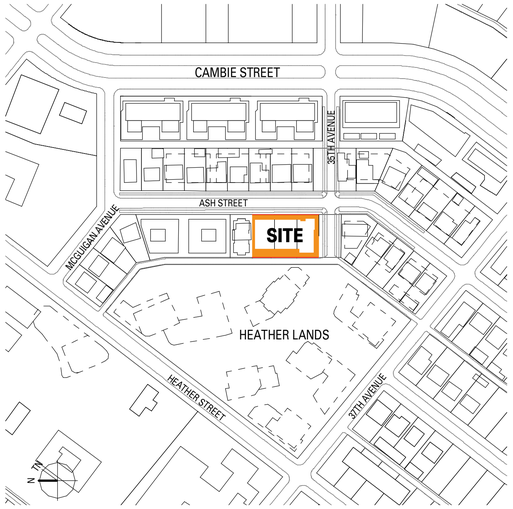
PENNYFARTHING PROPERTIES ASH STREET LTD.

SLATE & ASH

5079-5137 Ash Street, Vancouver, B.C.





PROJECT TEAM

OWNER/DEVELOPER
PENNYFARTHING PROPERTIES ASH STREET LTD.
Suite 100-1450 Creekside Dr, Vancouver BC V6J 5B3
(604) 734.8443

ARCHITECT
SHIFT ARCHITECTURE INC.
Suite 200 - 1000 W 3 Street, North Vancouver BC V7P 3J6
(604) 988.7501

LANDSCAPE ARCHITECT / ARBORIST
DURANTE KREUK
Suite 102 - 1637 West 5th Avenue, Vancouver BC V6J 1N5
(604) 684.0577

ENVELOPE / SUSTAINABILITY CONSULTANT
AQUA COAST ENGINEERING
Suite 201-5155 Ladner Trunk Road, Delta BC V4K 1W4
(604) 946.9910

PROPERTY INFORMATION

Legal Description:
Lot 1 Block 839 District Lot 526
Group 1 N.W.D. Plan EPP132705

PID: ___-___-___

Civic Address:
5079-5137 Ash St., Vancouver, B.C.

PROPOSED DEVELOPMENT

This proposal is to redevelop 3 single family dwelling lots into 1 multi-family residential building consisting of a total of 87 rental housing units. The development includes 1 six-storey building with 2 levels of underground parking. The project is to be located on the corner of Ash Street and the future 35th Avenue extension, for which Lot 50 is dedicated. The development is 1 block west of Cambie Street and 3 blocks north of 41st Avenue and the Oakridge-41st Avenue Skytrain Station.

The project is under the Green Building Policy, including the Embodied Carbon Analysis & Resilient Buildings Checklist, thereby meeting the City of Vancouver's sustainability goals. There will be an integrated rain water management plan and supporting geotechnical study as part of the application.

The development is conceived as an anchor to the pedestrian connection of the Heather Lands with Queen Elizabeth Park. Attention is to be paid to the tectonics and materiality of the project with a focus on consistent and appropriate details. It is envisioned that the massing and stepping of the building forms will be further accentuated by cladding and detailing of the architecture.

PROJECT STATISTICS

Zoning Calculations - Phase 1

Site Area			
Existing	*2,074.52 sq. m.*	*22,330.0 sq. ft.*
New (After Consolidation)	***2,074.52 sq. m.***	***22,330.0 sq. ft.***

Lot Coverag...			
Proposed	**63.0%**	***1,306.08 sq.m***	**14,058.6 *sq. ft.***

Setbacks	*Front (East)*	*Side (North)*	*Side (South)*	*Rear (West)*
Allowable	3.7 m	2.4 m	3.7 m	3.7 m
Proposed	**3.7 m**	**2.4 m**	**3.7 m**	**3.7 m**

Building Height					
Allowable	21.4 m				
Proposed	**6 Stories**	and	**67.40 ft**	or	**20.54 m**

FAR		***Over / Under***	***6,096.0*** sq. ft.
Allowable	**3.00**	*6,223.52* sq.m	66,989.9 sq. ft.
Proposed Residential	*3.27*	*6,789.85* sq.m	73,086.0 sq. ft.
Total Proposed	**3.27**	***6,789.85* sq.m.**	**73,086.0 sq.ft.**

Studio Dwelling Unit (Max. 30% Units)			
Allowable	30%	*87 Units*	*26 Units*
Proposed	11.5%		*10 Units*

Rental Unit Distribution		
Market Rental	90%	*78 Units*
Below Market Rental	10%	*9 Units*

Area Summary

	Units	*Gross Area*								*FSR AREA*
		Net Area			*Total*	*Exclusions*				
		Residential	*Circulation*	*Lobby*		*Amenity*	*Storage*	*Mechanical*	*Total*	
Level 1	12	9,013.1	1,468.7	550.9	**11,952.8**	463.8	456.4		920.1	**11,032.6**
Level 2	15	11,074.4	1,336.3		**12,911.1**		500.4		500.4	**12,410.7**
Level 3	15	11,074.4	1,336.3		**12,911.1**		500.4		500.4	**12,410.7**
Level 4	15	11,074.4	1,336.3		**12,911.1**		500.4		500.4	**12,410.7**
Level 5	15	11,074.4	1,336.3		**12,911.1**		500.4		500.4	**12,410.7**
Level 6	15	11,074.4	1,336.3		**12,911.1**		500.4		500.4	**12,410.7**
Roof										
Totals	**87**	**64,385.0**	**8,150.2**	**550.9**	**76,508.3**	**463.8**	**2,958.5**		**3,422.3**	**73,086.0**

Storage Summary

Total Number of Units		87	
Maximum In Suite Storage	*39.8 sq.ft./unit*	3,465.2	sq. ft.

Level	*In Suite Storage*	*Total*	*Bulk Storage*	*Total*
Level P2		sq. ft.	**10**	**378** sq. ft.
Level P1		sq. ft.		sq. ft.
LEVEL 1	12	**456** sq. ft.		sq. ft.
LEVEL 2	13	**500** sq. ft.		sq. ft.
LEVEL 3	13	**500** sq. ft.		sq. ft.
LEVEL 4	13	**500** sq. ft.		sq. ft.
LEVEL 5	13	**500** sq. ft.		sq. ft.
LEVEL 6	13	**500** sq. ft.		sq. ft.
Total	*77*	**2,958.5** sq. ft.	*10*	**378.3** sq. ft.

Balcony Summary

FSR Area			66,989.9 sq. ft.
Allowable	*12%*	*8,038.8*	sq. ft.
Proposed	*7.8%*	*5,200.8*	sq. ft.

Level	*Open Balconies*	*Enclosed Balconies*	*Total*
Level P2			sq.ft.
Level P1			sq.ft.
LEVEL 1			sq.ft.
LEVEL 2	*1040.15*		**1,040.2** sq.ft.
LEVEL 3	*1040.15*		**1,040.2** sq.ft.
LEVEL 4	*1040.15*		**1,040.2** sq.ft.
LEVEL 5	*1040.15*		**1,040.2** sq.ft.
LEVEL 6	*1040.15*		**1,040.2** sq.ft.
Total			**5,200.8** sq.ft.

Parking Summary

VEHICLES	***Vehide***		***Small Car***		***Accessible***		***EV 240-volt***	
	Required	*Provided*	*Maximum*	*Provided*	*Required*	*Provided*	*Required*	*Provided*
Residential	87	62	22	4	4	4	87	62
Visitor	4		1				N/A	
Total Parking	**91**	**62**	**23**	**4**	**4**	**4**	**87**	**62**

Carwash		***Carshare***	
Required	*Provided*	*Required*	*Provided*
N/A		N/A	N/A
N/A		N/A	N/A
N/A			

LOADING	***OPV***		***Type A***		***Type B***		***Type C***	
	Required	*Provided*	*Maximum*	*Provided*	*Required*	*Provided*	*Required*	*Provided*
Total	**1**	**1**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

BICYCLES	***Bicycle - Long Term***		**Horizontal Spaces**		**Vertical Spaces**		**Oversized Stalls**		**Lockers**		**Bicycle - Short Term**	
	Required	*Provided*	*Max.*	*Provided*	*Max. (30%)*	*Provided*	*Min. (5%)*	*Provided*	*Min. (10%)*	*Provided*	*Required*	*Provided*
Residential	208	208	N/A	164	62	33	11	11	21	21	4	4
Total Parking	**208**	**208**	**N/A**	**164**	**62**	**33**	**11**	**11**	**21**	**21**	**4**	**4**

DRAWING LIST

A0.00	COVER SHEET
A0.0a	PLANNING PRINCIPLES
A0.0b	BUILT FORM GUIDELINES
A0.0c	DESIGN PRINCIPLES, URBAN SYSTEMS & PUBLIC REALM PRINCIPLES
A0.01	PROJECT DATA & CALCULATIONS
A0.04	CONTEXT PLAN & IMAGES
A0.05	PERSPECTIVES
A0.07a	STREETSCAPE ELEVATIONS
A0.07b	STREETSCAPE ELEVATIONS
A0.08	SHADOW STUDIES
A0.009	UNIT AREAS
A1.00	CONTEXT PLAN
A1.01	SITE PLAN
A1.02	INTERPOLATED ROOF CALCULATIONS
A2.00	LEVEL P2 PLAN
A2.01	LEVEL P1 PLAN
A2.02	LEVEL 1 PLAN
A2.03	LEVEL 2 PLAN
A2.04	LEVEL 3 PLAN
A2.05	LEVEL 4 PLAN
A2.06	LEVEL 5 PLAN
A2.07	LEVEL 6 PLAN
A2.08	ROOF PLAN
A4.01	EAST ELEVATION
A4.02	SOUTH ELEVATION
A4.03	WEST ELEVATION
A4.04	NORTH ELEVATION
A5.01	BUILDING SECTION
A5.02	BUILDING SECTION
A5.03	BUILDING SECTION
A6.01a	5069 ASH STREET - SITE & STATS
A6.02b	5069 ASH STREET - PARKADE PLANS
A6.03c	5069 ASH STREET - FLOOR PLANS
A6.04d	5069 ASH STREET - ELEVATIONS
A6.05e	5069 ASH STREET - FSR OVERLAYS
A6.06f	5069 ASH STREET - UNIT AREAS
FSR 1.00	FSR SUMMARY
FSR 1.01	FSR OVERLAY L1
FSR 1.02	FSR OVERLAY L2
FSR 1.03	FSR OVERLAY L3
FSR 1.04	FSR OVERLAY L4
FSR 1.05	FSR OVERLAY L5
FSR 1.06	FSR OVERLAY L6
TOTAL	: 43

SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
COVER SHEET

Drawn By	HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**As indicated**
Issue/Revision	**C**
Sheet Number	**A0.00**

2026-05-27 10:04:46 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

CAMBIE CORRIDOR PLANNING PRINCIPLES

Principle 1 - Provide land use to optimize the investment in transit

As a high-density residential development near an arterial street, the project typology inherently supports transit by housing a greater population with direct access to existing transit routes – reducing reliance on single vehicle transport. Additionally, the project site is centrally located adjacent to Cambie Street, close to the Oakridge Canada Line station and also within a short bus-ride to the King Edward Canada Line Station. As many renters are likely to opt for alternatives to car ownership, this is especially crucial for a rental building.

Principle 2 - Provide a complete community

The proposed building introduces more rental options to an area very prevalent in market housing, providing housing for those who are not yet ready for home-ownership or those who prefer the long-term flexibility of renting. These residents will provide economic support to surrounding retail units in neighbouring buildings as well as the redeveloping urban nucleus, Cambie Village.

In addition, given the project's close proximity to amenities such as the Oakridge Centre, Cambie Village shopping district, Queen Elizabeth Park, and Nat Bailey Stadium Park, it is anticipated that residents will populate these major city amenities and help in developing an integrated local community not restricted to the boundaries of the development itself.

Principle 3 - Create a walkable and cycleable corridor of neighbourhoods seamlessly linked to public Transit

The Cambie Corridor Plan proposes a series of active commercial nodes along Cambie Street that are easily accessed and interconnected by high density residential areas. The project site lies within one of these residential zones and is conveniently situated within a two minute walk of bus stops going along Cambie Street. In addition to this, the project site is also within a 10 minute walk of the Oakridge Canada Line station and at the gateway of the future Heather Lands neighbourhood.

Painted bike lanes on Cambie Street as well as a designated bike route along Heather Street make cycling a safer and more accessible option to and from the site. Secure bicycle storage for each unit within the building further fosters an active bicycle culture.

In tune with the goals of the Cambie Corridor Plan, the project aims to create a walkable, pedestrian-friendly streetscape. A 3.7 m front yard setback and stepping landscape buffers along Ash and pulls the building mass away from the street, sectioning off a pedestrian zone at the sidewalk. For true walkability, a neighbourhood must not only implement pedestrian-centric streets, but also have destinations that rationalize walking. Queen Elizabeth Park offers an expansive green space and outdoor public amenity to residents, all within a short walk from the site.

Principle 4 - Focus intensity, mix and community activities at stations and other areas with strategic opportunities for sustainability, renewable energy and public amenity

The project brings high residential density to an existing Canada Line station and the public amenity spaces of Queen Elizabeth Park. The proximity to Vancouver General Hospital provides housing opportunities for young medical professionals as they establish their careers.

Principle 5 - Provide a range of housing choices and affordability

The diversity of unit types in the project offer an array of affordability options. Apartment units range from studio to three bedrooms, 472 to 1092 square feet in size, with unique unit layouts that help diversify housing options on the Cambie Corridor. The project proposes a variety of residential rental unit types, ranging from studio to three bedroom apartments. As renters span all walks of life, the wide scope of unit types and sizes facilitates a range of affordability options, ensuring a diverse mix of residents which will in turn add to the sense of a complete community. For instance, the below-market rental studio units provide an option for single residents or young couples, the one bedroom units with large flex rooms promoting remote office work for modern professionals, and 2 bedroom plus units for young or established families or roommates.

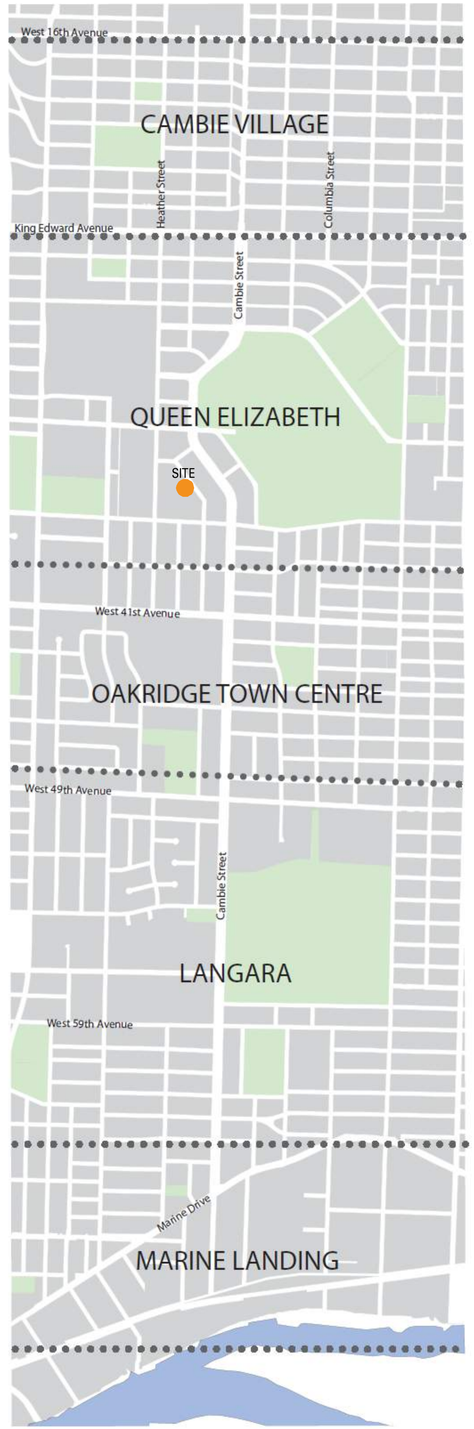
Principle 6 - Balance city-wide and regional goals with the community and its context

The project supports a number of City-wide and neighbourhood goals, particularly those relating to sustainability in an urban setting. The proposal is designed under the Green Building Policy and inherently fosters a more sustainable environment by its proximity to urban centers, public transit and green spaces.

It is crucial to reduce dependence on fossil fuels, and to make walking, cycling and public transit preferred transportation options. With a rapidly growing city population, the construction of high density residential buildings closer to the city core reduces urban sprawl and reliance on vehicular transport. The proximity of the project site to expanding transit infrastructure readily supports this shift away from unsustainable transportation forms. The proximity of Queen Elizabeth Park and a number of future mini-parks ensures all residents of the project have direct access to nature.

Principle 7 - Ensure job space and diversity

Although there is no commercial or retail space within the project, the residents of the building will increase economic support as well as provide a diverse work force to local businesses. This support will extend to independent retail units in neighbouring developments, as well as shops and services in Cambie Village and the future Heather Lands. Residents will also have the opportunity to live and work within the same neighbourhood, which will provide further economic benefit and assist in stabilizing these areas.



SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
PLANNING PRINCIPLES

Drawn By	Author
Reviewed by	CH

Project Number **2502**

Plot Date 2026/05/27	*Issue Date* 2026/05/27
Scale **12" = 1'-0"**	*Issue/Revision* **C**

Sheet Number
A0.0a

2026-05-27 10:04:48 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

CAMBIE CORRIDOR BUILT FORM PRINCIPLES

Building Height

The proposed building is 6 storeys, with level 1 elevated slightly above the public realm to provide direct, semi-private street access to ground-level units.

Building Stepbacks and Streetwall

The Cambie Corridor Plan (CCP) permits rental buildings up to 8 storeys on the 35th Avenue extension sites, with suggestions for multiple stepbacks in the building. The proposed building is 6 storeys, with no stepbacks in the facade. Maintaining a massing of 6 storeys or less without stepbacks facilitates simpler and more efficient woodframe construction, which in turn lowers construction costs and increases feasibility of a 100% rental building. Special attention is paid to the corner as it greets the intersection of Ash & 35th, with a taller form that steps forward and establishes a stronger corner presence. The corner element also articulates the building, breaking up the mass into portions less than the maximum 150 ft length outlined in the CCP. The building wraps the south edge to maintain presence along 35th, and creates additional ground units to activate the street as an entryway into the Heather Lands.

Scale

The scale of the building transitions between the typical, stepped 6-storey form along Cambie Street, and the high-rise forms anticipated across the lane in the Heather Lands. At 6 storeys without stepbacks, the form matches the scale and form of surrounding Cambie Corridor projects while establishing a stronger presence of the higher levels, marking a transition of elevation and building height.

Building Frontage

The main mass of the building is articulated into lengths no greater than 150 feet. With Ash Street to the East, the future 35th Avenue Extension to the South, and the Heather Lands to the West, the building faces 3 street frontages, each met with a unique and dynamic streetscape condition.

Setbacks

The proposed setbacks vary from what is prescribed in the Cambie Corridor Plan. Along the street frontages (Ash Street at the front and 35th Ave at the south side) the building is set back minimum 3.7m at its nearest points. Although not technically a street, the project treats the lane and the Heather Lands at the rear of the site as another street frontage, which is again set back minimum 3.7m at its nearest points. The remaining side to the north maintains a 2.4m setback.

Relationship to Finished Grade

The project site follows the incline along Ash Street allowing for delineation of the public and private realm and accommodating private front patios. To navigate the cross-fall across the site, the decreased vertical separation allows for minimal landscape terracing and eliminates blank wall conditions along Ash Street.

Entrances and Aspect

The proposed building entrance and lobby is recognizable on the street through both subtle and overt cues in building design and massing. Landscape elements described above will serve to delineate public from semi-private outdoor spaces associated with individual homes while enriching the public realm. The units off the laneway activate the lane and provide eyes on the new streetscape.

Courtyards

The rear side of the building sits approximately 24 ft from the property line, enclosing a green space between the building and the future Heather Lands developments across the lane. The 24 ft width references the CCP and recommendations for courtyard depths along the lane, greening the lane and activating it with ground level unit accesses similar to Ash & 35th.

Parking

All parking for the project is located on two levels of below-grade parking. The proposed parkade entry ramp is off the lane at the west, situated at a break between existing trees on site. The ramp is pulled away from the corner of 35th and the laneway, freeing space for softer, landscaped street corner.

SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
BUILT FORM GUIDELINES

Drawn By	Author
Reviewed by	CH
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**12" = 1'-0"**
Issue/Revision	**C**

Sheet Number
A0.0b

2026-05-27 10:04:50 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

DESIGN PRINCIPLES

Architecture

The project site is situated at the intersection of Ash Street and the future W 35th Avenue extension. This extension to 35th Avenue presents a direct connection between Queen Elizabeth Park and the Heather Lands immediately west of the site. The Heather Lands policy statement envisions a new residential neighbourhood with a 'neighbourhood heart' of community and commercial facilities. The project site borders a key gateway into this up-and-coming neighbourhood.

Architecturally, the proposed building embodies modernity and sophistication with an emphasis on simple, clean lines. The form is characterized by an interplay of vertical elements that give height to the building as it rises to meet the scale of the Heather Lands.

Verticality is accentuated in the articulation of the form, cladding and varying frame elements that surround each window stack provide visual interest. Picket balcony guardrails add another layer of vertical texturing in a finer grain. To further break up the uniformity of the 6-storey mass, frame elements of varying heights gather the windows to create forms of differing scale. The fluidity of the facade punctuates the regularity of the building form.

A corner element at Ash & 35th is pulled forward out of the main building mass to greet the intersection. While architecturally congruent with the rest of the building, the corner element is visually distinct through subtle variation in material and form, establishing part of a gateway to the upcoming Heather Lands neighbourhood.

The entrance of the building is signified by a deep break in the building form and a unique treatment of the facade. The vertical elements cascade down the building to the ground level to reveal and frame the building's entrance.

POLICY CONTEXT

Transit Oriented Areas Rezoning Policy

The subject site at 5079–5137 Ash Street is located within a designated Transit-Oriented Area (TOA) and within approximately 800 m of Oakridge/41st Avenue Station. Under the TOA framework (Tier 3), the City supports additional height of 8 storeys and density up to 3.00 FSR in proximity to rapid transit, while focusing growth on complete, walkable neighbourhoods and prioritizing secured rental housing delivery. The intent of the policy is to help address Vancouver's housing needs by enabling more homes in locations that reduce car dependence and support transit investment.

Consistent with these objectives, our proposal delivers a 6-storey residential building comprising 87 secured market rental homes at 3.27 FSR. The building scale is below the maximum height contemplated for Tier 3, and the additional homes advance the TOA goal of concentrating rental housing within walking distance of rapid transit. The massing is structured to maintain a 6-storey form, with setbacks and articulation intended to support compatibility at street level, provide a comfortable pedestrian realm, and limit shadowing and overlook.

The site in uniquely positioned at the corner of the new East 35th Avenue extension that will strengthen connections between Queen Elizabeth Park and the Heather Lands master plan area, supporting an emerging, transit-supportive urban structure. The close proximity to these two major amenities will allow residents to not be reliant of car transportation and have all grocery stores, shops, cafes, daycares and parks within a 5 minute walk.

While the proposal's 3.27 FSR exceeds the Tier 3 guideline of 3.0 FSR, the variance is modest, supports the delivery of additional rental homes in a TOA, and is also required to make the project economically viable. Without this modest increase in floor area, the project would be challenged to deliver the proposed number of secured rental homes while meeting typical financing and operating requirements.
Overall, the proposal seeks TOA policy support based on its delivery of secured rental housing near rapid transit, its appropriate scale relative to the area's planned growth, and its contribution to a connected, walkable neighbourhood context.

URBAN SYSTEMS & PUBLIC REALM PRINCIPLES

Movement

Movement within the site, connections between individual components of the development as well as connections to the neighbourhood as a whole are integral to the development plan. The fostering of these connections whether they be on a micro (project specific) or macro (neighbourhood) has been integrated into the building and site allowing multiple choices for residents and specific, directed access for visitors.

The three levels of connection serve to initiate greater access and increased porosity to the development while increasing variety and further activating the edges of the site. In addition, pedestrian and cyclist movement is encouraged on the site through sensitive landscape buffering and bicycle racks along Cambie Street. Secure bicycle storage is provided to all residents, and the site's proximity to interconnected bike routes makes cycling a viable transportation option.

Habitat

Some habitat creation will be provided not only through maximized greening of available outdoor space, but also through the careful selection of plant materials. Plants used will be a combination of types that are either native, provide shelter, provide food sources, or have other characteristics of habitat creation.

Public Places

There are a number of public places projected to develop along the Cambie Corridor, easily accessed by transit or even walking from the site. Perhaps the closest and largest to the site, Queen Elizabeth Park will offer a variety of public plaza spaces with a diverse set of shops and services. Additionally, the future development of the Heather Lands anticipates community and commercial uses, all within a short walk from the project site.

Parks and Green Space

The proximity to Queen Elizabeth Park and a nearby cluster of future mini-parks puts the site exceptionally close to nature and public park space. Large patios and common outdoor amenity areas of the project complement this diversity of public green space in an elevated realm.

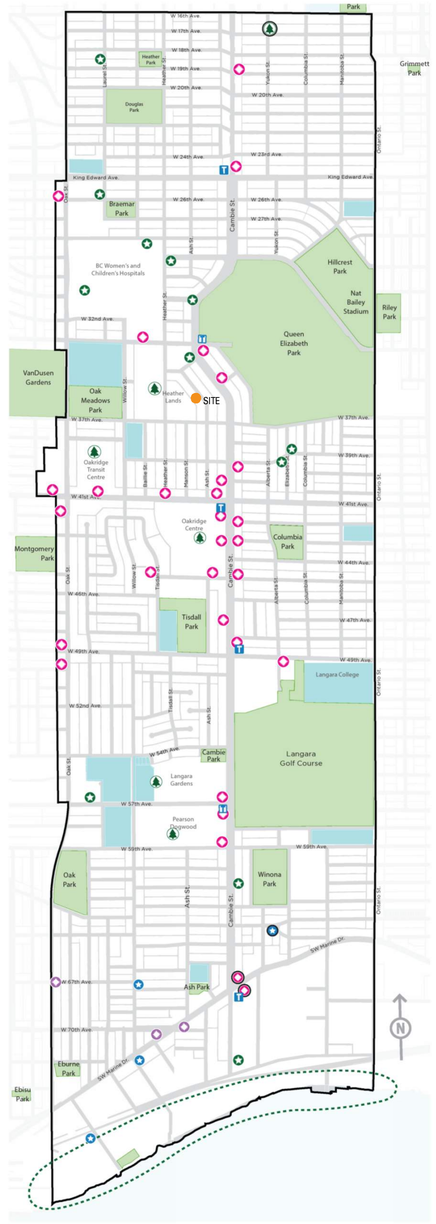


FIGURE 9.1: PARKS, OPEN SPACE & PUBLIC SPACES: EXISTING AND PLANNED*

SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
DESIGN PRINCIPLES, URBAN SYSTEMS & PUBLIC REALM PRINCIPLES

Drawn By Author
Reviewed by CH

Project Number
2502

Plot Date 2026/05/27
Issue Date 2026/05/27

Scale **12" = 1'-0"**
Issue/Revision **C**

Sheet Number
A0.0c

2026/05/27 10:04:51 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

Zoning Calculations - Phase 1

Site Area

Existing	*2,074.52*	*sq. m.*	*22,330.0* *sq. ft.*
New (After Consolidation)	***2,074.52***	***sq. m.***	***22,330.0*** ***sq. ft.***

Lot Coverag...

Proposed	**63.0%**	***1,306.08***	***sq.m***	**14,058.6** ***sq. ft.***

Setbacks

	Front (East)	Side (North)	Side (South)	Rear (West)
Allowable	3.7 m	2.4 m	3.7 m	3.7 m
Proposed	**3.7 m**	**2.4 m**	**3.7 m**	**3.7 m**

Building Height

Allowable	21.4 m				
Proposed	**6 Stories**	and	**67.40 ft**	or	**20.54 m**

FAR

		Over / Under	***6,096.0***	sq. ft.
Allowable	**3.00**	*6,223.52*	sq.m	66,989.9 sq. ft.
Proposed Residential	3.27	*6,789.85*	sq.m	73,086.0 sq. ft.
Total Proposed	**3.27**	***6,789.85***	**sq.m.**	**73,086.0 sq.ft.**

Studio Dwelling Unit (Max. 30% Units)

Allowable	30%	87 *Units*	26 *Units*
Proposed	11.5%		10 *Units*

Rental Unit Distribution

Market Rental	90%	78 *Units*
Below Market Rental	10%	9 *Units*

Area Summary

	Units	Net Area			Total	Gross Area				FSR AREA
						Exclusions				
		Residential	Circulation	Lobby		Amenity	Storage	Mechanical	Total	
Level 1	12	9,013.1	1,468.7	550.9	**11,952.8**	463.8	456.4		920.1	**11,032.6**
Level 2	15	11,074.4	1,336.3		**12,911.1**		500.4		500.4	**12,410.7**
Level 3	15	11,074.4	1,336.3		**12,911.1**		500.4		500.4	**12,410.7**
Level 4	15	11,074.4	1,336.3		**12,911.1**		500.4		500.4	**12,410.7**
Level 5	15	11,074.4	1,336.3		**12,911.1**		500.4		500.4	**12,410.7**
Level 6	15	11,074.4	1,336.3		**12,911.1**		500.4		500.4	**12,410.7**
Roof										
Totals	**87**	**64,385.0**	**8,150.2**	**550.9**	**76,508.3**	**463.8**	**2,958.5**		**3,422.3**	**73,086.0**

Storage Summary

Total Number of Units		87	
Maximum In Suite Storage	*39.8 sq.ft./unit*	3,465.2	sq. ft.

Level	*In Suite Storage*	*Total*	*Bulk Storage*	*Total*
Level P2		sq. ft.	**10**	**378** sq. ft.
Level P1		sq. ft.		sq. ft.
LEVEL 1	12	**456** sq. ft.		sq. ft.
LEVEL 2	13	**500** sq. ft.		sq. ft.
LEVEL 3	13	**500** sq. ft.		sq. ft.
LEVEL 4	13	**500** sq. ft.		sq. ft.
LEVEL 5	13	**500** sq. ft.		sq. ft.
LEVEL 6	13	**500** sq. ft.		sq. ft.
Total	*77*	**2,958.5** sq. ft.	*10*	**378.3** sq. ft.

Balcony Summary

FSR Area		66,989.9	sq. ft.
Allowable	*12%*	*8,038.8*	sq. ft.
Proposed	*7.8%*	*5,200.8*	sq. ft.

Level	*Open Balconies*	*Enclosed Balconies*	*Total*
Level P2			sq.ft.
Level P1			sq.ft.
LEVEL 1			sq.ft.
LEVEL 2	*1040.15*		**1,040.2** sq.ft.
LEVEL 3	*1040.15*		**1,040.2** sq.ft.
LEVEL 4	*1040.15*		**1,040.2** sq.ft.
LEVEL 5	*1040.15*		**1,040.2** sq.ft.
LEVEL 6	*1040.15*		**1,040.2** sq.ft.
Total			**5,200.8** sq.ft.

Parking Summary

VEHICLES	***Vehicle***		***Small Car***		***Accessible***		***EV 240-volt***	
	Required	*Provided*	*Maximum*	*Provided*	*Required*	*Provided*	*Required*	*Provided*
Residential	87	62	22	4	4	4	87	62
Visitor	4		1				N/A	
Total Parking	**91**	**62**	**23**	**4**	**4**	**4**	**87**	**62**

Carwash		***Carshare***	
Required	*Provided*	*Required*	*Provided*
N/A		N/A	N/A
N/A		N/A	N/A
N/A			

LOADING	***OPV***		***Type A***		***Type B***		***Type C***	
	Required	*Provided*	*Maximum*	*Provided*	*Required*	*Provided*	*Required*	*Provided*
Total	**1**	**1**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

BICYCLES	***Bicycle - Long Term***		**Horizontal Spaces**		**Vertical Spaces**		**Oversized Stalls**		**Lockers**		**Bicycle - Short Term**	
	Required	*Provided*	*Max.*	*Provided*	*Max. (30%)*	*Provided*	*Min. (5%)*	*Provided*	*Min. (10%)*	*Provided*	*Required*	*Provided*
Residential	208	208	N/A	164	62	33	11	11	21	21	4	4
Total Parking	**208**	**208**	**N/A**	**164**	**62**	**33**	**11**	**11**	**21**	**21**	**4**	**4**

Residential Unit Distribution - Phase 1

UNIT COUNT AND AREAS PER FLOOR

UNIT TYPE	**Areas**		**LEVEL 1**		**LEVEL 2**		**LEVEL 3**		**LEVEL 4**		**LEVEL 5**		**LEVEL 6**		**UNITS SUMMARY**		Beds	Total Beds	Unit Ratio
	UNIT		L1	AREA	L2	AREA	L3	AREA	L4	AREA	L5	AREA	L6	AREA	**TOTAL**	**AREA**			
A01	471.5				2	942.99	2	942.99	2	942.99	2	942.99	2	942.99	10	4,715.0	1	10	11.5%
D01	727.6		6	4365.3	6	4365.3	6	4365.3	6	4365.3	6	4365.3	6	4365.3	36	26,191.8	1	36	41.4%
D02	701.9		1	701.89	1	701.89	1	701.89	1	701.89	1	701.89	1	701.89	6	4,211.3	1	6	6.9%
D03	723.0		1	723											1	723.0	1	1	1.1%
F01	859.6		1	859.61	1	859.61	1	859.61	1	859.61	1	859.61	1	859.61	6	5,157.7	2	12	6.9%
F02	907.0				1	907	1	907	1	907	1	907	1	907	5	4,535.0	2	10	5.7%
F03	908.5		1	908.45	1	908.45	1	908.45	1	908.45	1	908.45	1	908.45	6	5,450.7	2	12	6.9%
F04	876.5		1	877.89	2	1752.8	2	1752.8	2	1752.8	2	1752.8	2	1752.8	11	9,641.9	2	22	12.6%
G01	980.5		1	980.54											1	980.5	2	2	1.1%
H01	1091.5				1	1091.53	1	1091.53	1	1091.53	1	1091.53	1	1091.53	5	5,457.7	3	15	5.7%
			12	9416.68	15	11529.57	15	11529.57	15	11529.57	15	11529.57	15	11529.57	87	67,064.5	17	126	100.0%

PROJECT TOTALS

	UNIT		L1	AREA	L2	AREA	L3	AREA	L4	AREA	L5	AREA	L6	AREA	**TOTAL**	**AREA**
Studio	('A' Types)				2	942.99	2	942.99	2	942.99	2	942.99	2	942.99	10	4,715
Junior 1 Bed	('B' Types)															
1 Bed	('C' Types)															
1 Bed + Den	('D' Types)		8	5790.19	7	5067.19	7	5067.19	7	5067.19	7	5067.19	7	5067.19	43	31,126
Junior 2 Bed	('E' Types)															
2 Bed	('F' Types)		3	2645.95	5	4427.86	5	4427.86	5	4427.86	5	4427.86	5	4427.86	28	24,785
2 Bed + Den	('G' Types)		1	980.54											1	981
3 Bed	('H' Types)				1	1091.53	1	1091.53	1	1091.53	1	1091.53	1	1091.53	5	5,458
3 Bed + Den	('J' Types)															
			12	9416.68	15	11529.57	15	11529.57	15	11529.57	15	11529.57	15	11529.57	87	67,065

Area Summaries - Phase 1

All Buildings	*Net Area*	*Residential*	*Circulation*	*Lobby*	Exclusions			*Gross Area*	*FAR (net) Area*
					Amenity	*Storage*	*Mechanical*		
Level P2									
Level P1									
Level 1	11032.6	9013.1	1468.7	550.9	463.8	456.4		11952.8	11032.6
Level 2	12410.7	11074.4	1336.3			500.4		12911.1	12410.7
Level 3	12410.7	11074.4	1336.3			500.4		12911.1	12410.7
Level 4	12410.7	11074.4	1336.3			500.4		12911.1	12410.7
Level 5	12410.7	11074.4	1336.3			500.4		12911.1	12410.7
Level 6	12410.7	11074.4	1336.3			500.4		12911.1	12410.7
Roof									
Totals	**73086.0**	**64385.0**	**8150.2**	**550.9**	**463.8**	**2958.5**		**76508.3**	**73086.0** sq. ft.
									6792.4 Sq. Meters

Parking Area	*Gross Area*
Level P2	
Level P1	
Totals	sq. ft.

Net to Gross Area (Efficiency)	
Total Suite Area (Including Lobby, Amenity & Suite Storage)	68,358.1
Total Gross Area	76,508.3
Totals	**89.3%**

SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

PROJECT DATA & CALCULATIONS

Drawn By	HK
Reviewed by	CH

Project Number **2502**

Plot Date	*Issue Date*
2026/05/27	2026/05/27

Scale	*Issue/Revision*
	C

Sheet Number

A0.01

2026-05-27 10:04:52 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

A



VIEW ALONG ASH STREET - EAST

B



VIEW ALONG ASH STREET - WEST

C

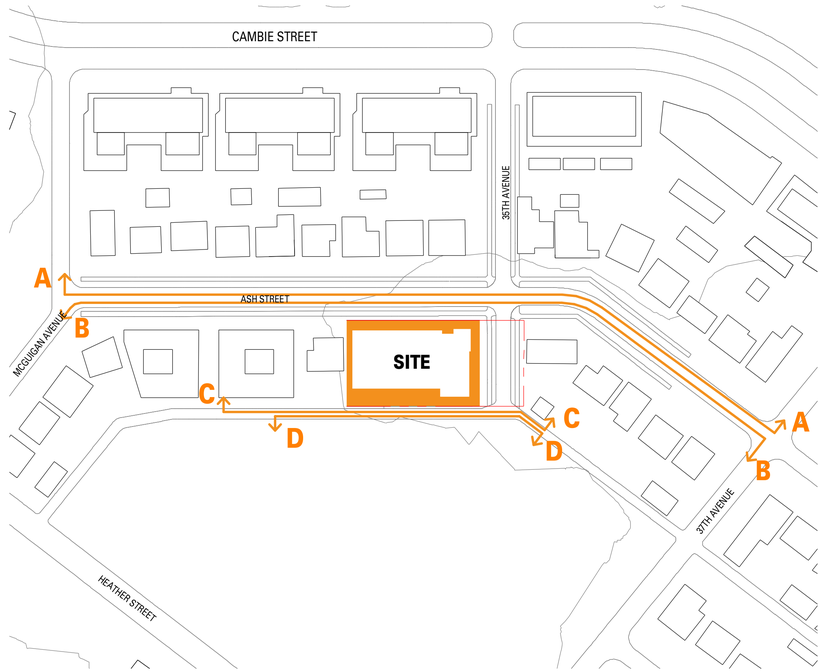


VIEW ALONG LANE - EAST

D



VIEW ALONG LANE - WEST



SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
CONTEXT PLAN & IMAGES

Drawn By	GC
Reviewed by	Approver
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1" = 100'-0"**
Issue/Revision	**C**

Sheet Number
A0.04

2026/05/27 10:04:44 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



1 GROUND PERSPECTIVE FROM SOUTHEAST



2 GROUND PERSPECTIVE FROM NORTHEAST



3 GROUND PERSPECTIVE FROM SOUTHWEST



4 GROUND PERSPECTIVE FROM NORTHWEST

SHIFT ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

PERSPECTIVES

Drawn By	Author
Reviewed by	Approver

Project Number
2502

Plot Date	*Issue Date*
2026/05/27	2026/05/27

Scale

Issue/Revision
C

Sheet Number

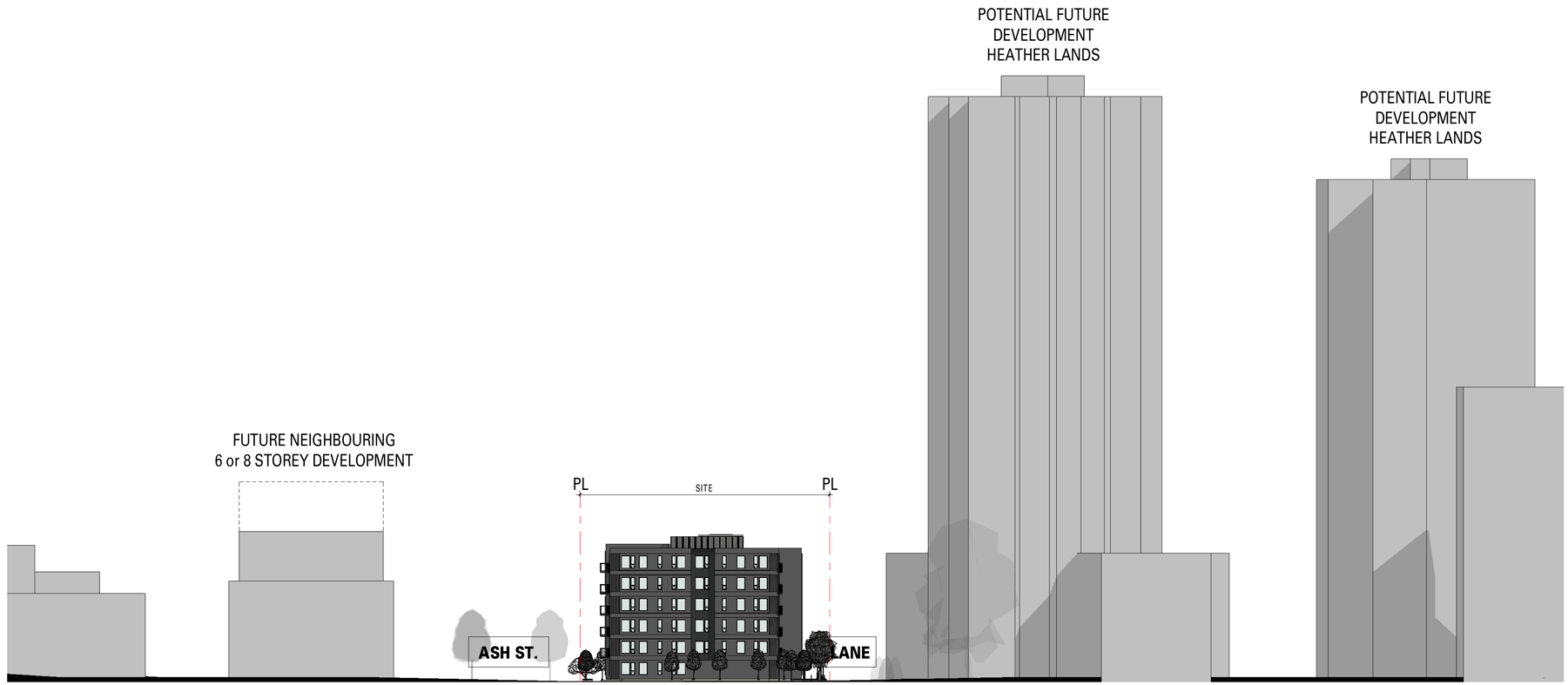
A0.05

2026-05-27 10:05:16 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



1 STREETSCAPE - EAST ELEVATION
1" = 30'-0"



2 STREETSCAPE - NORTH ELEVATION
1" = 30'-0"

SHIFT
ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1460 Creekside Drive
Vancouver B.C. V6J 5B3

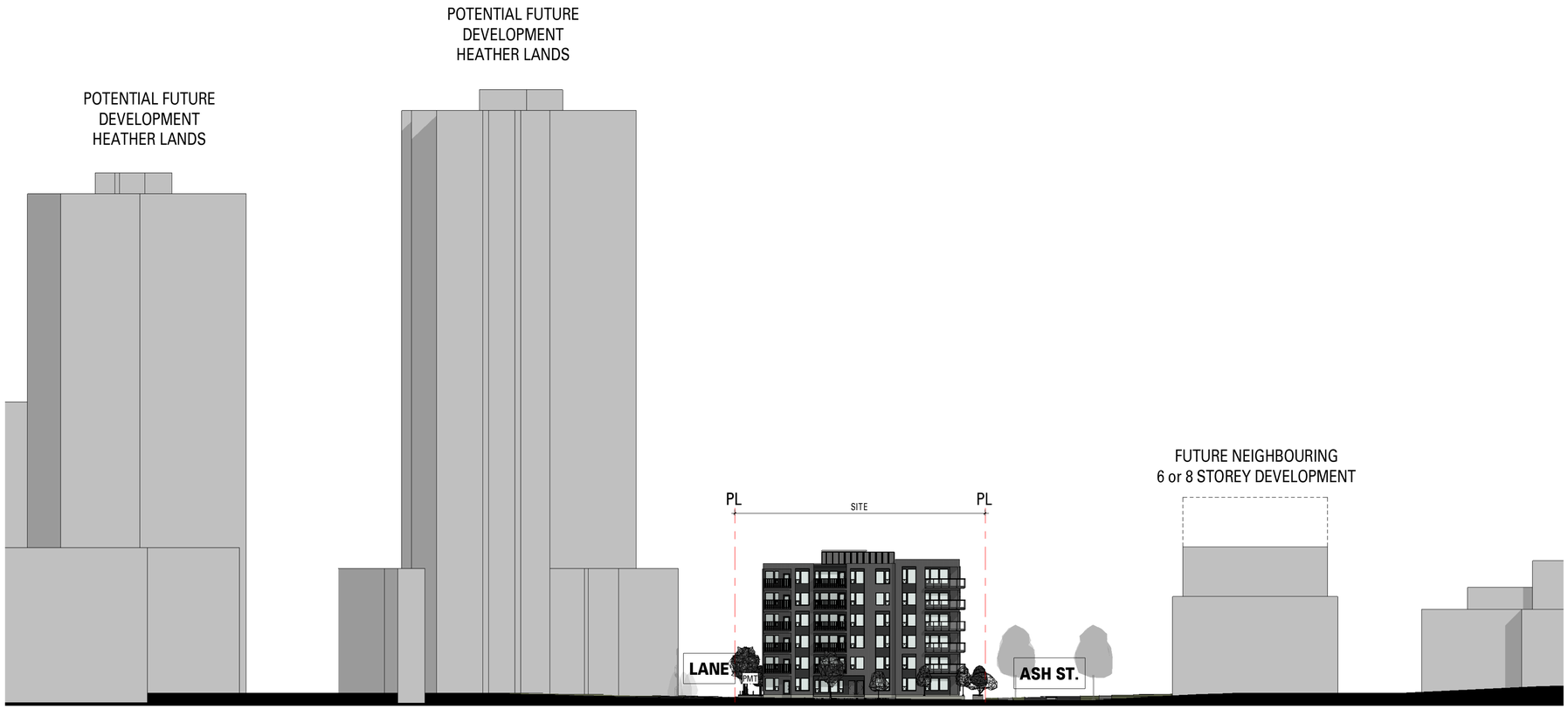
Sheet Title
STREETSCAPE ELEVATIONS

Drawn By	GC
Reviewed by	Approver
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1" = 30'-0"**
Issue/Revision	**C**

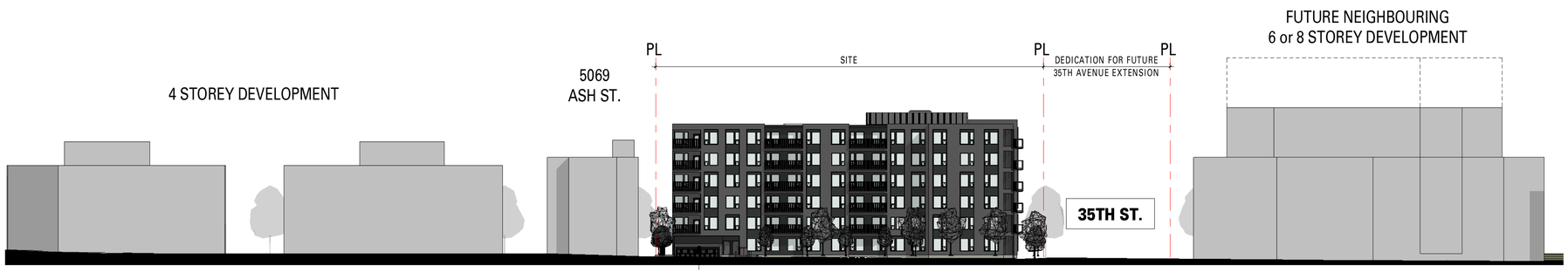
Sheet Number
A0.07a

2026-05-27 10:05:24 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



1 STREETSCAPE - SOUTH ELEVATION
1" = 30'-0"



2 STREETSCAPE - WEST ELEVATION
1" = 30'-0"

SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING

No. | Date | Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

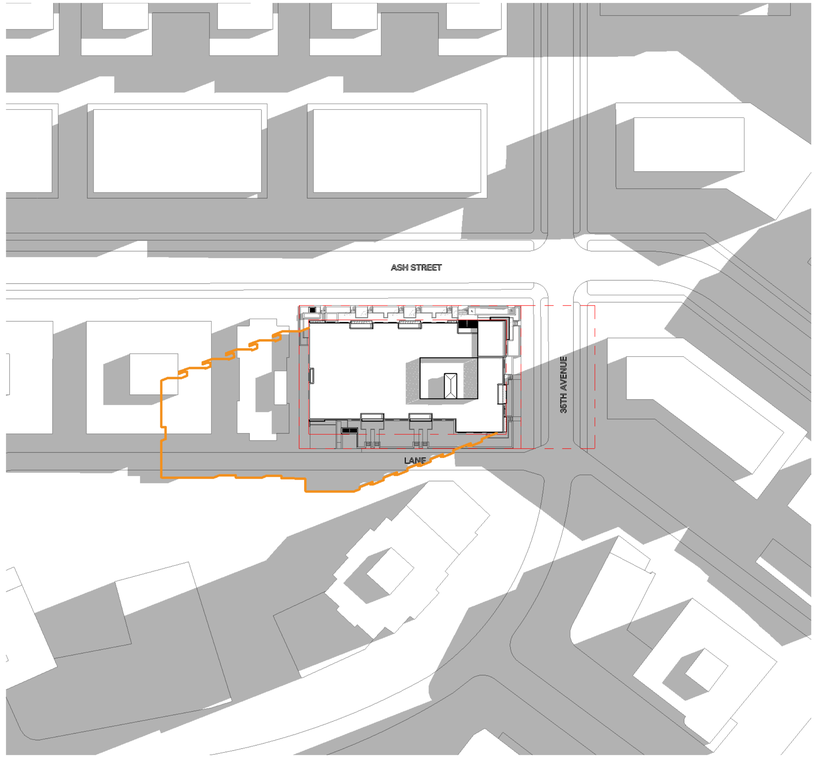
Sheet Title
STREETSCAPE ELEVATIONS

Drawn By	GC
Reviewed by	Approver
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1" = 30'-0"**
Issue/Revision	**C**

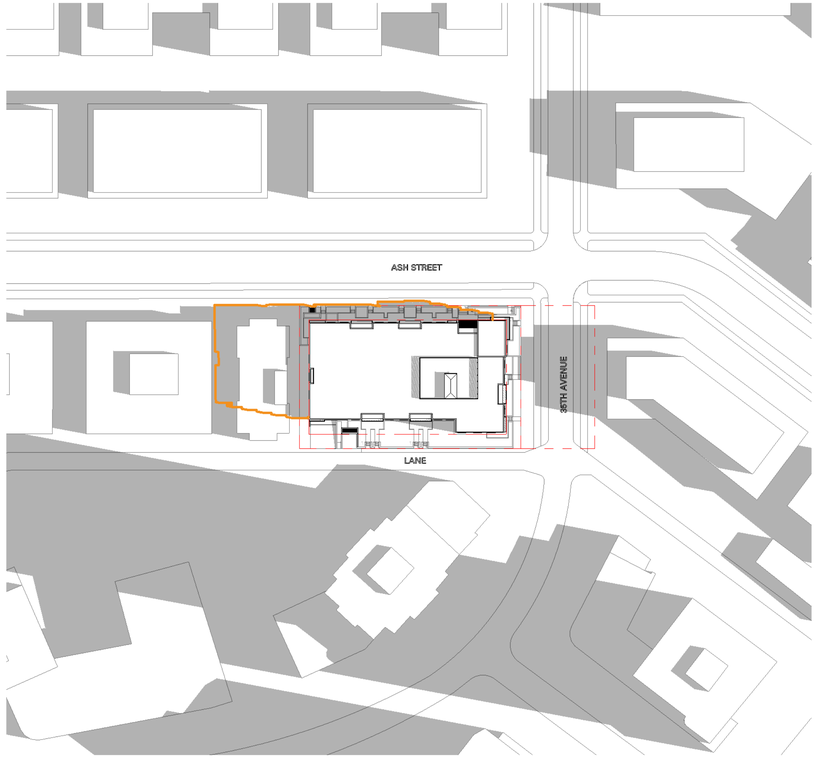
Sheet Number
A0.07b

2026-05-27 10:05:31 AM

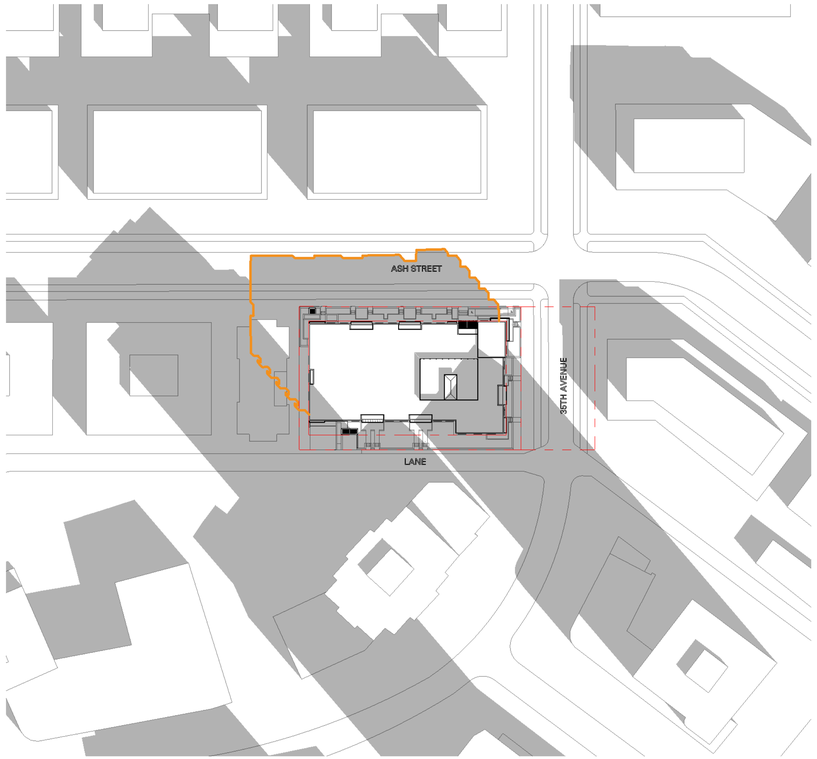
C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



1 SHADOW STUDY - SPRING / FALL EQUINOX (10am)
1" = 60'-0"



2 SHADOW STUDY - SPRING / FALL EQUINOX (12pm)
1" = 60'-0"



3 SHADOW STUDY - SPRING / FALL EQUINOX (2pm)
1" = 60'-0"



4 SHADOW STUDY - SPRING /FALL EQUINOX (4pm)
1" = 60'-0"

SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING

No. Date Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
SHADOW STUDIES

Drawn By	LC
Reviewed by	Approver

Project Number **2502**

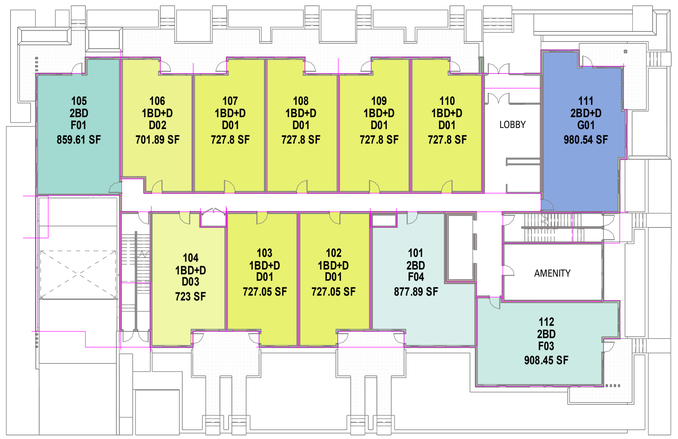
Plot Date	*Issue Date*
2026/05/27	2026/05/27

Scale	*Issue/Revision*
1" = 60'-0"	**C**

Sheet Number
A0.08

2026/05/27 10:05:49 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



1 LEVEL 1
1" = 20'-0"



2 LEVEL 2
1" = 20'-0"



4 LEVEL 3
1" = 20'-0"



5 LEVEL 4
1" = 20'-0"



3 LEVEL 5
1" = 20'-0"



6 LEVEL 6
1" = 20'-0"

AREA SCHEDULE - UNITS

UNIT TYPE	Name	Area
LEVEL 1		
D01	1BD+D	727.8 SF
D01	1BD+D	727.05 SF
D01	1BD+D	727.05 SF
D03	1BD+D	723 SF
D02	1BD+D	701.89 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
F04	2BD	877.89 SF
F01	2BD	859.61 SF
F03	2BD	908.45 SF
G01	2BD+D	980.54 SF
LEVEL 1: 12		9,416.68 SF
LEVEL 2		
D01	1BD+D	727.05 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.05 SF
D02	1BD+D	701.89 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
F04	2BD	874.91 SF
F01	2BD	859.61 SF
F03	2BD	908.45 SF
F02	2BD	907 SF
F04	2BD	877.89 SF
H01	3B	1,091.53 SF
A01	S	459.55 SF
A01	S	483.44 SF
LEVEL 2: 15		11,529.58 SF
LEVEL 3		
D01	1BD+D	727.05 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.05 SF
D02	1BD+D	701.89 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
F04	2BD	874.91 SF
F01	2BD	859.61 SF
F03	2BD	908.45 SF
F02	2BD	907 SF
F04	2BD	877.89 SF
H01	3B	1,091.53 SF
A01	S	459.55 SF
A01	S	483.44 SF
LEVEL 3: 15		11,529.58 SF
LEVEL 4		
D01	1BD+D	727.05 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.05 SF
D02	1BD+D	701.89 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
F04	2BD	874.91 SF
F01	2BD	859.61 SF
F03	2BD	908.45 SF
F02	2BD	907 SF
F04	2BD	877.89 SF
H01	3B	1,091.53 SF
A01	S	459.55 SF
A01	S	483.44 SF
LEVEL 4: 15		11,529.58 SF
LEVEL 5		
D01	1BD+D	727.05 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.05 SF
D02	1BD+D	701.89 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
F04	2BD	874.91 SF
F01	2BD	859.61 SF
F03	2BD	908.45 SF
F02	2BD	907 SF
F04	2BD	877.89 SF
H01	3B	1,091.53 SF
A01	S	459.55 SF
A01	S	483.44 SF
LEVEL 5: 15		11,529.58 SF
LEVEL 6		
D01	1BD+D	727.05 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.05 SF
D02	1BD+D	701.89 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
D01	1BD+D	727.8 SF
F04	2BD	874.91 SF
F01	2BD	859.61 SF
F03	2BD	908.45 SF
F02	2BD	907 SF
F04	2BD	877.89 SF
H01	3B	1,091.53 SF
A01	S	459.55 SF
A01	S	483.44 SF
LEVEL 6: 15		11,529.58 SF
Grand total: 87		67,064.58 SF

SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
UNIT AREAS

Drawn By	LC
Reviewed by	Approver

Project Number **2502**

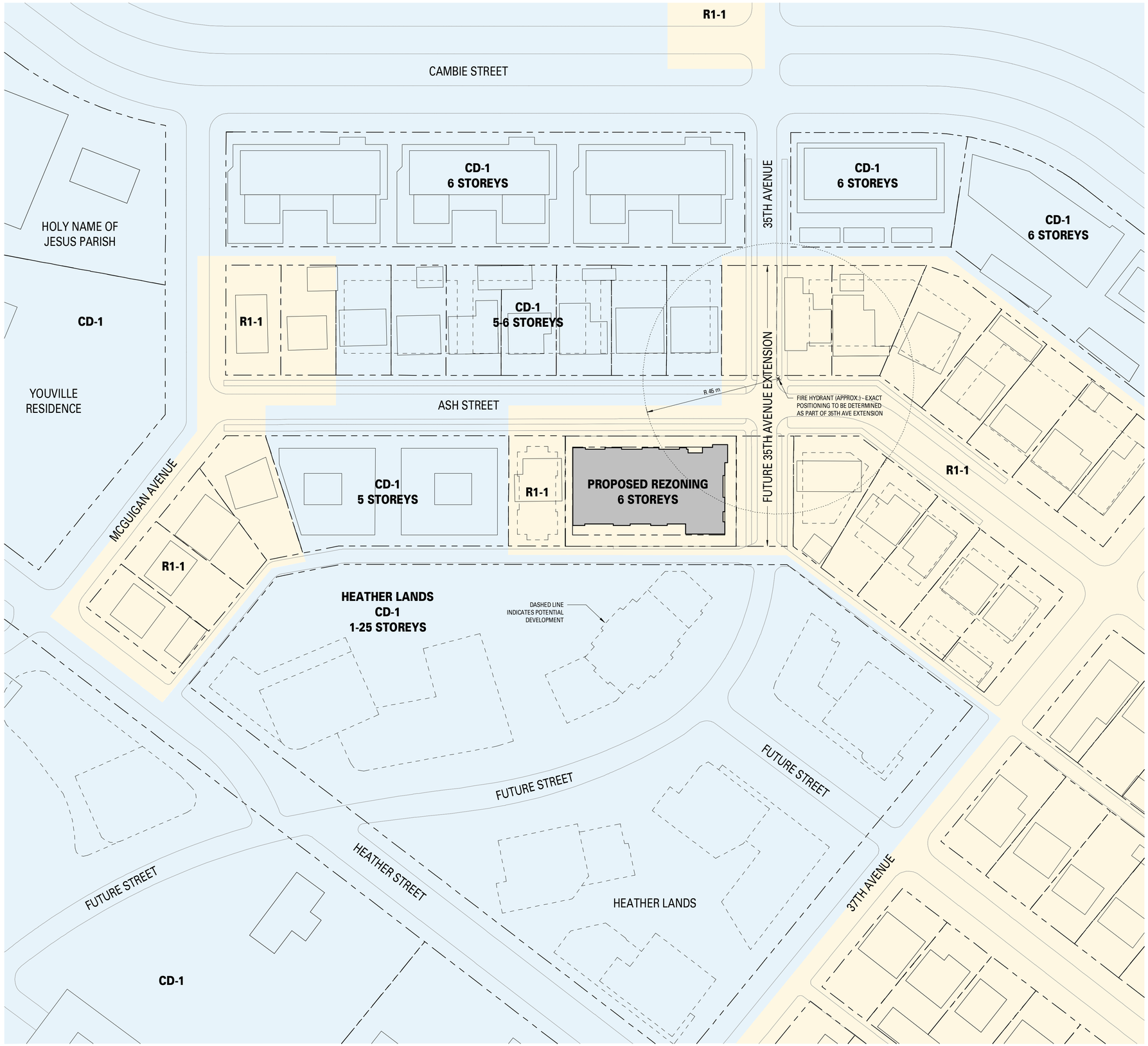
Plot Date	*Issue Date*
2026/05/27	2026/05/27

Scale	*Issue/Revision*
1" = 20'-0"	**C**

Sheet Number
A0.009

2026-05-27 10:05:46 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



TN

N

SHIFT
ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING

No. | Date | Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
CONTEXT PLAN

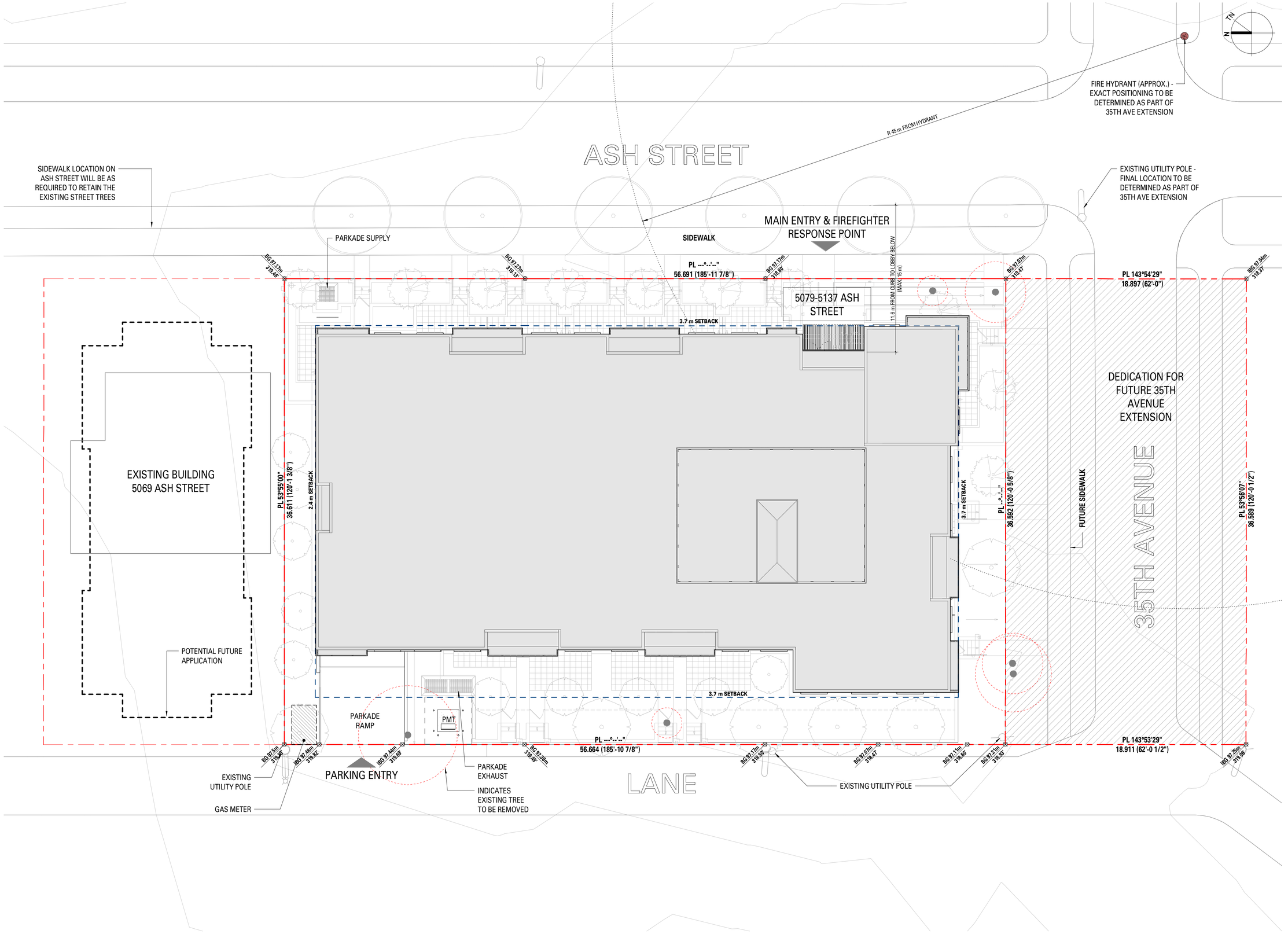
Drawn By	HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1" = 50'-0"**
Issue/Revision	**C**

Sheet Number

A1.00

2026/05/27 10:05:49 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



SHIFT ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

SITE PLAN

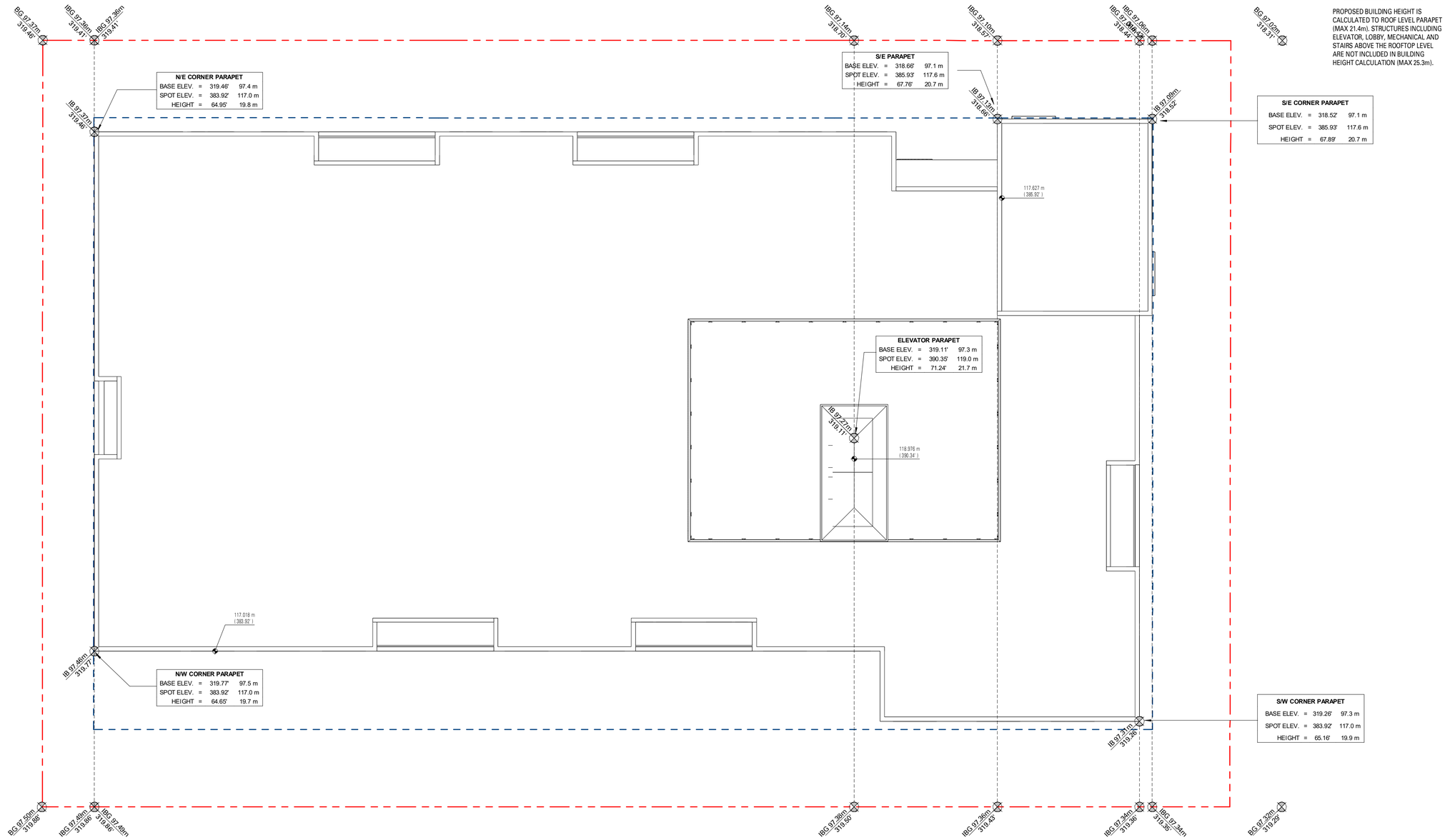
Drawn By	HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**3/32" = 1'-0"**
Issue/Revision	**C**

Sheet Number

A1.01

2026-05-27 4:04:55 PM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



PROPOSED

BUILDING HEIGHT

= 67.09' 20.5 m

PROPOSED BUILDING HEIGHT IS CALCULATED TO ROOF LEVEL PARAPET (MAX 21.4m). STRUCTURES INCLUDING ELEVATOR, LOBBY, MECHANICAL AND STAIRS ABOVE THE ROOFTOP LEVEL ARE NOT INCLUDED IN BUILDING HEIGHT CALCULATION (MAX 25.3m).

NOTE:

BG -BUILDING GRADE
IBG -INTERPOLATED BUILDING GRADE
IB -INTERPOLATED BASE

SHIFT ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING

No. Date Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

INTERPOLATED ROOF CALCULATIONS

Drawn By HK
Reviewed by

Project Number
2502

Plot Date 2026/05/27
Issue Date 2026/05/27

Scale **1/8" = 1'-0"**
Issue/Revision **C**

Sheet Number

A1.02

2026.05.27 10:05:54 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

PARKADE GENERAL NOTES:

1. PARKING, LOADING, BICYCLE, AND PASSENGER LOADING SHALL BE PROVIDED AND DESIGNED IN COMPLIANCE WITH THE PARKING BYLAW AND THE PARKING AND LOADING DESIGN SUPPLEMENT, INCLUDING: ACCESSIBLE PARKING SPACES HELD IN COMMON OWNERSHOP AND NOT BE ASSIGNED TO ANY STRATA LOT.

2. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BY-LAW.

3. MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW 6555.

BICYCLE PARKING ROOM TYPICAL NOTES:

1. A MINIMUM OF 20% OF BICYCLE PARKING STALLS TO BE BICYCLE LOCKERS.

2. A MAXIMUM OF 30% OF BICYCLE PARKING STALLS TO BE VERTICAL.

3. A MINIMUM OF ONE ELECTRICAL OUTLET SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES.

4. THE DESIGN OF BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES AND END OF TRIP FACILITIES REGARDING REQUIRED DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW.

STORAGE LOCKER GENERAL NOTES:

1. BULK STORAGE LOCKERS ARE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE *"VANCOUVER BUILDING BYLAW 2025"* AND THE CURRENT VERSION OF THE *" BULK STORAGE -RESIDENTIAL DEVELOPMENTS "* BYLAW ADMINISTRATION BULLETIN.

2. THE PERIMETER OF BICYCLE LOCKERS OR BANKS OF LOCKERS THAT DO NOT EXTEND TO THE CEILING ARE TO BE ENCLOSED WITH METAL MESH ENCLOSURES PREVENTING THE STORAGE OF ITEMS ON TOP OF THE STORAGE LOCKERS.

3. INDIVIDUAL SPRINKLERING OF STORAGE LOCKERS IS REQUIRED IF THE DISTANCE FROM THE U/S OF FINISHED CEILING TO THE TOP OF THE STORAGE LOCKER IS LESS THAN 24".

ELECTRIC VEHICLE CHARGING REQUIREMENTS:

ALL PARKING SPACES FOR RESIDENTIAL USE, EXCLUDING VISITORS PARKING SPACES, SHALL BE PROVIDED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE.
ENERGIZED OUTLETS PROVIDED PURSUANT TO SECTION 4.14.1 SHALL BE LABELED FOR THEIR INTENDED USE FOR ELECTRIC VEHICLE CHARGING AND INSTALLED IN CONFORMANCE WITH SENTENCE 10.4.3.1(1) OF DIVISION B OF THE BUILDING BY-LAW.

REQUIRED HEADROOM:

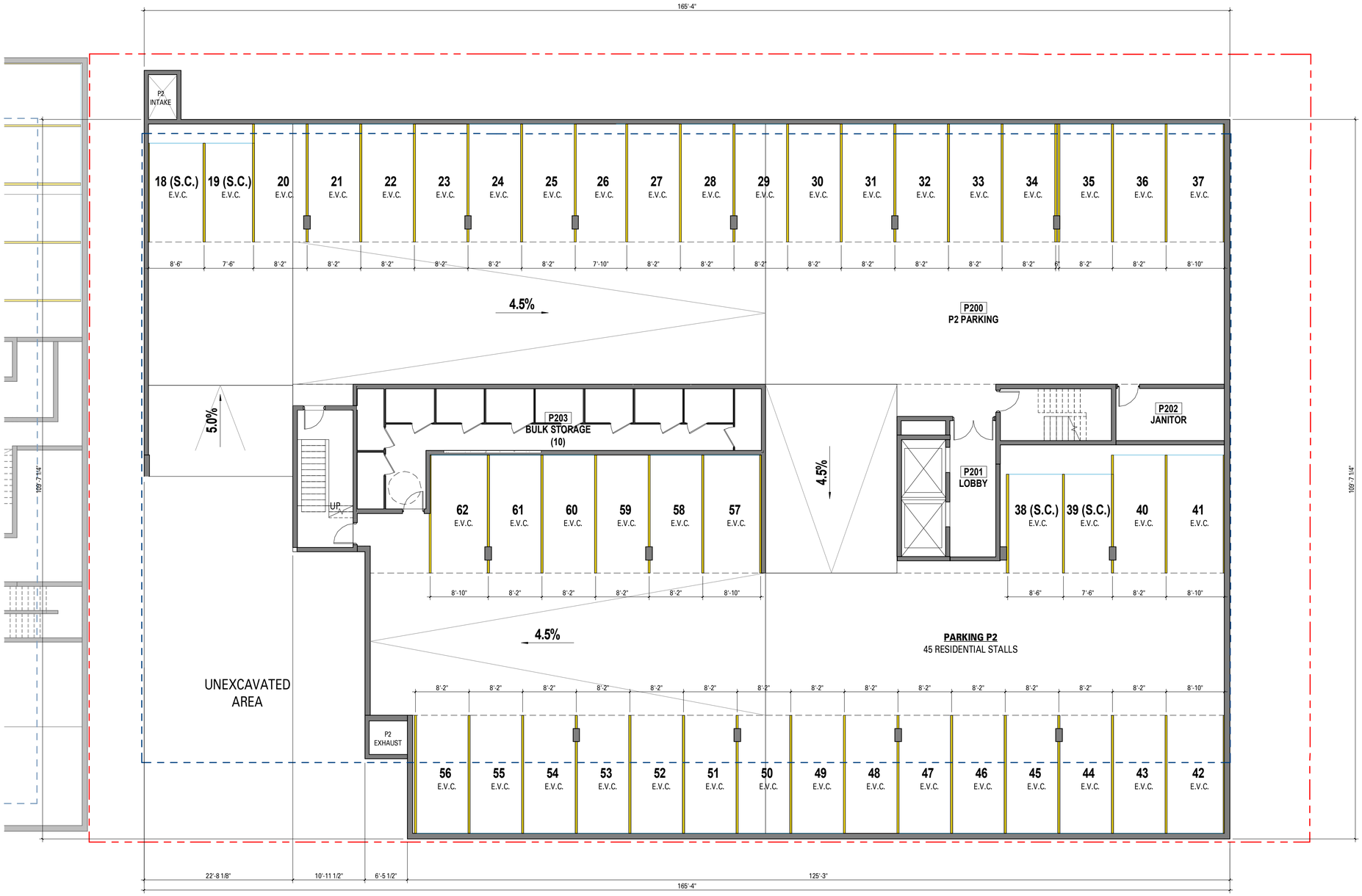
PROVIDE ACCESS ROUTE WITH MINIMUM CLEAR HEADROOM OF 2300mm (7'-6 1/2") TO ALL ACCESSIBLE PARKING SPACES AND ALL CLASS 'A' LOADING SPACES - ALL OTHER AREAS INCLUDING PARKING STALLS REQUIRE MINIMUM CLEAR HEADROOM OF 2000mm (6'-7").

PARKADE FINISHES:

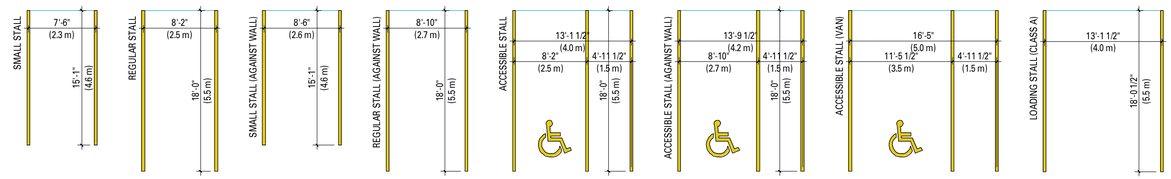
PARKADE WALLS AND COLUMNS TO BE PAINTED WHITE TO FULL HEIGHT - TYPICAL. OWNER TO PROVIDE ALTERNATE COLOURS FOR SPECIFIC ACCENT LOCATIONS.

PARKING SCHEDULE (TOTALS)

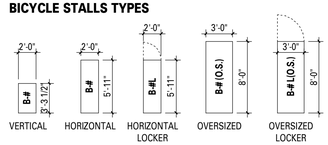
Description	Count
ACCESSIBLE STALL	4
LOADING	1
OPV STALL	1
REGULAR STALL	54
SMALL CAR STALL	4
Grand total: 64	



PARKING STALLS TYPES



BICYCLE STALLS TYPES



SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
LEVEL P2 PLAN

Drawn By	HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**
Sheet Number	**A2.00**

2026-05-27 10:05:55 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

PARKADE GENERAL NOTES:

1. PARKING, LOADING, BICYCLE, AND PASSENGER LOADING SHALL BE PROVIDED AND DESIGNED IN COMPLIANCE WITH THE PARKING BYLAW AND THE PARKING AND LOADING DESIGN SUPPLEMENT, INCLUDING: ACCESSIBLE PARKING SPACES HELD IN COMMON OWNERSHOP AND NOT BE ASSIGNED TO ANY STRATA LOT.

2. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BY-LAW.

3. MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH NOISE BY-LAW 6555.

BICYCLE PARKING ROOM TYPICAL NOTES:

1. A MINIMUM OF 20% OF BICYCLE PARKING STALLS TO BE BICYCLE LOCKERS.

2. A MAXIMUM OF 30% OF BICYCLE PARKING STALLS TO BE VERTICAL.

3. A MINIMUM OF ONE ELECTRICAL OUTLET SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES.

4. THE DESIGN OF BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES AND END OF TRIP FACILITIES REGARDING REQUIRED DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW.

STORAGE LOCKER GENERAL NOTES:

1. BULK STORAGE LOCKERS ARE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE *"VANCOUVER BUILDING BYLAW 2025"* AND THE CURRENT VERSION OF THE *" BULK STORAGE -RESIDENTIAL DEVELOPMENTS "* BYLAW ADMINISTRATION BULLETIN.

2. THE PERIMETER OF BICYCLE LOCKERS OR BANKS OF LOCKERS THAT DO NOT EXTEND TO THE CEILING ARE TO BE ENCLOSED WITH METAL MESH ENCLOSURES PREVENTING THE STORAGE OF ITEMS ON TOP OF THE STORAGE LOCKERS.

3. INDIVIDUAL SPRINKLERING OF STORAGE LOCKERS IS REQUIRED IF THE DISTANCE FROM THE U/S OF FINISHED CEILING TO THE TOP OF THE STORAGE LOCKER IS LESS THAN 24".

ELECTRIC VEHICLE CHARGING REQUIREMENTS:

ALL PARKING SPACES FOR RESIDENTIAL USE, EXCLUDING VISITORS PARKING SPACES, SHALL BE PROVIDED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE.
ENERGIZED OUTLETS PROVIDED PURSUANT TO SECTION 4.14.1 SHALL BE LABELED FOR THEIR INTENDED USE FOR ELECTRIC VEHICLE CHARGING AND INSTALLED IN CONFORMANCE WITH SENTENCE 10.4.3.1(1) OF DIVISION B OF THE BUILDING BY-LAW.

REQUIRED HEADROOM:

PROVIDE ACCESS ROUTE WITH MINIMUM CLEAR HEADROOM OF 2300mm (7'-6 1/2") TO ALL ACCESSIBLE PARKING SPACES AND ALL CLASS 'A' LOADING SPACES - ALL OTHER AREAS INCLUDING PARKING STALLS REQUIRE MINIMUM CLEAR HEADROOM OF 2000mm (6'-7").

PARKADE FINISHES:

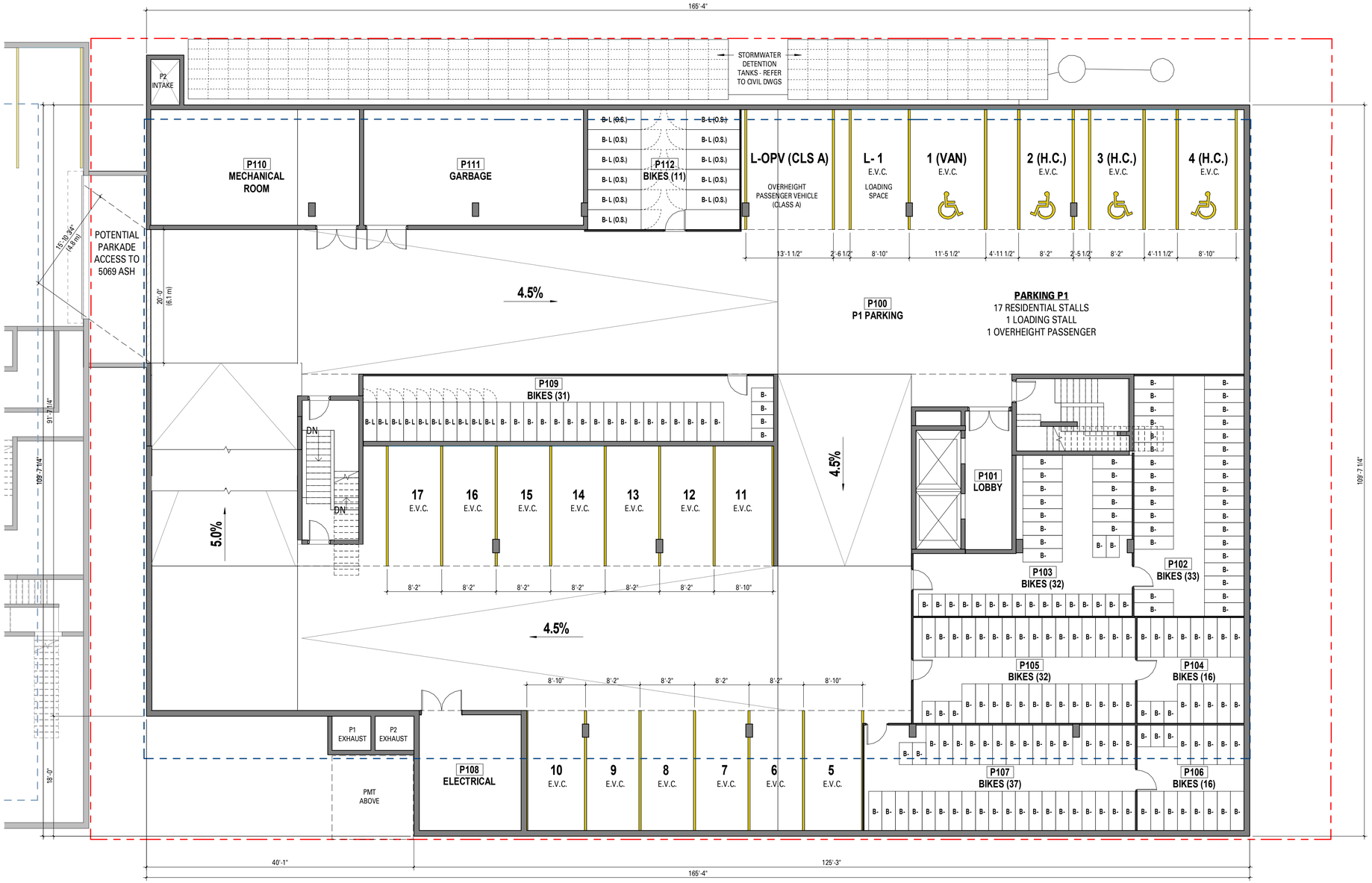
PARKADE WALLS AND COLUMNS TO BE PAINTED WHITE TO FULL HEIGHT - TYPICAL. OWNER TO PROVIDE ALTERNATE COLOURS FOR SPECIFIC ACCENT LOCATIONS.

PARKING SCHEDULE (BICYCLE)

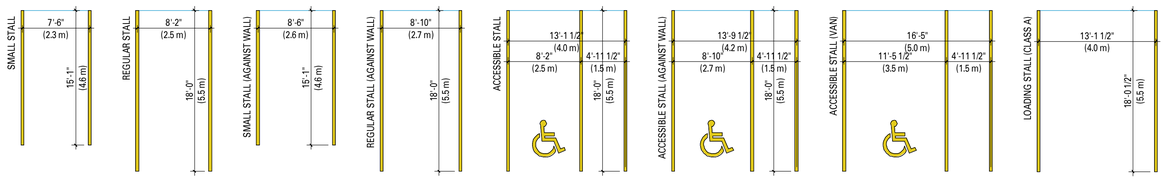
Description	Count
LEVEL P1	
BICYCLE LOCKER (HORIZONTAL)	10
BICYCLE LOCKER (OVERSIZED)	11
BICYCLE STALL (HORIZONTAL)	154
BICYCLE STALL (VERTICAL)	33
LEVEL P1: 208	
Grand total: 208	

PARKING SCHEDULE (TOTALS)

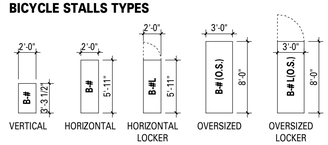
Description	Count
ACCESSIBLE STALL	4
LOADING	1
OPV STALL	1
REGULAR STALL	54
SMALL CAR STALL	4
Grand total: 64	



PARKING STALLS TYPES



BICYCLE STALLS TYPES



SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING

No. Date Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V6Z 3G3

Pennyfarthing

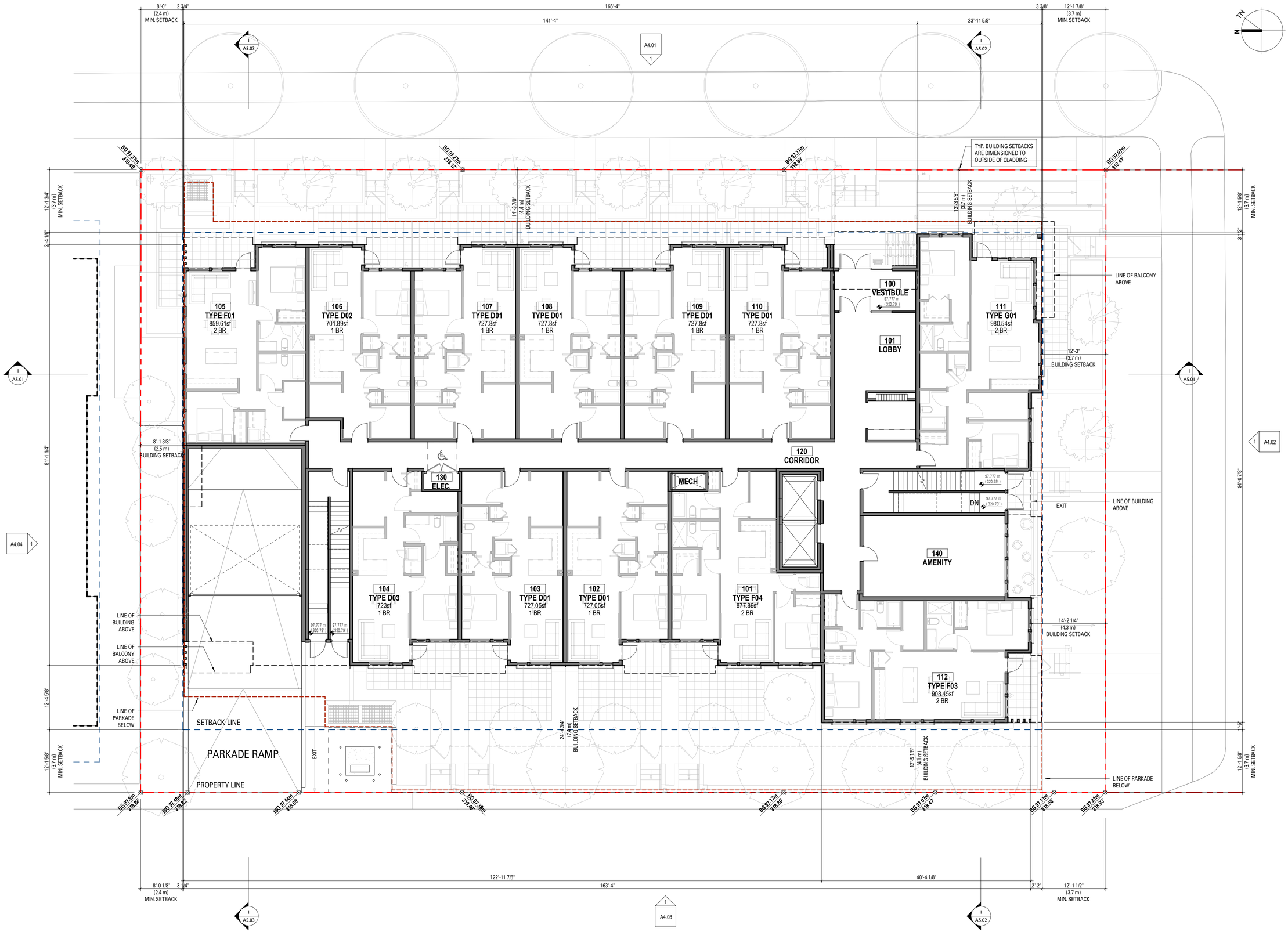
Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
LEVEL P1 PLAN

Drawn By	HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**
Sheet Number	**A2.01**

2026-05-27 10:09:00 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



SHIFT ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1460 Creekside Drive
Vancouver B.C. V6J 5B3

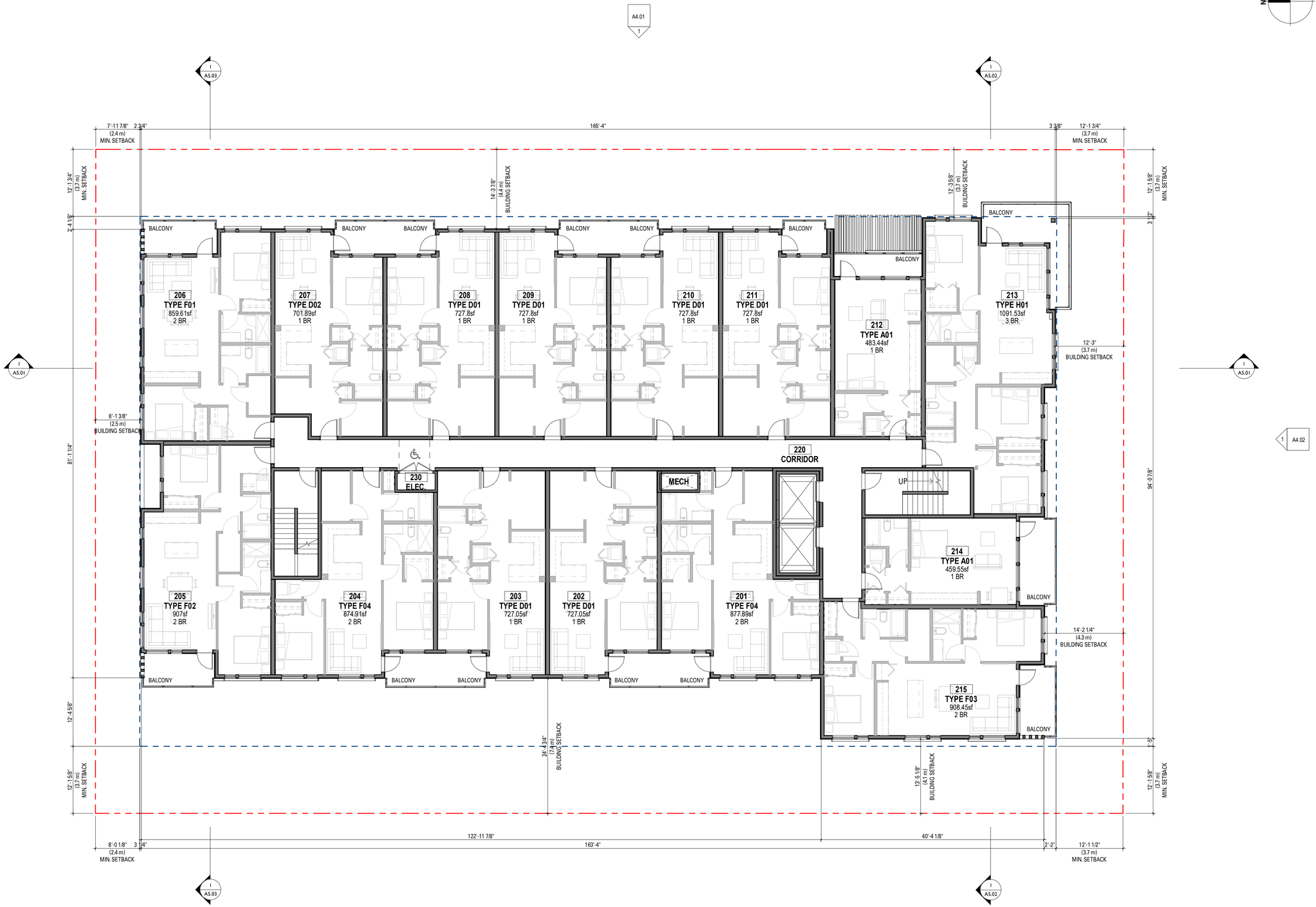
Sheet Title

LEVEL 1 PLAN

Drawn By	HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**
Sheet Number	**A2.02**

2026-05-27 10:09:03 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



SHIFT
ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING

No. | Date | Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

LEVEL 2 PLAN

Drawn By	HK
Reviewed by	

Project Number
2502

Plot Date	*Issue Date*
2026/05/27	2026/05/27

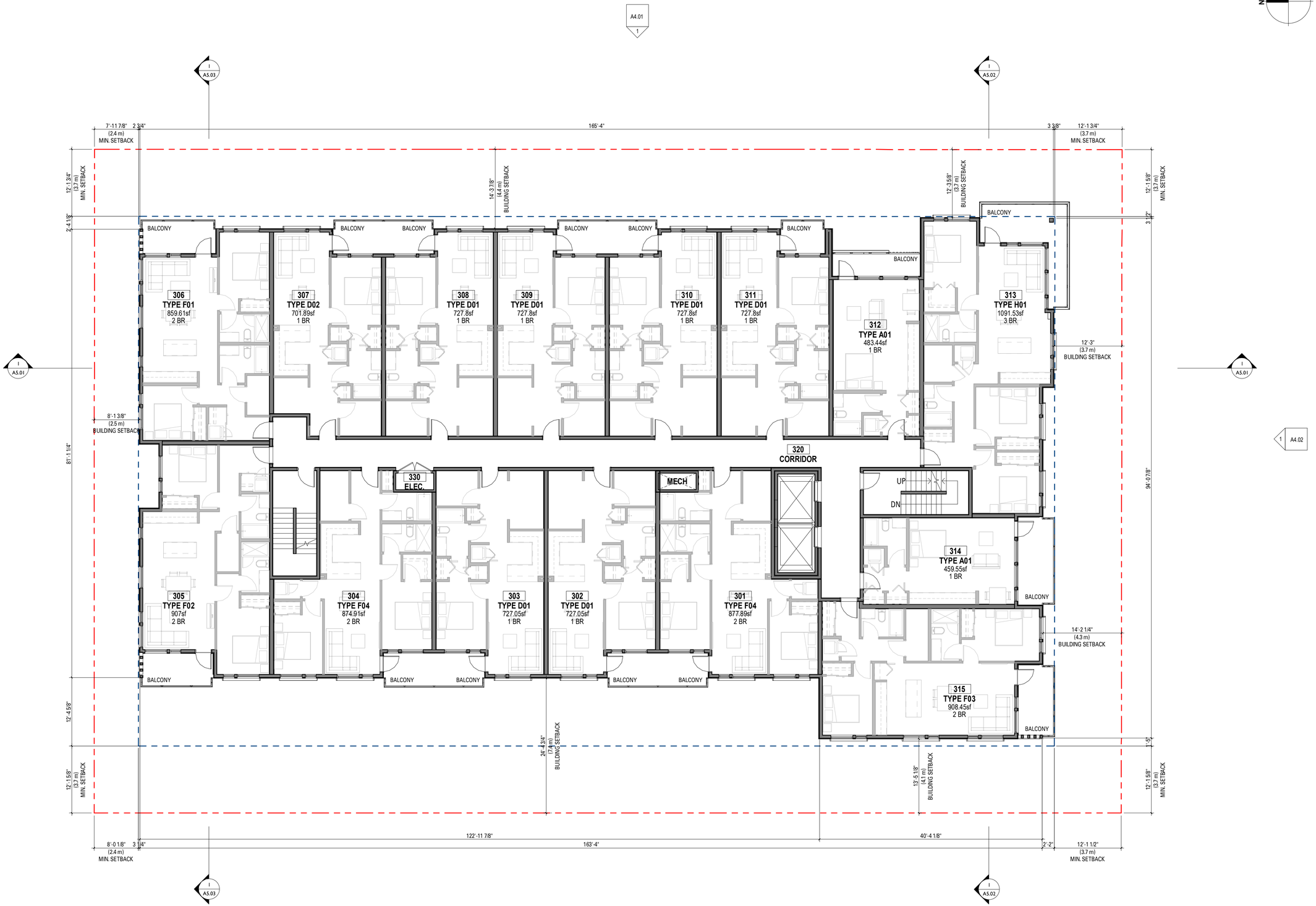
Scale	*Issue/Revision*
1/8" = 1'-0"	**C**

Sheet Number

A2.03

2026-05-27 10:20:06 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



SHIFT
ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING

No. | Date | Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

LEVEL 3 PLAN

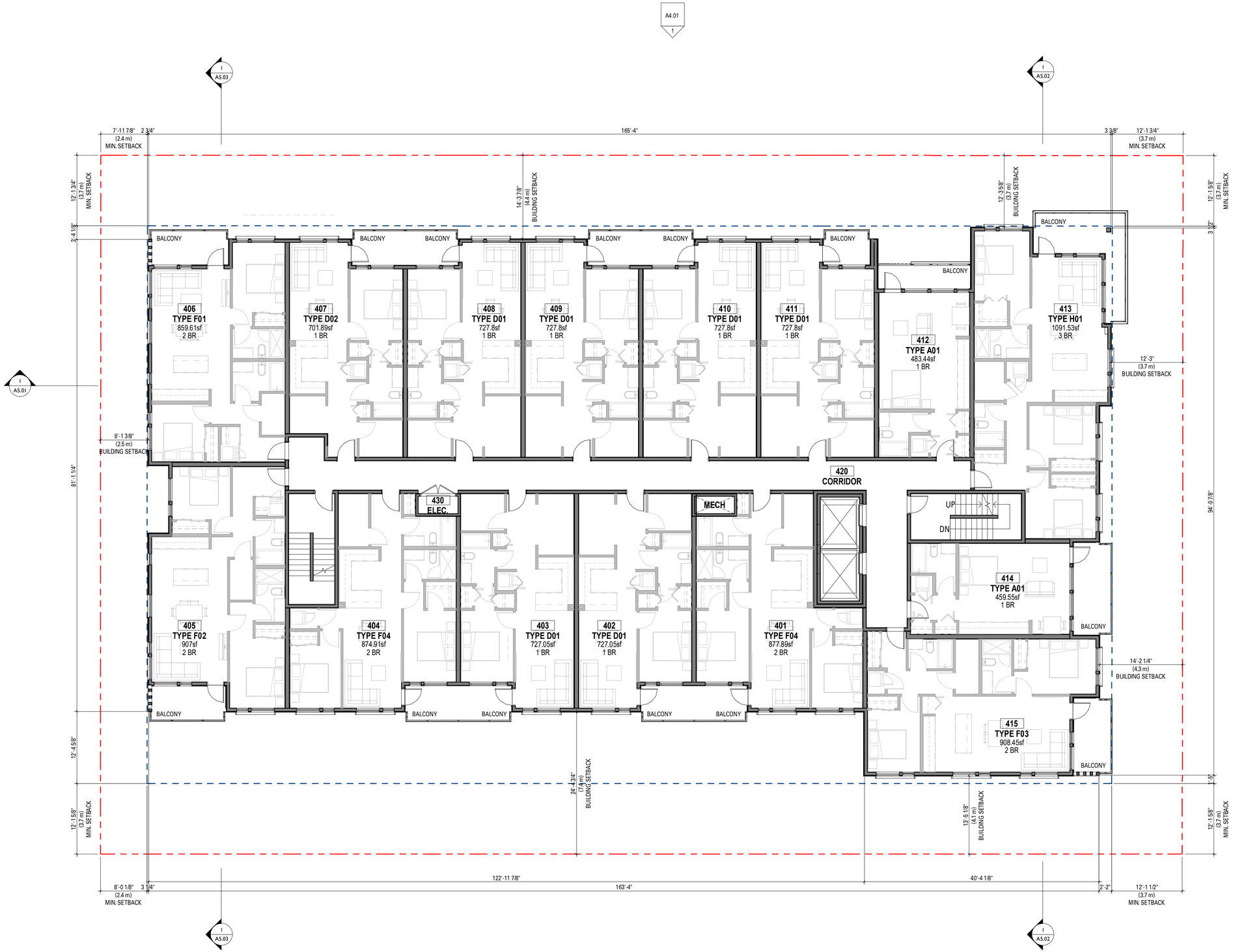
Drawn By	Author
Reviewed by	Approver
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**

Sheet Number

A2.04

2026-05-27 10:00:08 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



TN

N

SHIFT
ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING

No. | Date | Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

LEVEL 4 PLAN

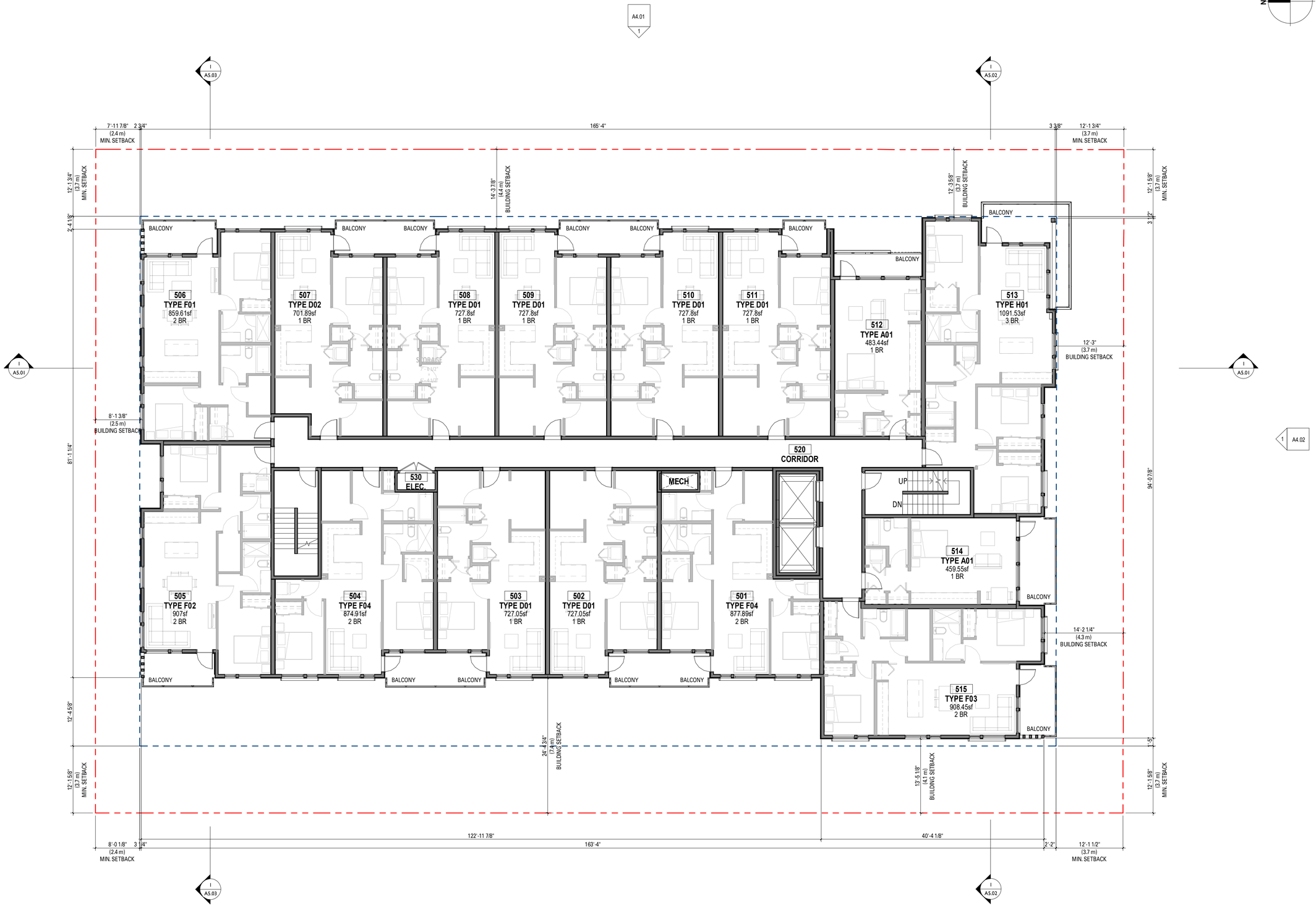
Drawn By	Author
Reviewed by	Approver
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**

Sheet Number

A2.05

2026-05-27 10:00:11 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



SHIFT
ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING

No. | Date | Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

LEVEL 5 PLAN

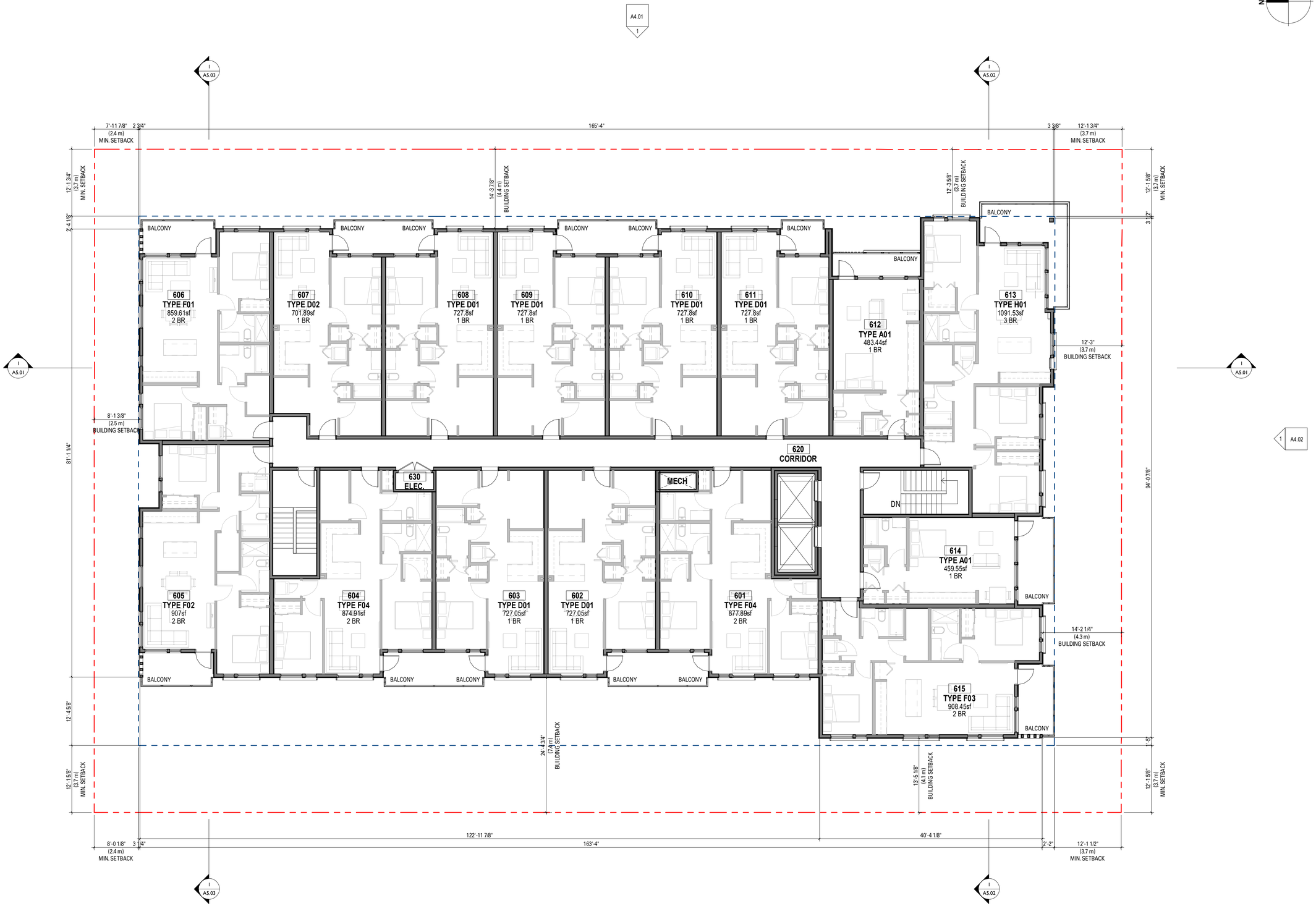
Drawn By	HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**

Sheet Number

A2.06

2026-05-27 10:00:13 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



SHIFT
ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING

No. | Date | Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

LEVEL 6 PLAN

Drawn By	HK
Reviewed by	

Project Number
2502

Plot Date	*Issue Date*
2026/05/27	2026/05/27

Scale	*Issue/Revision*
1/8" = 1'-0"	**C**

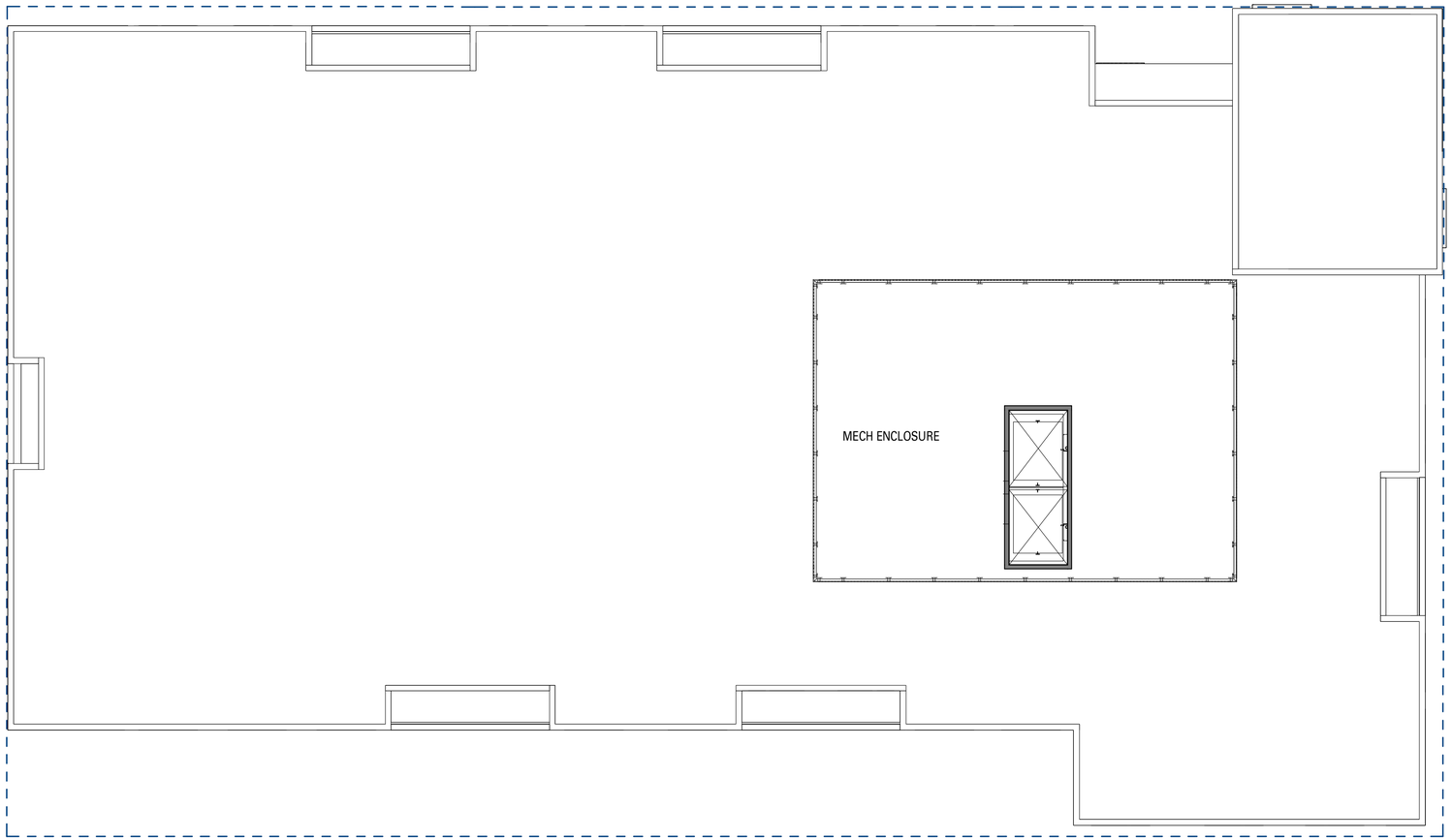
Sheet Number

A2.07

2026-05-27 10:06:16 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

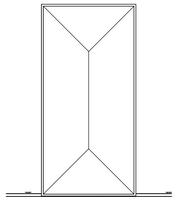
A4.01
1



A4.04
1

1
A4.03

1
A4.02



2 UPPER ROOF
1/8" = 1'-0"

SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
ROOF PLAN

Drawn By	LC / HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**
Sheet Number	**A2.08**

2026-05-27 10:05:17 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

MATERIAL LEGEND	
CL-01	CLADDING - VERTICAL CEMENTITIOUS SHIPLAP SIDING / PAINTED: BM 2121-10 "GRAY"
CL-02	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2121-10 "GRAY"
CL-03	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2132-10 "BLACK"
CL-04	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2112-60 "CEMENT GRAY"
CO-01	CONCRETE / EXPOSED ARCHITECTURAL CONCRETE C/W REVEALS
DW-01	WINDOW - VINYL FRAMES C/W LOW-E DOUBLE GLAZING / PRE-FINISHED: BLACK FRAMES, CLEAR GLAZING
DW-02	DOOR - FIBREGLASS PATIO DOOR C/W LOW-E DOUBLE GLAZING / FRAME, TRIMS & PANEL PAINTED: BM 2132-10 "BLACK", GLEAR GLAZING
DW-03	WINDOW - ALUMINUM CURTAINWALL C/W LOW-E DOUBLE GLAZING / PRE-FINISHED: BLACK FRAMES, CLEAR GLAZING
DW-04	DOOR - PARKADE ENTRY GATE / PRE-FINISHED: BLACK
DW-05	DOOR - METAL EXIT DOOR / PAINTED: BM 2121-10 "GRAY"
MA-01	MASONRY - SLATE STONE / SLATE
MM-01	MISCELLANEOUS METALS - WINDOW SURROUND / POWDER COATED: RAL 9011 "GRAPHITE BLACK"
PS-01	PRIVACY SCREEN - GLAZED / POWDER COATED: RAL 9011 "GRAPHITE BLACK", TRANSLUCENT GLAZING
PS-02	PRIVACY SCREEN - VERTICAL METAL SLATS / POWDER COATED: RAL 7047 "TELEGREY 4"
RF-01	ROOF SOFFIT - CEMENTITIOUS SHIPLAP / PAINTED: BM 2121-10 "GRAY"
RF-03	ROOF SOFFIT - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2112-60 "CEMENT GRAY"
RG-01	GUARDRAIL - GLAZED / SUPPORTS & RAILS POWDER COATED: RAL 9011 "GRAPHITE BLACK", CLEAR GLASS
RG-02	GUARDRAIL - GLAZED / SUPPORTS & RAILS POWDER COATED: RAL 7047 "TELEGREY 4", CLEAR GLASS
RG-03	FENCING - PICKETS / SUPPORTS & RAILS POWDER COATED: RAL 9011 "GRAPHITE BLACK"



SHIFT ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

EAST ELEVATION

Drawn By	LC / HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**

Sheet Number

A4.01

2026-05-27 10:05:21 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

MATERIAL LEGEND	
CL-01	CLADDING - VERTICAL CEMENTITIOUS SHIPLAP SIDING / PAINTED: BM 2121-10 "GRAY"
CL-02	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2121-10 "GRAY"
CL-03	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2132-10 "BLACK"
CL-04	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2112-60 "CEMENT GRAY"
CO-01	CONCRETE / EXPOSED ARCHITECTURAL CONCRETE C/W REVEALS
DW-01	WINDOW - VINYL FRAMES C/W LOW-E DOUBLE GLAZING / PRE-FINISHED: BLACK FRAMES, CLEAR GLAZING
DW-02	DOOR - FIBREGLASS PATIO DOOR C/W LOW-E DOUBLE GLAZING / FRAME, TRIMS & PANEL PAINTED: BM 2132-10 "BLACK", GLEAR GLAZING
DW-03	WINDOW - ALUMINUM CURTAINWALL C/W LOW-E DOUBLE GLAZING / PRE-FINISHED: BLACK FRAMES, CLEAR GLAZING
DW-04	DOOR - PARKADE ENTRY GATE / PRE-FINISHED: BLACK
DW-05	DOOR - METAL EXIT DOOR / PAINTED: BM 2121-10 "GRAY"
MA-01	MASONRY - SLATE STONE / SLATE
MM-01	MISCELLANEOUS METALS - WINDOW SURROUND / POWDER COATED: RAL 9011 "GRAPHITE BLACK"
PS-01	PRIVACY SCREEN - GLAZED / POWDER COATED: RAL 9011 "GRAPHITE BLACK", TRANSLUCENT GLAZING
PS-02	PRIVACY SCREEN - VERTICAL METAL SLATS / POWDER COATED: RAL 7047 "TELEGREY 4"
RF-01	ROOF SOFFIT - CEMENTITIOUS SHIPLAP / PAINTED: BM 2121-10 "GRAY"
RF-03	ROOF SOFFIT - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2112-60 "CEMENT GRAY"
RG-01	GUARDRAIL - GLAZED / SUPPORTS & RAILS POWDER COATED: RAL 9011 "GRAPHITE BLACK", CLEAR GLASS
RG-02	GUARDRAIL - GLAZED / SUPPORTS & RAILS POWDER COATED: RAL 7047 "TELEGREY 4", CLEAR GLASS
RG-03	FENCING - PICKETS / SUPPORTS & RAILS POWDER COATED: RAL 9011 "GRAPHITE BLACK"



SHIFT ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

SOUTH ELEVATION

Drawn By	HK
Reviewed by	

Project Number
2502

Plot Date	*Issue Date*
2026/05/27	2026/05/27

Scale	*Issue/Revision*
1/8" = 1'-0"	**C**

Sheet Number

A4.02

2026-05-27 10:09:24 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

MATERIAL LEGEND	
CL-01	CLADDING - VERTICAL CEMENTITIOUS SHIPLAP SIDING / PAINTED: BM 2121-10 "GRAY"
CL-02	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2121-10 "GRAY"
CL-03	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2132-10 "BLACK"
CL-04	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2112-60 "CEMENT GRAY"
CO-01	CONCRETE / EXPOSED ARCHITECTURAL CONCRETE C/W REVEALS
DW-01	WINDOW - VINYL FRAMES C/W LOW-E DOUBLE GLAZING / PRE-FINISHED: BLACK FRAMES, CLEAR GLAZING
DW-02	DOOR - FIBREGLASS PATIO DOOR C/W LOW-E DOUBLE GLAZING / FRAME, TRIMS & PANEL PAINTED: BM 2132-10 "BLACK", GLEAR GLAZING
DW-03	WINDOW - ALUMINUM CURTAINWALL C/W LOW-E DOUBLE GLAZING / PRE-FINISHED: BLACK FRAMES, CLEAR GLAZING
DW-04	DOOR - PARKADE ENTRY GATE / PRE-FINISHED: BLACK
DW-05	DOOR - METAL EXIT DOOR / PAINTED: BM 2121-10 "GRAY"
MA-01	MASONRY - SLATE STONE / SLATE
MM-01	MISCELLANEOUS METALS - WINDOW SURROUND / POWDER COATED: RAL 9011 "GRAPHITE BLACK"
PS-01	PRIVACY SCREEN - GLAZED / POWDER COATED: RAL 9011 "GRAPHITE BLACK", TRANSLUCENT GLAZING
PS-02	PRIVACY SCREEN - VERTICAL METAL SLATS / POWDER COATED: RAL 7047 "TELEGREY 4"
RF-01	ROOF SOFFIT - CEMENTITIOUS SHIPLAP / PAINTED: BM 2121-10 "GRAY"
RF-03	ROOF SOFFIT - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2112-60 "CEMENT GRAY"
RG-01	GUARDRAIL - GLAZED / SUPPORTS & RAILS POWDER COATED: RAL 9011 "GRAPHITE BLACK", CLEAR GLASS
RG-02	GUARDRAIL - GLAZED / SUPPORTS & RAILS POWDER COATED: RAL 7047 "TELEGREY 4", CLEAR GLASS
RG-03	FENCING - PICKETS / SUPPORTS & RAILS POWDER COATED: RAL 9011 "GRAPHITE BLACK"



SHIFT ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

WEST ELEVATION

Drawn By	HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**

Sheet Number

A4.03

2026-05-27 10:09:29 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt

MATERIAL LEGEND	
CL-01	CLADDING - VERTICAL CEMENTITIOUS SHIPLAP SIDING / PAINTED: BM 2121-10 "GRAY"
CL-02	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2121-10 "GRAY"
CL-03	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2132-10 "BLACK"
CL-04	CLADDING - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2112-60 "CEMENT GRAY"
CO-01	CONCRETE / EXPOSED ARCHITECTURAL CONCRETE C/W REVEALS
DW-01	WINDOW - VINYL FRAMES C/W LOW-E DOUBLE GLAZING / PRE-FINISHED: BLACK FRAMES, CLEAR GLAZING
DW-02	DOOR - FIBREGLASS PATIO DOOR C/W LOW-E DOUBLE GLAZING / FRAME, TRIMS & PANEL PAINTED: BM 2132-10 "BLACK", GLEAR GLAZING
DW-03	WINDOW - ALUMINUM CURTAINWALL C/W LOW-E DOUBLE GLAZING / PRE-FINISHED: BLACK FRAMES, CLEAR GLAZING
DW-04	DOOR - PARKADE ENTRY GATE / PRE-FINISHED: BLACK
DW-05	DOOR - METAL EXIT DOOR / PAINTED: BM 2121-10 "GRAY"
MA-01	MASONRY - SLATE STONE / SLATE
MM-01	MISCELLANEOUS METALS - WINDOW SURROUND / POWDER COATED: RAL 9011 "GRAPHITE BLACK"
PS-01	PRIVACY SCREEN - GLAZED / POWDER COATED: RAL 9011 "GRAPHITE BLACK", TRANSLUCENT GLAZING
PS-02	PRIVACY SCREEN - VERTICAL METAL SLATS / POWDER COATED: RAL 7047 "TELEGREY 4"
RF-01	ROOF SOFFIT - CEMENTITIOUS SHIPLAP / PAINTED: BM 2121-10 "GRAY"
RF-03	ROOF SOFFIT - CEMENTITIOUS PANEL C/W FLASHINGS & TRIMS / PAINTED: BM 2112-60 "CEMENT GRAY"
RG-01	GUARDRAIL - GLAZED / SUPPORTS & RAILS POWDER COATED: RAL 9011 "GRAPHITE BLACK", CLEAR GLASS
RG-02	GUARDRAIL - GLAZED / SUPPORTS & RAILS POWDER COATED: RAL 7047 "TELEGREY 4", CLEAR GLASS
RG-03	FENCING - PICKETS / SUPPORTS & RAILS POWDER COATED: RAL 9011 "GRAPHITE BLACK"



SHIFT ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

NORTH ELEVATION

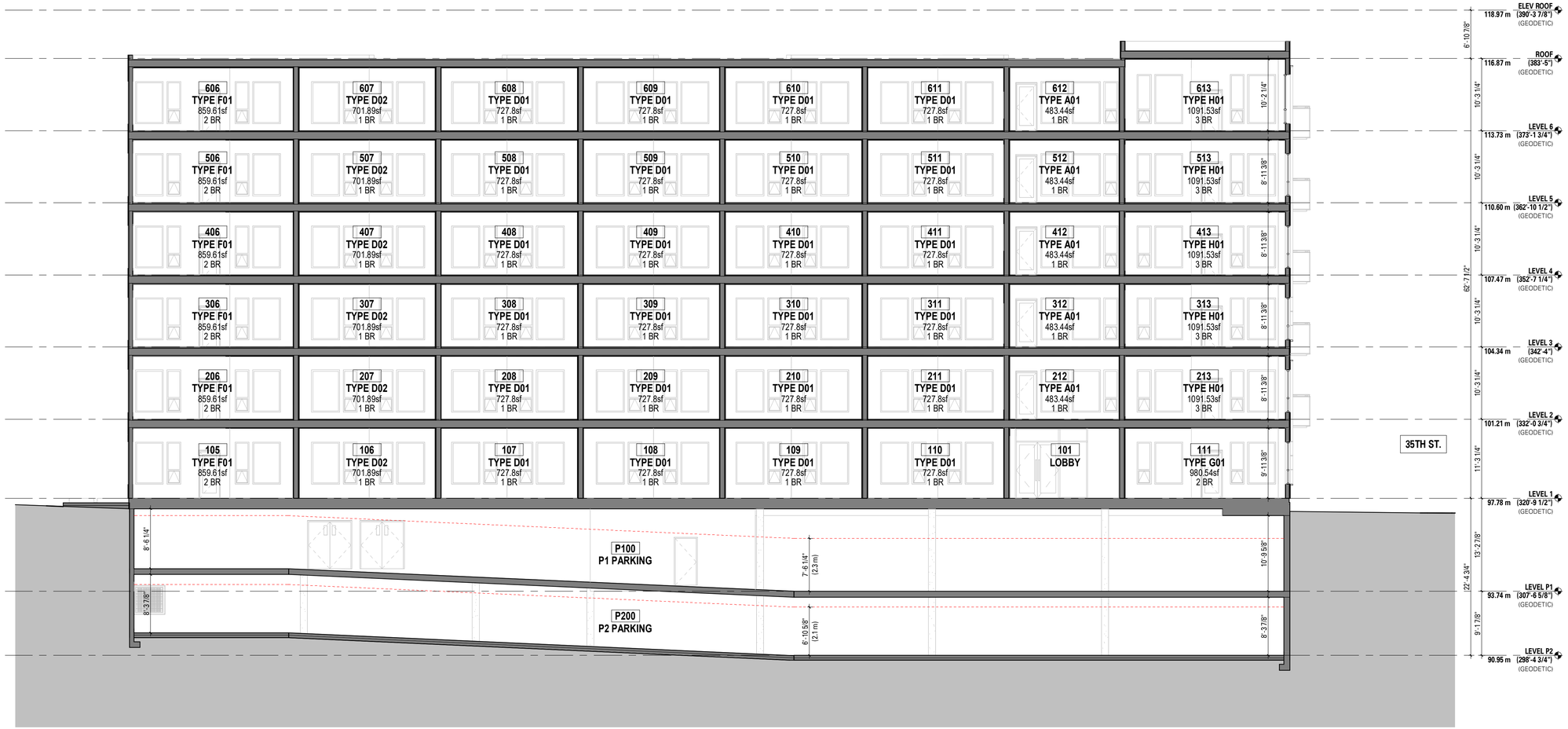
Drawn By	LC / HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**

Sheet Number

A4.04

2026.05.27 10:05:02 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



SHIFT ARCHITECTURE

200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title

Slate & Ash (Rental Option)

5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner

Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title

BUILDING SECTION

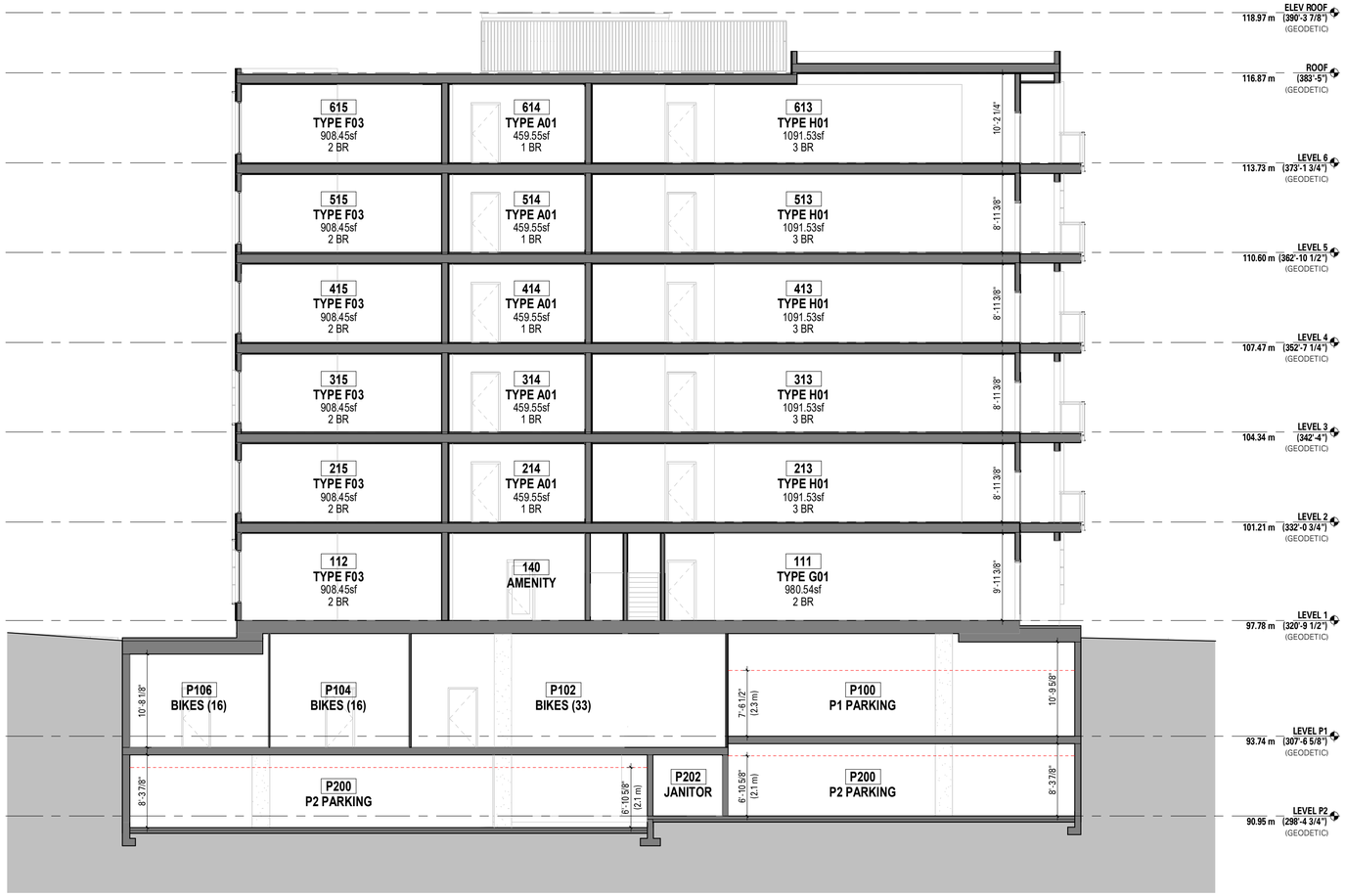
Drawn By	LC / HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**

Sheet Number

A5.01

2026-05-27 10:06:35 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



1 E/W SECTION
1/8" = 1'-0"

SHIFT
ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

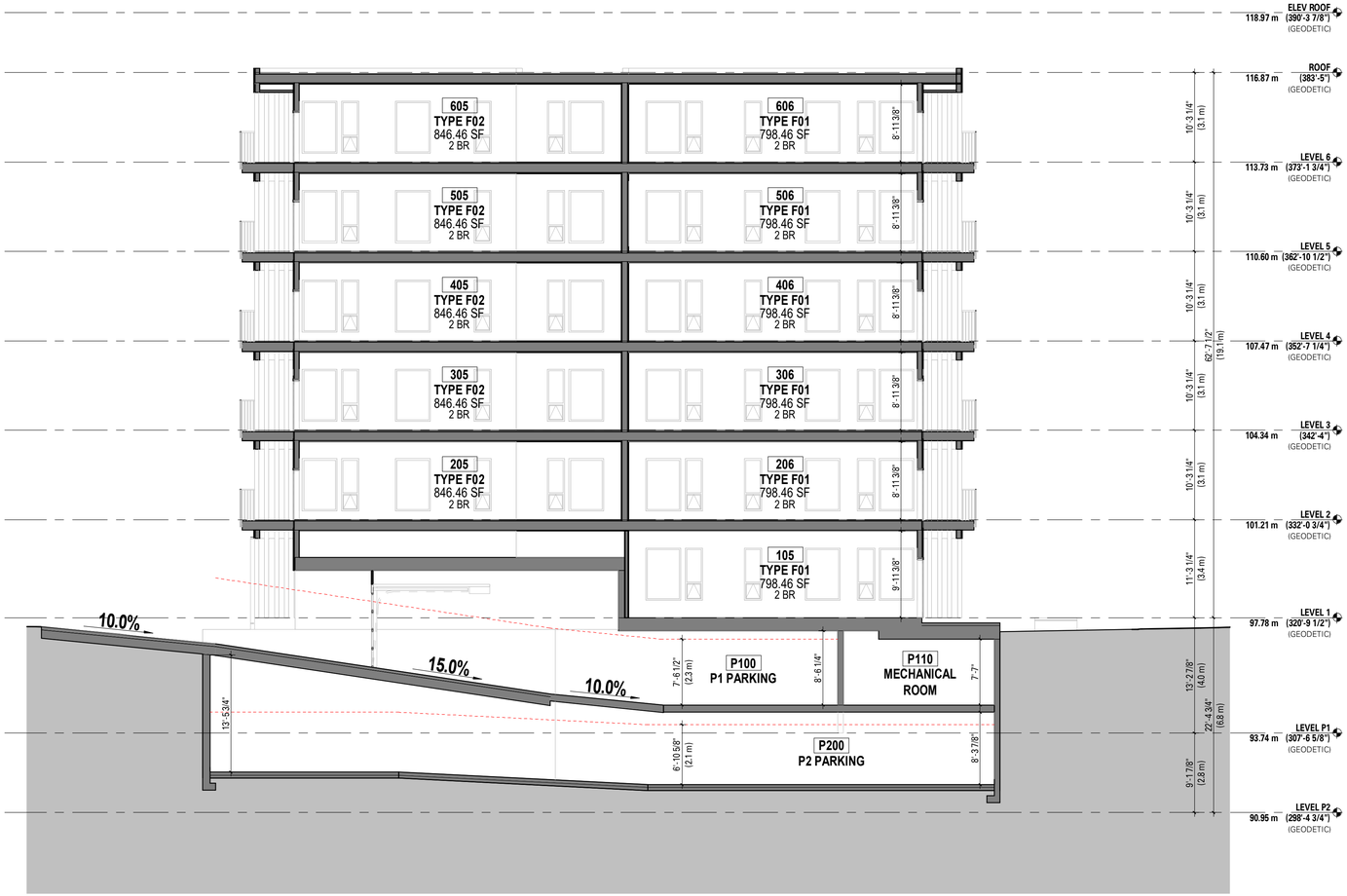
Sheet Title
BUILDING SECTION

Drawn By	LC / HK
Reviewed by	
Project Number	**2502**
Plot Date	2026/05/27
Issue Date	2026/05/27
Scale	**1/8" = 1'-0"**
Issue/Revision	**C**

Sheet Number
A5.02

2026-05-27 10:08:37 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt



1 SECTION THROUGH PARKADE RAMP
1/8" = 1'-0"

SHIFT ARCHITECTURE
200,1000 West 3rd Street
North Vancouver, BC V7P 3J6
T 604.988.7501 | shiftarchitecture.ca

This drawing is an instrument of service and the property of Shift Architecture Inc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.

No.	Date	Revision Notes
C	2026/05/27	RE-ISSUED FOR REZONING
B	2026/04/27	RE-ISSUED FOR REZONING
A	2026/01/30	ISSUED FOR REZONING
No.	Date	Revision Notes

RE-ISSUED FOR REZONING 2026/05/27

Project Title
Slate & Ash (Rental Option)
5079-5137 Ash Street
Vancouver, B.C. V5Z 3G3

Pennyfarthing

Client/Owner
Pennyfarthing Properties Ash Street Ltd.
100-1450 Creekside Drive
Vancouver B.C. V6J 5B3

Sheet Title
BUILDING SECTION

Drawn By LC / HK
Reviewed by

Project Number
2502

Plot Date 2026/05/27
Issue Date 2026/05/27

Scale **1/8" = 1'-0"**
Issue/Revision **C**

Sheet Number
A5.03

2026-05-27 10:06:40 AM

C:\Users\heather\OneDrive - Shift Architecture Inc\Documents\2502 ASH - RENTAL (Central)_SHIFT_Heather.rvt