5163-5187 Joyce Street

Rezoning Submission 02.2021



Civic Address:

5163-5187 Joyce Street, Vancouver BC

Legal Description:

Original Lots A & B, Block 157 District Lot
37 GP.1 N.W.D. Plan 12622

Owner & Developer:

1112151 BC Ltd.
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Project Description

By considering the prominent location of the site, which is at a major public transit network crossing point, the diagonal city grids have been extracted, simplified and applied to the Northeast portion of the tower facade. These steel frames carry over the facade from podium to full height of the tower, wrapping the corners, thus creating a visual landmark for the pedestrian and transit flow at and around the Joyce-Vanness intersection. With its urban and pedestrian quality, the building will create a convenient and easily navigable center for pedestrians.

At the street level, the facade is a comprised of a continuous curtain-wall glazing system which is broken up by a series of colonnade. The columns reflect similar street level treatments on existing context developments. The entrance to the library is defined by a giant frame with woodgrain panels to create a warm inviting ambiance and ensures an easy way-finding in the dark winter time. The podium mass extends past the tower on the south side to provide outdoor amenity area for the residents.

Exterior building materials include glass, concrete, metal panels, stone, and a cell-patterned steel exo-skeleton to create a contemporary architectural expression.

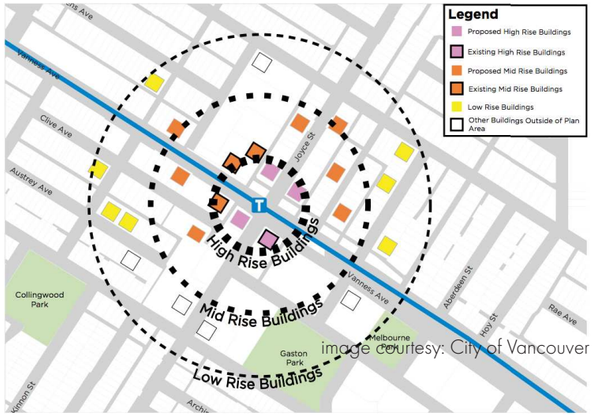


image courtesy: City of Vancouver

Rezoning Intent

The proposed development consists of a 32 storey residential highrise with retail at the first level, a public library at the second level, and rediential units from level 3 to level 32. The development team is proposing to change the zoning of this site from C-2C to CD-1. The proposed density is 12.39.

Rezoning Rationale Summary

The proposal for the 5163-5187 Joyce Street is a mixed-use development, located at the central portion of Collingwood neighborhood, bounded by Joyce Street and Vanness Avenue, only steps away from Joyce-Collingwood Skytrain Station.

The surrounding neighbourhood is a vital centre of Vancouver's transit-oriented plan for densification. In order to accomodate for rapid population increase and attract employment opportunities and community activities, the developer initiated the 5163-5187 Joyce Street comprehensive development. Therefore, to maximize the site's development potential, the developer is requesting a CD-1 zoning for a 32 storey mixed use tower.

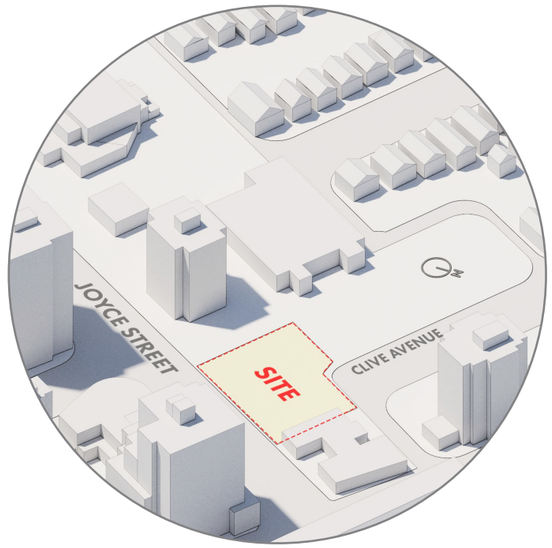
We believe the proposal will not only enhance this vibrant neighborhood at the scale of the pedestrian but also at the large of urban context. The new public library and street level amenities will help activate the immediate neighborhood context as well as promote the transit-oriented densification the city aims to achieve.



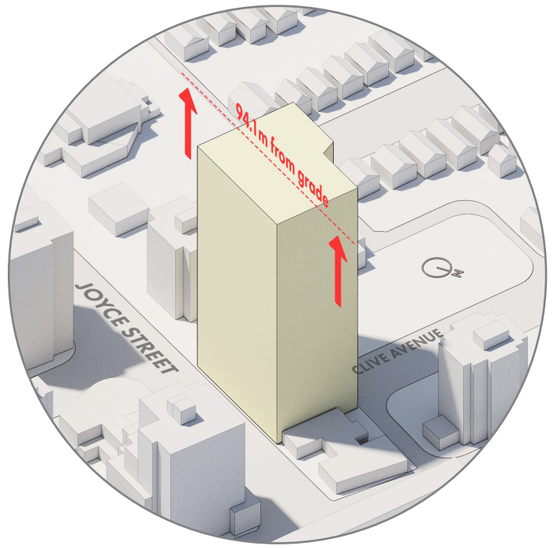
Massing

The massing of the development is derived based on two main principals: site constraints and creating open public spaces. The massing is first being extruded vertically to maximize the allowable height limit, then a series of zoning set backs creates the podium, the tower, as well as a pedestrian passageway that connects Joyce street with Clive Ave.

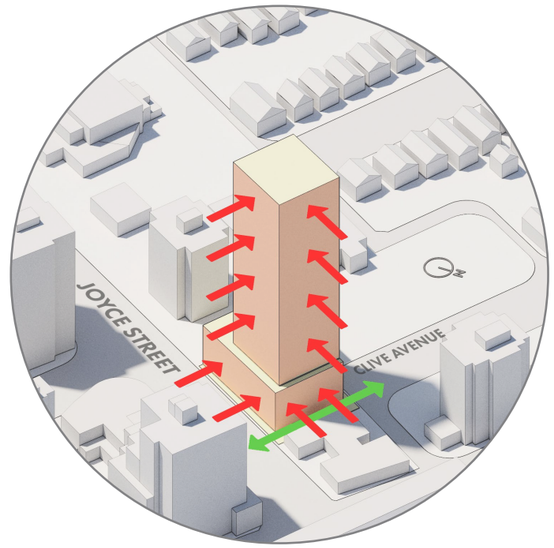
Small cavities combined with a giant dram which is highlighted by ambiant lighting are then created at the library entrance and residential lobby to define the entrances and provide more space to attract public activities and facilitate pedestrian circulation. The tower is then separated into 2 distinct vertical sections via different facade treatments to give it a more slender look. Lastly, dedicated public and private green spaces are inserted at the street level, and podium roof.



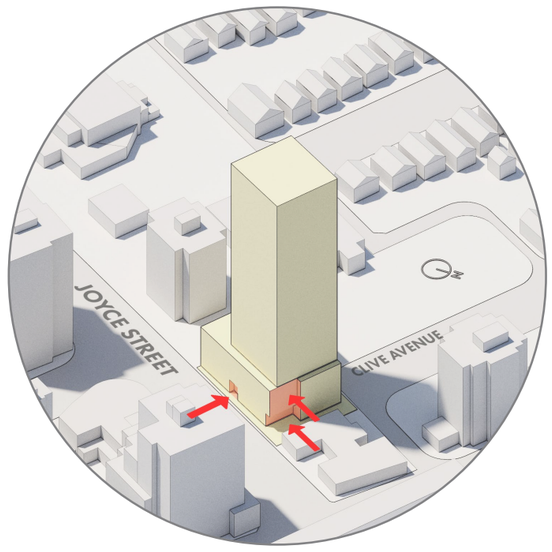
SITE:
property lines and the footprint of development site



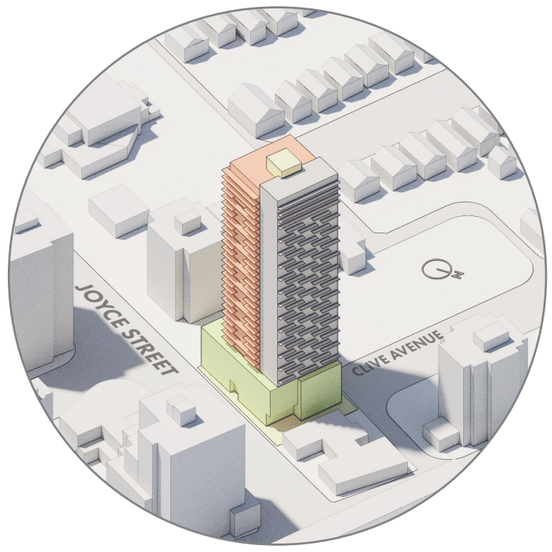
HEIGHT:
the building is brought up to the maximum allowable height at 94.1m (308.7 ft)



SETBACKS:
the tower and podium are pushed back



ENTRANCES:
library and residential entrances are further defined by massing setbacks



TOWER:
the tower is broken into two distinct vertical portions to make it seem more slender

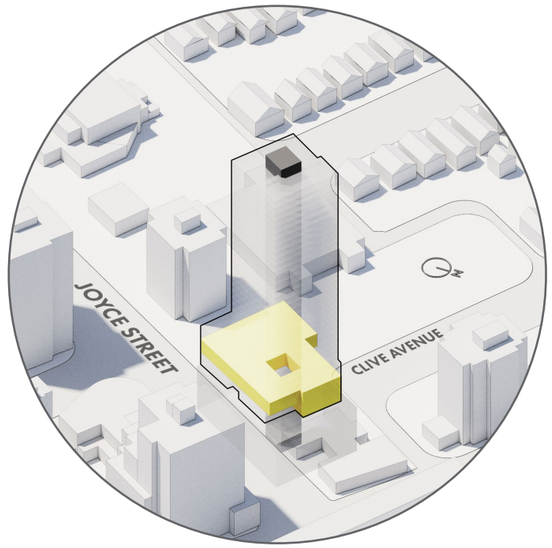


GREEN SPACE:
green spaces are added to the overall massing

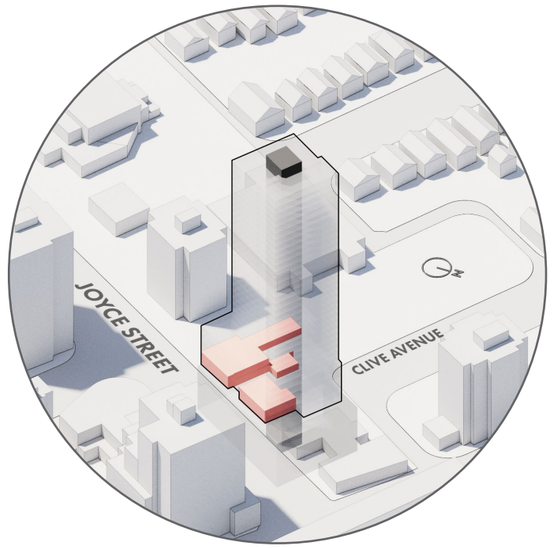
Programs

The programs of the development are distributed based on the duration of use. All of the commercial areas are located on the street level facing Joyce street. This allows the new development to provide more engagement with the community and activate the street level. The entrance to the library is prominently featured and accessed through a pedestrian corridor.

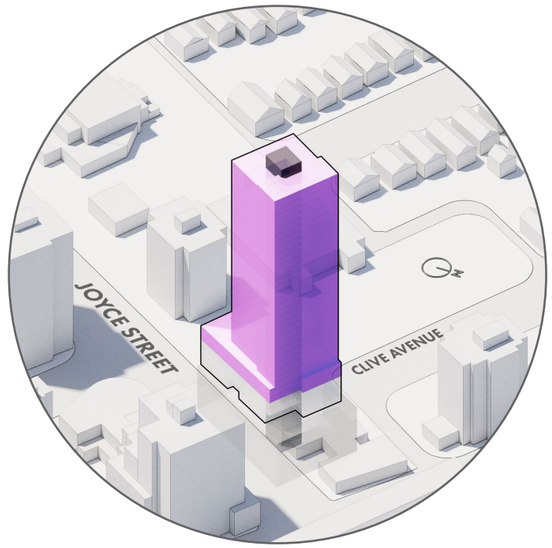
The public library occupies the entire second floor of the podium. The location of the public library ensures that it has a degree of quietness as it is lifted off the street, but at the same time is easily accessible from the public realm. The residential units occupy the 3rd and 4th floors of the podium along with the entirety of the tower. Green spaces are dedicated to the ground level and 5th floor terrace. Lastly, there are 6 levels of underground parking that occupy the entire footprint of the site.



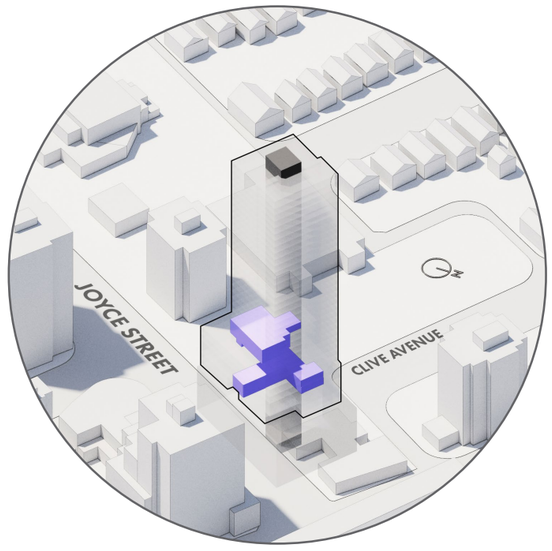
LIBRARY



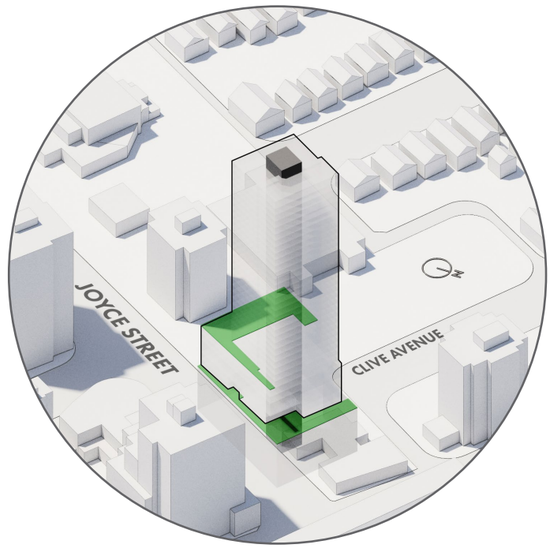
COMMERCIAL



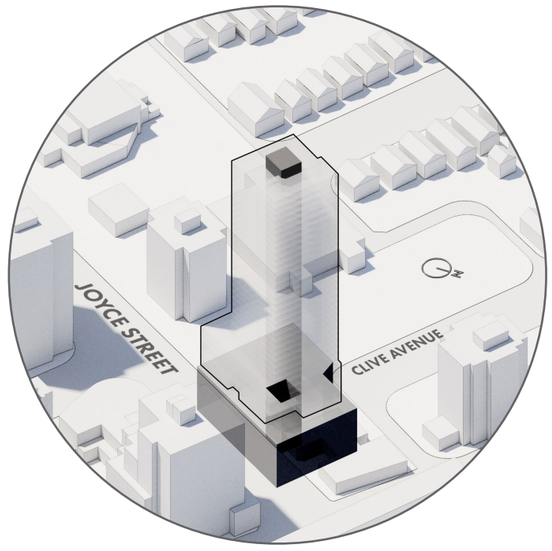
RESIDENTIAL



AMENITIES



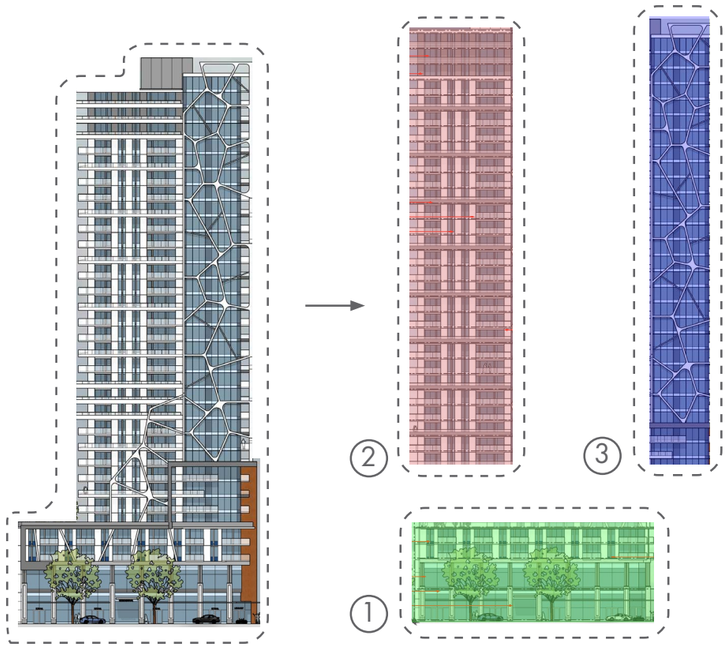
GREEN SPACES



PARKING

FACADE OVERVIEW

The facade of the the building is carefully thought out to not only maximize the energy efficiency, but also relate the building to its immediate context. The building is broken into three main parts visually. One podium, which is the base or pedastal the tower sits on. The podium is 4 stories tall and contains the library and commercial units, so it must relate to the street level context and be experienced at a human scale. The tower, which is floor 5 to 32 is divided up into 2 vertical masses. This makes the tower appear more slender from street level, but also gives the tower more a interesting apperance when viewed from different angles.



1. The Podium.
robust colonnade with decorative details which breaks up the continuous glazing

2. Southwest portion of tower.
vertical cast in place concrete elements with spandrel panels

3. Northeast portion of the tower.
a system of thin steel cell-shaped exo-skeleton over glazing

PODIUM FACADE

The podium of of the tower is designed to have a high degree of street-level expression. It has large glass windows and doors for the street level commercial units as well as the library on the second level. However, this glass facade is interrupted by a series of heavy and decorative columns to add a pedestrian rhythm. This design expression a reflection of the immediate contexts.



Existing Development on
Joyce Street



Existing Development on
Joyce Street



Joyce-Collingwood Station

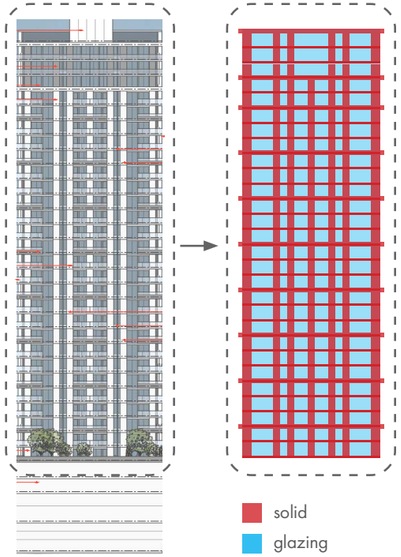


5163-5187 Joyce Street

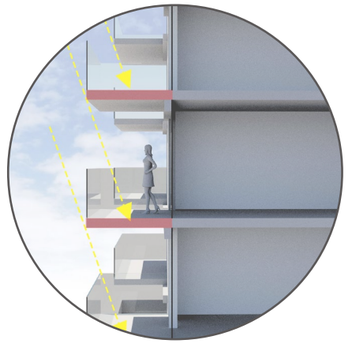


5163-5187 Joyce Street

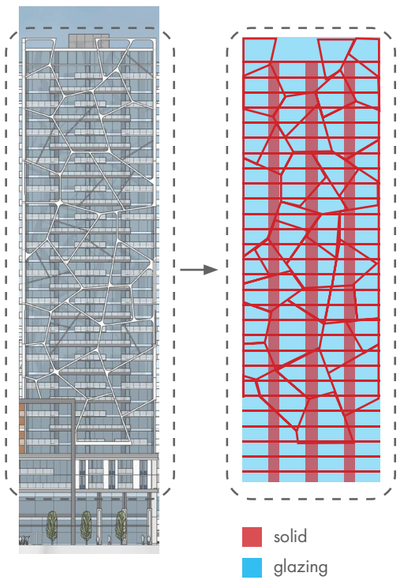
SOUTHWEST FACADE



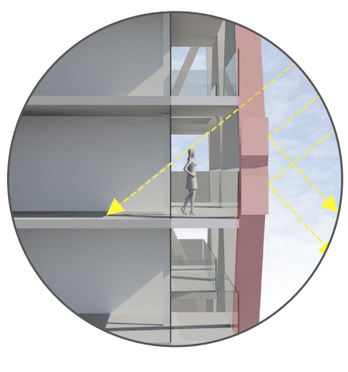
The Southwest facade has a high solid-to-glass ratio which improves the energy efficiency. The facade has a series of extruded balconies which act as horizontal solar shading devices for the high angled sunlight coming from the South.



NORTHEAST FACADE



The Northeast facade of the tower is more recognizable. It has a metal cell-patterned exo-skeletion. This exoskeleton defines the look of the building, and it also acts as a vertical solar shading device for the low angle sunlight during sunrise and sunset.



DESIGN RATIONALE

Sustainable Design Summary

Building Envelope

1. **Airtightness testing** of building performance to prevent excessive air leakage, reducing heat loss, lowering utility bills and preventing drafts.
2. **Enhanced levels of wall, roof and parking spray insulation** to decrease heat loss and lower annual heating bills.
3. **High-performance residential glazing** with a U-Value of 0.32 BTU/h.ft^2/^{o}F and SHGC of 0.32.
4. **Embodied carbon emission calculations** to determine the impact of construction making future construction in the province more sustainable.

HVAC Systems & Energy

1. **In-suite heat recovery ventilation system** to lower heating utility bills and ensuring good indoor air quality.
2. **Low temperature ambient loop heat pump system** for heating and cooling in residential units with thermostats in each room for optimum occupancy control.
3. **Enhanced commissioning** to verify the building components are working as per the design documents before occupancy.
4. **Limited refrigerant emissions** to reduce global warming potential.
5. **Energy sub-metering** will be provided to tenants, so they only pay for the energy they use.
6. **Domestic Hot Water (DHW)** by 91% efficient gas-fired condensing boilers

Indoor Air Quality

1. **Direct Ventilation** will be provided to each bedroom in occupied space. This ensures good indoor air quality throughout the home.
2. **Low emitting materials** ensure VOCs (Volatile Organic Compounds) and odors from materials are minimized, creating a healthier environment for occupants.
3. **Indoor air quality testing** will take place before occupancy ensuring construction contaminants such as odors and VOC's have been properly flushed from the building before occupancy.

Integrated Rainwater Management & Green Infrastructure

The project design team has incorporated integrated rainwater management and green infrastructure measures for the management of the site's rainfall in consultation with the City-Wide Integrated Rainwater Management Plan Volumes I & II and the City's Rainwater Management Bulletin.

Resilient Drinking Water Access

Accessible **water potable fixtures** Will be provided at ten locations around the building that will be accessible to occupants and will have a minimum pressure of 10 PSI for use in emergencies.

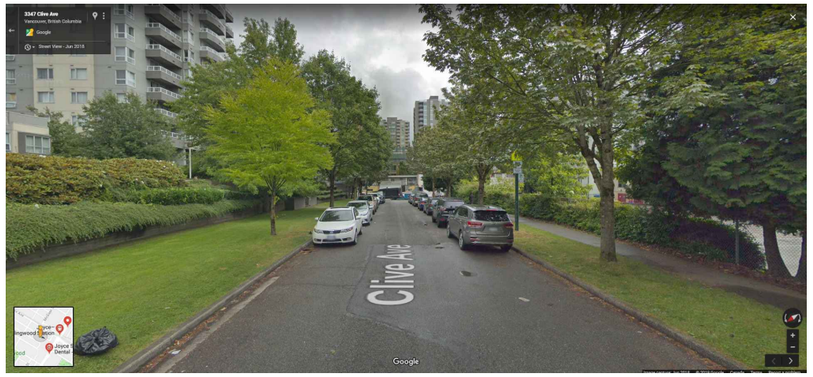
CONTEXT MAP



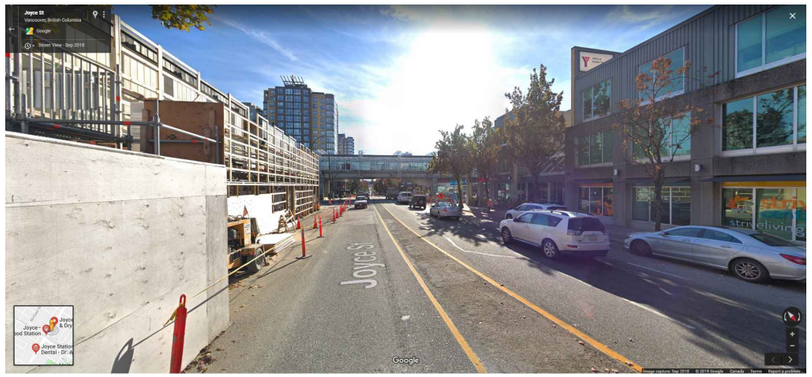
J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet

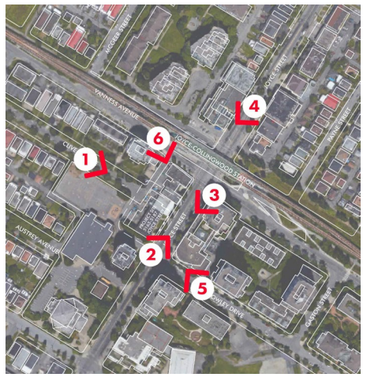
PHOTOS & EXISTING STREETSCAPE



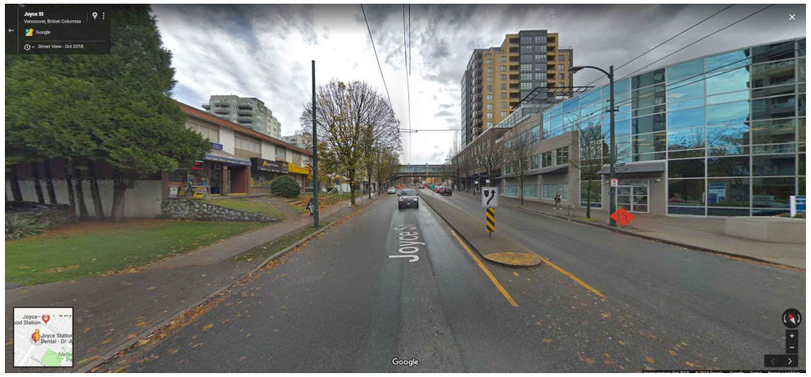
1 A101 **VIEW 1**



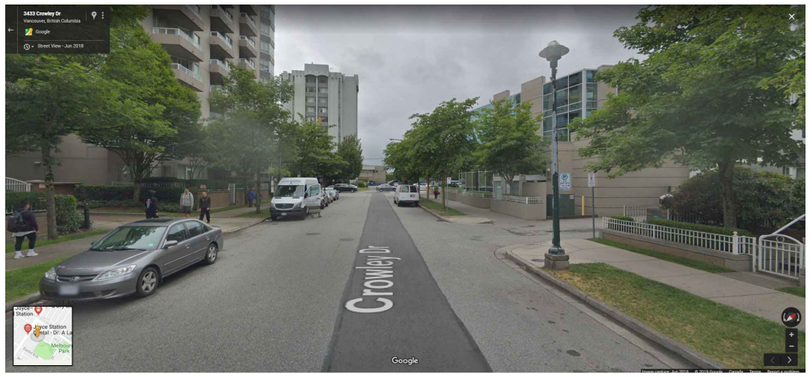
4 A101 **VIEW 4**



7 A101 **KEY PLAN**



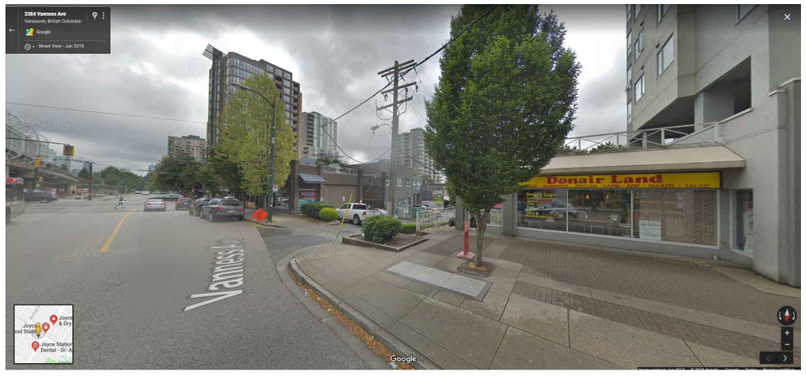
2 A101 **VIEW 2**



5 A101 **VIEW 5**



3 A101 **VIEW 3**



6 A101 **VIEW 6**

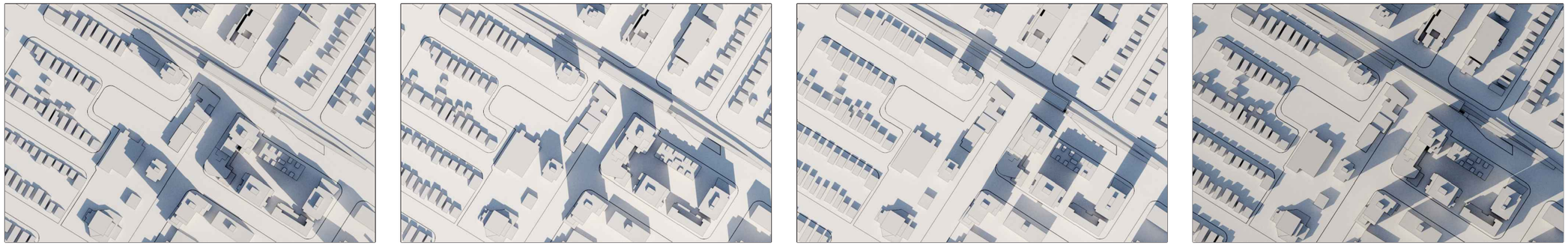
J+S ARCHITECT

5163-5187 Joyce Street
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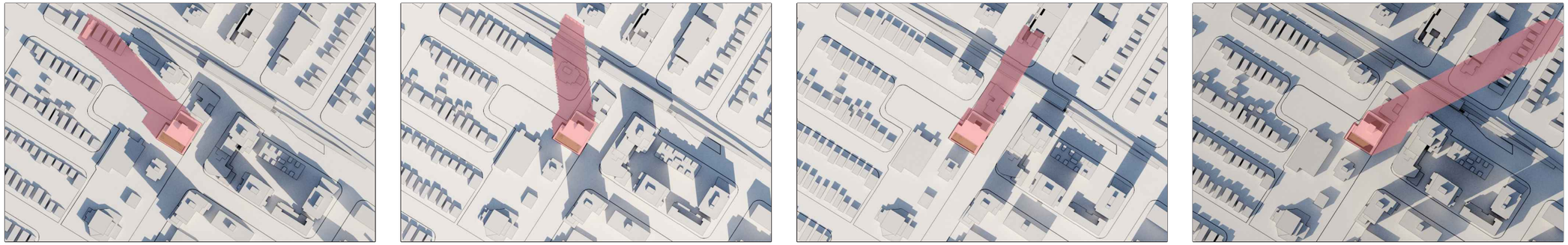
SHADOW STUDIES

MARCH 20 EQUINOX

Existing

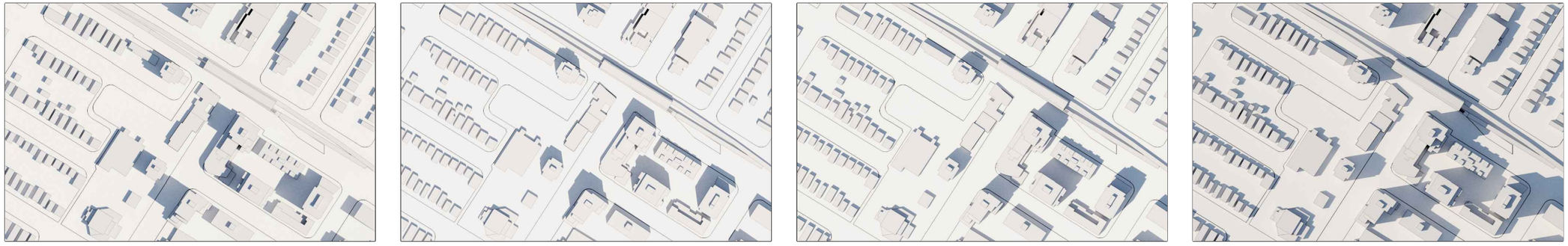


Proposed

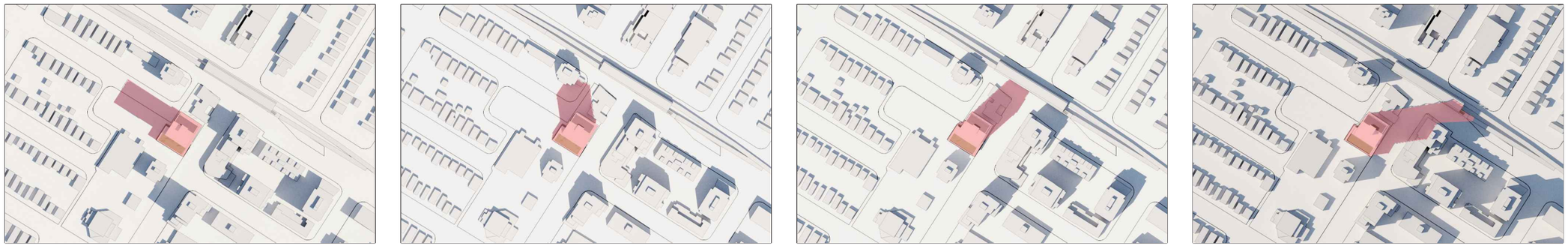


JUNE 21 SUMMER SOLSTICE

Existing



Proposed



N

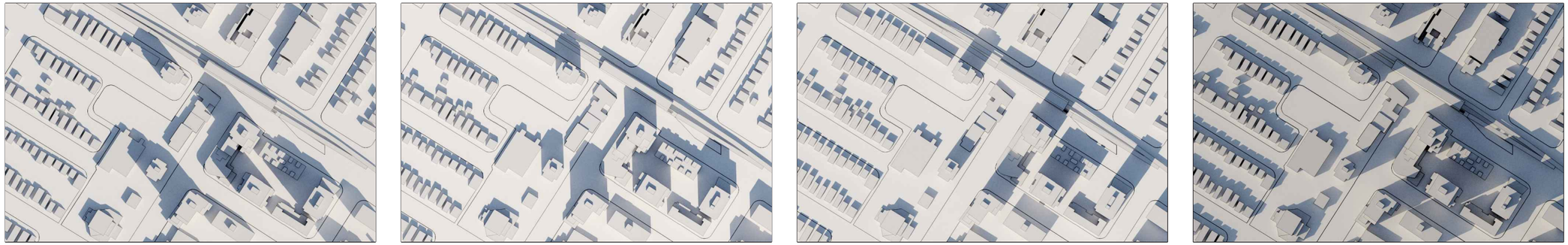
J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet

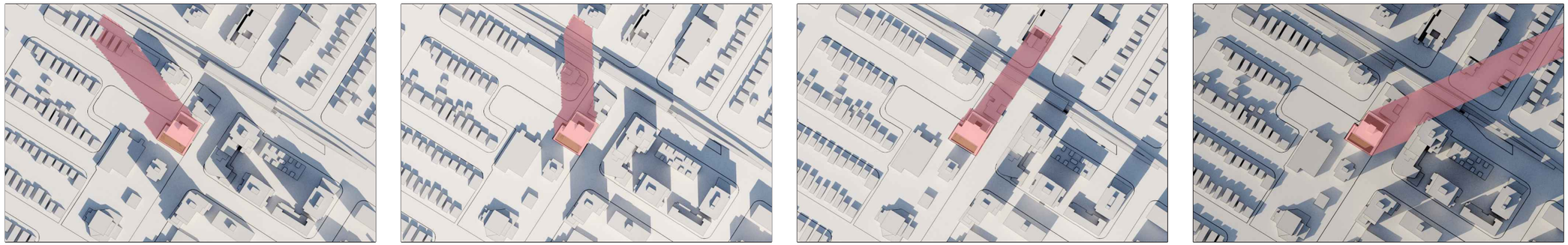
SEPT 23 EQUINOX

10 am | 12 pm | 2 pm | 4 pm

Existing



Proposed



SHADOW STUDIES

N

J+S ARCHITECT

5163-5187 Joyce Street

Rezoning Booklet

Project Data Summary:

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***

Parking Summary:

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***

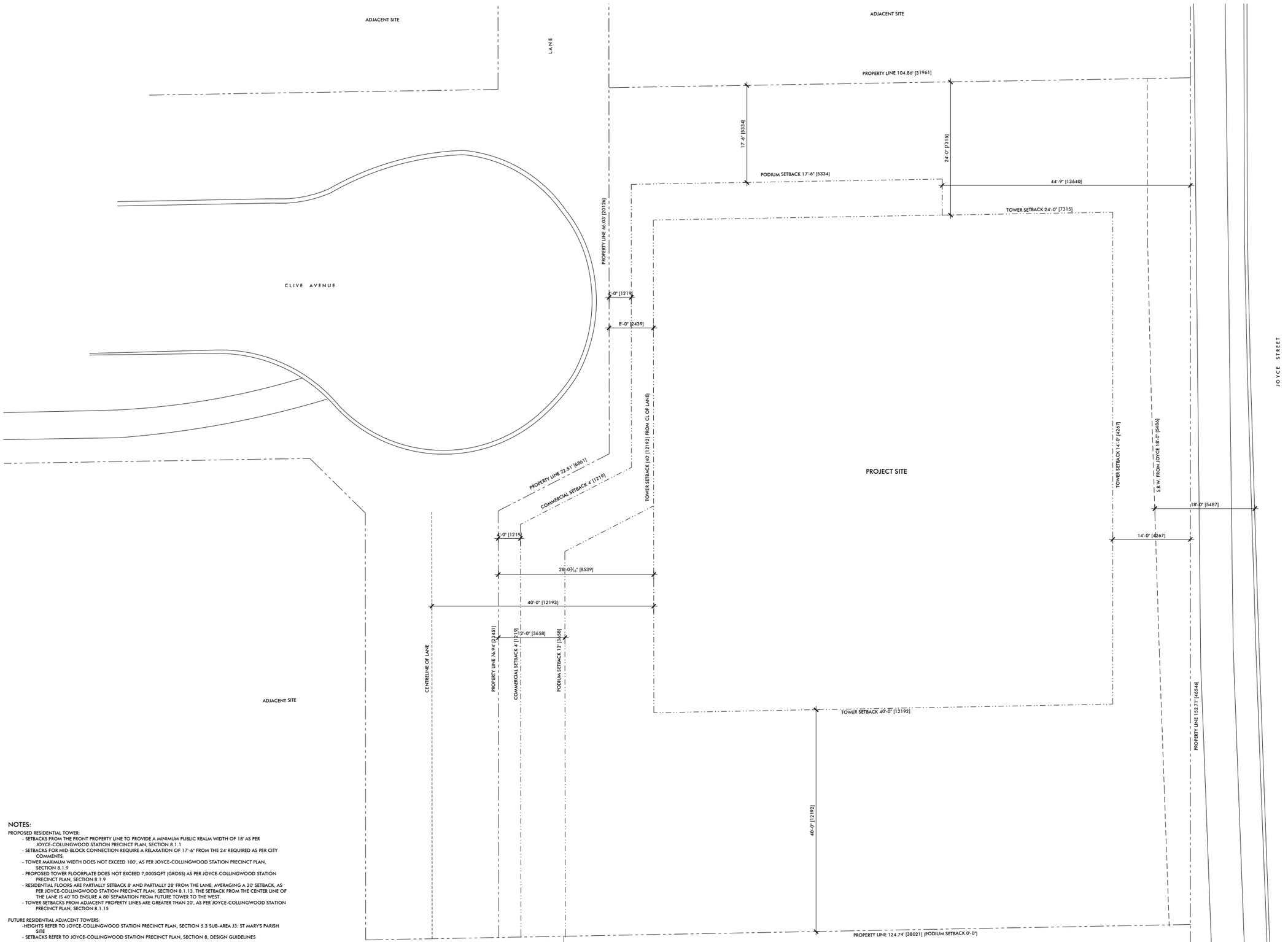
Loading Space Calculation	
Commercial	***Provided***
Class A	0
Class B	2
Residential	***Provided***
Class A	0
Class B	1
Library	***Provided***
Class A	0
Class B	0
Total	***3***

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%***	

CONTEXT PLAN



SETBACK ANALYSIS



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 OF 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

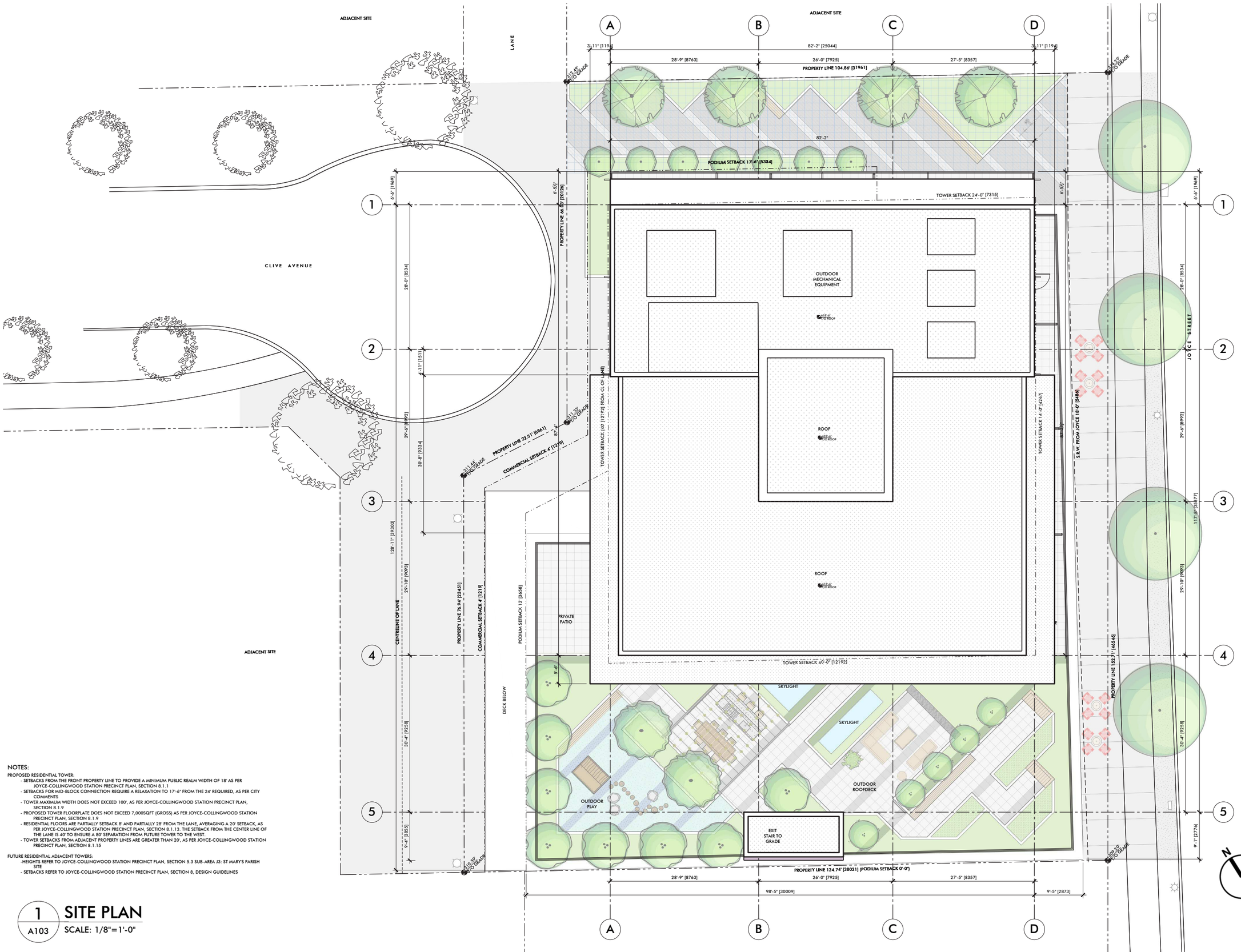
FUTURE RESIDENTIAL ADJACENT TOWERS:

-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 / A102 **SETBACK DIAGRAM**

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

SITE PLAN



ADJACENT SITE

NOTES:

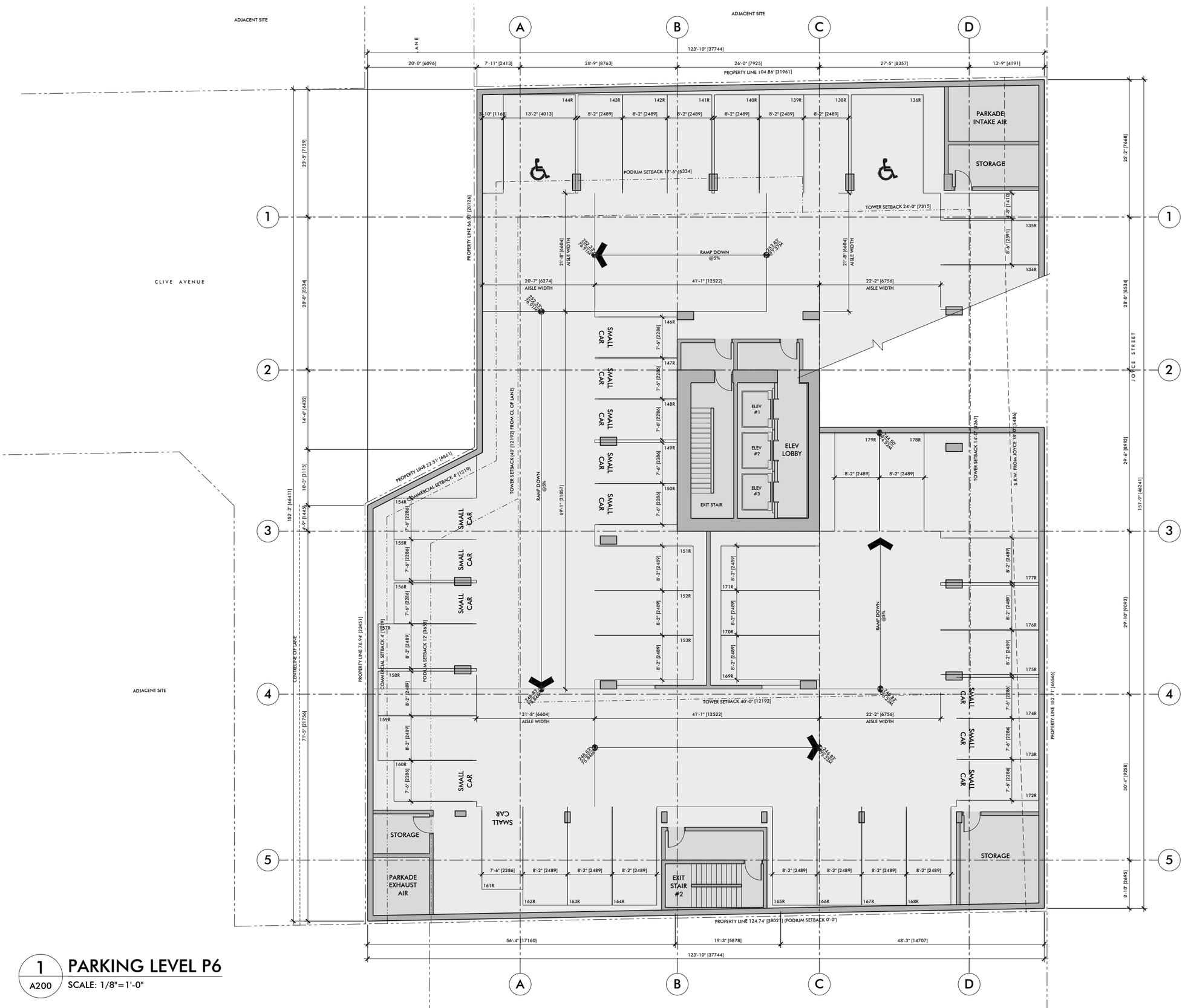
PROPOSED RESIDENTIAL TOWER:
- SETBACKS FROM THE FRONT PROPERTY LINE TO PROVIDE A MINIMUM PUBLIC REALM WIDTH OF 18' AS PER JOYCE-COLLINGWOOD STATION PRECINCT PLAN, SECTION 8.1.1
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- TOWER SETBACKS FROM ADJACENT PROPERTY LINES ARE GREATER THAN 20', AS 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

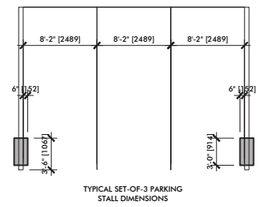
1 / A103 **SITE PLAN**
SCALE: 1/8"=1'-0"

J+S ARCHITECT

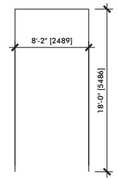
5163-5187 Joyce Street
Rezoning Booklet



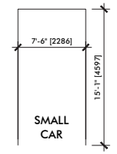
1 A200 **PARKING LEVEL P6**
SCALE: 1/8"=1'-0"



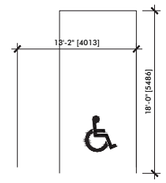
TYPICAL SET-OF-3 PARKING STALL DIMENSIONS



TYPICAL PARKING STALL DIMENSIONS



SMALL CAR PARKING STALL DIMENSIONS



ACCESSIBLE PARKING STALL DIMENSIONS

PARKING PLANS

Parking Stall Summary

P6:	46 residential 2 disability
P5:	50 residential 3 disability
P4:	50 residential 3 disability
P3:	33 residential/visitor 16 retail/library 3 disability
P2:	33 retail/library 2 disability
P1:	0 residential/commercial 0 disability 4 car share
Total:	**228**

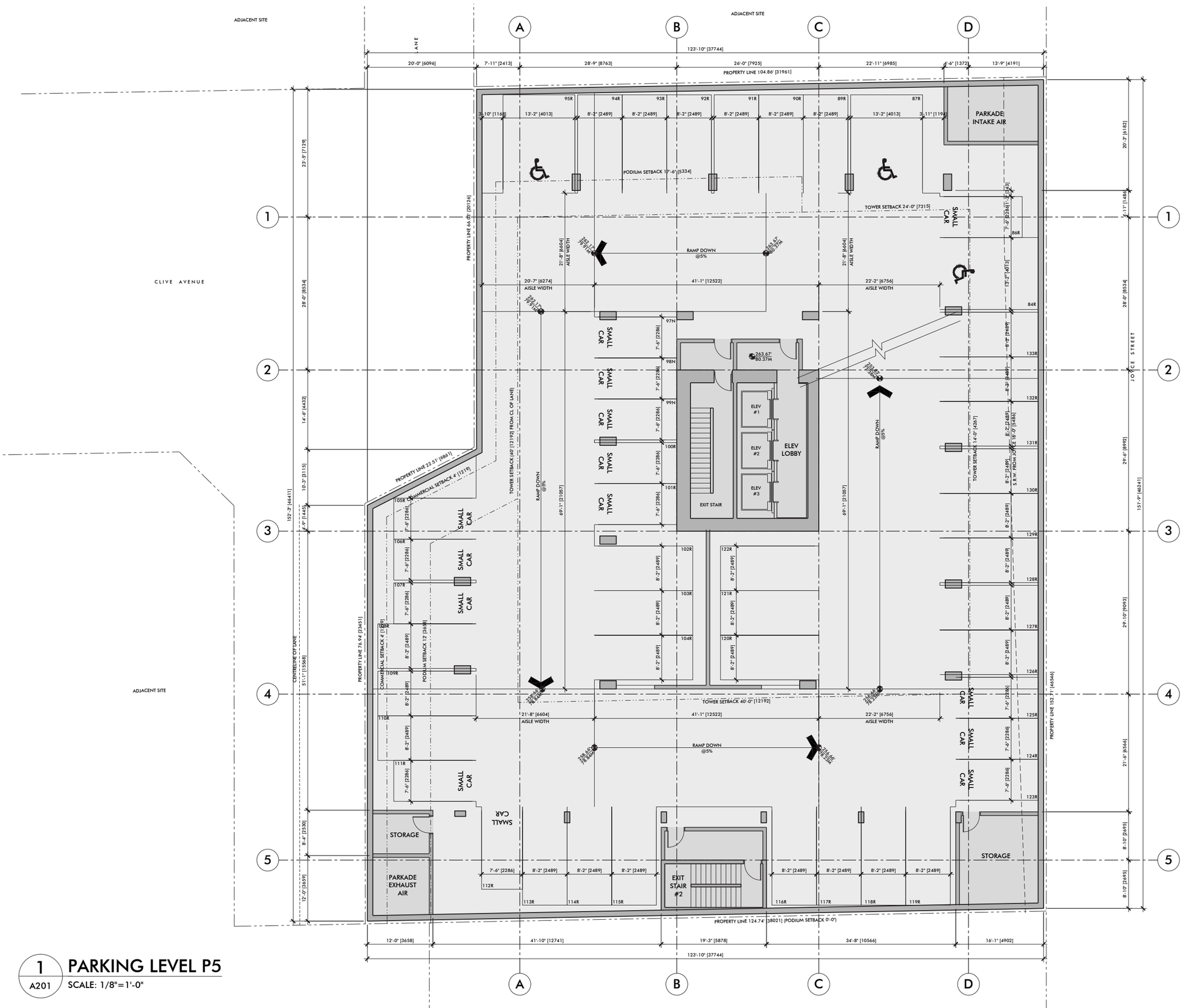
Bicycle Stall Summary

P1:	526 Class A xx Locker 40 Stacked x2 155 Vertical 291 Horizontal
L1:	42 Class A 19 Vertical 23 Horizontal 20 Class B 20 Horizontal
Total:	**588**

*Disability stalls are counted as two standard spaces, as per City of Vancouver Parking Design Guidelines

J+S ARCHITECT

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1 A201 **PARKING LEVEL P5**

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

PARKING PLANS

Parking Stall Summary

P6: 46 residential
2 disability

P5: 50 residential
3 disability

P4: 50 residential
3 disability

P3: 33 residential/visitor
16 retail/library
3 disability

P2: 33 retail/library
2 disability

P1: 0 residential/commercial
0 disability
4 car share

Total: 228

Bicycle Stall Summary

P1: 526 Class A
xx Locker
40 Stacked x2
155 Vertical
291 Horizontal

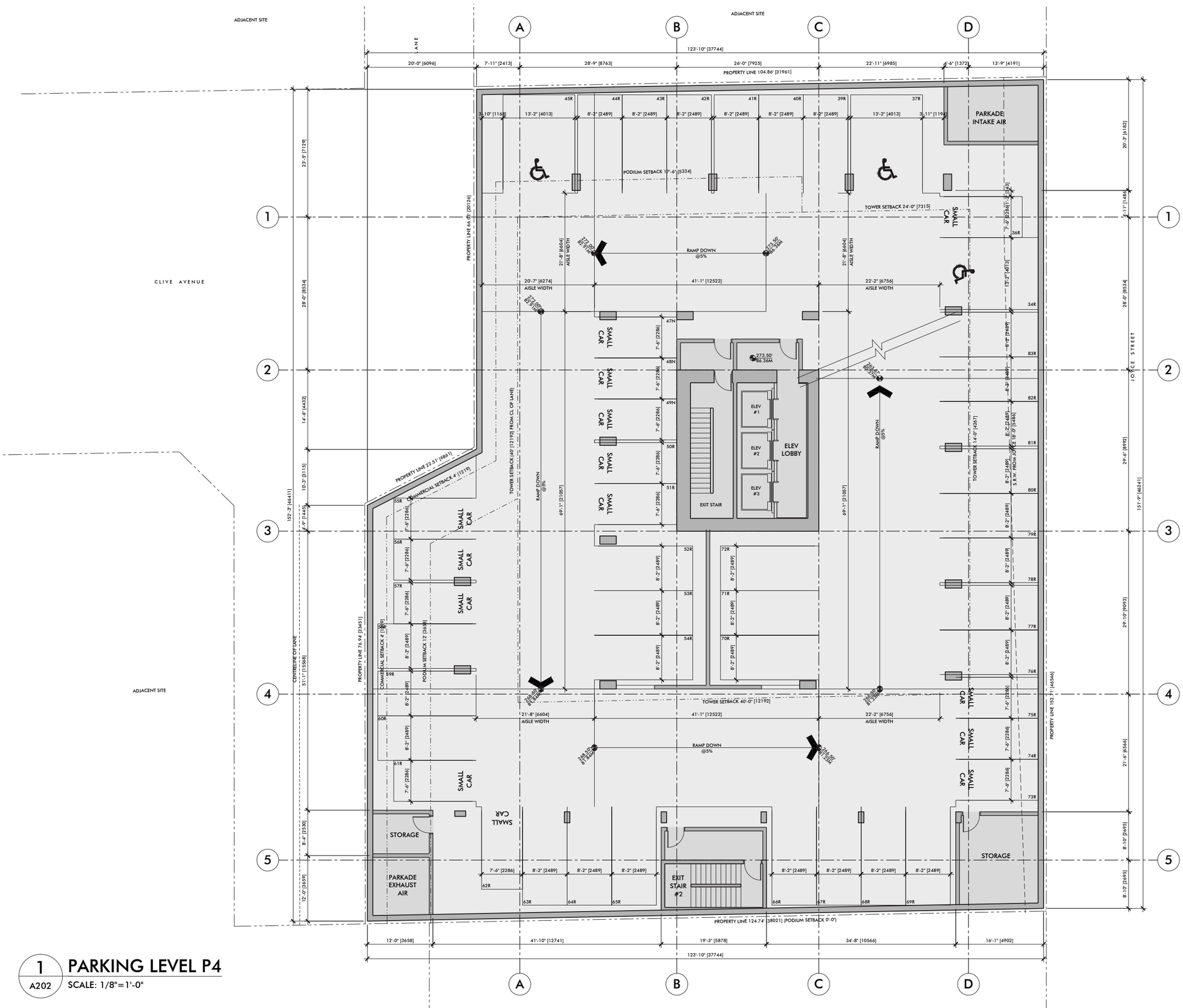
L1: 42 Class A
19 Vertical
23 Horizontal
20 Class B
20 Horizontal

Total: 588

*Disability stalls are counted as two standard spaces, as per City of Vancouver Parking Design Guidelines

J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet



1 A202 **PARKING LEVEL P4**
SCALE: 1/8"=1'-0"

PARKING PLANS

Parking Stall Summary

P6: 46 residential
2 disability
P5: 50 residential
3 disability
P4: 50 residential
3 disability
P3: 33 residential/visitor
16 retail/library
3 disability
P2: 33 retail/library
2 disability
P1: 0 residential/commercial
0 disability
4 car share

Total: 228

Bicycle Stall Summary

P1: 526 Class A
xx Locker
40 Stacked x2
155 Vertical
291 Horizontal

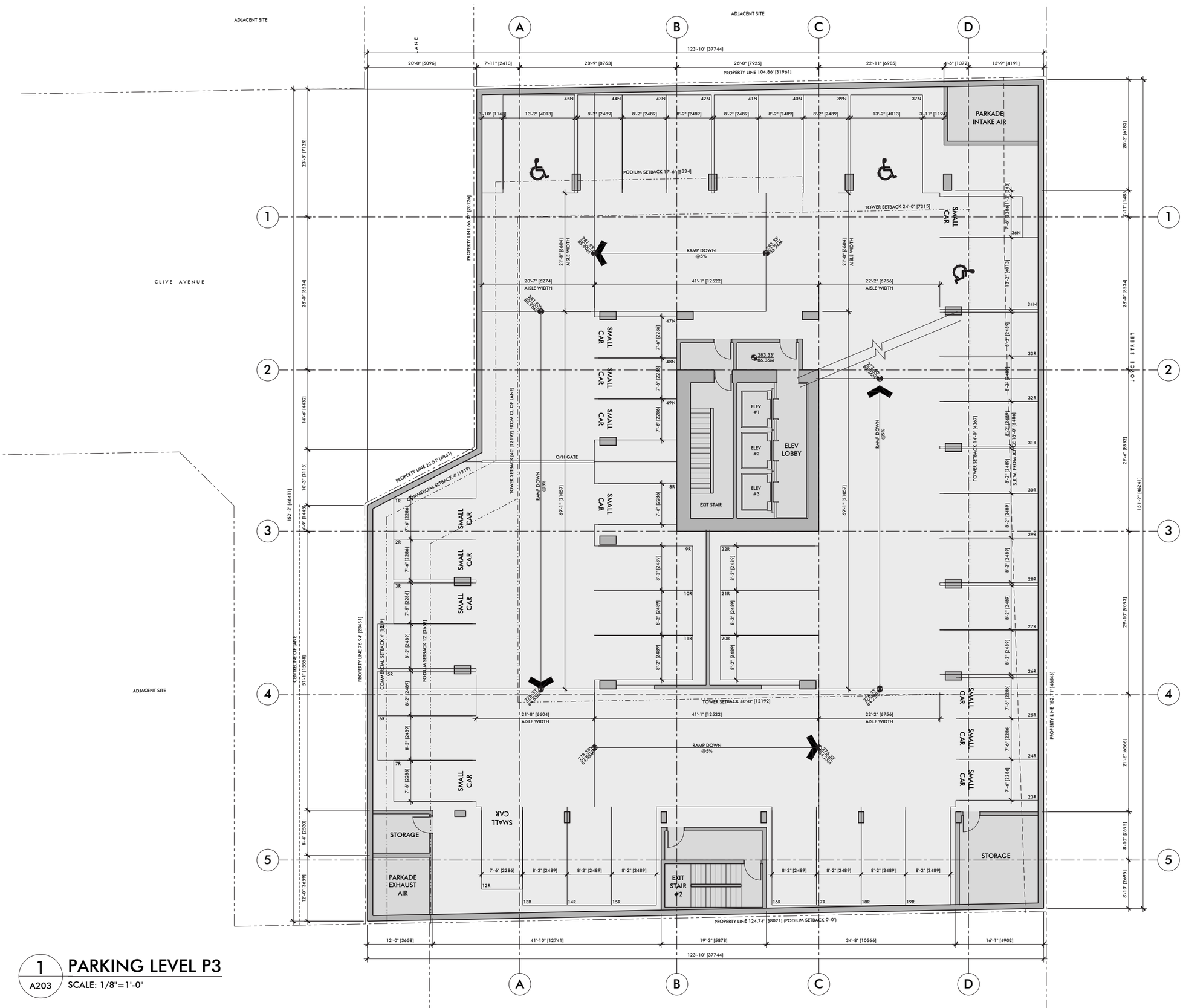
L1: 42 Class A
19 Vertical
23 Horizontal
20 Class B
20 Horizontal

Total: 588

*Disability stalls are counted as two standard spaces, as per City of Vancouver Parking Design Guidelines

J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet



1 A203 **PARKING LEVEL P3**

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

PARKING PLANS

Parking Stall Summary

P6:	46 residential 2 disability
P5:	50 residential 3 disability
P4:	50 residential 3 disability
P3:	33 residential/visitor 16 retail/library 3 disability
P2:	33 retail/library 2 disability
P1:	0 residential/commercial 0 disability 4 car share
Total:	**228**

Bicycle Stall Summary

P1:	526 Class A xx Locker 40 Stacked x2 155 Vertical 291 Horizontal
L1:	42 Class A 19 Vertical 23 Horizontal 20 Class B 20 Horizontal
Total:	**588**

*Disability stalls are counted as two standard spaces, as per City of Vancouver Parking Design Guidelines

J+S ARCHITECT

5163-5187 Joyce Street

Rezoning Booklet

PARKING PLANS

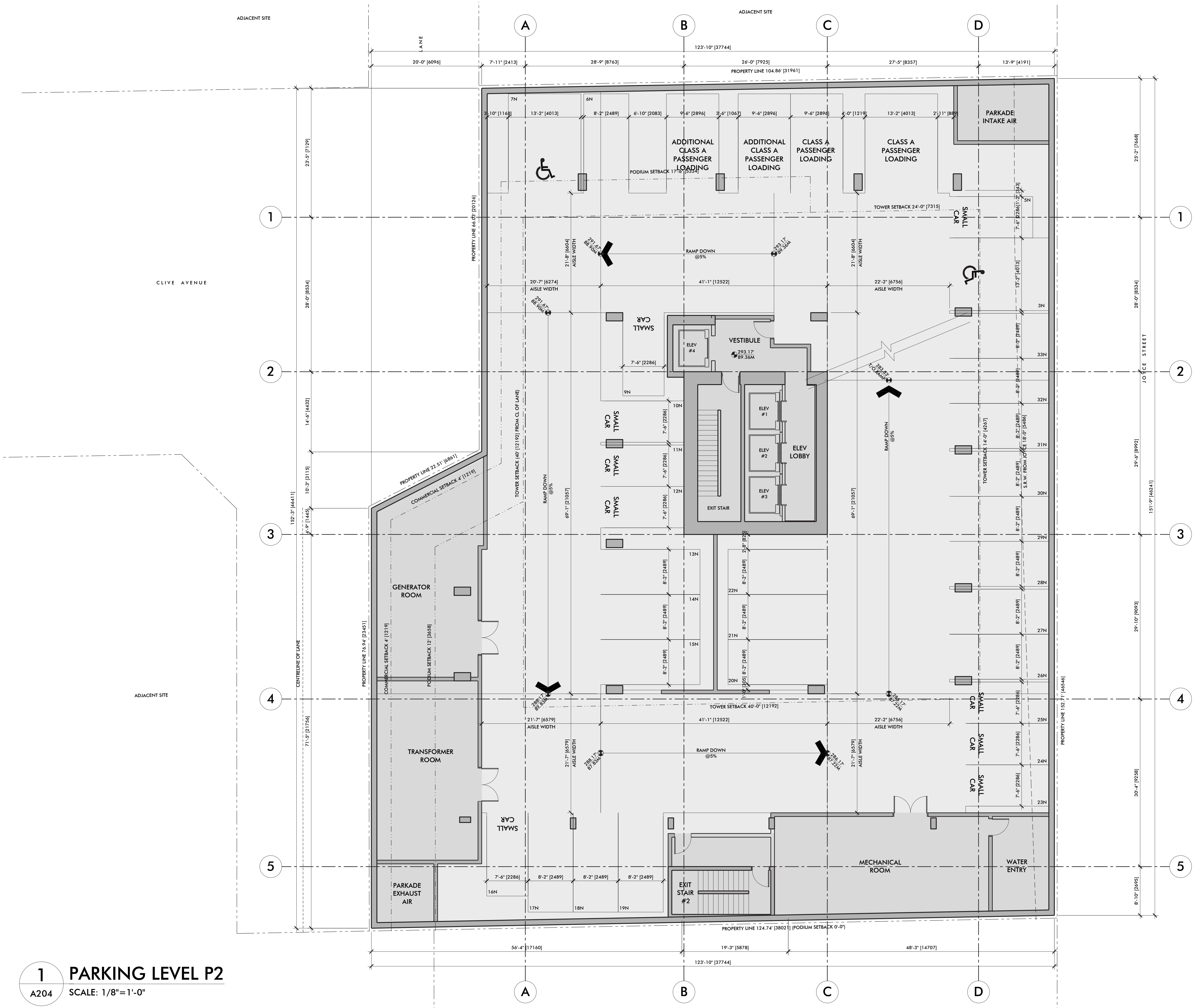
Parking Stall Summary

P6:	46 residential 2 disability
P5:	50 residential 3 disability
P4:	50 residential 3 disability
P3:	33 residential/visitor 16 retail/library 3 disability
P2:	33 retail/library 2 disability
P1:	0 residential/commercial 0 disability 4 car share
Total:	**228**

Bicycle Stall Summary

P1:	526 Class A xx Locker 40 Stacked x2 155 Vertical 291 Horizontal
L1:	42 Class A 19 Vertical 23 Horizontal 20 Class B 20 Horizontal
Total:	**588**

*Disability stalls are counted as two standard spaces, as per City of Vancouver Parking Design Guidelines

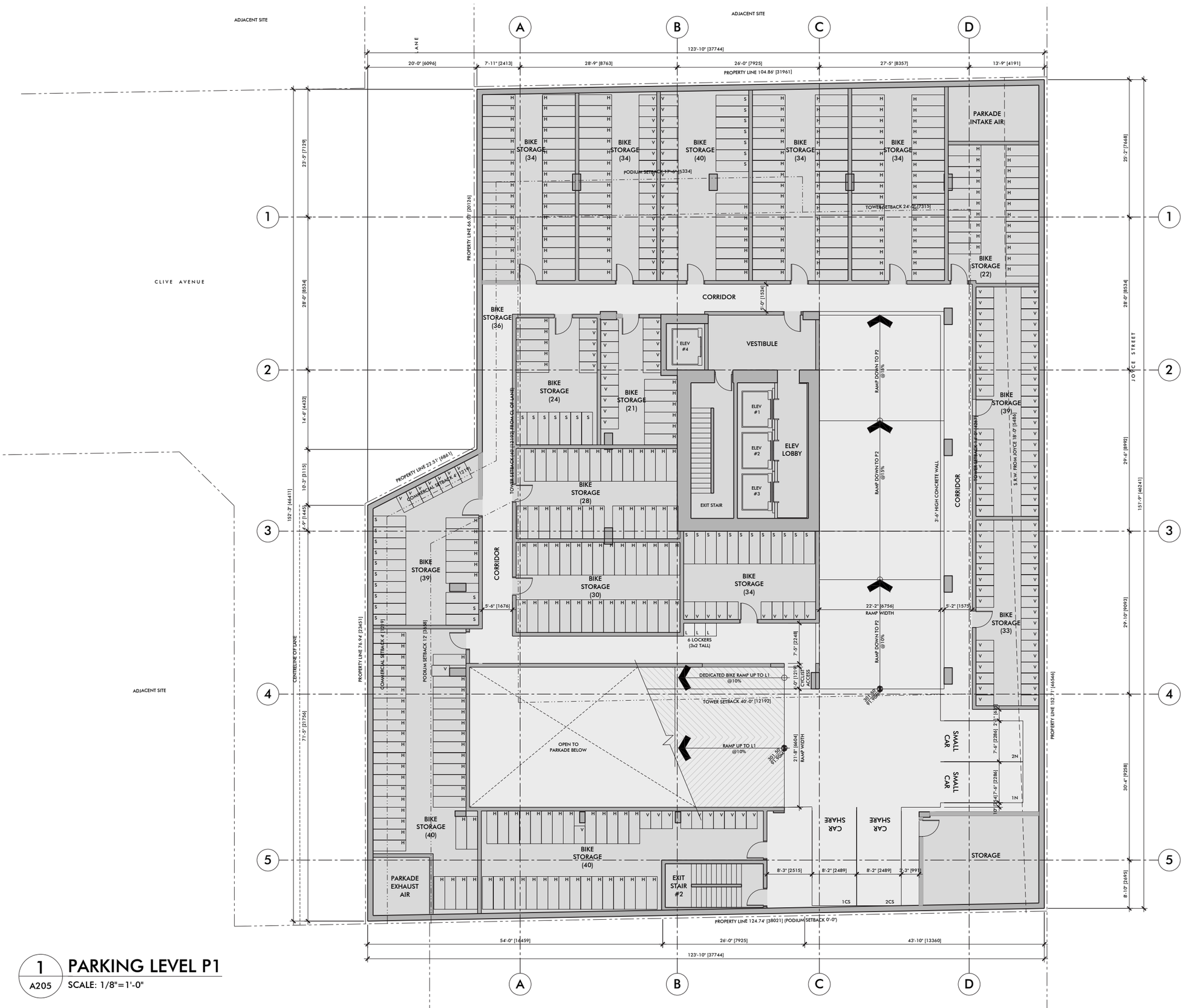


1 PARKING LEVEL P2
A204 SCALE: 1/8"=1'-0"

J+S ARCHITECT

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Rezoning Booklet



1 / A205 **PARKING LEVEL P1**

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

PARKING PLANS

Parking Stall Summary

P6:	46 residential 2 disability
P5:	50 residential 3 disability
P4:	50 residential 3 disability
P3:	33 residential/visitor 16 retail/library 3 disability
P2:	33 retail/library 2 disability
P1:	0 residential/commercial 0 disability 4 car share
Total:	**228**

Bicycle Stall Summary

P1:	526 Class A xx Locker 40 Stacked x2 155 Vertical 291 Horizontal
L1:	42 Class A 19 Vertical 23 Horizontal 20 Class B 20 Horizontal
Total:	**588**

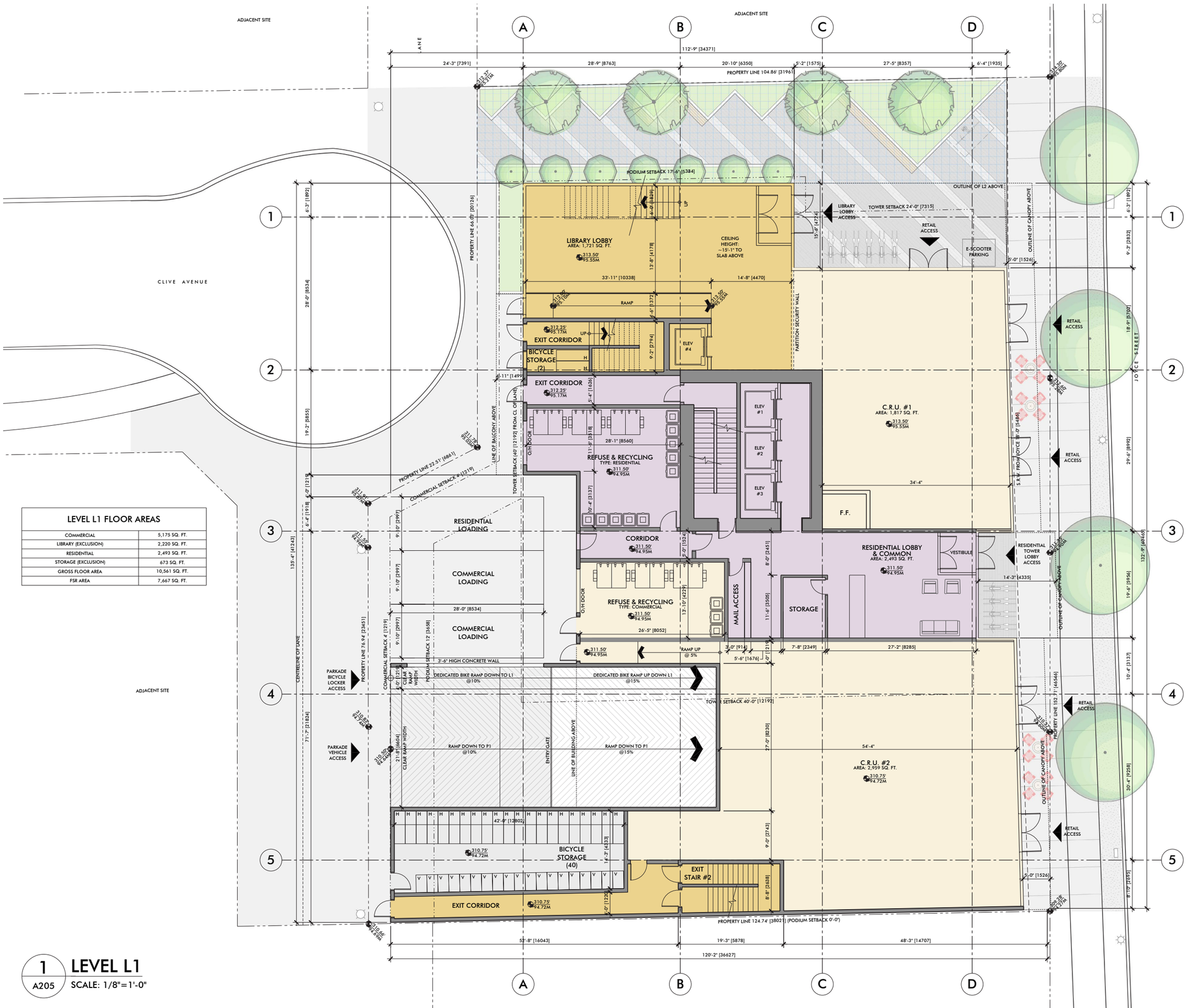
*Disability stalls are counted as two standard spaces, as per City of Vancouver Parking Design Guidelines

J+S ARCHITECT

5163-5187 Joyce Street

Rezoning Booklet

PODIUM PLANS



LEVEL L1 FLOOR AREAS

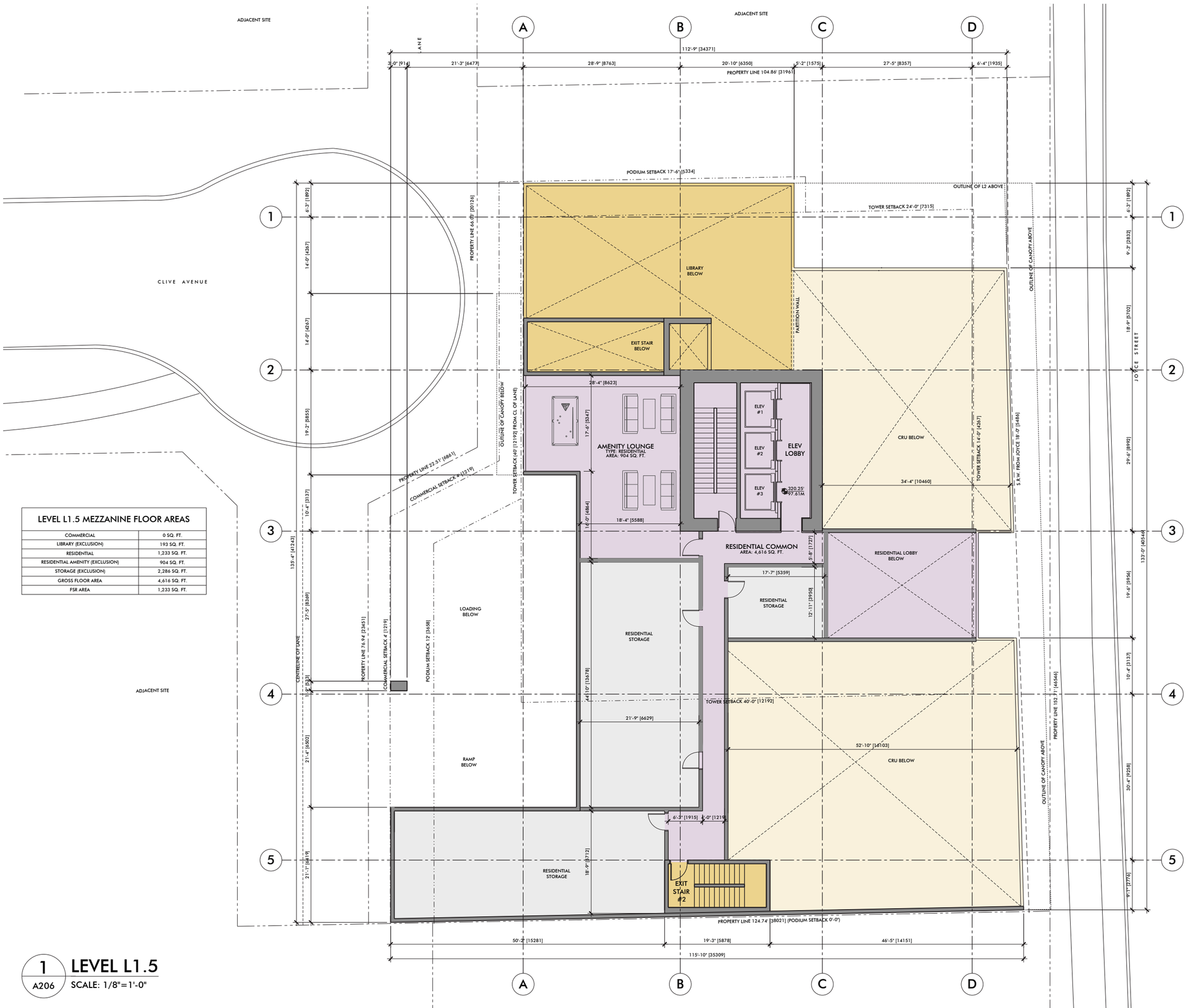
COMMERCIAL	5,175 SQ. FT.
LIBRARY (EXCLUSION)	2,220 SQ. FT.
RESIDENTIAL	2,493 SQ. FT.
STORAGE (EXCLUSION)	673 SQ. FT.
GROSS FLOOR AREA	10,561 SQ. FT.
FSR AREA	7,667 SQ. FT.

1 / A205 **LEVEL L1**
SCALE: 1/8"=1'-0"

J+S ARCHITECT

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Rezoning Booklet

PODIUM PLANS



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.

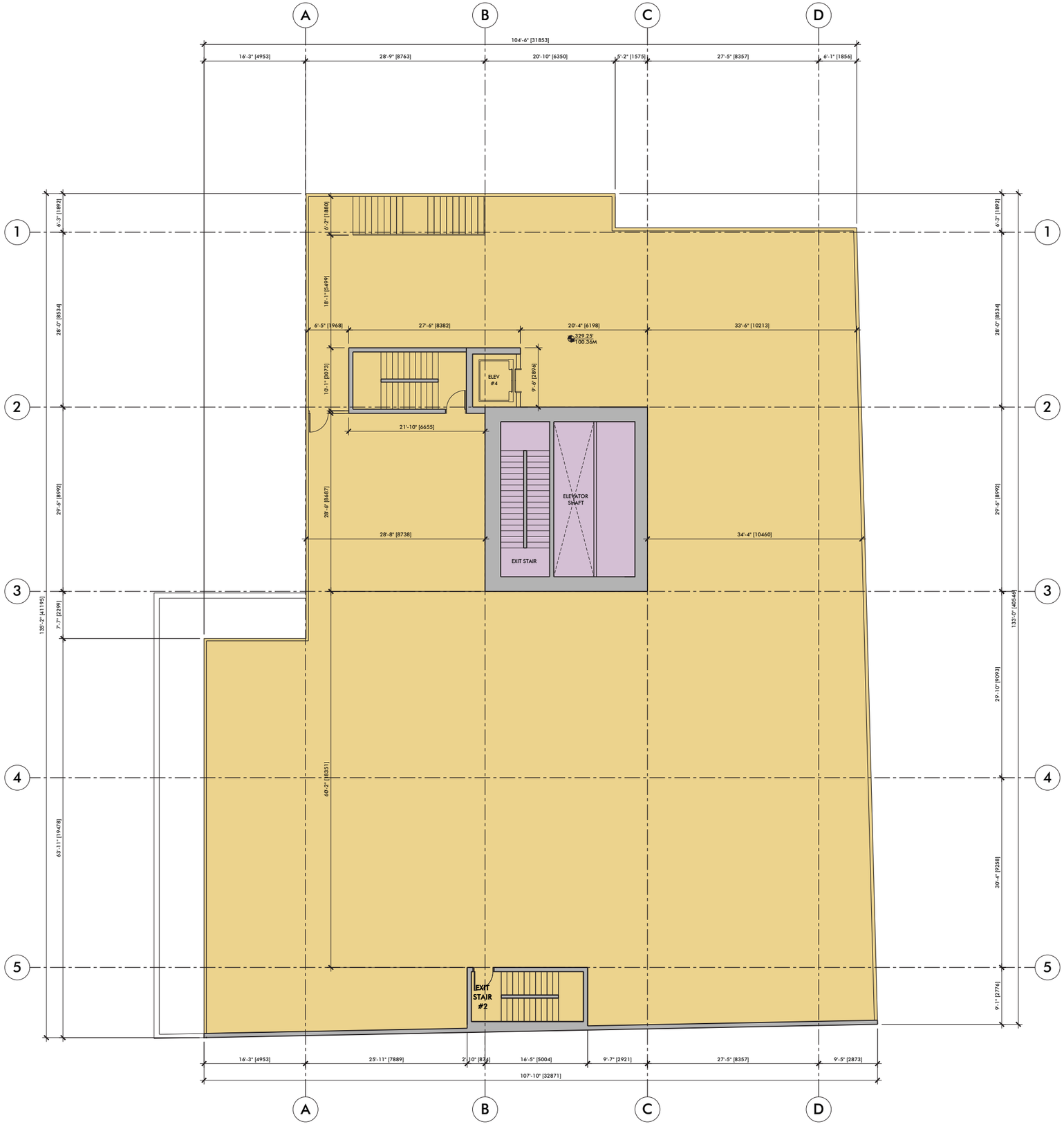
1 / A206 **LEVEL L1.5**
SCALE: 1/8"=1'-0"

J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet

PODIUM PLANS

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.



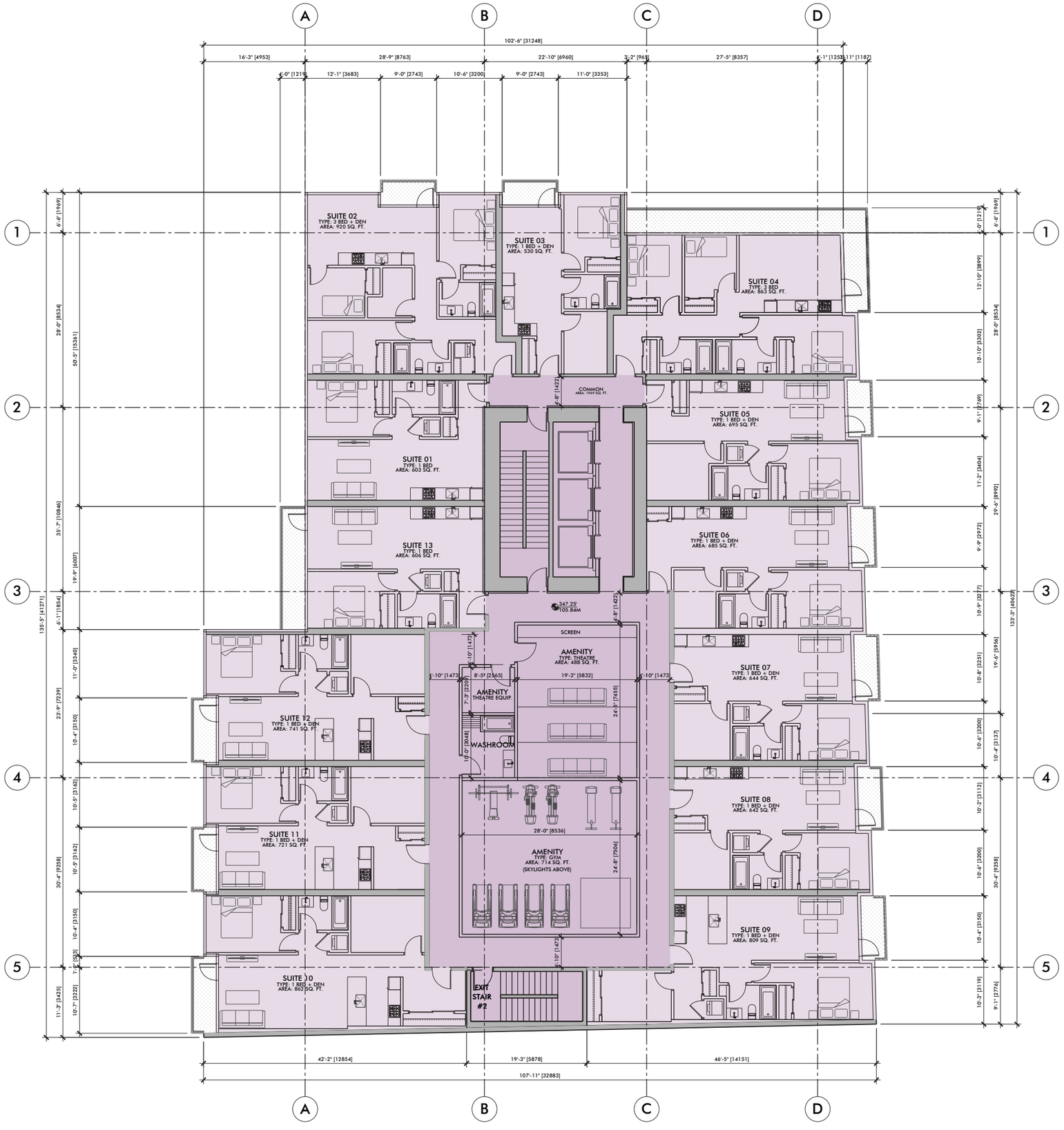
1 / A207 **LEVEL L2**
SCALE: 1/8"=1'-0"

J+S ARCHITECT

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Rezoning Booklet

PODIUM PLANS

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.



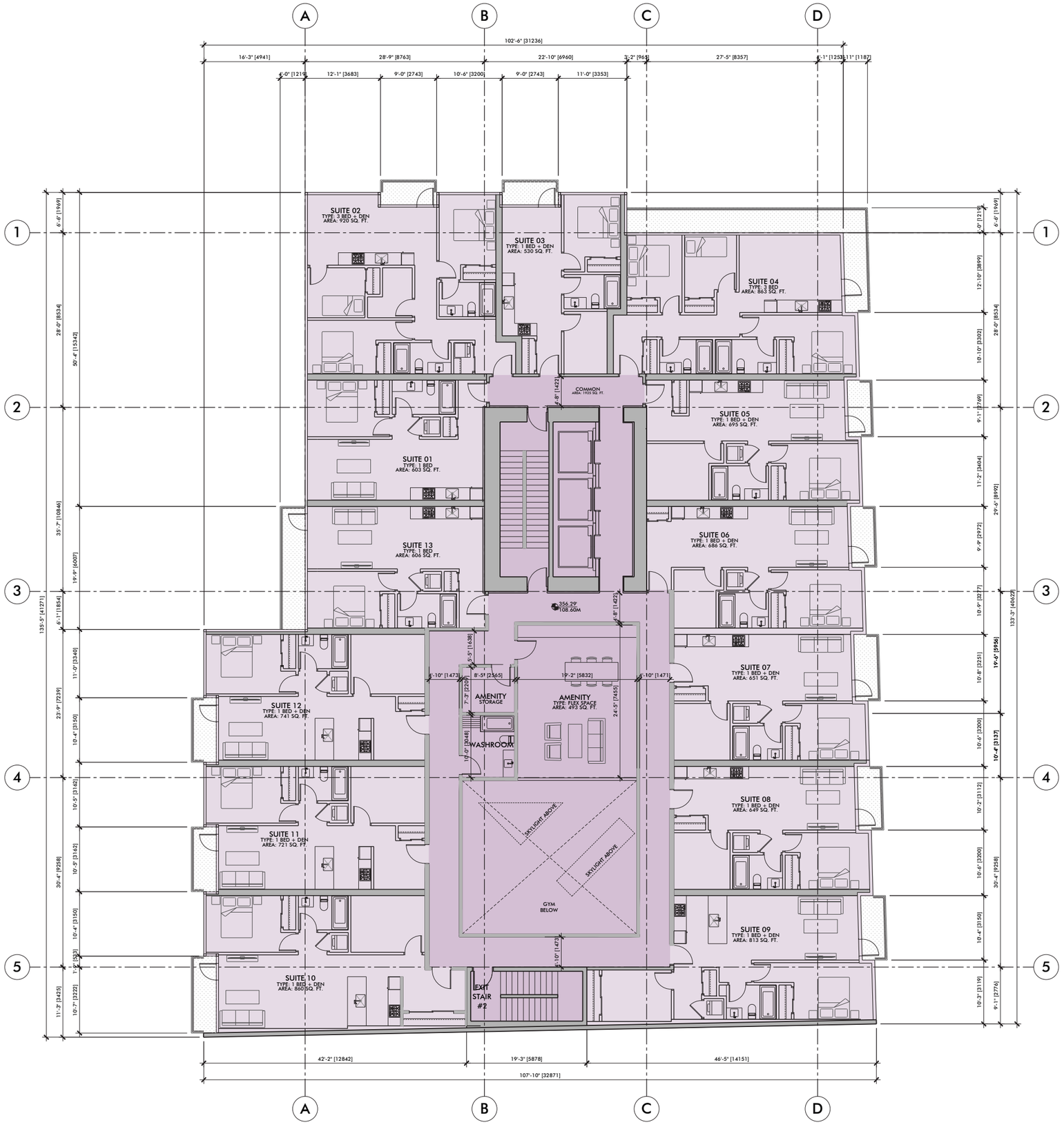
1 / A208 **LEVEL L3**
SCALE: 1/8"=1'-0"

J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet

PODIUM PLANS

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.

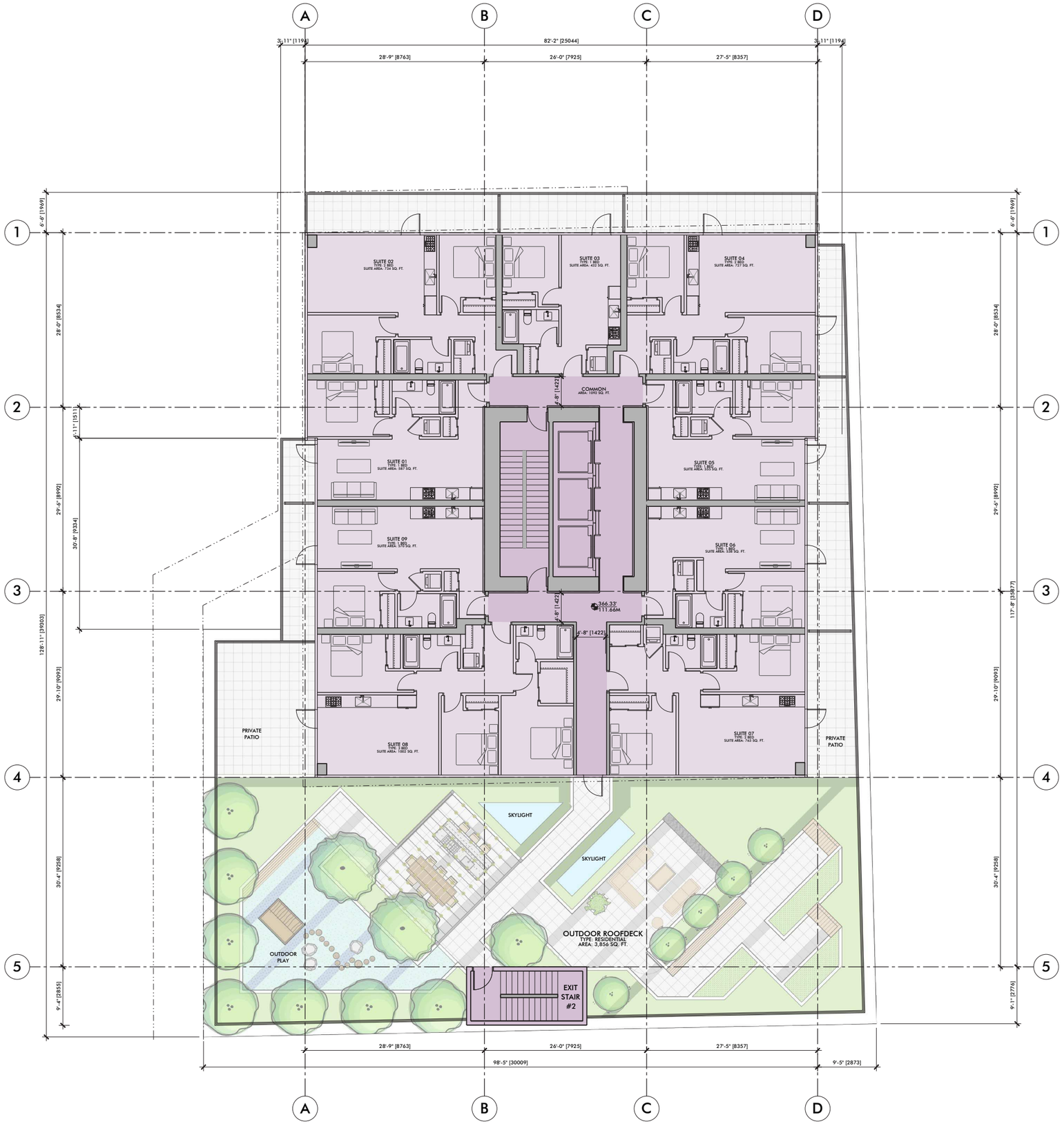


1 / A209 **LEVEL L4**
SCALE: 1/8"=1'-0"

J+S ARCHITECT

TYPICAL TOWER PLANS

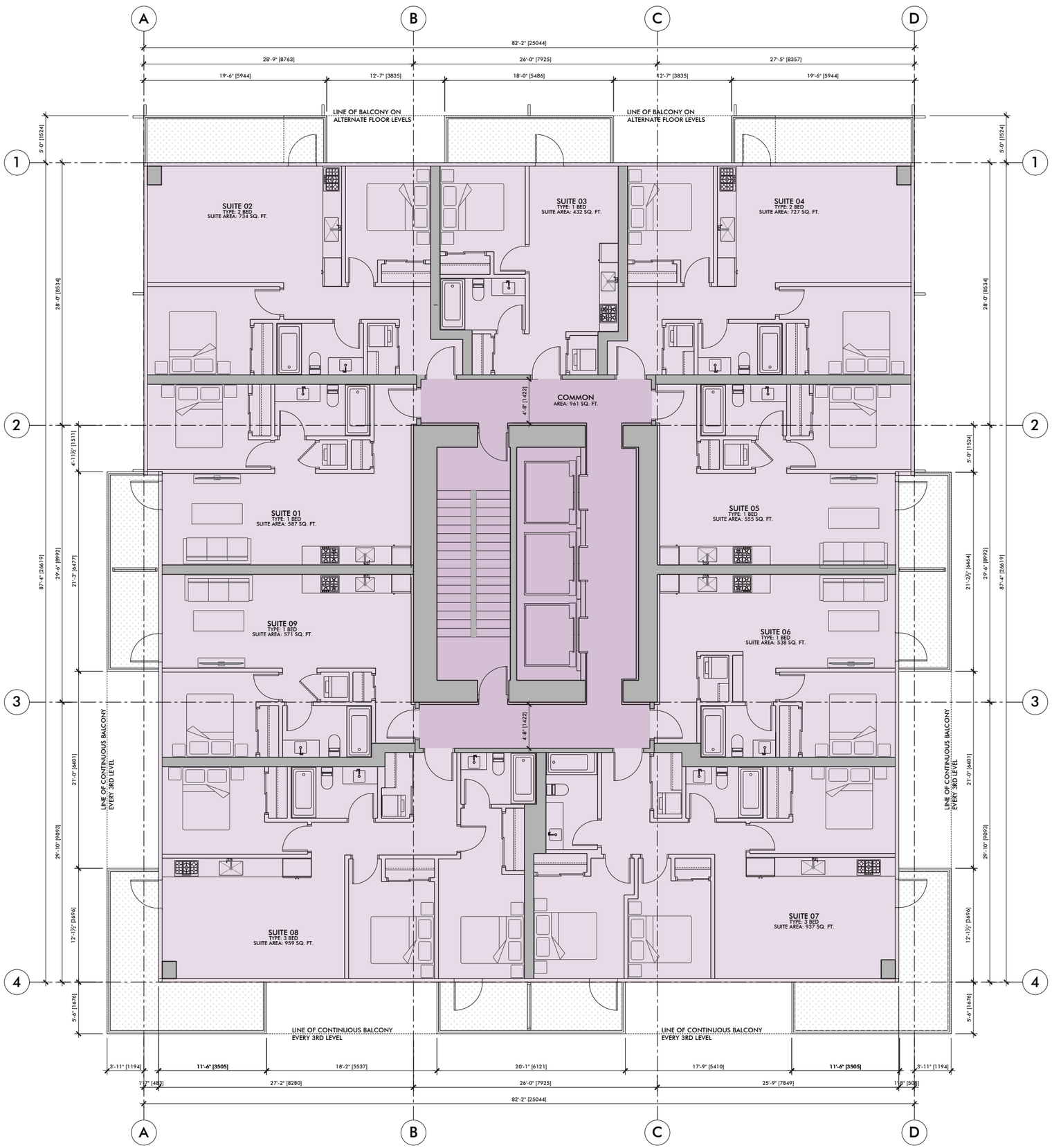
LEVEL L5 FLOOR AREAS	
RESIDENTIAL UNIT AREA	6,088 SQ. FT.
RESIDENTIAL COMMON AREA	1,092 SQ. FT.
GROSS FLOOR AREA	7,180 SQ. FT.
IN-SUITE STORAGE AREA (EXCLUSION)	358 SQ. FT.
FSR AREA	6,822 SQ. FT.



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

J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet



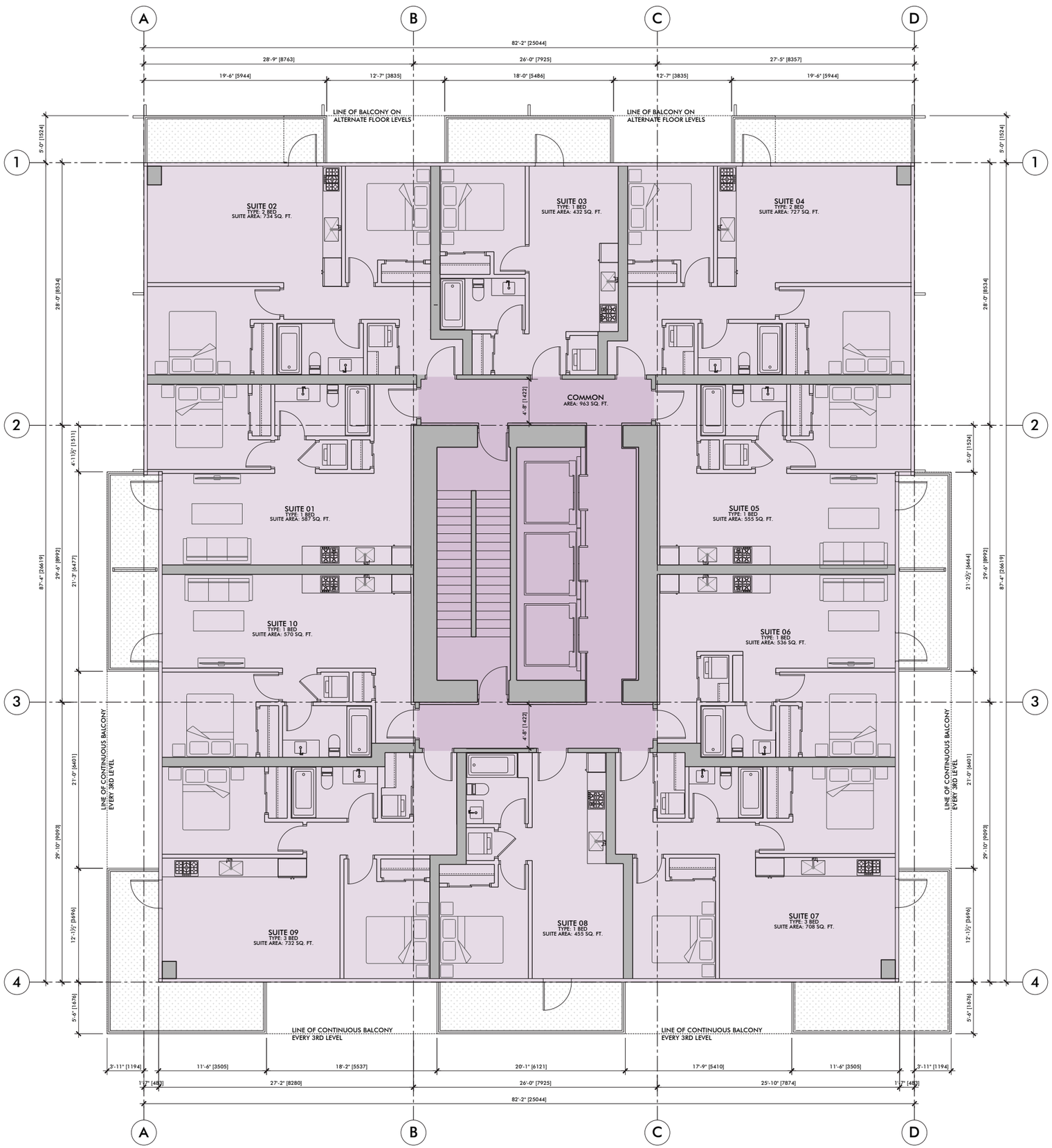
LEVEL L6-L17 FLOOR AREAS	
RESIDENTIAL UNIT AREA	6,039 SQ. FT.
RESIDENTIAL COMMON AREA	961 SQ. FT.
GROSS FLOOR AREA	7,000 SQ. FT.
IN-SUITE STORAGE AREA (EXCLUSION)	358 SQ. FT.
FSR AREA	6,642 SQ. FT.

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

TYPICAL TOWER PLANS

J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet



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"

TYPICAL TOWER PLANS

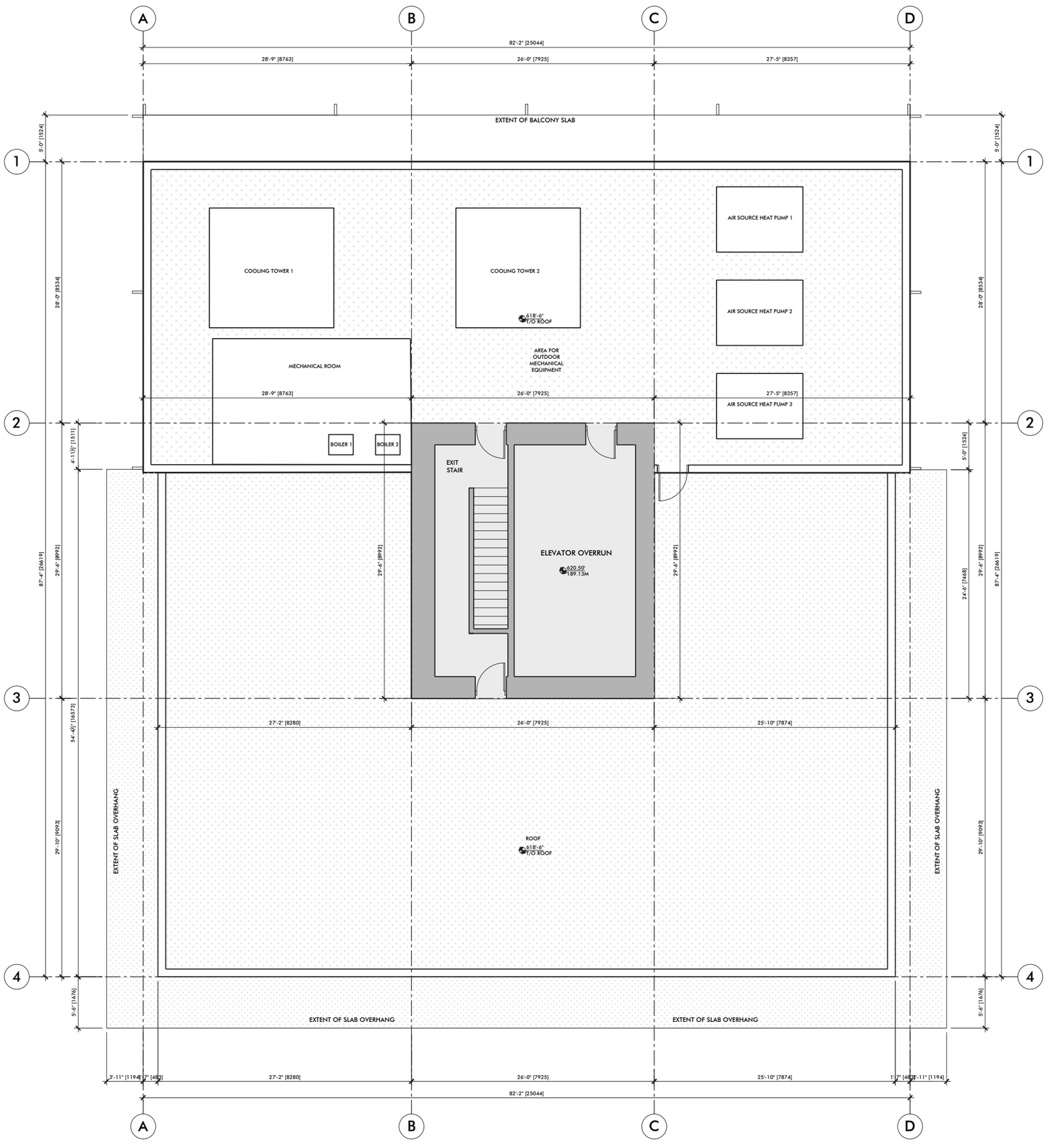
J+S ARCHITECT

5163-5187 Joyce Street

Rezoning Booklet

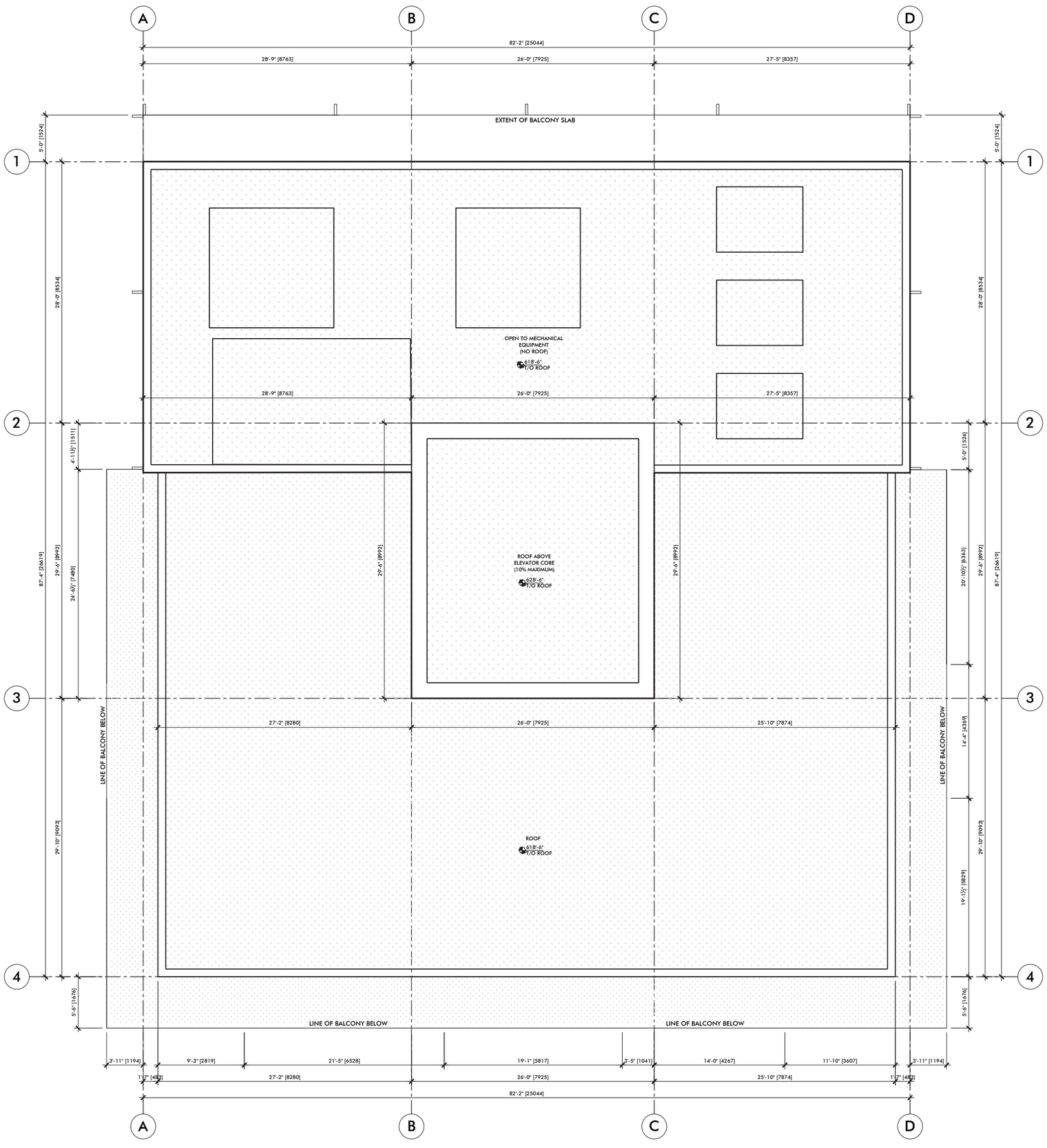
MECHANICAL PLAN

LEVEL L33 MECH FLOOR AREAS	
MECHANICAL (EXCLUSION)	767 SQ. FT.
GROSS FLOOR AREA	767 SQ. FT.
FSR AREA	0 SQ. FT.



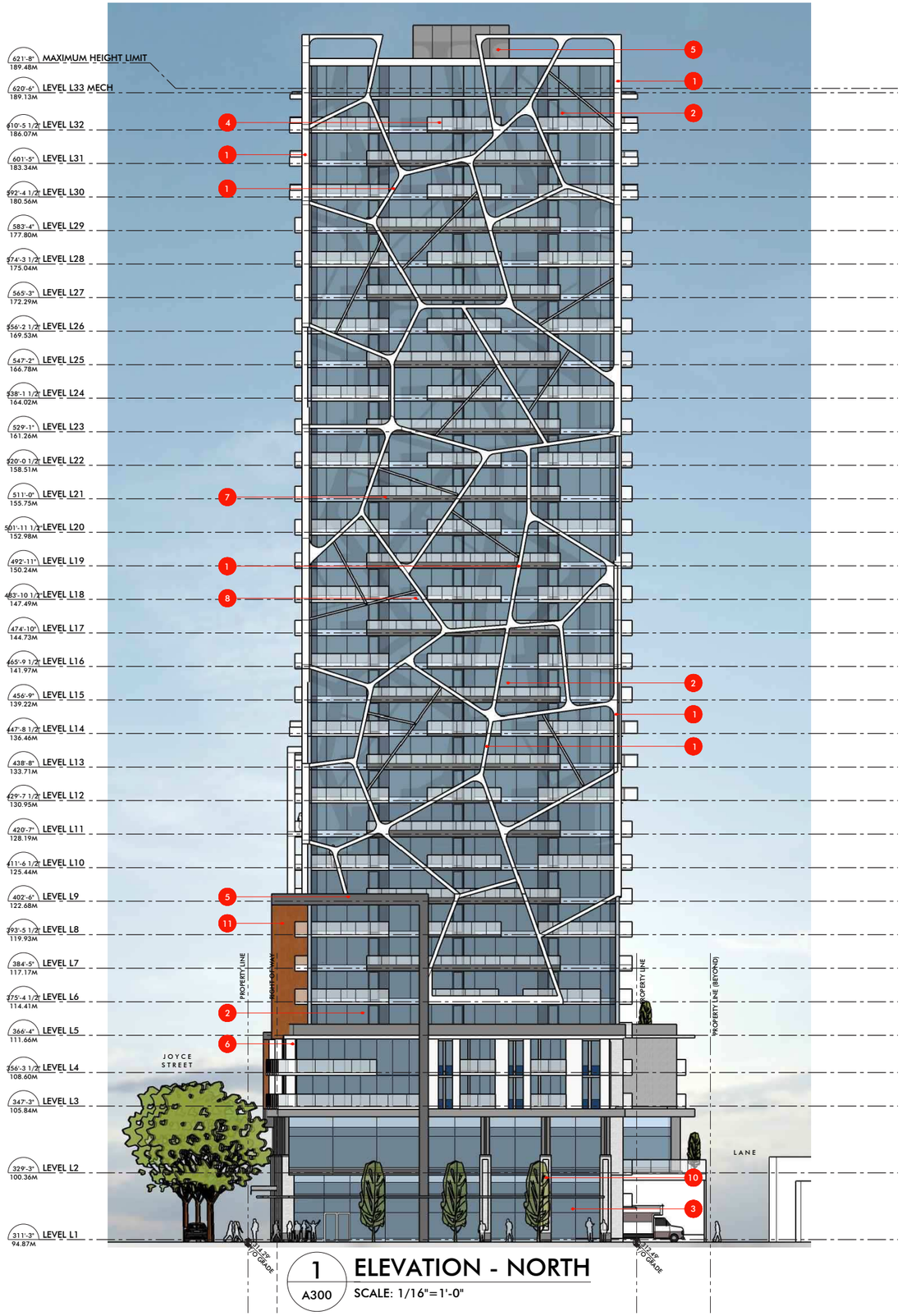
1 A214 **LEVEL L33 MECH**

SCALE: 3/16"=1'-0"



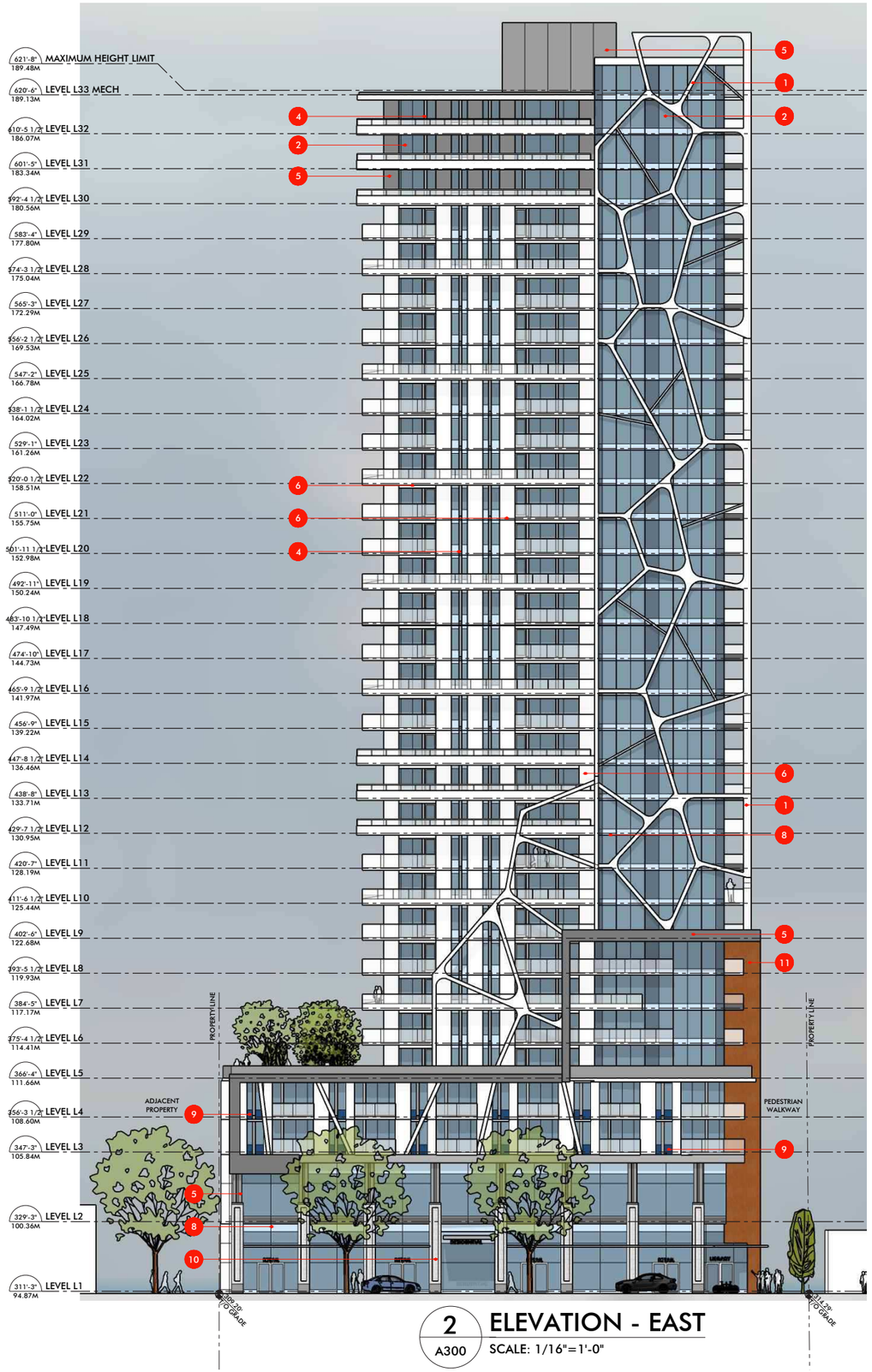
1 A215 **ROOF PLAN**
SCALE: 3/16"=1'-0"

ROOF PLAN



1 A300 **ELEVATION - NORTH**

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



2 A300 **ELEVATION - EAST**

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

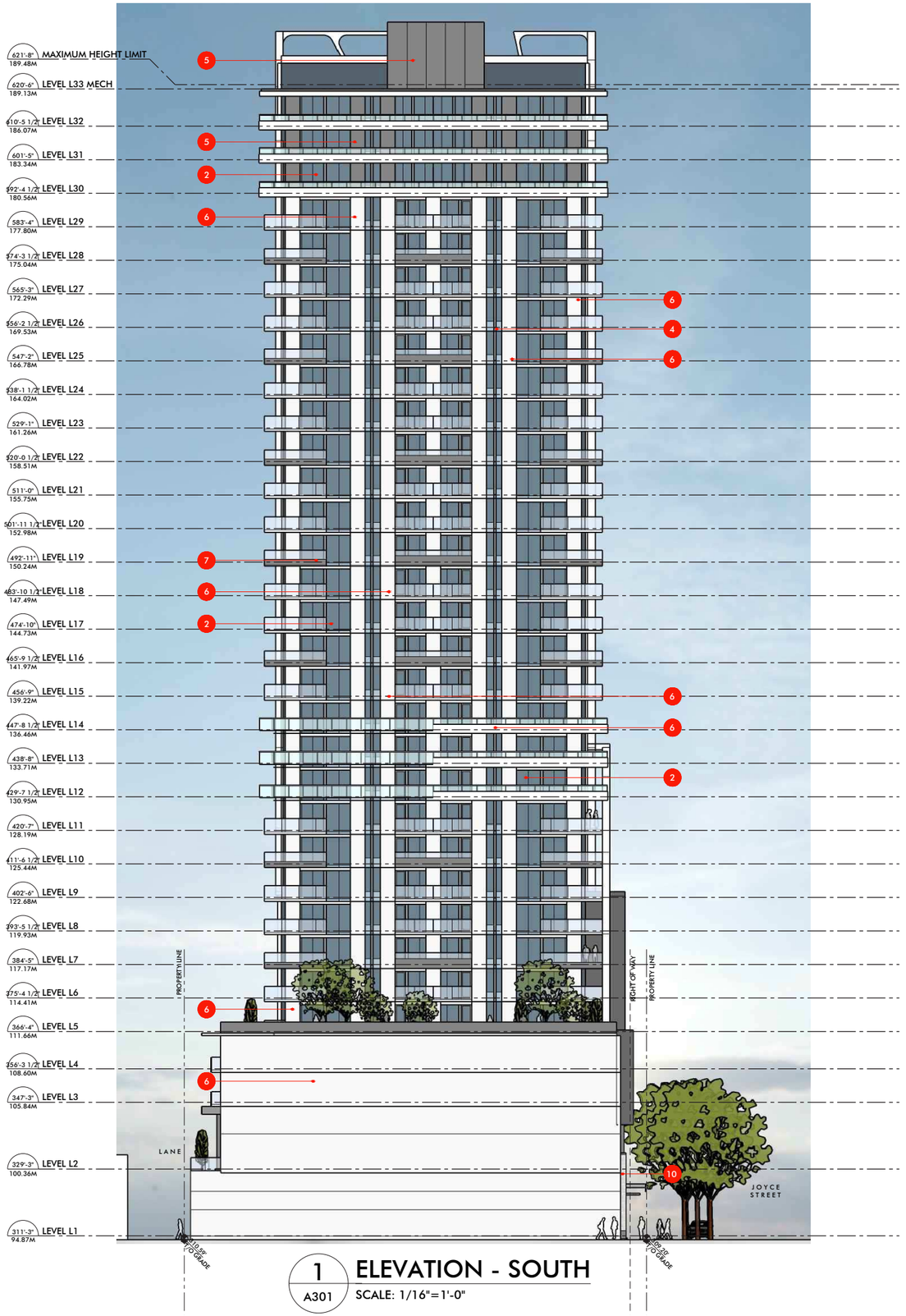
ELEVATIONS

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

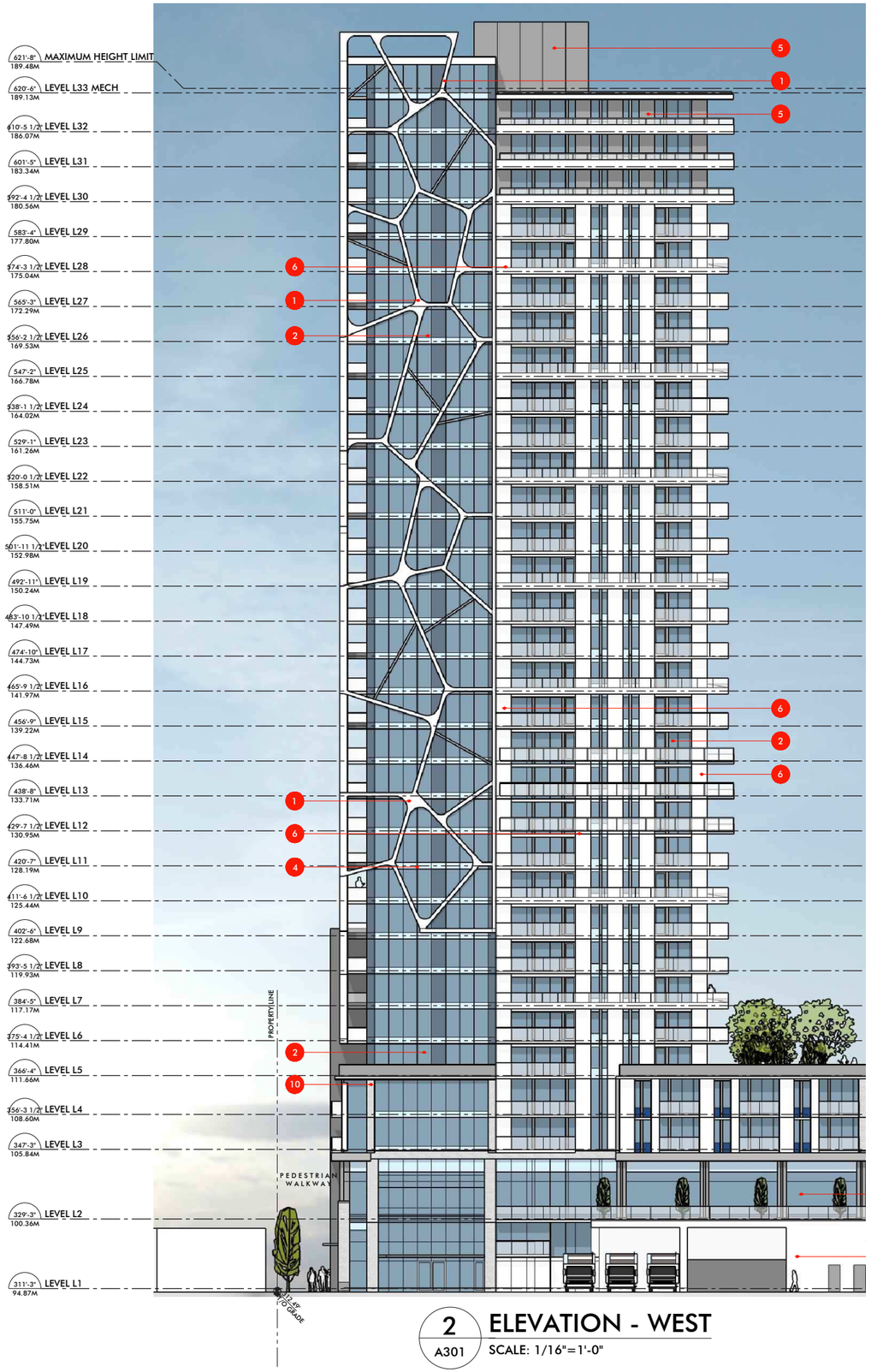
J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet



1 A301 **ELEVATION - SOUTH**

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



2 A301 **ELEVATION - WEST**

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

ELEVATIONS

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

J+S ARCHITECT

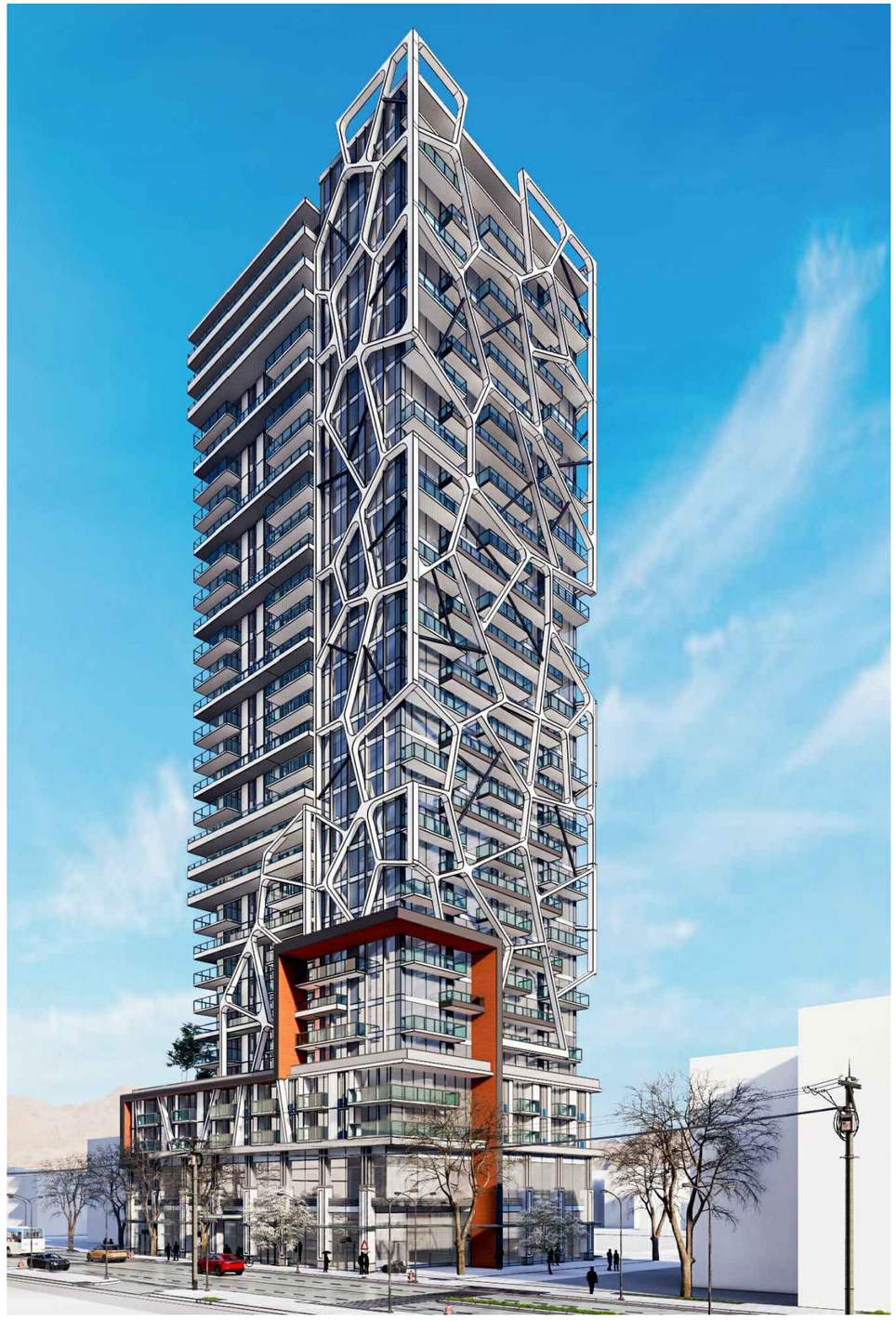
CROSS SECTIONS

1 BUILDING SECTION 01
A400 SCALE: 1:200

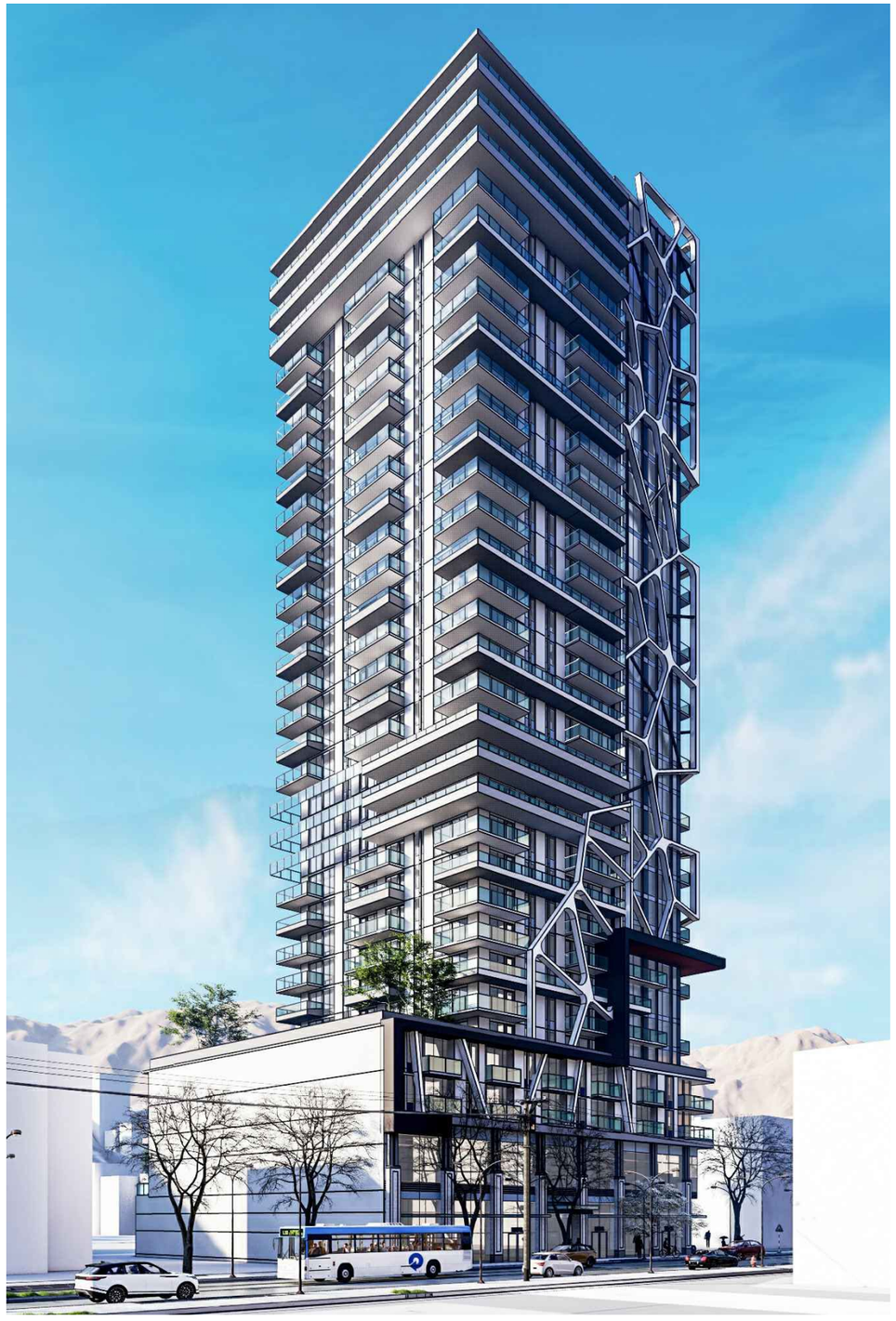
2 BUILDING SECTION 02
A400 SCALE: 1:200

J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet



1 A800 OVERALL NE



2 A800 OVERALL SW



1 A801 NORTH CORNER FROM JOYCE STREET



1 A802 PODIUM ALONG JOYCE STREET



1 / A803 RETAIL ALONG JOYCE STREET



1 A804 LOADING AND PARKADE ACCESS



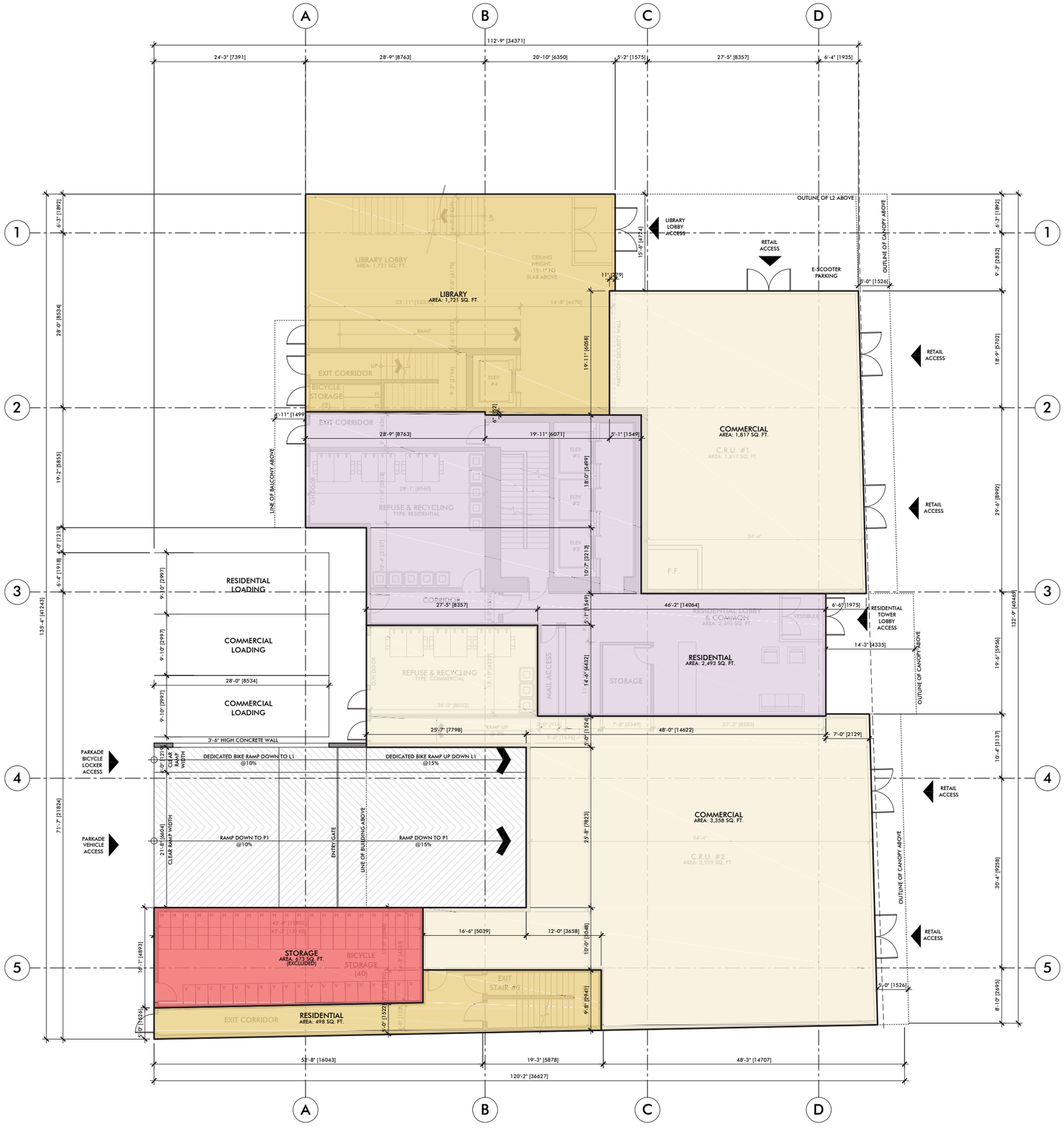
1 A805 TOWER DETAIL



2 A805 TOWER CORNER



1 A806 TOWER TOP



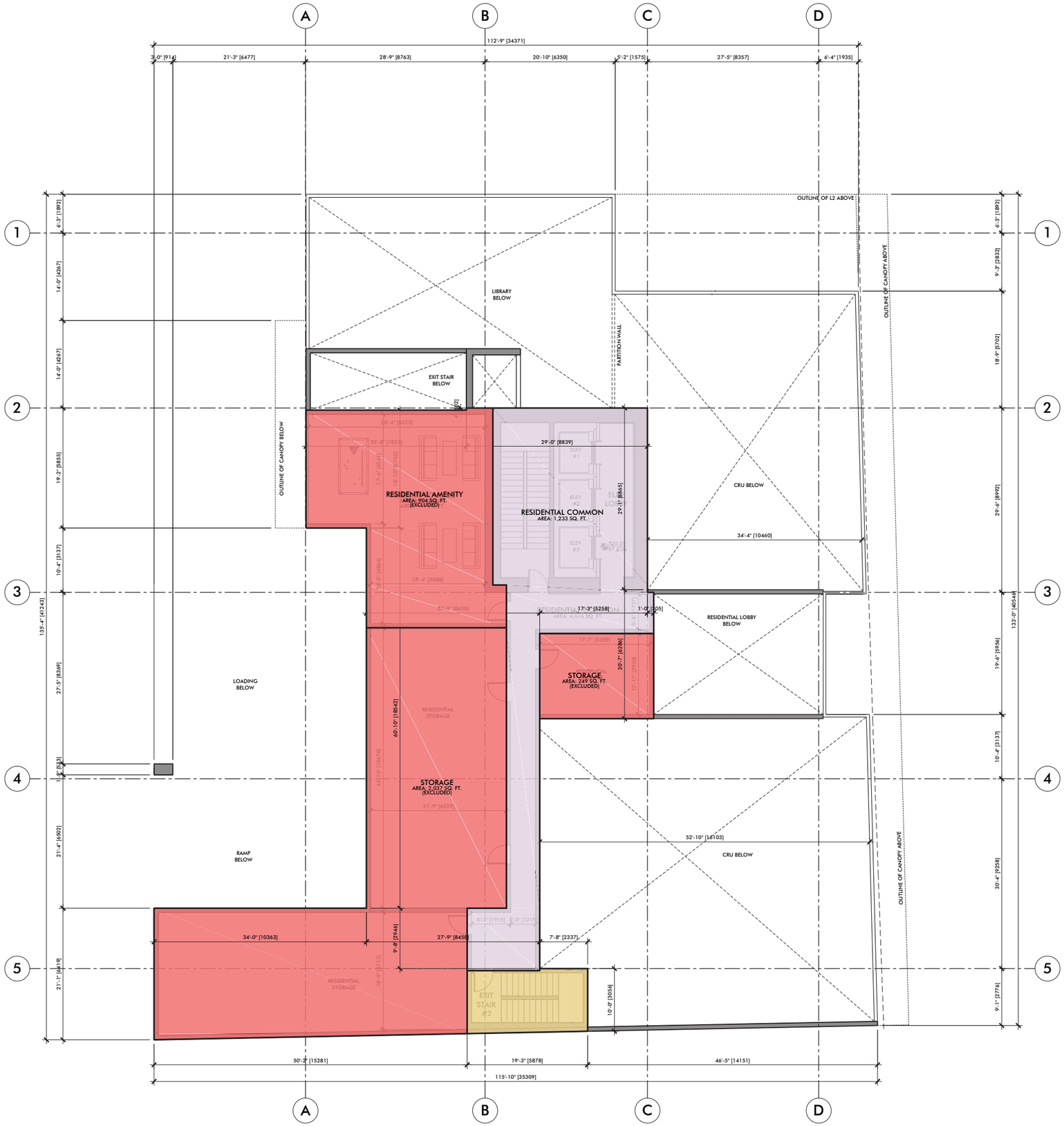
LEVEL L1 FLOOR AREAS	
COMMERCIAL	5,175 SQ. FT.
LIBRARY (EXCLUSION)	2,220 SQ. FT.
RESIDENTIAL	2,493 SQ. FT.
STORAGE (EXCLUSION)	673 SQ. FT.
GROSS FLOOR AREA	10,561 SQ. FT.
FSR AREA	7,667 SQ. FT.

1 / A900 **FSR PLAN - LEVEL L1**

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

J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet



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 / A901 **FSR PLAN - LEVEL L1.5**

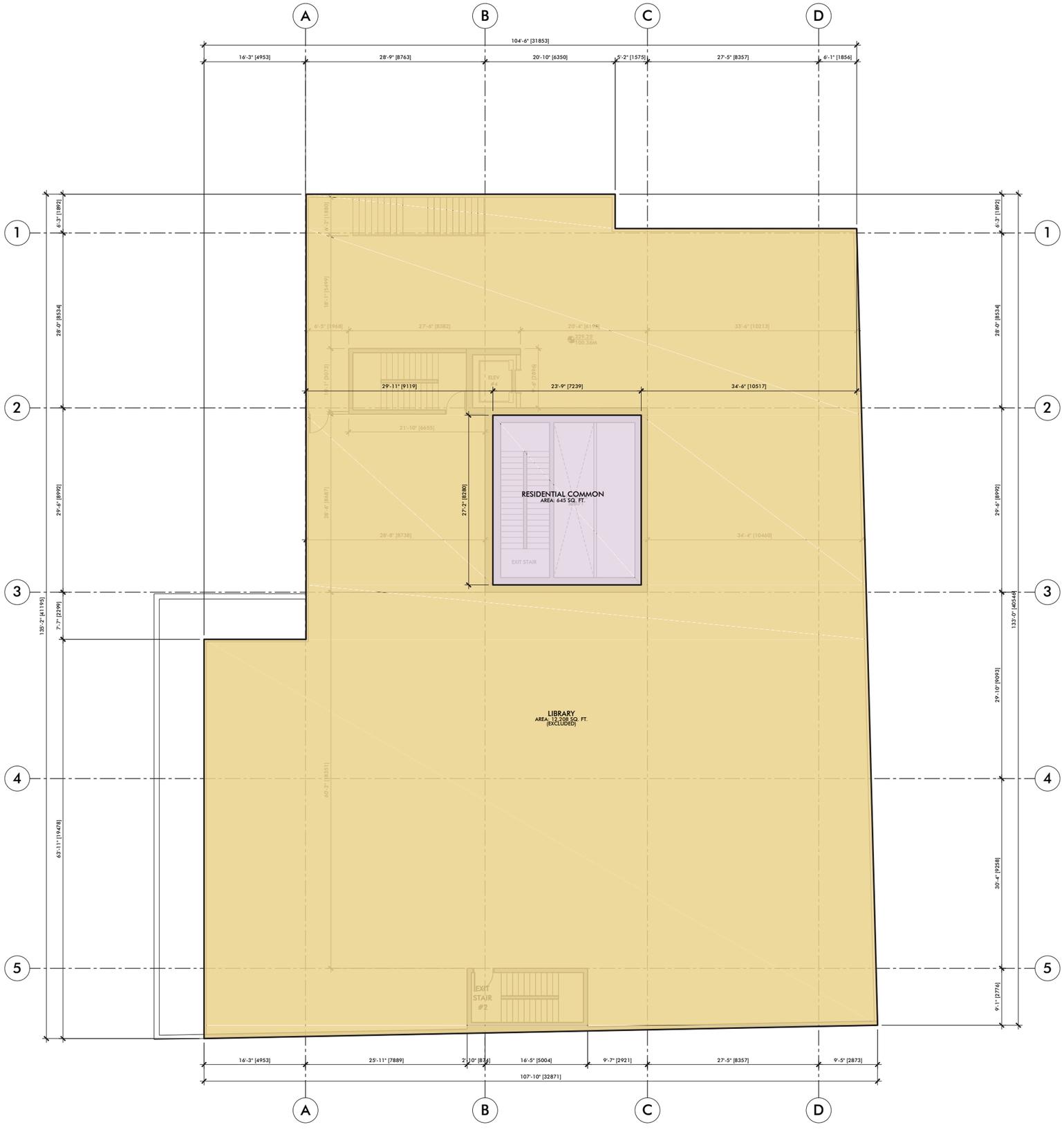
SCALE: 1/8"=1'-0"

FSR PLANS

J+S ARCHITECT

5163-5187 Joyce Street

Rezoning Booklet



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 / A902 **FSR PLAN - LEVEL L2**

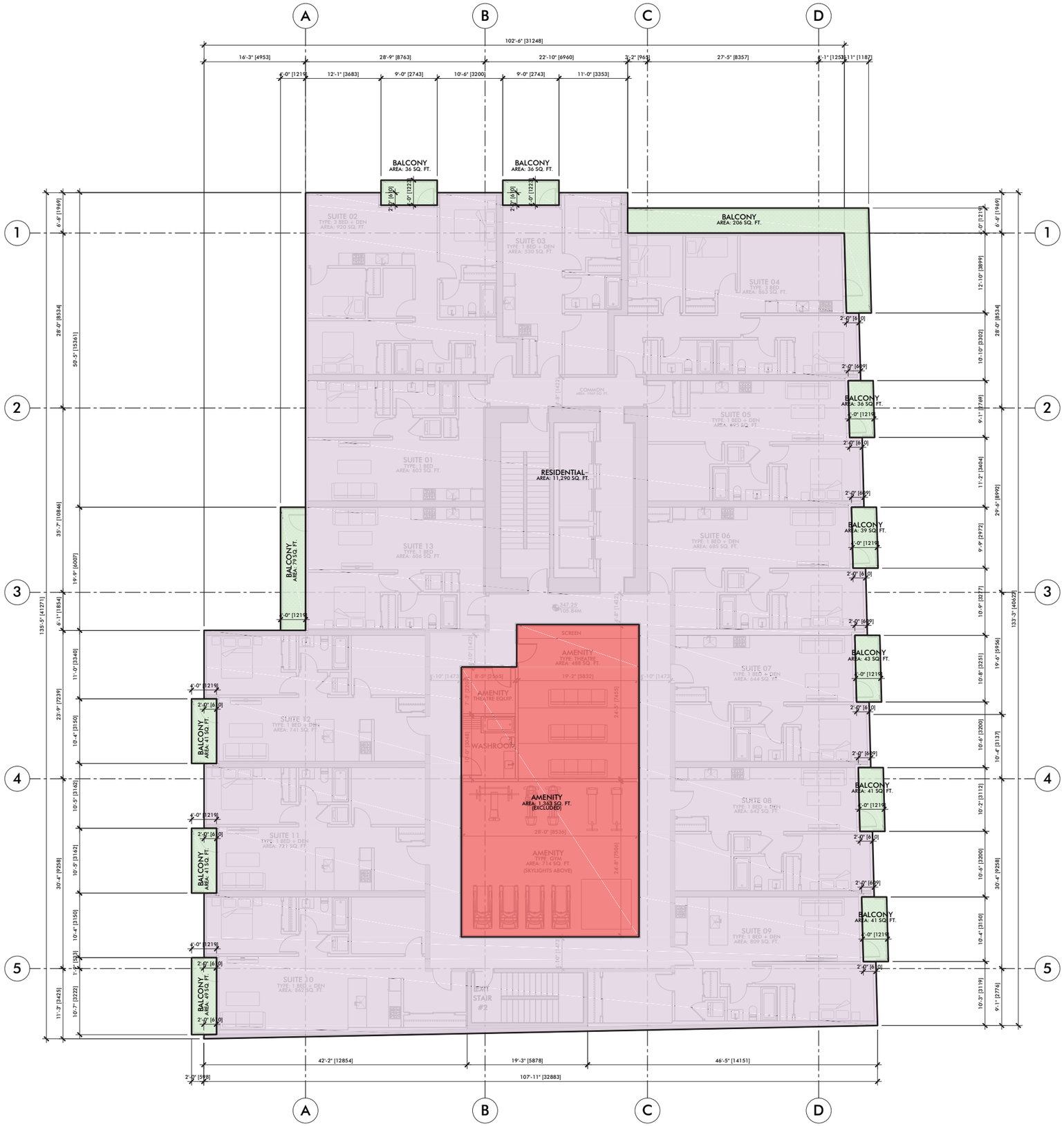
SCALE: 1/8"=1'-0"

FSR PLANS

J+S ARCHITECT

5163-5187 Joyce Street

Rezoning Booklet

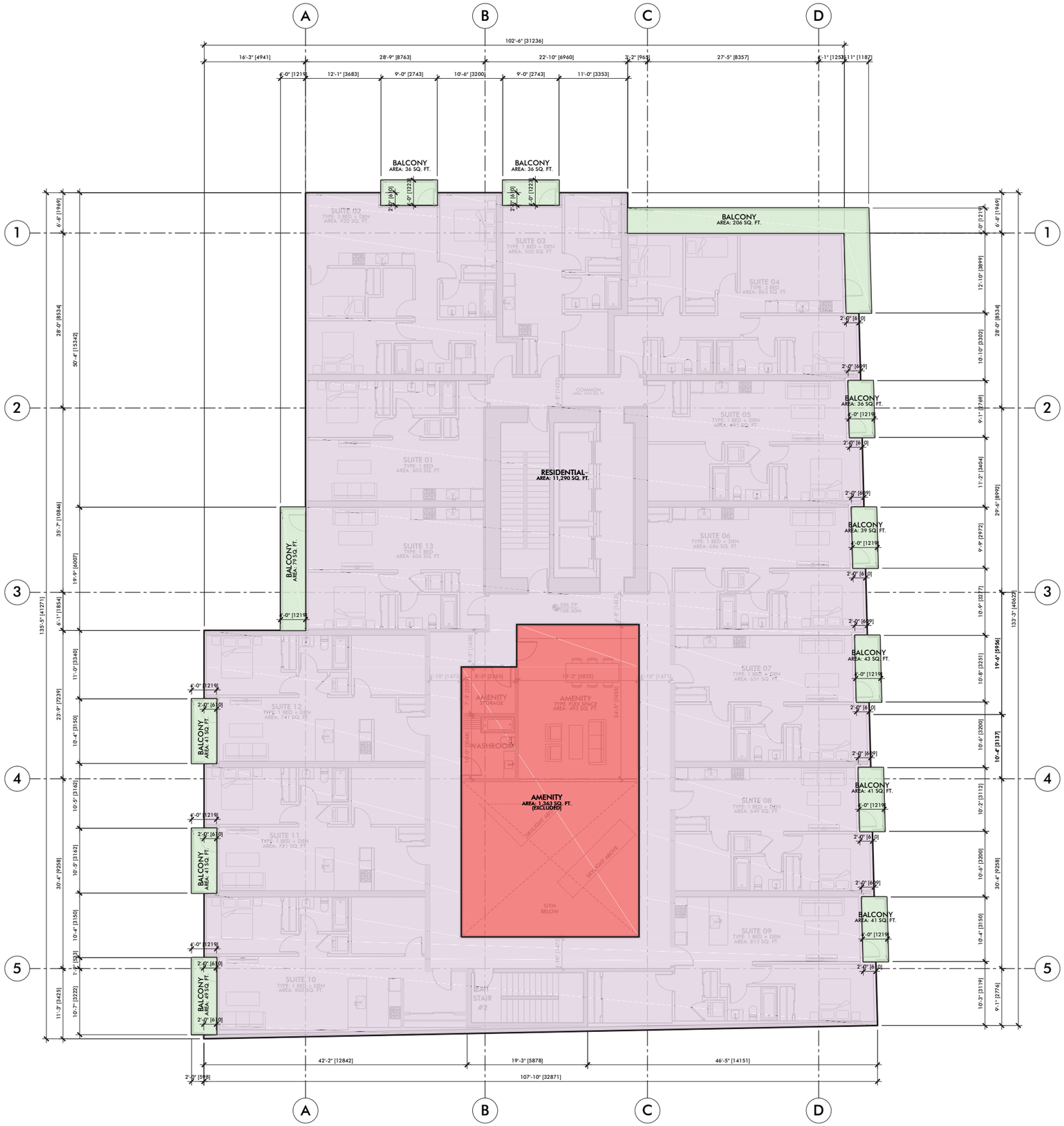


LEVEL L3 FLOOR AREAS	
RESIDENTIAL UNIT AREA	9,321 SQ. FT.
RESIDENTIAL COMMON AREA	1,969 SQ. FT.
RESIDENTIAL AMENITY (EXCLUSION)	1,363 SQ. FT.
GROSS FLOOR AREA	12,652 SQ. FT.
IN-SUITE STORAGE AREA (EXCLUSION)	518 SQ. FT.
FSR AREA	10,772 SQ. FT.

BALCONY AREAS	
TOTAL BALCONY AREA	728 SQ. FT.

1 / A903 **FSR PLAN - LEVEL L3**
SCALE: 1/8"=1'-0"

J+S ARCHITECT



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.

BALCONY AREAS	
TOTAL BALCONY AREA	728 SQ. FT.

1 / A904 **FSR PLAN - LEVEL L4**

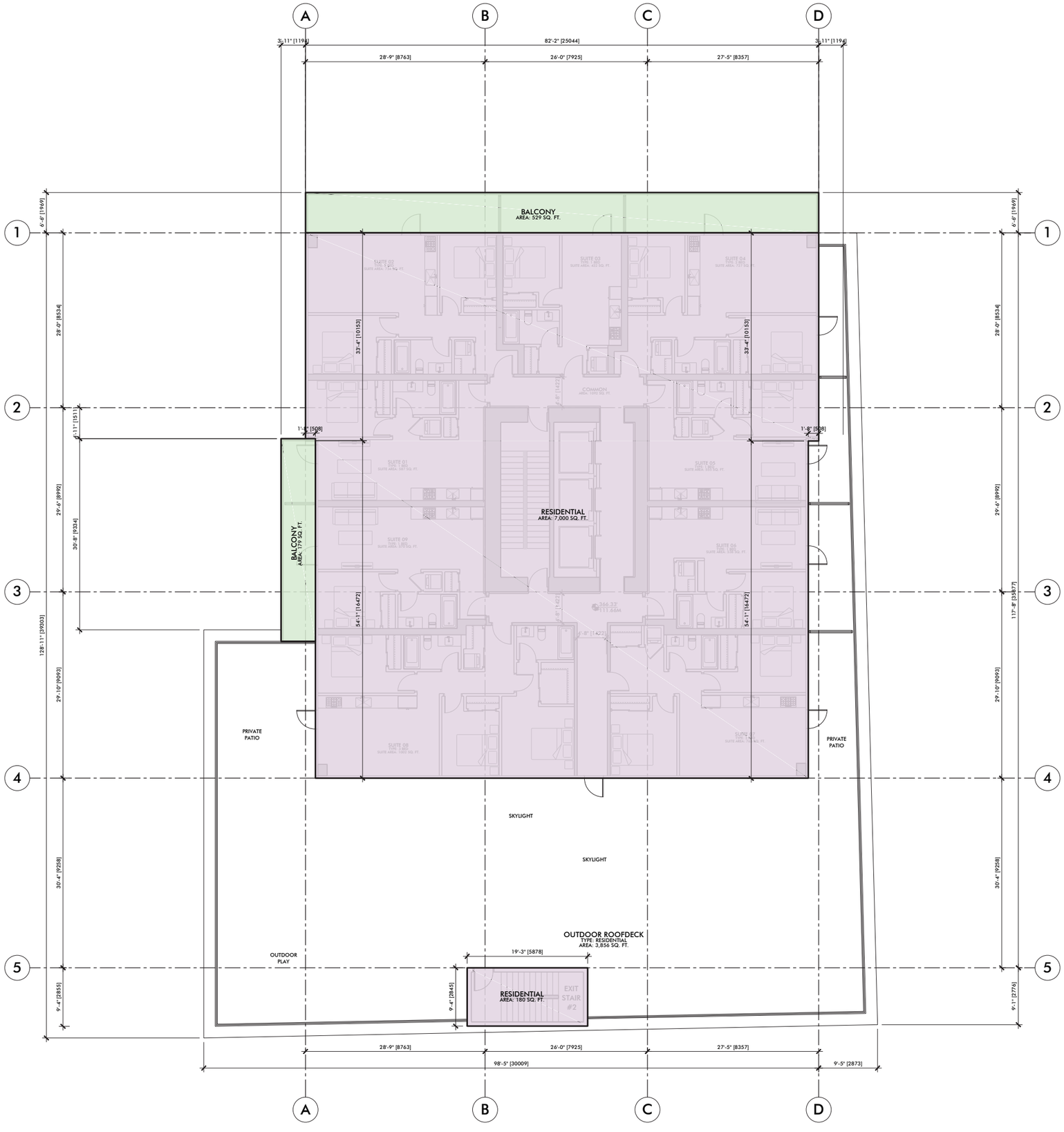
SCALE: 1/8"=1'-0"

FSR PLANS

J+S ARCHITECT

5163-5187 Joyce Street

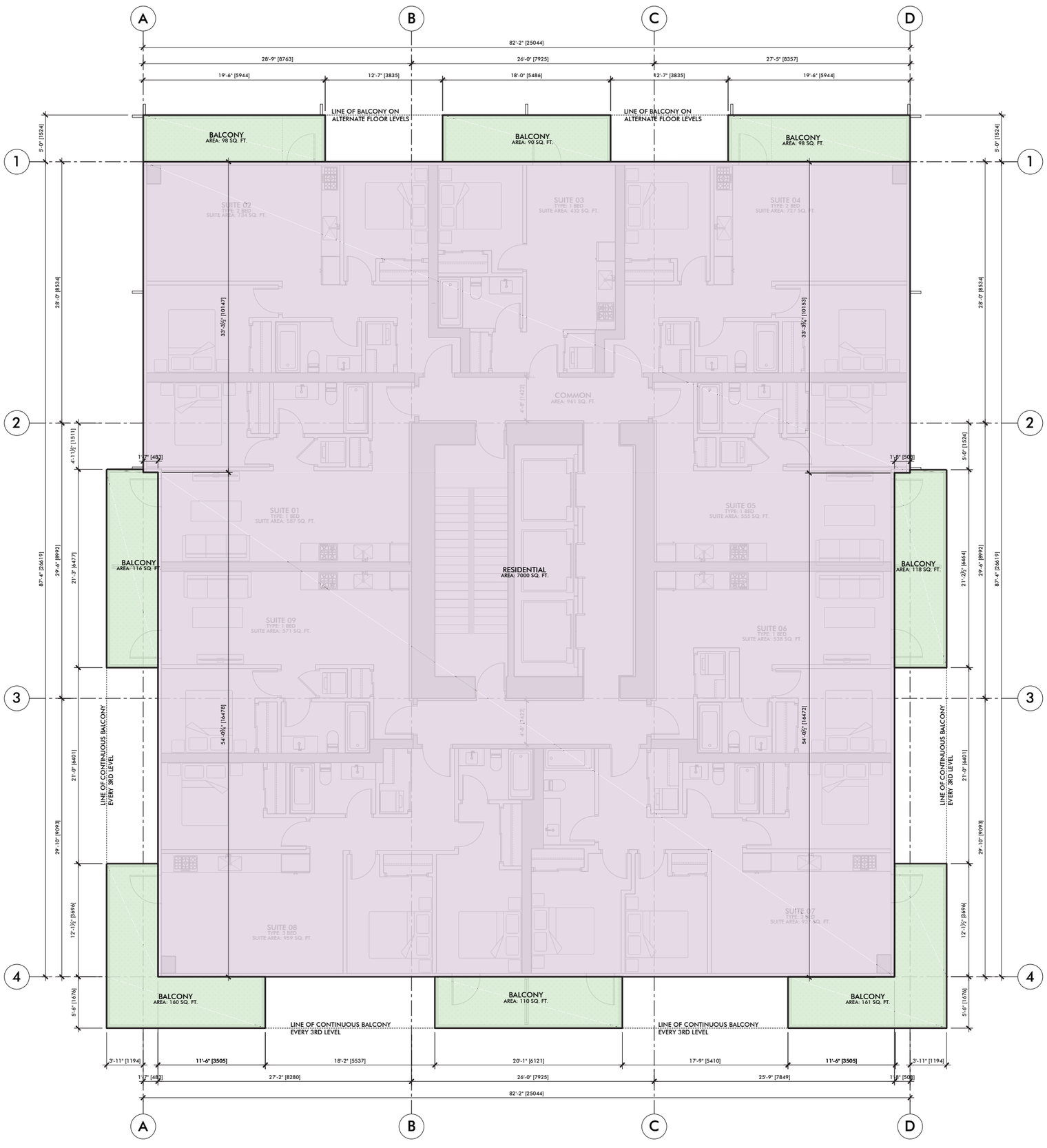
Rezoning Booklet



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.

BALCONY AREAS	
TOTAL BALCONY AREA	708 SQ. FT.

1 / A905 **FSR PLAN - LEVEL L5**
SCALE: 1/8"=1'-0"



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.

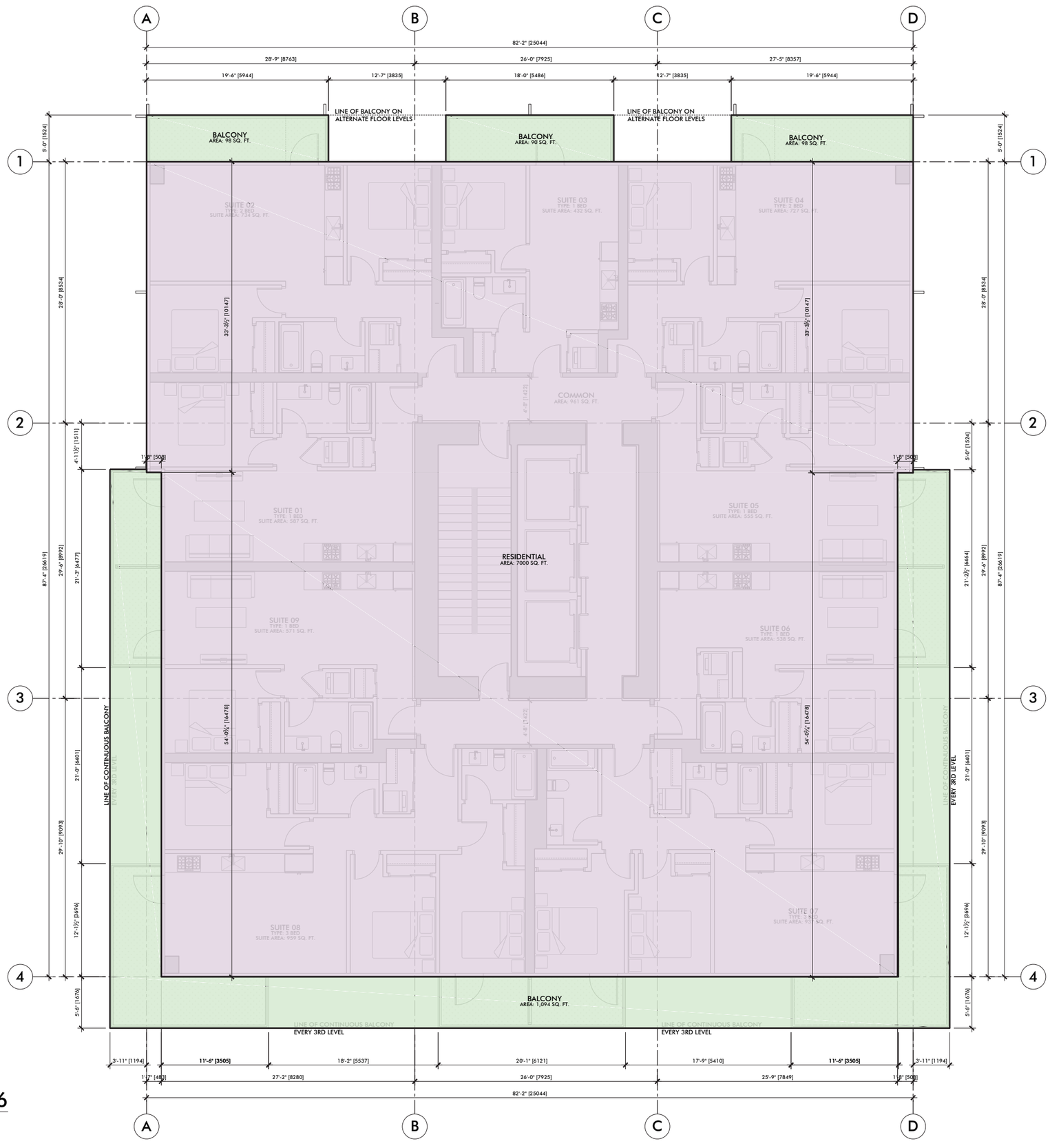
L6,8,12,14 BALCONY AREA

TOTAL BALCONY AREA	951 SQ. FT.

1 / A906 **FSR PLAN - L6,8,12,14**

SCALE: 3/16"=1'-0"

FSR PLANS



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.

LEVEL L10,16 BALCONY AREA	
TOTAL BALCONY AREA	1,379 SQ. FT.

1 / A907 **FSR PLAN - LEVEL L10,16**

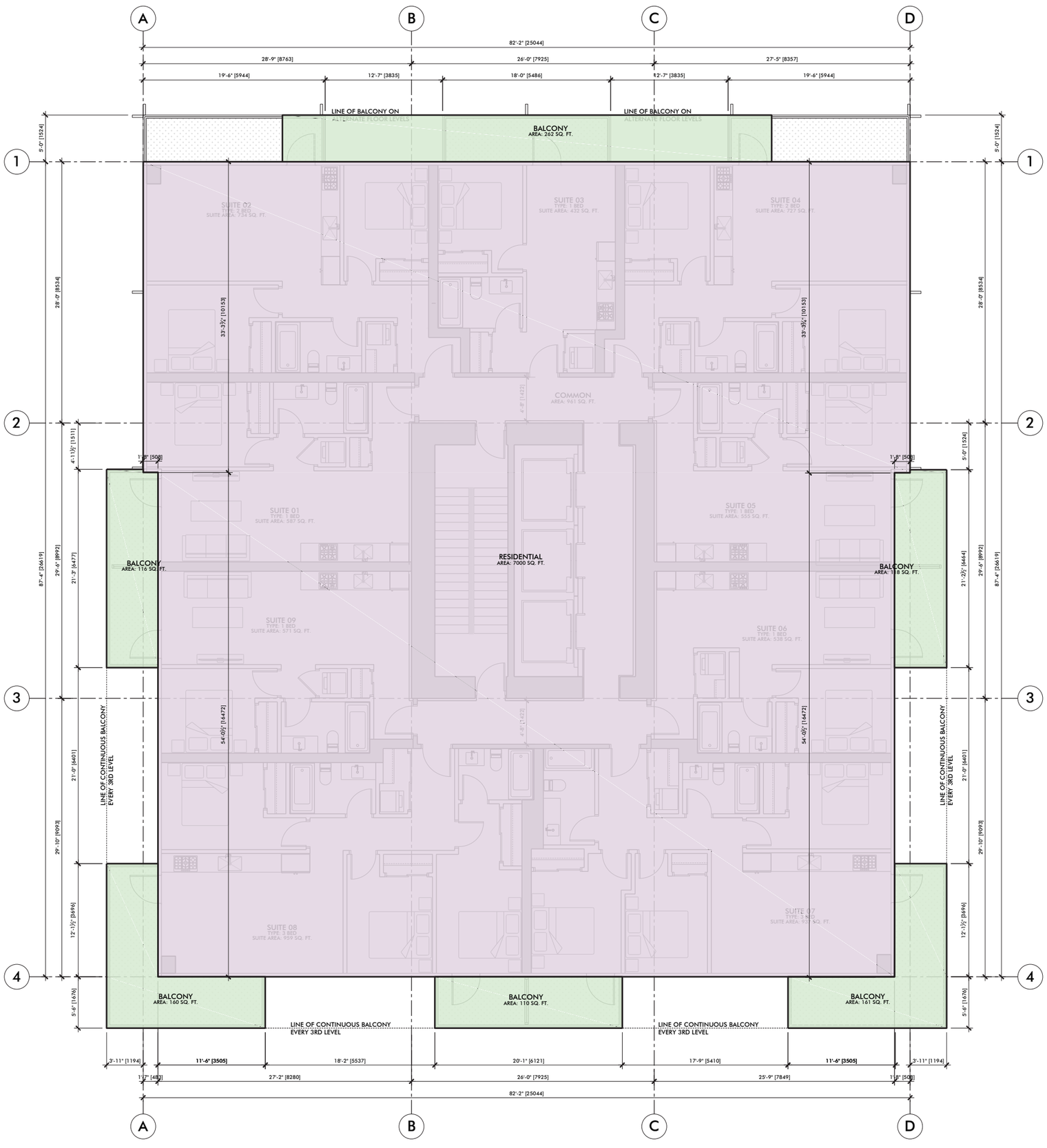
SCALE: 3/16"=1'-0"

FSR PLANS

FSR PLANS

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.

LEVEL L9,11,15,17 BALCONY AREA	
TOTAL BALCONY AREA	928 SQ. FT.



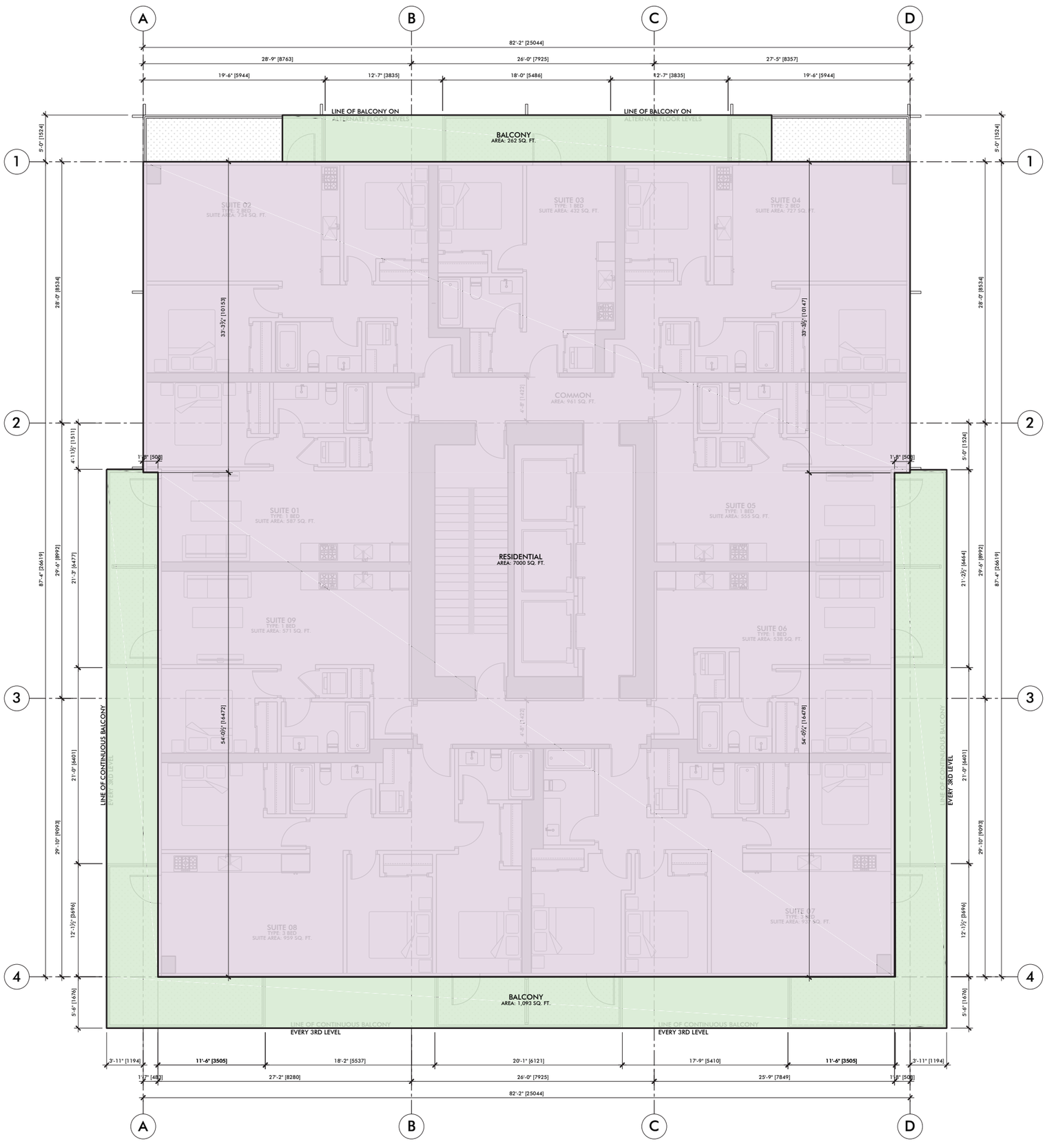
1 / A908 **FSR PLAN - L9,11,15,17**

SCALE: 3/16"=1'-0"

FSR PLANS

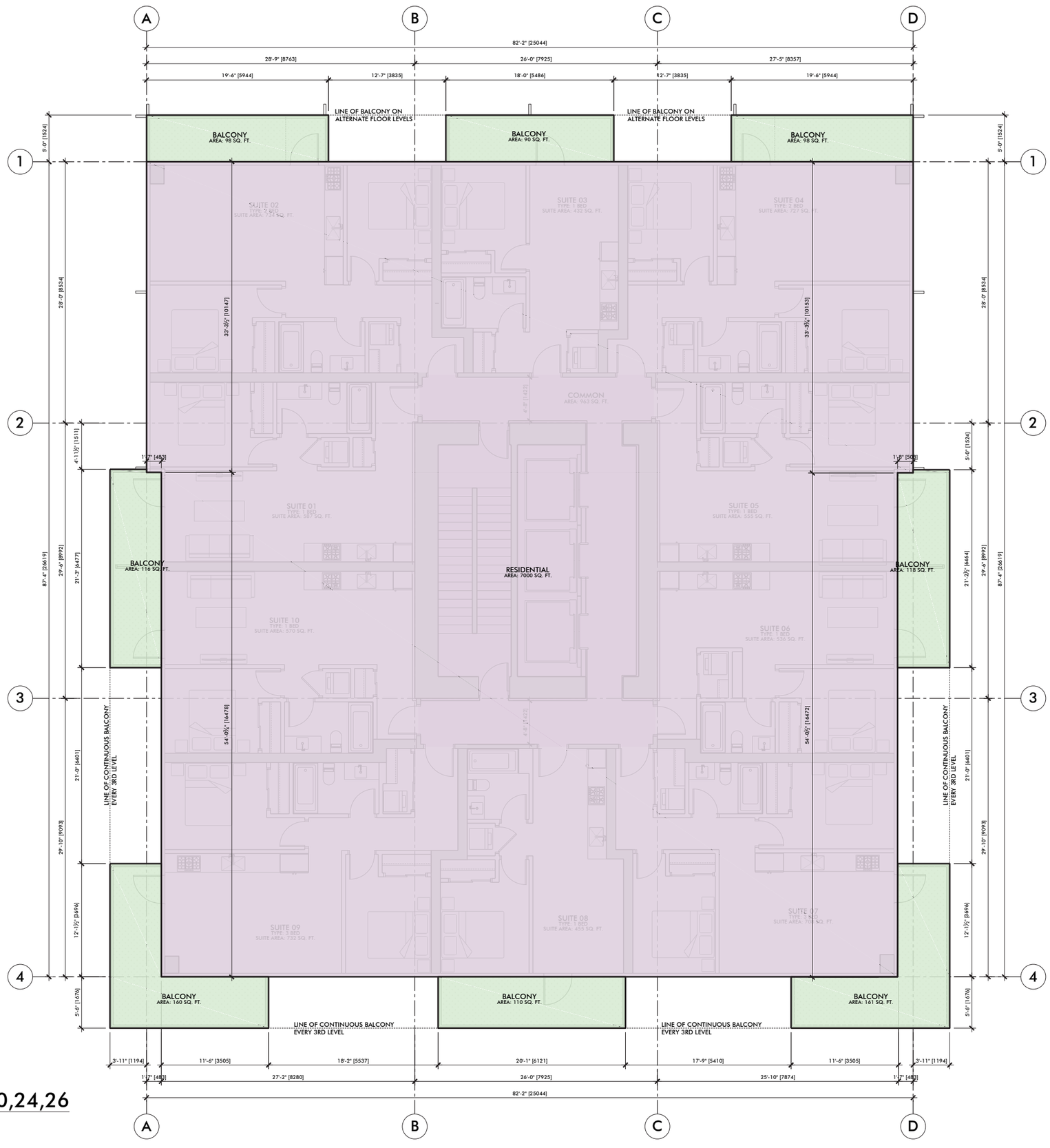
LEVEL L6-L17 FLOOR AREAS	
RESIDENTIAL UNIT AREA	6,039 SQ. FT.
RESIDENTIAL COMMON AREA	961 SQ. FT.
GROSS FLOOR AREA	7,000 SQ. FT.
IN-SUITE STORAGE AREA (EXCLUSION)	358 SQ. FT.
FSR AREA	6,642 SQ. FT.

LEVEL L7,13 BALCONY AREA	
TOTAL BALCONY AREA	1,355 SQ. FT.



1 / A909 **FSR PLAN - LEVEL L7,13**

SCALE: 3/16"=1'-0"



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.

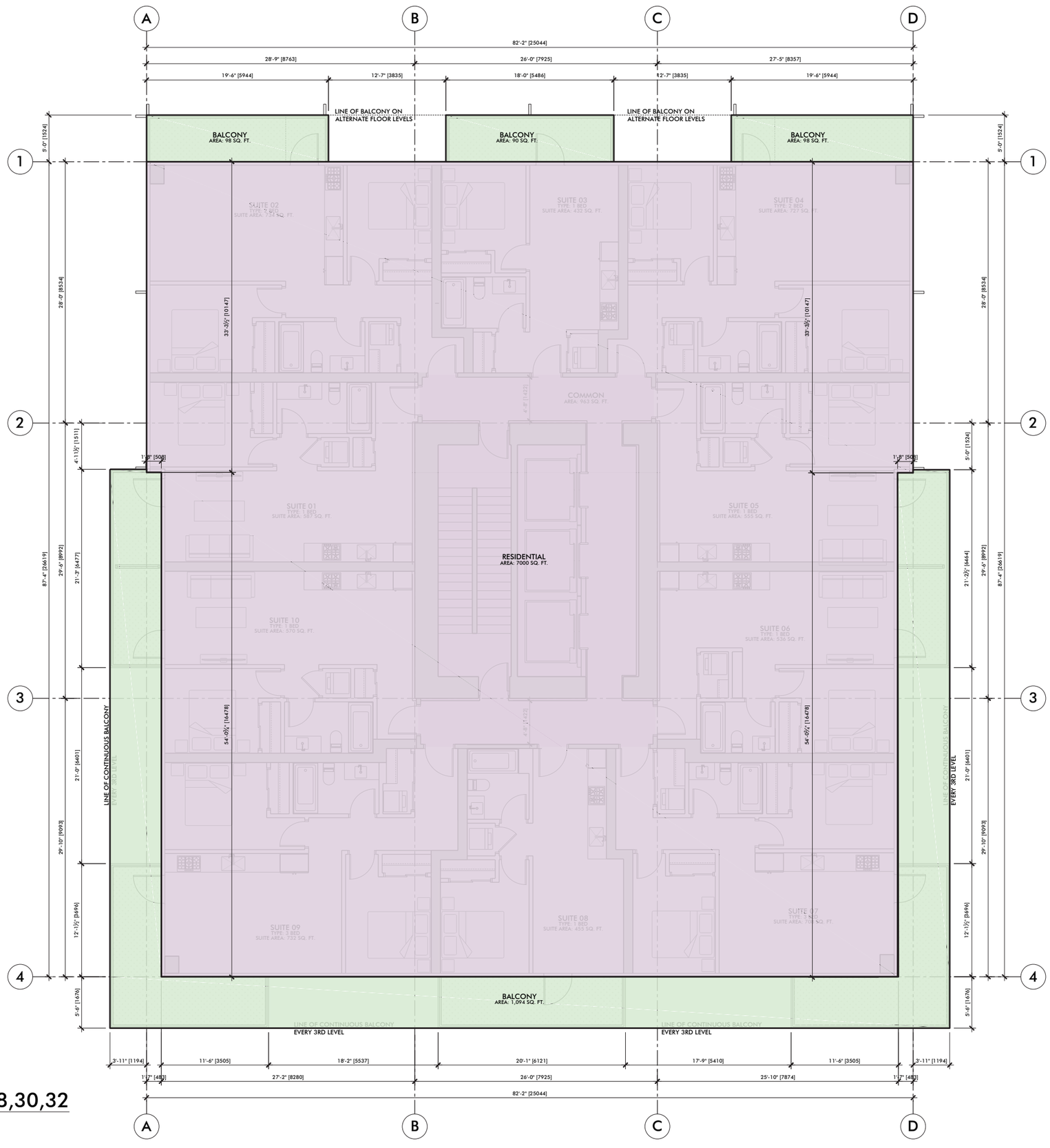
LEVEL L18,20,24,26 BALCONY AREA

TOTAL BALCONY AREA	951 SQ. FT.

1 / A910 **FSR PLAN - LEVEL L18,20,24,26**

SCALE: 3/16"=1'-0"

FSR PLANS



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.

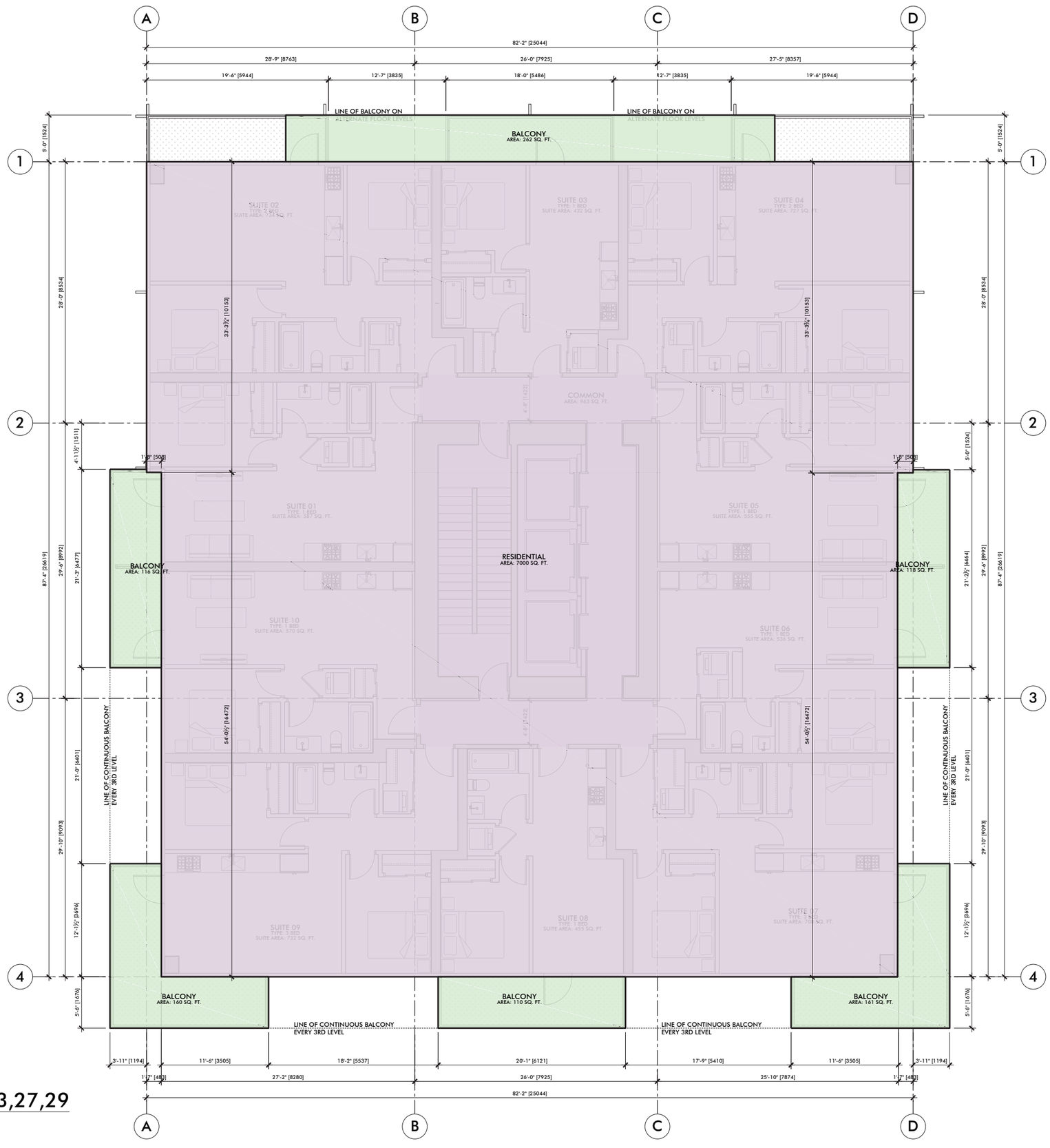
LEVLE L22,28,30,32 BALCONY AREA	
TOTAL BALCONY AREA	1,379 SQ. FT.

1 / A911 **FSR PLAN - LEVEL L22,28,30,32**

SCALE: 3/16"=1'-0"

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.

LEVEL L21,23,27,29 BALCONY AREA	
TOTAL BALCONY AREA	928 SQ. FT.

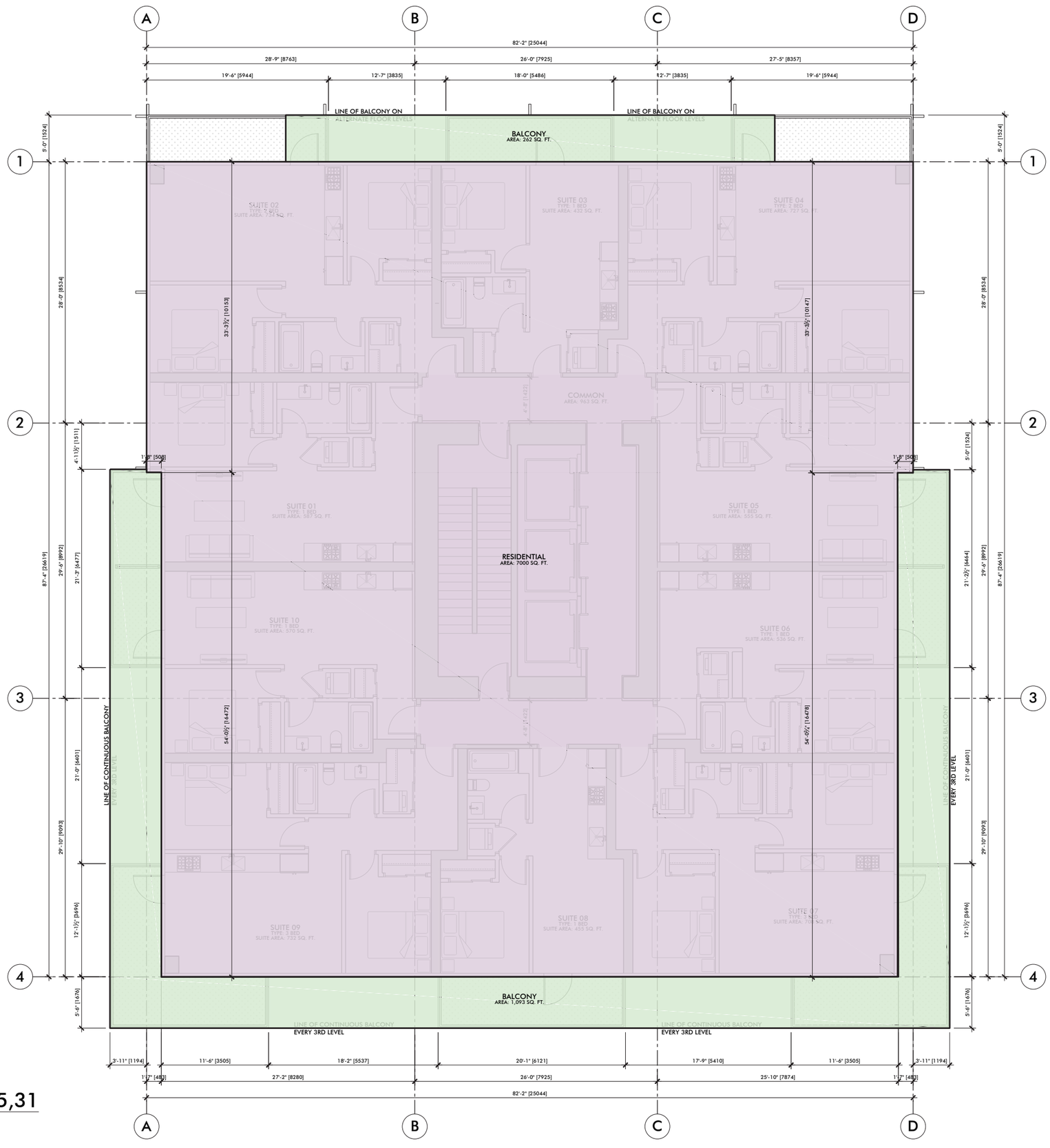


1 / A912 **FSR PLAN - LEVEL L21,23,27,29**

SCALE: 3/16"=1'-0"

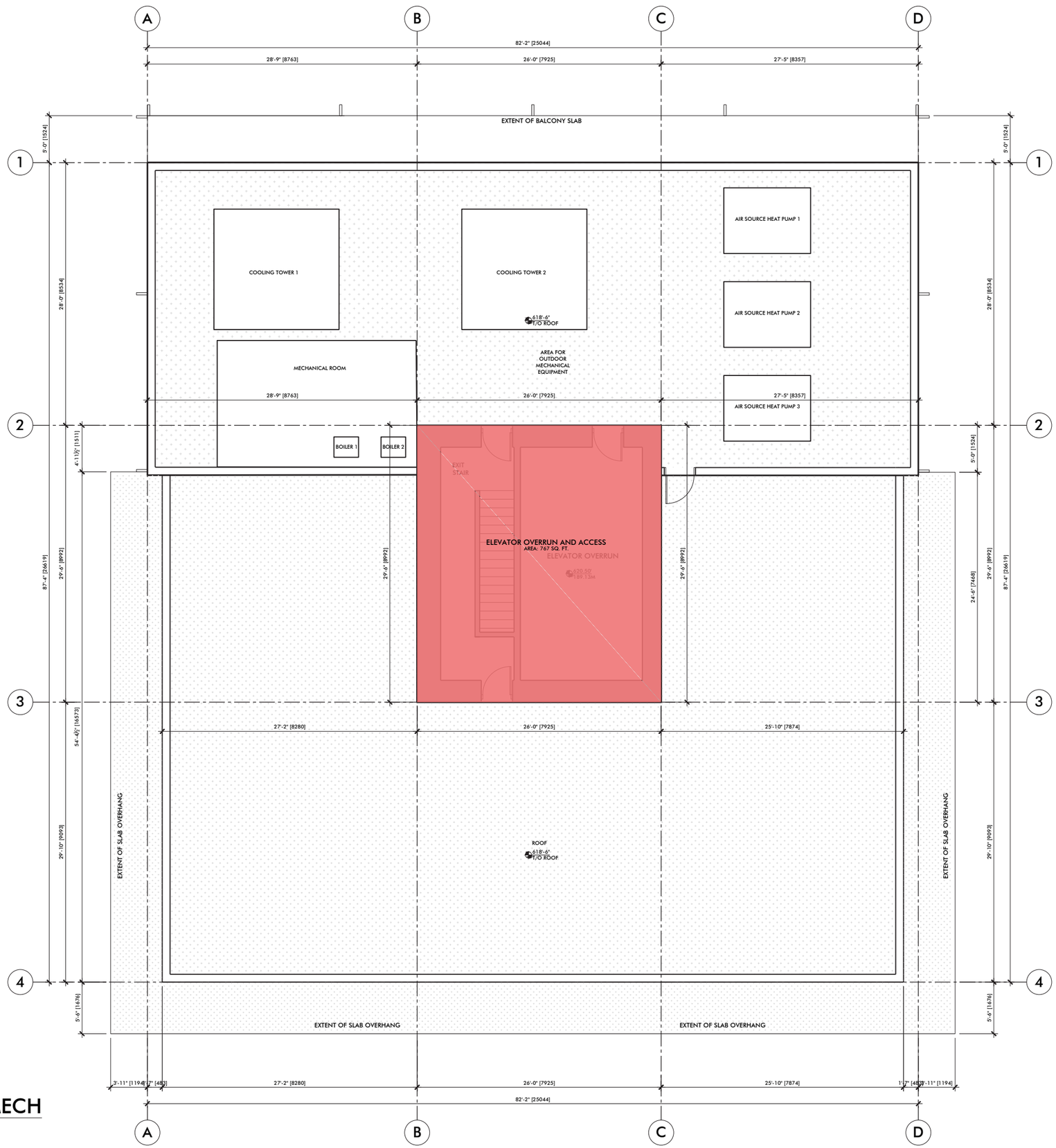
LEVEL L18-L32 FLOOR AREAS	
RESIDENTIAL UNIT AREA	6,037 SQ. FT.
RESIDENTIAL COMMON AREA	963 SQ. FT.
GROSS FLOOR AREA	7,000 SQ. FT.
IN-SUITE STORAGE AREA (EXCLUSION)	398 SQ. FT.
FSR AREA	6,602 SQ. FT.

LEVEL L19,25,31 BALCONY AREA	
TOTAL BALCONY AREA	1,355 SQ. FT.



1 / A913 **FSR PLAN - LEVEL L19,25,31**

SCALE: 3/16"=1'-0"



LEVEL L33 MECH FLOOR AREAS	
MECHANICAL (EXCLUSION):	767 SQ. FT.
GROSS FLOOR AREA	767 SQ. FT.
FSR AREA	0 SQ. FT.

1 / A914 **FSR PLAN - LEVEL L33 MECH**

SCALE: 3/16"=1'-0"

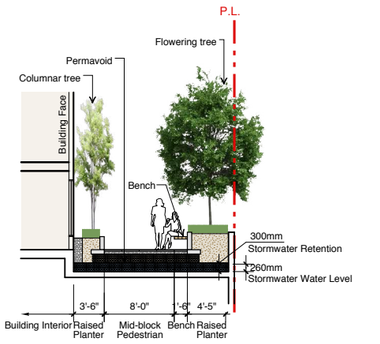
FSR PLANS

LEGEND

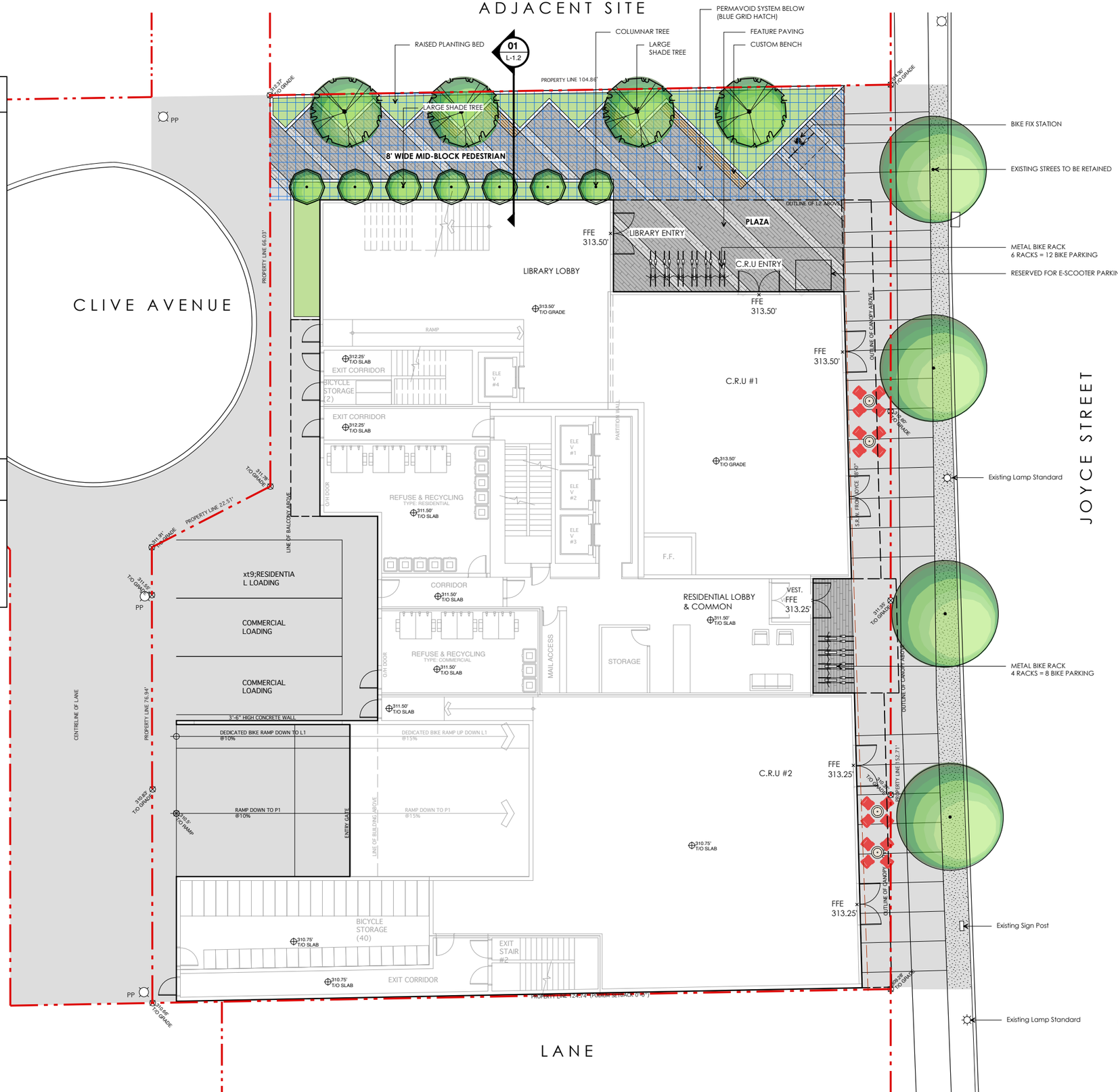
- SHRUB PLANTING
- HEDGE
  Privacy Screening
- CAST IN PLACE CONCRETE PAVING (PEDESTRIAN ONLY)
  Light broom finish with sawcut control joints
- ENTRY PAVING
  Special paving
- PATIO PAVING
  18"x18" Hydrapressed slabs
- POURED IN PLACE RUBBERIZED PLAY SURFACE
  Colours and layout to be designed
- PERMAVOID
  Modular Interlocking Plastic System for Stormwater Retension

FURNITURE LEGEND

- METAL BIKE RACK
- METAL BIKE FIX STATION
- WOOD BENCH



01 L-1.1 **SECTION THROUG MID-BLOCK PEDESTRIAN**
SCALE: 1/8" = 1'-0"



LANDSCAPE PLAN

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Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
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www.dkl.bc.ca

Issues:

191203	ISSUED FOR REVIEW
200811	ISSUED FOR REZONING

Drawn by:	LF
Checked by:	DC
Date:	JUL 24, 2020
Scale:	1/8" = 1'-0"
Project No.:	19071

Mixed-Use
32-Storey HighRise

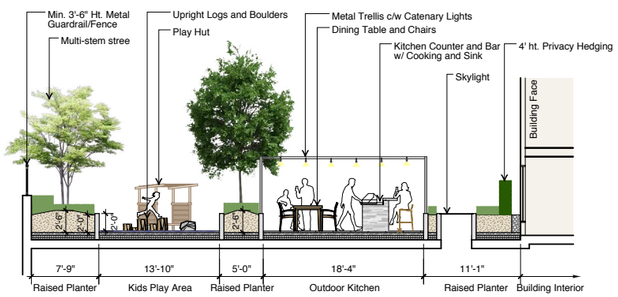
Project Address
5163-5187
Joyce Street,
Vancouver BC

Drawing Title
Landscape Plan

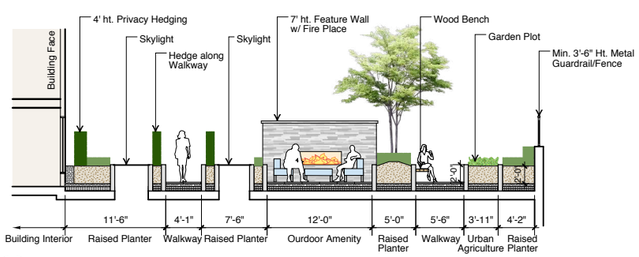
Level 1

J+S ARCHITECT

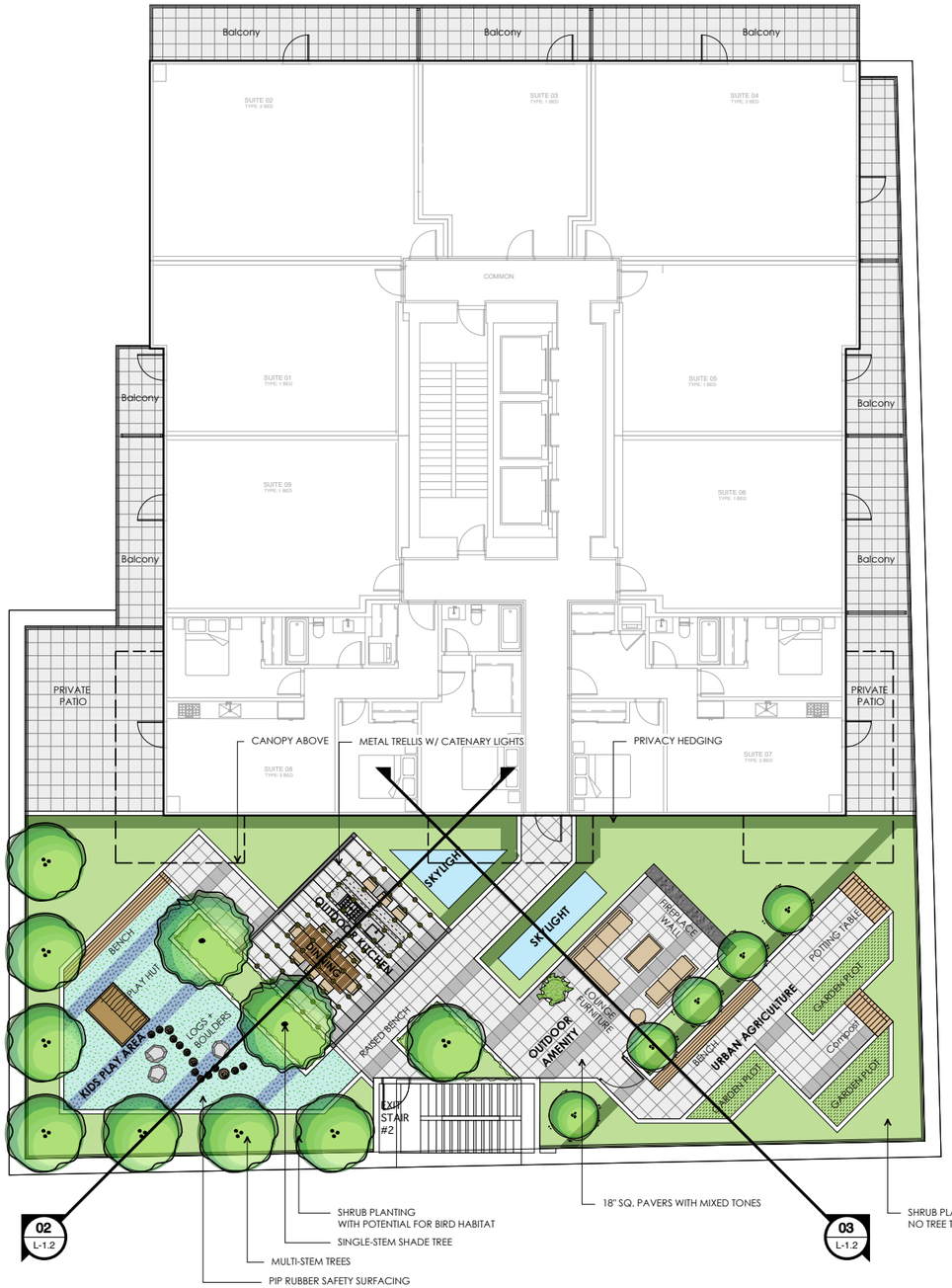
5163-5187 Joyce Street
Rezoning Booklet



02 L-1.2 **SECTION THROUGH PODIUM WEST SIDE**
SCALE: 1/8" = 1'-0"



03 L-1.2 **SECTION THROUGH PODIUM EAST SIDE**
SCALE: 1/8" = 1'-0"



LANDSCAPE PLAN

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191203	ISSUED FOR REVIEW
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Drawn by:	LF
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Project No.:	19071

Mixed-Use
32-Storey HighRise

Project Address
5163-5187
Joyce Street,
Vancouver BC

Drawing Title
Landscape Plan

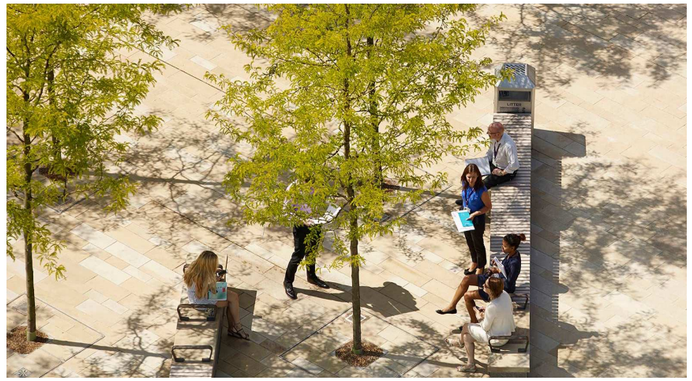
Level 5

J+S ARCHITECT

5163-5187 Joyce Street
Rezoning Booklet



URBAN PLAZA WITH SOCIAL AND SEATING



SEATING UNDER SHADE

DESIGN RATIONALE

Located in a rapidly densifying neighbourhood, the site is in close proximity to the Joyce Street Skytrain Station and a short walk to both Gaston and Collingwood Parks. The Joyce Street frontage will be designed to the city's neighbourhood standards and public realm will be activated by the building program. A breezeway will connect Joyce Street with Clive Avenue and provide a tree lined pocket park with planting and seating along the edge.

Below the breezeway a large reservoir will store water collected from different levels of the development. The water storage will be consolidated on level 1 where the trees and planting along the breezeway can take advantage of the stored water. The 40 cubic meters of water storage required for the project will cover a footprint of 150 square meters at a depth of 267mm. A HDPE or similar liner will be used to store the water in a void space created by Permavoid or a similar system. Soil will be installed above the reservoir in planters and in a layer of soil cells under the paving to allow water to wick up from below. Soil moisture sensors and a smart controller will be used to disengage these irrigation zones when the soil moisture levels are maintained adequately by wicking from the reservoir.

At the transition from the podium to the tower, an outdoor amenity area program will be activated with destination amenities for the building residents. The outdoor spaces will provide the residents shared "back yard" spaces with opportunities for children play, urban agriculture, outdoor dining and other recreational activities.

Drought tolerant, adaptive planting will be used throughout the site. Edibles will be limited to areas that can be easily maintained, while bird friendly and pollinator plants will be used where possible.

CPTED will be addressed by selecting vegetation at recommended levels to maintain site lines adjacent to public areas and circulation routes. Safety levels of lighting will be provided throughout the site.



OUTDOOR METAL TRELLIS



OUTDOOR KITCHEN COUNTER WITH COOKING AND BAR



FIRE PLACE FEATURE WALL



KIDS PLAY W/ RESILIENT SURFACING



URBAN AGRICULTURE

LANDSCAPE PLAN

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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.

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Issues:

191203	ISSUED FOR REVIEW
200811	ISSUED FOR REZONING

Drawn by:	LF
Checked by:	DC
Date:	JUL 24, 2020
Scale:	NTS
Project No.:	19071

Mixed-Use
32-Storey HighRise

Project Address

5163-5187
Joyce Street,
Vancouver BC

Drawing Title

Landscape

Reference Image

5163-5187 Joyce Street
Rezoning Booklet