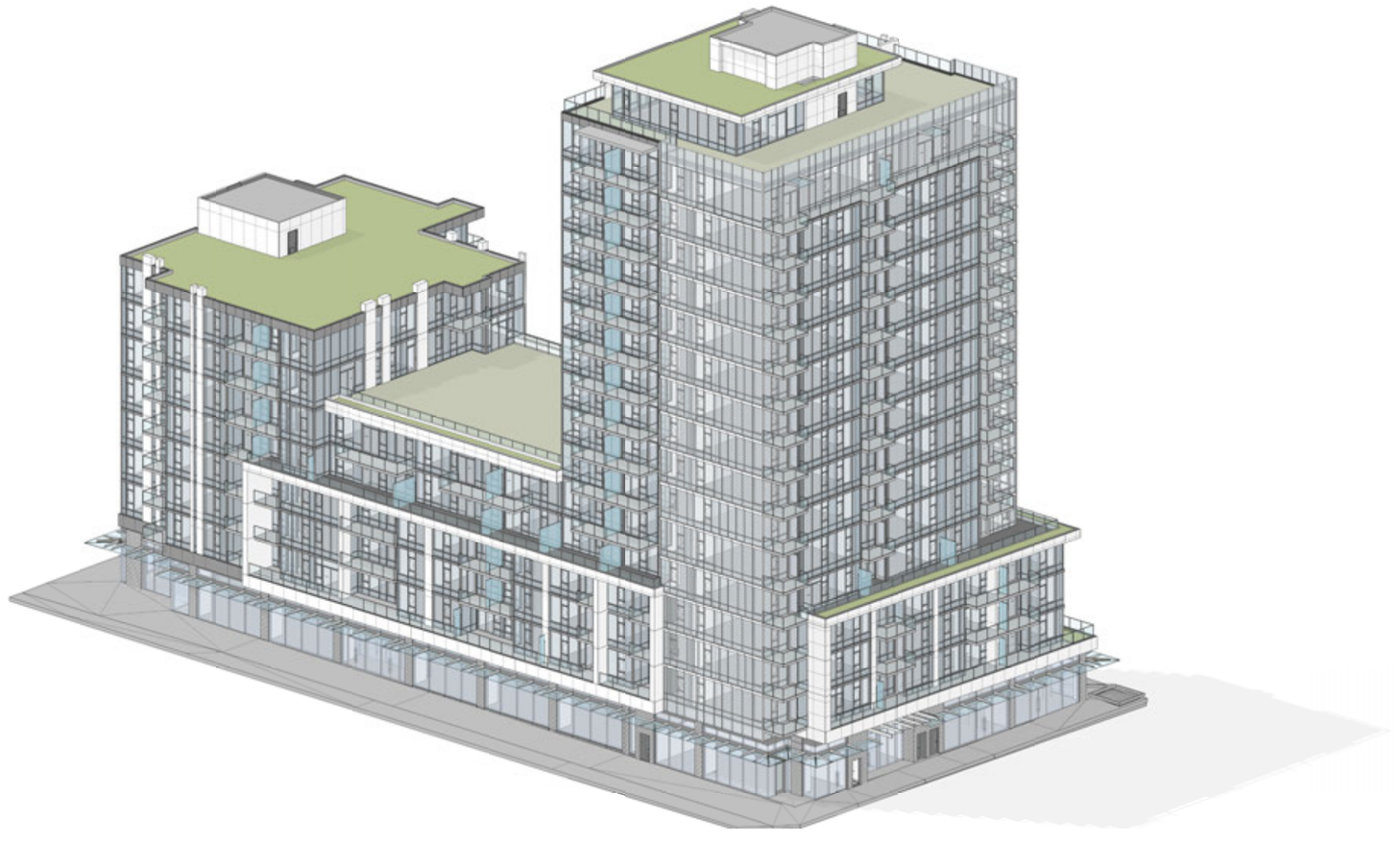
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Rezoning Booklet

OAK & 41st | Condo + Social housing Building

1008 W. 41st Ave. & 5763 Oak St., VANCOUVER, BC

WESGROUP IBI

Submitted to City of Vancouver
By IBI Group (Canada) Inc. on Behalf of Wesgroup
November 1st 2021



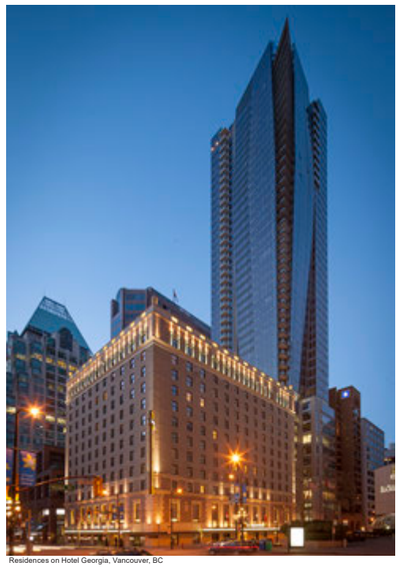
The Opsal Steel, Vancouver, BC


The West Pender Place, Vancouver, BC


The Harbour Green 3, Vancouver, BC


The Social, Vancouver, BC


The Point, Vancouver, BC


Residences on Hotel Georgia, Vancouver, BC


The Mode, Vancouver, BC


The Quartet, Vancouver, BC


The Dunbar at 39th, Vancouver, BC


The Plaza at River District, Vancouver, BC

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1.1 Description of Proposal

Executive Summary

Wesgroup has applied to rezone the property located at 1008 West 41st Avenue and 5763 Oak Street in accordance with the Cambie Corridor Plan. The proposal will be a significant catalyst toward the establishment of a high density, mixed-use community in the Oakridge Municipal Town Centre (MTC). This proposal will bolster the social mix and diversity of the neighbourhood by social housing in the early stages of the implementation of the Cambie Corridor Plan as well as a component of market condo.

The proposal includes ground oriented commercial and will add to the mix of services in the area. The property is located within close walking distance to a range of parks, schools, existing and proposed childcare facilities, and other existing and proposed amenities. The proposal site is located in close proximity to the Canada Line - Oakridge Center Station and new rapid bus on 41st Avenue, closely aligning with City and regional policy encouraging non-market housing near frequent transit. Vehicular access to the parcel is primarily from the lane, corresponding with relatively simple access from all directions apart from northbound on Oak Street.

Key details of the proposal are summarized as follows:

- **One residential tower and mid-rise on a podium, composed of Condo Units and Social Housing (30% of the residential area)**
- **116,014 sq.ft. Total of Market Condo**
- **48,775 sq.ft. Total of Social Housing**
- **17,785 sq.ft. Commercial Retail at grade**
- **182,574 sq.ft. Total proposed net area**

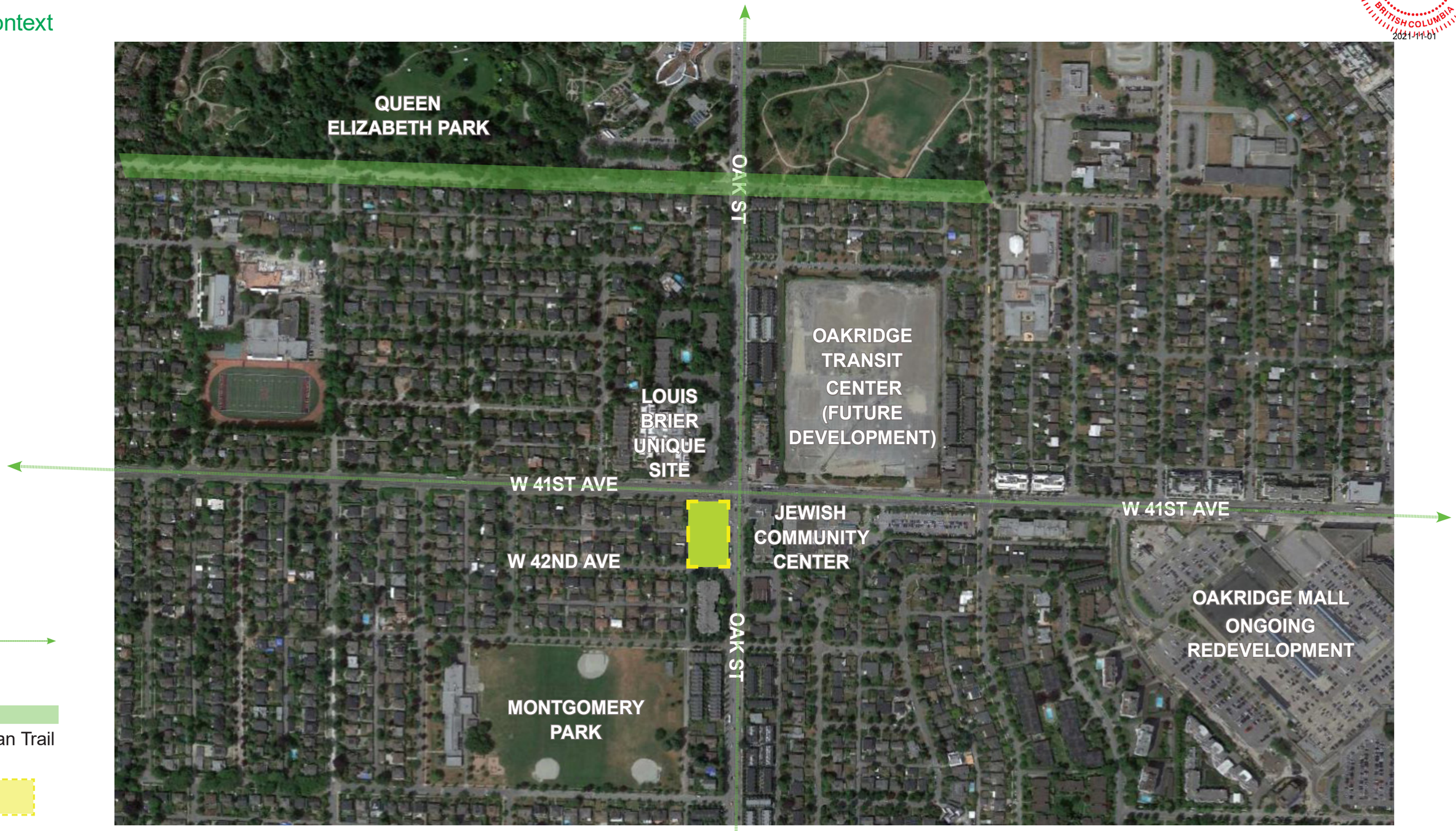
The proposed development is supported by regional and City of Vancouver policies such as the Regional Affordable Housing Strategy, the Housing Vancouver Strategy, and the Cambie Corridor Plan. These policies seek to locate rental, social, and other forms of affordable housing in close proximity to current and future transit hubs, corridors, and amenity-rich areas, as well as increasing the variety of housing options within neighbourhoods. The proposal would contribute to creating an active, diverse hub of mixed-use activity around a centre of regional importance, in line with City and regional policy, including the Cambie Corridor Plan.



Context Map

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Context



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1.2 Policy Overview

Housing Vancouver Strategy (2017)

The Housing Vancouver Strategy (HVS) seeks to increase the supply of market and below-market rental and social housing along key transit corridors. This is intended to improve access to jobs, schools, and community amenities for renters earning low and moderate incomes. The HVS supports prioritizing secured rental and social housing near current and future transit hubs, corridors, and amenity-rich areas. The HVS also supports increasing the variety of housing options within neighbourhoods. The proposal includes condo units with 30% of them for social housing. This will provide new housing options while contributing to a socially mixed community.



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1.3 Overview of Guidelines and Policy - Neighbourhood Policy

Cambie Corridor Plan (Phase 3 2018)

The overall intent is to create a sustainable, livable city of neighbourhoods connected to convenient and viable transportation alternatives. Phase 3 of the plan addressed areas off of arterials and the new Municipal Town Centre at Oakridge.

The following principles provide overall direction for the future of the Cambie corridor and the responses this application provides:

a. Provide land use that optimizes the investment in transit

- The site is located near Cambie Street and 41st Avenue and provides housing located near both Canada Line and the R4 Rapid Bus on Oak.

b. Provide a complete community

- Generous amenity spaces have been planned to foster community within the building and retail space at grade that provides employment opportunities.

c. Create a walkable and cycleable corridor of neighbourhoods seamlessly linked to public transit

- The project follows the Cambie Corridor Public Realm policy for street and site improvements.

d. Focus intensity and community activity at stations and other areas with strategic opportunities for sustainability, renewable energy, and public amenity

- The project is proposing one tower and one mid-rise on a podium, recessed from setback lines at grade which would provide additional opportunities for landscaped areas and public amenities. The tower and podium also set back at level 5 and Amenity levels providing green roofs

e. Provide a range of housing choices and affordability

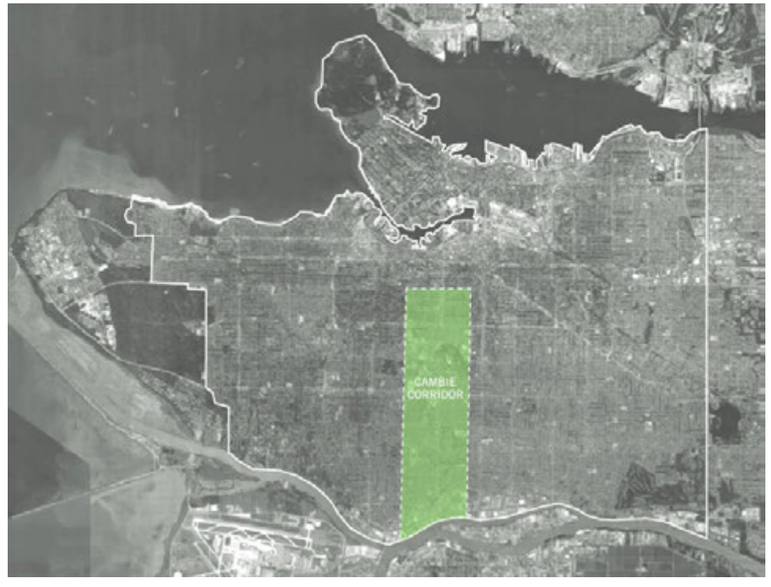
- The project meets the city requirements for family units (as more than 35% of units are 2 or 3 bedrooms) and provides a range of unit types.

f. Balance city-wide and regional goals with the community and its context

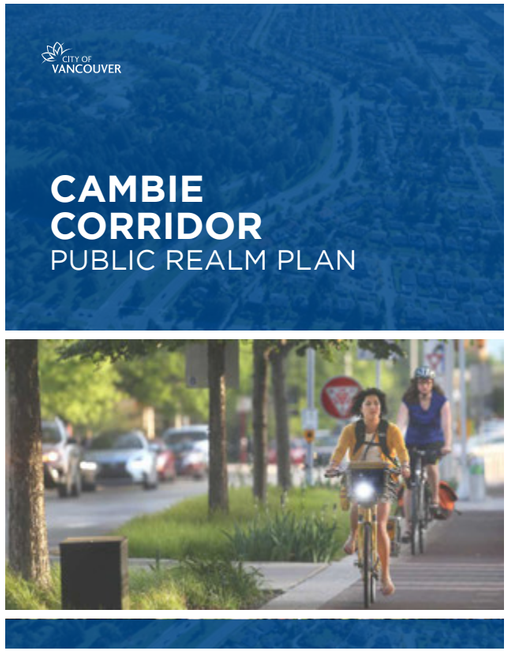
- The project takes into consideration a broad range of city-wide policies including active uses along the streets, provision of market and social housing and retail uses at grade.

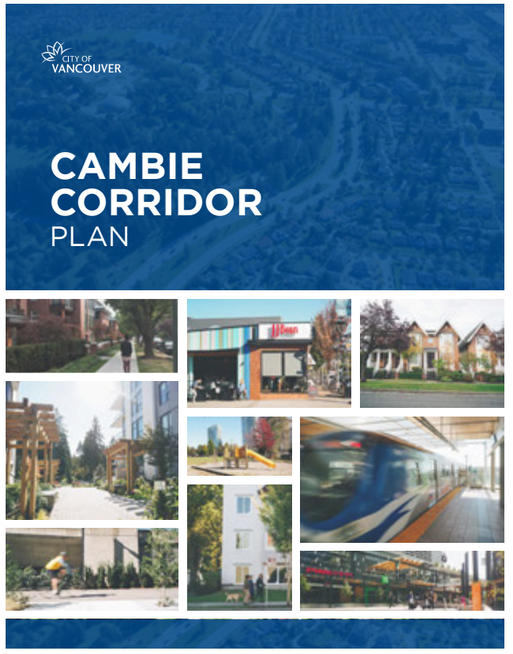
g. Ensure job space and diversity

- The proposal provides significant retail opportunities at grade, adding local shops/ services to the area and providing job opportunities to the neighborhood.



City of Vancouver - Cambie Corridor Location





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Oakridge Municipal Town Centre

The site is located next to the Oakridge Town Centre which will have the highest concentration of urban uses and density along the Cambie Corridor with mid to high rise buildings and should share its vision.

Vision for the Area

The Oakridge MTC will be a vibrant hub in the Corridor that meets community, city-wide and regional needs and will provide a significant increase in affordable housing opportunities. The Oakridge MTC will:

Enable more diverse housing types to meet the housing and affordability needs of Vancouver's diverse population

- The project contains a range of unit types

Provide job space allowing people the opportunity to live and work within their neighbourhood and access daily services and needs

- The project's retail component will add amenities, services and shops to the local community.

Provide a built form that reflects the regional importance of this location and takes advantage of proximity to other amenities and services

- The building form follows the guidelines from the Cambie Corridor Plan.



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1.4 Overview of Guidelines and Policy - City of Vancouver Policy

Green Buildings Policy for Rezonings (2010)

In order to decrease the energy demands and carbon footprint of Vancouver's building stock the city has implemented and updated a policy that requires all Rezoning Applications to meet either:

a. Near Zero Emissions Buildings (Passive House or Living Building Challenge) OR

b. Low Emissions Green Buildings (LEED Gold) AND meet or exceed performance standards that aim to reduce emissions, improve indoor air quality and decrease water and energy consumption.

The project will be pursuing Path B compliance, Since the project is mainly residential, LEED is not a requirement.

Green Buildings Policy for Rezonings (2010 - Updated 2017)

The three overarching goals of the action plan include zero carbon, zero waste and healthy ecosystems. This means reducing the ecological footprint of Vancouver resident's by 33% as well as reducing greenhouse gas emissions by 80% below 2007 levels by 2050 of which buildings are the largest contributor. The city has been tracking results in order to update policy and measuring progress.



The project will follow city policy requirements for reducing greenhouse gas intensity (GHGI) and thermal energy demand intensity (TEDI) limits.

Renewable City Strategy (2015)

The Renewable City Strategy establishes two targets for all of Vancouver:

- Derive 100% energy used in Vancouver from renewable sources before 2050
- Reduce Greenhouse Gas emissions by at least 80% below 2007 levels before 2050

The strategies to achieve these goals by 2050 include reducing demand, increasing the use of renewable energy and expanding the supply of renewable energy sources. The goals of the Renewable City Strategy guide the goals set in the Green Buildings Policy for Rezonings. The Renewable City Strategy also calls for the expansion of existing Neighbourhood Renewable Energy Systems and the development of new renewable energy systems.

High performance enclosure will lower green house gas emissions associated with the operation of the building

Healthy City Strategy (2015)

This document aims to address the needs of Vancouver's inhabitants. Organized into three themes: Healthy People, Healthy Communities and Healthy Environments with targets that ensure people have access to housing, services, transit, food, culture and green space.

The project aims to create a "complete community" with a variety of housing types located near public transit and a variety of amenity and green spaces.

Transportation 2040 (2012)

Transportation 2040 is aligned with the Greenest City 2020 Action Plan. The three primary goals of the document are connected to Economy, People, and Environment. With a goal of hitting two thirds of all trips on foot, bike, or transit by 2040.

Enhanced bicycle storage including bike repair station will be provided. The property is also located in close proximity to public transit, within a 5-10 minute walk from the Oakridge-41st Avenue SkyTrain Station and major bus routes.

Social Housing

The project's residential area is proposed to be 70% Condo & 30% Social housing

Community Amenity Contributions (CAC) Policies apply to private rezoning applications. Community amenities may be provided through rezonings, to help address growth costs, area deficiencies, and/or other community needs and impacts.

Rezoning in specified areas will be required to provide a specific amount of affordable housing (social housing or below market rental) to achieve the maximum height and floor space specified in the plan.

The proposal falls within the pre-set affordable housing target area of the OCP.

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Public Art Policy

The Public Art Policy applies to rezoning developments of 100,000 s.f. or greater. The public art budget is calculated by multiplying all areas contributing to the FSR calculation by the public art rate of $1.98 / s.f.

Urban Forest Strategy (2014)

The Urban Forest Strategy provides direction for the retention and regeneration of Vancouver's urban forest. Any street trees will have to be fully protected and maintained during construction. An arborist's report will be required for any of the existing trees on site.

An Arborist report has been included as part of this application.

Cambie Corridor Public Realm Plan (2018)

The Cambie Corridor Public Realm plan contains objectives and targets to guide the design of public and semi-public spaces including plazas, open spaces, pedestrian connections, streets and lanes - and inform the sense of place by establishing a coordinated character along the entire corridor.

Landscaping and paving will follow the guidelines set out in the Cambie Corridor Public Realm Plan

Family Room: Housing Mix Policy for Rezoning Projects (2016)

The City of Vancouver aims to increase housing stock diversity and sustainable long-term housing mix by encouraging the development of Family units of 2 or more bedrooms for 35% of the total units.

The project meets/exceeds the 35% requirement for family units with 2 or more bedrooms

High-Density Housing for Families with Children Guidelines (1992)

As Vancouver's population continues to grow an increasing number of families are living in multi-unit developments. Higher density development requires that adequate access is provided to services and designed with children needs in mind. This includes siting housing within walking distance of childcare, an elementary school, grocery store and outdoor play areas.

The project is well situated in close proximity to the Jewish community centre, where a daycare amenity has been provided. The site is also within a 10 min walking distance of 2 elementary schools and a secondary school.

The project will be designed following the High-Density Housing for Families with Children Guidelines.



1- Sir William Osler Elementary School
2- Annie B. Jamieson Elementary School
3- Eric Hamber Secondary School
4- Jewish Community Center Daycare
5- Oakridge Kindergarten

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1.5 Zoning Analysis

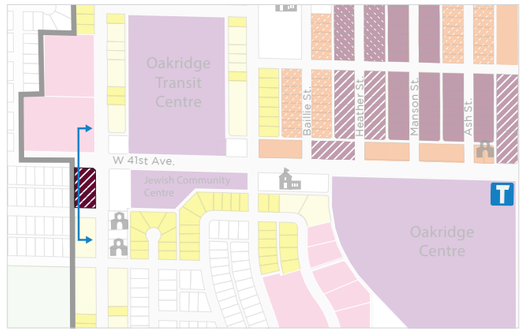
4.3.3 Mixed-use buildings on arterials

1008 41st Avenue & 5763 Oak Street

Strengthen this important neighbourhood commercial node through opportunities to enhance and renew existing mixed-use sites. A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade.

Uses: Mixed-use
Density: Up to 3.0 or 4.25 FSR*
Height: Up to 6 storeys or up to 16 storeys with provision of a sensitive height transition to adjacent residential uses

- Up to 3.0 FSR and 6 storeys for 100% secured market rental
- Up to 4.25 FSR where 100% of residential floor area is secured rental housing with a minimum of 20% provided below market, or
- A minimum of 30% of the residential floor area is provided as social housing
- Office uses are supported above the ground floor and may result in a modest increase in density
- Higher building elements above 4 storeys should be stepped back from the front and side yards
- A higher element up to 16 storeys at 41st Avenue



Mixed-use (mid-rise)

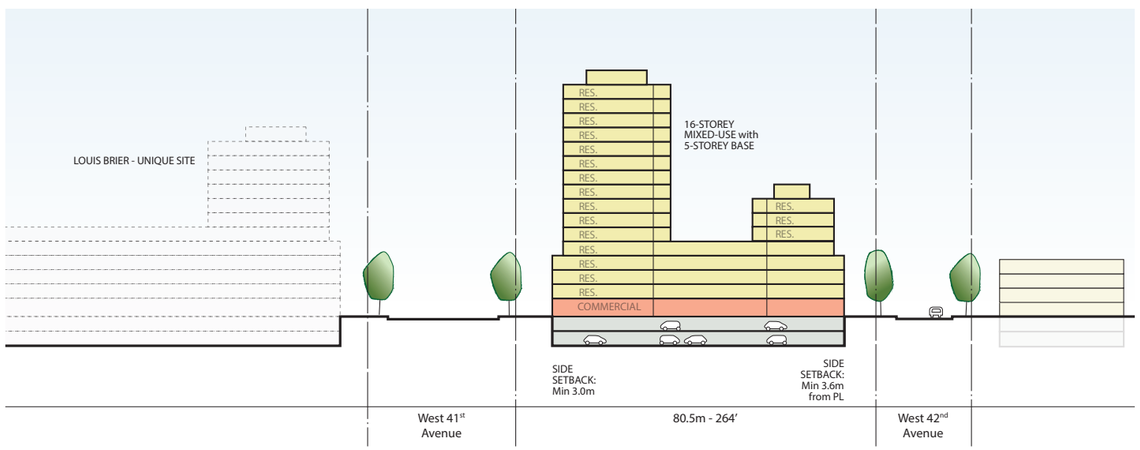
- A higher element up to 8 storeys at 42nd Avenue
- Tower floor plates should not exceed an average of 603.9 sq. m (6,500 sq. ft)
- Minimum tower separation of 24.4 m (80 ft)
- Ensure a sensitive height transition to residential uses to the west and north of the site. Wrap commercial corners with an active street presence on the flanking streets. This may include cafe seating, or other animated features

Setbacks and Public Realm

- 6.7 m (22 ft) setback from curb to building face on 41st Avenue commercial frontage
- 6.7 m (22 ft) setback from curb to building face on Oak Street commercial frontage
- Commercial use should wrap 42nd Avenue and provide transition to residential character
- Residential flanking frontages should provide ground-oriented units and have a 3.6 m (11.8 ft) setback from the property line to include residential patio space
- Podium should provide step back from rear lane, consistent with C-2 guidelines
- A plaza of approximately 75 sq. m primarily oriented towards 42nd Avenue will be required on the northwest corner of Oak Street and 42nd Avenue (similar to a minor plaza—see *Cambie Corridor Public Realm Plan*)
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See *Cambie Corridor Public Realm Plan*

Refer to the Built Form Guidelines (Section 5.3) for more information.

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may fall above the given FSR.



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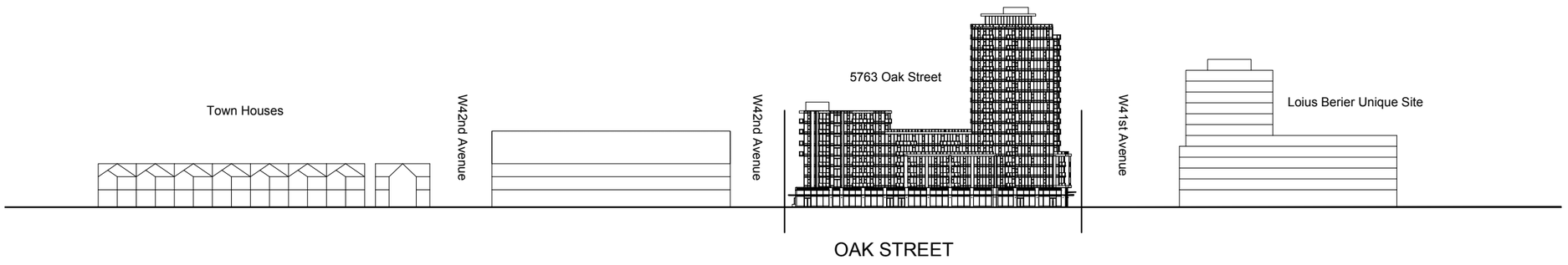
1.6. Site

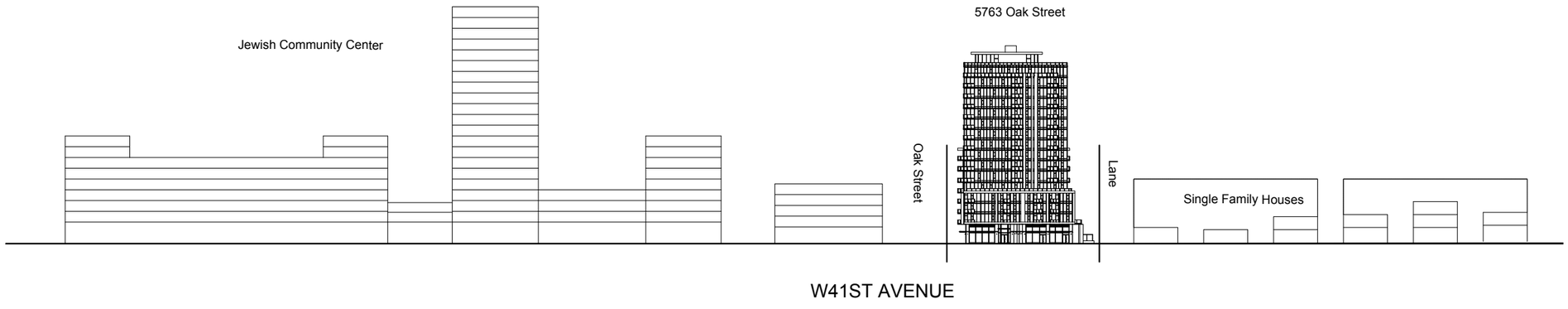
Future Site Plan



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Street Scape Elevations





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Site Photos



Oak and West 41st Street



West 42nd Street and Lane



Lane



Oak Street and West 42nd Street



West 41st Street



West 41st Street

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1.7 Rationale / Public Benefits

Cambie Corridor Plan (CCP)

The Cambie Corridor Plan (CCP) targets new social and rental housing supply through opportunities on unique sites and in the Oakridge MTC. The CCP seeks to reduce the need for a car, freeing up household income for residents - particularly for low income residents, who benefit the most from access to transit. The CCP supports continued diversity of form and tenure in the area. The proposal aligns for the most part with the height, density, and built form requirements of the CCP. The proposal includes a mix of market, social housing and retail within the Oakridge MTC area, within a 5-10 minute walk from the Oakridge-41 Avenue SkyTrain Station. The proposal also includes commercial space at grade, which will contribute to the activation of 41st Avenue, enable the establishment of additional shops and services near where people live.

The proposal also addresses several other relevant policies, directions, and goals in the Cambie Corridor Plan including:

- Create a vibrant hub around oak Street and 41st Avenue.
- Provide a significant increase in social housing.
- Enable more diverse housing types in the Oakridge MTC area.
- Provide a built form that reflects the regional importance of the Oakridge MTC area and takes advantage of proximity to other amenities and services.
- Offer a variety of housing choices within the corridor to attract and retain a vibrant workforce and young families.

Proximity to Transit and Amenities

The property is located in close proximity to one of the most amenity-rich areas in the city, making it suitable for higher-density, transit-oriented development. Nearby parks include Queen Elizabeth Park, Columbia Park, and Oak Meadows Park. The properties are located near a range of public and private primary and secondary schools as well as Langara College, and are on a direct future B-Line route to UBC on 41st Avenue. The property is within a short walking distance of Oakridge Centre, grocery stores, and the future park and community centre associated with the Oakridge redevelopment.

Social Mix

The proposed unit mix in social housing near the Centre of the Oakridge MTC area will contribute to a diverse and socially mixed community as the Cambie Corridor Plan is implemented. Proposals by Wesgroup and others for market condominium, social housing, below market and market rentals are anticipated for development in the area in the near term. This proposal will contribute to enshrining a wide range of housing tenures within close proximity to each other, in a diverse and accommodating community.

Commercial Activation of 41st Avenue and Oak Street

Wesgroup is proposing to develop a range of housing types in the Oakridge MTC area, which will be a significant step in the implementation of the recently-approved Cambie Corridor Plan. This proposal includes a social housing component, as well as contributing significant supply of commercial use.

Conclusion

Wesgroup is proposing to develop a range of market and social housing types in the Oakridge MTC area, which will be a significant step in helping to implement the recently-approved Cambie Corridor Plan. The proposal includes a mix of market, below market condo and commercial uses at grade. The proposal will contribute to the evolution of the Oakridge MTC as a vibrant, socially diverse community with a wide range of housing options.

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Design Rationale

Rezoning Rationale

The proposed complex of buildings will meet Cambie Corridor Guidelines. The project seeks the following variances:

- The outright zoning (C-1) permits 1.2 FAR, we seek an additional 3.72 FAR to reach a total of 4.96 FAR.
- The max height for (RS-1) permits 2 storey buildings but we seek additional 14 storey plus one amenity level and mechanical penthouse for North tower and 6 storey plus mechanical penthouse for the South tower to reach Cambie Corridor Plan Guidelines max heights

Project Description

Project is a mixed use development adding a significant number of social housing units to the neighbourhood and consists of two towers, 16 and 8 storey, with a 6 storey podium. Ground floor retails are provided alongside of W 41st Avenue and Oak Street creating a vibrant frontage for the urbanscape.

Tower Forms

Architecturally the towers are conceived as a composition of buildings that although sharing a similar material palette and form will each have their own unique identity through the treatment and position of elements.

- Each tower will feature common areas both indoor and out to serve them with active spaces for all age groups.

- Each tower has a unique expression but they all share a similar design language of linear and rectilinear elements, hovering volumes set above high volume glazed lobbies or retail / residential podiums.

- Metal panel banding highlights key vertical and horizontal features

- Amenity level is set in on the North tower to provide extensive roof decks

- Sculpting the top of the North tower shadow effect on the neighbouring sites is reduced

Podium

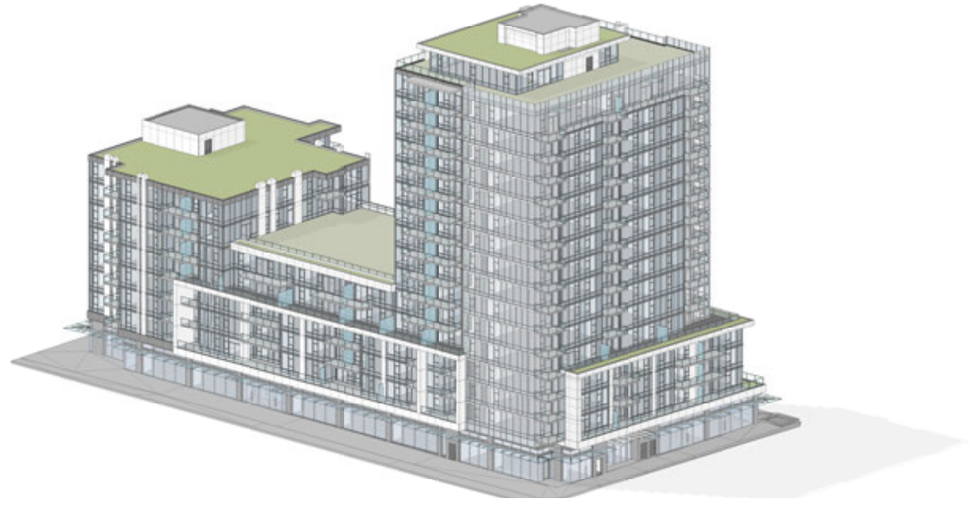
- Retail edge along Oak Street and a portion of W 41st Avenue

- A row of two pedestrian-friendly edge of ground oriented units and residential entries along with residential building lobbies completes the remainder of the lane

- All vehicles and services can access in only through the lane access point

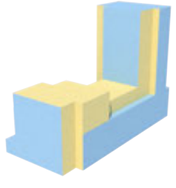
- The 6 storey Podium provides a robust 4 storey streetwall as the top 2 floors set in to create visual interest and avoid overwhelming the pedestrians

- The ground level includes a rhythm of brick clad columns providing opportunity for a variety of retail unit sizes, including a large retail unit facing Oak Street and smaller retailers on W41st Avenue, while the 3 floors above are broken into pieces by metal frames creating a vibrant and various rhythm

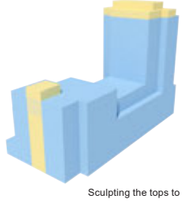




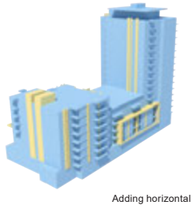
Two 8 and 16 storey towers with a 6 storey base



Introducing setbacks on level 4 and corner plaza



Sculpting the tops to minimize shadow effects



Adding horizontal and vertical features

Materiality

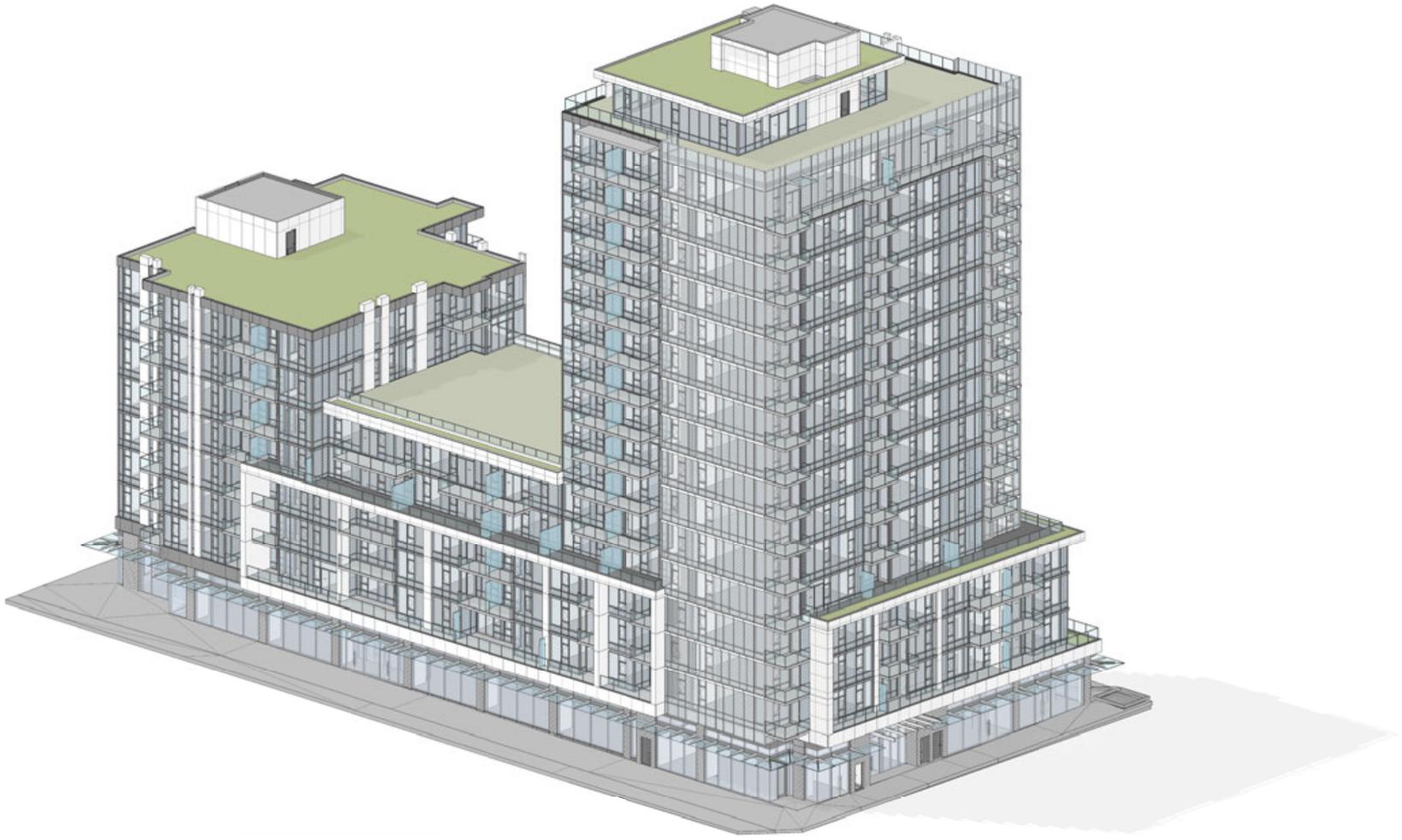
The towers will be clad in window wall which is 40% transparent and 60% opaque. The opaque material will be a blend of insulated aluminum panel and spandrel glass providing an energy efficient exterior that still provides ample daylight and views. Balconies will be painted concrete with clear glass and aluminum balustrades. Lobbies will be high glass volumes with vestibules and aluminum and glass canopies; whilst the retail and residential podium features stone columns with spacing of less than 30’ at grade and metal panel on top for easy break up of stores; continuous rain protection in the form of canopies have been provided in front of entire retail edge.

CPTED

The CPTED strategies considered for this site include locating lobbies, ground oriented units and other active uses on prominent corners to provide eyes on streets, using clear glass on lobbies and balcony railings for more visual control, placing visitors bike racks on grade close to entrances, roof gardens and outdoor common area overlooking the lane, adequate lighting for parkings, clear glass vestibules as well as FOB protected entrances, and parking gates as well as surveillance cameras for additional security.

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BRITISH COLUMBIA
2021-11-01

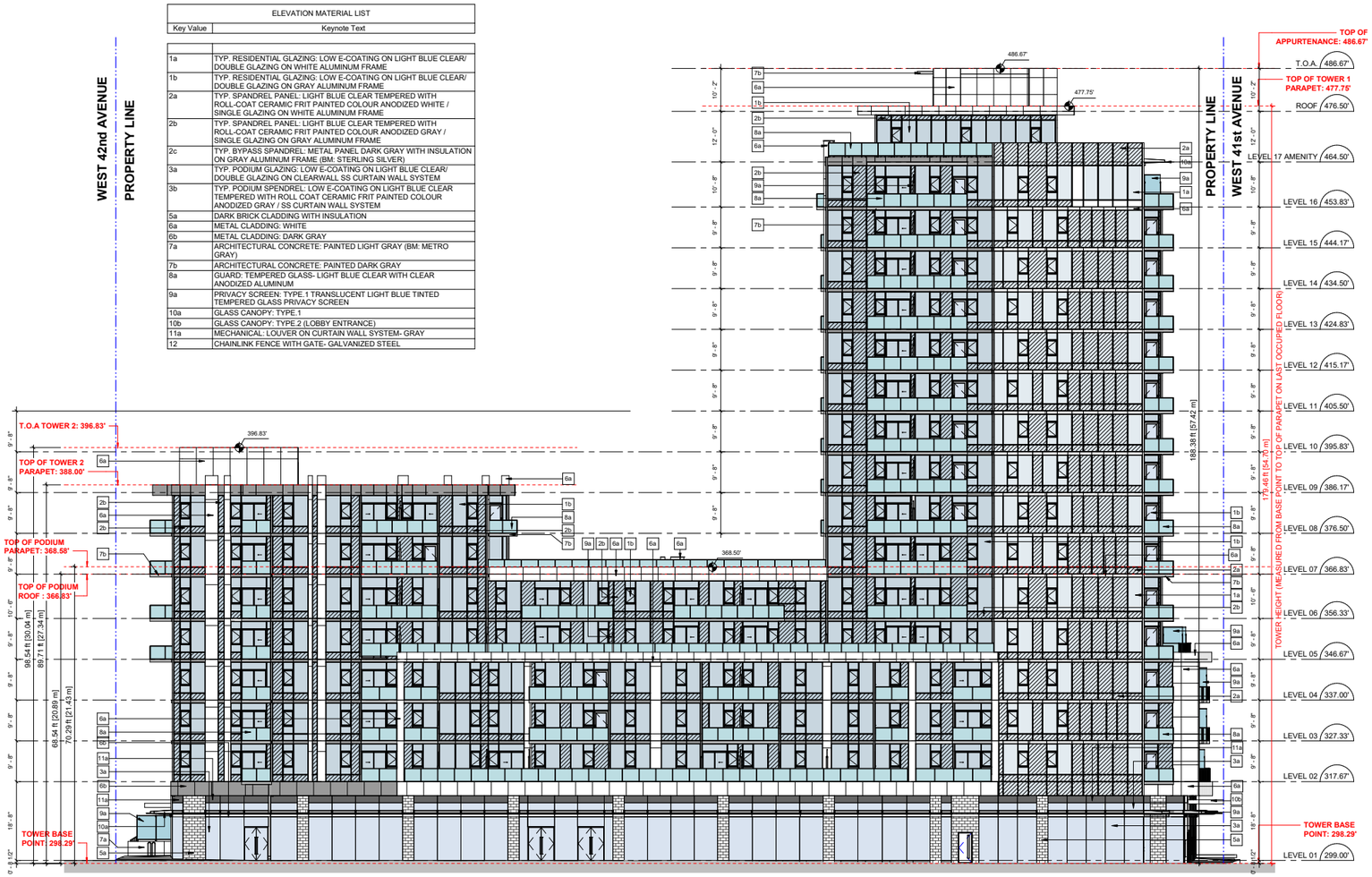
View from Oak and 41st



Color Elevation

REGISTERED ARCHITECT
JOHN GWYN VOSE
BRITISH COLUMBIA
2021-11-01

ELEVATION MATERIAL LIST	
Key Value	Keynote Text
1a	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON WHITE ALUMINUM FRAME
1b	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON GRAY ALUMINUM FRAME
2a	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED WHITE / SINGLE GLAZING ON WHITE ALUMINUM FRAME
2b	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SINGLE GLAZING ON GRAY ALUMINUM FRAME
2c	TYP. BYPASS SPANDREL: METAL PANEL DARK GRAY WITH INSULATION ON GRAY ALUMINUM FRAME (BM: STERLING SILVER)
3a	TYP. PODIUM GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON CLEARWALL SS CURTAIN WALL SYSTEM
3b	TYP. PODIUM SPENDREL: LOW E-COATING ON LIGHT BLUE CLEAR TEMPERED WITH ROLL COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SS CURTAIN WALL SYSTEM
5a	DARK BRICK CLADDING WITH INSULATION
6a	METAL CLADDING: WHITE
6b	METAL CLADDING: DARK GRAY
7a	ARCHITECTURAL CONCRETE: PAINTED LIGHT GRAY (BM: METRO GRAY)
7b	ARCHITECTURAL CONCRETE: PAINTED DARK GRAY
8a	GUARD: TEMPERED GLASS- LIGHT BLUE CLEAR WITH CLEAR ANODIZED ALUMINUM
9a	PRIVACY SCREEN: TYPE 1 TRANSLUCENT LIGHT BLUE TINTED TEMPERED GLASS PRIVACY SCREEN
10a	GLASS CANOPY: TYPE.1
10b	GLASS CANOPY: TYPE.2 (LOBBY ENTRANCE)
11a	MECHANICAL: LOUVER ON CURTAIN WALL SYSTEM- GRAY
12	CHAINLINK FENCE WITH GATE- GALVANIZED STEEL



1 A-2.03 OVERALL- EAST ELEVATION
SCALE: 3/32" = 1'-0"



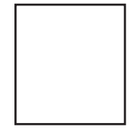
Clear Glass



Spandrel - Grey



Aluminum Dark Gray Panels, Mullions, Railings



Aluminum - Light Panels,



Painted Concrete - Dark



Dark Brick - Podium Base

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2021-11-01

Shadow Study

VERNAL EQUINOX - MARCH 20TH (DST)



10 AM | 12 PM | 2PM | 4PM

AUTUMNAL EQUINOX - SEPTEMBER 22ND (DST)



10 AM | 12 PM | 2PM | 4PM

REGISTERED ARCHITECT
JOHN GWYN VOSE
BRITISH COLUMBIA
2021-11-01

Landscape Rationale

OVERVIEW

The overall design intent is to integrate this project into its' neighbourhood character and the evolving context of Oak Street within the Oakridge Town Centre. The enduring influence of this neighbourhood is explored and responded to in an integrated manner through the use of community connections, contextual themes and site appropriate materials consistent with the architectural expression. The overall ground plane programming responds to the street presence, arrival sequence, and minor public plaza. The design responds to the project's location within the Oakridge Town Centre Plan, sustainability goals, and to specific solar orientations.

Sustainability strategies have been addressed through plant material selected with a focus on planting adapted to drought and our changing micro-climate due to climate change. The provision of shade through street trees at the ground level will provide some mitigation of the urban heat island effect. Soil volumes are consistent with City of Vancouver standards and have been maximized to assist in storm water management.

STREET FRONTAGES

The eastern frontage of the site runs the length of Oak Street. The streetscape along this active frontage will be augmented by a row of oak trees coordinated with the City of Vancouver Parks, and Engineering Departments so as not to impede this well used transit corridor. The streetscape along Oak street will eventually allow for a future bicycle pathway and the Oak trees are located well back of the roadway to allow for this development. Trees are situated in a continuous soil trench to maximise soil volumes for a healthy urban forest and assist in stormwater management.

A small plaza at the corner of 42nd Avenue and Oak Street has been designated as a minor plaza as part of the Oakridge Town Centre Plan. Hardscape and site furnishings are consistent with planning for this portion of the plan and provide for a range of seating and gathering opportunities. In the shade of a specimen Oak tree, this minor plaza provides a direct connection to this well established and vibrant neighbourhood.

The northern frontage runs along West 41st Avenue and will accommodate a row of columnar Oak trees back of the sidewalk mirroring the rhythm of the mature trees on the north side of 41st Avenue.

At 42nd Avenue we propose a row of columnar Oak trees within a grassy boulevard to ease the transition into the neighbourhood. The landscape treatment wraps the corner into the laneway to soften the transition to the commercial lane frontage.

COMMON OPEN SPACE

The level 2 amenity area is composed of a sequence of common spaces to facilitate community building. Spaces bridging the tower and the mid-rise include a children's play area, urban agriculture, and an informal seating. and dining area. In level 7 amenity area is composed urban agriculture, and an informal seating. and dining area. There are arbour structures to the east and west for shade as well as climbing vegetation.

The amenity area on the tower rooftop takes full advantage of views to the mountains and glorious sunsets with a series of small spaces including an informal seating and eating area, space for yoga, and provision for bocce or shuffleboard. Catenary lighting that is dark-sky friendly will activate the space in the evening. Planting at the edges of the rooftop amenity facilitate open views and assist in providing a natural separation between the amenity spaces and will soften the transition between the building and the neighbourhood.

BIODIVERSITY

Extensive green roofs on level 2 and level 9 are both Biodiversity Green Roofs providing substitute habitats for flora and fauna. They feature layered and mounded native vegetation and natural elements such as twig bundles, areas of sand and river rock, and pockets for water collection to increase opportunities for birds and pollinators to feed and shelter. The level 9 rooftop will also feature boxes for native bees.

SUSTAINABILITY

- Native and non-native adapted plant material ensures less water demand.
- Increased soil volumes on and off slab that will retain and reduce the release rate of water into the larger system.
- High efficiency irrigation system to further reduce potable water consumption in the landscape.
- Small scale urban agriculture with composting abilities for educational potential.
- Use of durable materials.
- Landscape lighting will be low level and have cutoffs to minimize light spillage into other areas.

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Qf	5	Quercus frainetto	Hungarian oak	as shown	7cm cal/B&B	2m standard, full crown	
QuA	8	Quercus robur x alba 'Streetspire'	'Streetspire' oak	as shown	6cm cal/ B&B	2m standard/ full crown	
	0			as shown			
	1						
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
	0			.00			
LAWN - OFFSITE							
	1	Non-Netted, grown on sand					
TREES - LEVEL 1							
Qf	1	Quercus frainetto	Hungarian oak	as shown	7cm cal/B&B	2m standard, full crown	
	1						
SHRUBS / GROUNDCOVERS / PERENNIALS - LEVEL 1							
La	28	Liriope spicata	Lilyturf	1.50	#1 cont	full/ bushy plants	
Mo	12	Miscanthus sinensis 'Purpurascens'	Purple maiden grass	2.00	#3 cont.	full/ bushy plants	B, P, W
Pah	28	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	1.50	#1 cont.-heavy	full/ bushy plants	B, W
Ru	24	Rubus calycinoides	creeping bramble	1.67	#1 cont.	full/ bushy plants	B, B, P, Ed
Slm	6	Schizophragma hydrangeoides 'Moonlight'	Japanese hydrangea vine	4.00	#2 cont./ staked	full/ bushy plants	P
Tmh	59	Taxus media 'Hicksii'	Anglojap yew	1.50	2 m/B&B	full, bushy plants	E, W
	0			.00			
	1						
LAWN							
	1	Non-Netted, grown on sand					

NOTES:
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON.

N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - LEV 7							
Apl	2	'Acer palmatum atropurpureum 'Bloodgood'	Bloodgood Japanese maple	as shown	2.5m ht/ B&B	multistemmed/ bushy plants	I
Hem	7	Hestiacodium miconioides	seven son flower	as shown	6 cm cal.	full, bushy plants	B, P
SHRUBS / GROUNDCOVERS / PERENNIALS - LEV 7							
Fa	44	Fragaria x ananassa	strawberry	80	SP4	full/ bushy plants	E
Imbp	20	Ilex meserveae blue prince	Blue holly	2.00	#3 cont.	full/ bushy plants	E
Klm	20	Kalmia latifolia 'Minuet'	Minuet mountain laurel	2.00	#2 cont.	full/ bushy plants	E
La	168	Liriope spicata	Lilyturf	1.50	#1 cont.	full, bushy plants	
Nat	288	Nassella tenuissima	Mexican feather grass	1.50	#2 cont.	full/ bushy plants	B, P
Rmb	4	Rhododendron 'Mission Bells'	white rhododendron	3.50	1mx1m/ field grown/ B&B	full/ bushy plants	
Ro	13	Rosmarinus officinalis	rosemary	1.50	#2 cont.	full/ bushy plants	E, P, Ed
Tmh	71	Taxus media 'Hicksii'	Anglojap yew	1.50	2m/B&B	full, bushy plants	E, W
Ws	5	Wisteria sinensis	Chinese wisteria	2.50	#2 cont.	staked	
	0			.00			
LAWN - OFFSITE							
	1	Non-Netted, grown on sand					

NOTES:
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON.

N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - ROOF							
Hem	2	Hestiacodium miconioides	seven son flower	as shown	6 cm cal.	full, bushy plants	B, P
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
La	200	Liriope spicata	Lilyturf	1.50	#1 cont	full, bushy plants	
Mo	21	Miscanthus sinensis 'Purpurascens'	Purple maiden grass	2.00	#3 cont.	full/ bushy plants	B, P, W
Nat	66	Nassella tenuissima	Mexican feather grass	1.50	#2 cont.	full/ bushy plants	B, P
Pah	66	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	1.50	#1 cont.-heavy	full/ bushy plants	B, W
	0			.00			

NOTES:
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON.

N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST

MATERIALS AND FURNISHINGS

SITE FURNISHINGS

ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
S1	11.11.1	BIKE RACK	78" x 59"	67P930	EQUIPARC	5 bicycles/ thermally modified ash	RAL Orange	3
S2	11.11.1	BENCH SEATING	2@4 x 60 cm	SCULP	STREET LIFE	-	-	4
S3	11.11.2	METAL PLANTER	48" x 48" x 24"	CUBE	CITYSCAPE	aluminum	RAL Blue and Yellow	6
S4	11.11.2	METAL ARBOUR	-	-	CUSTOM	-	TBC	2
S5	11.11.1	PICNIC TABLES	-	OASIES	CUSTOM	-	Powder Coat Yellow	3
S6	11.11.1	PLAY HOUSE	6'x8'	-	CUSTOM	-	Powder Coat Orange	1
S7	11.11.2	POTTING TABLE	8'x2'	-	CUSTOM	-	Natural	1
S8	-	TUMBLING COMPOSTER	3.5'x3'	-	-	-	-	1
S9	-	BEE BOX	1.5'x1.5'	-	CUSTOM	-	Natural	12
S10	43.11.2	OFFSITE TREE GRATE	4'x4'	LAMSON	URBAN ACCESSORIES	-	Raw	12
S11	43.11.2	PLAZA TREE GRATE	8' DIA	FLAT RAINBOW	URBAN ACCESSORIES	-	Orange	1
S12	43.11.2	PLAZA HOUND BENCH	5' DIA	OMDEN	MAGLIN	-	Orange	2

MATERIALS

ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
M1	03.10.0	BROOMED CONCRETE	-	-	-	-	-	-
M2	03.10.0	PATIO PAVERS	-	9:1	Abbotsford Concrete	-	Charcoal	-
M3	03.10.0	PIP RUBBER SURFACING	-	-	Marathon	-	Sky Blue, Yellow, Teal	-
M4	03.10.0	CRSP STRIP	-	-	-	-	-	-
M5	03.10.0	AMENITY PAVERS	-	3:1	Abbotsford Concrete	-	Shadow	-
M6	-	ENGINEERED WOOD	-	-	Beavatia	-	-	-
M7	-	GREEN ROOF PAVERS	-	Texada	Abbotsford Concrete	-	Natural	-
M8	-	WIRE ROPE SYSTEM	-	-	Loxsb	Climbing Vines	-	-
M9	-	METAL PLANTERS	-	-	K3	-	-	-

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

1.7 Sustainabilty Measures

Executive Summary

The sustainability measures proposed for this project include:

- Near Zero Emissions Building based on performance limits including high efficiency cladding/ envelope, optimized window wall ratios, enhanced solar shading, high efficiency heat recovery ventilators in units, electric heating and combined electric and gas boilers
- Air Tightness Testing
- Enhanced Commissioning
- Energy System Sub Metering and Reporting
- Calculating Refrigerant and Embodied Emissions
- Verified Direct Ventilation
- Low Emitting Materials
- Indoor Air Quality Testing
- Integrated Rainwater Management and Green Infrastructure
- Resilient Drinking Water Access

WESGROUP

August 5, 2020

City of Vancouver
Planning, Urban Design, and Sustainability
West Annex, 515 West 10th Ave
Vancouver, BC V5Y 1V4
Attn: Development Planner

Attention: Tiffany Rougeau, Development Planner

Re: Owner Commitment Letter (Green Building Policy for Rezoning)
Address: 1008 W. 41st Ave. & 5763 Oak St., Vancouver, BC

I, Graham Brewster, representing West 41st Avenue & Oak Street Investments Ltd., and 5763 Oak Street Investments Ltd. as the Owners of the development at the above addresses, confirm that the project will implement all the applicable requirements of the Vancouver Green Building Policy for Rezoning in this project per below and the required documentations will be submitted at later stages of the project:

- B.3: design, build, and test to meet an airtightness target of 2.0 L/s/m² at 75 Pa;
- B.4: complete an enhanced commissioning process;
- B.5: design and build to include building metering and sub-metering of energy, and to enter into agreement on energy reporting, including assistance for building future owners;
- B.6.1: complete refrigerant emissions calculations;
- B.7: design and build a direct ventilation system;
- B.8: design and build with low-emitting materials;
- B.9: test indoor air quality prior to occupancy;
- B.11: design and build a resilient potable water access point.

If there are any questions, please contact me.

Thank you,

Graham Brewster
Senior Development Manager

CC: Ryan Thé
Vice President of Development

Suite 910, Four Bentall Centre
1055 Dunsmuir Street, PO Box 49287
Vancouver, BC V7X 1L3

T 604 648 1800
F 604 632 1737
E wesgroup.ca

BC Building Science

611 Bent Court, New Westminster
BC, Canada V3M 1V3
bcbuildingscience.com

Date: August 6, 2020

To: Wesgroup – Graham Brewster / Stefan Hertel
Cc: IBI Group Architects (Canada) Inc. – Gwyn Vose / Behrang Alijani / Chloe Guyon

Project: Wesgroup – 41st & Oak
1008 West 41st Ave and 5763 Oak St, Vancouver, BC

Subject: **LOW EMISSIONS GREEN BUILDINGS – SUSTAINABLE DESIGN STRATEGY**

BC Building Science Ltd. (BCBS) has been retained as the Building Envelope and Energy Consultant for this project. On behalf of the Client, Wesgroup, we are providing a strategy for consideration in meeting the requirements of the City of Vancouver Green Building Policy for Rezoning (CoV-GBPR).

The following summarizes the proposed Sustainable Design Strategy (SDS) that includes project-specific approaches confirming how the design intends on meeting each requirement of the CoV-GBPR – Low Emissions Green Buildings – Sections B.1.1 to B.1.11:

B.1.1 LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)

This requirement is not applicable to the project with 50+% residential occupancy proportion.

B.1.2 PERFORMANCE LIMITS

The BCBS Energy Team has prepared a preliminary Zero Emissions Building Plan (ZEBP) energy checklist and a summary of detailed energy model inputs. These are attached to the Rezoning Application.

The following are the preliminary strategies implemented into the design to comply with the applicable energy targets of the CoV-GBPR:

- High efficiency brick / cladding walls with continuous exterior thermal insulation.
- High efficiency, thermally enhanced aluminum window wall system with triple pane glazing.
- Optimized window-to-wall ratio creating a balance between daylight usage, liveability, desirable winter solar heat gain and reduced overheating in summer, and heat loss minimization.
- Enhanced solar shading and mitigated overheating from distributed balconies around the building.
- High efficiency heat recovery ventilators in suites, amenity, and commercial areas.
- Electric heating throughout the building to minimize GHG emissions from the building operation.
- Combined high efficiency gas and electric boilers for service water heating.

Note that these strategies may adjust as the project progresses, depending upon the detailed design of architectural, envelope, mechanical, and electrical systems in the building. Inputs to the energy model were provided by the Design Team, including thermal bridging calculations by BCBS Envelope Team.

The Design Team will manage the energy parameters and correspond with BCBS for alignment with the model inputs throughout the next phases of the project. Planned energy model milestones include updates at full building permit and at occupancy permit.

B.1.3 AIRTIGHTNESS TESTING

The BCBS Envelope Team is prepared to perform air barrier commissioning including all testing through the design and construction phases to help ensure successful testing at occupancy. The intent is to achieve an air leakage target of below 2.0 L/s/m^2 at 75 Pa for the whole building as well as achieve 1.2 L/s/m^2 at 50 Pa for the suites.

The commissioning of the air barrier through the design phase will include design review of architectural drawings and specifications to help ensure continuity of the air control layers. During construction, on-site field reviews specific to air barrier installation are planned. Further, sample suites are planned to be pre-tested for airtightness during the construction phase. At occupancy, the whole building and a select number of suites will be tested to ASTM E779 by BCBS for alignment with the intended targets.

B.1.4 ENHANCED COMMISSIONING

The BCBS Energy Team is prepared to complete enhanced commissioning for all energy systems in the building in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007. BCBS will assist the Owner in preparation of the Owner's Project Requirements (OPR), and coordinate and review Basis of Design (BOD) developed by the architect, mechanical, and electrical consultants with respect to the sustainable energy design and all applicable green building requirements.

BCBS has been involved since the schematic design phase of the project, taking the lead on the green building design development. BCBS will develop the project commissioning plan in collaboration with the Client, architect, mechanical, and electrical design teams.

BCBS will develop commissioning reports throughout the project based on the commissioning plan and by performing 1) design reviews of energy systems during design and construction phases with respect to energy efficiency, 2) field reviews of energy systems during construction, 3) energy efficiency test verification and documentation during and at the end of construction, and 4) reviewing the training record / documents and operation and maintenance manuals prepared by the corresponding consultants and contractors.

B.1.5 ENERGY SYSTEM SUB-METERING AND REPORTING

B.1.5.1 Energy System Sub-metering

The Client will coordinate with the architect, mechanical, and electrical consultants to ensure master meters are designed and installed for each energy utility and each building usage, and sub-meters are installed for all major energy end-uses and major space uses within each building to provide the basic tools for energy audit and benchmarking.

B.1.5.2 Energy Reporting

The Client will set up an EnergyStar Portfolio Manager account and hire a qualified service provider for an annual energy benchmarking report to the City for a period of at least three years after occupancy.

B.1.6 CALCULATING REFRIGERANT AND EMBODIED EMISSIONS

B.1.6.1. Refrigerant Emissions

The BCBS Energy Team will perform calculations and report the life cycle equivalent annual carbon dioxide emissions of the building from the refrigerants. BCBS will acquire the type and capacity of refrigerants in all the installed cooling and heating equipment containing refrigerants in the building in collaboration with the mechanical consultant and will perform and document the related calculations.

B.1.6.2. Embodied Emissions

The BCBS Energy Team calculates and reports embodied emissions from all envelope and structural elements using the Canadian-based Athena Impact Estimator as a whole-building life cycle assessment software tool.

The preliminary embodied emissions calculation summary is included in the Rezoning Application. The preliminary results will be updated by BCBS at later stages of the design using the completed architectural and structural designs. Planned embodied emissions milestones include updates at full building permit and at occupancy permit.

B.1.7 VERIFIED DIRECT VENTILATION

The BCBS Energy Team is prepared to commission the building ventilation system through the design and construction phases with respect to direct ventilation based on VBBL and ASHRAE 62 standard.

Based on the energy model results reported by BCBS, all suites, amenity, and commercial areas in the building will be ventilated by heat / energy recovery ventilator to provide direct ventilation to the occupied areas.

BCBS will work with the mechanical consultant, perform design reviews of the ventilation system during design and construction phases, and perform field reviews and measure the ventilation rates during and at the end of the construction phase to verify the provision of direct ventilation to all occupiable areas in the building.

B.1.8 LOW-EMITTING MATERIALS

The Client will coordinate with all consultants to ensure that all requirements for low-emitting materials are met. It will be ensured that urea-formaldehyde resins are not used at all, and the emissions from interior materials containing volatile organic compounds (VOCs) or added urea-formaldehyde are minimized by meeting the content requirements of Green Seal, Green Label, Green Label Plus, FloorScore, or South Coast Air Quality Management District (SCAQMD) Rules. Design and construction of the building with acceptable low-emitting materials is within the scope of most consultants in the project.

B.1.9 INDOOR AIR QUALITY TESTING

The Client will ensure a qualified contractor is retained to perform indoor air quality testing regarding concentrations of formaldehyde, particulates, ozone, total volatile organic compounds, and carbon monoxide prior to occupancy, and report the results to the City as compared to acceptable target concentration levels and standards listed in the CoV-GBPR.

B.1.10 INTEGRATED RAINWATER MANAGEMENT AND GREEN INFRASTRUCTURE

The Civil Consultant will implement the Integrated Rainwater Management and Green Infrastructure. The applicable members of the design team will ensure that the appropriate treatment and safe conveyance of rainwater are considered in the site design and all related measures are aligned with the City-Wide Integrated Rainwater Management Plan (IRMP) requirements. A preliminary Integrated Rainwater Management plan (IRMP) is included in the Rezoning Application.

B.1.11 RESILIENT DRINKING WATER ACCESS

The Client will coordinate with the architect and mechanical consultants to ensure that at least one drinking water fixture capable of operating on city water pressure with no electricity requirement is provided and easily accessible for occupants in the building.

We are submitting this letter on behalf of the Client, Wesgroup, for the above noted project. Fulfilment of all the commitments in this letter are deemed within the ultimate control and responsibility of the Client throughout the design, construction, and post-occupancy phases of the project. A letter of commitment by the Client is attached in support of the Rezoning Application.

Should you require any additional information, please contact our office.

Respectfully Submitted,
BC Building Science

Prepared by:



Farshid Bagheri
P.Eng., Ph.D., CEA, CBCP

Enclosed: Owner Commitment Letter (+1 page)



Appendix A - Architectural Drawings



Statistics

5763 Oak Street	
Site Address:	1008 West 41st Avenue and 5763 Oak Street
Legal Description:	Lot I (see N87411L) except firstly: Part in plan 18850; Secondly Part shown on plan LMP36671; Block 995, District Lot 526, Group 1, New Westminister District, Plan 20366
	Lots E, F, G, H of Lots 12-15, Block 995, District Lot 526, Plan 8152

Site Dimensions:	119.75' × 409.78'
Site Area (SF):	36,892.00
Building Foot Print	23,918.00
Site Coverage:	65%

Current Zoning:	C-1
Proposed Zoning:	CD-1

Proposed Height:	16 Storey+ Amenity level
Max Height:	16 Storey+ Amenity level

Max. Tower Floorplate	**Allowed**	**Provided**
Total	6500	6488.5
Total	6500	6488.5

		Imperial	Metric
Min. Set Backs	Front (41st Ave)	10.00	3.05
	Rear (42nd Ave)	11.80	3.60
	Side Yard (Oak St)	11.80	3.60
	Side Yard (Lane)	20.00	6.10

	Residential		**Commercial**		**Total**	
	FSR	Area (SF)	FSR	Area (SF)	FSR	Area (SF)
Permitted Density:	N/A	N/A	1.20	44,270	1.20	44,270
Proposed Density:	4.47	164,789	0.48	17,785	4.95	182,574

UNIT MIX SUMMARY

Unit Mix- Summary	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Market Condominium	0	41	67	18	0	126
Mix	0%	33%	53%	14%	0%	100%
Social Housing	11	17	18	11	0	57
Mix	19%	30%	32%	19%	0%	100%
PROJECT TOTAL	11	58	85	29	0	183
PROJECT MIX	6%	32%	46%	16%	0%	100%

MARKET CONDOMINIUM UNIT MIX

Retail Podium	**Gross Floor Area**						**Deductions**					**FSR**	**Efficiency**
Level	A	B	C	D	E	F (B+C+D)	G	H	I	J	K (G+H+I+J)	L (F-K)	
	# Units	Saleable/Leasable Unit Area	Circulation/Service	Amenity	Balcony	Gross Buildable	Storage	Services	Amenity	Wall	Total Deductions	Net FSR	
L1 - Commercial Total	4	16,723	1,062	0		17,785					0	17,785	94%
Residential Podium & T2	**Gross Floor Area**						**Deductions**					**FSR**	**Efficiency**
Level	A	B	C	D	E	F (B+C+D)	G	H	I	J	K (G+H+I+J)	L (F-K)	B/F
	# Units	Saleable/Leasable Unit Area	Circulation/Service	Amenity	Balcony	Gross Buildable	Storage	Services	Amenity	Wall	Total Deductions	Net FSR	
L1 (Market Condominium)	0	0	1,680	0	0	1,680	0		0	0	0	1,680	0%
L1 (Social Housing)	2	890	1,179	0	0	2,068	80		0	0	80	1,989	43%
L2 (Market Condominium)	0	0	0	475	0	475	0		475	0	475	0	0%
L2 (Social Housing)	19	13,683	2,761	1,681	1,152	18,601	751		1,681	0	2,432	16,169	74%
L3 (Social Housing)	21	16,468	2,609	0	1,497	19,077	829		0	0	829	18,248	86%
L4 (Market Condominium)	7	5,122	998	0	520	6,120	281		0	0	281	5,839	84%
L4 (Social Housing)	15	11,346	1,611	0	977	12,957	588		0	0	588	12,369	88%
L5	19	15,135	2,533	0	2,065	17,668	717		0	0	717	16,951	86%
L6	19	15,135	2,546	0	1,545	17,668	717		0	0	717	16,951	86%
L7	6	4,941	1,013	0	406	5,954	219		0	0	219	5,735	83%
L8	6	5,026	928	0	482	5,954	219		0	0	219	5,735	84%
Roof	0	0	413	0	0	413	0		0	0	0	413	0%
Social Housing Total	57	42,387	8,160	1,681	3,626	52,703	2,247	0	1,681	0	6,557	48,775	80%
Market Condominium Total	57	45,359	16,591	475	5,018	55,932	2,153	0	475	0	6,557	53,304	81%
Tower 1	**Gross Floor Area**						**Deductions**					**FSR**	**Efficiency**
Level	A	B	C	D	E	F (B+C+D)	G	H	I	J	K (G+H+I+J)	L (F-K)	B/F
	# Units	Saleable/Leasable Unit Area	Circulation/Service	Amenity	Balcony	Gross Buildable	Storage	Services	Amenity	Wall	Total Deductions	Net FSR	
L7	7	5,219	976	319	537	6,514	244		319	0	563	5,951	80%
L8	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L9	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L10	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L11	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L12	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L13	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L14	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L15	7	5,566	948	0	607	6,514	234		0	0	234	6,280	85%
L16	6	5,308	951	0	619	6,259	209		0	0	209	6,050	85%
L17 - Amenity Level	0	0	0	2,433	0	2,433	0		2,433	0	2,433	0	0%
Mech	0	0	472	0	0	472	0		0	0	0	472	0%
Tower Total	69	55,055	9,983	2,752	6,012	67,790	2,327	0	2,752	0	5,079	62,711	81%

Total

	Gross Floor Area						**Deductions**					**FSR**	**Efficiency**
Commercial	4	16,747	1,038	0		17,785					0	17,785	94%
Market Condominium Total	126	100,414	26,574	3,227	11,031	123,722	4,480	0	3,227	0	11,636	116,014	81%
Social HousingTotal	57	42,387	8,160	1,681	3,626	52,703	2,247	0	1,681	0	6,557	48,775	80%
Project Total	183	159,548	35,771	4,908	14,657	194,210	6,728	0	4,908	0	18,193	182,574	82%

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Statistics

MARKET CONDOMINIUM UNIT MIX

Unit Mix - Tower 1 (L7-17) Market Condominium	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
L7	0	3	3	1	0	7
L8	0	2	4	1	0	7
L9	0	2	4	1	0	7
L10	0	2	4	1	0	7
L11	0	2	4	1	0	7
L12	0	2	4	1	0	7
L13	0	2	4	1	0	7
L14	0	2	4	1	0	7
L15	0	2	4	1	0	7
L16	0	1	3	2	0	6
L17 - Amenity Level	0	0	0	0	0	0
TOTAL TOWER	0	20	38	11	0	69
Unit Mix - Tower 2 (L07-08) & Podium (L04-06) Market Condominium	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Level 4	0	4	2	1	0	7
Level 5	0	7	10	2	0	19
Level 6	0	7	10	2	0	19
Level 7	0	2	3	1	0	6
Level 8	0	1	4	1	0	6
TOTAL PODIUM	0	21	29	7	0	57
TOTAL PROJECT	0	41	67	18	0	126
Mix	0%	33%	53%	14%	0%	100%

SOCIAL HOUSING UNIT MIX

Unit Mix - Podium (L01-04) Social Housing	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Level 1	1	1	0	0	0	2
Level 2	4	6	4	5	0	19
Level 3	3	6	8	4	0	21
Level 4	3	4	6	2	0	15
TOTAL	11	17	18	11	0	57
Mix	19%	30%	32%	19%	0%	100%
Family Unit %			51%			

Parking Calculation		Required	Provided
Social Housing (4.2.1.8)	A minimum of 0.3 spaces per unit for units with fewer than 2 bedrooms, and a minimum of 0.5 spaces perunit for units with 2 or more bedrooms.	23	23
Market Condo (4.2.1.13)	A minimum of 0.5 space for every dwelling unit that has less than 50 m² of gross floor area, and, for every dwelling unit that has 50 m² or more of gross floor area, at least 0.6 space for every dwelling unit plus one space for each 200 m² of gross floor area, except that, for every dwelling unit which has a gross floor area of 180 m² or greater, there need be no more than 1.5 spaces for every dwelling unit.	133	152
Standard Space			137
Small Car			31
Accesible Stalls (4.8.4(a))			
	1 Stall for the first 7 units and additional 0.034stalls/units for the reminder	7	7
Electric Vehicle	100% of stalls for multi residential developments	156	175
TOTAL RESIDENTIAL		**156**	**175**
TOTAL RESIDENTIAL - RATIO			**0.96**
Visitors for Condo (4.1.16)			
Min. 0.05 spaces per dwelling unit		7	7
Max. 0.1 spaces per dwelling unit		13	
TOTAL VISITOR		**7 to 13**	**7**
RETAIL			
Small Retail (4.2.5.1)	A min. of 1 space for each 100 sm of GFA up to 300 sm and one additional space for each additional 50sm of GFA	3	3
Grocery Store (4.2.5.3)	A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, one additional space for each additional 20 square metres of gross floor area up to 2 300 square metres, and one additional space for each additional 30 square metres of gross floor area over 2 300 square metres	54	55
Standard Spaces			43
Acccesible Stalls (4.8.4 (b))	non-residential uses, there must be at least one accessible parking space for each building that contains at least 500 m² of gross floor area and an additional 0.4 parking space for each 1000 m² of gross floor area;	2	2
Small Car (4.1.8)	The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required	14	9
Electric Vehicle	10% of total stalls	6	0
TOTAL RETAIL		57	58
TOTAL RETAIL	**5,122**	**57**	**58**
TOTAL RETAIL - RATIO PER 1,000 SF			**1.13**
Car Wash			0
TOTAL PARKING			**240**

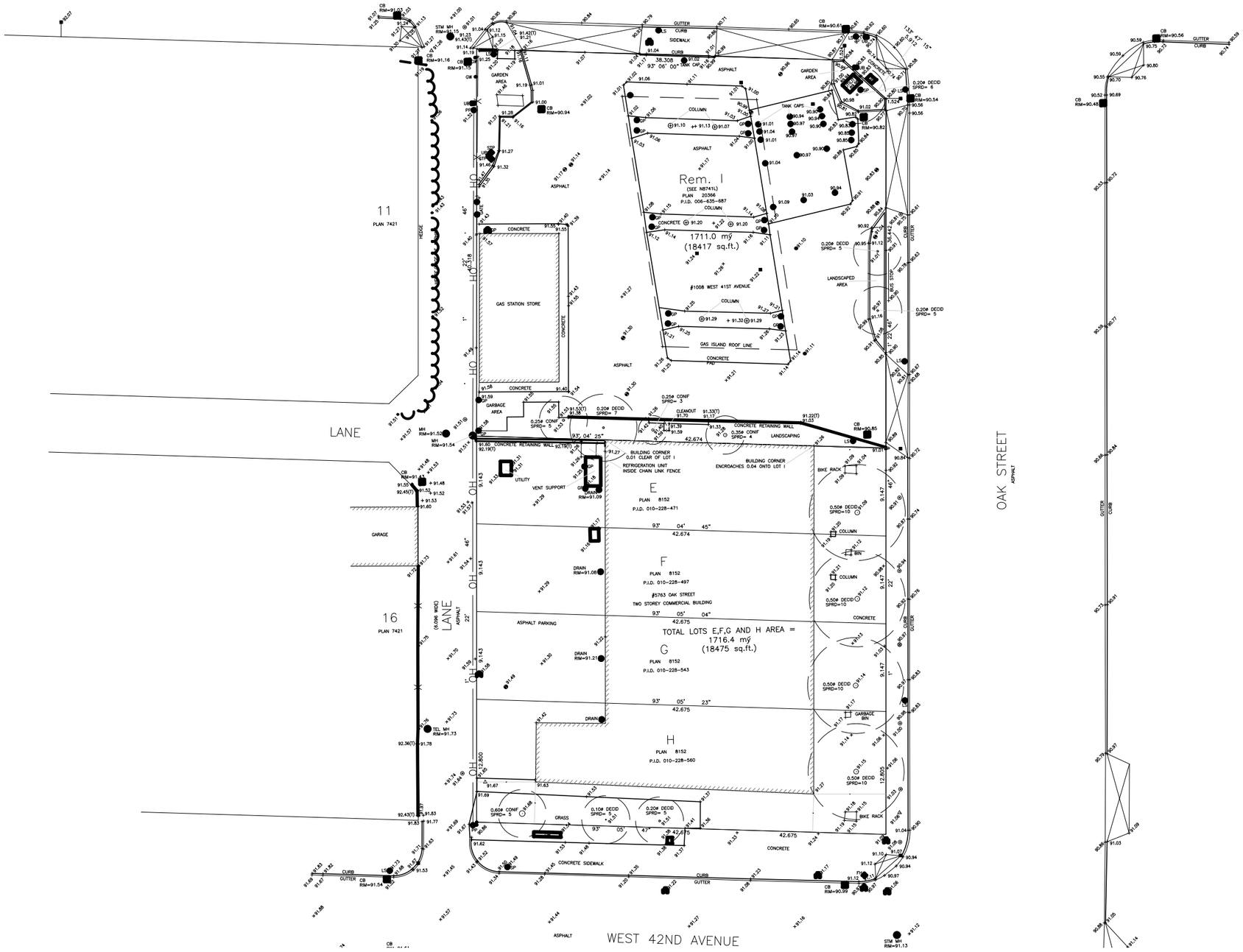
Bicycle Space Calculation	Required	Provided
RESIDENTIAL (6.2.1.2)		
Class A: A minimum of 1.5 spaces for every dwelling unit under 65m2 (699sf); 2.5 per unit over 65sm (699sf and under 105sm(1130.21sf)); and 3 spaces for dwelling units over 105 sm (1130.21sf) - Electrical outlets | Each two Class A bicycle spaces must have an electrical outlet	389	468
Class B: Two (2) for up to 20 dwelling units and additional one space for each additional 20 units	11	13
* All Class B stalls are provided at grade		
6.3.21		
Stacked (max. 60%)	233.4	236
Horizontal (min. 25%)	97.25	157
Locker (min. 10%)	38.9	53
Oversized (min. 5%)	19	22
RETAIL		
1 per 3660 sf	5	5
Class B	6	6
* All Class B stalls are provided at grade		
Total	411	492

Loading Calculation	Required	Provided
RESIDENTIAL		
Class A - Passenger Loading	2	2
Class B	1	1
RETAIL		
Class A	0	0
Class B	2	2
Class C	0	0
Total	**5**	**5**
*Class B spaces to be shared between uses		

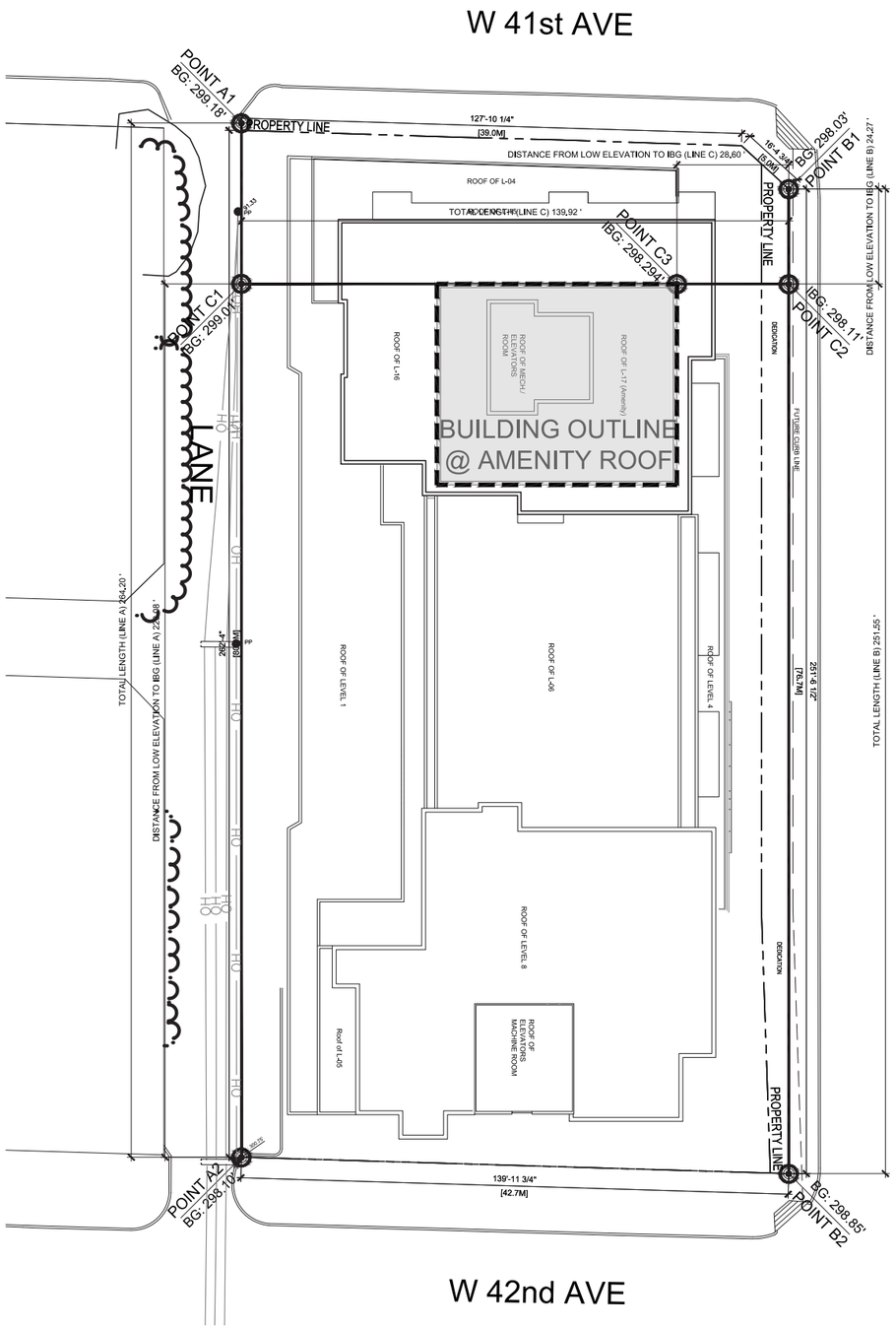
Balcony Calculation	Allowed	Provided
Total		
Total	9898	11,031

Storage Lockers	Required	Provided
Total		
Total	183	365

Survey


Rem. 1
(SEE N87411)
PLAN 20366
P.I.D. 006-635-687
1711.0 m²
(18417 sq.ft.)
#1008 WEST 41ST AVENUE
GAS STATION STORE
LANDSCAPED AREA
11
PLAN 7421
16
PLAN 7421
LANE
E
PLAN 8152
P.I.D. 010-228-471
F
PLAN 8152
P.I.D. 010-228-497
#5763 OAK STREET
TWO STOREY COMMERCIAL BUILDING
G
PLAN 8152
P.I.D. 010-228-543
H
PLAN 8152
P.I.D. 010-228-560
TOTAL LOTS E,F,G AND H AREA =
1716.4 m²
(18475 sq.ft.)
ASPHALT PARKING
GARAGE
GARBAGE AREA
GRASS
CONCRETE SIDEWALK
WEST 42ND AVENUE
OAK STREET
ASPHALT
True North
Project North

Base Point Calculation



$$BG_x = \left[\left(\frac{BG_{high} - BG_{low}}{D_{total}}\right) \times D_{low}\right] + BG_{low}$$

BG_{low} = Lower Known Elevation
BG_{high} = Higher Known Elevation
IBG = Interpolated Building Grade

FORMULA FOR PROVING IBG POINT C3 ON LINE C

IBG (POINT C1) = $\left[\left(\frac{299.18 - 298.10}{264.20}\right) \times 223.08\right] + 298.10 = 299.01'$

IBG (POINT C2) = $\left[\left(\frac{298.85 - 298.03}{251.55}\right) \times 24.27\right] + 298.03 = 298.11'$

BASE POINT FOR PROJECT

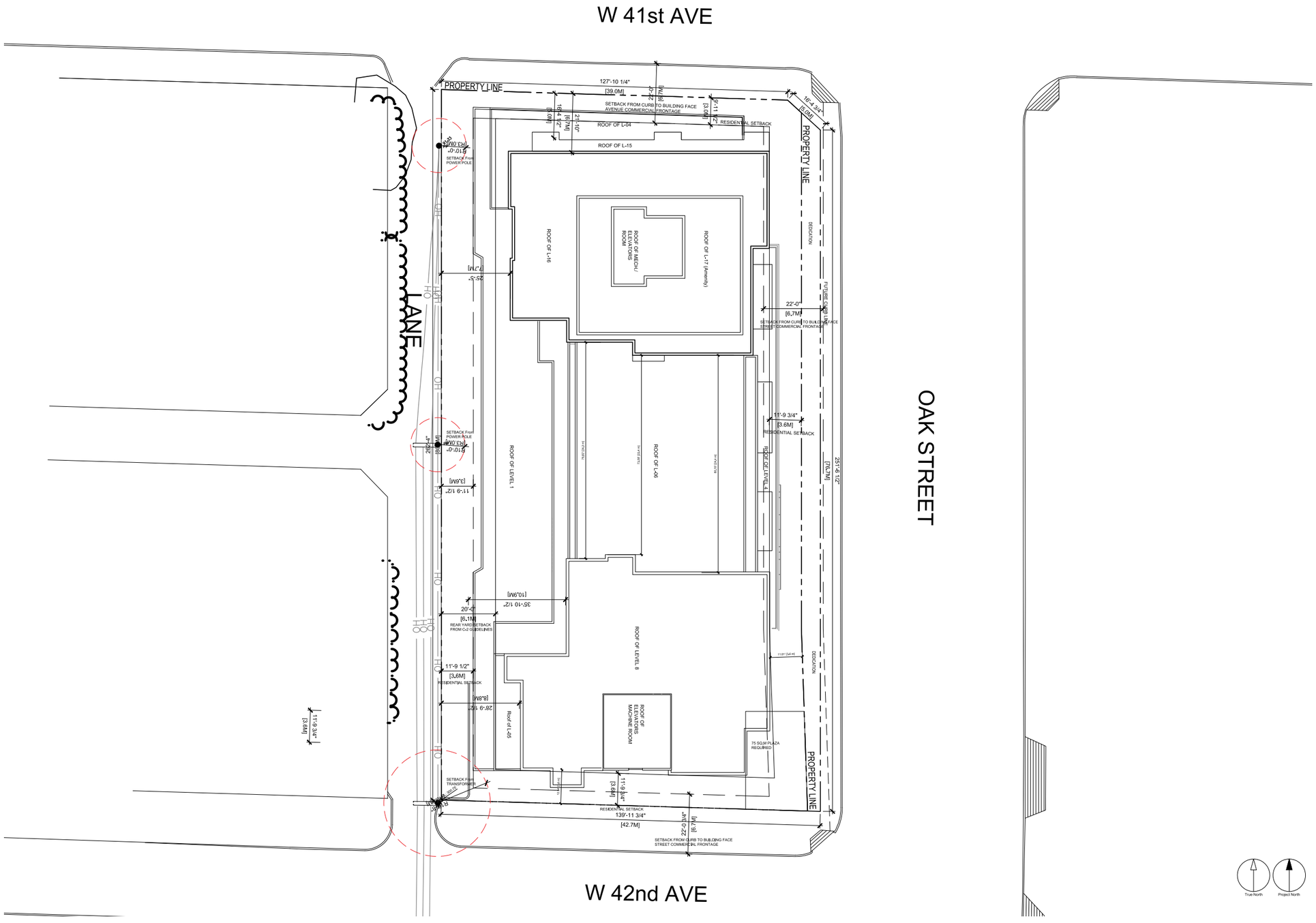
IBG (POINT C3) = $\left[\left(\frac{299.01 - 298.11}{139.92}\right) \times 28.60\right] + 298.077 = 298.294'$

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Setback Diagram



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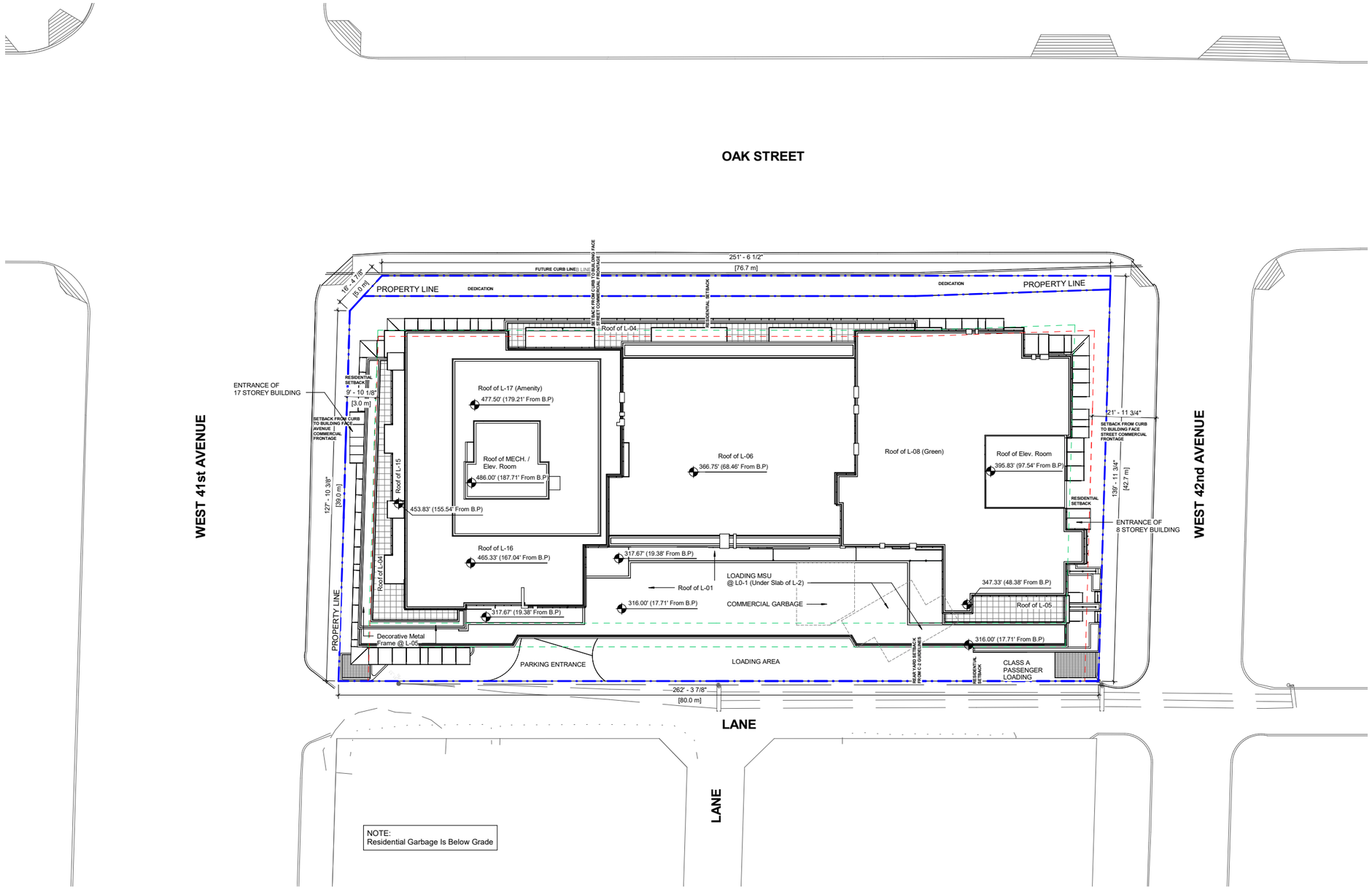
Site Coverage Diagram



Site Dimensions:	119.75' × 409.78'
Site Area (SF):	36,892.00
Building Foot Print	23,918.00
Site Coverage:	65%

Site Plan

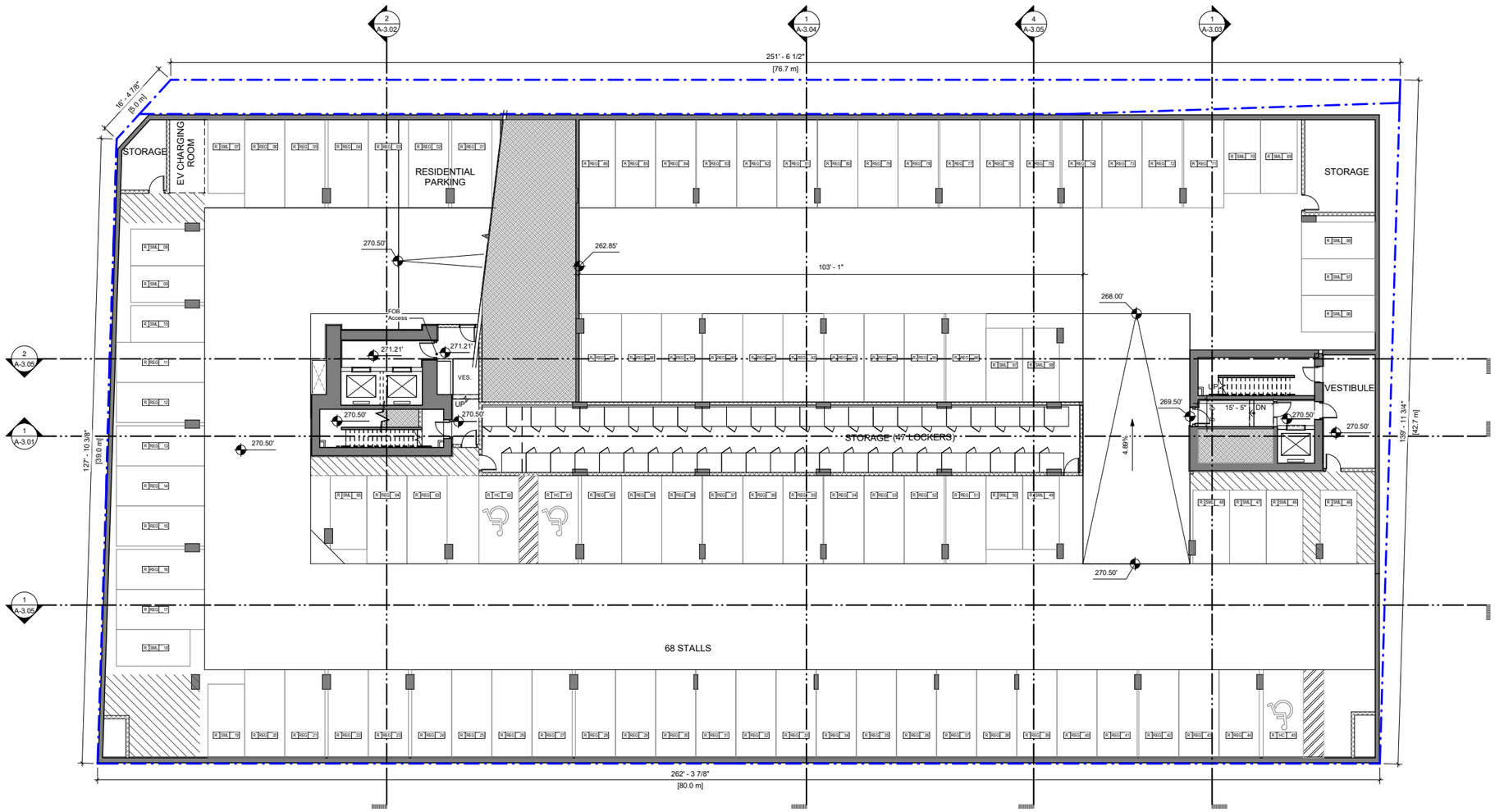
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1 A-1.00 SITE PLAN
SCALE: 1/16" = 1'-0"

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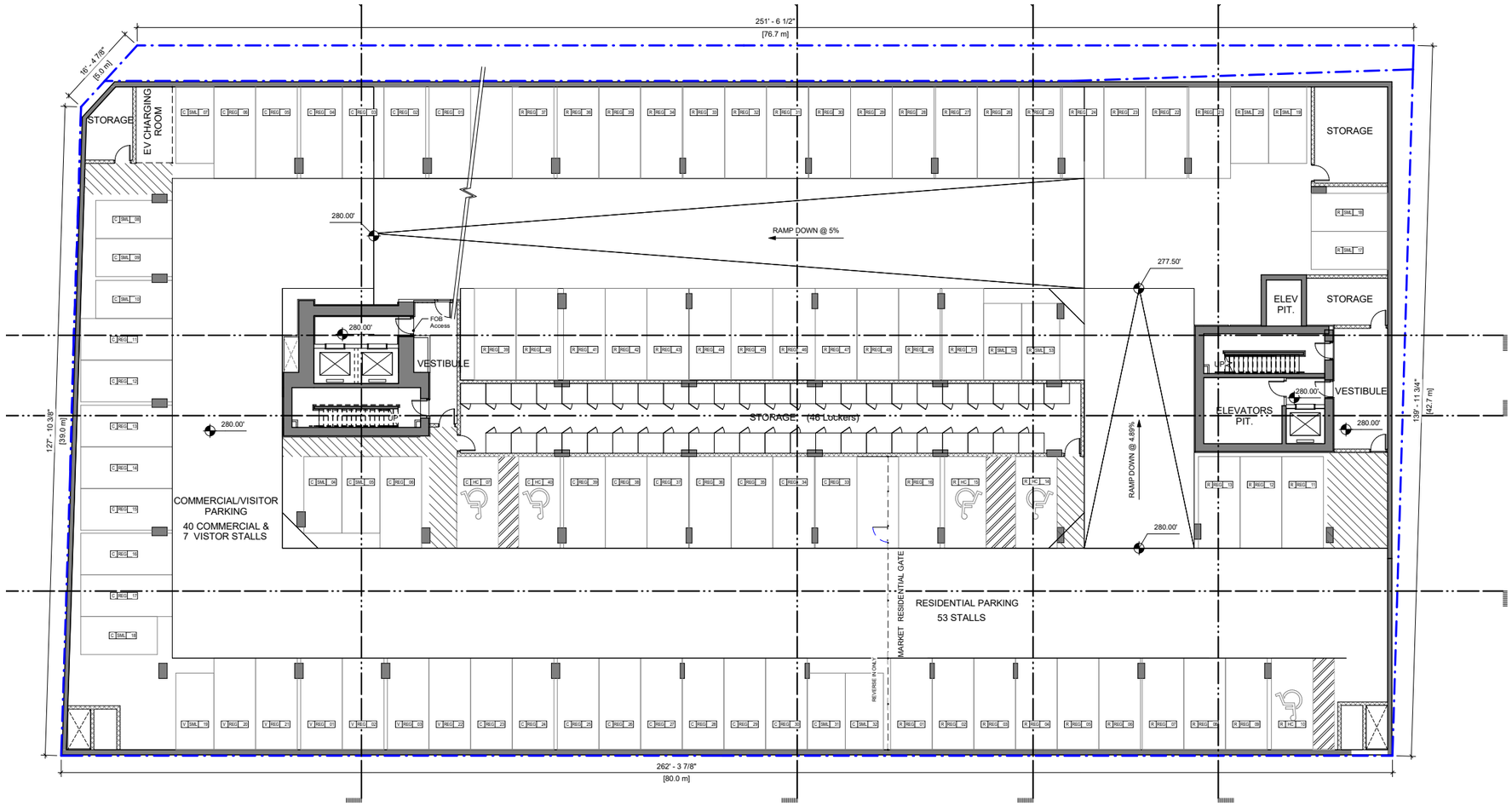
P3 Parking Plan



1 / A-1.01 OVERALL PLAN- LEVEL P3
SCALE: 3/32" = 1'-0"

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P2 Parking Plan



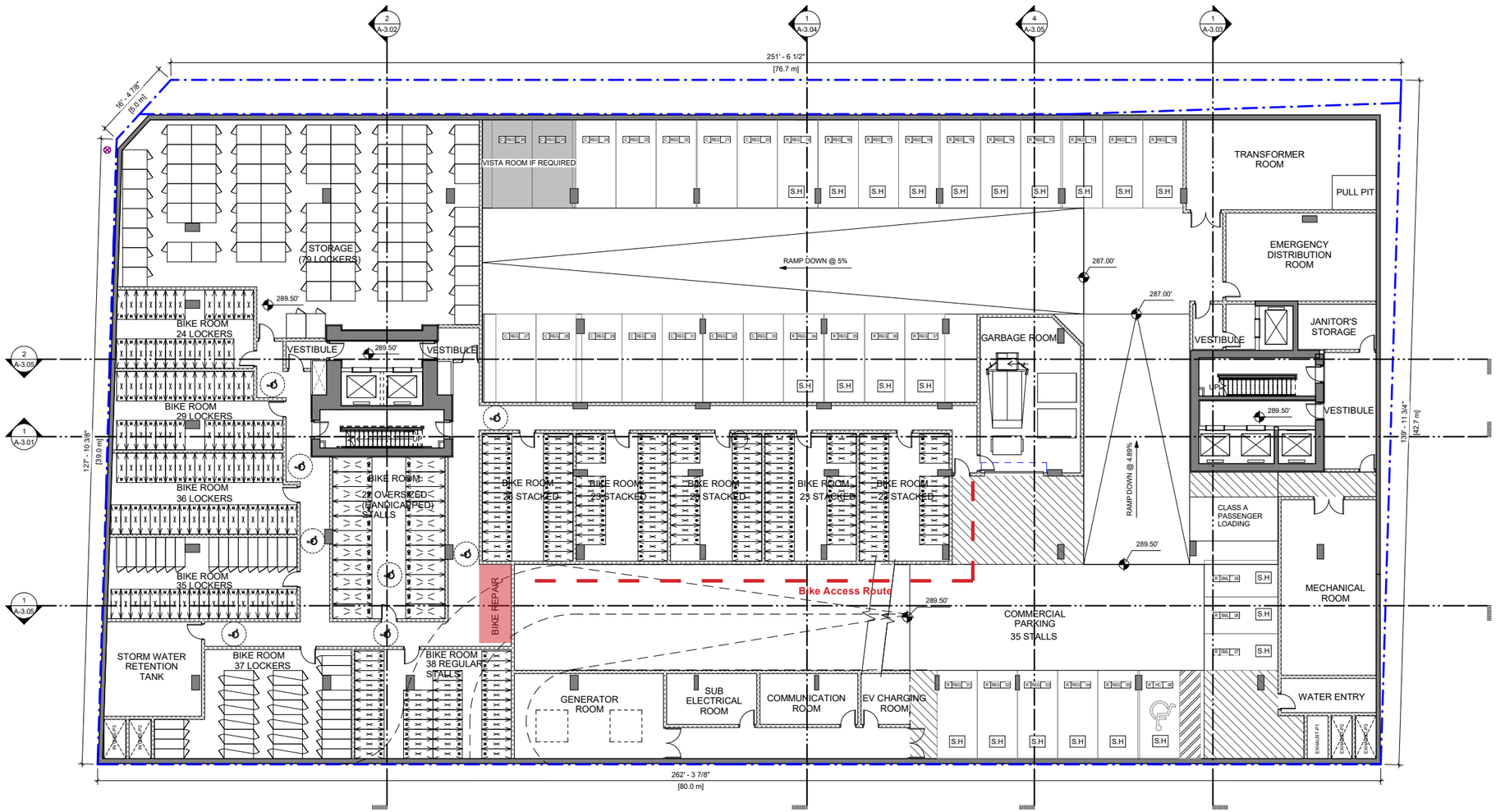
1 / A-1.02 OVERALL PLAN- LEVEL P2
SCALE: 3/32" = 1'-0"

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P1 Parking Plan

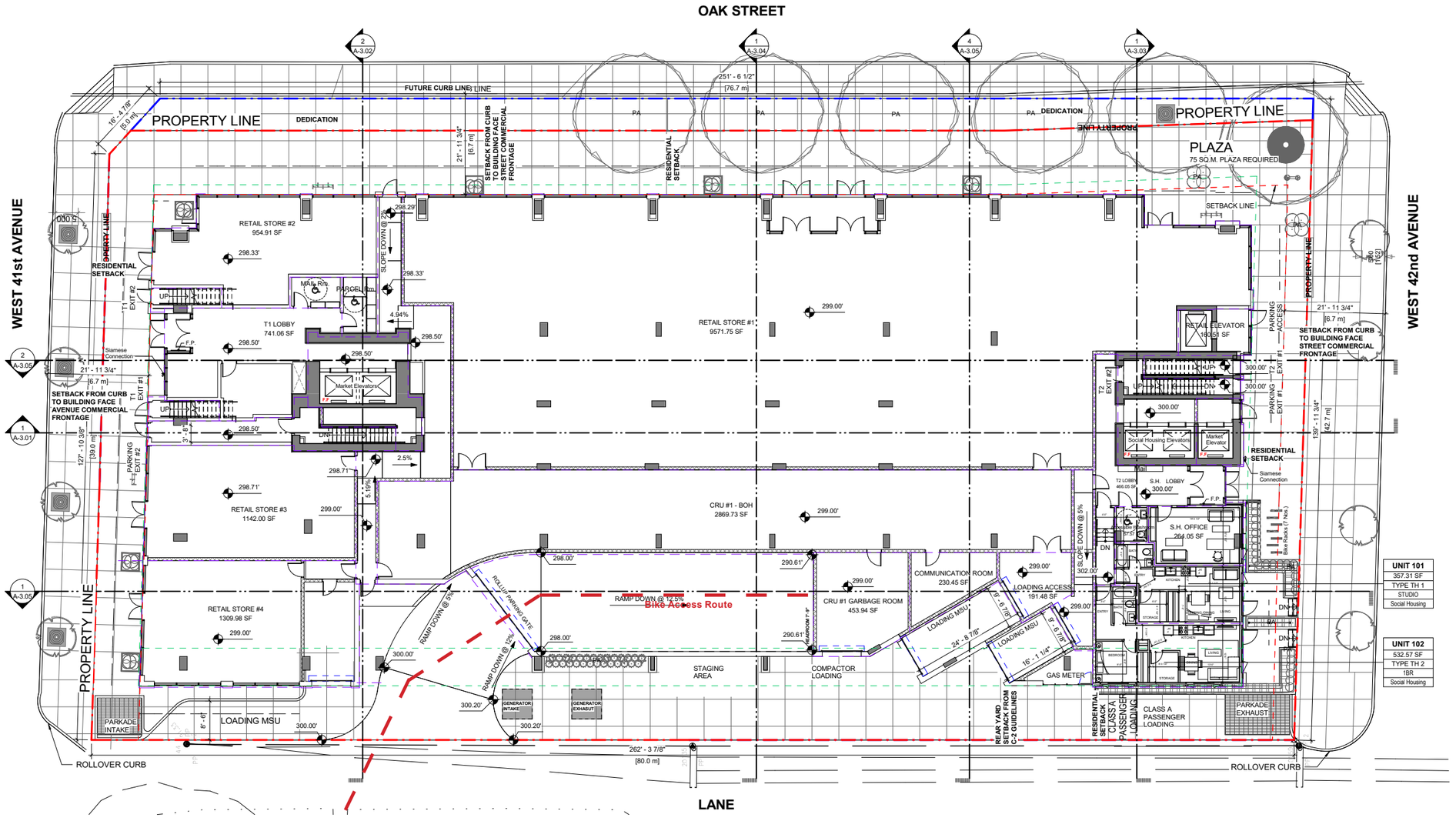


1 A-1.03 OVERALL PLAN- LEVEL P1
SCALE: 3/32" = 1'-0"

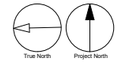
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Level 1 Plan

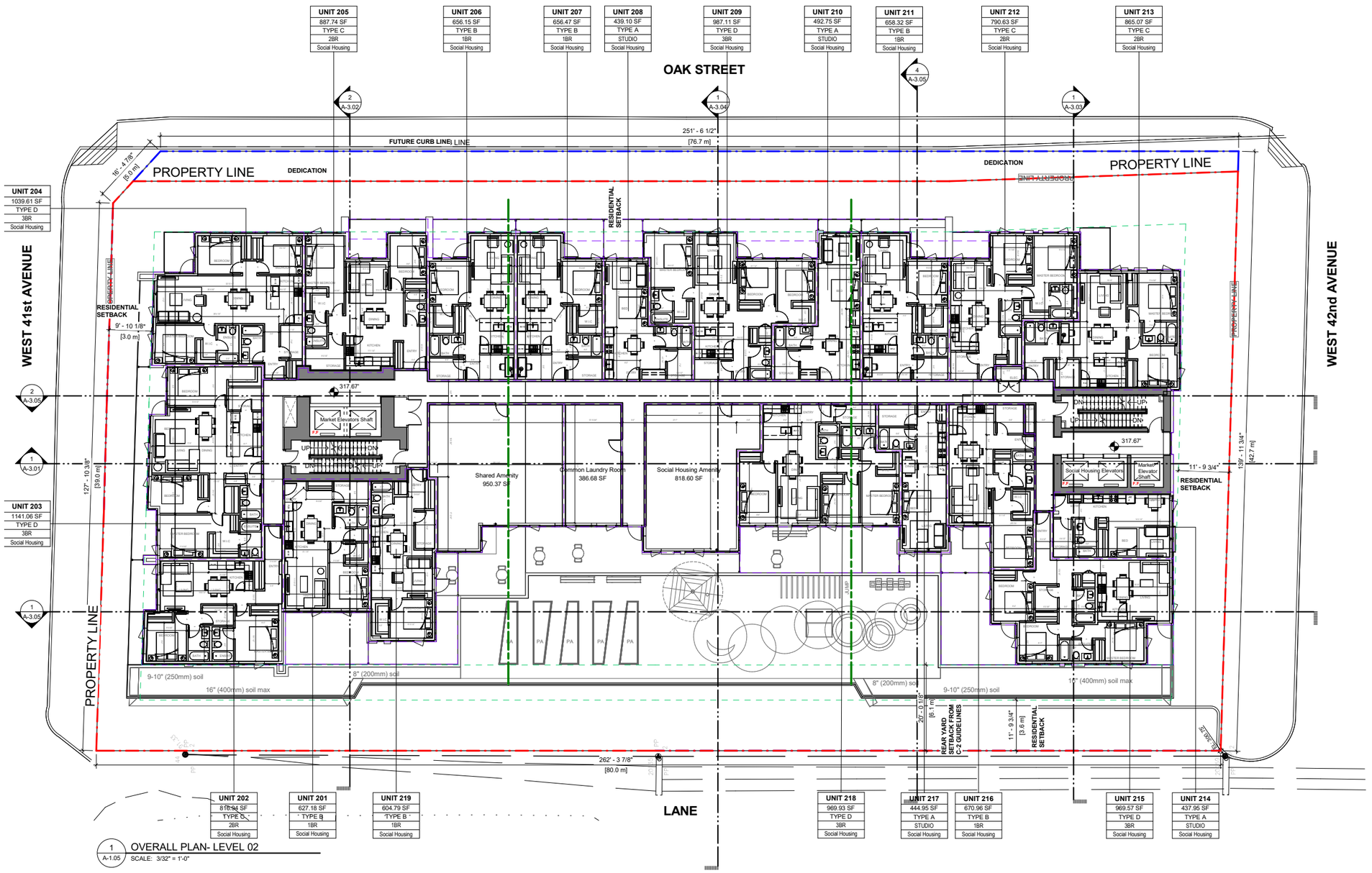
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1 A-1.04 OVERALL PLAN- LEVEL 01
SCALE: 3/32" = 1'-0"



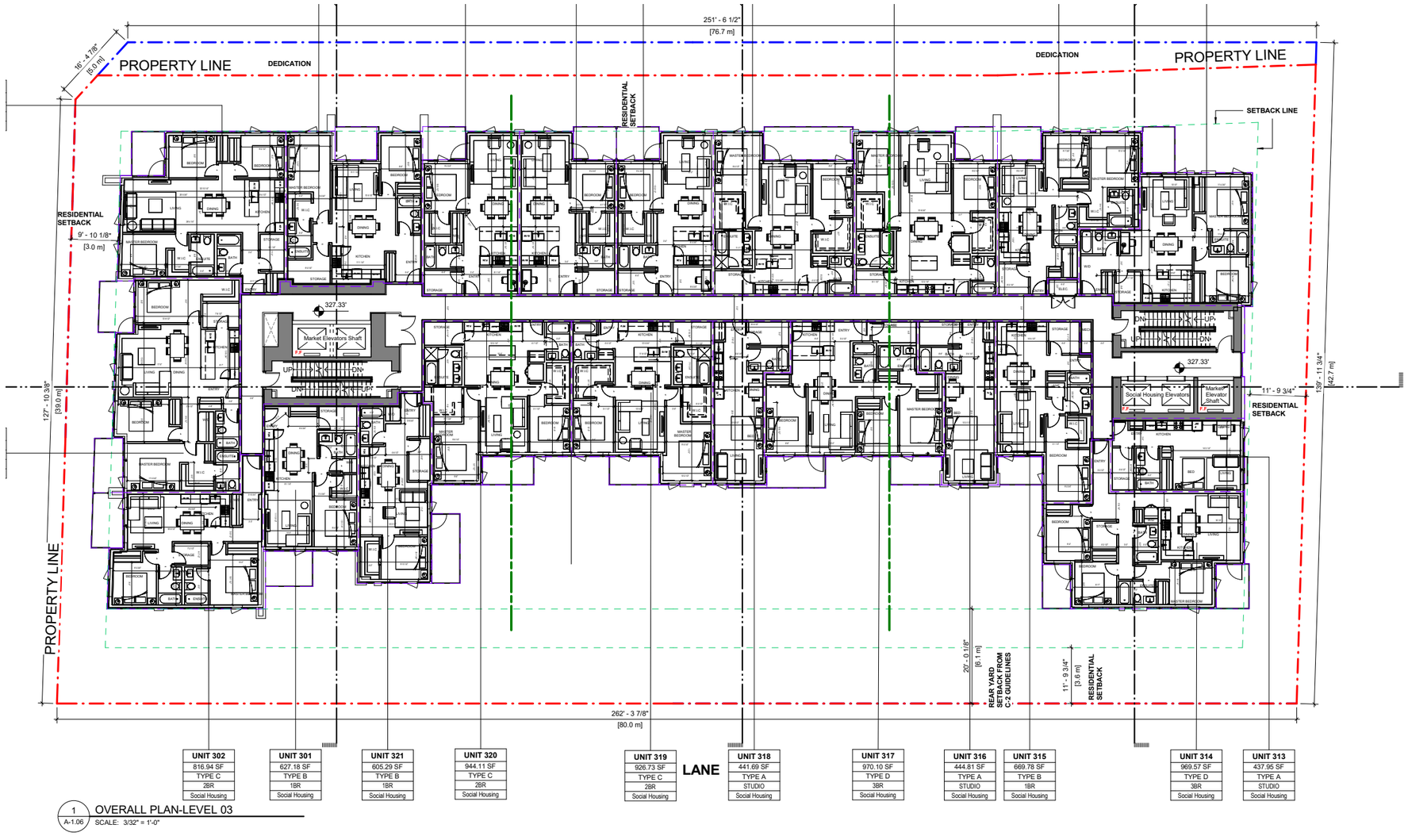
Level 2 Plan



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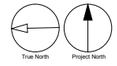
2021-11-01

Level 3 Plan



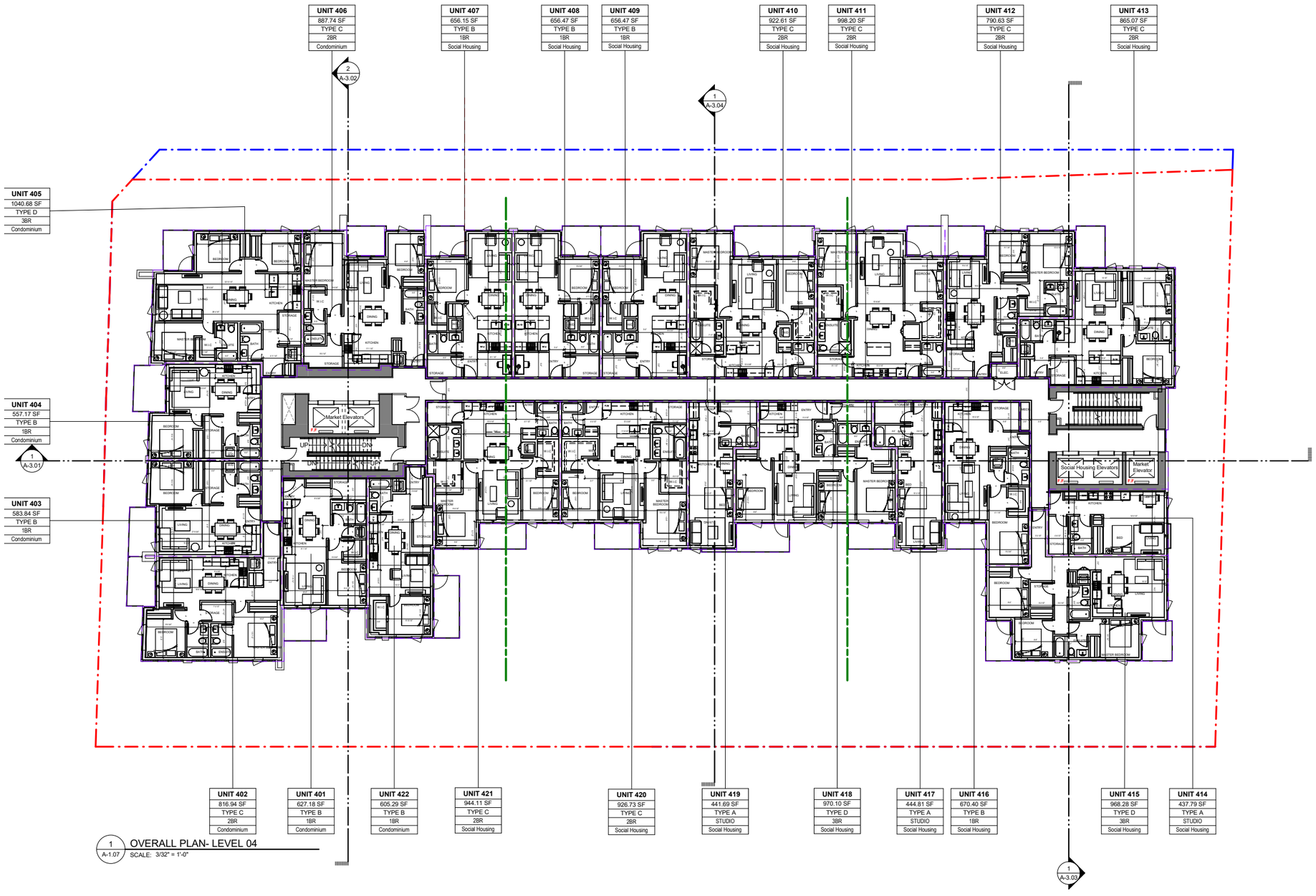
1 / A-1.06 OVERALL PLAN-LEVEL 03
SCALE: 3/32" = 1'-0"

WEST 42nd AVENUE



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Level 4 Plan



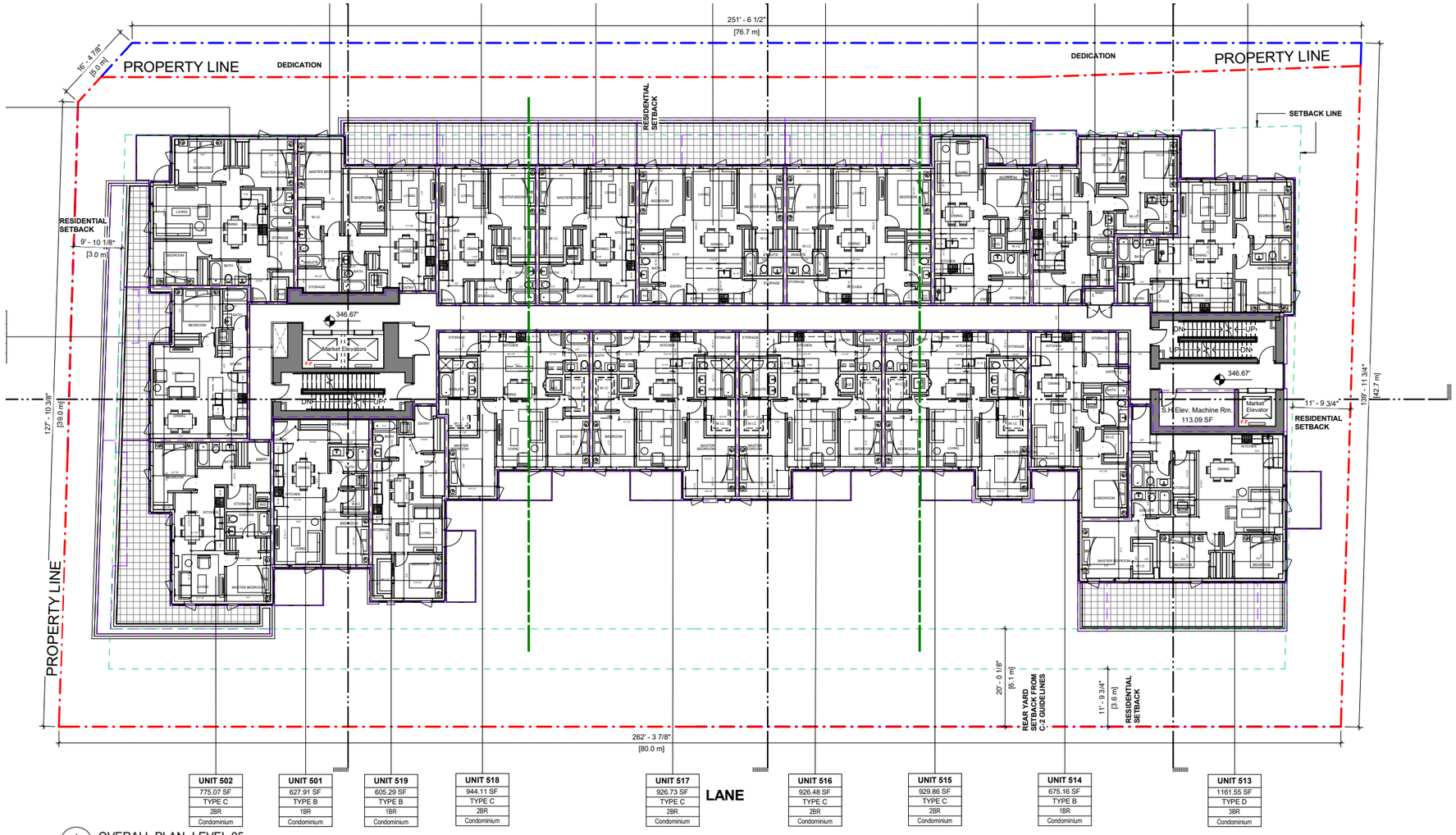
1 A-1.07 OVERALL PLAN- LEVEL 04
SCALE: 3/32" = 1'-0"

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Levels 5 Plan

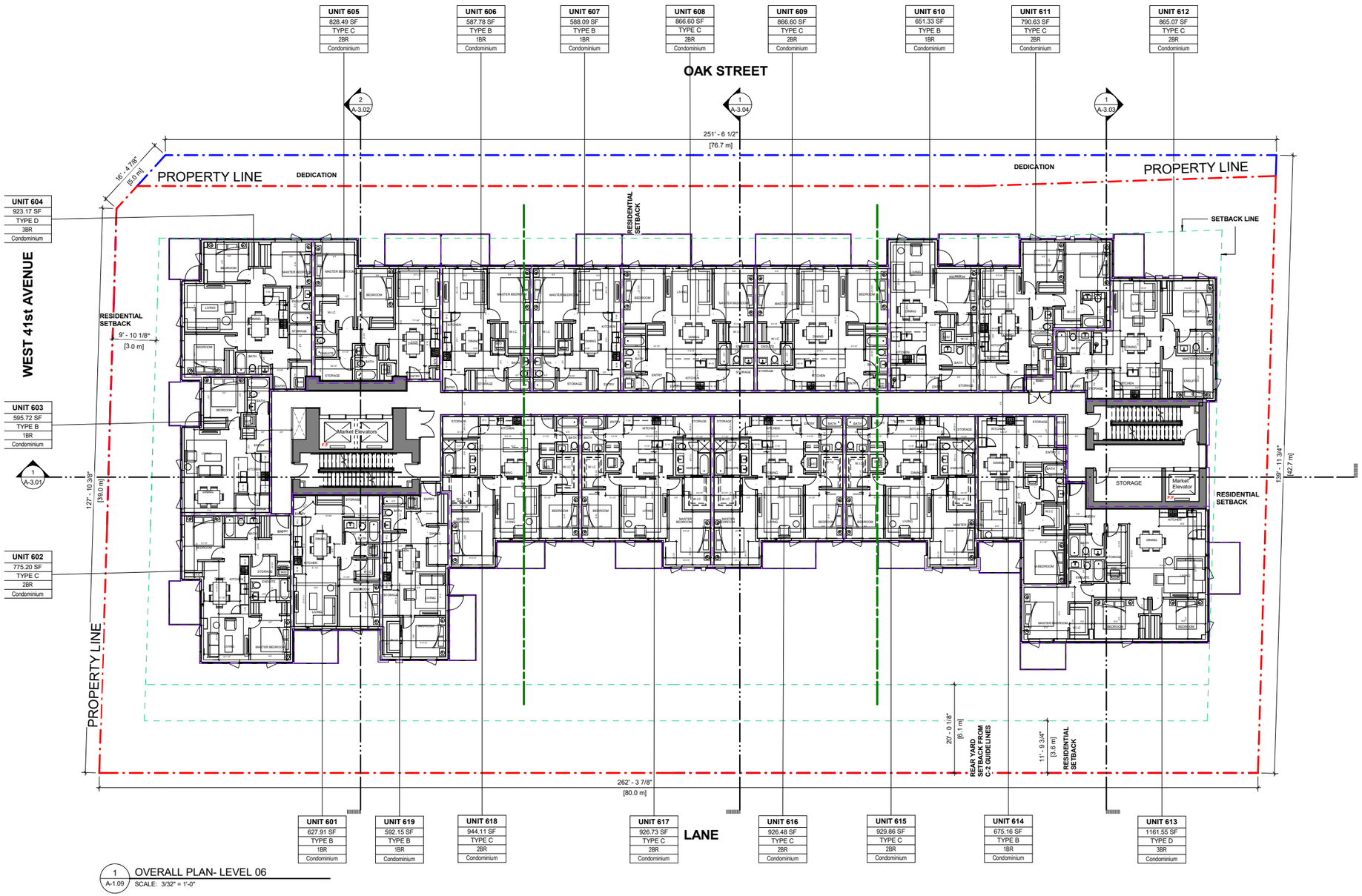


UNIT 502	UNIT 501	UNIT 519	UNIT 518	UNIT 517	UNIT 516	UNIT 515	UNIT 514	UNIT 513
775.07 SF	627.91 SF	605.29 SF	944.11 SF	926.73 SF	926.48 SF	929.86 SF	675.16 SF	1161.55 SF
TYPE C	TYPE B	TYPE B	TYPE C	TYPE C	TYPE C	TYPE C	TYPE B	TYPE D
2BR	1BR	1BR	2BR	2BR	2BR	2BR	1BR	3BR
Condominium	Condominium	Condominium	Condominium	Condominium	Condominium	Condominium	Condominium	Condominium

1 / A-1.08 OVERALL PLAN- LEVEL 05
SCALE: 3/32" = 1'-0"

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Level 6 Plan

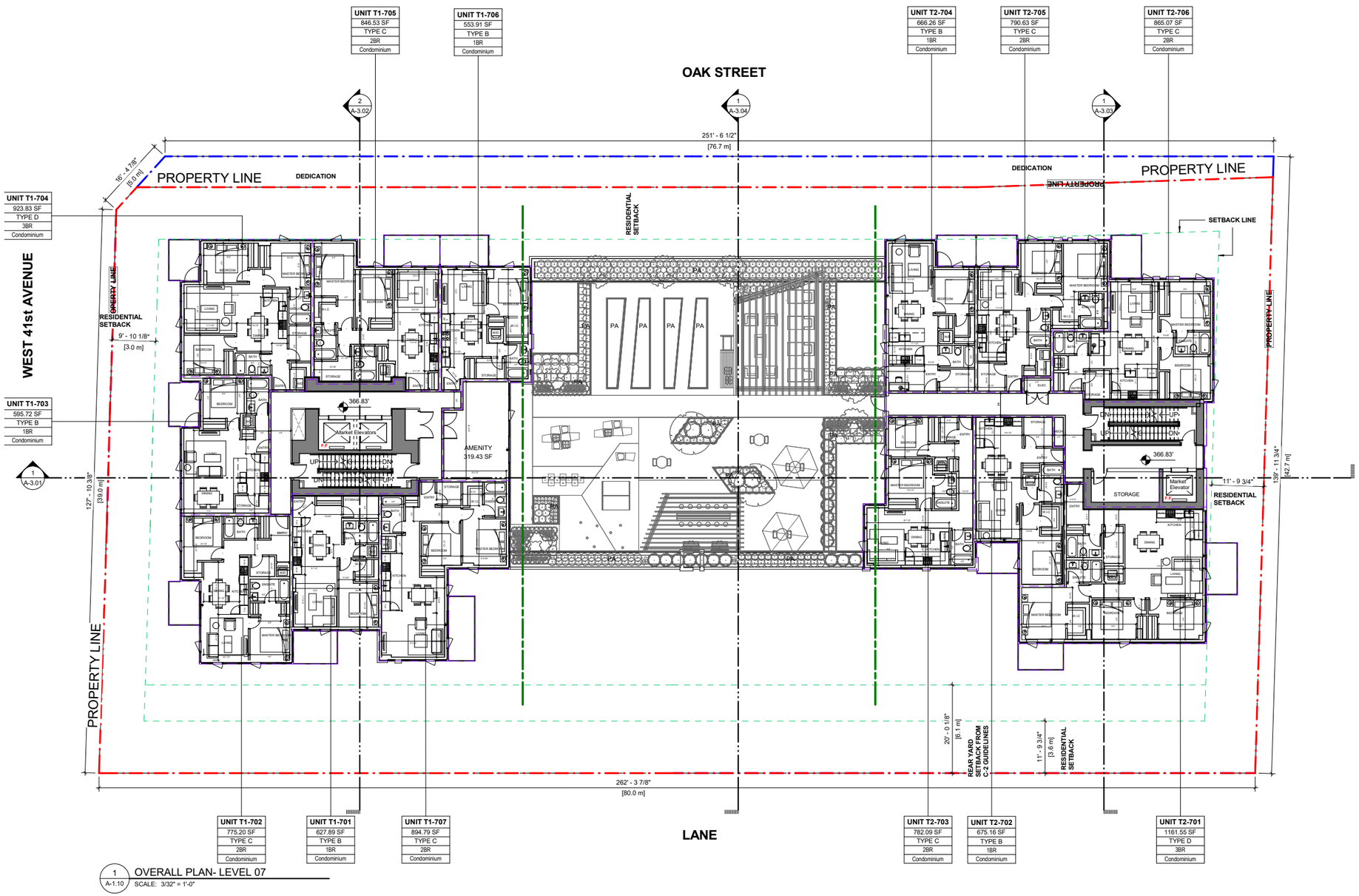


1 A-1.09 OVERALL PLAN- LEVEL 06
SCALE: 3/32" = 1'-0"

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Level 7 Plan



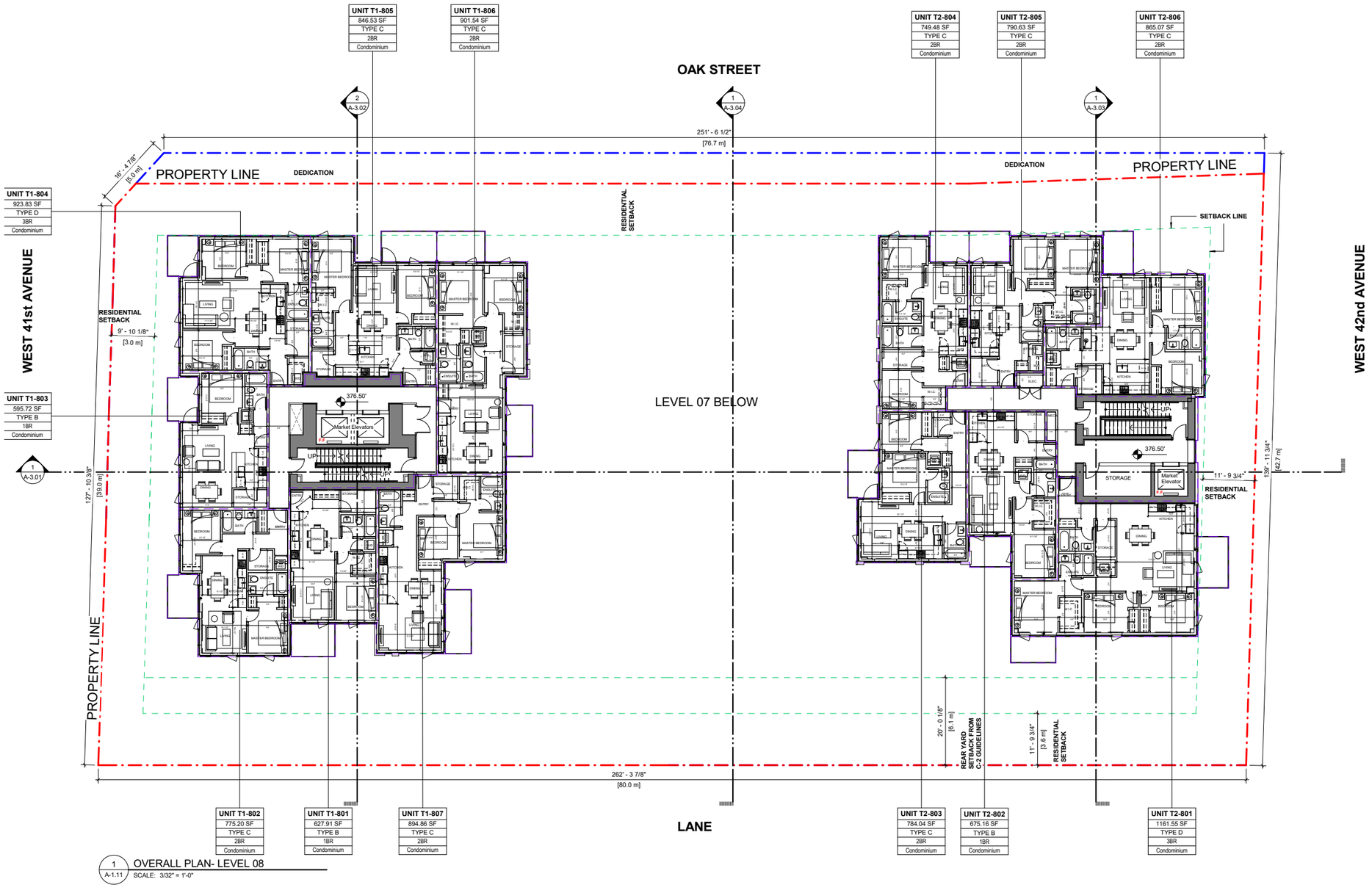
1 A-1.10 OVERALL PLAN- LEVEL 07
SCALE: 3/32" = 1'-0"

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Level 8 Plan

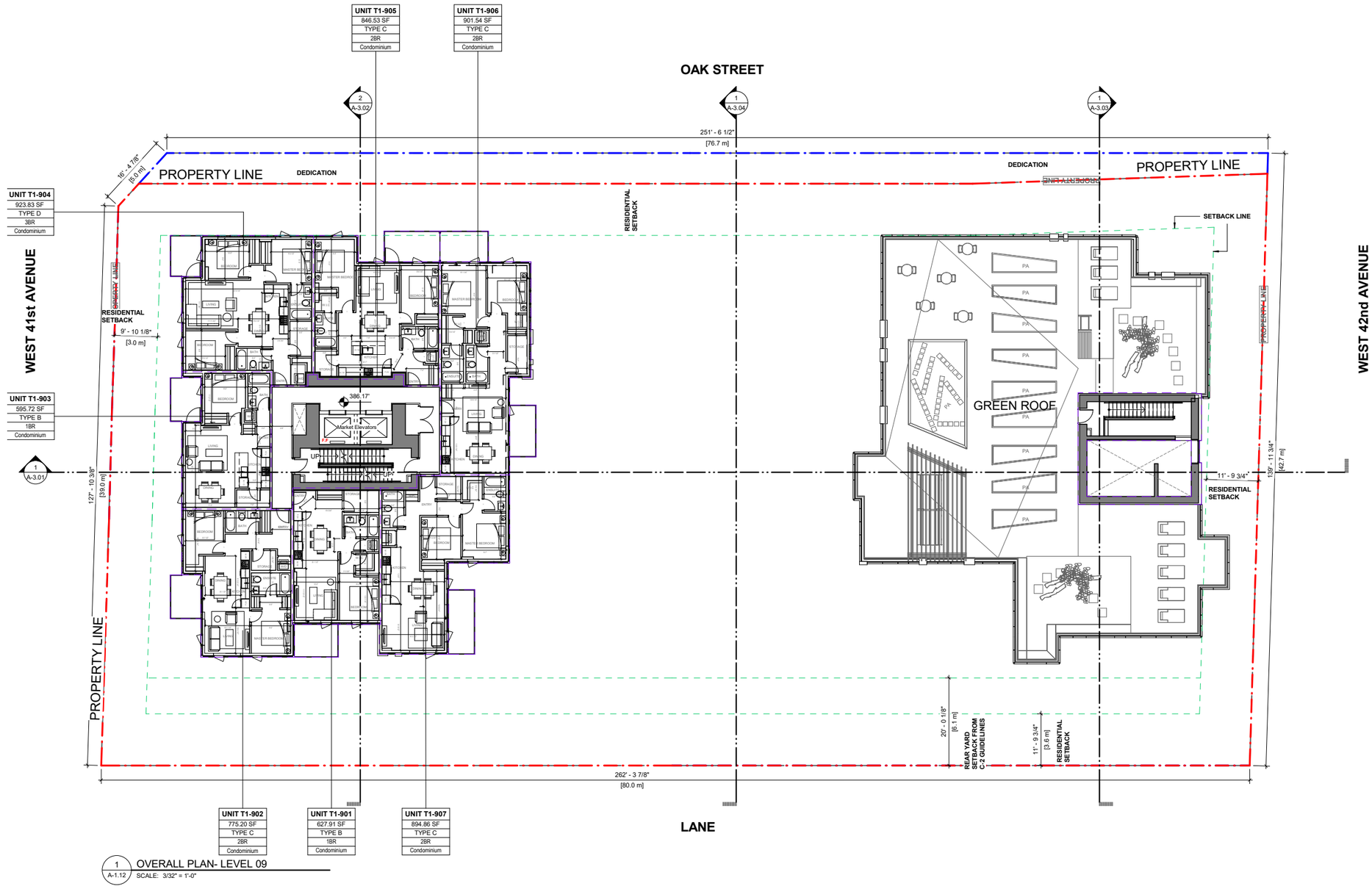


1 A-1.11 OVERALL PLAN- LEVEL 08
SCALE: 3/32" = 1'-0"

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Level 09 Plan

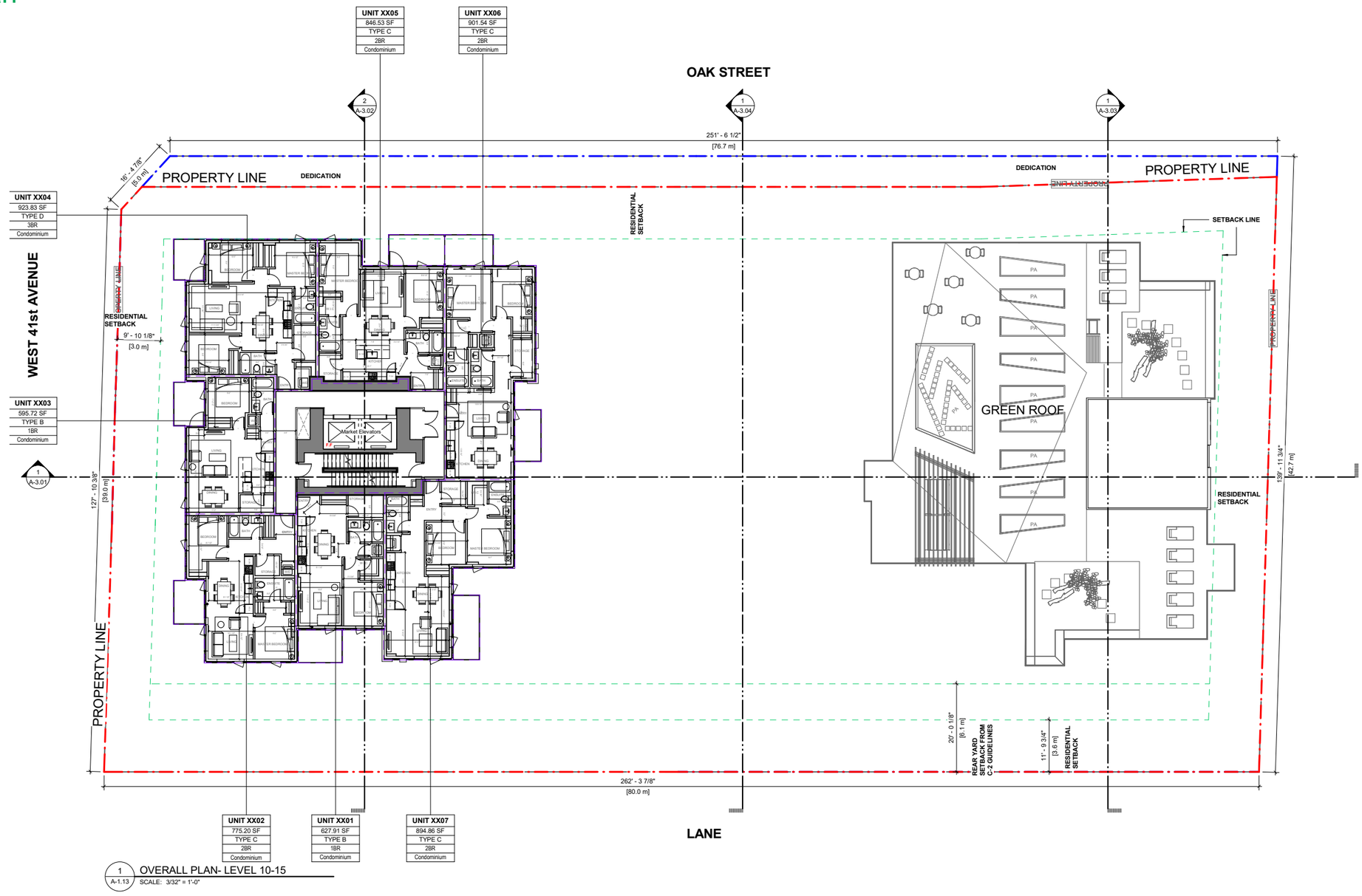


1 A-1.12 OVERALL PLAN- LEVEL 09
SCALE: 3/32" = 1'-0"

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2021-11-01

Level 10-15 Plan

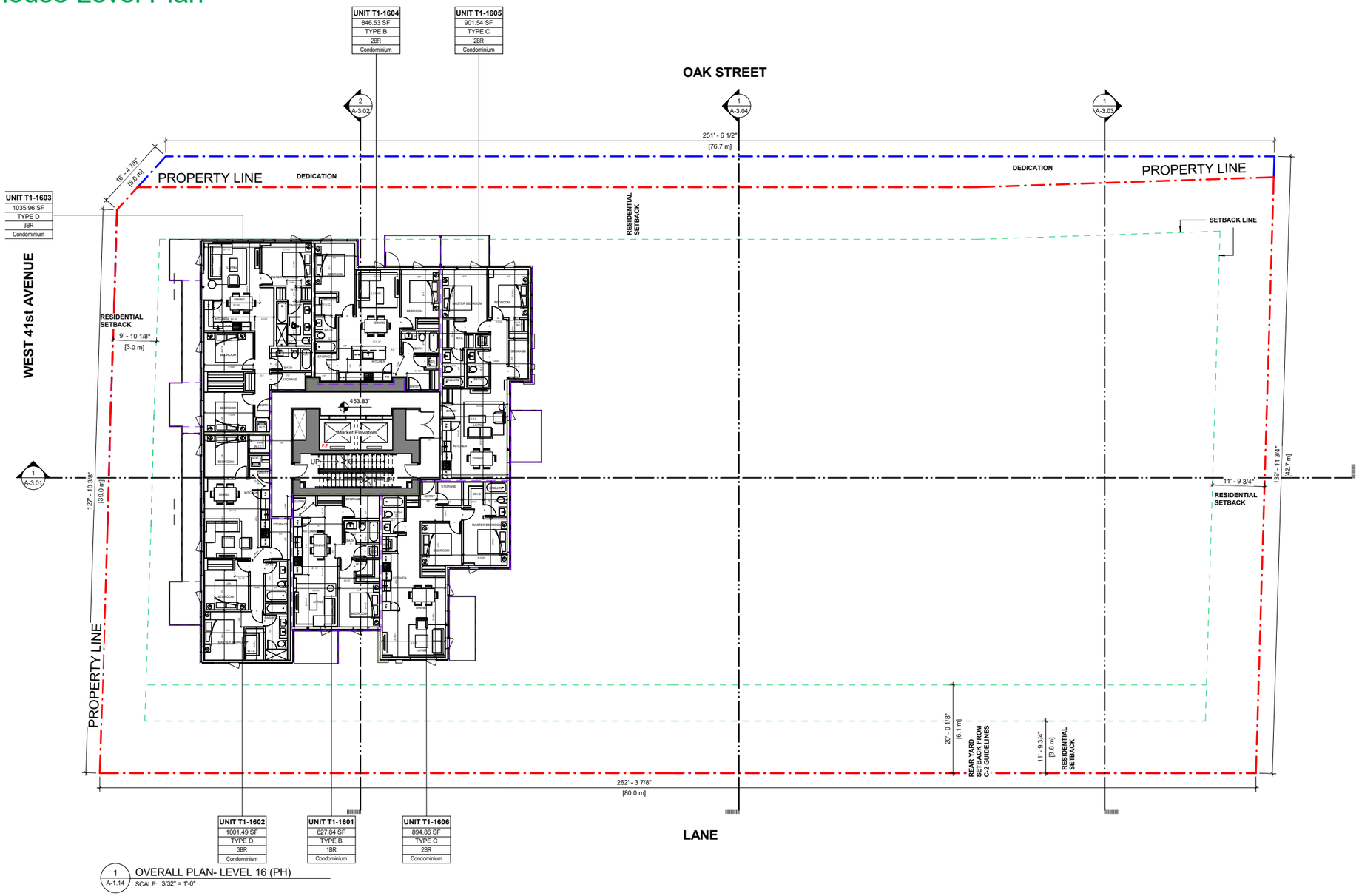


1 A-1.13 OVERALL PLAN- LEVEL 10-15
SCALE: 3/32" = 1'-0"

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Level 16 - Penthouse Level Plan

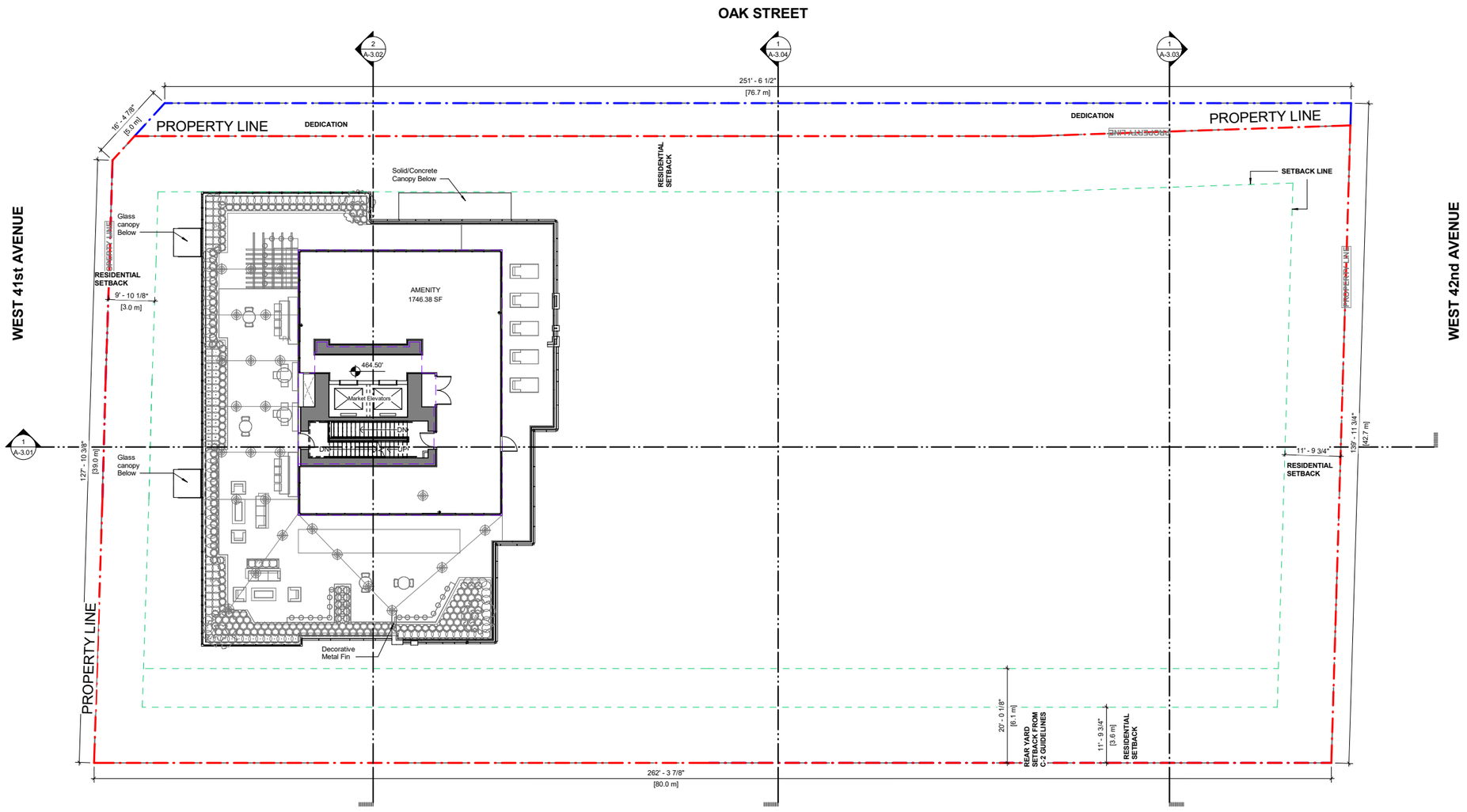


1 / A-1.14 OVERALL PLAN- LEVEL 16 (PH)
SCALE: 3/32" = 1'-0"

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BRITISH COLUMBIA
2021-11-01

Level 17 - Amenity Level Plan

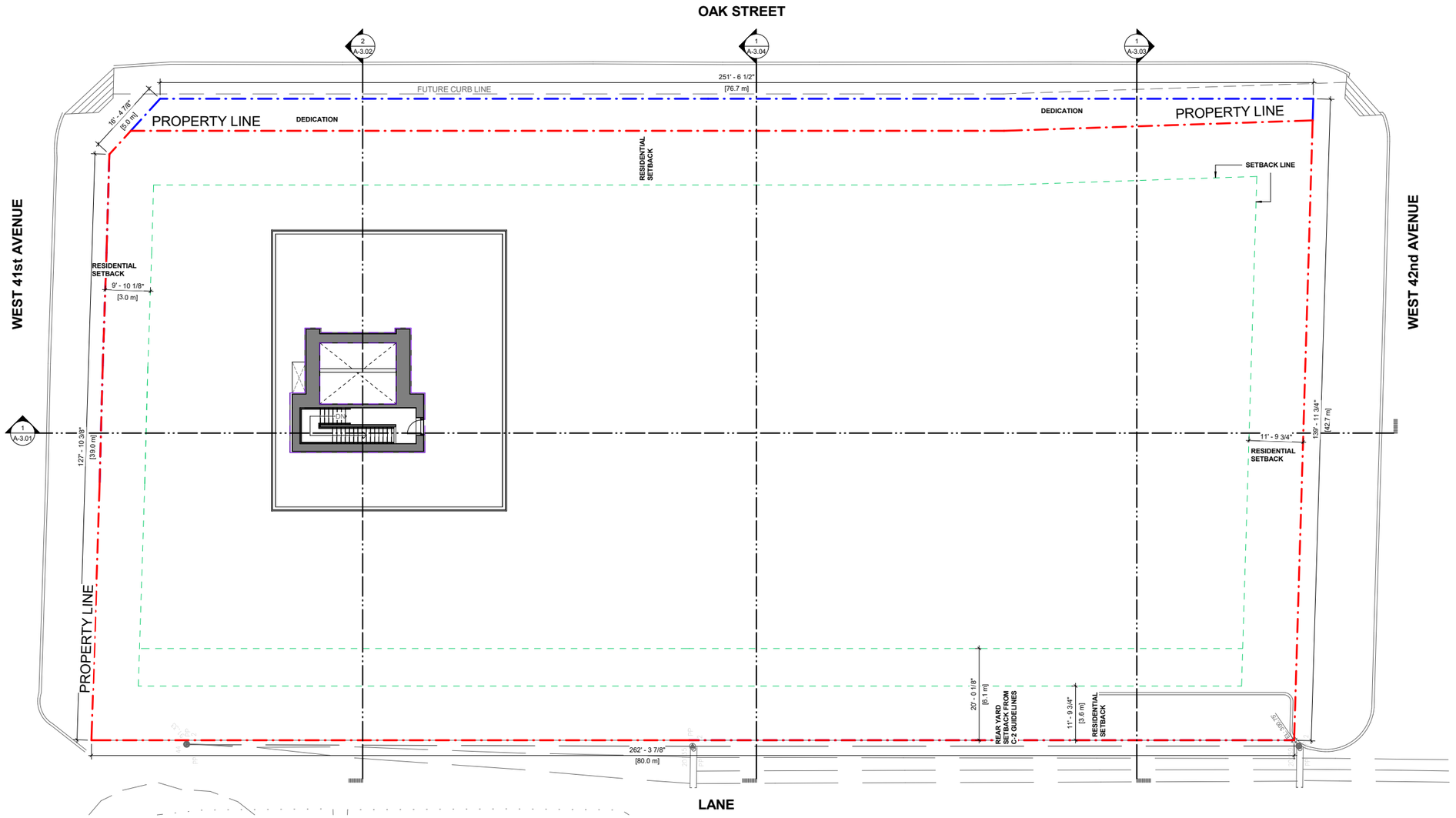


1 A-3.01 OVERALL PLAN- LEVEL 17 (AMENITY)
SCALE: 3/32" = 1'-0"

True North Project North

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JOHN GWYN VOSE
BRITISH COLUMBIA
2021-11-01

Level Mechanical

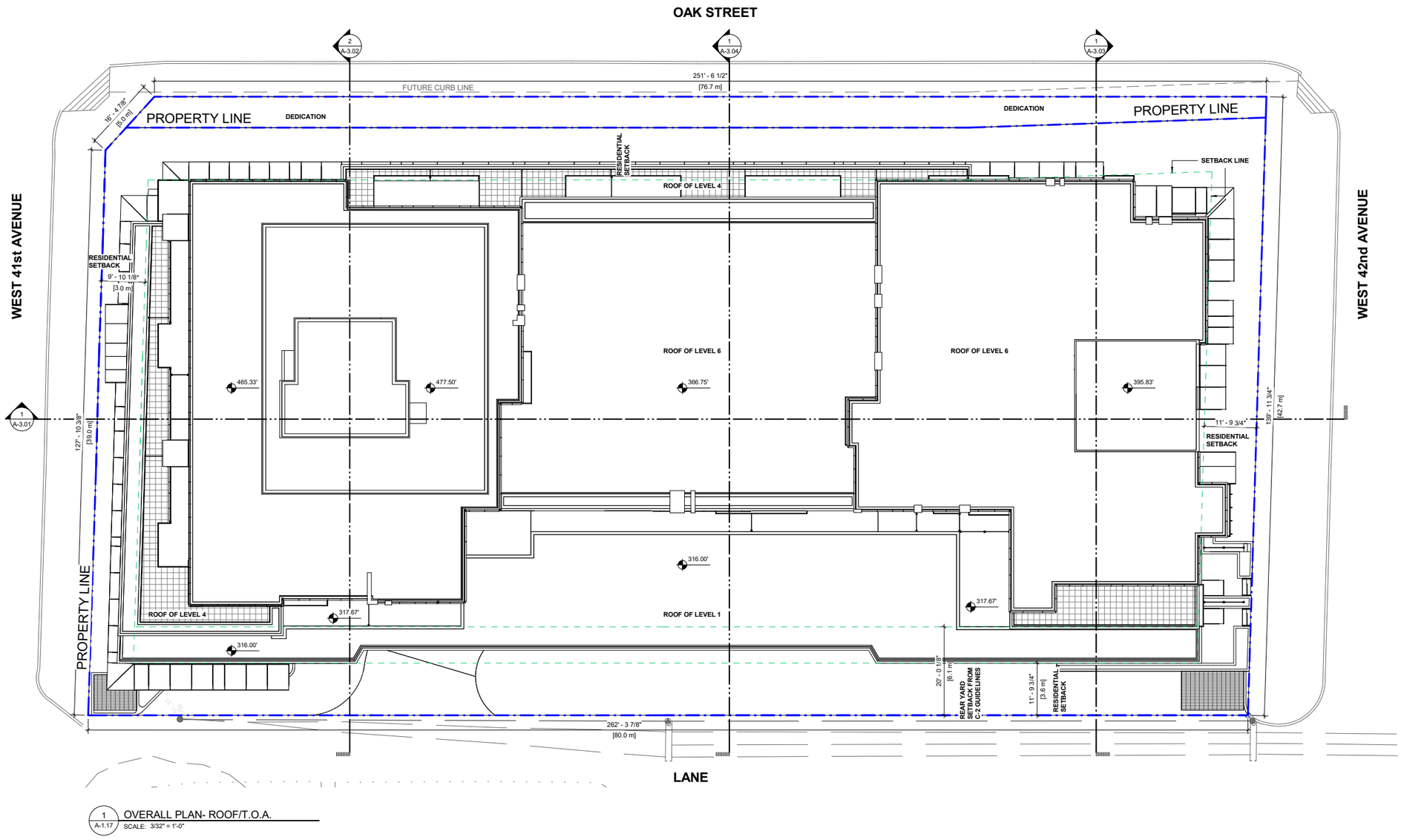


1 A-1.16 OVERALL PLAN- ROOF/MECHANICAL
SCALE: 3/32" = 1'-0"

True North | Project North

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
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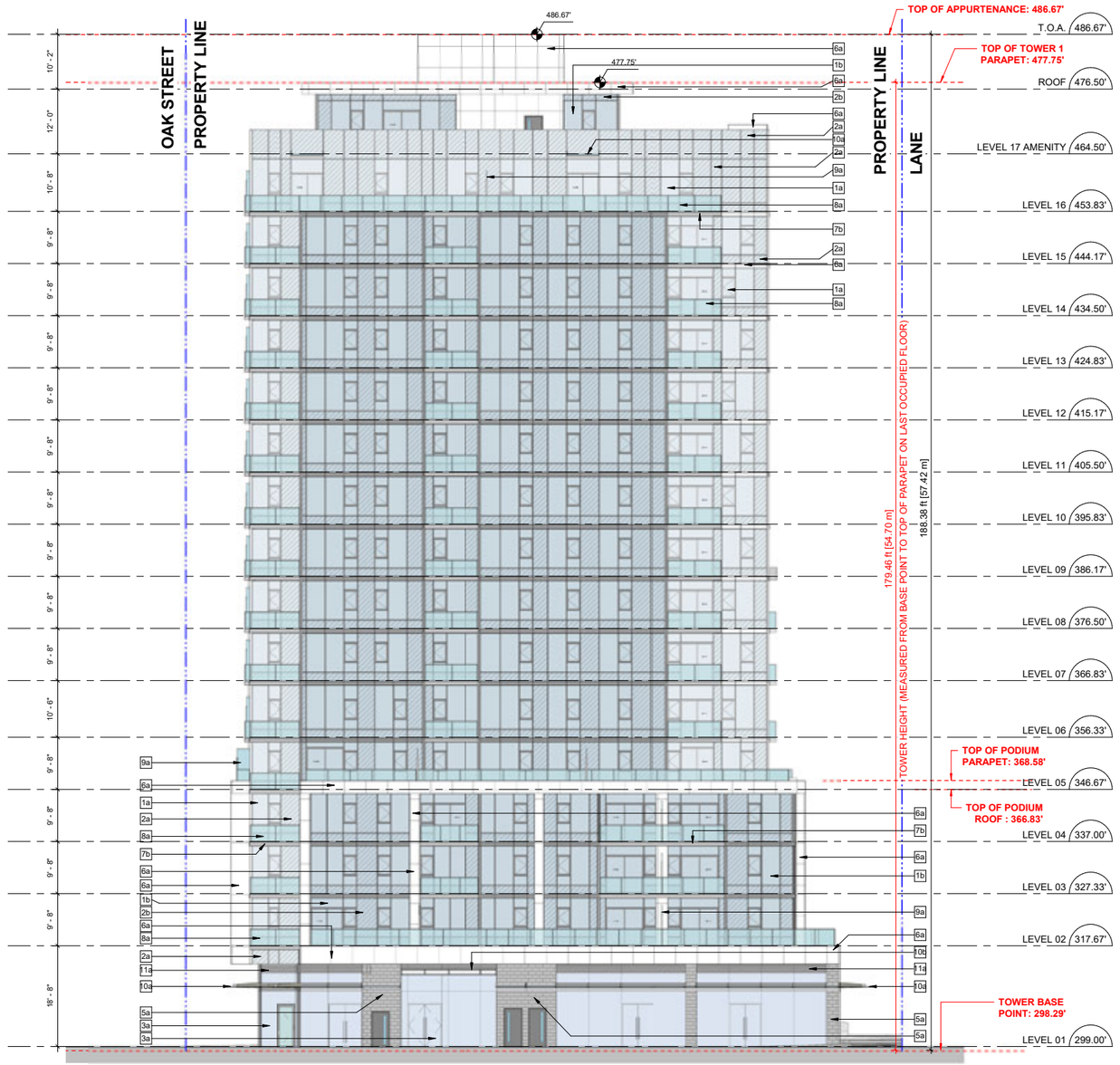
Level Roof



1 A-1.17 OVERALL PLAN- ROOF/T.O.A.
SCALE: 3/32" = 1'-0"

True North Project North

North Elevation

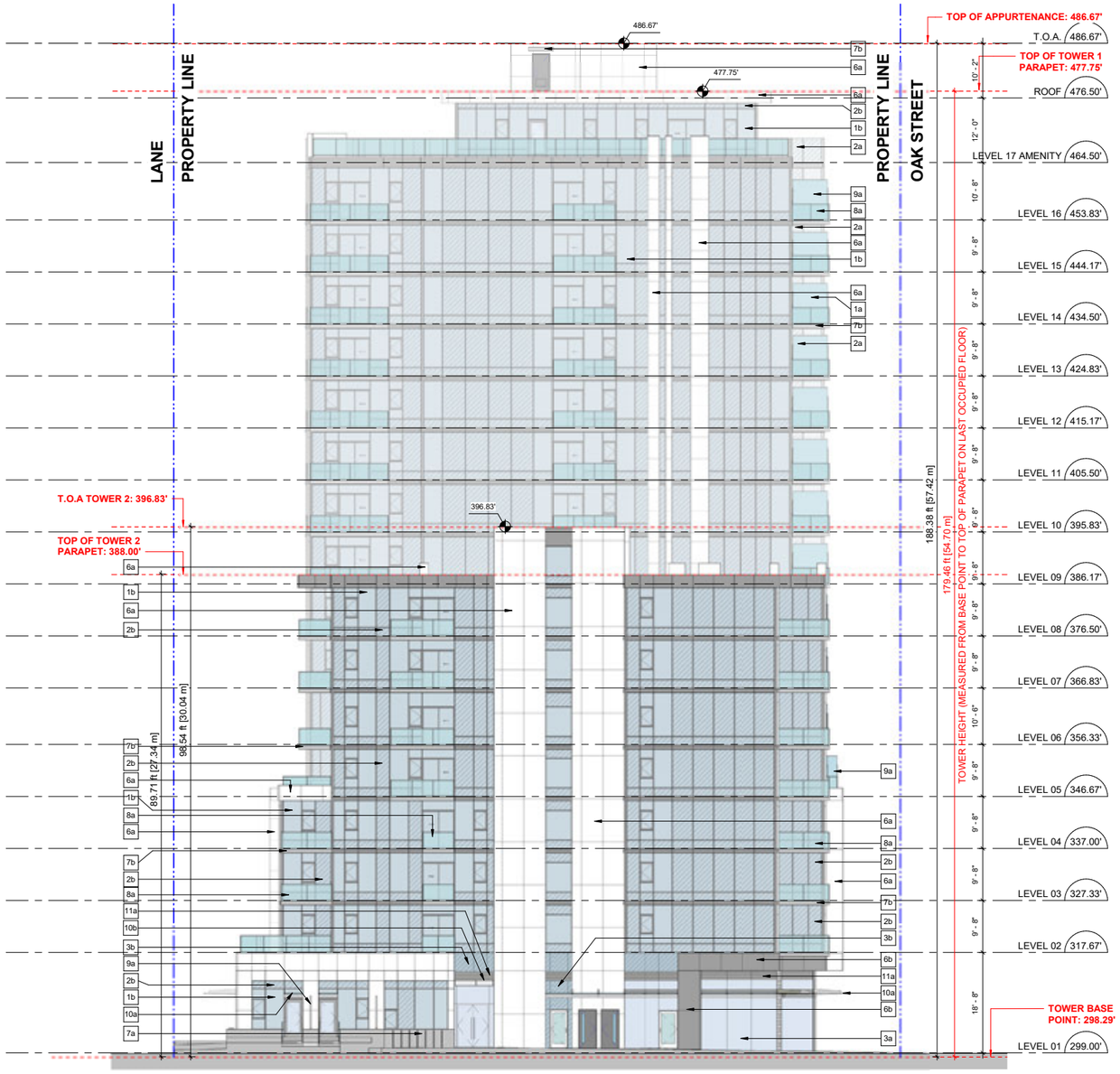


1 / A-2.01 OVERALL- NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION MATERIAL LIST	
Key Value	Keynote Text
1a	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON WHITE ALUMINUM FRAME
1b	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON GRAY ALUMINUM FRAME
2a	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED WHITE / SINGLE GLAZING ON WHITE ALUMINUM FRAME
2b	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SINGLE GLAZING ON GRAY ALUMINUM FRAME
2c	TYP. BYPASS SPANDREL: METAL PANEL DARK GRAY WITH INSULATION ON GRAY ALUMINUM FRAME (BM: STERLING SILVER)
3a	TYP. PODIUM GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON CLEARWALL SS CURTAIN WALL SYSTEM
3b	TYP. PODIUM SPENDREL: LOW E-COATING ON LIGHT BLUE CLEAR TEMPERED WITH ROLL COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SS CURTAIN WALL SYSTEM
5a	DARK BRICK CLADDING WITH INSULATION
6a	METAL CLADDING: WHITE
6b	METAL CLADDING: DARK GRAY
7a	ARCHITECTURAL CONCRETE: PAINTED LIGHT GRAY (BM: METRO GRAY)
7b	ARCHITECTURAL CONCRETE: PAINTED DARK GRAY
8a	GUARD: TEMPERED GLASS- LIGHT BLUE CLEAR WITH CLEAR ANODIZED ALUMINUM
9a	PRIVACY SCREEN: TYPE.1 TRANSLUCENT LIGHT BLUE TINTED TEMPERED GLASS PRIVACY SCREEN
10a	GLASS CANOPY: TYPE.1
10b	GLASS CANOPY: TYPE.2 (LOBBY ENTRANCE)
11a	MECHANICAL: LOUVER ON CURTAIN WALL SYSTEM- GRAY
12	CHAINLINK FENCE WITH GATE- GALVANIZED STEEL

REGISTERED ARCHITECT
JOHN GWYN VOSE
BRITISH COLUMBIA
2021-11-01

South Elevation



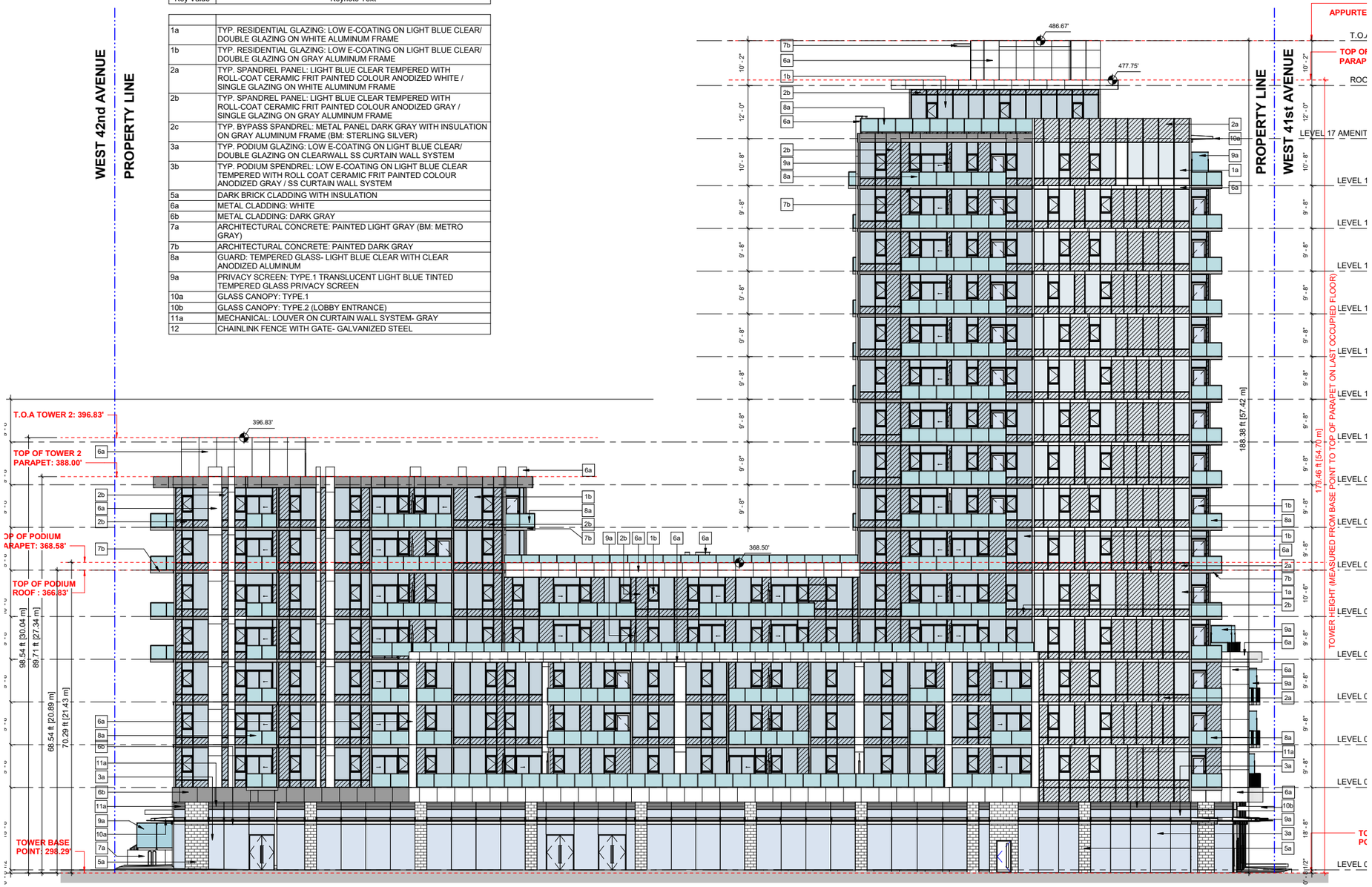
1 A-2.02 OVERALL- SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION MATERIAL LIST	
Key Value	Keynote Text
1a	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON WHITE ALUMINUM FRAME
1b	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON GRAY ALUMINUM FRAME
2a	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED WHITE / SINGLE GLAZING ON WHITE ALUMINUM FRAME
2b	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SINGLE GLAZING ON GRAY ALUMINUM FRAME
2c	TYP. BYPASS SPANDREL: METAL PANEL DARK GRAY WITH INSULATION ON GRAY ALUMINUM FRAME (BM: STERLING SILVER)
3a	TYP. PODIUM GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON CLEARWALL SS CURTAIN WALL SYSTEM
3b	TYP. PODIUM SPENDREL: LOW E-COATING ON LIGHT BLUE CLEAR TEMPERED WITH ROLL COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SS CURTAIN WALL SYSTEM
5a	DARK BRICK CLADDING WITH INSULATION
6a	METAL CLADDING: WHITE
6b	METAL CLADDING: DARK GRAY
7a	ARCHITECTURAL CONCRETE: PAINTED LIGHT GRAY (BM: METRO GRAY)
7b	ARCHITECTURAL CONCRETE: PAINTED DARK GRAY
8a	GUARD: TEMPERED GLASS- LIGHT BLUE CLEAR WITH CLEAR ANODIZED ALUMINUM
9a	PRIVACY SCREEN: TYPE.1 TRANSLUCENT LIGHT BLUE TINTED TEMPERED GLASS PRIVACY SCREEN
10a	GLASS CANOPY: TYPE.1
10b	GLASS CANOPY: TYPE.2 (LOBBY ENTRANCE)
11a	MECHANICAL: LOUVER ON CURTAIN WALL SYSTEM- GRAY
12	CHAINLINK FENCE WITH GATE- GALVANIZED STEEL

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2021-11-01

East Elevation

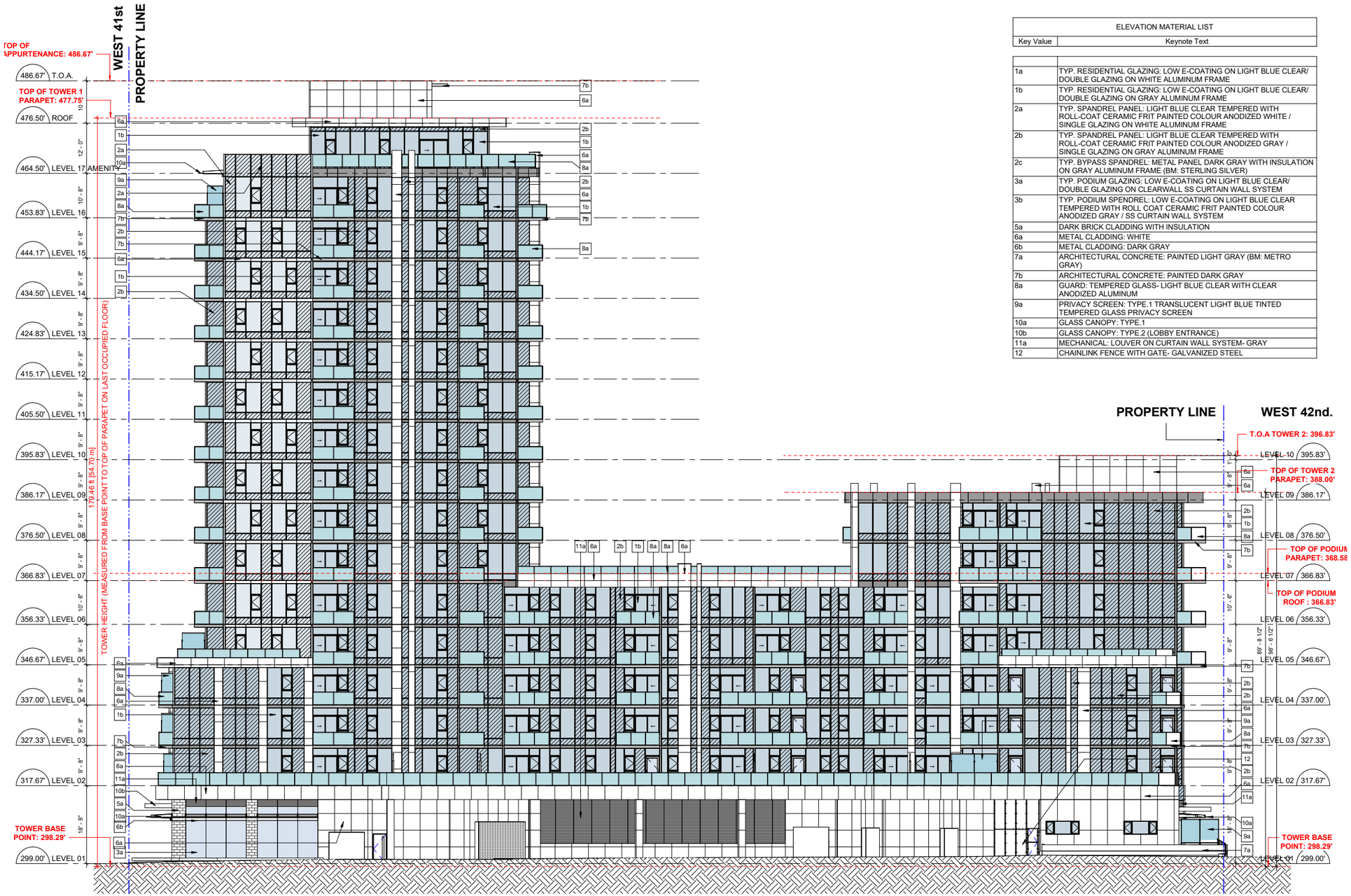
ELEVATION MATERIAL LIST	
Key Value	Keynote Text
1a	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON WHITE ALUMINUM FRAME
1b	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON GRAY ALUMINUM FRAME
2a	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED WHITE / SINGLE GLAZING ON WHITE ALUMINUM FRAME
2b	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SINGLE GLAZING ON GRAY ALUMINUM FRAME
2c	TYP. BYPASS SPANDREL: METAL PANEL DARK GRAY WITH INSULATION ON GRAY ALUMINUM FRAME (BM: STERLING SILVER)
3a	TYP. PODIUM GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON CLEARWALL SS CURTAIN WALL SYSTEM
3b	TYP. PODIUM SPENDREL: LOW E-COATING ON LIGHT BLUE CLEAR TEMPERED WITH ROLL COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SS CURTAIN WALL SYSTEM
5a	DARK BRICK CLADDING WITH INSULATION
6a	METAL CLADDING: WHITE
6b	METAL CLADDING: DARK GRAY
7a	ARCHITECTURAL CONCRETE: PAINTED LIGHT GRAY (BM: METRO GRAY)
7b	ARCHITECTURAL CONCRETE: PAINTED DARK GRAY
8a	GUARD: TEMPERED GLASS- LIGHT BLUE CLEAR WITH CLEAR ANODIZED ALUMINUM
9a	PRIVACY SCREEN: TYPE.1 TRANSLUCENT LIGHT BLUE TINTED TEMPERED GLASS PRIVACY SCREEN
10a	GLASS CANOPY: TYPE.1
10b	GLASS CANOPY: TYPE.2 (LOBBY ENTRANCE)
11a	MECHANICAL: LOUVER ON CURTAIN WALL SYSTEM- GRAY
12	CHAINLINK FENCE WITH GATE- GALVANIZED STEEL



1 / A-2.03 OVERALL- EAST ELEVATION
SCALE: 3/32" = 1'-0"

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2021-11-01

West Elevation

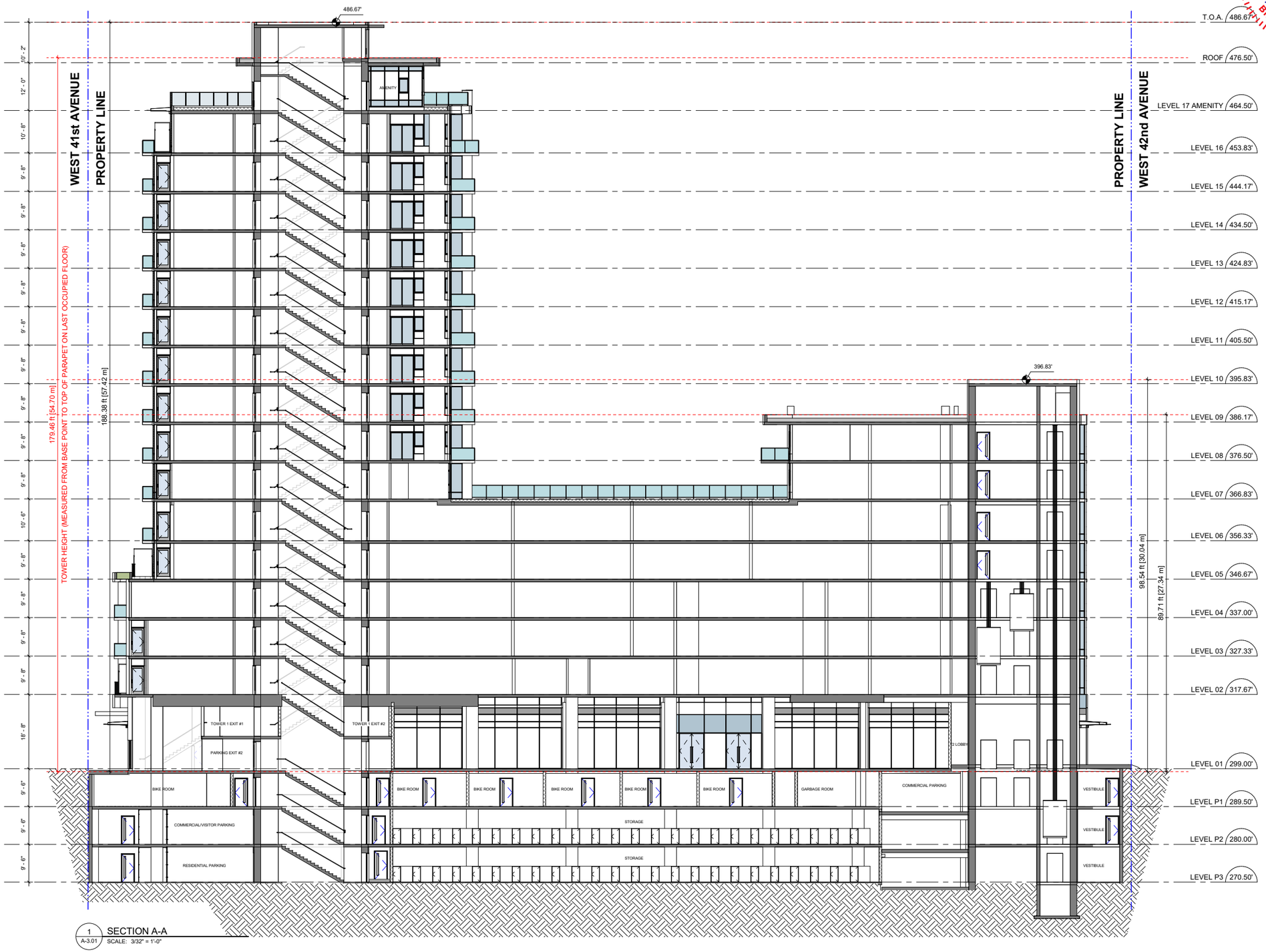


1 A-2.04 OVERALL- WEST ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION MATERIAL LIST	
Key Value	Keynote Text
1a	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON WHITE ALUMINUM FRAME
1b	TYP. RESIDENTIAL GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON GRAY ALUMINUM FRAME
2a	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED WHITE / SINGLE GLAZING ON WHITE ALUMINUM FRAME
2b	TYP. SPANDREL PANEL: LIGHT BLUE CLEAR TEMPERED WITH ROLL-COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SINGLE GLAZING ON GRAY ALUMINUM FRAME
2c	TYP. BYPASS SPANDREL: METAL PANEL DARK GRAY WITH INSULATION ON GRAY ALUMINUM FRAME (BM: STERLING SILVER)
3a	TYP. PODIUM GLAZING: LOW E-COATING ON LIGHT BLUE CLEAR/ DOUBLE GLAZING ON CLEARWALL SS CURTAIN WALL SYSTEM
3b	TYP. PODIUM SPENDREL: LOW E-COATING ON LIGHT BLUE CLEAR TEMPERED WITH ROLL COAT CERAMIC FRIT PAINTED COLOUR ANODIZED GRAY / SS CURTAIN WALL SYSTEM
5a	DARK BRICK CLADDING WITH INSULATION
6a	METAL CLADDING: WHITE
6b	METAL CLADDING: DARK GRAY
7a	ARCHITECTURAL CONCRETE: PAINTED LIGHT GRAY (BM: METRO GRAY)
7b	ARCHITECTURAL CONCRETE: PAINTED DARK GRAY
8a	GUARD: TEMPERED GLASS- LIGHT BLUE CLEAR WITH CLEAR ANODIZED ALUMINUM
9a	PRIVACY SCREEN: TYPE.1 TRANSLUCENT LIGHT BLUE TINTED TEMPERED GLASS PRIVACY SCREEN
10a	GLASS CANOPY: TYPE.1
10b	GLASS CANOPY: TYPE.2 (LOBBY ENTRANCE)
11a	MECHANICAL: LOUVER ON CURTAIN WALL SYSTEM- GRAY
12	CHAINLINK FENCE WITH GATE- GALVANIZED STEEL

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2021-11-01

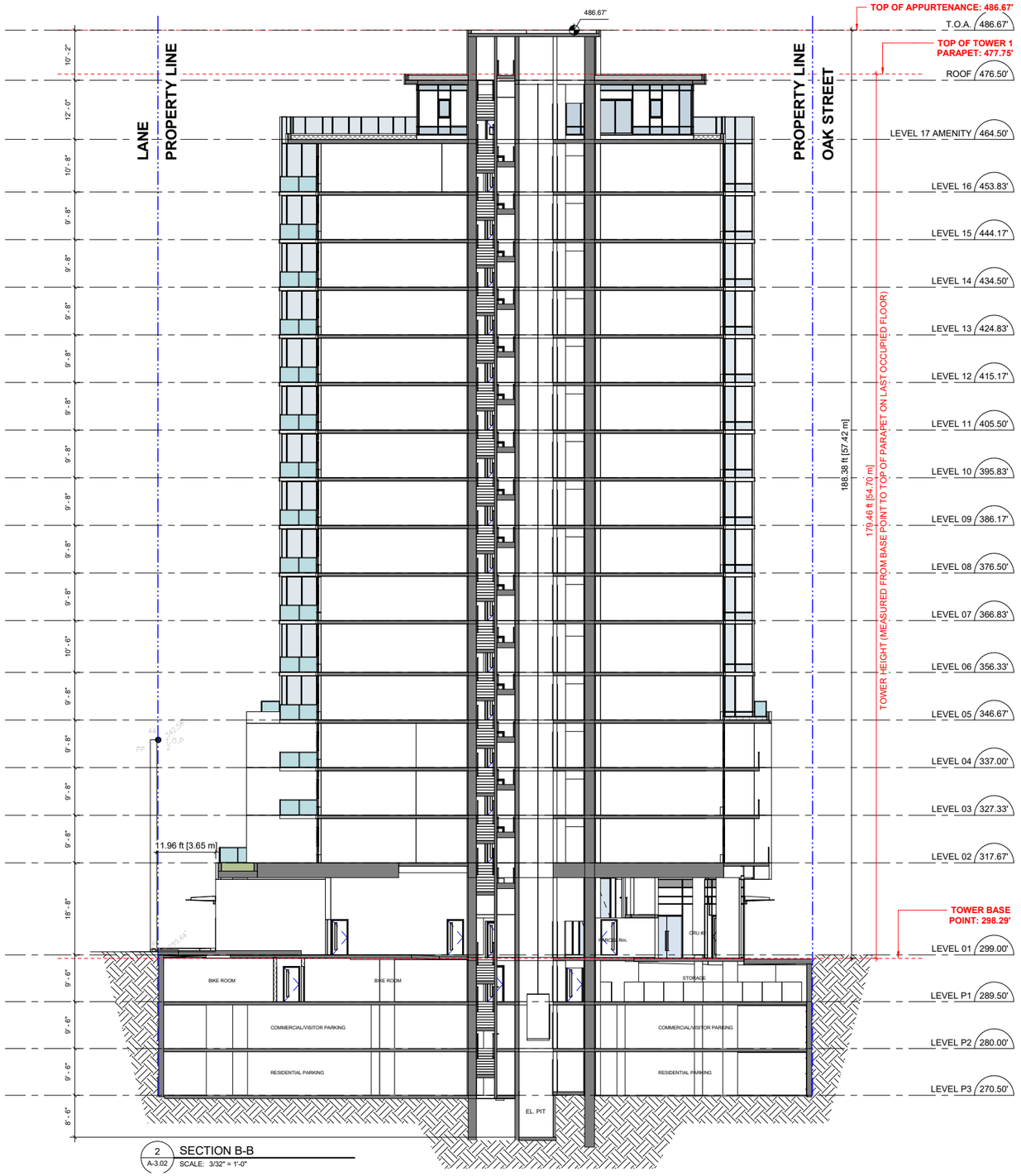
Longitudinal Section



1 A-3.01 SECTION A-A
SCALE: 3/32" = 1'-0"

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2021-11-01

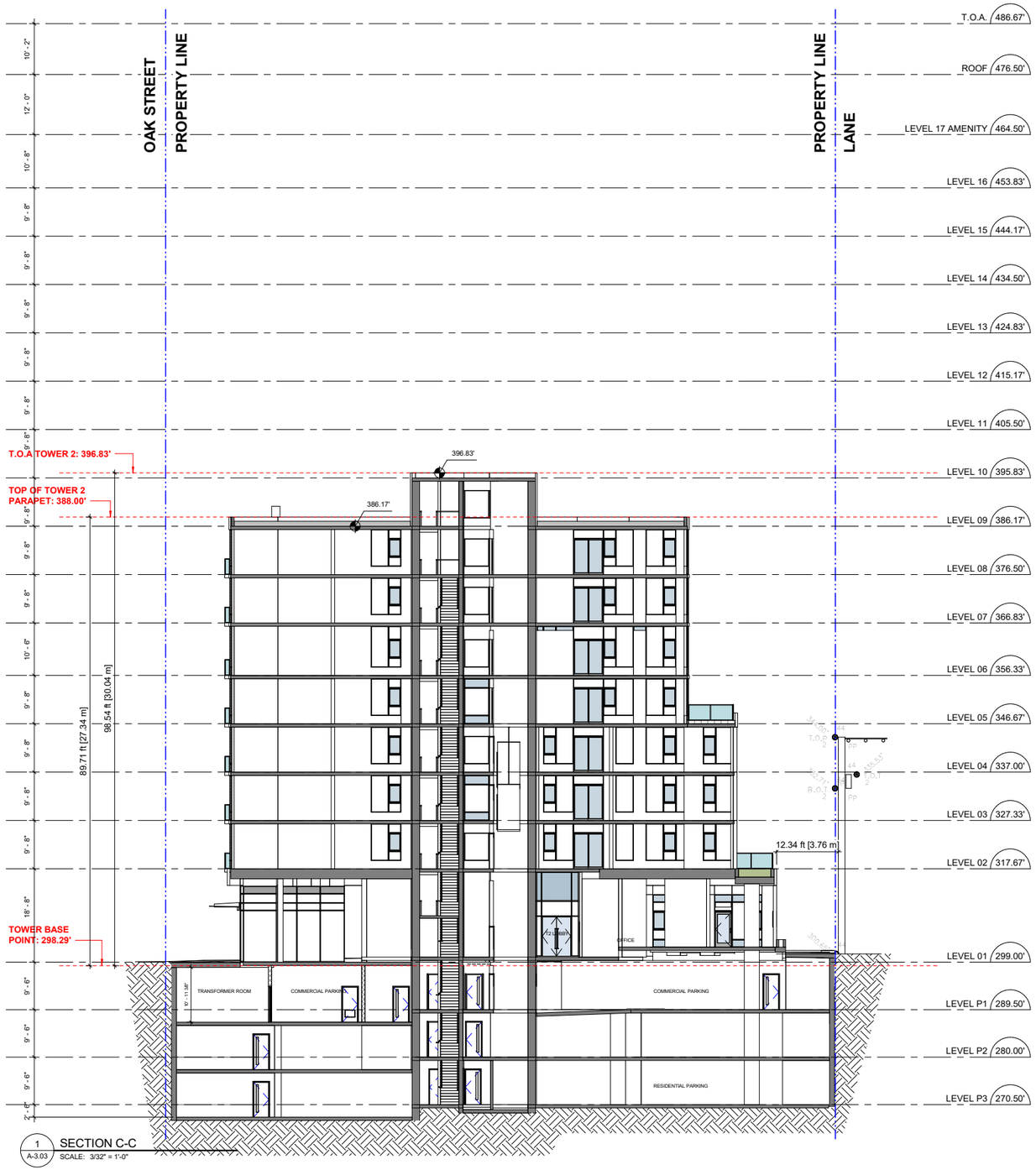
Transversal Section - Tower 1



2 A-3.02 SECTION B-B
SCALE: 3/32" = 1'-0"

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2021-11-01

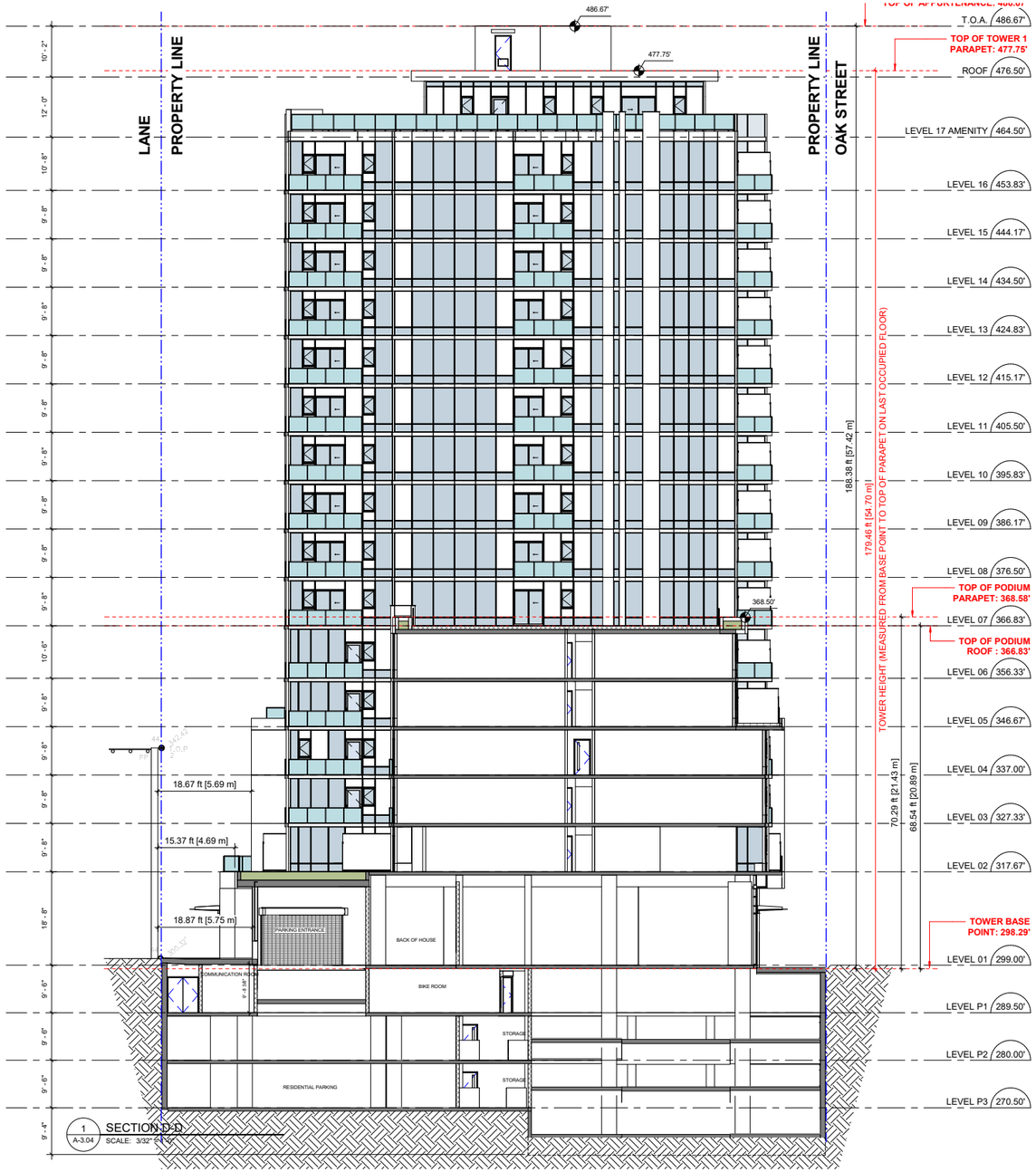
Transversal Section - Tower 2



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Transversal Section - Podium

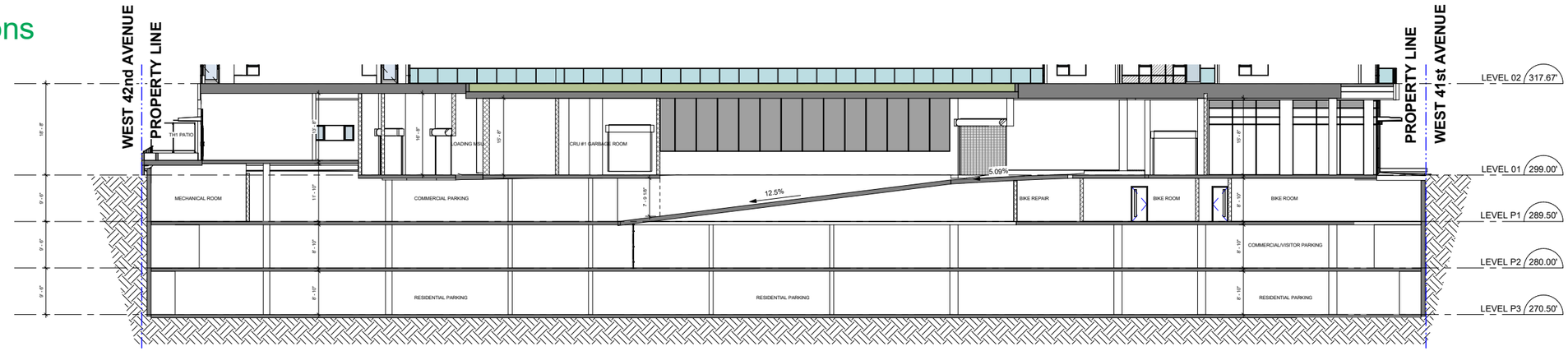


1 A-3.04 SECTION D-D
SCALE: 3/32" = 1'-0"

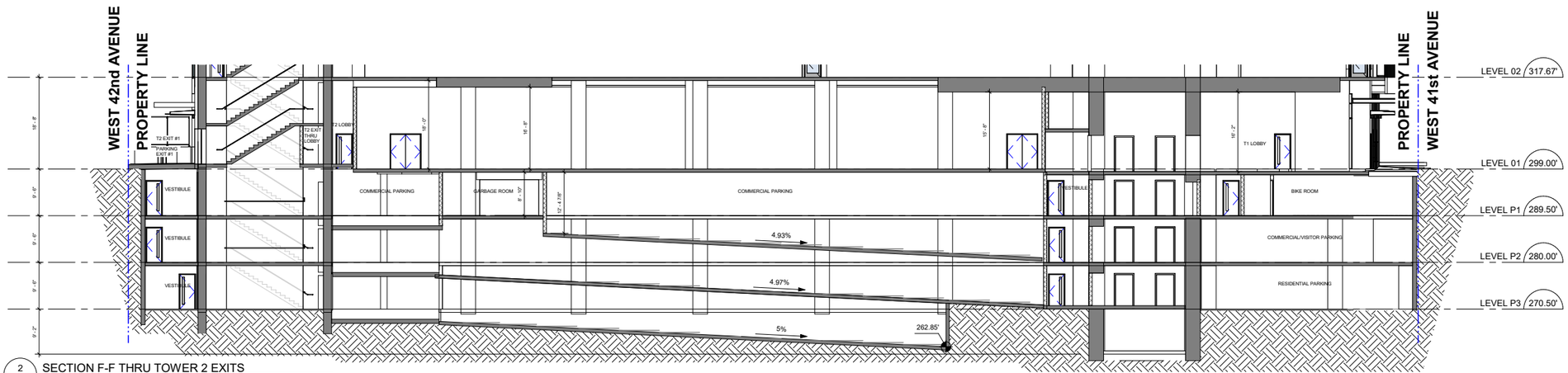
2021-11-01

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JOHN GWYN VOSE
BRITISH COLUMBIA
2021-11-01

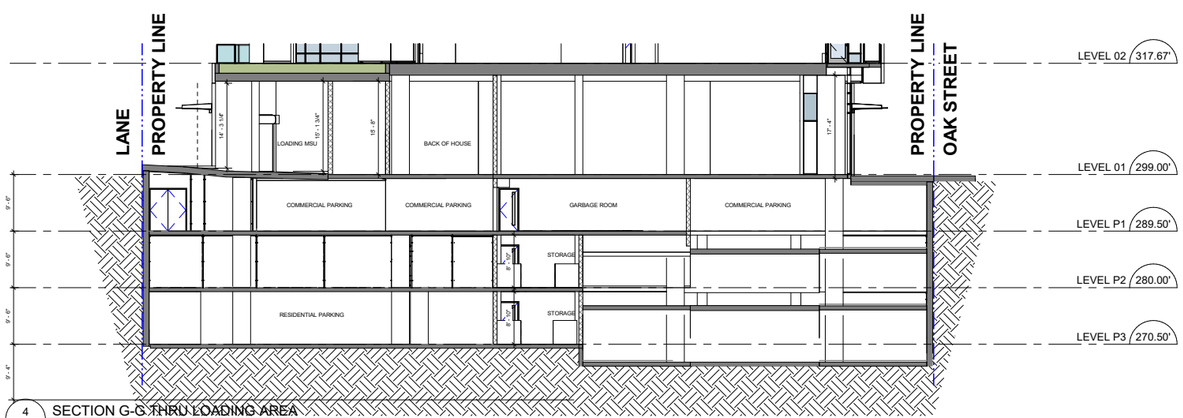
Close up Sections



1 A-3.05 SECTION E-E THRU RAMP AT PARKING ENTRANCE
SCALE: 3/32" = 1'-0"

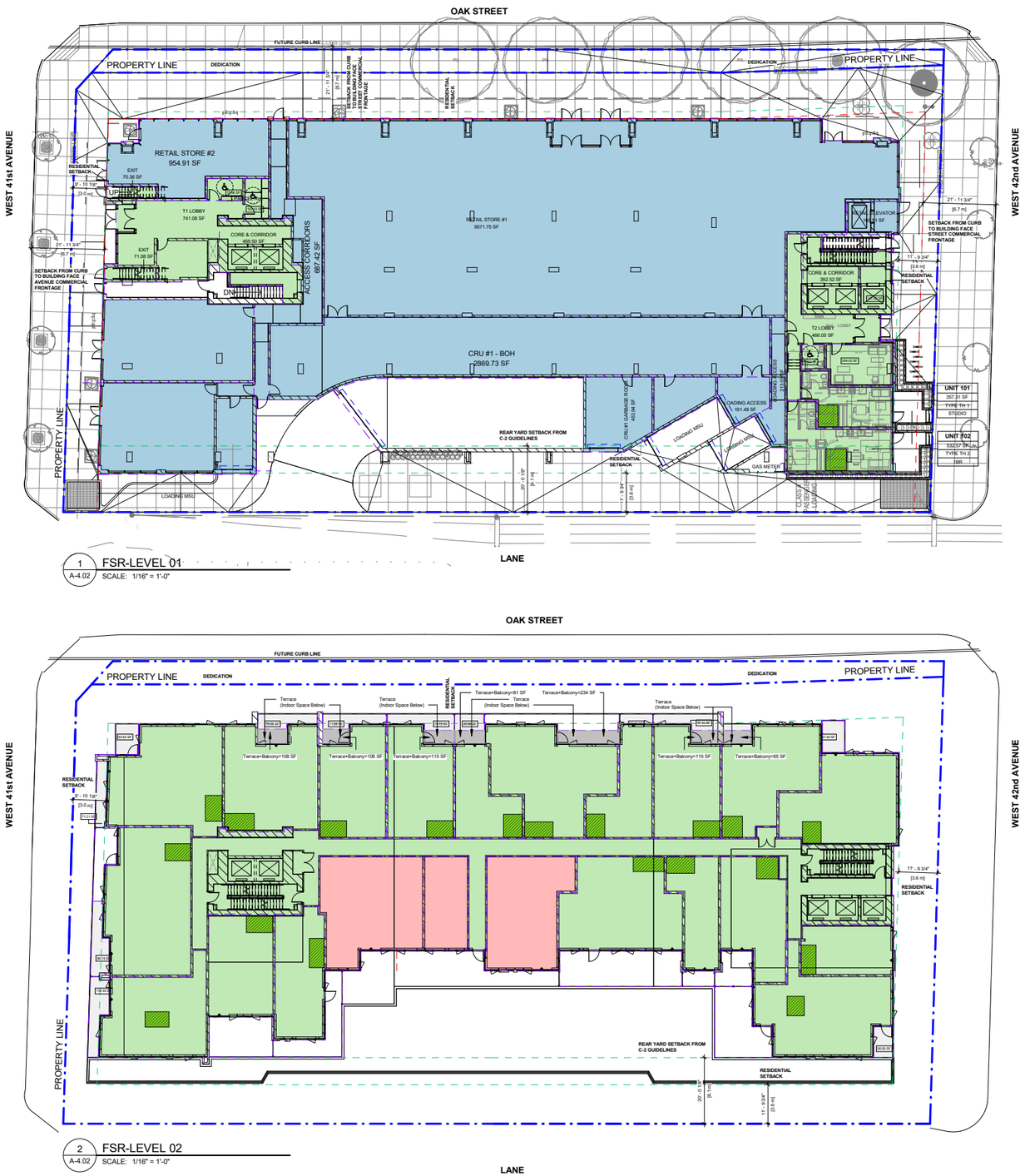


2 A-3.05 SECTION F-F THRU TOWER 2 EXITS
SCALE: 3/32" = 1'-0"



4 A-3.05 SECTION G-G THRU LOADING AREA
SCALE: 3/32" = 1'-0"

FSR Overlays



1 A-4.02 FSR-LEVEL 01
SCALE: 1/16" = 1'-0"

2 A-4.02 FSR-LEVEL 02
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 01			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 01	COMMERCIAL	17785.19 SF	
LEVEL 01	RESIDENTIAL	3747.99 SF	
GROSS FLOOR AREA		21533.18 SF	

* AREA EXCLUSION: 800 SF (In-Unit Storages)

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

AREA BREAKDOWN - LEVEL 02			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 02	AMENITY	2155.65 SF	
LEVEL 02	RESIDENTIAL	16921.04 SF	
GROSS FLOOR AREA		19076.70 SF	

* AREA EXCLUSION: 751 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 02	
LEVEL	AREA
LEVEL 02	110.32 SF
LEVEL 02	99.74 SF
LEVEL 02	65.63 SF
LEVEL 02	70.26 SF
LEVEL 02	45.66 SF
LEVEL 02	99.41 SF
LEVEL 02	67.44 SF
LEVEL 02	71.51 SF
LEVEL 02	71.24 SF
LEVEL 02	30.69 SF
LEVEL 02	56.00 SF
LEVEL 02	79.72 SF
TOTAL	867.60 SF

AREA BY USAGE TYPE

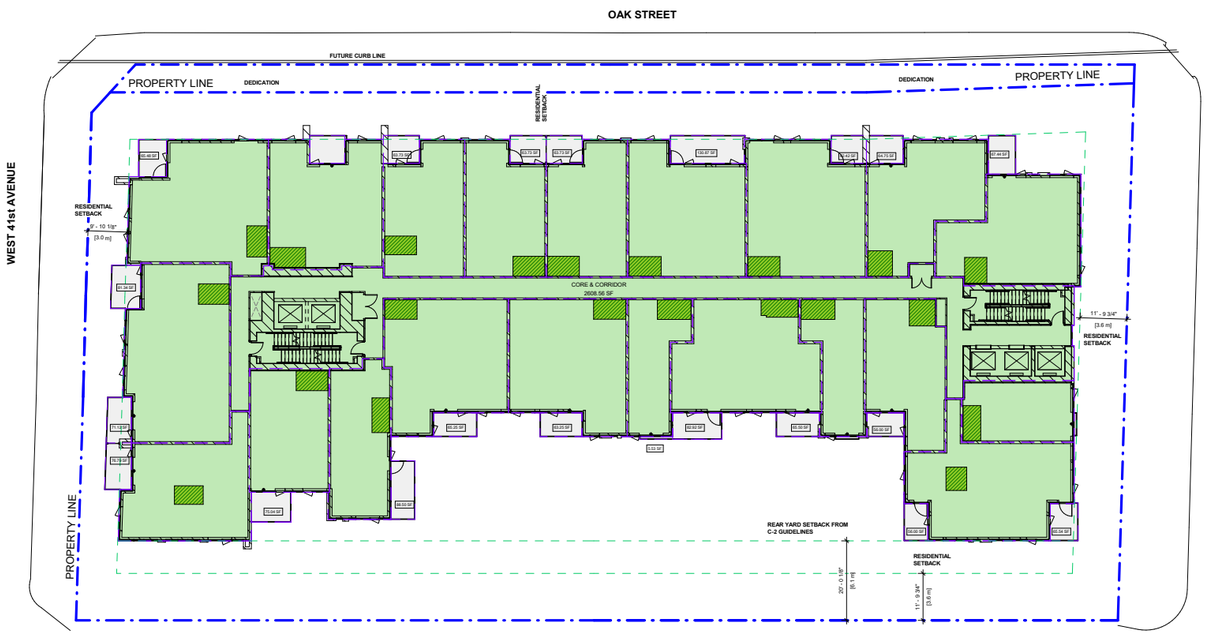
- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

True North Project North

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2021-11-01

FSR Overlays



1 A-4.03 LEVEL 03
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 03			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 03	RESIDENTIAL	19077.73 SF	
GROSS FLOOR AREA		19077.73 SF	

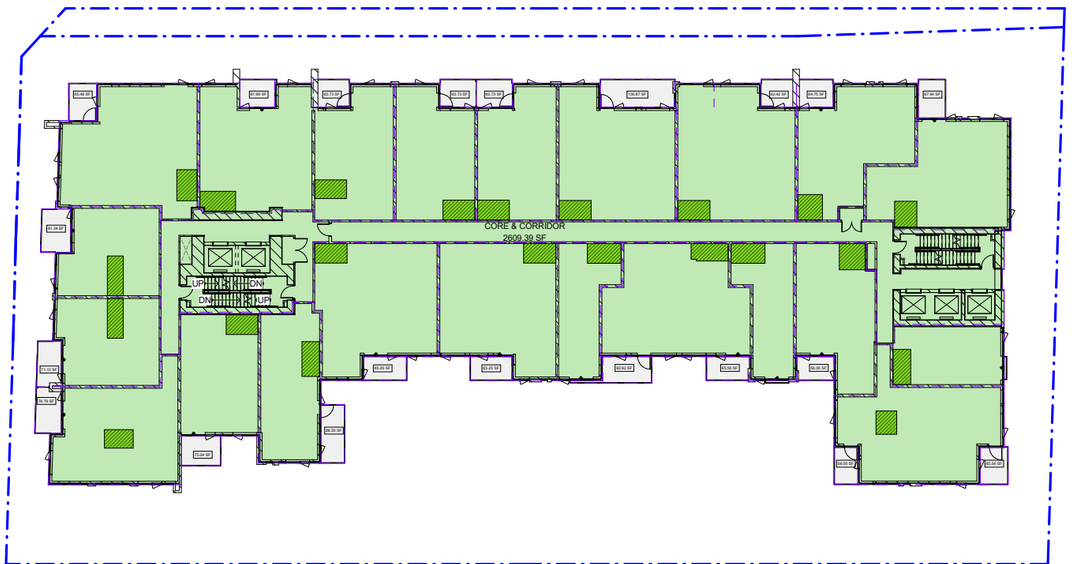
* AREA EXCLUSION: 829 SF (In-Unit Storages)

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

BALCONIES AREA - LEVEL 03	
LEVEL	AREA
LEVEL 03	76.79 SF
LEVEL 03	81.34 SF
LEVEL 03	65.48 SF
LEVEL 03	63.73 SF
LEVEL 03	130.87 SF
LEVEL 03	56.00 SF
LEVEL 03	88.50 SF
LEVEL 03	75.04 SF
LEVEL 03	56.00 SF
LEVEL 03	65.25 SF
LEVEL 03	63.25 SF
LEVEL 03	82.92 SF
LEVEL 03	65.50 SF
LEVEL 03	71.12 SF
LEVEL 03	63.73 SF
LEVEL 03	63.73 SF
LEVEL 03	62.42 SF
LEVEL 03	5.53 SF
LEVEL 03	65.54 SF
LEVEL 03	67.44 SF
LEVEL 03	64.75 SF
LEVEL 03	61.69 SF
TOTAL	1496.60 SF



3 A-4.03 FSR-LEVEL 04
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 04			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 03	RESIDENTIAL	19077.73 SF	
GROSS FLOOR AREA		19077.73 SF	

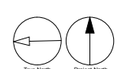
* AREA EXCLUSION: 869 SF (In-Unit Storages)

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

BALCONIES AREA - LEVEL 04	
LEVEL	AREA
LEVEL 03	76.79 SF
LEVEL 03	81.34 SF
LEVEL 03	65.48 SF
LEVEL 03	63.73 SF
LEVEL 03	130.87 SF
LEVEL 03	56.00 SF
LEVEL 03	88.50 SF
LEVEL 03	75.04 SF
LEVEL 03	56.00 SF
LEVEL 03	65.25 SF
LEVEL 03	63.25 SF
LEVEL 03	82.92 SF
LEVEL 03	65.50 SF
LEVEL 03	71.12 SF
LEVEL 03	63.73 SF
LEVEL 03	63.73 SF
LEVEL 03	62.42 SF
LEVEL 03	5.53 SF
LEVEL 03	65.54 SF
LEVEL 03	67.44 SF
LEVEL 03	64.75 SF
LEVEL 03	61.69 SF
TOTAL	1496.60 SF



REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2021-11-01

FSR Overlays



AREA BREAKDOWN - LEVEL 05			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 05	RESIDENTIAL	17668.07 SF	
GROSS FLOOR AREA		17668.07 SF	

* AREA EXCLUSION: 717 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 05	
LEVEL	AREA
LEVEL 05	82.83 SF
LEVEL 05	67.26 SF
LEVEL 05	56.00 SF
LEVEL 05	116.46 SF
LEVEL 05	65.50 SF
LEVEL 05	71.64 SF
LEVEL 05	63.25 SF
LEVEL 05	65.25 SF
LEVEL 05	88.50 SF
LEVEL 05	75.00 SF
LEVEL 05	115.37 SF
LEVEL 05	145.25 SF
LEVEL 05	109.87 SF
LEVEL 05	112.68 SF
LEVEL 05	66.95 SF
LEVEL 05	59.00 SF
LEVEL 05	201.06 SF
LEVEL 05	64.79 SF
LEVEL 05	202.31 SF
LEVEL 05	177.38 SF
LEVEL 05	59.00 SF
TOTAL	2065.36 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

AREA BREAKDOWN - LEVEL 06			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 06	RESIDENTIAL	17668.22 SF	
GROSS FLOOR AREA		17668.22 SF	

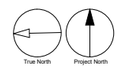
* AREA EXCLUSION: 717 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 06	
LEVEL	AREA
LEVEL 06	62.62 SF
LEVEL 06	82.83 SF
LEVEL 06	67.65 SF
LEVEL 06	65.33 SF
LEVEL 06	64.96 SF
LEVEL 06	65.50 SF
LEVEL 06	72.75 SF
LEVEL 06	63.25 SF
LEVEL 06	65.25 SF
LEVEL 06	89.50 SF
LEVEL 06	75.00 SF
LEVEL 06	152.25 SF
LEVEL 06	73.06 SF
LEVEL 06	110.40 SF
LEVEL 06	77.44 SF
LEVEL 06	89.40 SF
LEVEL 06	70.00 SF
LEVEL 06	70.00 SF
LEVEL 06	65.63 SF
LEVEL 06	62.50 SF
TOTAL	1545.31 SF

AREA BY USAGE TYPE

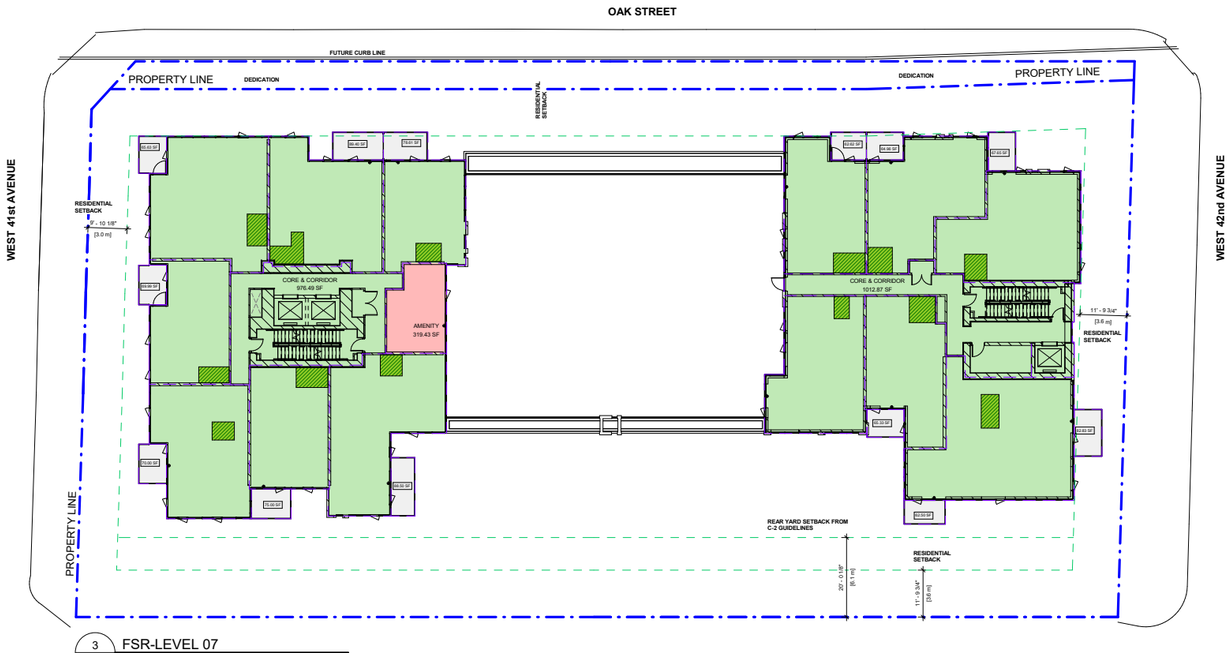
- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM



REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2021-11-01

FSR Overlays



3 A-4.05 FSR-LEVEL 07
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 07 - TOWER 1			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 07	RESIDENTIAL	3518.84 SF	
TOWER 1			
LEVEL 07	AMENITY	319.43 SF	Yes
LEVEL 07	RESIDENTIAL	2675.51 SF	No
GROSS FLOOR AREA		6513.78 SF	

* AREA EXCLUSION (T1): 244 SF (In-Unit Storages)

AREA BREAKDOWN - LEVEL 07 - TOWER 2			
LEVEL	USAGE TYPE	AREA	EXCLUSION
LEVEL 07	RESIDENTIAL	3518.84 SF	
TOWER 2			
LEVEL 07	RESIDENTIAL	5953.61 SF	No
GROSS FLOOR AREA		9472.45 SF	

* AREA EXCLUSION (T2): 219 SF (In-Unit Storages)

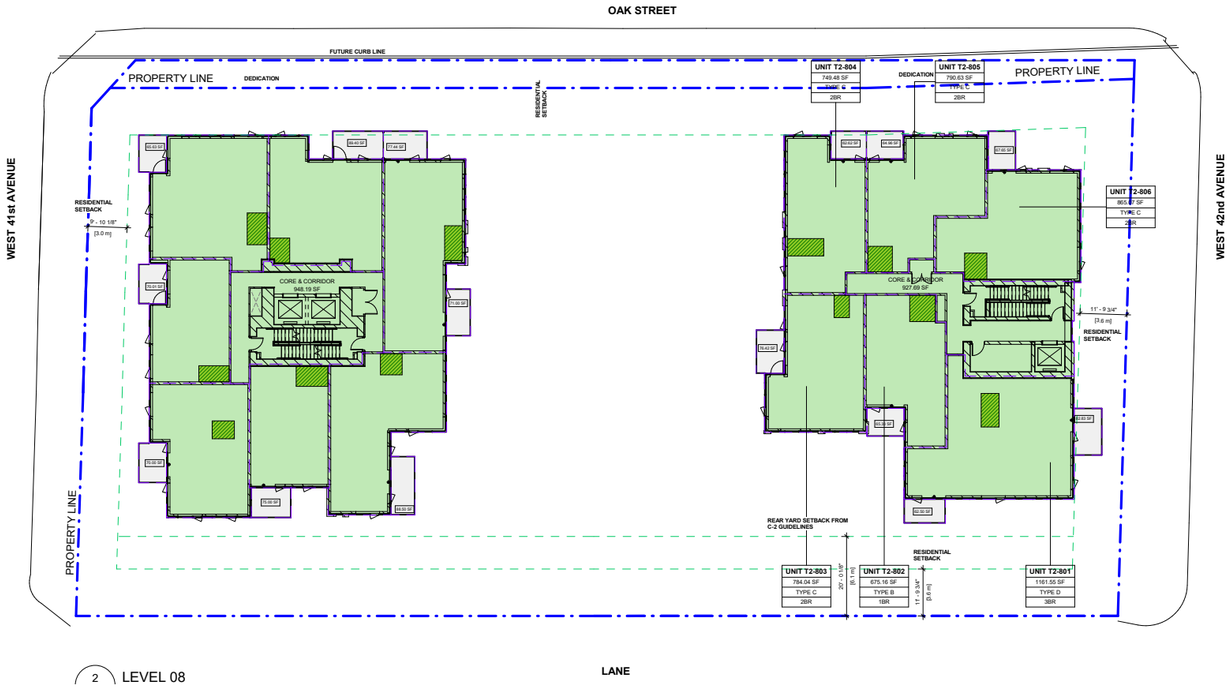
BALCONIES AREA - LEVEL 07 - TOWER 1	
LEVEL	AREA
LEVEL 07	89.40 SF
LEVEL 07	78.61 SF
LEVEL 07	88.50 SF
LEVEL 07	75.00 SF
LEVEL 07	70.00 SF
LEVEL 07	69.99 SF
LEVEL 07	65.63 SF
LEVEL 07	62.50 SF
TOTAL	599.62 SF

BALCONIES AREA - LEVEL 07 - TOWER 2	
LEVEL	AREA
LEVEL 07	62.62 SF
LEVEL 07	82.83 SF
LEVEL 07	67.65 SF
LEVEL 07	65.33 SF
LEVEL 07	64.96 SF
LEVEL 07	62.50 SF
TOTAL	405.89 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM



2 LEVEL 08

AREA BREAKDOWN - LEVEL 08 - TOWER 1			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 08	RESIDENTIAL	3866.56 SF	
TOWER 1			
LEVEL 08	RESIDENTIAL	2647.22 SF	No
GROSS FLOOR AREA		6513.78 SF	

* AREA EXCLUSION (T1): 234 SF (In-Unit Storages)

AREA BREAKDOWN - LEVEL 08 - TOWER 2			
LEVEL	USAGE TYPE	AREA	EXCLUSION
LEVEL 08	RESIDENTIAL	3866.56 SF	
TOWER 2			
LEVEL 08	RESIDENTIAL	5953.61 SF	No
GROSS FLOOR AREA		9820.18 SF	

* AREA EXCLUSION (T2): 218 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 08 - TOWER 1	
LEVEL	AREA
LEVEL 08	89.40 SF
LEVEL 08	77.44 SF
LEVEL 08	88.50 SF
LEVEL 08	75.00 SF
LEVEL 08	70.00 SF
LEVEL 08	65.63 SF
LEVEL 08	71.00 SF
LEVEL 08	70.01 SF
LEVEL 08	62.62 SF
LEVEL 08	62.50 SF
TOTAL	732.09 SF

BALCONIES AREA - LEVEL 08 - TOWER 2	
LEVEL	AREA
LEVEL 08	64.96 SF
LEVEL 08	76.42 SF
LEVEL 08	82.83 SF
LEVEL 08	67.65 SF
LEVEL 08	65.33 SF
LEVEL 08	70.01 SF
LEVEL 08	62.62 SF
LEVEL 08	62.50 SF
TOTAL	552.32 SF

AREA BY USAGE TYPE

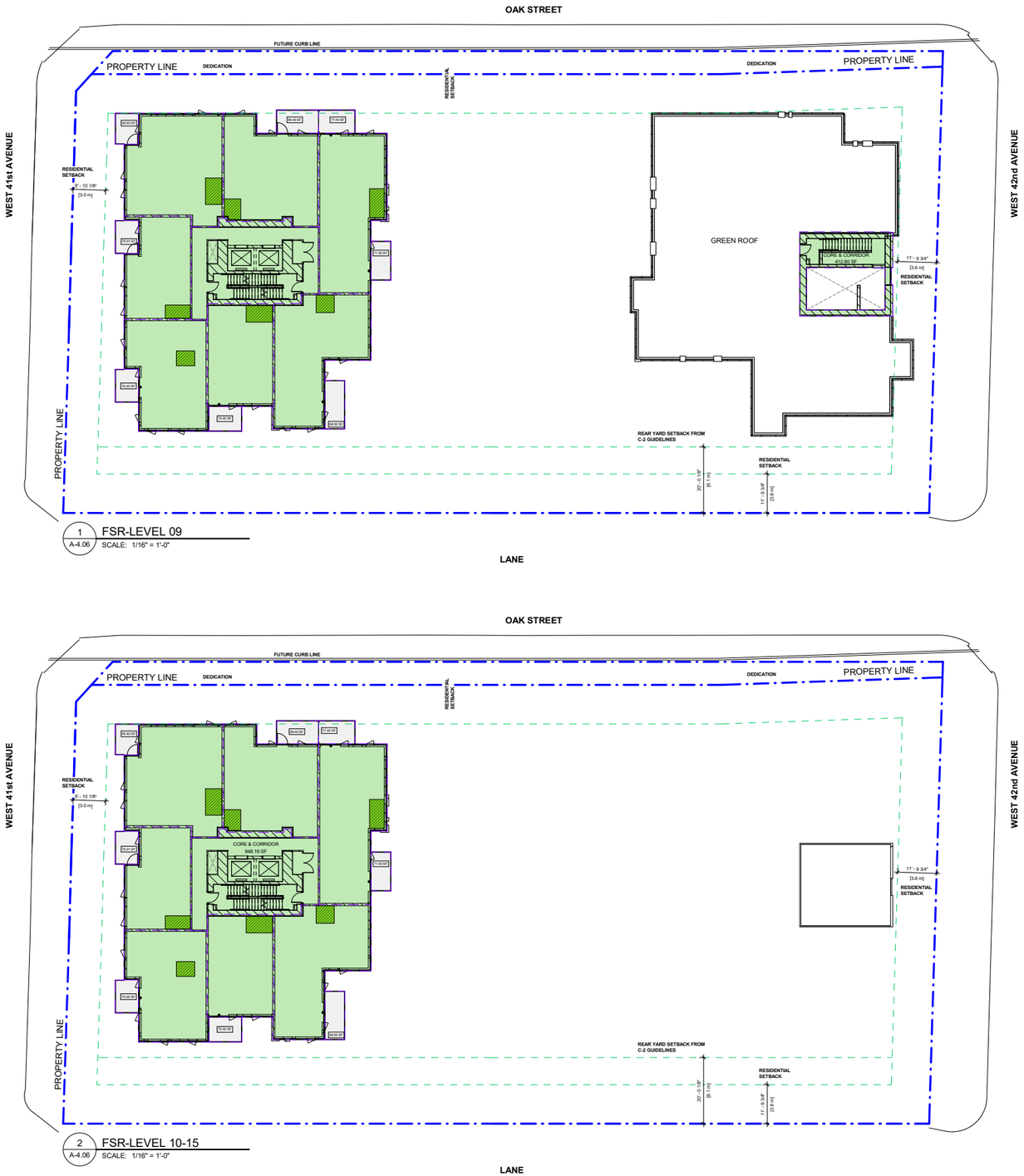
- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

True North Project North

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2021-11-01

FSR Overlays



1 A-4.06 FSR-LEVEL 09
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 09 - TOWER 1			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 09	RESIDENTIAL	3866.56 SF	
TOWER 1			
LEVEL 09	RESIDENTIAL	2647.22 SF	No
GROSS FLOOR AREA		6513.78 SF	

* AREA EXCLUSION: 234 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 09	
LEVEL	AREA
LEVEL 09	89.40 SF
LEVEL 09	77.44 SF
LEVEL 09	88.50 SF
LEVEL 09	75.00 SF
LEVEL 09	70.00 SF
LEVEL 09	65.63 SF
LEVEL 09	71.00 SF
LEVEL 09	70.01 SF
	606.97 SF

AREA BREAKDOWN - LEVEL 09 - TOWER 2			
LEVEL	USAGE TYPE	AREA	EXCLUSION
LEVEL 09	RESIDENTIAL	3866.56 SF	
TOWER 2			
LEVEL 09	RESIDENTIAL	412.80 SF	No
GROSS FLOOR AREA		4279.37 SF	

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2021-11-01

2 A-4.06 FSR-LEVEL 10-15
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 10-15			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 10	RESIDENTIAL	6513.78 SF	
GROSS FLOOR AREA		6513.78 SF	

* AREA EXCLUSION: 234 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 10-15	
LEVEL	AREA
LEVEL 10	89.40 SF
LEVEL 10	77.44 SF
LEVEL 10	88.50 SF
LEVEL 10	75.00 SF
LEVEL 10	70.00 SF
LEVEL 10	65.63 SF
LEVEL 10	71.00 SF
LEVEL 10	70.01 SF
	606.97 SF

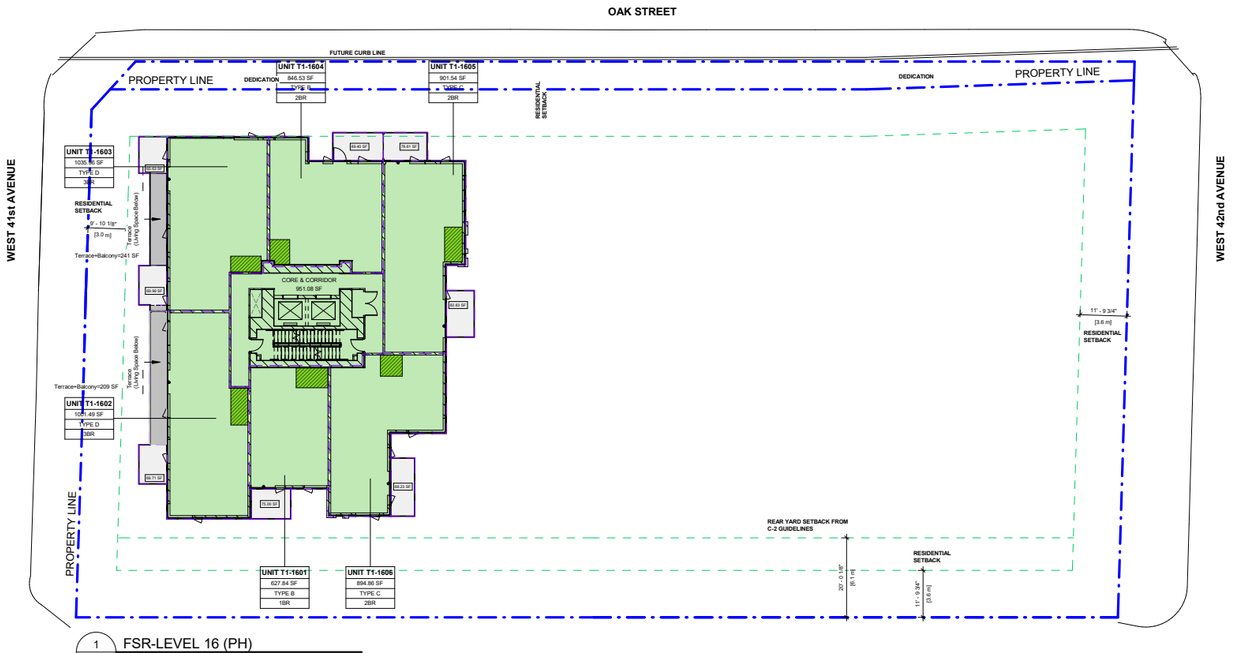
AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

True North Project North

FSR Overlays



1 A-4.07 FSR-LEVEL 16 (PH)
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 16 (PH)			
LEVEL	USAGE TYPE	AREA	EXCLUSION*
LEVEL 16	RESIDENTIAL	6259.30 SF	No
GROSS FLOOR AREA		6259.30 SF	

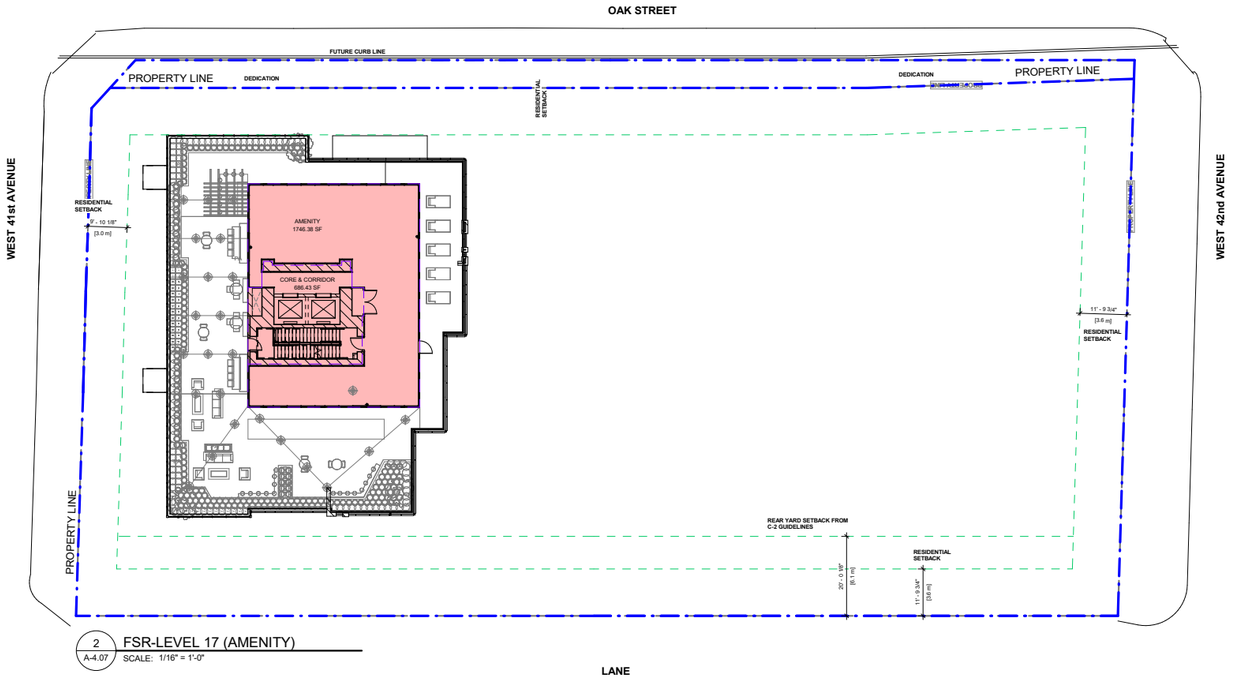
* AREA EXCLUSION: 209 SF (In-Unit Storages)

BALCONIES AREA - LEVEL 16 (PH)	
LEVEL	AREA
LEVEL 16	78.61 SF
LEVEL 16	88.23 SF
LEVEL 16	75.00 SF
LEVEL 16	69.71 SF
LEVEL 16	65.63 SF
LEVEL 16	82.83 SF
LEVEL 16	89.40 SF
LEVEL 16	69.99 SF
	619.39 SF

AREA BY USAGE TYPE

- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM



2 A-4.07 FSR-LEVEL 17 (AMENITY)
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN - LEVEL 17 (AMENITY)			
LEVEL	USAGE TYPE	AREA	EXCLUSION
LEVEL 17 AMENITY	AMENITY	2432.81 SF	Yes
GROSS FLOOR AREA		2432.81 SF	

AREA BY USAGE TYPE

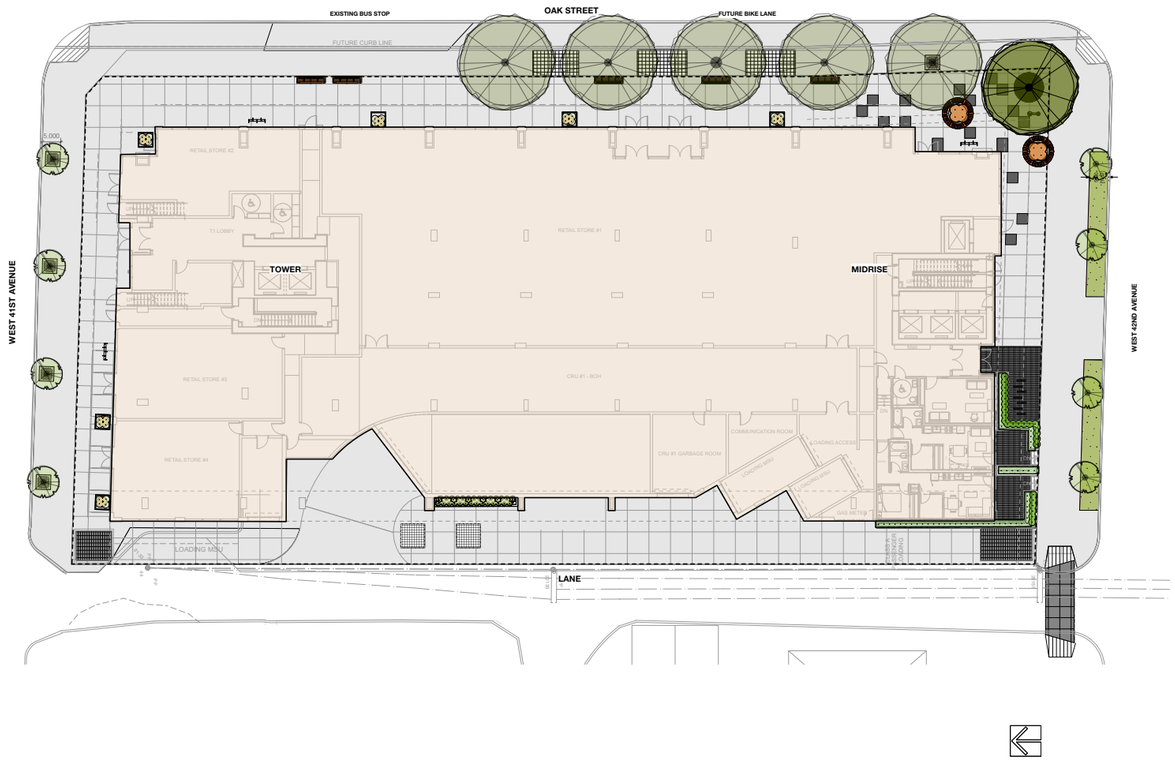
- AMENITY
- BALCONY
- COMMERCIAL
- RESIDENTIAL
- STORAGE

UNIT TYPE	
TYPE A	STUDIO
TYPE B	1 BEDROOM
TYPE C	2 BEDROOM
TYPE D	3 BEDROOM

True North Project North

REGISTERED ARCHITECT JOHN GWYN VOSE BRITISH COLUMBIA
2021-11-01

Appendix B - Landscape Drawings



Oak & 41st Condo & Social Housing

for Wesgroup Properties

Civic Address: 1008 West 41st Avenue and 5763 Oak Street

CONSULTANT TEAM

OWNER:	Wesgroup Properties
ARCHITECT:	IBI
LANDSCAPE:	eta landscape architecture

DRAWING LIST

L0.0 Cover Page
L0.1 Landscape Notes and Schedules
L0.1.1 Landscape Notes and Schedules
L0.2 Illustrative Plan
L0.3 Precedent Images
L0.4 Precedent Images

L1.0 Tree Management Plan

L2.0 Offsite Plan

L3.1 Materials Plan - Ground Level
L3.2 Materials Plan - Level 2
L3.3 Materials Plan - Level 7
L3.4 Materials Plan - Level 9
L3.5 Materials Plan - Level 18

~~L4.0 Grading and Drainage Plan~~ (Not Included)

L5.1 Planting Plan - Ground Level
L5.2 Planting Plan - Level 2
L5.3 Planting Plan - Level 7
L5.4 Planting Plan - Level 9
L5.5 Planting Plan - Level 18

L6.1 Soil Depth Plan - Ground Level
L6.2 Soil Depth Plan - Level 2
L6.3 Soil Depth Plan - Level 7
L6.4 Soil Depth Plan - Level 9
L6.5 Soil Depth Plan - Level 18

~~L7.0 Irrigated Areas Plan~~ (Not Included)

L8.1 Landscape Sections
L8.2 Landscape Sections
L8.3 Landscape Sections
L8.4 Landscape Sections

L9.0 Softscape Details

L10.0 Hardscape Details

L11.1 Site Furnishings Details
L11.2 Site Furnishings Details

DESIGN RATIONALE

OVERVIEW

The overall design intent is to integrate this project into its' neighbourhood character and the evolving context of Oak Street within the Oakridge Town Centre. The enduring influence of this neighbourhood is explored and responded to in an integrated manner through the use of community connections, contextual themes and site appropriate materials consistent with the architectural expression. The overall ground plane programming responds to the street presence, arrival sequence, and minor public plaza. The design responds to the project's location within the Oakridge Town Centre Plan, sustainability goals, and to specific solar orientations.
Sustainability strategies have been addressed through plant material selected with a focus on planting adapted to drought and our changing micro-climate due to climate change. The provision of shade through street trees at the ground level will provide some mitigation of the urban heat island effect. Soil volumes are consistent with City of Vancouver standards and have been maximised to assist in storm water management.

STREET FRONTAGES

The eastern frontage of the site runs the length of Oak Street. The streetscape along this active frontage will be augmented by a new row of oak trees coordinated with the City of Vancouver Parks, and Engineering Departments so as not to impede this well used transit corridor. The streetscape along Oak street will eventually allow for a future bicycle pathway and the Oak trees are located well back of the roadway to allow for this development. Trees are situated in a continuous soil trench to maximise soil volumes for a healthy urban forest and assist in stormwater management.

A small plaza at the corner of 42nd Ave and Oak has been designated as a minor plaza as part of the Oakridge Town Centre Plan. Hardscape and site furnishings are consistent with planning for this portion of the plan and provide for a range of seating and gathering opportunities. In the shade of a specimen Oak tree, this corner plaza provides a direct connection to this well established and vibrant neighbourhood.

The northern frontage runs along West 41st Avenue and will accommodate a row of columnar Oak trees back of the sidewalk mirroring the rhythm of the mature trees on the north side of 41st Ave.
At 42nd Avenue we propose a row of columnar Oak trees within a grassy boulevard to ease the transition into the neighbourhood. The landscape treatment wraps the corner into the laneway to soften the transition to the commercial lane frontage.

COMMON OPEN SPACE

The level 2 amenity area is dedicated to at grade children's play in the form of patterning of rubber surfacing, and urban agriculture for the residents of the Social Housing building. This outdoor space is connected to the indoor amenity area for contiguous flow in the space. Spacious patios are situated around the perimeter of the amenity area which will receive western light and sunsets.

The level 7 amenity area is composed of a sequence of common spaces to facilitate community building. Spaces bridging the tower and the midrise include a children's play area, urban agriculture, and an informal seating and dining area. There are arbour structures to the east and west for shade as well as climbing vegetation.

The level 9 amenity space is composed of a family oriented area for urban agriculture - including one dedicated to children, and an informal area for socializing. A metal arbour provides some cover for shade or inclement weather. This unprogrammed ares will be able to take full advantage of views to the south, east and west.

The amenity area on the tower rooftop takes full advantage of views to the mountains and glorious sunsets with a series of small spaces including an informal seating and eating area, space for yoga, and provision for bocce or shuffleboard. Catenary lighting that is dark-sky friendly will activate the space in the evening. Planting at the edges of the rooftop amenity facilitate open views and assist in providing a natural separation between the amenity spaces and will soften the transition between the building and the neighbourhood.

BIODIVERSITY

Extensive green roofs on level 2 and level 9 are both Biodiversity Green Roofs providing substitute habitats for flora and fauna. They feature layered and mounded native vegetation and natural elements such as twig bundles, areas of sand and river rock, and pockets for water collection to increase opportunities for birds and pollinators to feed and shelter.

SUSTAINABILITY

- Native and non-native adapted plant material ensures less water demand.
- Increased soil volumes on and off slab that will retain and reduce the release rate of water into the larger system.
- High efficiency irrigation system to further reduce potable water consumption in the landscape.
- Small scale urban agriculture with composting abilities for educational potential.
- Use of durable materials.
- Landscape lighting will be low level and have cutoffs to minimize light spillage into other areas.

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA/CLNA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT)
CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT
BASIS).

GROWING MEDIA SHALL BE FREE FROM SUBSOIL ,
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CSLA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CSLA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CSLA STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	610 MM (24")	750 MM (30")
LARGE SHRUBS	610 MM (24")	610 MM (24")
GROUNDCOVERS	300 MM (12")	225 MM (9")
LAWN-IRRIGATED	150 MM (6")	150 MM (6")
LAWN-NOT IRRIGATED	150MM (6")	225 MM (9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 50MM (2")MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN
SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS CURRENT EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR-ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

GROWING MEDIUM LEGEND

- 300 MM (12") SOIL DEPTH
- 610 MM (24") SOIL DEPTH
- 750 MM (30") SOIL DEPTH
- 1015 MM (40") SOIL DEPTH
- STRUCTURAL SOIL
- ROOT BARRIER

PLANT LIST

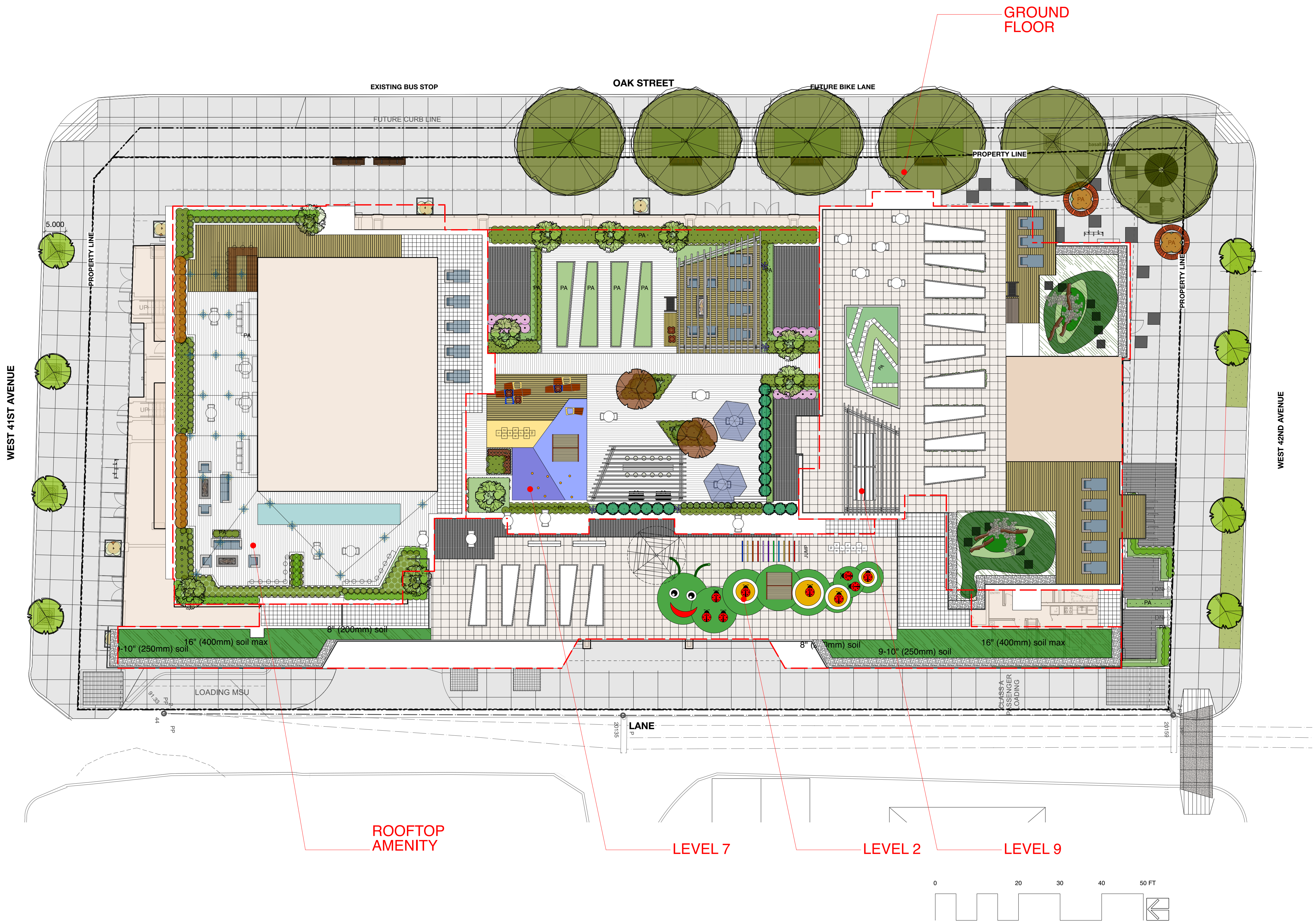
ID	QT	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Qf	5	Quercus frainetto	Hungarian oak	as shown	7cm cal/B&B	2m standard, full crown	
QrA	8	Quercus robur x alba 'Streetspire'	'Streetspire' oak	as shown	6cm cal/ B&B	2m standard/ full crown	
	0			as shown			
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
	0			.00			
LAWN - OFFSITE							
		Non-Netted, grown on sand					
TREES - LEVEL 1							
Qf	1	Quercus frainetto	Hungarian oak	as shown	7cm cal/B&B	2m standard, full crown	
SHRUBS / GROUNDCOVERS / PERENNIALS - LEVEL 1							
Lis	28	Liriope spicata	Lilyturf	1.50	#1 cont	full, bushy plants	
Mp	14	Miscanthus sinensis 'Purpurascens'	Purple maiden grass	2.00	#3 cont.	full/ bushy plants	B, P, W
Pah	25	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	1.50	#1 cont.-heavy	full/ bushy plants	B, W
Rc	24	Rubus calycinoides	creeping bramble	1.67	#1 cont.	full/ bushy plants	E, B, P, Ed
Shm	6	Schizophragma hydrangeoides 'Moonligh	Japanese hydrangea vine	4.00	#2 cont./ staked	full/ bushy plants	P
Tmh	59	Taxus media 'Hicksii'	Anglojap yew	1.50	1.2m/B&B	full. bushy plants	E, W
	0			.00			
LAWN							
		Non-Netted, grown on sand					
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST							

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - LEV 7							
Apl	2	Acer palmatum atropurpureum 'Bloodgoo	Bloodgood Japanese maple	as shown	2.5m ht/ B&B	multistemmed/ bushy plants	
Hem	7	Heptacodium miconioides	seven son flower	as shown	6 cm cal.	full, bushy plants	B, P
SHRUBS / GROUNDCOVERS / PERENNIALS - LEV 7							
Fa	44	Fragaris x ananassa	strawberry	.80	SP4	full/ bushy plants	
Imbp	20	ilex meserveae blue prince	Blue holly	2.70	#3 cont.	full/ bushy plants	E
Klm	20	Kalmia latifolia 'Minuet'	Minuet mountain laurel	2.00	#2 cont.	full/ bushy plants	E
Lis	166	Liriope spicata	Lilyturf	1.00	#1 cont	full, bushy plants	
Nat	288	Nassella tenuissima	Mexican feather grass	1.50	#2 cont.	full/ bushy plants	B, P
Rmb	4	Rhododendron 'Mission Bells'	white rhododendron	3.50	1mx1m/ field grown/ B&	full/ bushy plants	
Ro	13	Rosmarinus officinalis	rosemary	1.50	#2 cont.	full/ bushy plants	E, P, Ed
Tmh	71	Taxus media 'Hicksii'	Anglojap yew	1.50	1.2m/B&B	full. bushy plants	E, W
Ws	5	Wisteria sinensis	Chinese wisteria	2.50	#2 cont.	staked	
	0			.00			
LAWN - OFFSITE							
		Non-Netted, grown on sand					
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST							

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - ROOF							
Hem	3	Heptacodium miconioides	seven son flower	as shown	6 cm cal.	full, bushy plants	B, P
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
Lis	200	Liriope spicata	Lilyturf	1.50	#1 cont	full, bushy plants	
Mp	21	Miscanthus sinensis 'Purpurascens'	Purple maiden grass	2.00	#3 cont.	full/ bushy plants	B, P, W
Nat	66	Nassella tenuissima	Mexican feather grass	1.50	#2 cont.	full/ bushy plants	B, P
Pah	65	Pennisetum alopecuroides 'Hameln'	dwarf fountain grass	1.50	#1 cont.-heavy	full/ bushy plants	B, W
	0			.00			
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST							

MATERIALS AND FURNISHINGS

SITE FURNISHINGS								
ID	**REFERENCE**	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
S1	1/L11.1	BIKE RACK	16" x 55"	EP5930	EQUIPARC	5 bicycles	RAL Orange	3
S2	2/L11.1	BENCH SEATING	234 x 62 cm	SOI L8	STREET LIFE	thermally modified ash		5
S3	3/L11.1	MODULAR PLANTER	48" x 48" x 24"	CUBE	C3	aluminium	RAL Blue and Yellow	6
S4	1/L11.2	METAL ARBOUR	-	-	CUSTOM	-	TBC	3
S5	4/L11.1	AGILITY POLES	VARIES	-	CUSTOM	-	Powder Coat Yellow	7
S6	5/L11.1	PLAY FRAME	6'x6'	-	CUSTOM	-	Powder Coat Orange	1
S7	2/L11.2	POTTING TABLE	8'x3'	-	CUSTOM	-	Natural	1
S8	-	TUMBLING COMPOSTER	3.5'x3'	-	-	-	-	1
S9	-	BEE BOX	1.5'x1.5'	-	CUSTOM	-	Natural	12
S10	3/L11.2	OFFSITE TREE GRATE	4'x4'	JAMISON	URBAN ACCESSORIES	-	Raw	12
S11	4/L11.2	PLAZA TREE GRATE	8' DIA.	FLAT RAINBOW	URBAN ACCESSORIES	-	Orange	1
S12	5/L11.2	PLAZA ROUND BENCH	5' DIA.	OGDEN	MAGLIN	-	Orange	2
MATERIALS								
ID	**REFERENCE**	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
M1	1-2/L10.0	PEDESTRIAN CONCRETE	-	-	-	-	-	-
M2	3/L10.0	PATIO PAVERS	-	3:1	Abbotsford Concrete	-	Charcoal	-
M3	4/L10.0	PIP RUBBER SURFACING	-	-	Marathon	-	Sky Blue, Yellow, Teal	-
M4	5/L10.0	DRIP STRIP	-	-	-	-	-	-
M5	3/L10.0	AMENITY PAVERS	-	3:1	Abbotsford Concrete	-	Shadow	-
M6	-	ENGINEERED WOOD	-	-	Resysta	-	-	-
M7	-	GREEN ROOF PAVERS	-	Texada	Abbotsford Concrete	-	Natural	-
M6	-	WIRE ROPE SYSTEM	-	-	Jakob	Climbing Vines	-	-
M8	-	METAL PLANTERS	-	-	C3	-	-	-
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.								

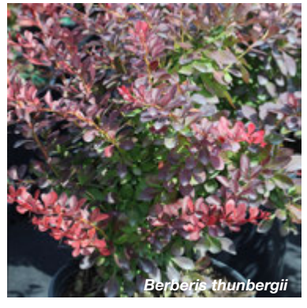

GROUND
FLOOR
EXISTING BUS STOP
OAK STREET
FUTURE BIKE LANE
FUTURE CURB LINE
PROPERTY LINE
5.000
WEST 41ST AVENUE
WEST 42ND AVENUE
16" (400mm) soil max
9-10" (250mm) soil
8" (200mm) soil
LOADING MSU
CLASS A
PASSENGER
LOADING
LANE
JUMP
ROOFTOP
AMENITY
LEVEL 7
LEVEL 2
LEVEL 9
0
20
30
40
50 FT

PLANT MATERIAL


Taxus media 'Hicksii'


Lavandula angustifolio 'Hidicote Blue'


Mahonia nervosa


Berberis thunbergii


Azalea japonica


Choisya ternata


Pennisetum alopercuroides 'Hameln'


Polystichum munitum

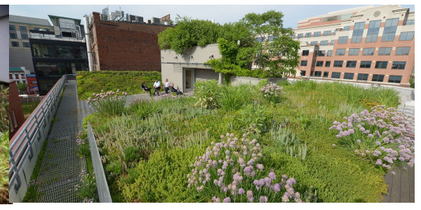

Daphne odora


Rudbeckia hirta

GREENROOF HABITAT









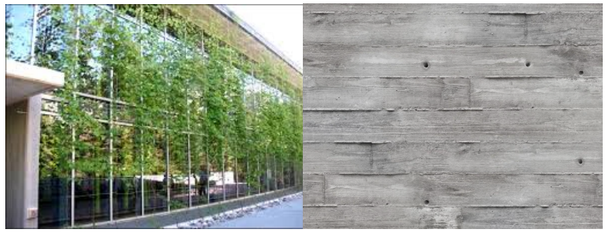








LANEWAY

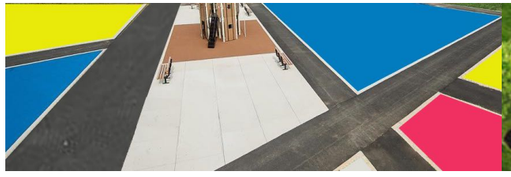


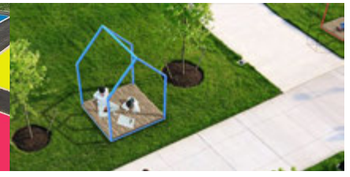
ARBOURS





PLAY

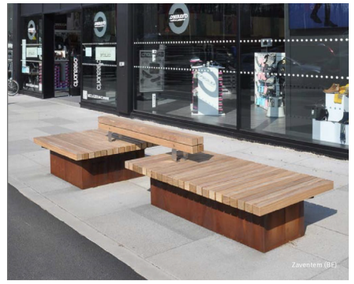




PLANTING SCHEME



SITE FURNISHINGS







Solid Bench with Quatro Backrest
SOL-L8-234 + **SOL-QBR-180**, 234x62x45cm



NIGHTIME ACTIVATION



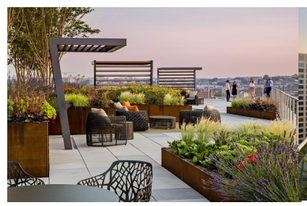


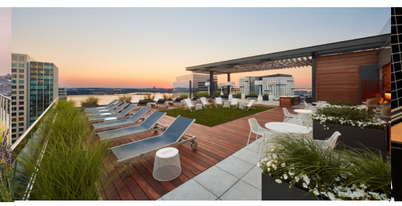






AMENITY SPACE



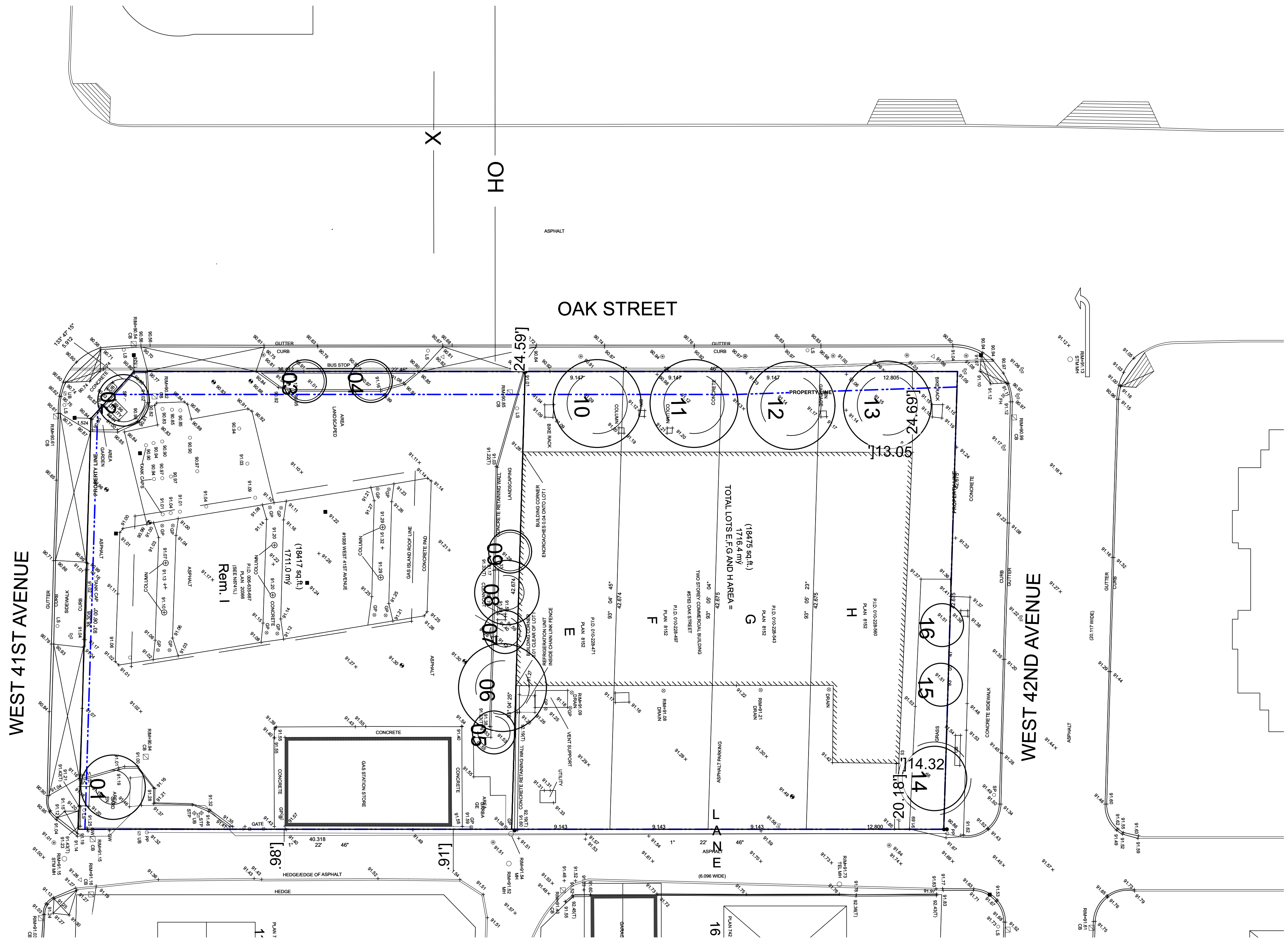




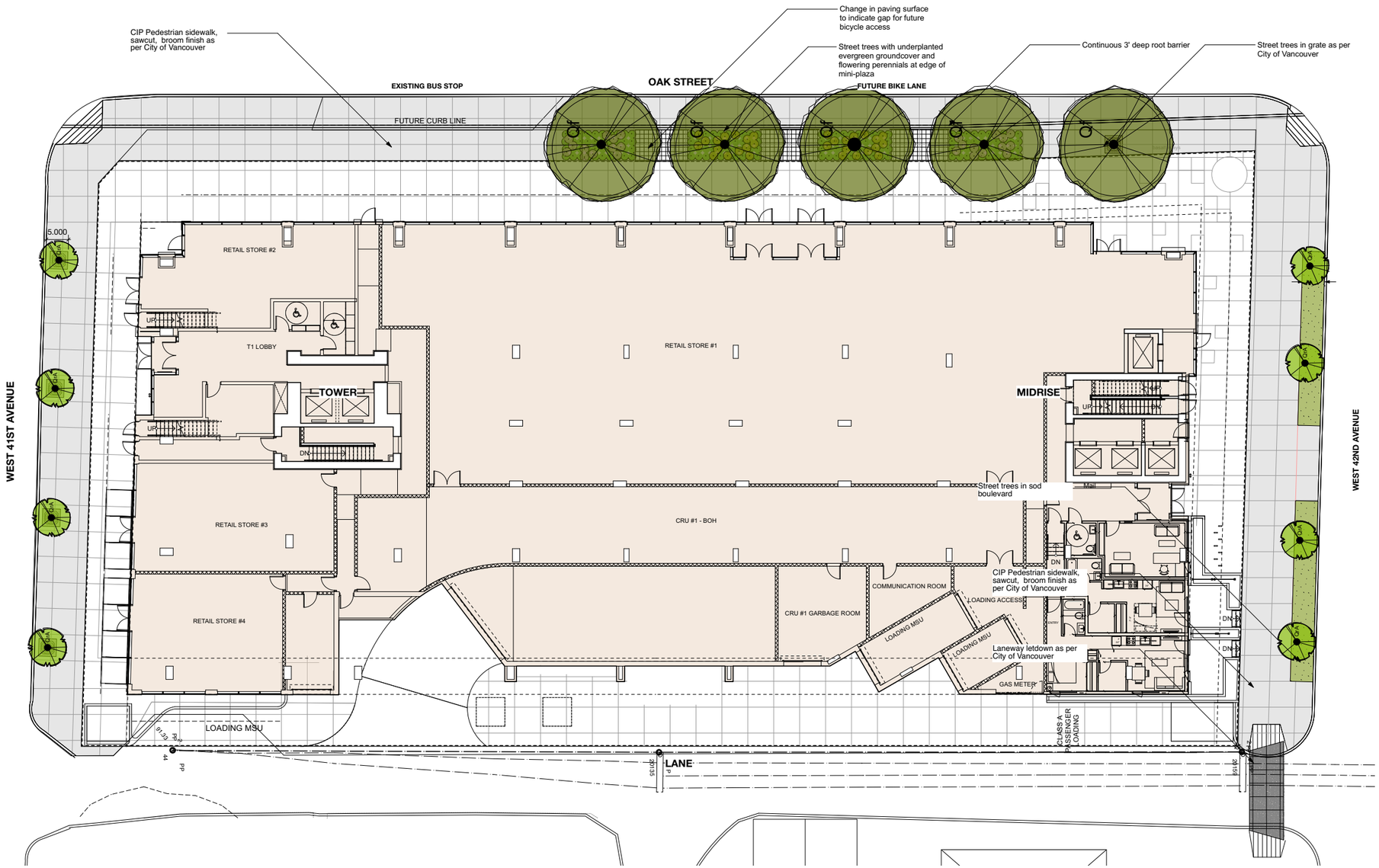




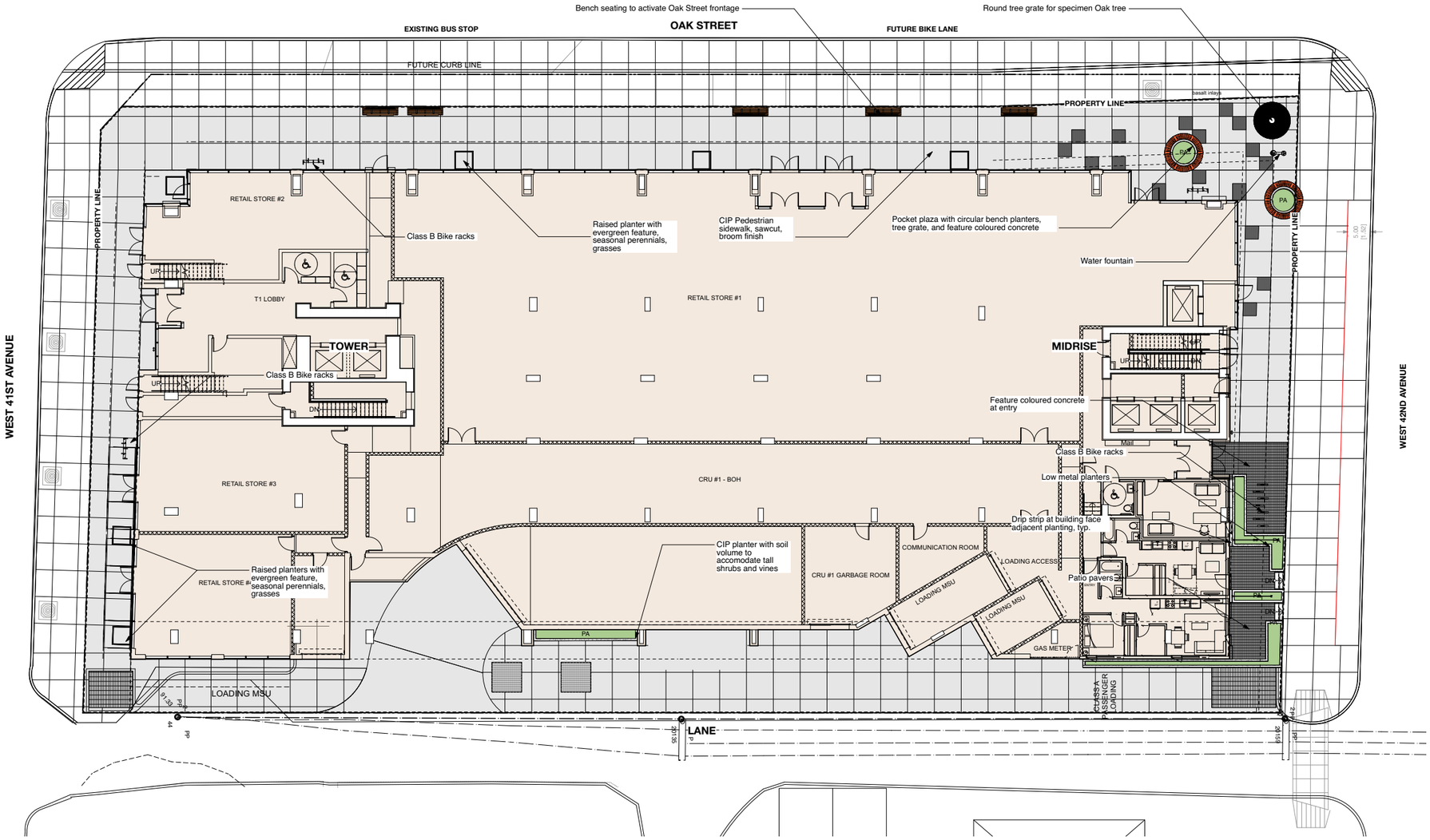
eta landscape architecture



1 Arborist Tree Protection Plan
Scale: 1/16" = 1'-0"

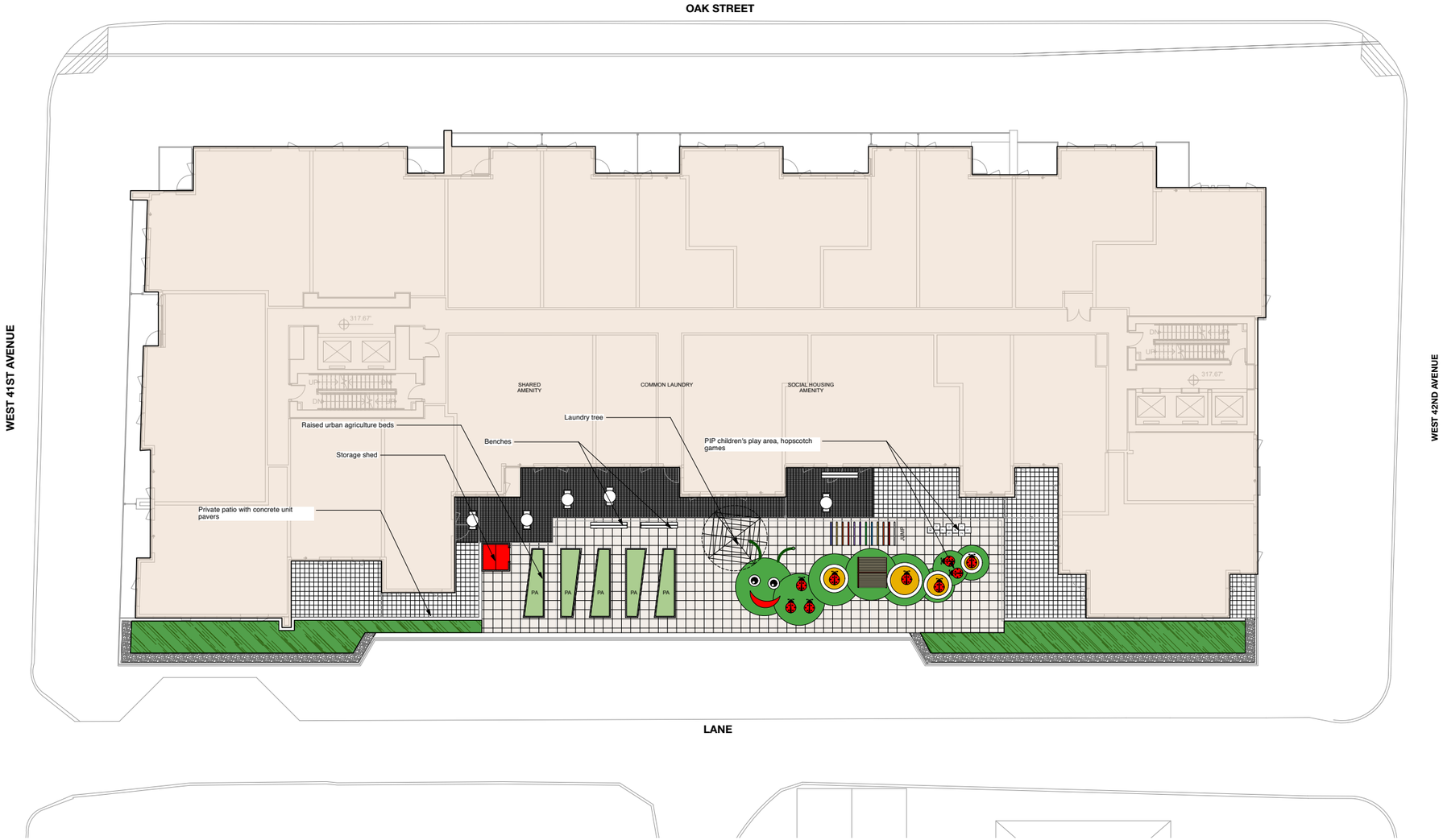


1 Ground Floor
Scale: 3/32" = 1'-0"

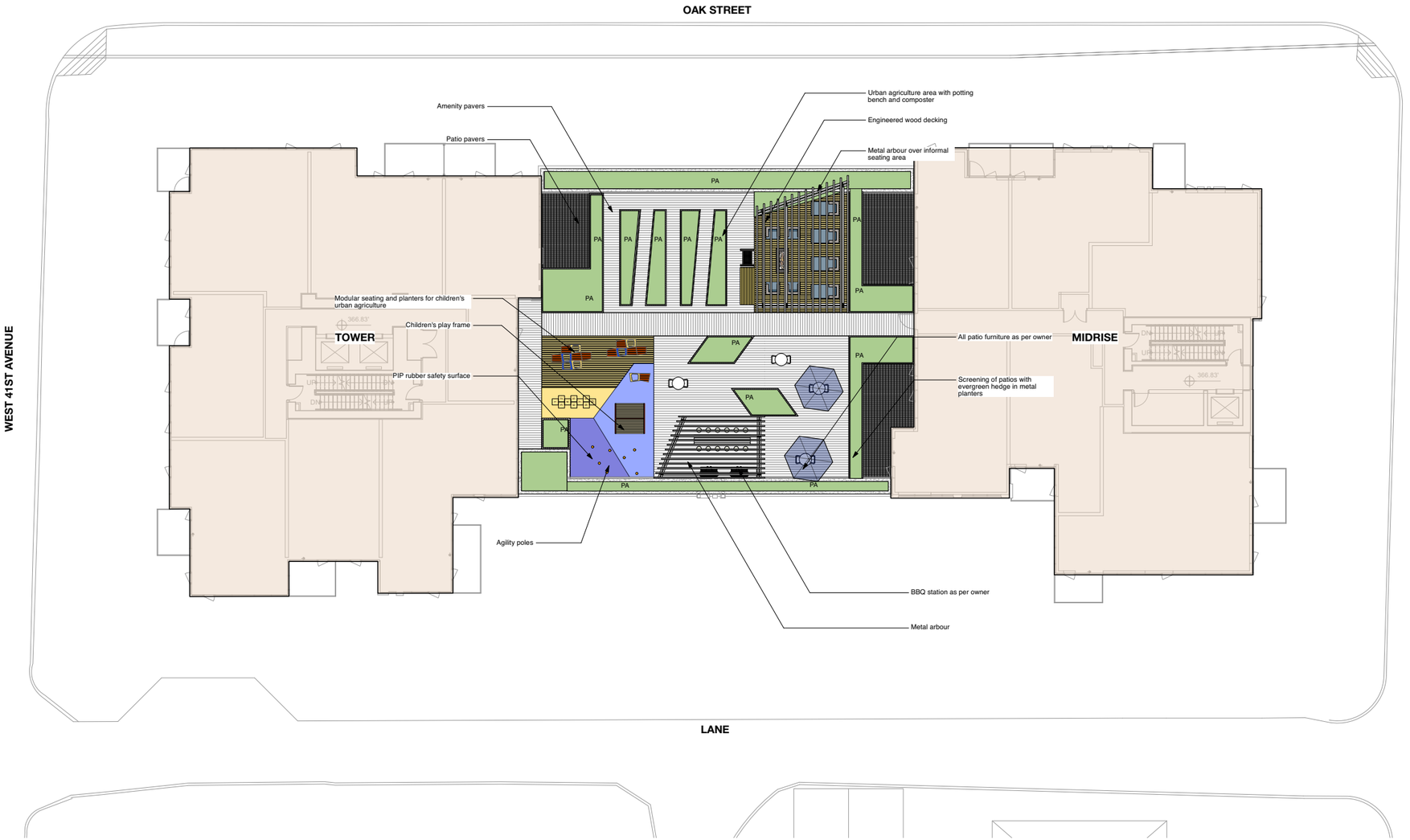


1 Ground Floor
Scale: 3/32" = 1'-0"

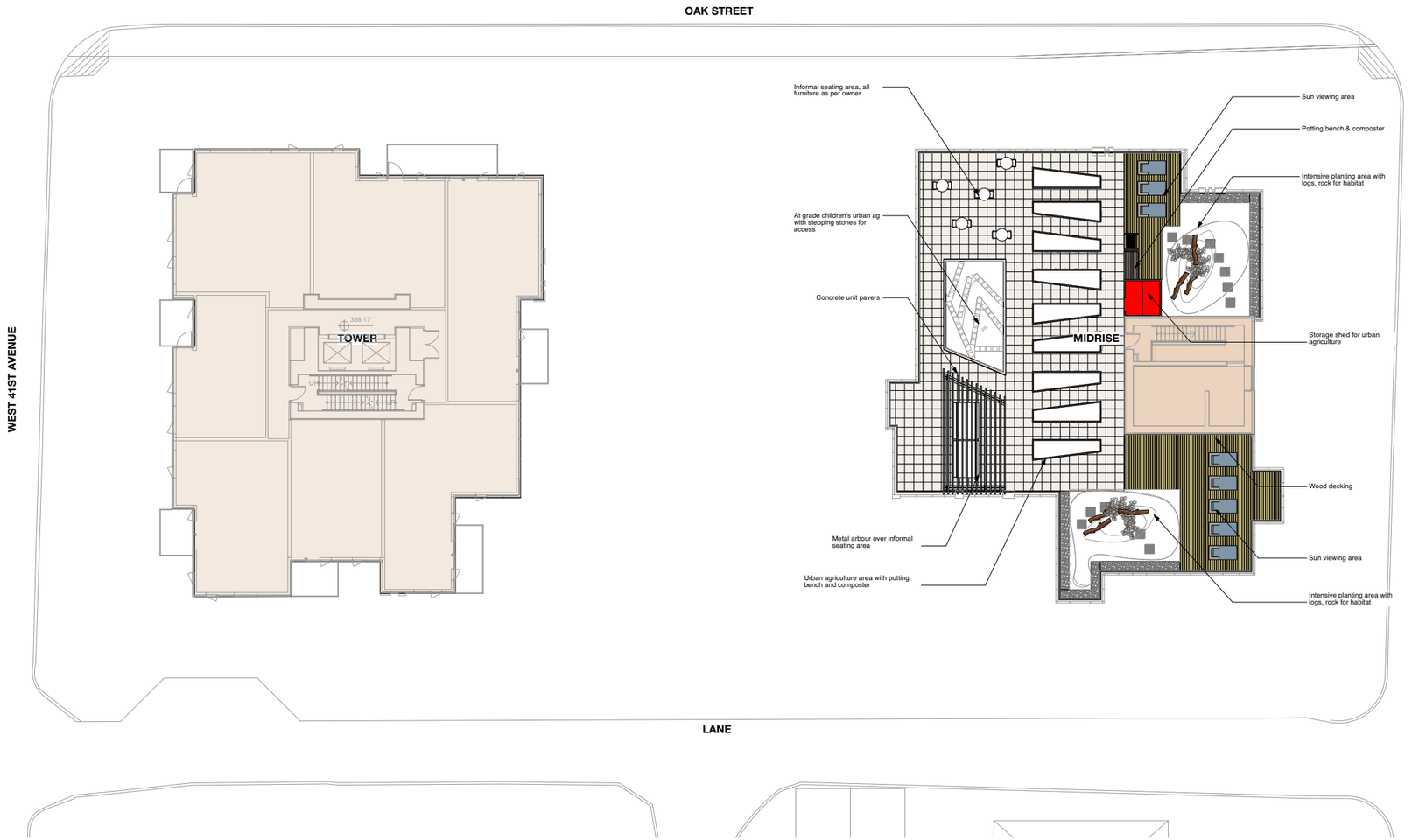
eta landscape architecture

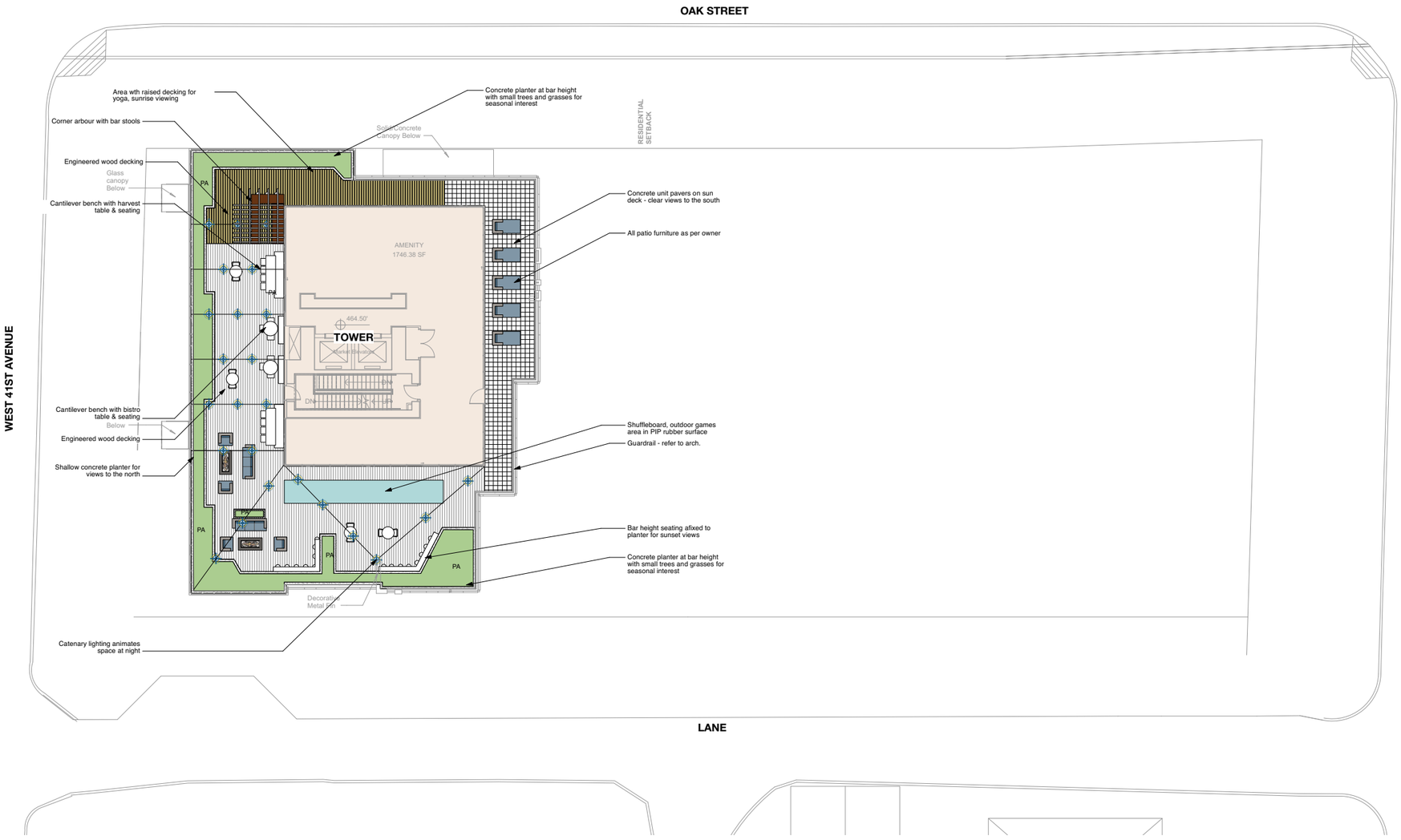


1 Level 2
Scale: 3/32" = 1'-0"



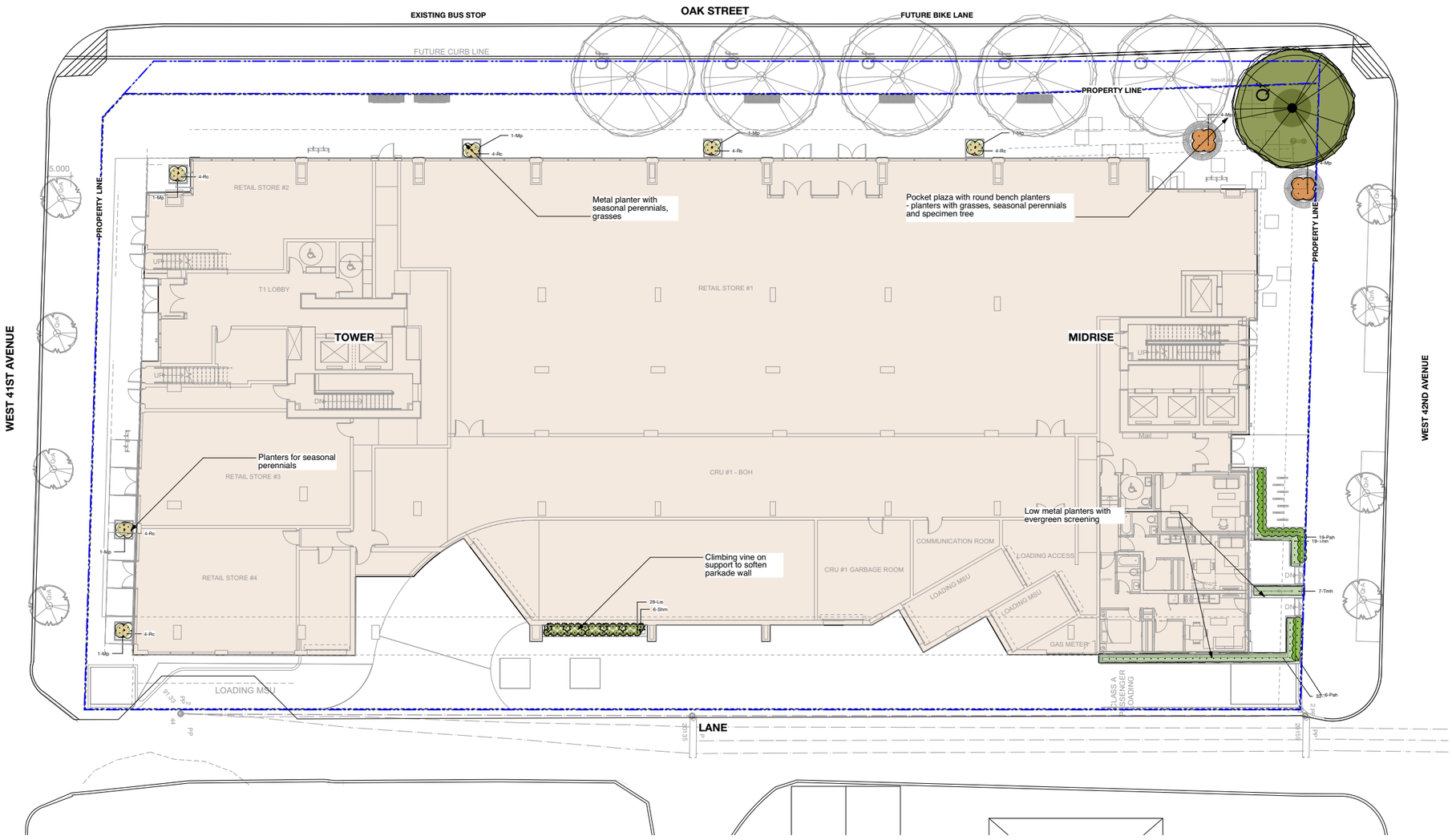
eta landscape architecture


OAK STREET
WEST 41ST AVENUE
WEST 42ND AVENUE
LANE
TOWER
386.17'
MIDRISE
Informal seating area, all furniture as per owner
At grade children's urban ag with stepping stones for access
Concrete unit pavers
Metal arbour over informal seating area
Urban agriculture area with potting bench and composter
Sun viewing area
Potting bench & composter
Intensive planting area with logs, rock for habitat
Storage shed for urban agriculture
Wood decking
Sun viewing area
Intensive planting area with logs, rock for habitat



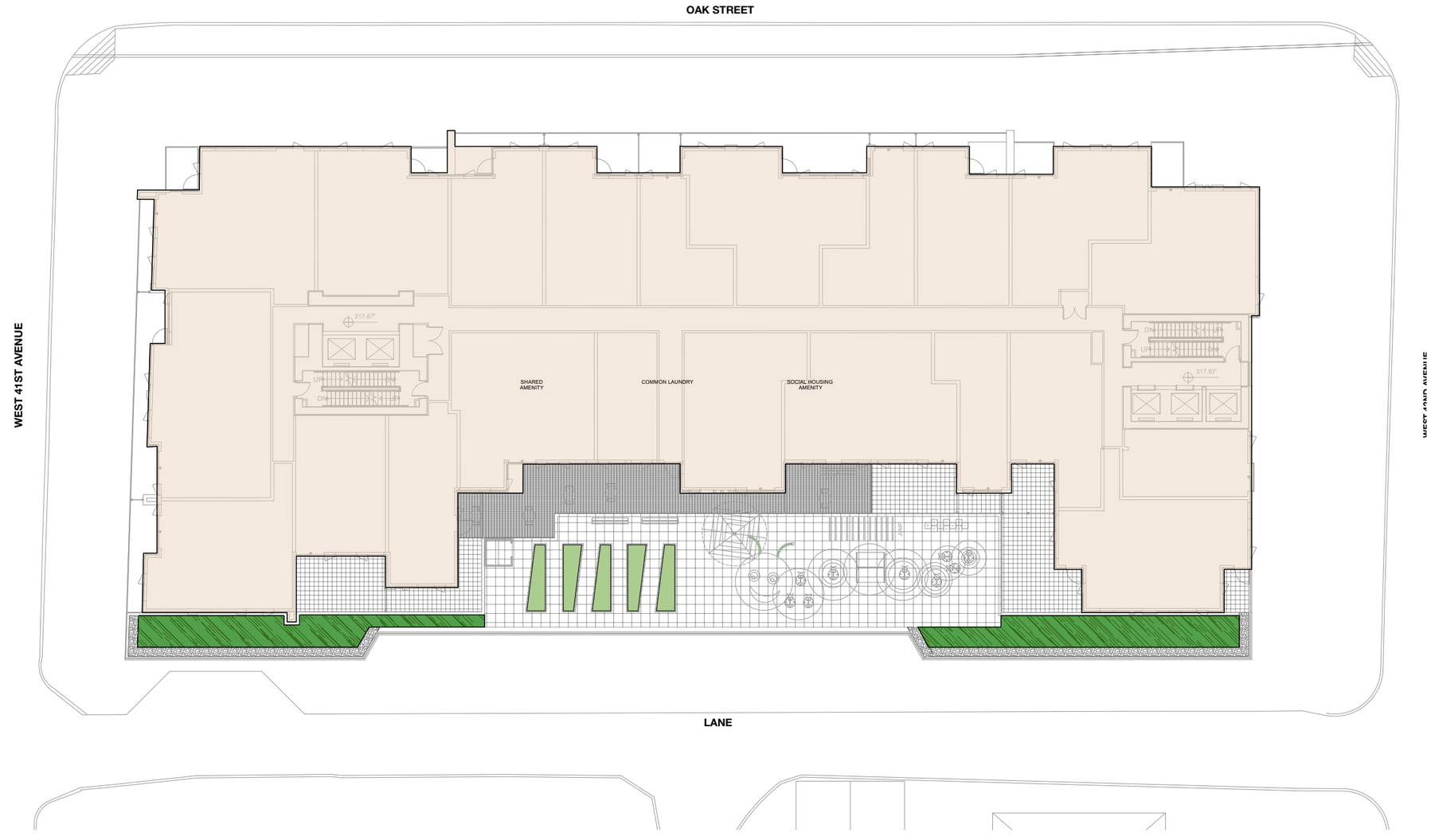
1 Roftop Amenity
Scale: 3/32" = 1'-0"

eta landscape architecture



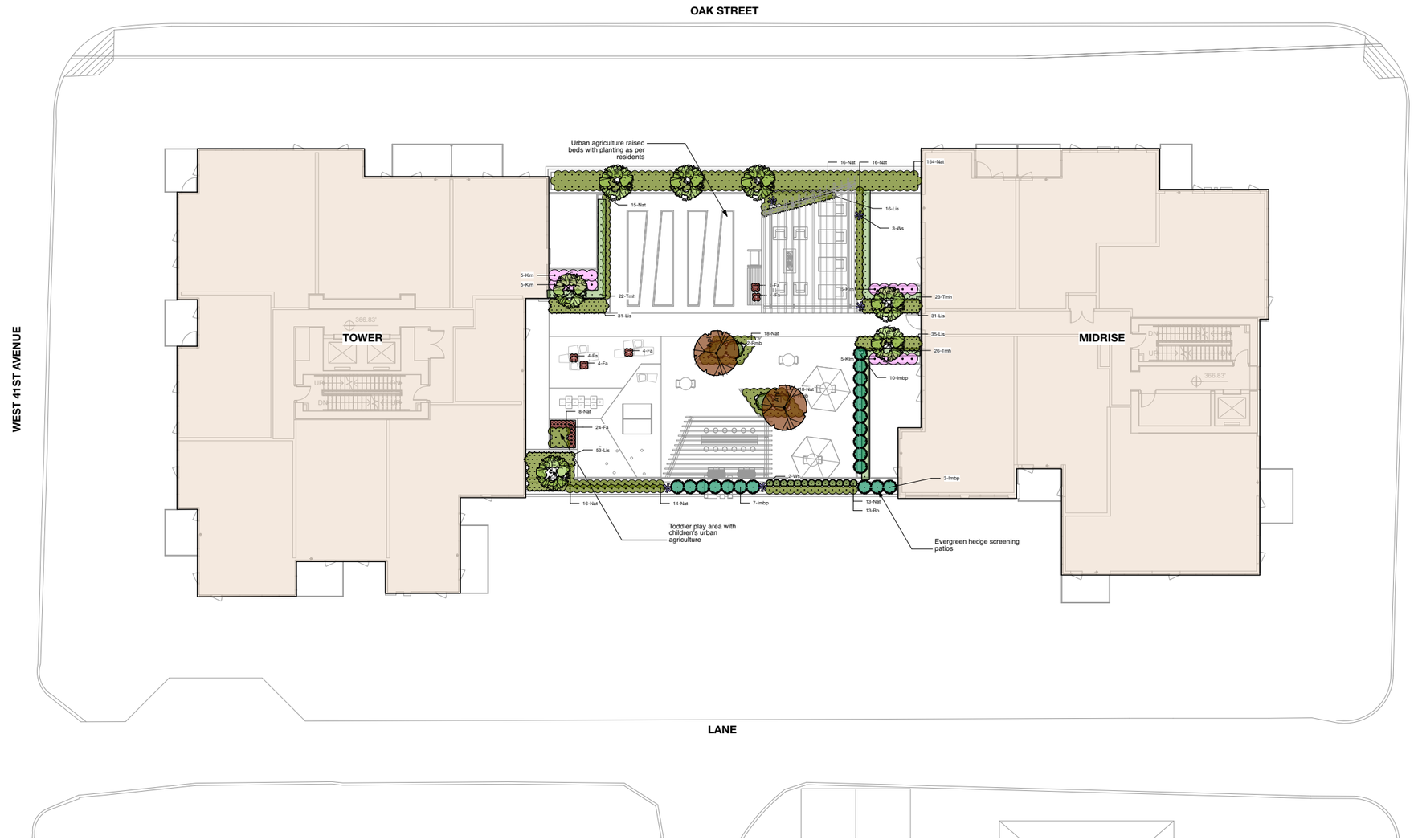
0 20 30 40 50 FT

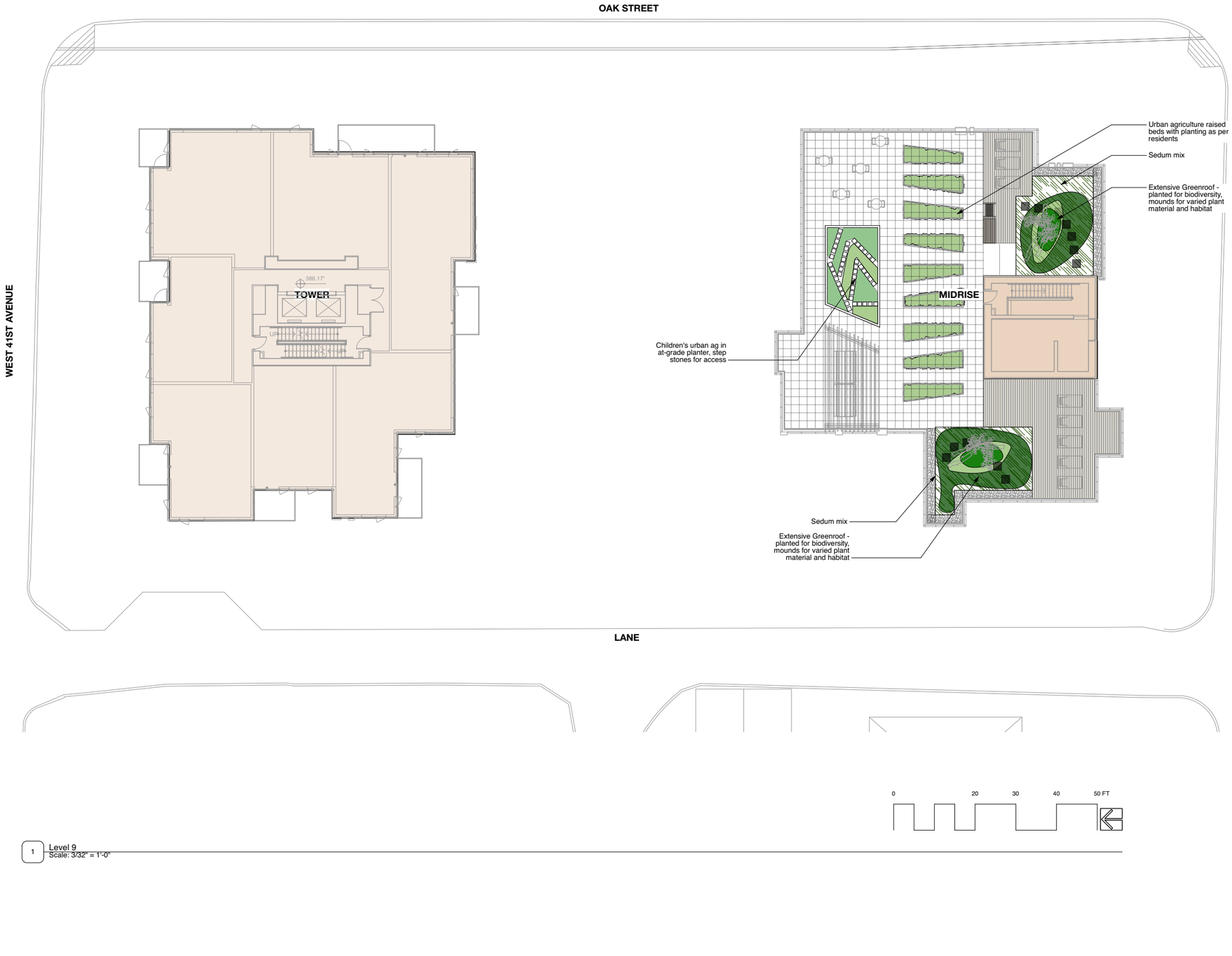
1 Ground Floor
Scale: 3/32" = 1'-0"



1 Level 2
Scale: 3/32" = 1'-0"

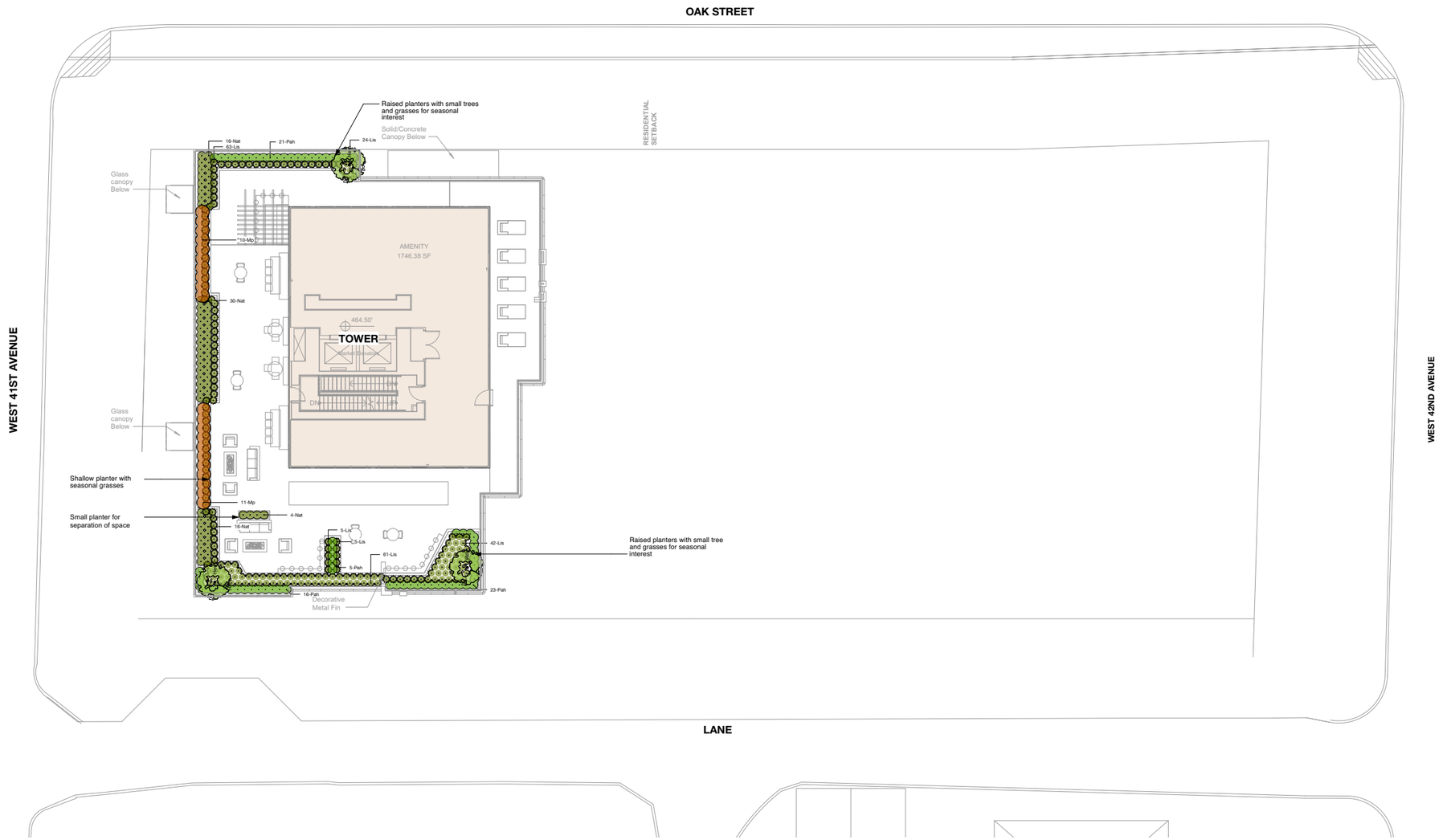
eta landscape architecture


OAK STREET
WEST 41ST AVENUE
WEST 42ND AVENUE
LANE
TOWER
MIDRISE
Urban agriculture raised beds with planting as per residents
Toddler play area with children's urban agriculture
Evergreen hedge screening patios
16-Nat
16-Nat
154-Nat
15-Nat
16-Lis
3-Ws
5-Klm
5-Klm
22-Tmh
31-Lis
23-Tmh
31-Lis
35-Lis
26-Tmh
18-Nat
20-Rmb
4-Fa
4-Fa
5-Klm
10-Imbp
15-Nat
8-Nat
24-Fa
53-Lis
2-Ws
3-Imbp
16-Nat
14-Nat
7-Imbp
13-Nat
13-Ro
366.83'
366.83'
0
20
30
40
50 FT
1
Level 7
Scale: 3/32" = 1'-0"

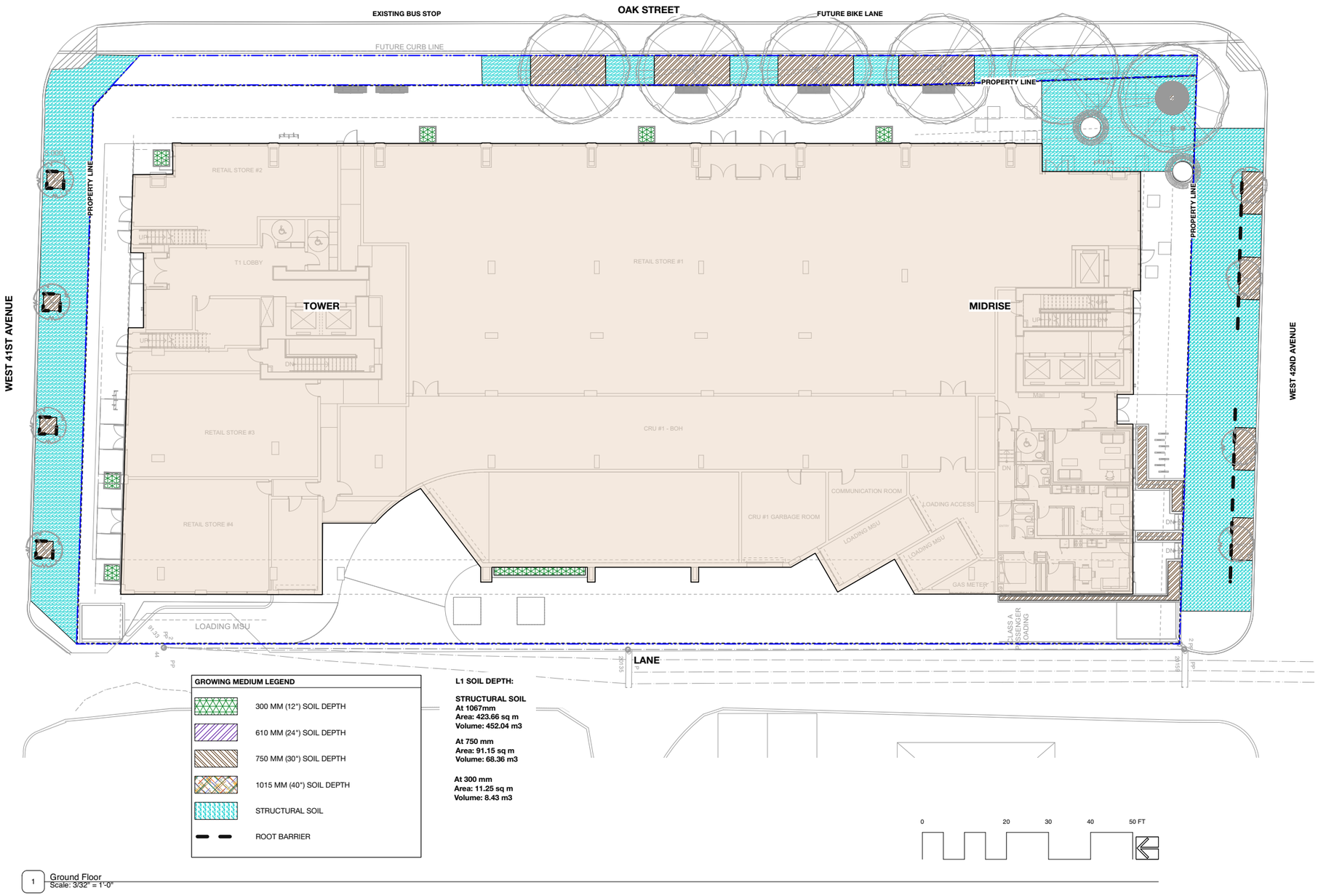


1 Level 9
Scale: 3/32" = 1'-0"

eta landscape architecture

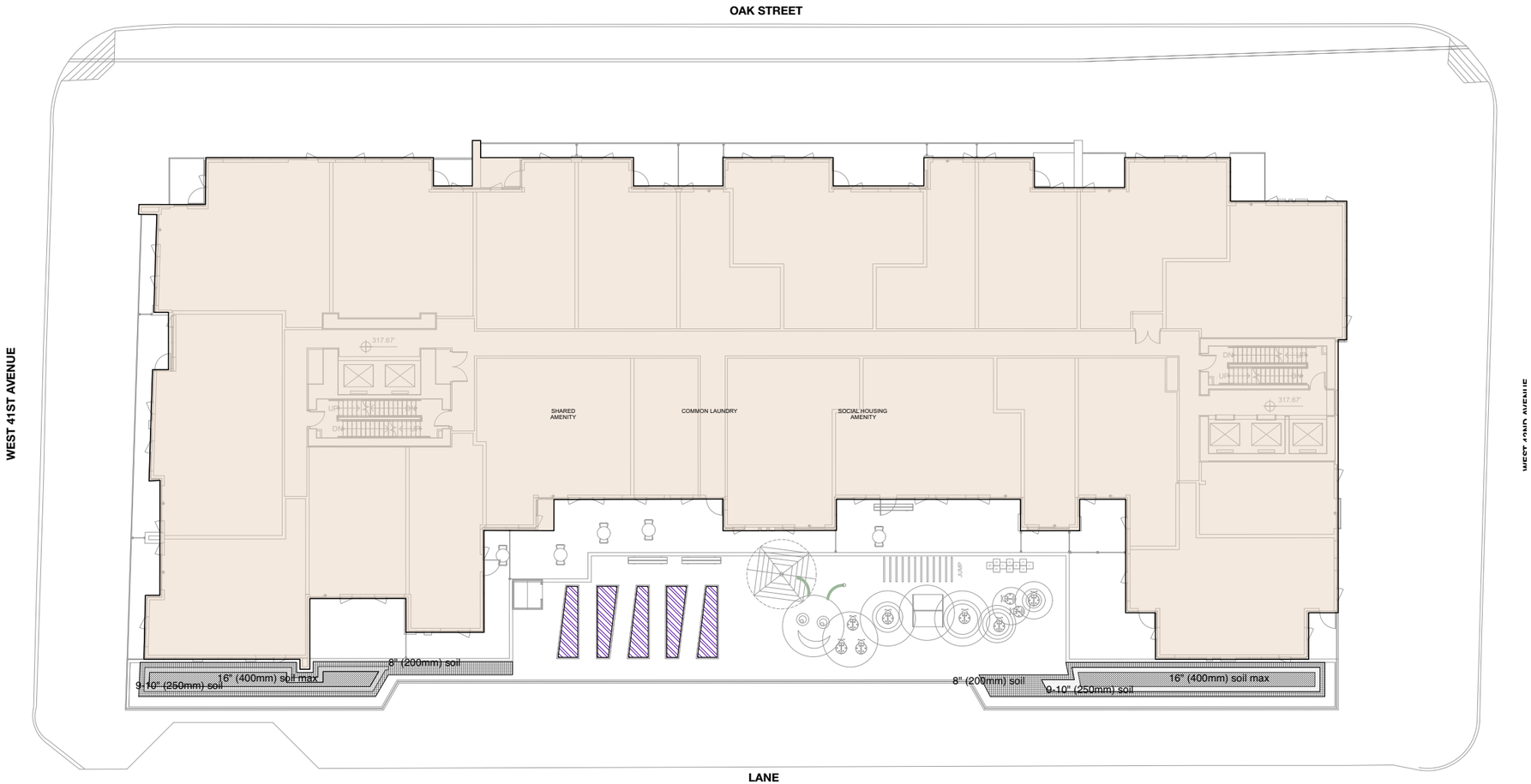


1 Roftop Amenity
Scale: 3/32" = 1'-0"



1 Ground Floor
Scale: 3/32" = 1'-0"

eta landscape architecture



GROWING MEDIUM LEGEND

- 300 MM (12") SOIL DEPTH
- 610 MM (24") SOIL DEPTH
- 750 MM (30") SOIL DEPTH
- 1015 MM (40") SOIL DEPTH
- STRUCTURAL SOIL
- ROOT BARRIER

L2 SOIL DEPTH
At 610mm
Area: 20.52
Volume: 12.31

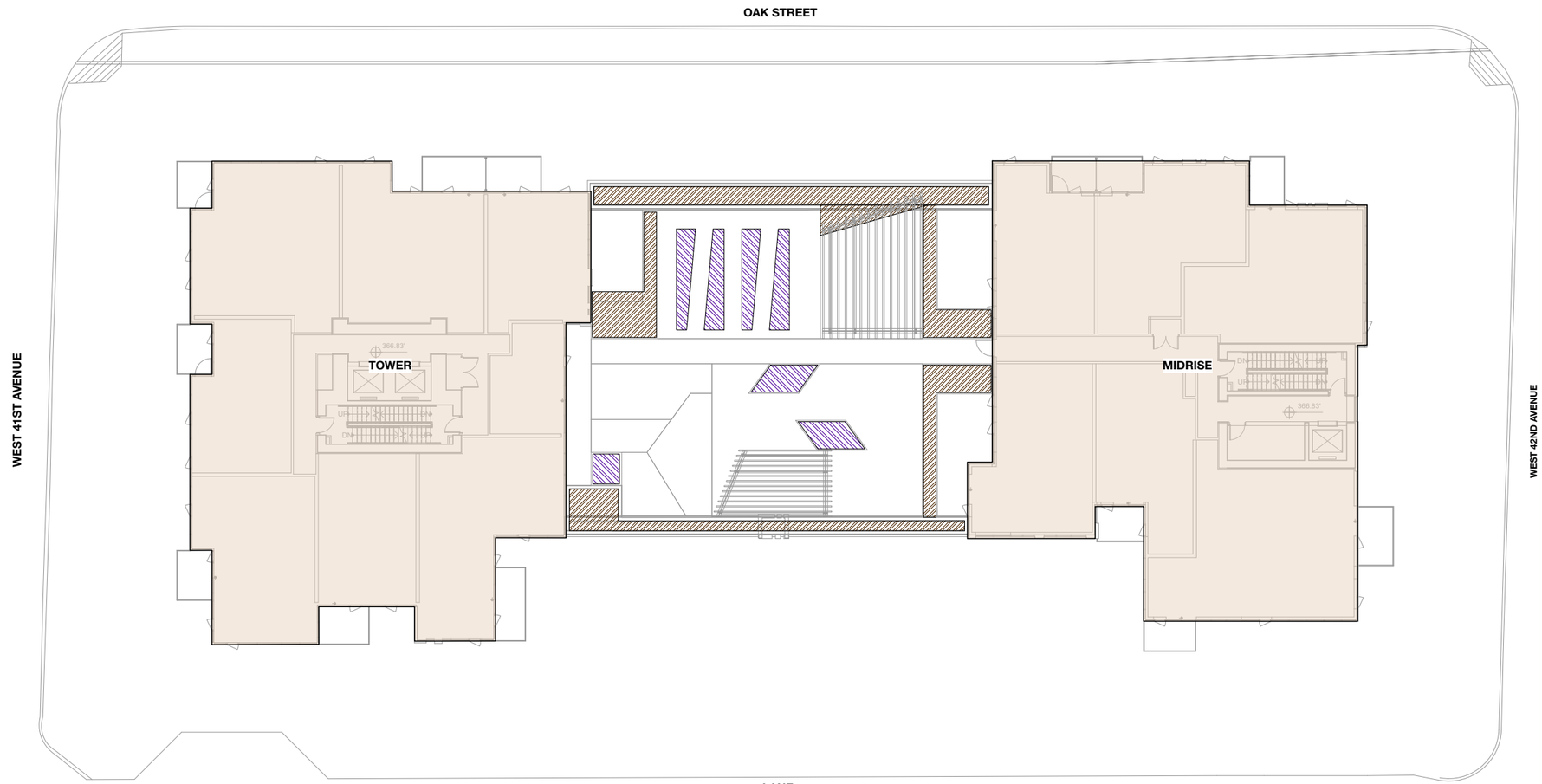
At 200mm
Area: 42.57 sq m
Volume: 8.51 m3

At 250mm
Area: 33.64 sq m
Volume: 8.41 m3

At 400mm
Area: 23.52 sqm
Volume: 9.40 m3

0 20 30 40 50 FT

1 Level 2
Scale: 3/32" = 1'-0"



GROWING MEDIUM LEGEND

- 300 MM (12") SOIL DEPTH
- 610 MM (24") SOIL DEPTH
- 750 MM (30") SOIL DEPTH
- 1015 MM (40") SOIL DEPTH
- STRUCTURAL SOIL
- ROOT BARRIER

L7 SOIL DEPTH

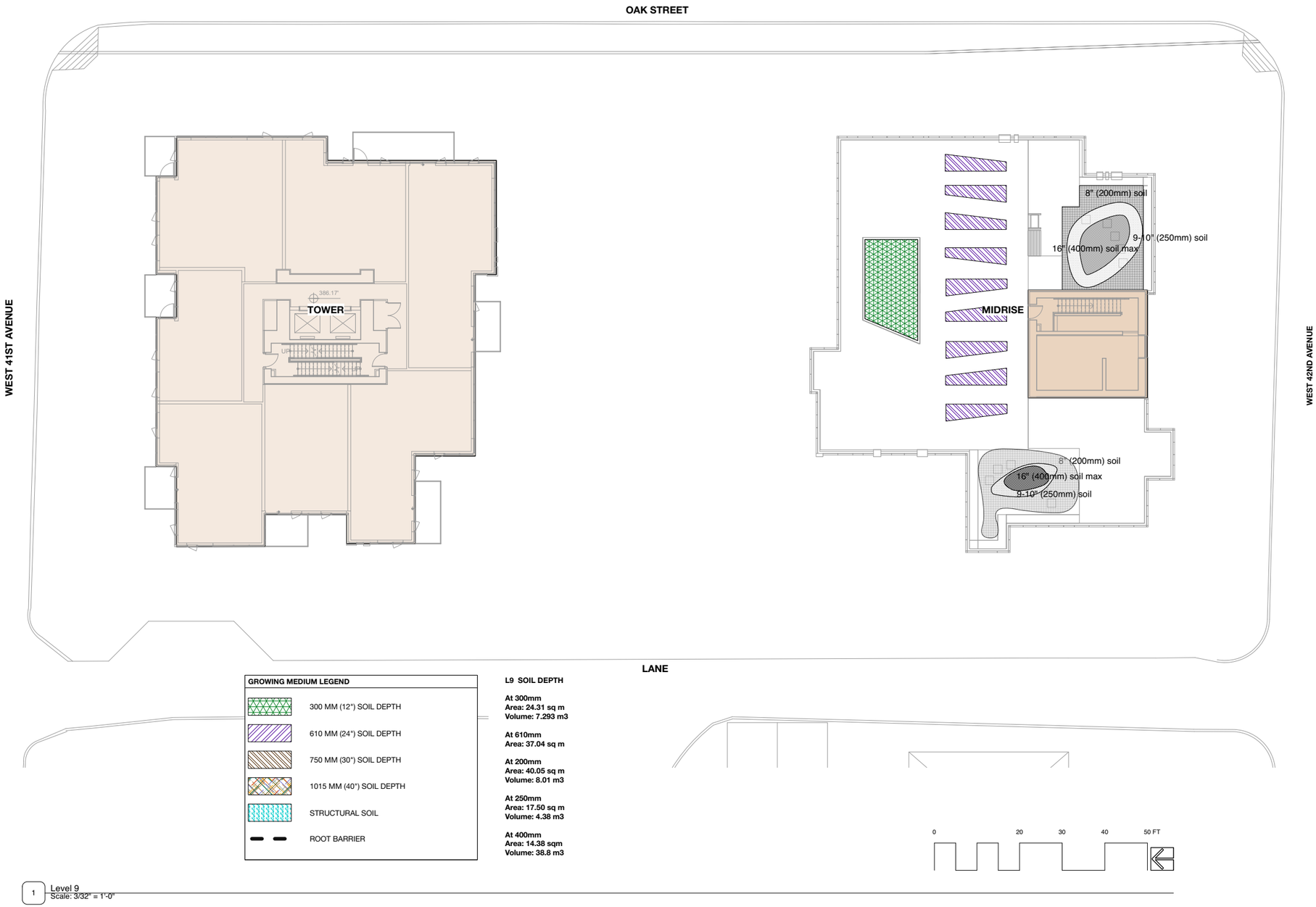
At 610mm
Area: 34.80 sq m
Volume: 21.22 m3

At 760mm
Area: 92.15 sq m
Volume: 70.03 m3

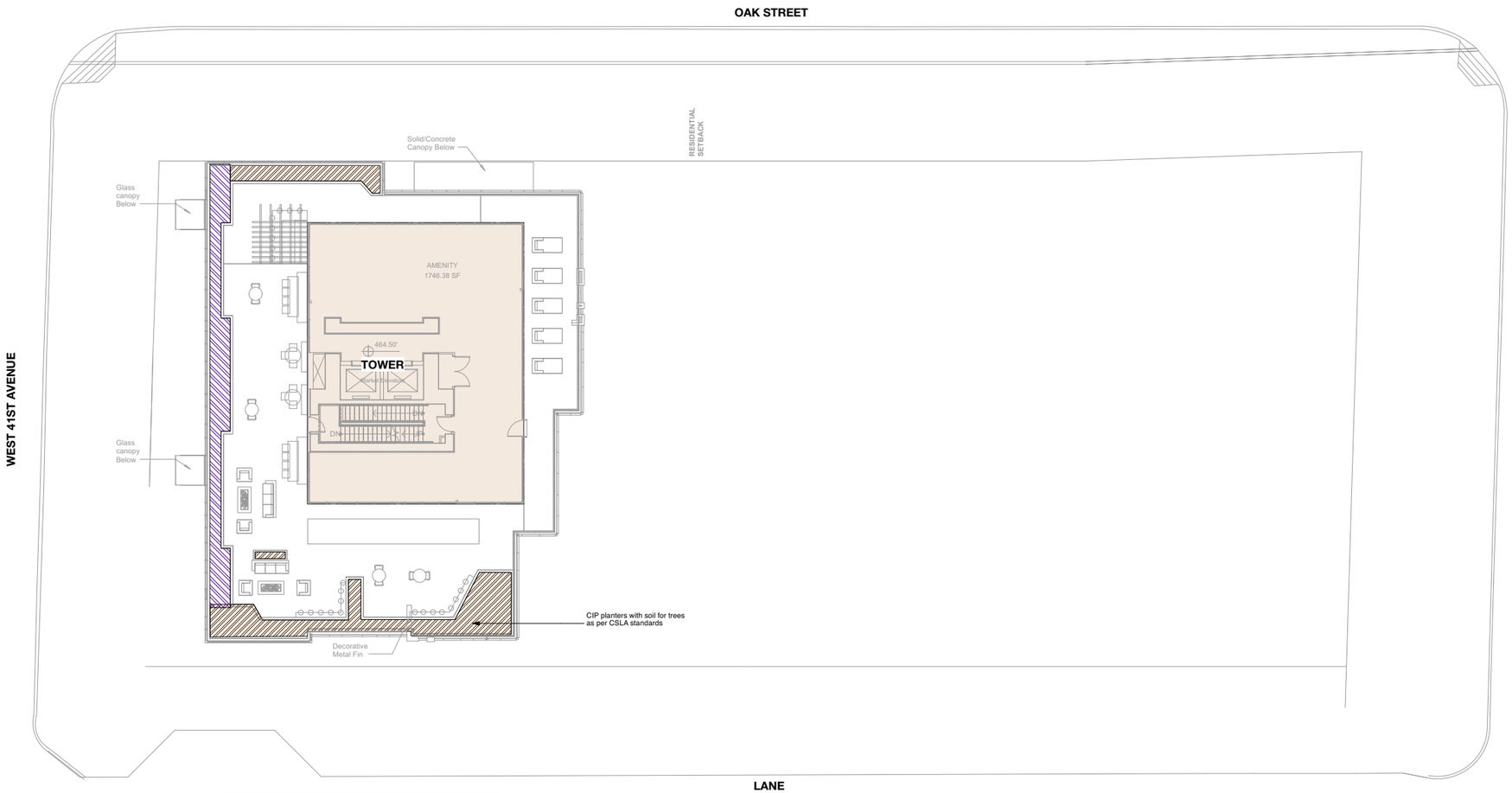
0 20 30 40 50 FT

1 Level 7
Scale: 3/32" = 1'-0"

eta landscape architecture



1 Level 9
Scale: 3/32" = 1'-0"



GROWING MEDIUM LEGEND

- 300 MM (12") SOIL DEPTH
- 610 MM (24") SOIL DEPTH
- 750 MM (30") SOIL DEPTH
- 1015 MM (40") SOIL DEPTH
- STRUCTURAL SOIL
- ROOT BARRIER

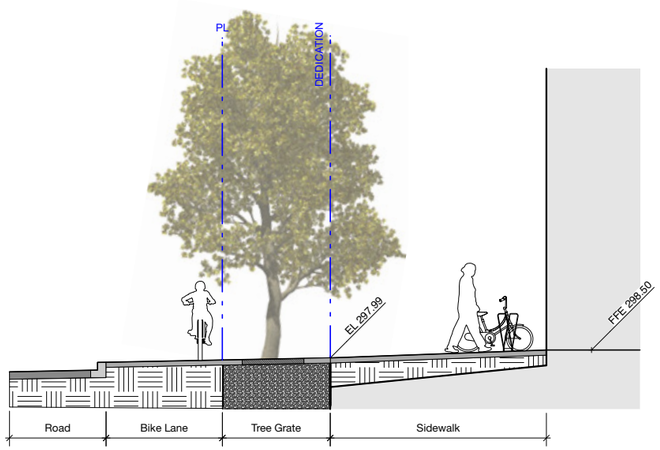
AMENITY SOIL DEPTH

At 610 mm
Area: 26.51 sq m
Volume: 16.17 m3

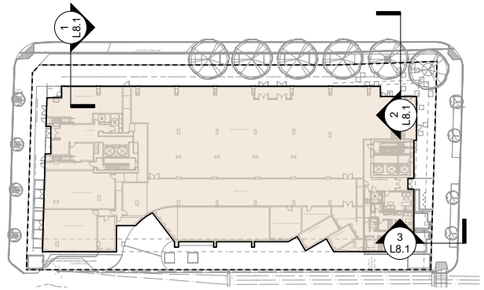
At 760 mm
Area: 38.49 sq m
Volume: 29.25 m3

0 20 30 40 50 FT

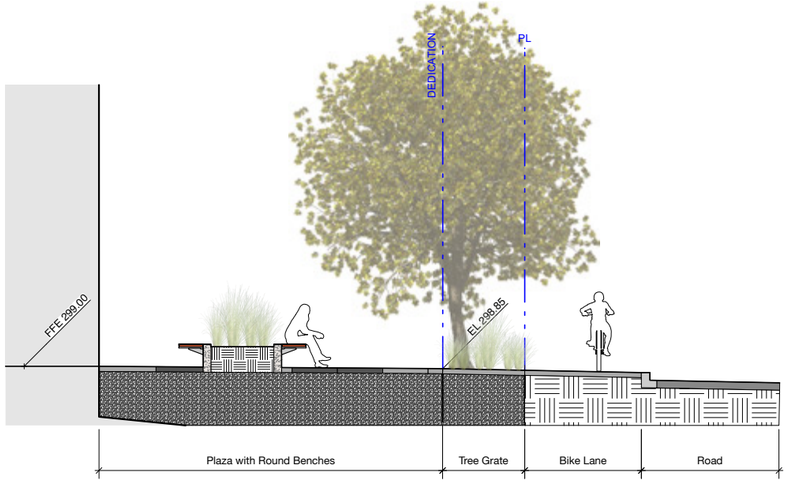
1 Roftop Amenity
Scale: 3/32" = 1'-0"



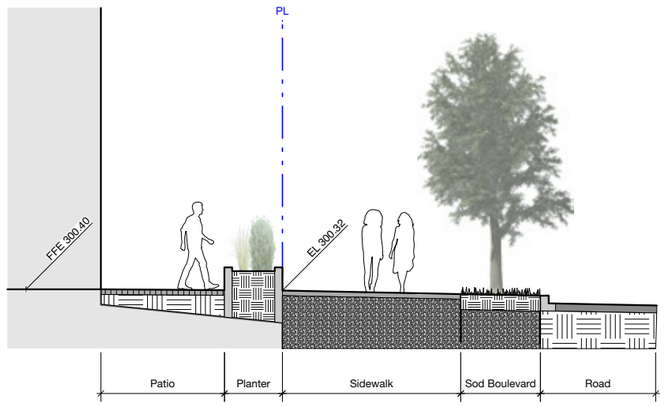
1 SECTION 1: Ground Floor - East Frontage
Scale: 1:50



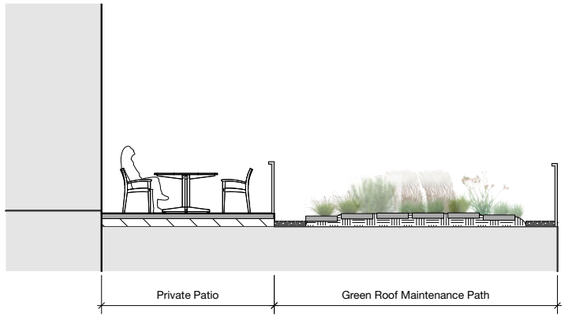
KEY PLAN (GROUND FLOOR)



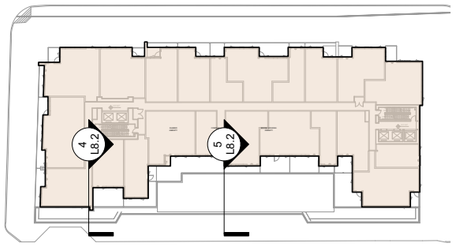
2 SECTION 2: Ground Floor - Southeast Plaza
Scale: 1:50



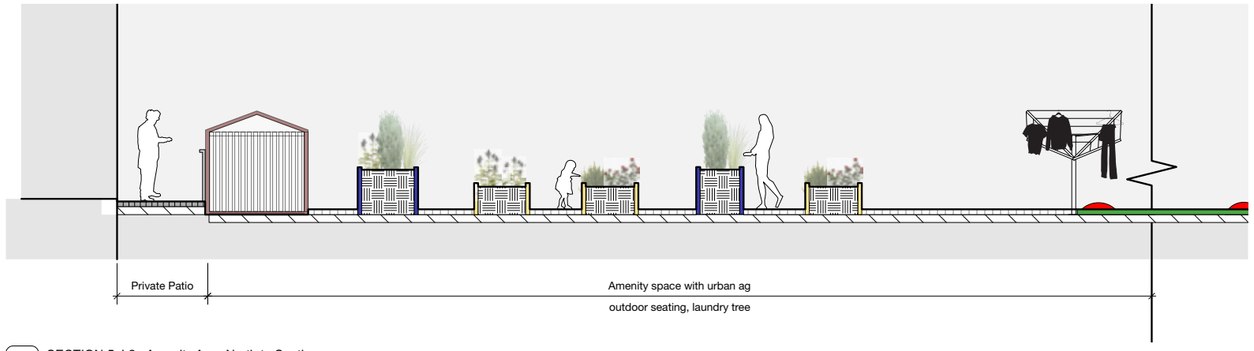
3 SECTION 3: Ground Floor - South Frontage
Scale: 1:50



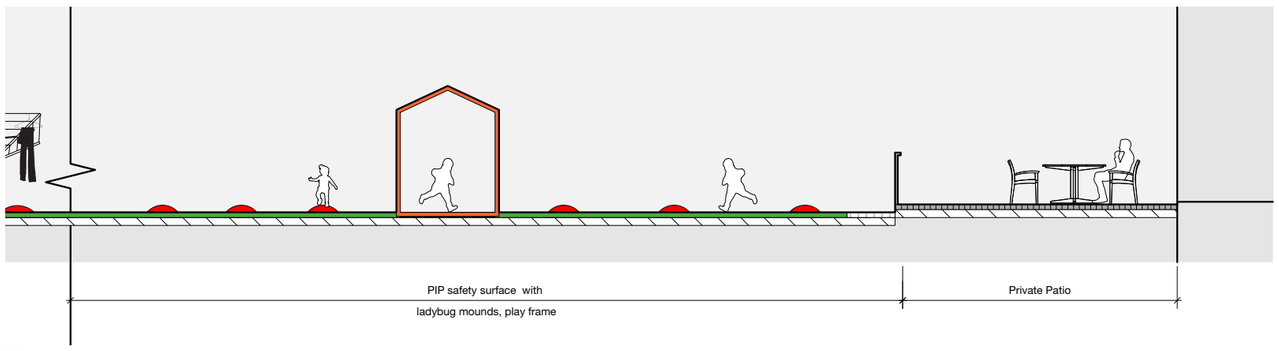
4 SECTION 4: L2 - Green Roof East to West
Scale: 1:50



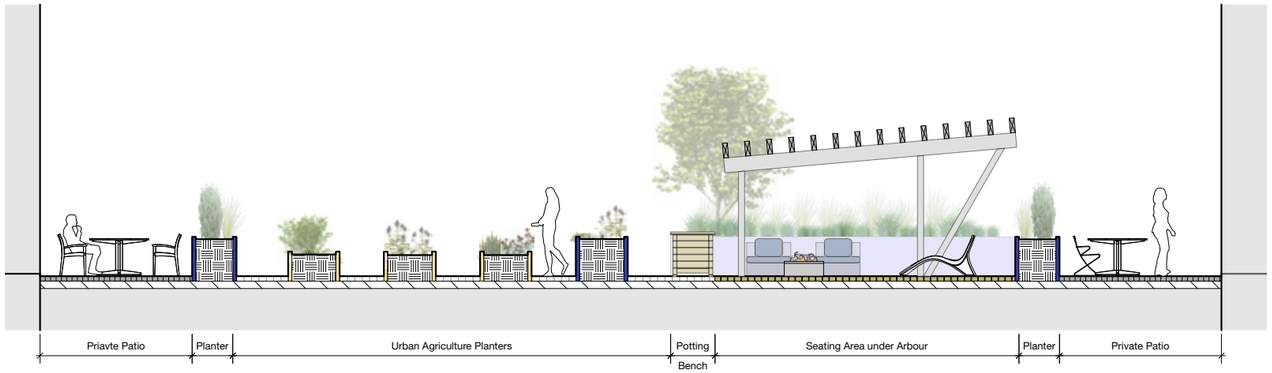
KEY PLAN (L2)



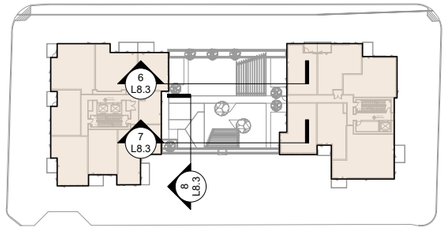
5 SECTION 5: L2 - Amenity Area North to South
Scale: 1:50



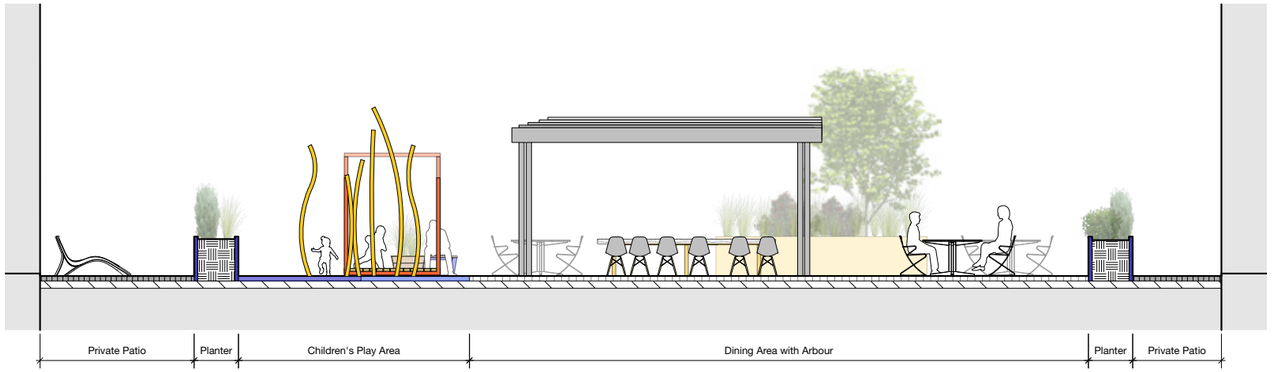
SECTION 5: L2 - Amenity Area North to South



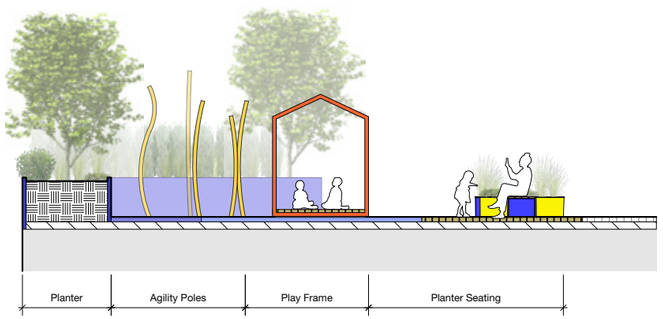
6 SECTION 6: L7 - Urban Agriculture and Seating Area
Scale: 1:50



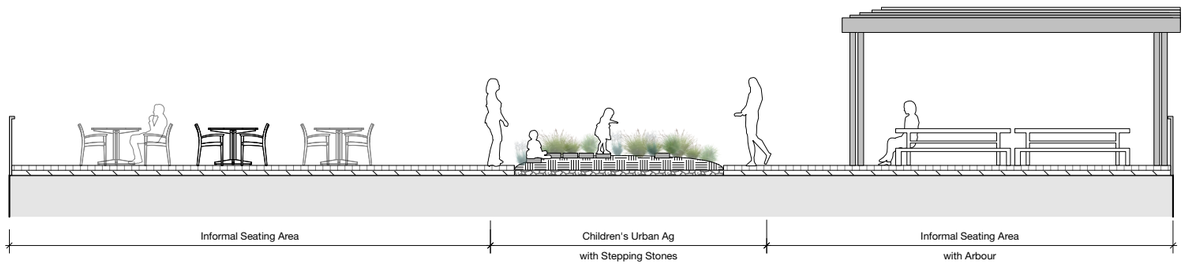
KEY PLAN (L7)



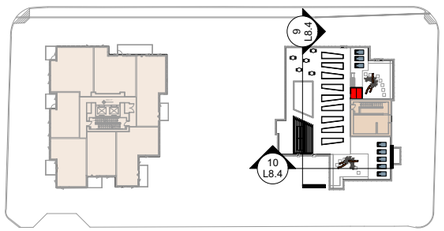
7 SECTION 7: L7 - Children's Play and Dining Area
Scale: 1:50



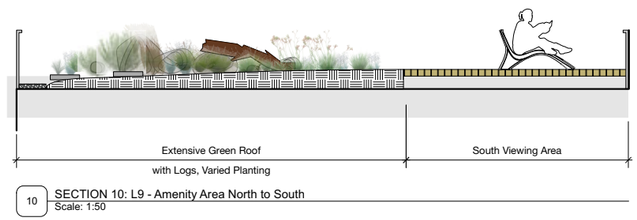
8 SECTION 8: L7 - Children's Play Area
Scale: 1:50



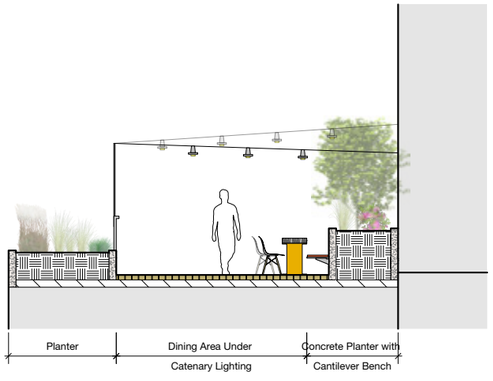
9 SECTION 9: L9 - Amenity Area East to West
Scale: 1:50



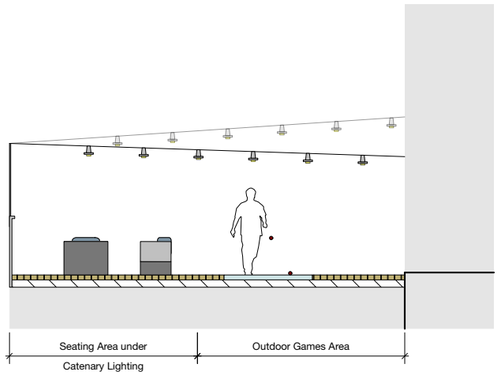
KEY PLAN (L9)



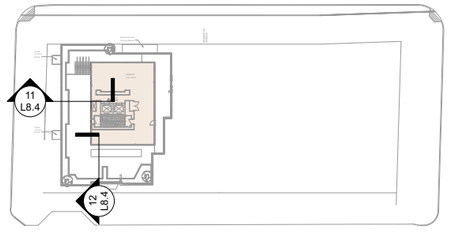
10 SECTION 10: L9 - Amenity Area North to South
Scale: 1:50



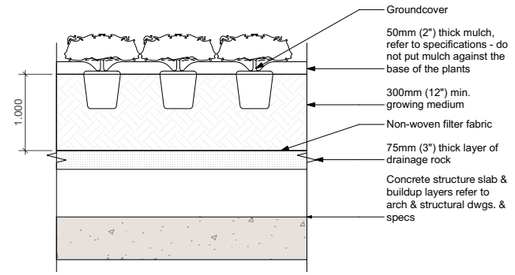
11 SECTION 11: Roof Amenity - Dining Area
Scale: 1:50



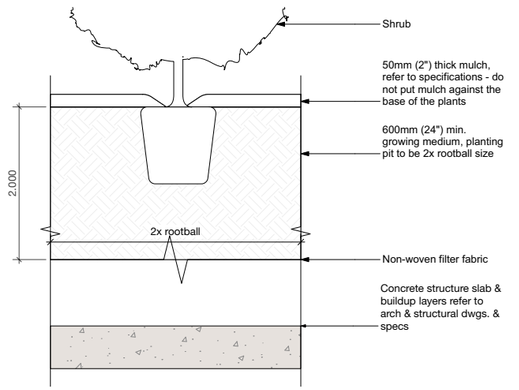
12 SECTION 12: Roof Amenity - Game and Seating Area
Scale: 1:50



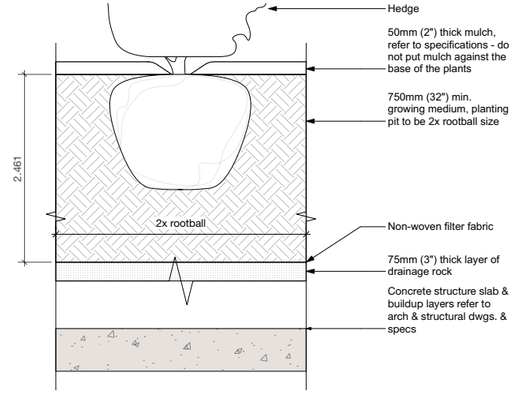
KEY PLAN (ROOF AMENITY)



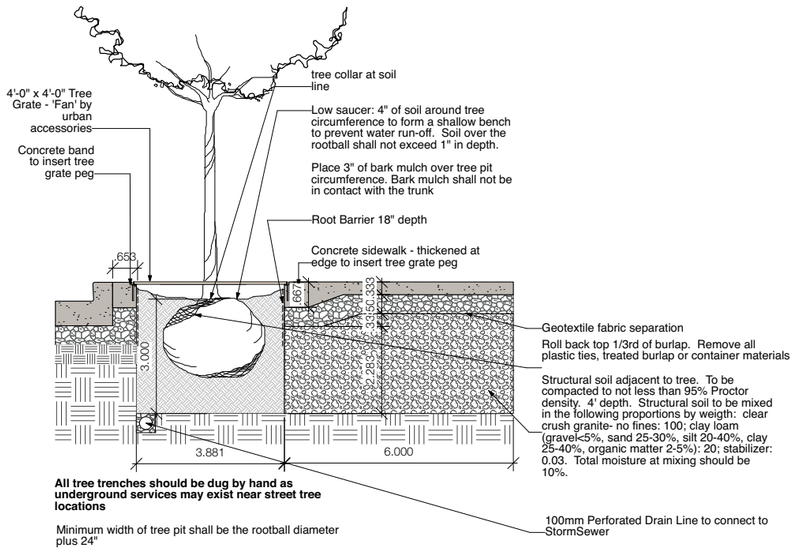
1 DETAIL: Groundcover on Slab
Scale: 1:10



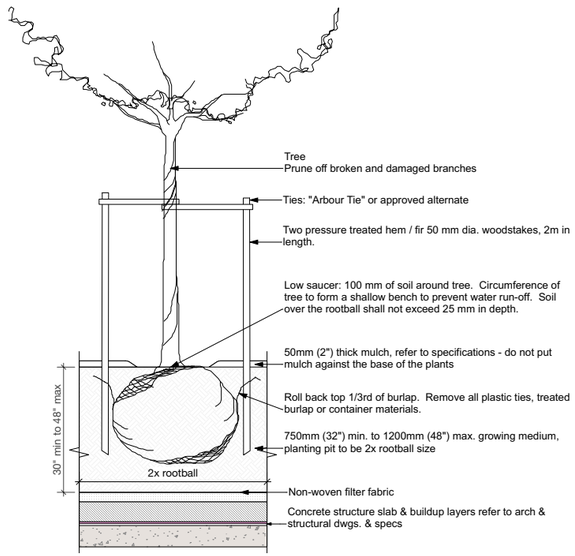
2 DETAIL: Shrub on Slab
Scale: 1:10



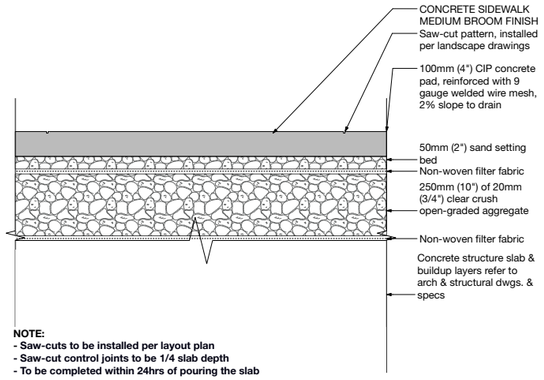
3 DETAIL: Hedge on Slab
Scale: 1:10



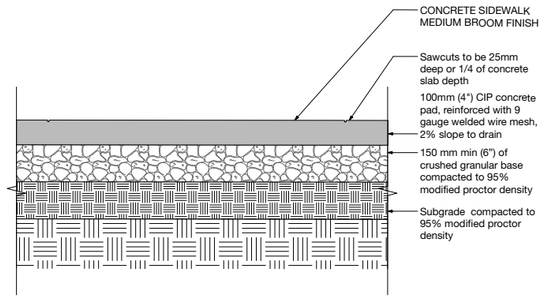
4 DETAIL: Tree at Grade
Scale: 1:20



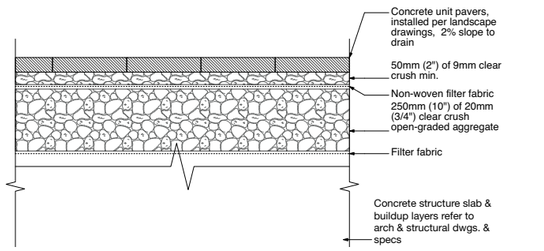
5 DETAIL: Tree on Slab
Scale: 1:20



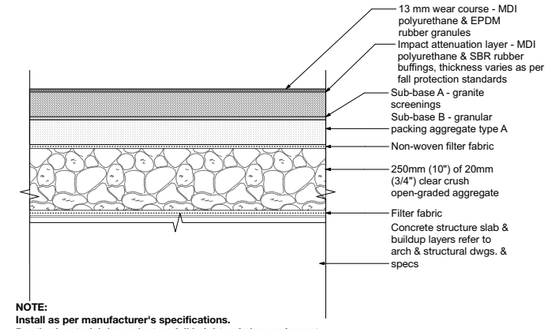
1 DETAIL: Pedestrian Concrete on Slab
Scale: 1:10



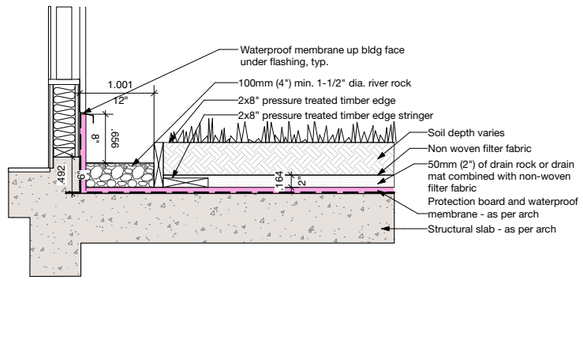
2 DETAIL: Pedestrian Concrete at Grade
Scale: 1:10



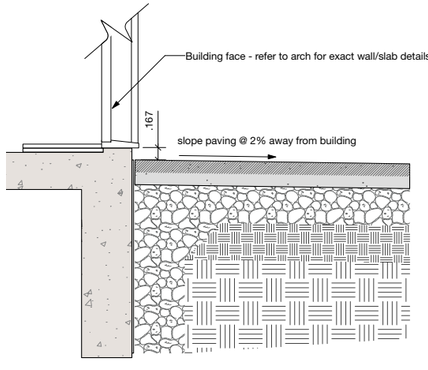
3 DETAIL: Concrete Unit Pavers on Slab
Scale: 1:10



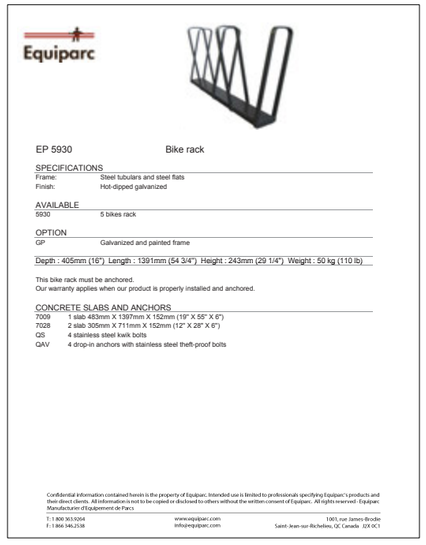
4 DETAIL: PIP Rubber Safety Surface
Scale: 1:10



5 DETAIL: Drip Strip on Slab
Scale: 1:10



6 DETAIL: Building Threshold
Scale: 1:10



Equiparc

EP 5930 Bike rack

SPECIFICATIONS

Frame:	Steel tubulars and steel flats
Finish:	Hot-dipped galvanized

AVAILABLE

5930	5 bikes rack

OPTION

GP	Galvanized and painted frame

Depth : 405mm (16") Length : 1391mm (54 3/4") Height : 243mm (29 1/4") Weight : 50 kg (110 lb)

This bike rack must be anchored.
Our warranty applies when our product is properly installed and anchored.

CONCRETE SLABS AND ANCHORS

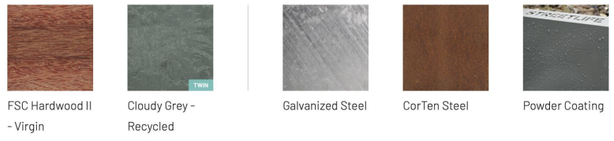
7009	1 slab 483mm X 1397mm X 152mm (19" X 55" X 6")
7028	2 slab 305mm X 711mm X 152mm (12" X 28" X 6")
QS	4 stainless steel kwik bolts
QAV	4 drop-in anchors with stainless steel theft-proof bolts

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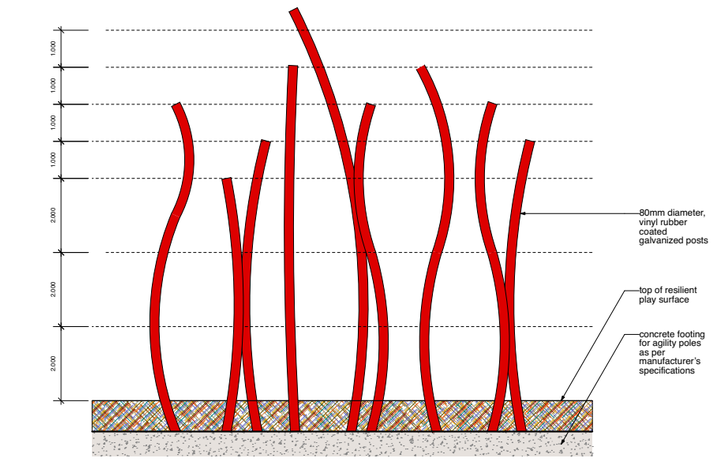
T: 1 800 363-9264
F: 1 866 546-2638
www.equiparc.com
info@equiparc.com
1001, rue James-Brodie
Saint-Jean-sur-Richelieu, QC, Canada J2X 0C1

1 CUT SHEET: Bike Rack
NTS

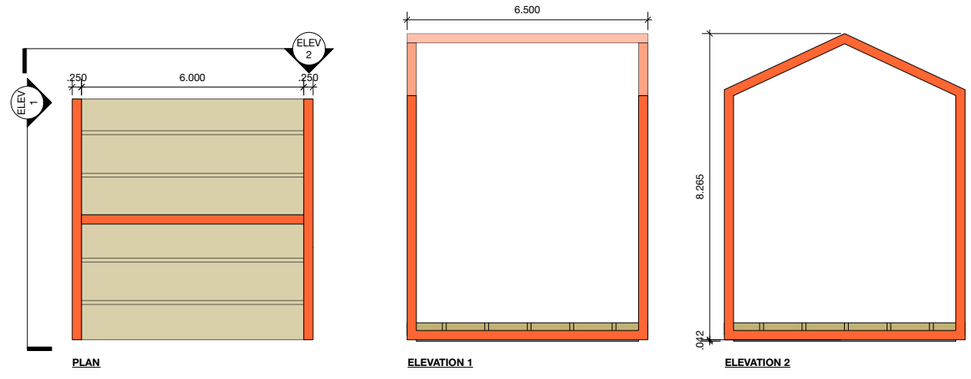




2 Image: SOL L8 Bench
NTS



4 DETAIL: Agility Poles
Scale: 1:20



5 DETAIL: Play Frame
Scale: 1:20

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