5163-5187 Joyce Street
Vancouver BC



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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Cover

A000

DEVELOPMENT PROPOSAL

THE PROPOSED DEVELOPMENT CONSISTS OF A 32 STOREY RESIDENTIAL HIGHRISE WITH RETAIL AT THE FIRST LEVEL, LIBRARY AT THE SECOND LEVEL, AND RESIDENTIAL UNITS FROM LEVEL 3 TO LEVEL 32. WE ARE PROPOSING TO CHANGE THE ZONING OF THIS SITE FROM C-2C TO CD-1.

Overview

Legal Address:	5163-5187 Joyce Street, Vancouver BC
Legal Description:	
Max Height Allowed:	189.5m Geodetic Height (94.1m from grade)
Height Proposed:	94.1m (32 Storeys)
Zoning:	C-2C
Proposed Zoning:	CD-1
Site Area:	17,650
Proposed FSR:	12.27

Area Calculation

Floor	Gross Area								FSR Deductions						Total FSR Area		Balcony Area	
	Commercial		Residential		Library		Total		Amenity		Storage/Mech		Library					
	sqft	m2	sqft	m2	sqft	m2	sqft	m2	sqft	m2	sqft	m2	sqft	m2	sqft	m2	sqft	m2
Level P6																		
Level P5																		
Level P4																		
Level P3																		
Level P2																		
Level P1																		
Level L1	5,175	480.8	3,166	294.1	2,220	206.2	10,561	981.1			673	62.5	2,220	206.2	7,668	712.4		
Level L1.5	0	0.0	4,423	410.9	193	17.9	4,616	428.8	904	84.0	2286	212.4	193	17.9	1,233	114.5		
Level L2			645	59.9	12,208	1134.2	12,853	1194.1					12,208	1134.2	645	59.9		
Level L3			12,653	1175.5			12,653	1175.5	1363	126.6	518	48.1			10,772	1000.8	728	67.6
Level L4			12,653	1175.5			12,653	1175.5	1363	126.6	518	48.1			10,772	1000.8	728	67.6
Level L5			7,180	667.0			7,180	667.0			358	33.3			6,822	633.7	708	65.8
Level L6			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	951	88.4
Level L7			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	1,355	125.9
Level L8			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	951	88.4
Level L9			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	928	86.2
Level L10			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	1,379	128.1
Level L11			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	928	86.2
Level L12			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	951	88.4
Level L13			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	1,355	125.9
Level L14			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	951	88.4
Level L15			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	928	86.2
Level L16			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	1,379	128.1
Level L17			7,000	650.3			7,000	650.3			358	33.3			6,642	617.0	928	86.2
Level L18			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	951	88.4
Level L19			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,355	125.9
Level L20			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	951	88.4
Level L21			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	921	85.6
Level L22			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,379	128.1
Level L23			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	921	85.6
Level L24			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	951	88.4
Level L25			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,355	125.9
Level L26			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	951	88.4
Level L27			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	921	85.6
Level L28			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,379	128.1
Level L29			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	921	85.6
Level L30			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,379	128.1
Level L31			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,355	125.9
Level L32			7,000	650.3			7,000	650.3			398	37.0			6,602	613.3	1,379	128.1
Level L33 Mech			767	71.3			767	71.3			767	71.3			0	0.0	0	0.0
Total	***5,175***	***481***	***230,487***	***21,413***	***14,621***	***1,358***	***250,283***	***23,252***	***3,630***	***337***	***15,395***	***1,430***	***14,621***	***1,358***	***216,637***	***20,126***	***32,217***	***2,993.1***

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Revisions

Mixed-Use
32-Storey HighRise

Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Project Data

A002

Vehicle Parking Space Calculation	
Use	***Provided***
Commercial	6
Residential Visitor	15
Residential Strata	168
Library	39
Total	***228***

Disability and Small Car (Included in Parking Space Calculation)	
Disability Spaces (Included in calculation)	***Provided***
Residential	11
Commercial	2
Small Car Spaces (Included in calculation)	
25% of retail	61 (27%)

Bicycle Parking Space Calculation	
Commercial	***Provided***
Class A	2
Class B	0
Residential	***Provided***
Class A	564
Class B	16
Library	***Provided***
Class A	2
Class B	4
Total	***588***

Loading Space Calculation	
Commercial	***Provided***
Class A	0
Class B	2
Residential	***Provided***
Class A	0
Class B	1
Library	***Provided***
Class A	0
Class B	0
Total	***3***

Floor	***Unit Mix***			
	1 Bed	***2 Bed***	***3 Bed***	***Total***
Level P6				
Level P5				
Level P4				
Level P3				
Level P2				
Level P1				
Level L1				
Level L1.5				
Level L2				
Level L3	11	0	2	13
Level L4	11	0	2	13
Level L5	5	3	1	9
Level L6	5	2	2	9
Level L7	5	2	2	9
Level L8	5	2	2	9
Level L9	5	2	2	9
Level L10	5	2	2	9
Level L11	5	2	2	9
Level L12	5	2	2	9
Level L13	5	2	2	9
Level L14	5	2	2	9
Level L15	5	2	2	9
Level L16	5	2	2	9
Level L17	5	2	2	9
Level L18	6	4	0	10
Level L19	6	4	0	10
Level L20	6	4	0	10
Level L21	6	4	0	10
Level L22	6	4	0	10
Level L23	6	4	0	10
Level L24	6	4	0	10
Level L25	6	4	0	10
Level L26	6	4	0	10
Level L27	6	4	0	10
Level L28	6	4	0	10
Level L29	6	4	0	10
Level L30	6	4	0	10
Level L31	6	4	0	10
Level L32	6	4	0	10
	177	***87***	***29***	***293***
	60%	***30%***	***10%***	

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200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

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Joyce Street,
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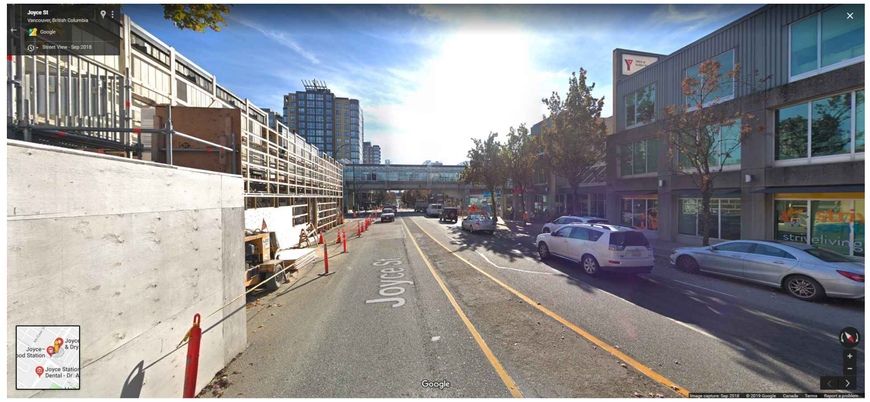
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Project Data

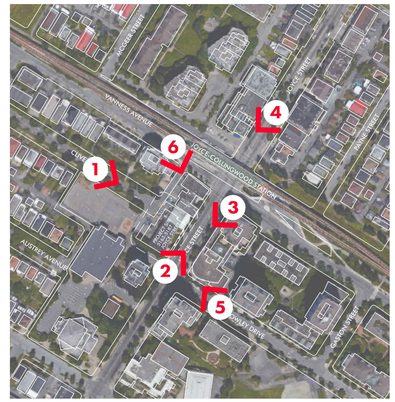
A003



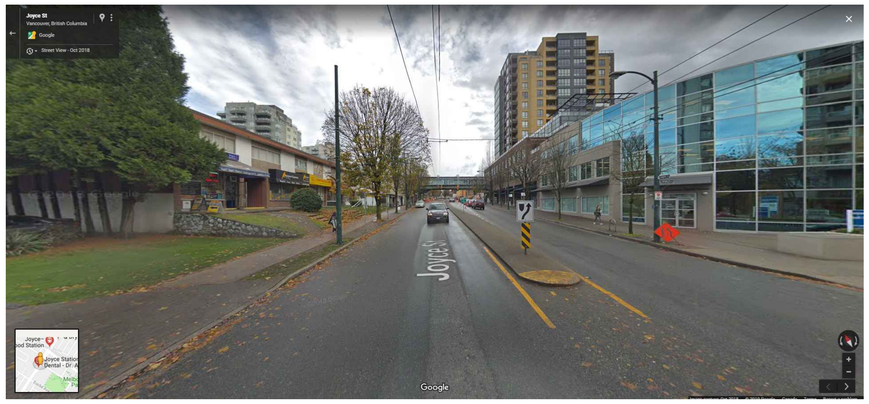
1 A101 VIEW 1



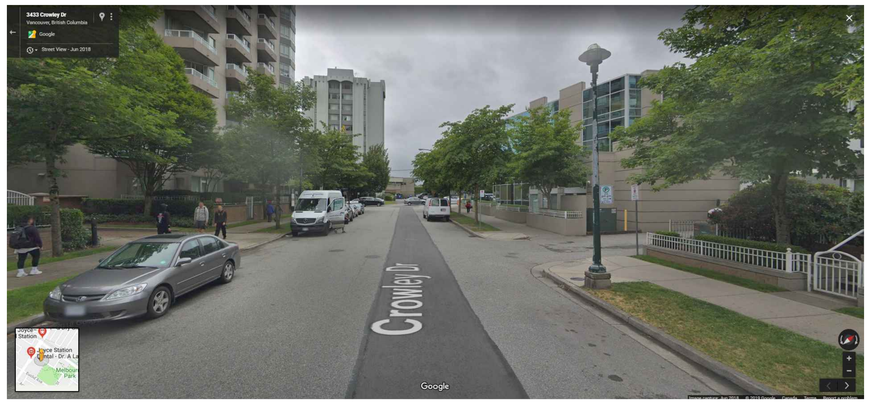
4 A101 VIEW 4



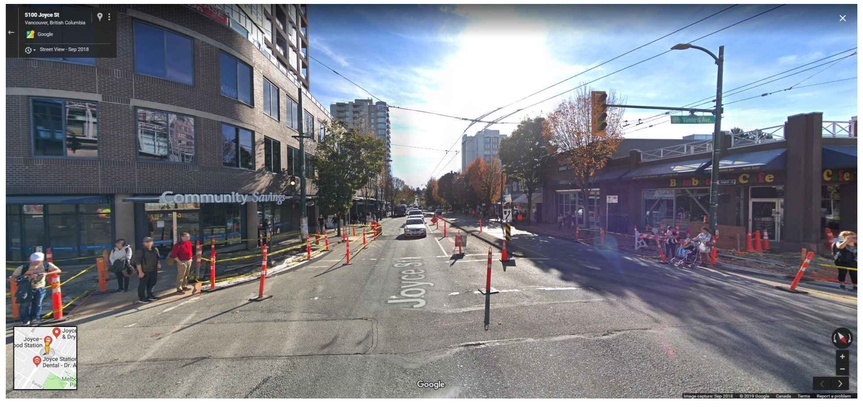
7 A101 KEY PLAN



2 A101 VIEW 2



5 A101 VIEW 5



3 A101 VIEW 3



6 A101 VIEW 6

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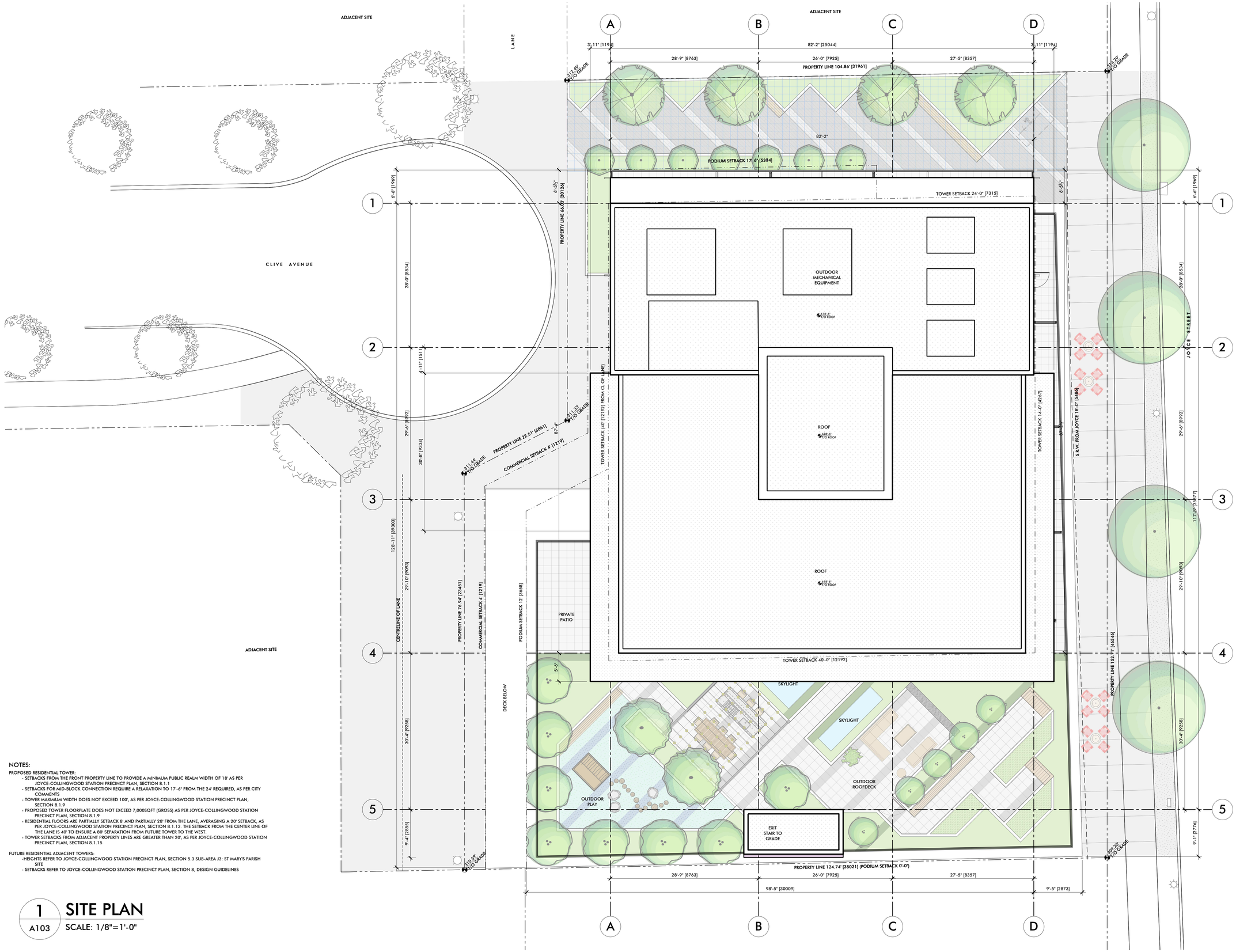
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Drawing Title

Site Photos
& Key Plan

A101



ADJACENT SITE

NOTES:

PROPOSED RESIDENTIAL TOWER:
- SETBACKS FROM THE FRONT PROPERTY LINE TO PROVIDE A MINIMUM PUBLIC REALM WIDTH OF 18' AS PER JOYCE-COLLINGWOOD STATION PRECINCT PLAN, SECTION 8.1.1
- SETBACKS FOR MID-BLOCK CONNECTION REQUIRE A RELAXATION TO 17'-6" FROM THE 24' REQUIRED, AS PER CITY COMMENTS
- TOWER MAXIMUM WIDTH DOES NOT EXCEED 100', AS PER JOYCE-COLLINGWOOD STATION PRECINCT PLAN, SECTION 8.1.9
- PROPOSED TOWER FLOORPLATE DOES NOT EXCEED 7,000SQFT (GROSS) AS PER JOYCE-COLLINGWOOD STATION PRECINCT PLAN, SECTION 8.1.9
- RESIDENTIAL FLOORS ARE PARTIALLY SETBACK 8' AND PARTIALLY 28' FROM THE LANE, AVERAGING A 20' SETBACK, AS PER JOYCE-COLLINGWOOD STATION PRECINCT PLAN, SECTION 8.1.13. THE SETBACK FROM THE CENTER LINE OF THE LANE IS 40' TO ENSURE A 80' SEPARATION FROM FUTURE TOWER TO THE WEST.
- TOWER SETBACKS FROM ADJACENT PROPERTY LINES ARE GREATER THAN 20', AS PER JOYCE-COLLINGWOOD STATION PRECINCT PLAN, SECTION 8.1.15

FUTURE RESIDENTIAL ADJACENT TOWERS:
-HEIGHTS REFER TO JOYCE-COLLINGWOOD STATION PRECINCT PLAN, SECTION 5.3 SUB-AREA J3: ST MARY'S PARISH SITE
- SETBACKS REFER TO JOYCE-COLLINGWOOD STATION PRECINCT PLAN, SECTION 8, DESIGN GUIDELINES

1 / A103 **SITE PLAN**
SCALE: 1/8"=1'-0"

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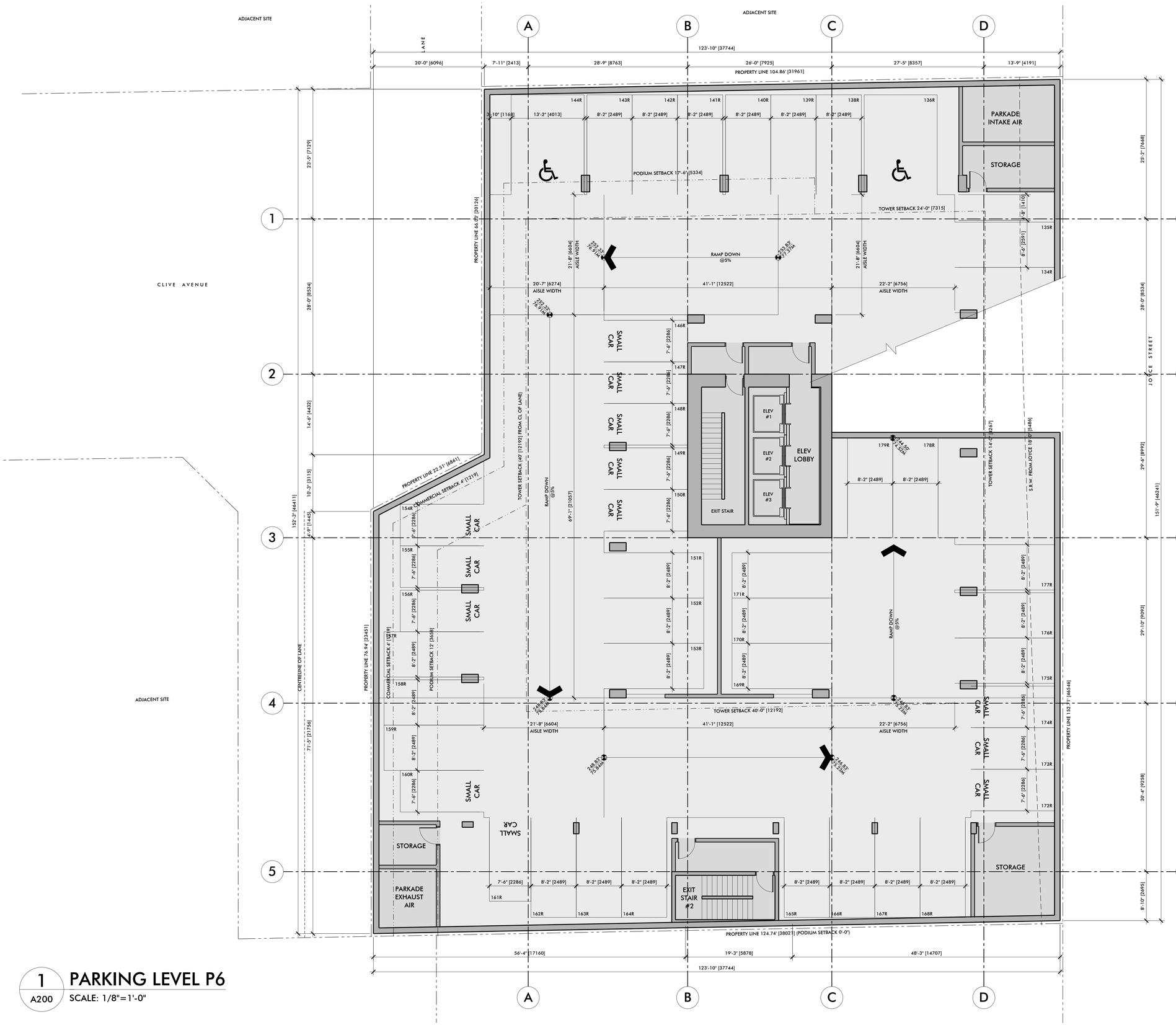
Revisions

Mixed-Use
32-Storey HighRise

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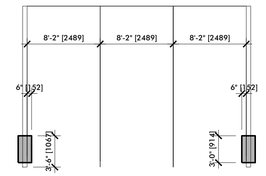
Drawing Title
Site Plan

A103

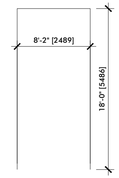


1 A200 **PARKING LEVEL P6**

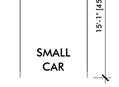
SCALE: 1/8"=1'-0"



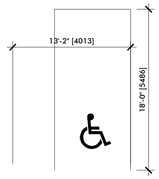
TYPICAL SET-OF-3 PARKING STALL DIMENSIONS



TYPICAL PARKING STALL DIMENSIONS



SMALL CAR PARKING STALL DIMENSIONS



ACCESSIBLE PARKING STALL DIMENSIONS

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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

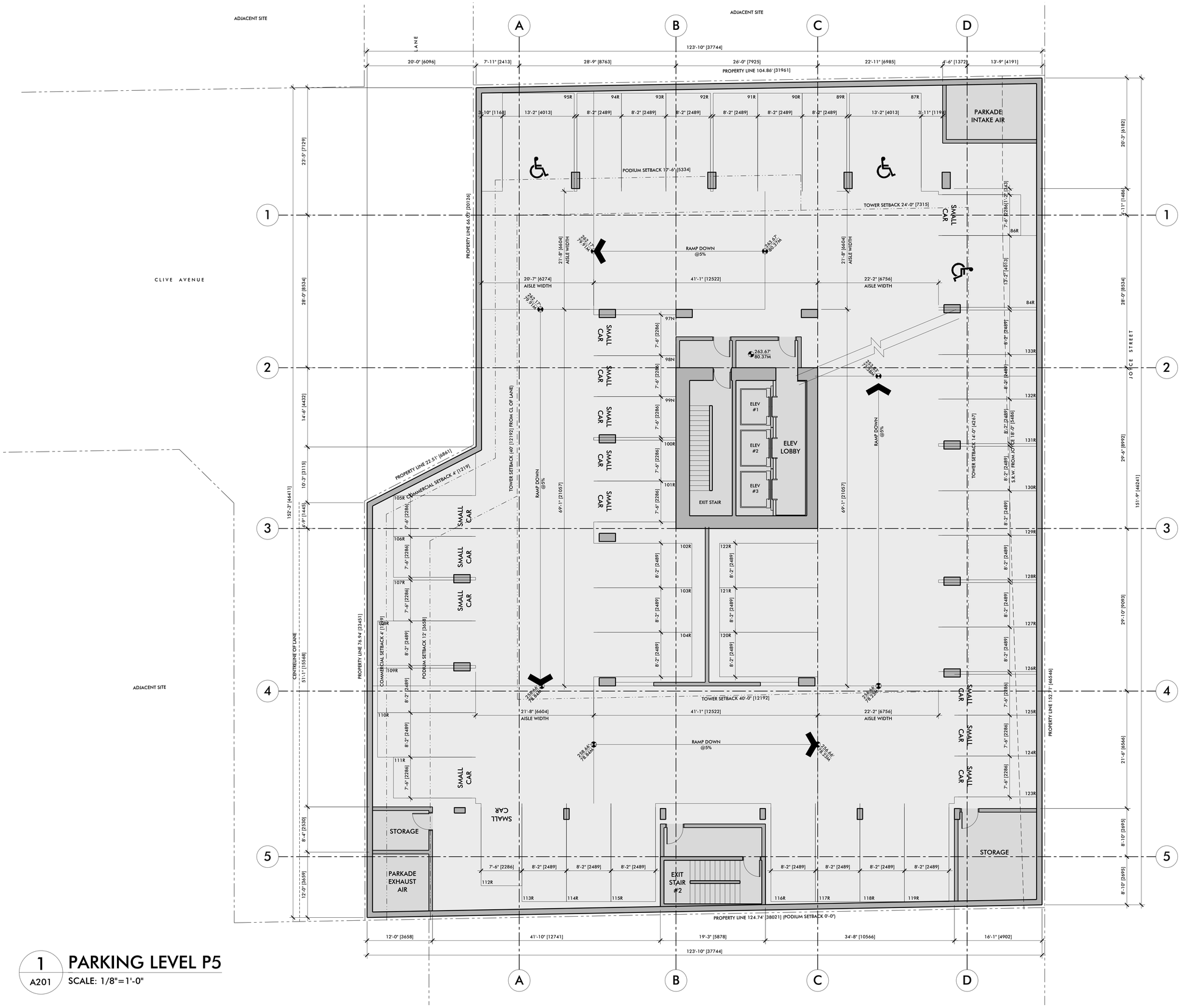
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Drawing Title

Parking Plan
Level P6

A200



1 PARKING LEVEL P5

A201 SCALE: 1/8"=1'-0"

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32-Storey HighRise

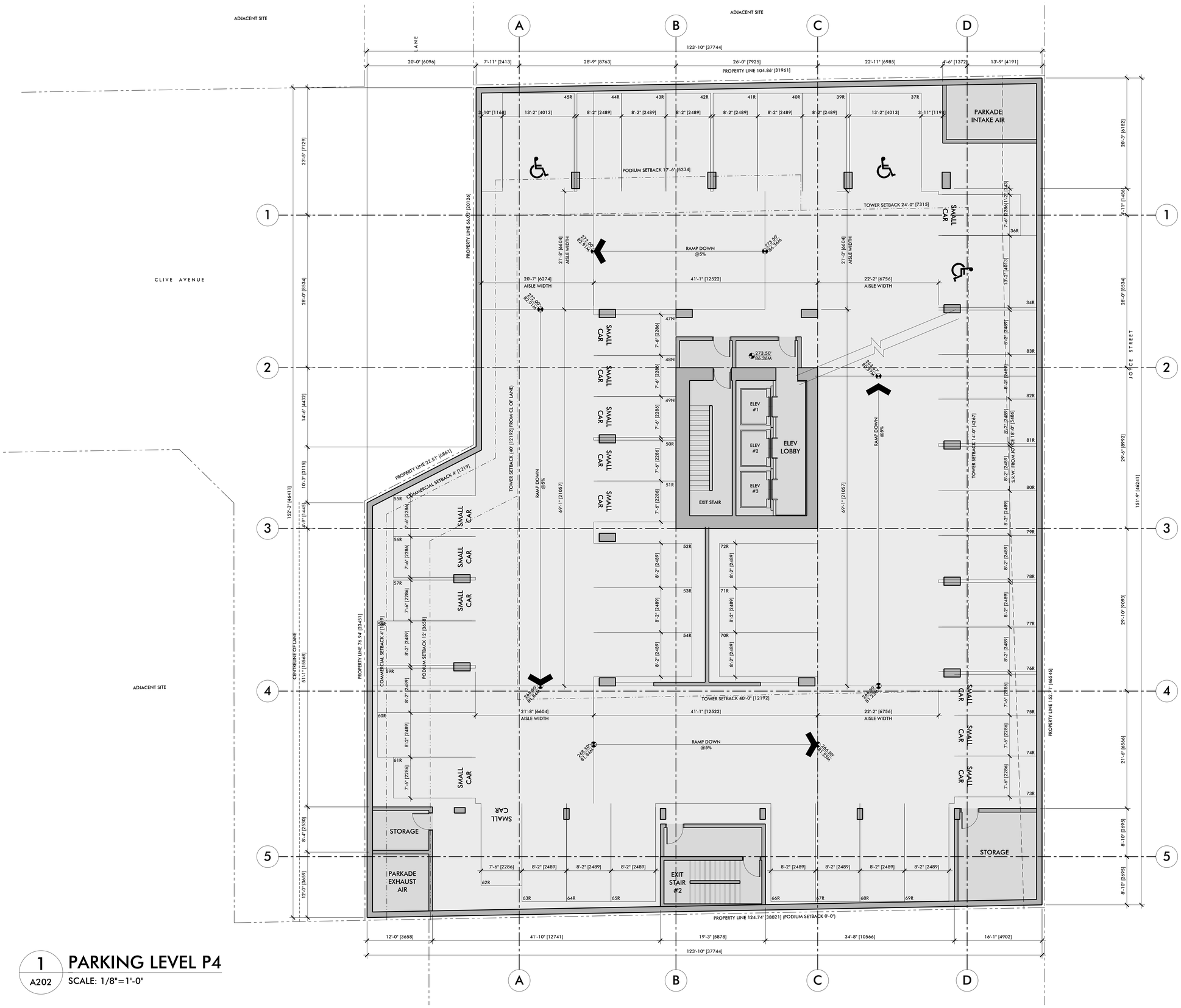
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Drawing Title

Parking Plan
Level P5

A201



1 PARKING LEVEL P4

A202 SCALE: 1/8"=1'-0"

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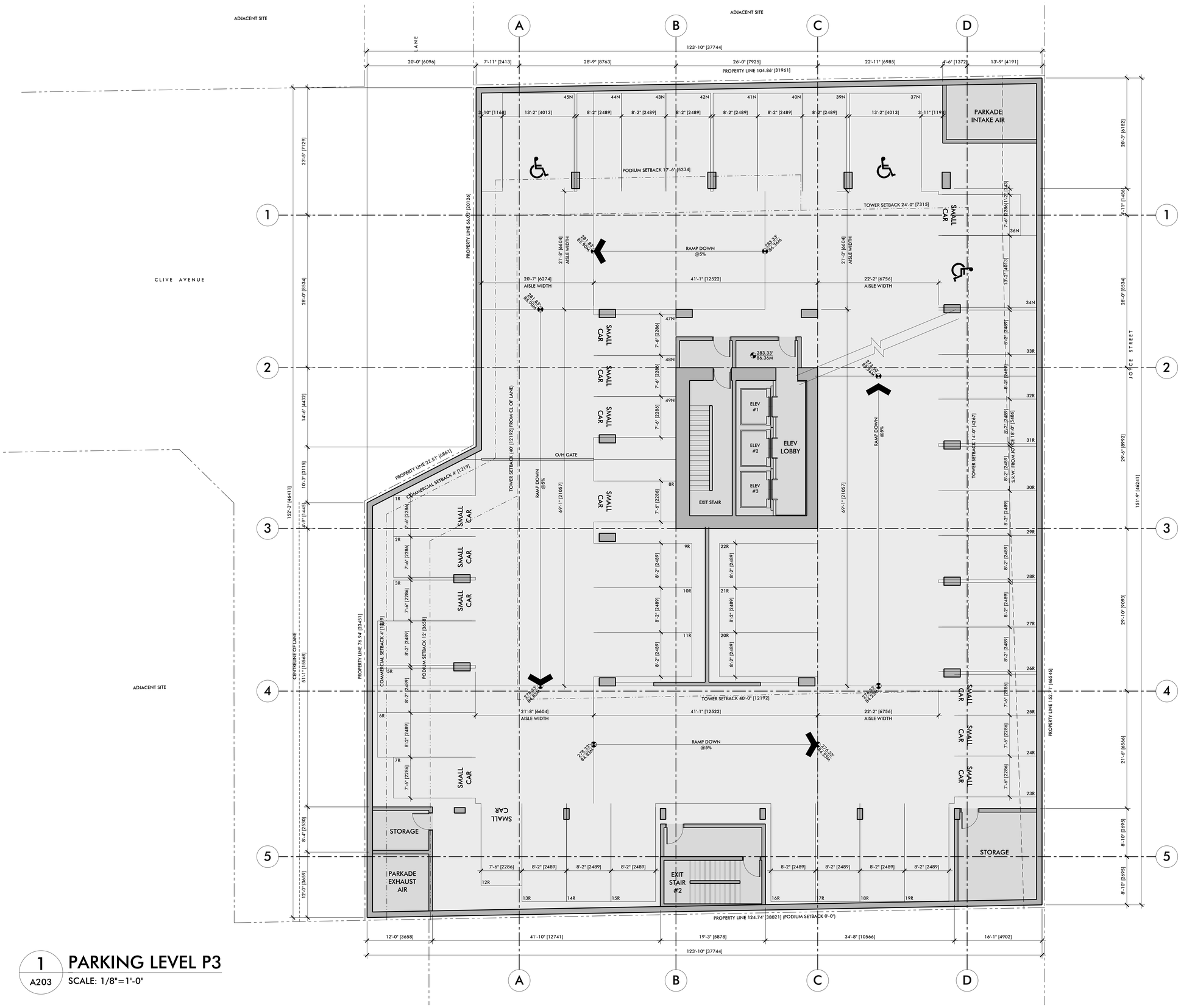
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Drawing Title

Parking Plan
Level P4

A202



1 PARKING LEVEL P3

A203 SCALE: 1/8"=1'-0"

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32-Storey HighRise

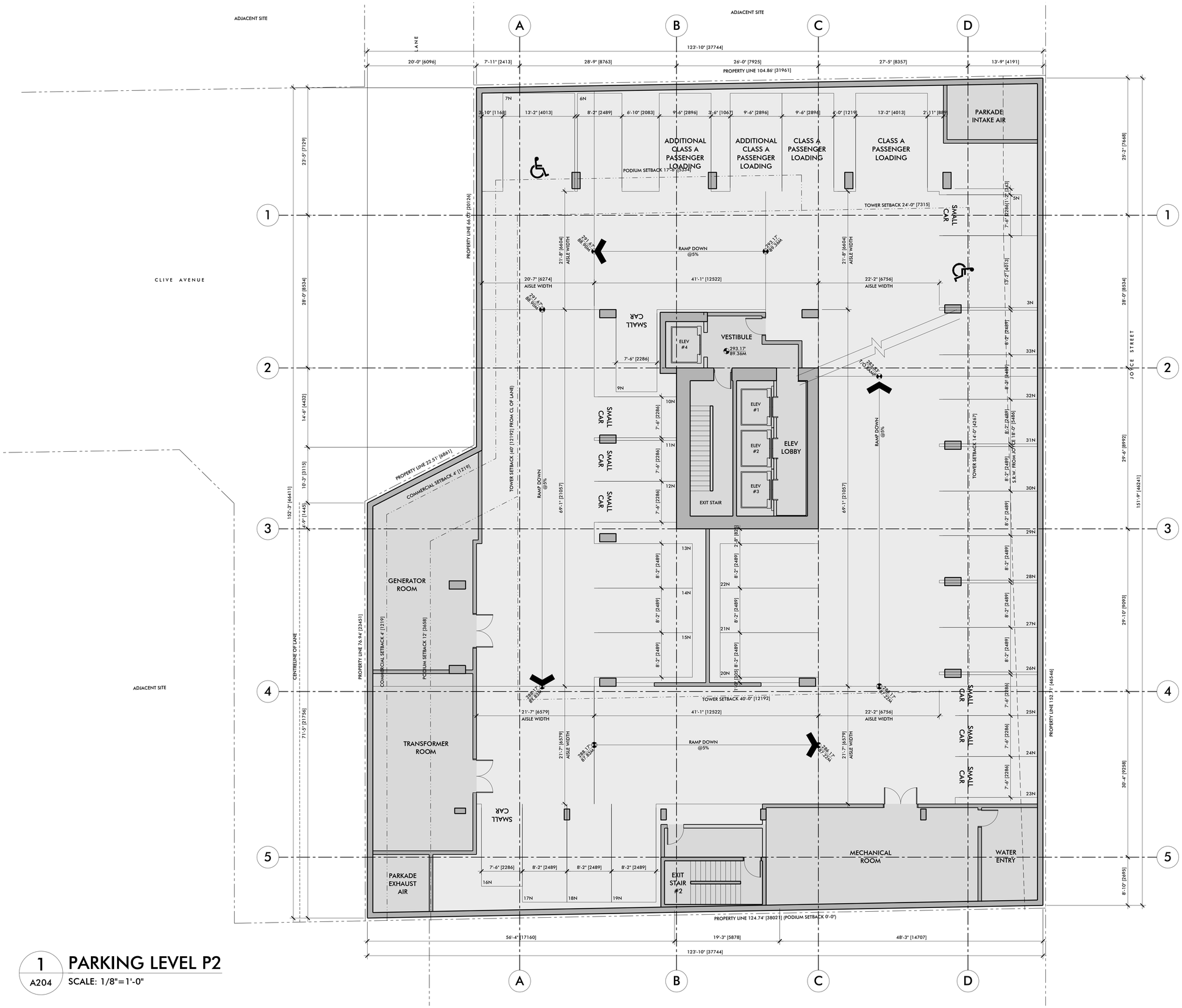
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Drawing Title

Parking Plan
Level P3

A203



1 A204 PARKING LEVEL P2

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

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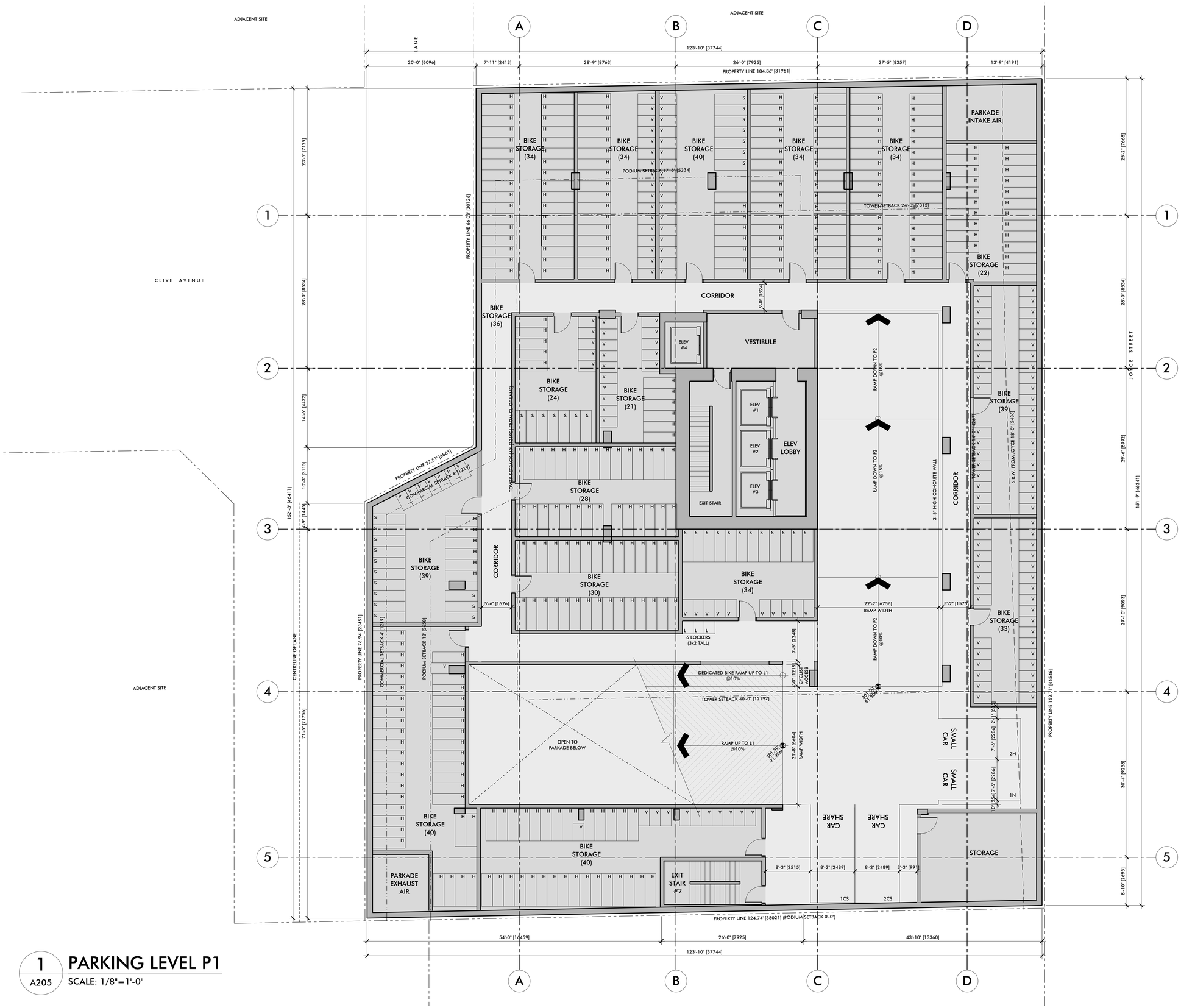
Project Address

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Drawing Title

Parking Plan
Level P2

A204



1 A205 PARKING LEVEL P1

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

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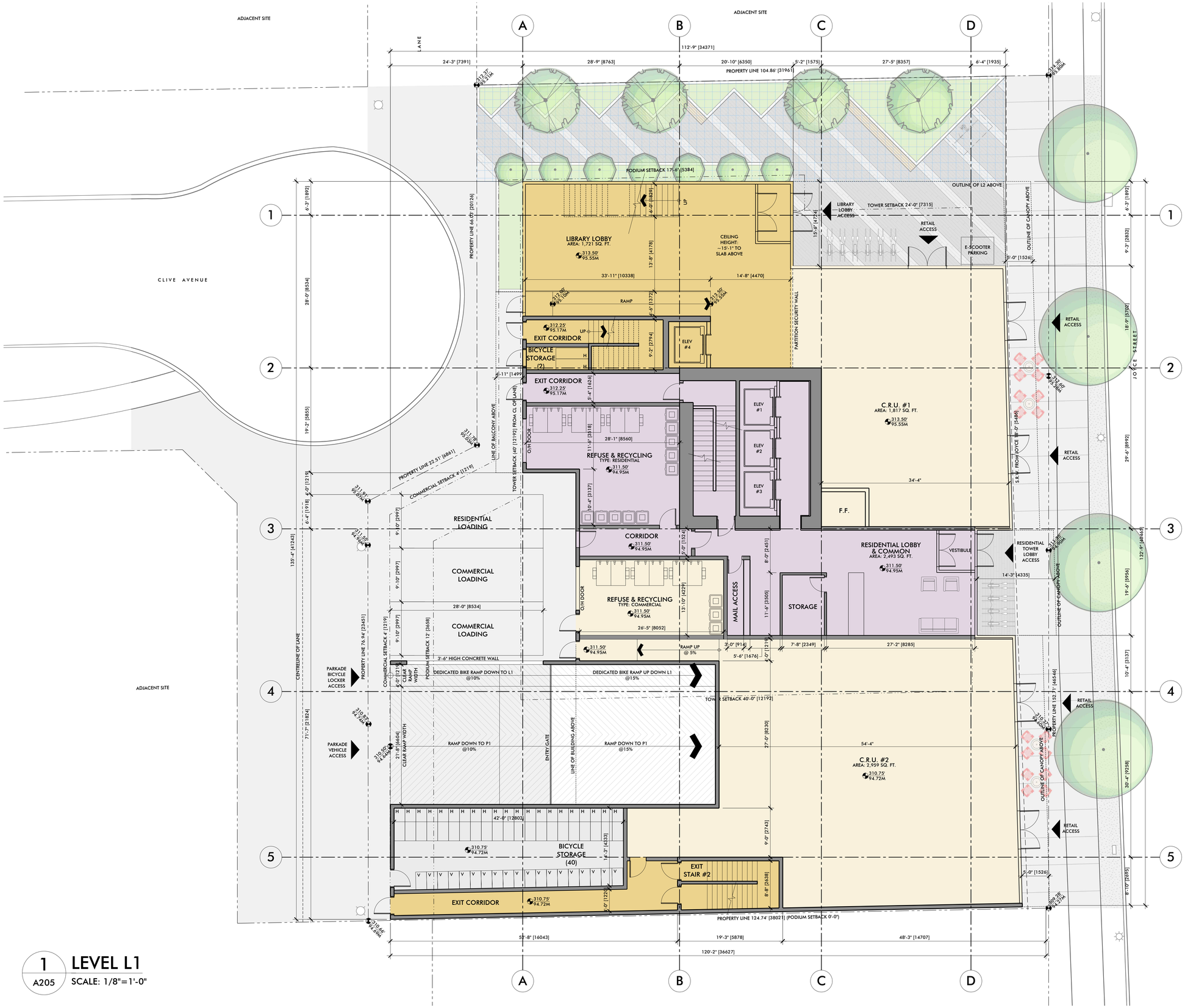
Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Parking Plan
Level P1

A205



LEVEL L1 FLOOR AREAS

COMMERCIAL	5,175 SQ. FT.
LIBRARY (EXCLUSION)	2,220 SQ. FT.
RESIDENTIAL	2,493 SQ. FT.
STORAGE (EXCLUSION)	673 SQ. FT.
GROSS FLOOR AREA	10,561 SQ. FT.
FSR AREA	7,667 SQ. FT.

1 / A205 **LEVEL L1**

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

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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

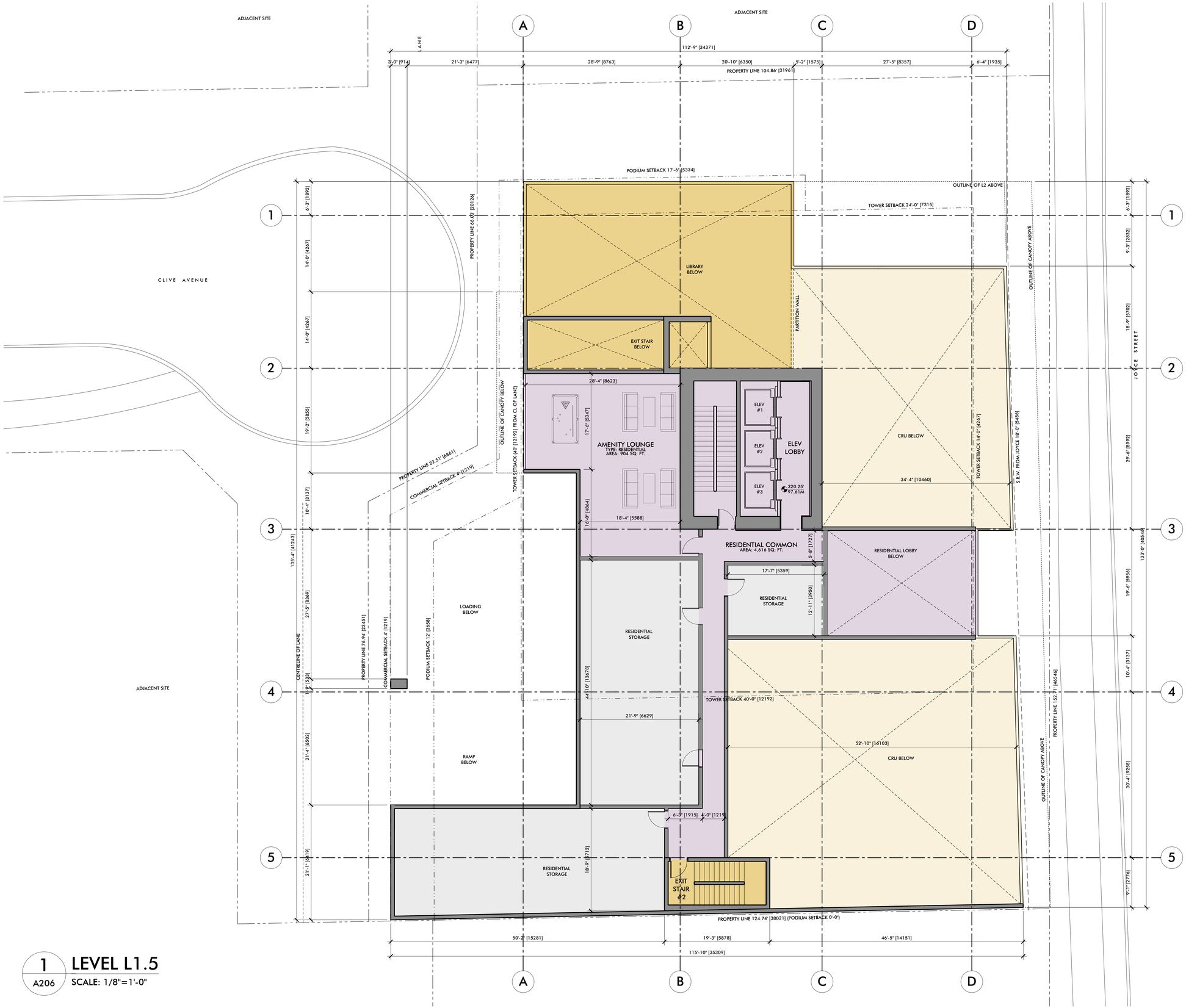
Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Floor Plan
Level L1

A206



LEVEL L1.5 MEZZANINE FLOOR AREAS

COMMERCIAL	0 SQ. FT.
LIBRARY (EXCLUSION)	193 SQ. FT.
RESIDENTIAL	1,233 SQ. FT.
RESIDENTIAL AMENITY (EXCLUSION)	904 SQ. FT.
STORAGE (EXCLUSION)	2,286 SQ. FT.
GROSS FLOOR AREA	4,616 SQ. FT.
FSR AREA	1,233 SQ. FT.

1 / A206 LEVEL L1.5

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

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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

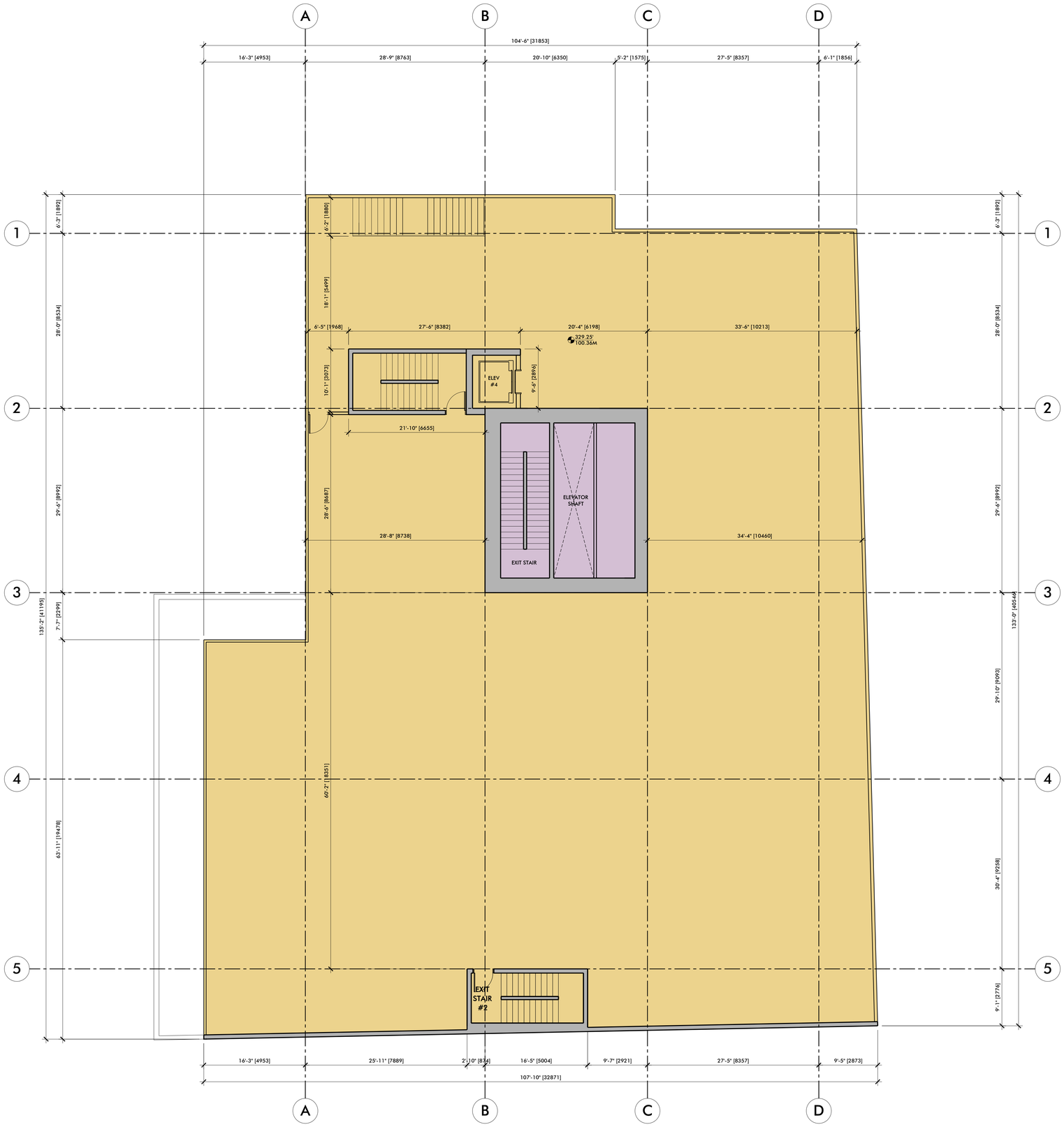
Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Floor Plan
Level L1.5

A207



LEVEL L2 FLOOR AREAS	
LIBRARY (EXCLUSION)	12,208 SQ. FT.
RESIDENTIAL	645 SQ. FT.
GROSS FLOOR AREA	12,853 SQ. FT.
FSR AREA	645 SQ. FT.

1 LEVEL L2
A207 SCALE: 1/8"=1'-0"

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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

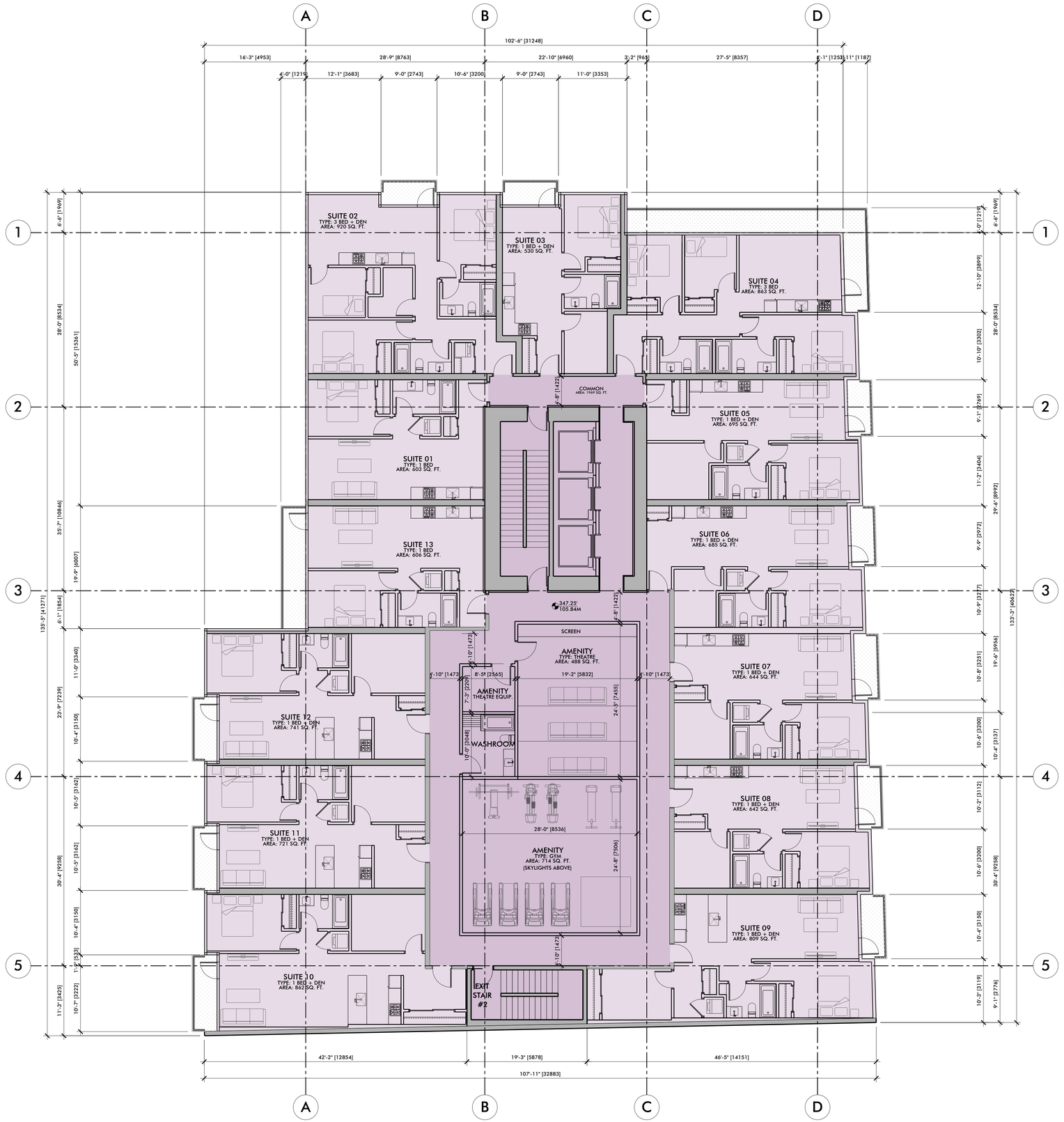
Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Floor Plan
Level L2

A208



LEVEL L3 FLOOR AREAS	
RESIDENTIAL UNIT AREA	9,321 SQ. FT.
RESIDENTIAL COMMON AREA	1,969 SQ. FT.
RESIDENTIAL AMENITY (EXCLUSION)	1,363 SQ. FT.
GROSS FLOOR AREA	12,652 SQ. FT.
IN-SUITE STORAGE AREA (EXCLUSION)	518 SQ. FT.
FSR AREA	10,772 SQ. FT.

1 / A208 LEVEL L3
SCALE: 1/8"=1'-0"

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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

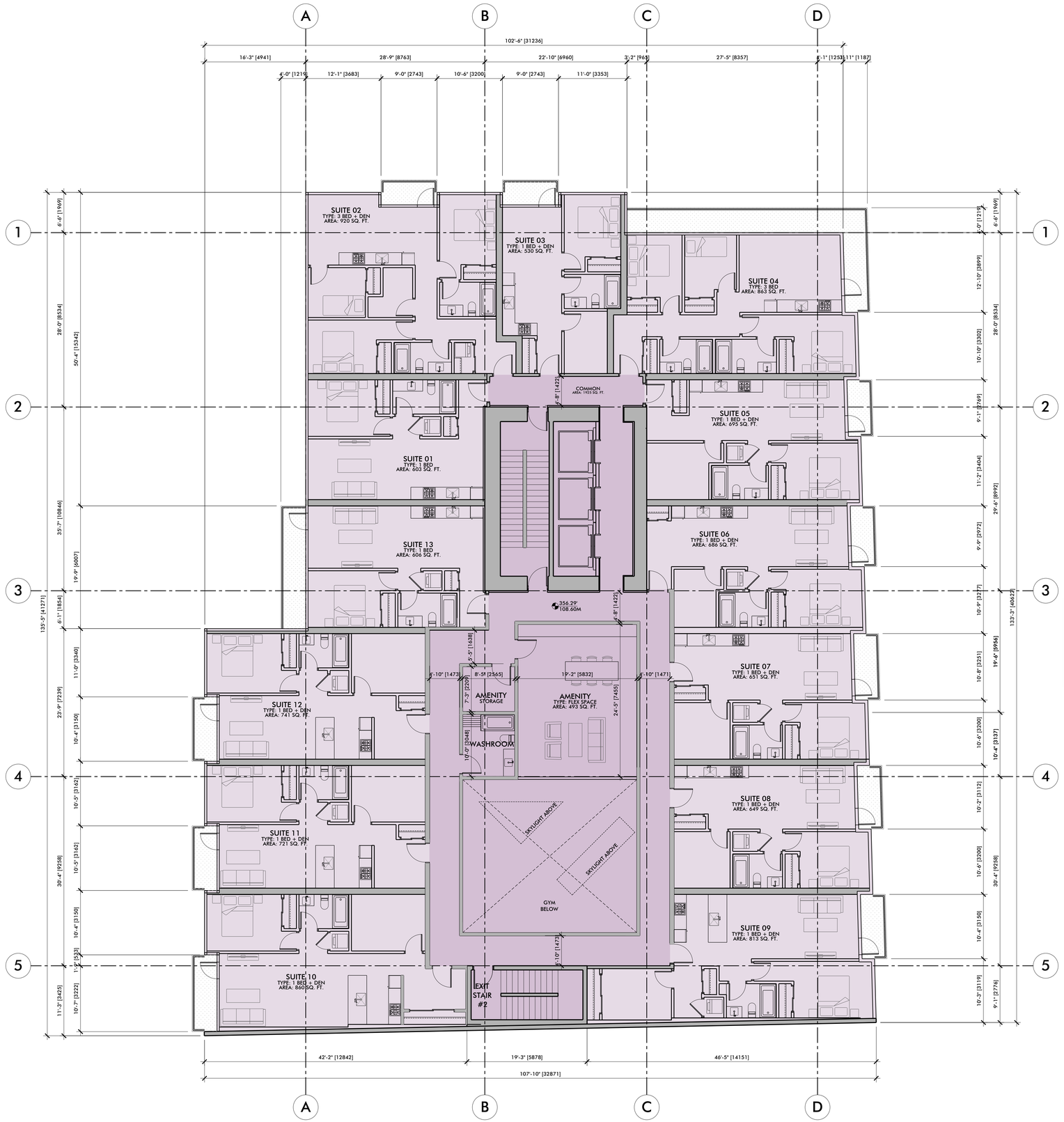
Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Floor Plan
Level L3

A209



LEVEL L4 FLOOR AREAS

RESIDENTIAL UNIT AREA	9,365 SQ. FT.
RESIDENTIAL COMMON AREA	1,925 SQ. FT.
RESIDENTIAL AMENITY (EXCLUSION)	1,363 SQ. FT.
GROSS FLOOR AREA	12,653 SQ. FT.
IN-SUITE STORAGE AREA (EXCLUSION)	518 SQ. FT.
FSR AREA	10,772 SQ. FT.

1 / A209 — **LEVEL L4**
SCALE: 1/8"=1'-0"

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Issues
200820 Issued for Rezoning

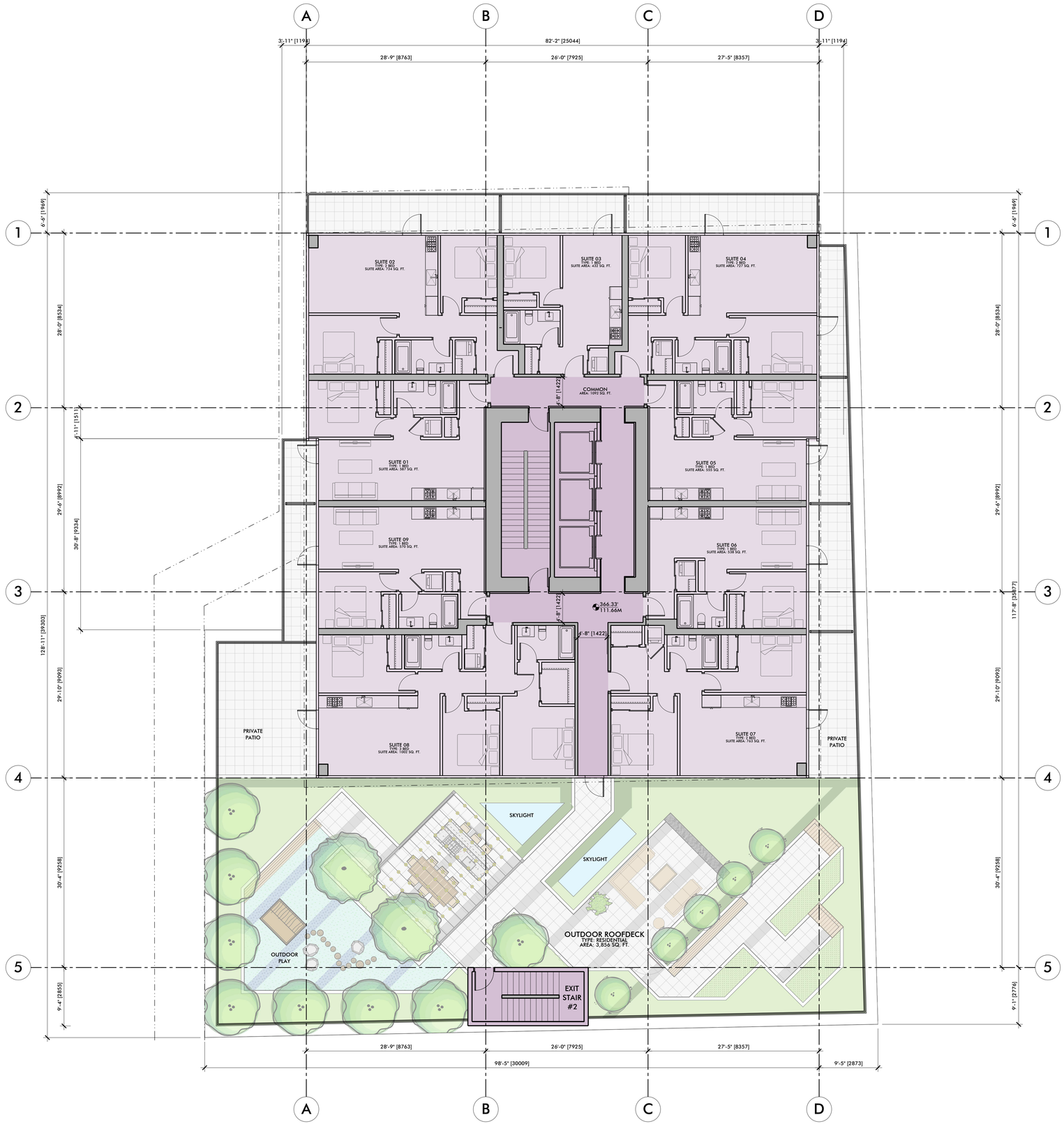
Revisions

Mixed-Use
32-Storey HighRise

Project Address
5163-5187
Joyce Street,
Vancouver BC

Drawing Title
Floor Plan
Level L4

A210



LEVEL L5 FLOOR AREAS	
RESIDENTIAL UNIT AREA	6,088 SQ. FT.
RESIDENTIAL COMMON AREA	1,092 SQ. FT.
GROSS FLOOR AREA	7,180 SQ. FT.
IN-SUITE STORAGE AREA (EXCLUSION)	358 SQ. FT.
FSR AREA	6,822 SQ. FT.

1 / A210 LEVEL L5
SCALE: 1/8"=1'-0"

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Issues
200820 Issued for Rezoning

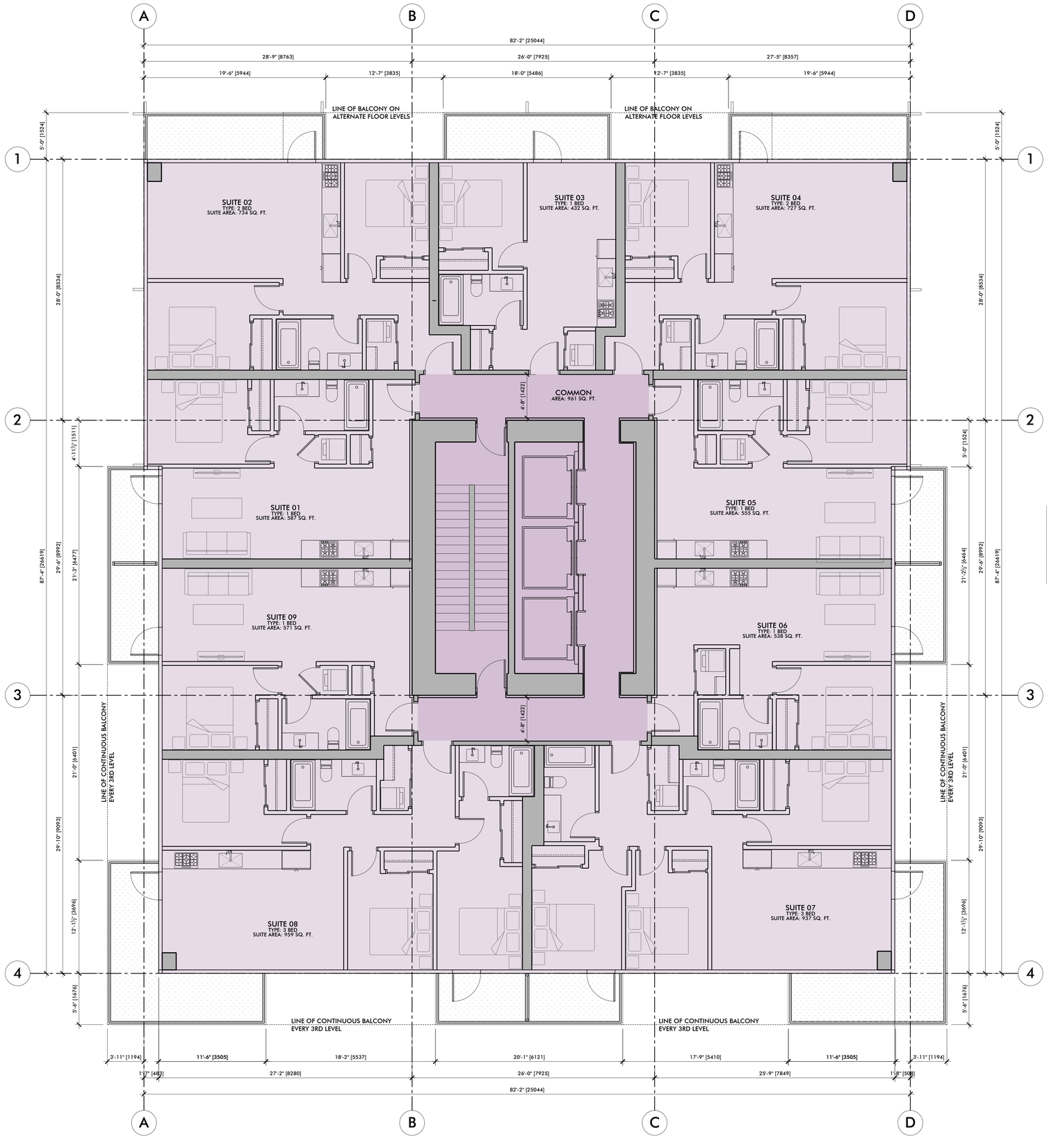
Revisions

Mixed-Use
32-Storey HighRise

Project Address
5163-5187
Joyce Street,
Vancouver BC

Drawing Title
Floor Plan
Level L5

A211



LEVEL L6-L17 FLOOR AREAS

RESIDENTIAL UNIT AREA	6,039 SQ. FT.
RESIDENTIAL COMMON AREA	961 SQ. FT.
GROSS FLOOR AREA	7,000 SQ. FT.
IN-SUITE STORAGE AREA (EXCLUSION)	358 SQ. FT.
FSR AREA	6,642 SQ. FT.

1 / A211 LEVEL L6-L17
SCALE: 3/16"=1'-0"

j+s ARCHITECT

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Issues
200820 Issued for Rezoning

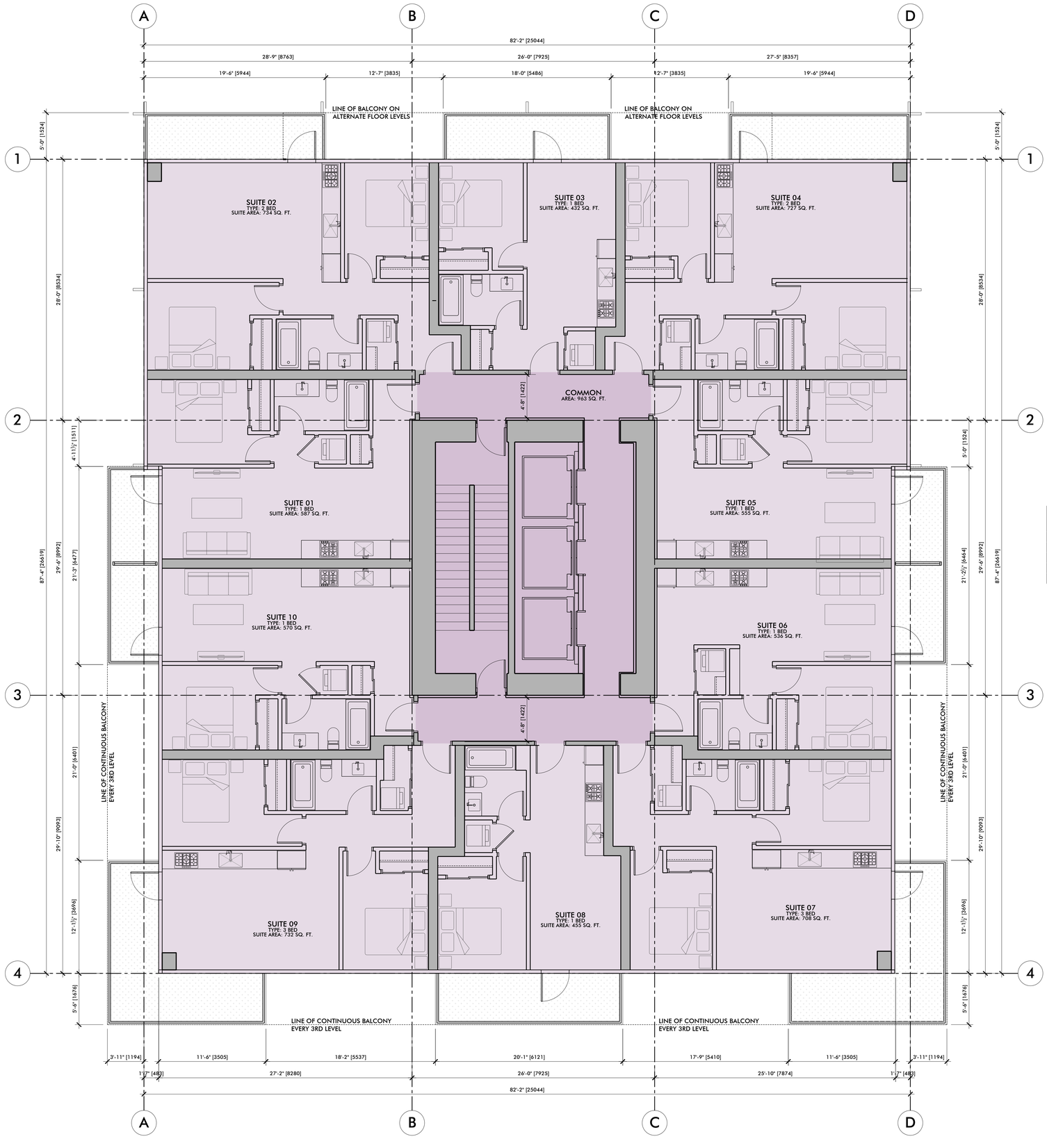
Revisions

Mixed-Use
32-Storey HighRise

Project Address
5163-5187
Joyce Street,
Vancouver BC

Drawing Title
Floor Plan
Level L6-L17

A212



LEVEL L18-L32 FLOOR AREAS

RESIDENTIAL UNIT AREA	6,037 SQ. FT.
RESIDENTIAL COMMON AREA	963 SQ. FT.
GROSS FLOOR AREA	7,000 SQ. FT.
IN-SUITE STORAGE AREA (EXCLUSION)	398 SQ. FT.
FSR AREA	6,602 SQ. FT.

1 A212 **LEVEL L18-L32**
SCALE: 3/16"=1'-0"

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Issues
200820 Issued for Rezoning

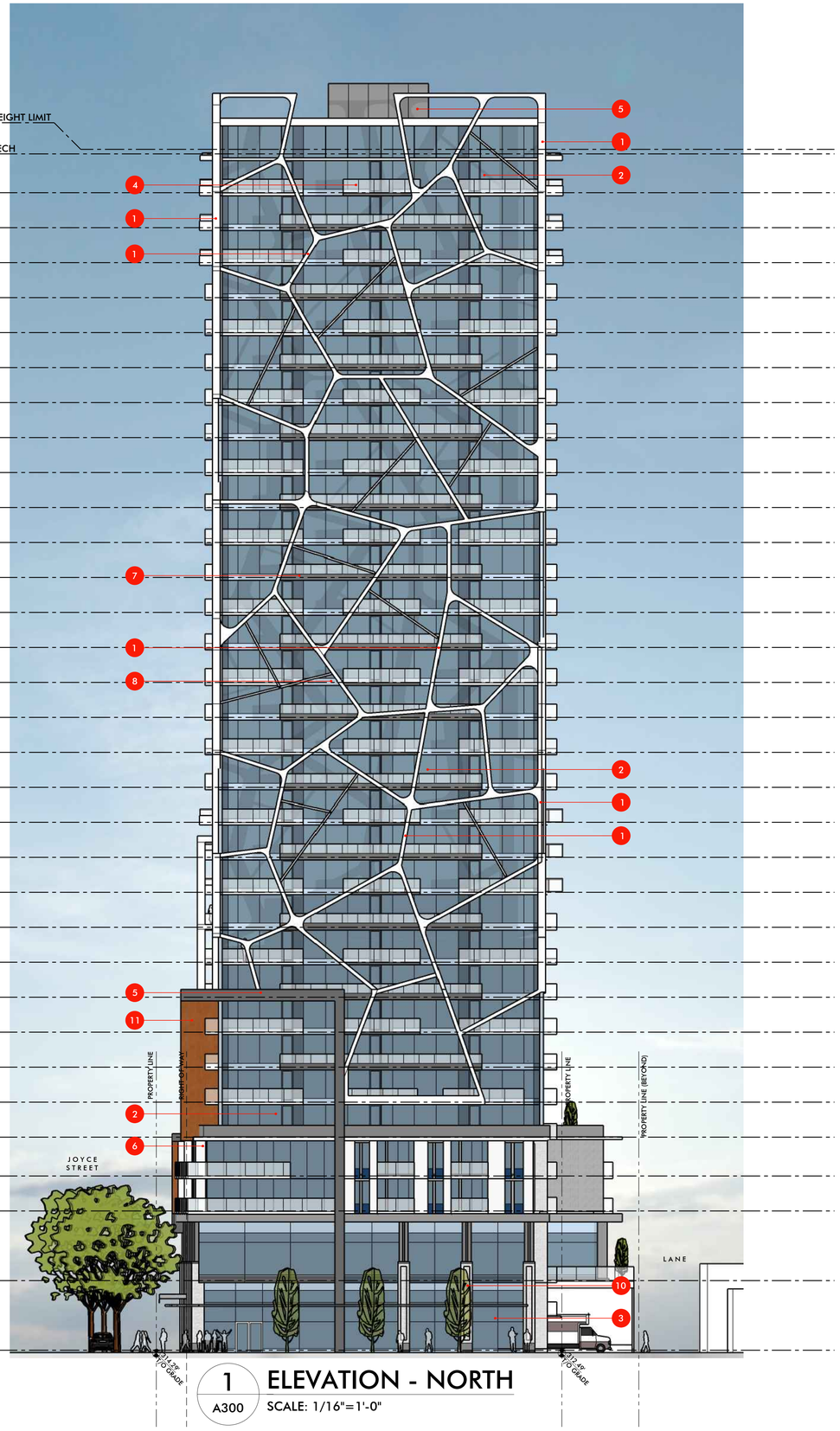
Revisions

Mixed-Use
32-Storey HighRise

Project Address
5163-5187
Joyce Street,
Vancouver BC

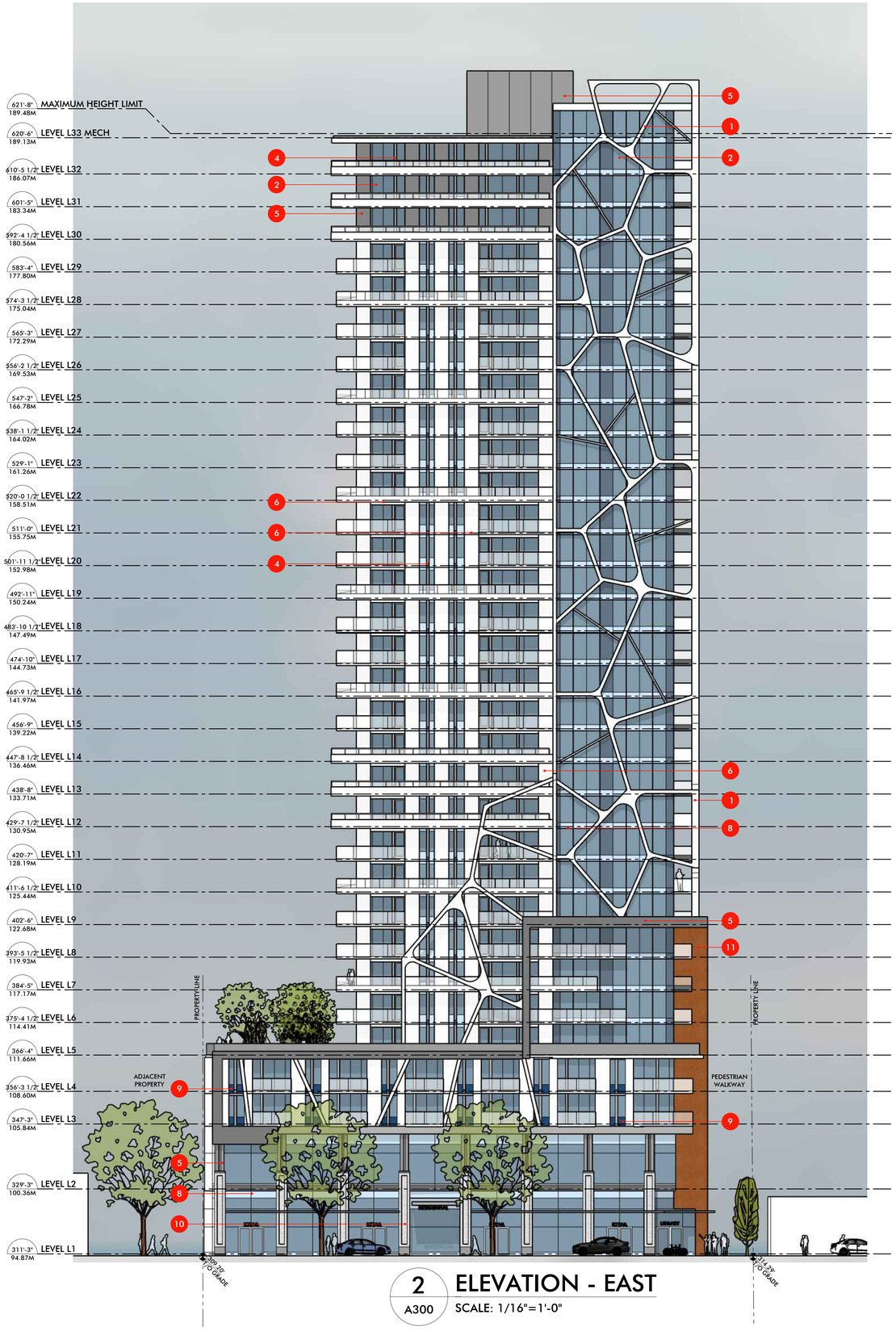
Drawing Title
Floor Plan
Level L18-L32

A213



1 A300 **ELEVATION - NORTH**

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



2 A300 **ELEVATION - EAST**

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

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Issues

200820 Issued for Rezoning

Revisions

MATERIAL LEGEND

1. ALUMINUM ARCHITECTURAL FRAME
2. CLEAR GLASS - RESIDENTIAL
3. CLEAR GLASS - COMMERCIAL
4. PAINTED SILVER - WINDOW FRAME, GUARDRAIL
5. PAINTED CONCRETE - GREY
6. PAINTED CONCRETE - WHITE
7. SPANDREL PANEL - GREY
8. SPANDREL PANEL - LIGHT BLUE
9. SPANDREL PANEL - BLUE
10. WHITE BRICK CLADDING
11. WOOD SOFFIT

Mixed-Use
32-Storey HighRise

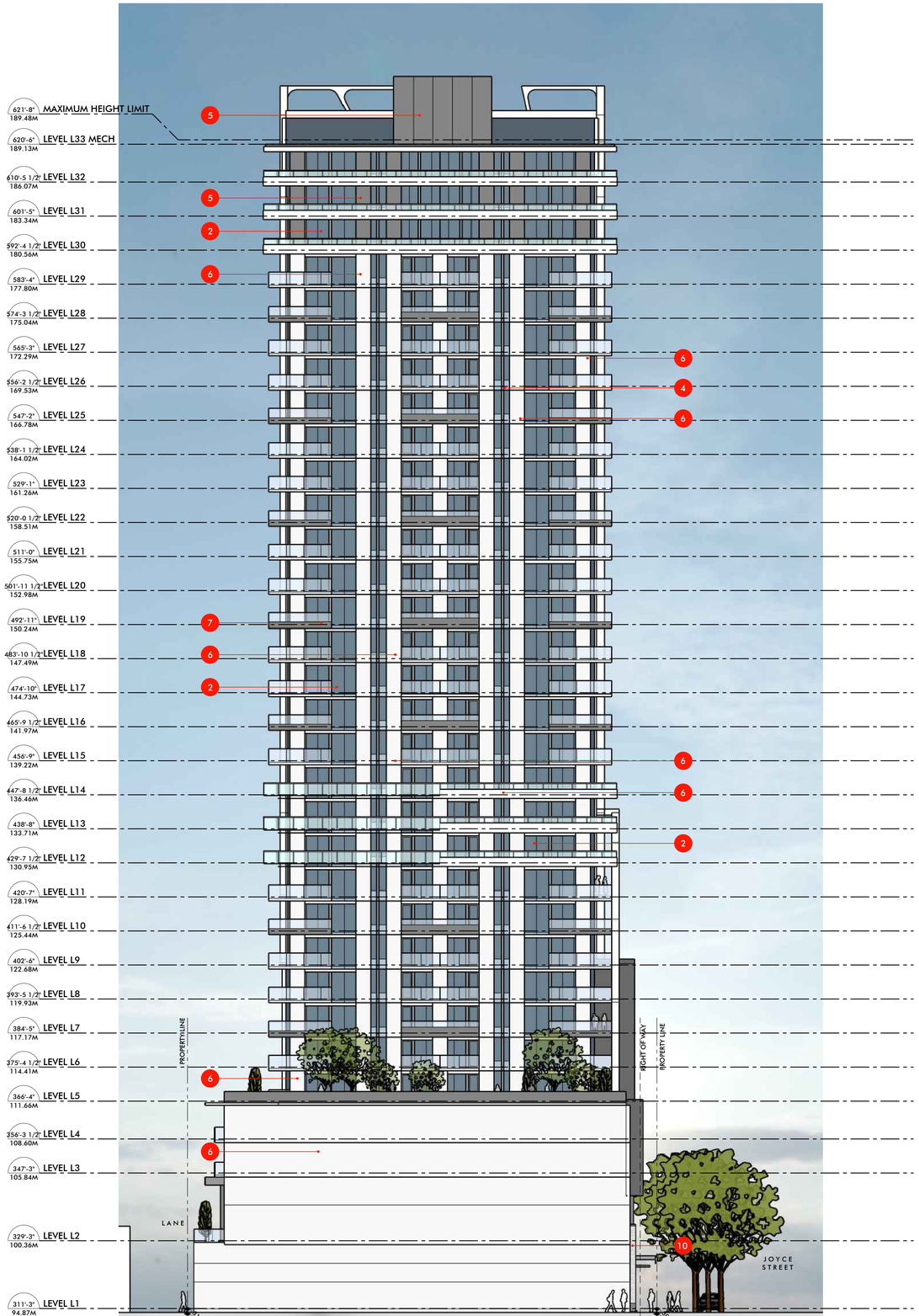
Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

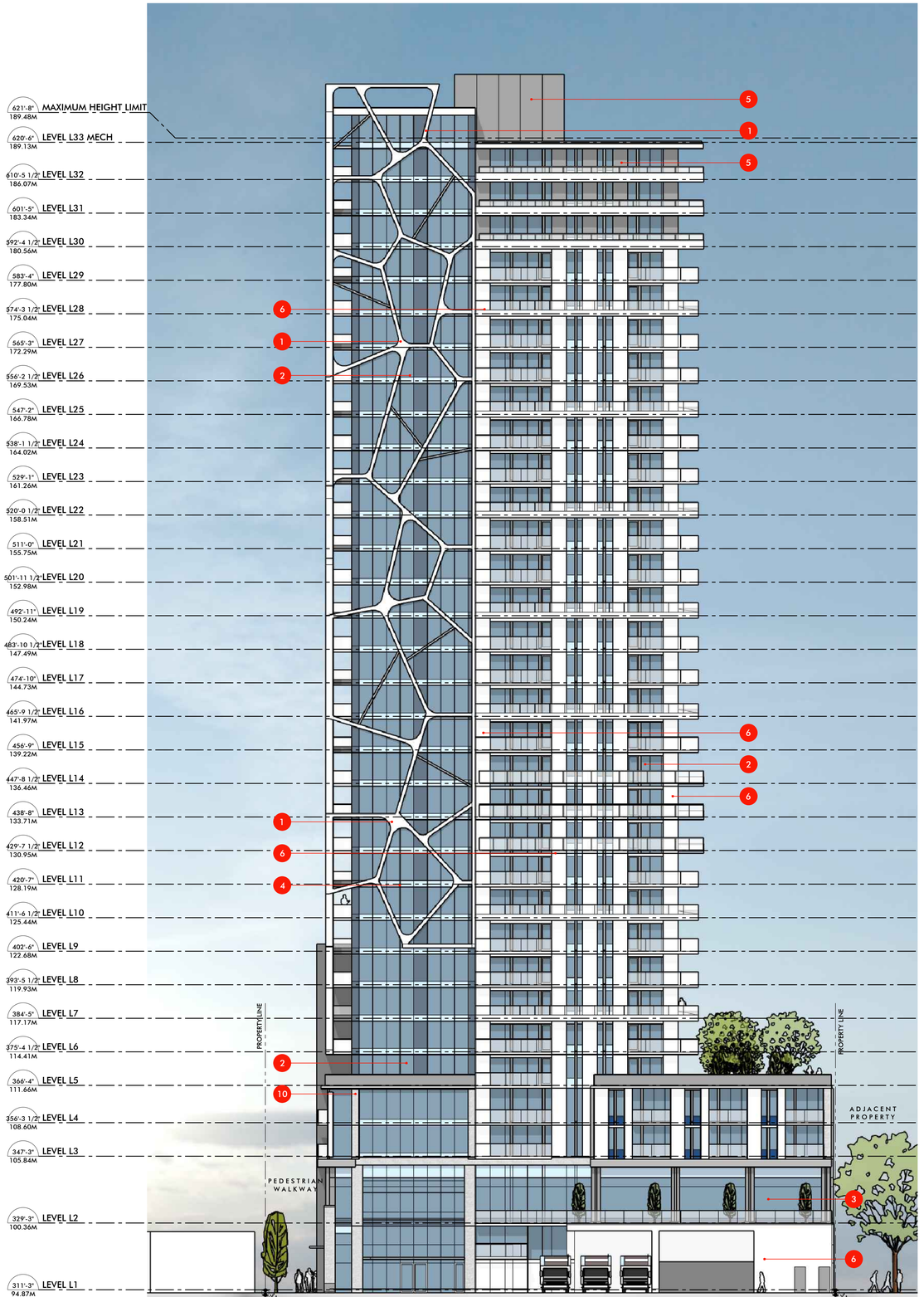
Elevation
North & East

A300



1 A301 **ELEVATION - SOUTH**

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



2 A301 **ELEVATION - WEST**

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

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Issues

200820 Issued for Rezoning

Revisions

MATERIAL LEGEND

1. ALUMINUM ARCHITECTURAL FRAME
2. CLEAR GLASS - RESIDENTIAL
3. CLEAR GLASS - COMMERCIAL
4. PAINTED SILVER - WINDOW FRAME, GUARDRAIL
5. PAINTED CONCRETE - GREY
6. PAINTED CONCRETE - WHITE
7. SPANDREL PANEL - GREY
8. SPANDREL PANEL - LIGHT BLUE
9. SPANDREL PANEL - BLUE
10. WHITE BRICK CLADDING
11. WOOD SOFFIT

Mixed-Use
32-Storey HighRise

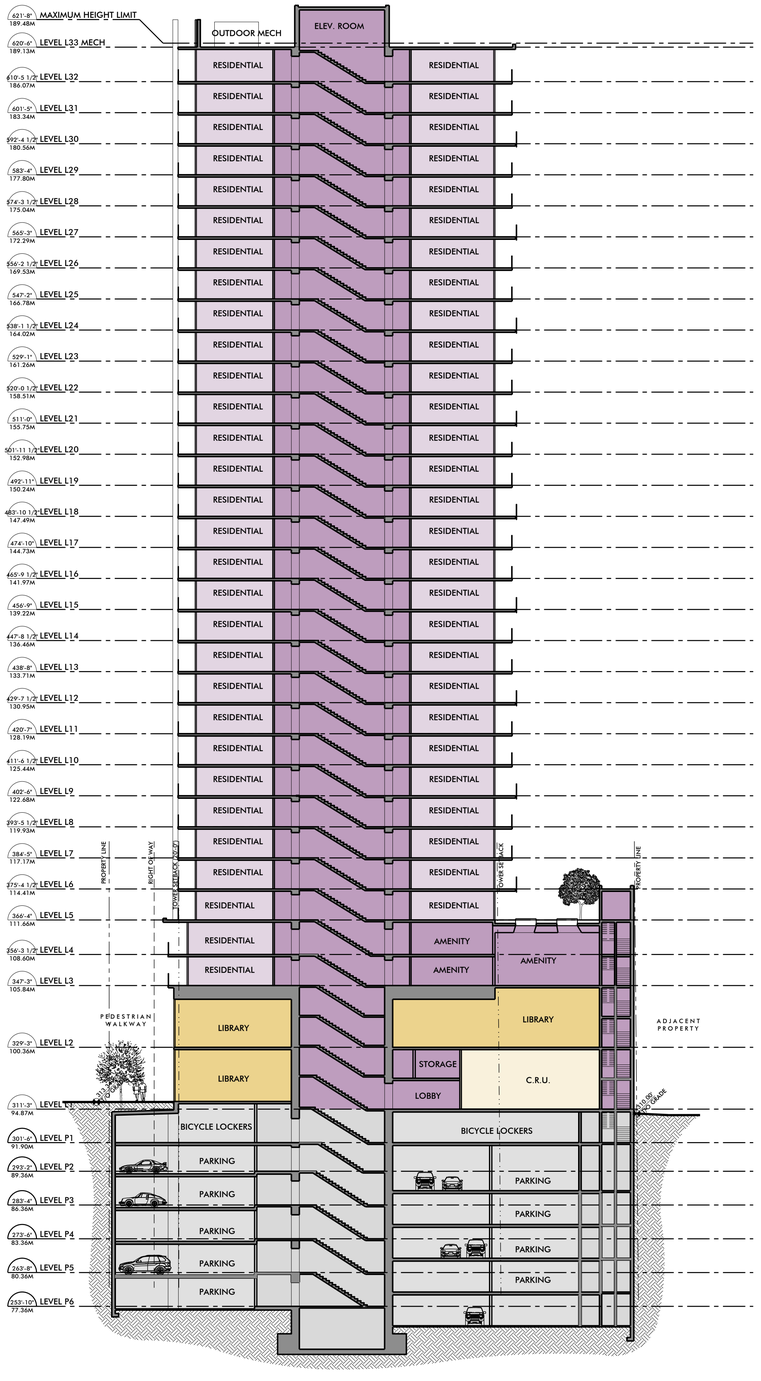
Project Address

5163-5187
Joyce Street,
Vancouver BC

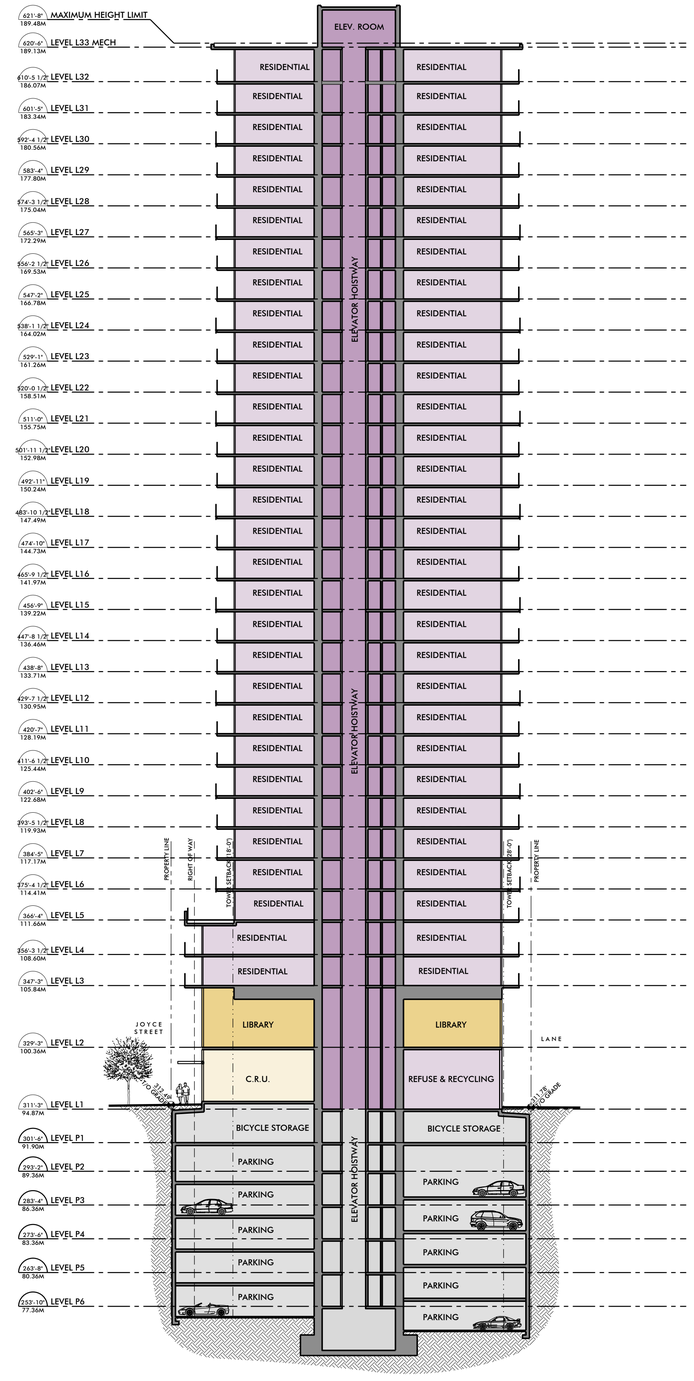
Drawing Title

Elevation
South & West

A301



1 A400 BUILDING SECTION 01
SCALE: 1:200



2 A400 BUILDING SECTION 02
SCALE: 1:200

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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

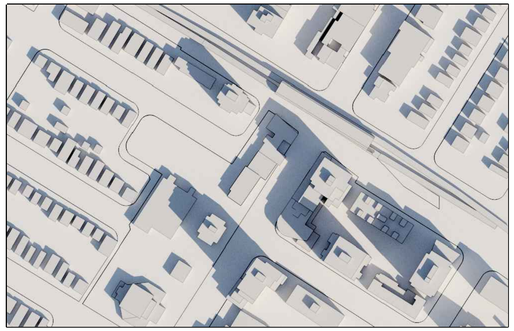
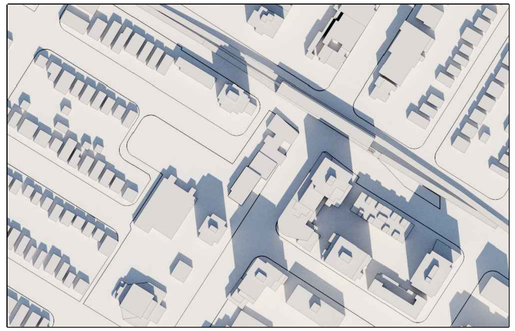
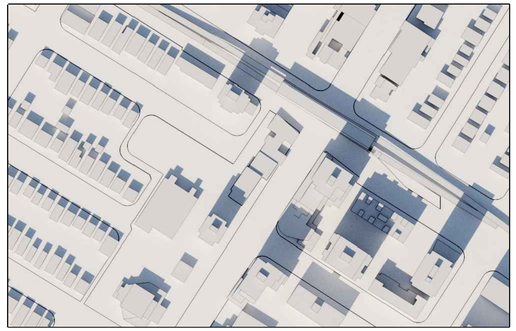
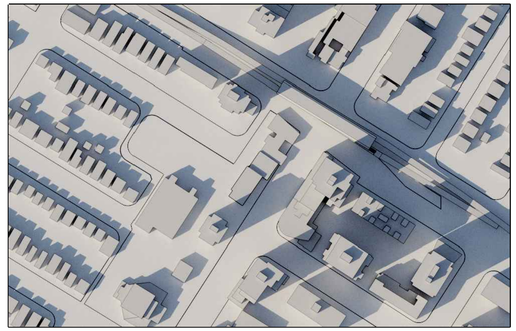
Sections

A400

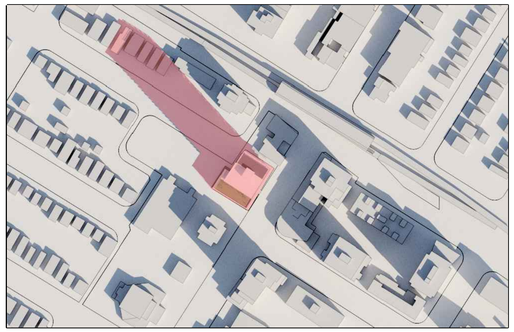
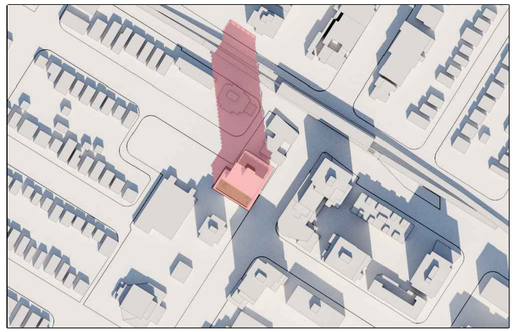
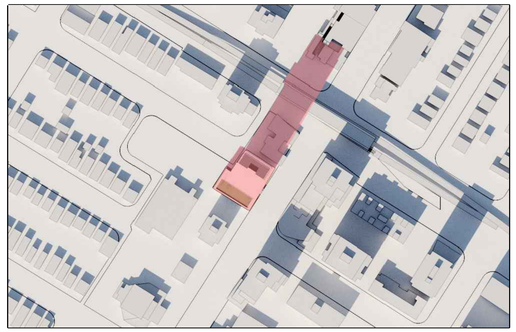
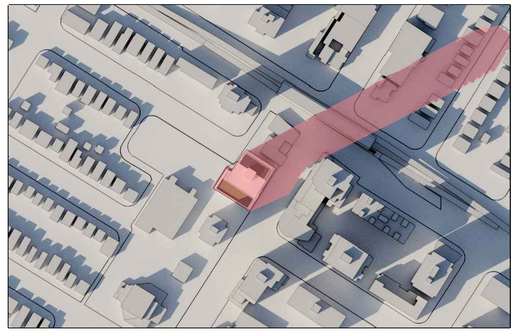
MARCH 20

10 am | 12 pm | 2 pm | 4 pm

Existing

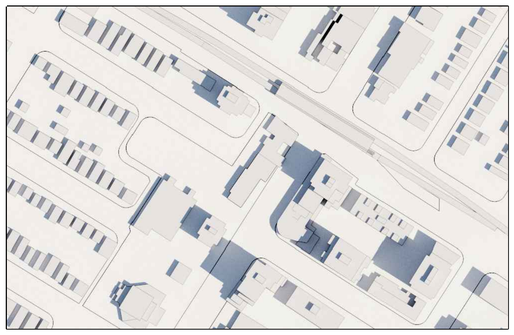





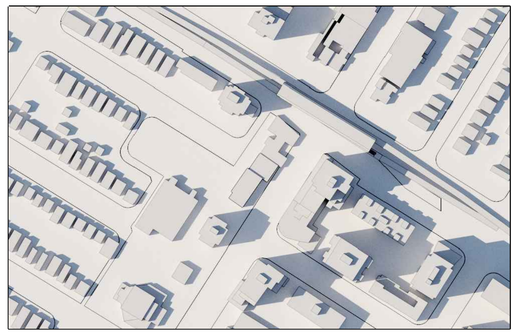
Proposed

JUNE 21

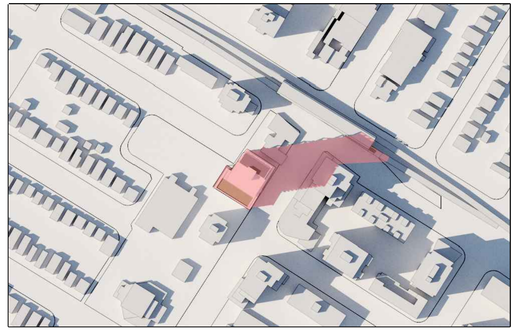
Existing



Proposed



10 am | 12 pm | 2 pm | 4 pm



J+S ARCHITECT

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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

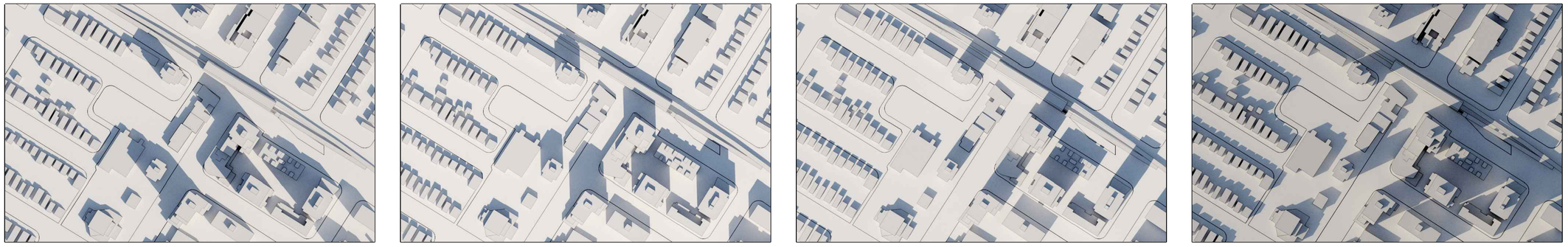
Shadow Study

A700

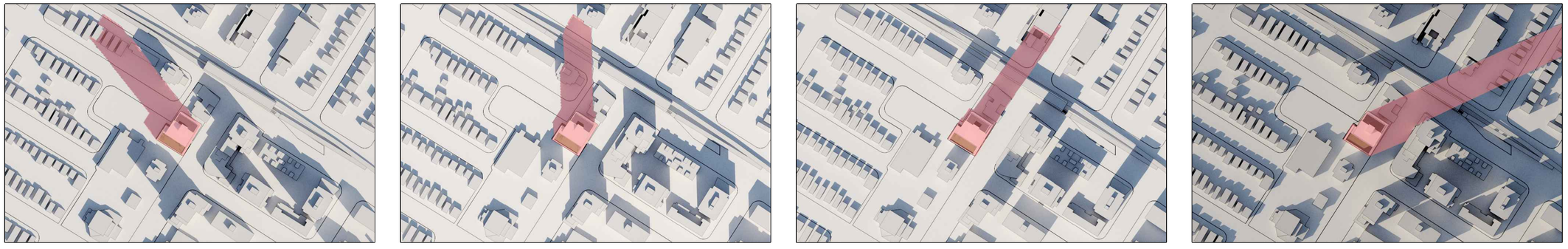
SEPT 23

10 am | 12 pm | 2 pm | 4 pm

Existing



Proposed



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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

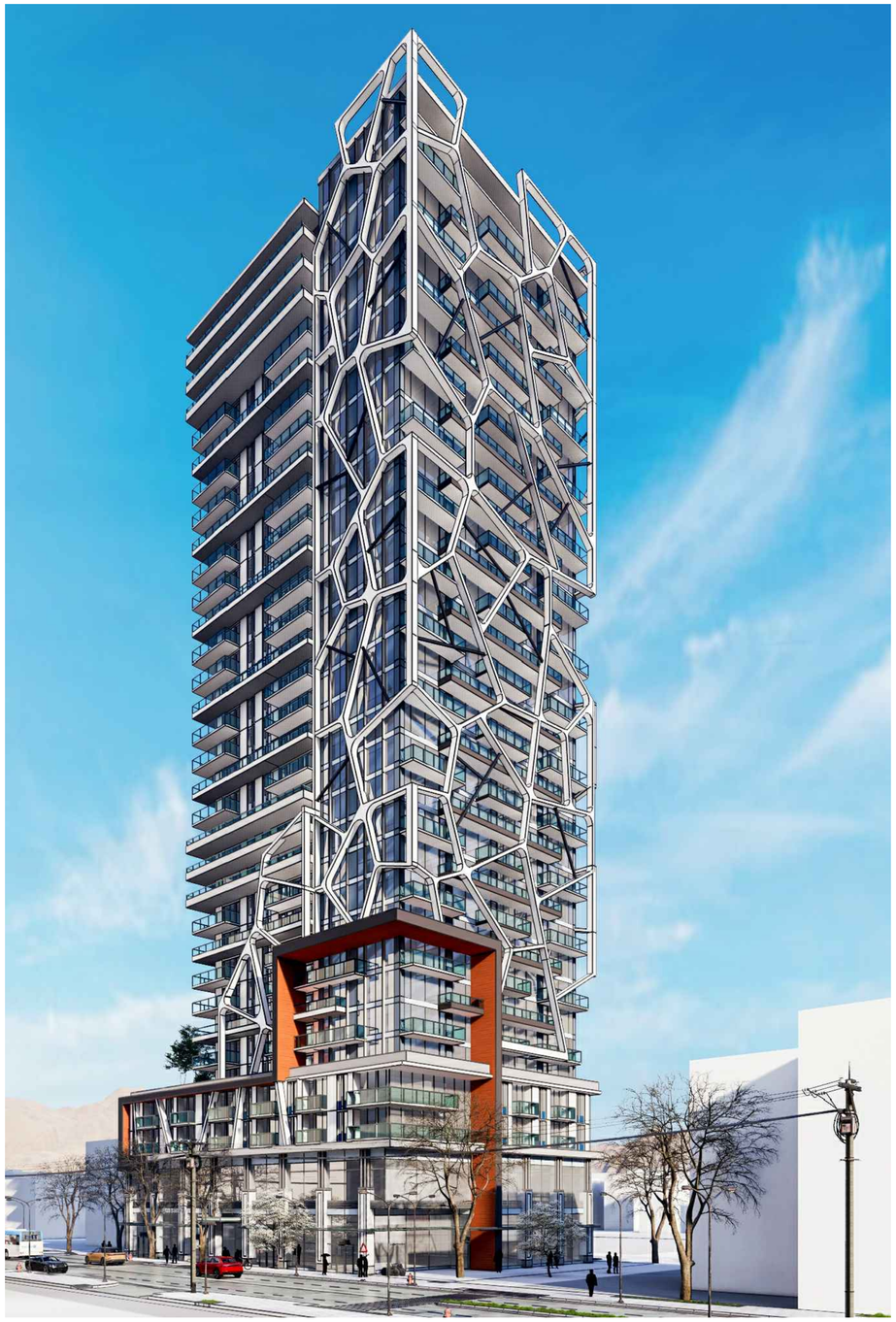
Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Shadow Study

A700



1 A800 OVERALL NE



2 A800 OVERALL SW

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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Renderings

A800



1 A801 NORTH CORNER FROM JOYCE STREET

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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Renderings

A801



1 A802 PODIUM ALONG JOYCE STREET

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Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Renderings

A802



1 A805 TOWER DETAIL



2 A805 TOWER CORNER

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Notes: Drawings are to be read in conjunction with each other. Any discrepancies on the drawings are to be reported to the designer before initiating work, purchase of products and/or manufacturing for construction or installation.

It is the responsibility of the Contractor to ensure all work is fulfilled in accordance to the requirements of the latest edition of both the BC Building Code, and the city Zoning and Development By-law.

Issues

200820 Issued for Rezoning

Revisions

Mixed-Use
32-Storey HighRise

Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Renderings

A805