a 5.5m (18'-0") setback from curb face to the proposed building. As the neighbouring building to the east does not adhere to this setback, the proposal will create an indentation on the street-wall which has the potential to activate the pedestrian zone.

The street frontage is designed with a 4-storey, buff coloured brick-clad street wall. The 5th & 6th levels are recessed and clad in grey metal cladding to maintain the prominence of the 4-storey massing. The bulk of the upper 2-storeys is further visually reduced by 'trimmed' corners on the north-east and south-east. Substantial landscaping at the 5th level will further soften the penthouse levels. The street face will be clad in strong durable materials with the appearance of substantial weight and permanence - brick, architectural concrete plinths & sills, and metal cladding. The E Hastings facade is animated with metal details, which create visual interest and give the building a unique identity.

The facade is defined primarily by a series of brick piers - which divide the facade into a series of equal width bays. The penthouse levels (5 & 6) are clad in grey coloured, vertically oriented metal cladding. In contrast to the regular bays of the lower levels, the upper level fenestration is pragmatic and defined by the need to provide light and ventilation to the large Family units on the upper levels. Windows are accented with metal details matching the inset colour panels on the lower levels.

The laneway facade is also carefully considered. Above a concrete service level, the same piers / bays define the ground through 4th level. The ground level units are over-height (ca. 16'-0" clear interior height) and are designed as loft-style units. They open onto generous vegetated terraces. Being south facing, this facade utilizes unit balconies, canopies, and a 4th level metal cornice to provide sun protection. The 5th level is afforded protection by increasing the depth of the window openings in the metal cladding.

The massing strategy responds to the site condition: the site is located on a gentle slope rising from west to east. Views down E Hastings to the north shore mountains are prominent. In addition, the neighbouring property 3502 E Hastings has a number of mature evergreen trees planted along the western property boundary of the subject site. The massing takes advantage of these conditions with a ground level exterior "brezeway" / arboretum forming the residential entry sequence, and a large light-well which starts at the 2nd level and increases in width at higher levels. The bottom of the light-well is a skylight to the residential brezeway, which will bring light and views of the tree canopies to the residential lobby area and the double-height amenity room. From the 3rd to 6th level, the light well is used to provide views and light to bedrooms, bathrooms and kitchens in 2 and 3-bedroom apartments.

The light-well is approximately 30' long and 7' deep from 3rd to 5th Level. At the 6th Level, the light-well is only bounded by a unit on the north side and is open to the south. The base of the light-well at the 2nd level is approx. 17'-0" long. Note that a development on the neighbouring lot to the west - unless it were rezoned under a similar program - would be limited to a 4-storey envelope. This proposal anticipates that any redevelopment of the neighbouring property at 3502 E Hastings (currently a successful Gas Station) would not impact units which rely on the light-well for light, ventilation and views.

PROJECT:
3528 - 3536 E. Hastings,
Vancouver

DRAWING TITLE:
Details & Form of Development

DRAWN: OS **REVIEWED:** CK

SCALE:

PROJECT NO.: 1619 **REVISION:** 4

DRAWING NO.:

Proposed Development - Details & Form of Development

A0.03