

ARCHITECTURAL DRAWING LIST

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LANDSCAPE DRAWING LIST

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PROPOSED RESIDENTIAL RENTAL DEVELOPMENT

5229 - 5249 Ash Street, Vancouver B.C.



REISSUED FOR REZONING - October 1st, 2025



plotted: 25-9-29 9:42:06 AM

plotted: 25-9-29 9:42:06 AM

5229-5249 Ash Street - Context & Adjacency Plan



revisions:		
no.	date	description

issues:		
2021-08-25	Issued for Reasoning Enquiry	
2022-02-09	Issued for Reasoning	
2025-07-29	Reissued for Reasoning	
2025-10-01	Reissued for Reasoning	

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BHA Architecture Inc.
Suite 205 - 1428 West 1st Avenue, Vancouver B.C.
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project: SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.

Pennyfarthing

consultant:

seal:



drawn: SG	date: June 2025
checked	
scale:	project no.: P-484

sheet title:
Context & Adjacency Plan

Context & Adjacency Plan
Scale: 1" = 80'



sheet no.: A0.02
P&B4 Plans.vcx
plotted: 25-9-29 9:42:17 AM

5229-5249 Ash Street - Existing Site Photos



a. LOOKING NORTHWEST ON ASH ST.



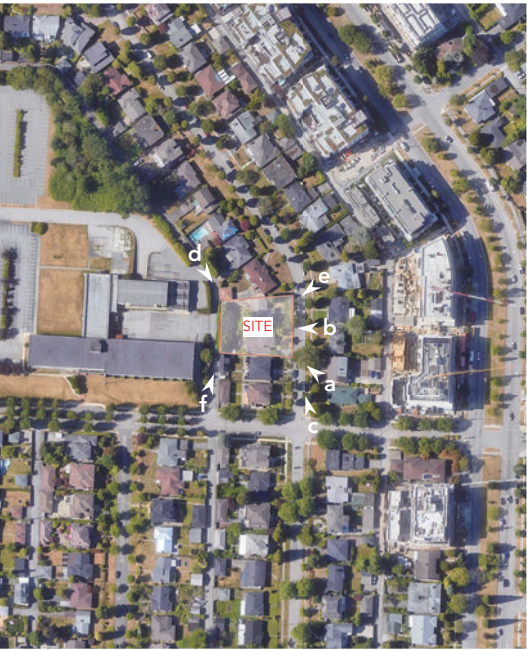
b. LOOKING WEST ON ASH ST.



c. LOOKING NORTH ON ASH ST. NEAR W 37ST



e. LOOKING SOUTHWEST ON ASH ST.



KEY PLAN



d. LOOKING SOUTH ON LANE.



f. LOOKING NORTH ON LANE.

revisions:		
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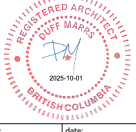
project:

SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.



consultant:

seal:



drawn: SG	date: May 2025
checked:	
scale:	project no.: P-484

sheet title:
Existing Site Photos

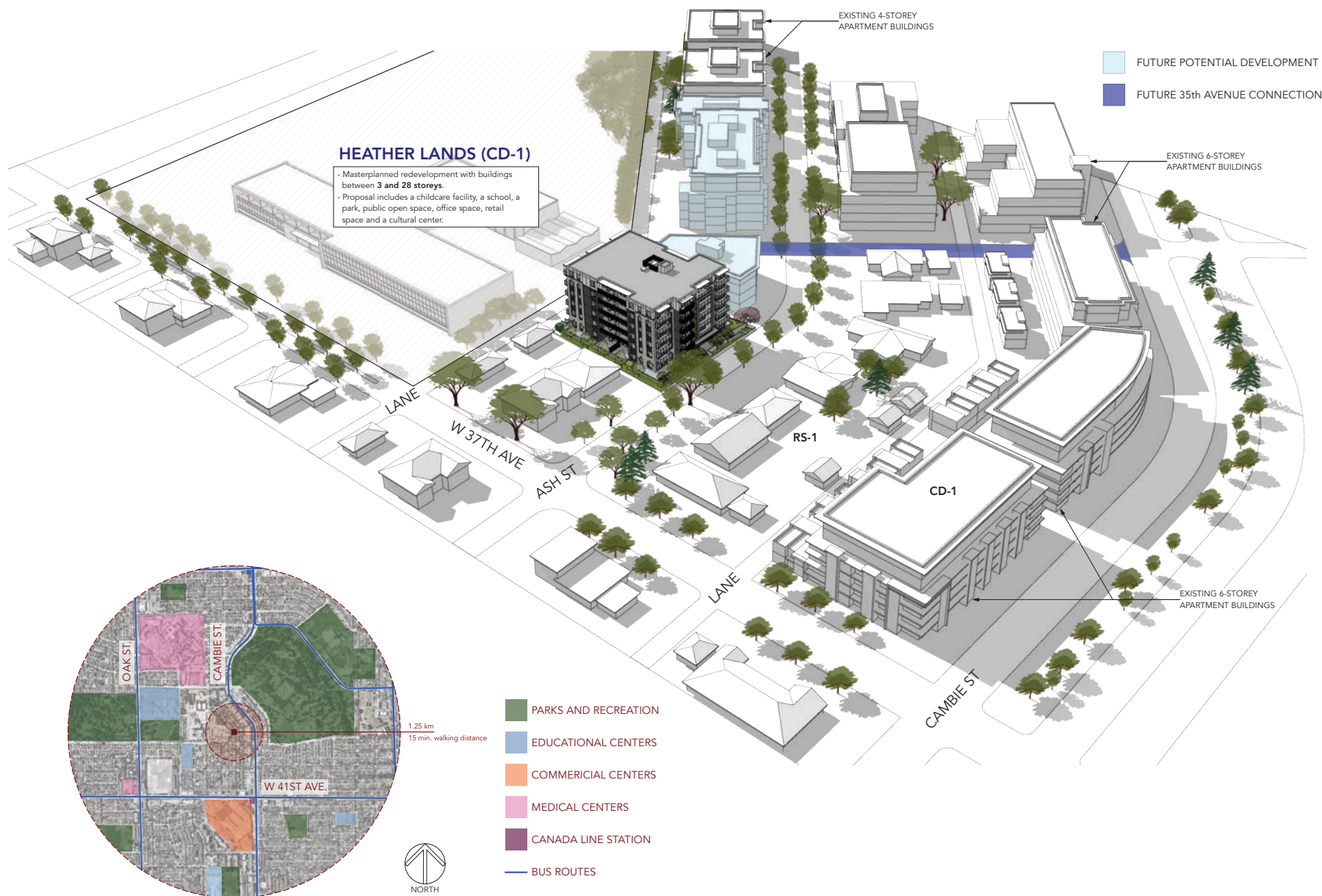
sheet no.: **A0.03**

plotted: 25-9-29 9:42:23 AM

P484 Plans.vcx



5229-5249 Ash Street - Site Analysis



revisions:		
no.	date	description

issues:	
2021-08-25	Issued for Rezoning Enquiry
2022-02-09	Issued for Rezoning
2025-07-29	Reissued for Rezoning
2025-10-01	Reissued for Rezoning

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**SECURED RENTAL
HOUSING DEVELOPMENT**

5229-5249 Ash Street
Vancouver B.C.

Pennyfarthing

consultant:



drawn: SG	date: May 2025
checked	
scale:	project no.: P-484

sheet title:
Site Analysis

sheet no.:	
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A0.04



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5229-5249 Ash Street - Residential Unit Statistics

Residential Unit Summary

Overall Summary	Unit Config	Count	% By Project
	Studio	8	12.7 %
	1 Bedroom	22	34.9 %
	2 Bedroom	33	52.4 %
	3 Bedroom	0	0.0 %
	Total (Overall):	63	100.0 %
	Access	% By Project	
	Standard	0	0.0 %
	Accessible	63	100.0 %
	Accessible	0	0.0 %

Level 1	Unit #	Type	Configuration	Tenure	Access	Gross Unit Area		Excluded Storage Area		Net FSR Area		Balcony Area		Dwelling Unit Area	
Level 01	101	C2	2 Bedroom	Market Rental	Accessible	813 sf	73.50 sm	0 sf	0.00 sm	813 sf	73.50 sm	0 sf	0.00 sm	754 sf	70.00 sm
Level 01	102	B1	Studio	Market Rental	Accessible	458 sf	41.45 sm	31 sf	2.88 sm	427 sf	40.57 sm	0 sf	0.00 sm	388 sf	36.73 sm
Level 01	103	B1	Studio	Market Rental	Accessible	458 sf	41.45 sm	31 sf	2.88 sm	427 sf	40.57 sm	0 sf	0.00 sm	388 sf	36.73 sm
Level 01	104	A1	1 Bedroom	Market Rental	Accessible	629 sf	58.47 sm	40 sf	3.72 sm	589 sf	54.75 sm	0 sf	0.00 sm	549 sf	51.00 sm
Level 01	105	A1	1 Bedroom	Market Rental	Accessible	629 sf	58.47 sm	40 sf	3.72 sm	589 sf	54.75 sm	0 sf	0.00 sm	549 sf	51.00 sm
Level 01	106	C1	2 Bedroom	Market Rental	Accessible	823 sf	75.45 sm	0 sf	0.00 sm	823 sf	75.45 sm	0 sf	0.00 sm	760 sf	70.61 sm
Level 01	107	C5	2 Bedroom	Market Rental	Accessible	853 sf	79.29 sm	33 sf	3.07 sm	820 sf	76.22 sm	0 sf	0.00 sm	778 sf	72.69 sm
Level 1 Totals:						5031 sf	467.35 sm	144.00 sf	13.38 sm	4886.57 sf	453.98 sm	0.00 sf	0.00 sm	4538 sf	421.59 sm

Level 1 Summary	Unit Config	Count	% By Floor	% By Project
	Studio	2	14.3 %	3.2 %
	1 Bedroom	2	N/A	3.2 %
	2 Bedroom	6	N/A	9.5 %
	3 Bedroom	0	N/A	0.0 %
	Total Level 1:	7	N/A	11.1 %
	Access	Count	% By Floor	% By Project
	Standard	0	N/A	0.0 %
	Accessible	7	N/A	11.1 %
	Accessible	0	N/A	0.0 %

Level 2	Unit #	Type	Configuration	Tenure	Access	Gross Unit Area		Excluded Storage Area		Net FSR Area		Balcony Area		Dwelling Unit Area	
Level 02	201	C2	2 Bedroom	Market Rental	Accessible	815 sf	73.72 sm	0 sf	0.00 sm	815 sf	73.72 sm	0 sf	0.00 sm	754 sf	70.00 sm
Level 02	202	C1	2 Bedroom	Market Rental	Accessible	802 sf	72.55 sm	26 sf	2.42 sm	776 sf	72.13 sm	96 sf	8.92 sm	726 sf	67.26 sm
Level 02	203	B1	Studio	Market Rental	Accessible	454 sf	41.08 sm	31 sf	2.88 sm	423 sf	40.20 sm	0 sf	0.00 sm	384 sf	36.28 sm
Level 02	204	C2	2 Bedroom	Market Rental	Accessible	815 sf	73.73 sm	0 sf	0.00 sm	815 sf	73.73 sm	86 sf	7.99 sm	754 sf	70.00 sm
Level 02	205	A1	1 Bedroom	Market Rental	Accessible	628 sf	58.37 sm	40 sf	3.72 sm	588 sf	54.65 sm	110 sf	10.21 sm	548 sf	51.00 sm
Level 02	206	A1	1 Bedroom	Market Rental	Accessible	628 sf	58.37 sm	40 sf	3.72 sm	588 sf	54.65 sm	110 sf	10.21 sm	548 sf	51.00 sm
Level 02	207	C1	2 Bedroom	Market Rental	Accessible	823 sf	75.45 sm	0 sf	0.00 sm	823 sf	75.45 sm	117 sf	10.86 sm	760 sf	70.61 sm
Level 02	208	A2	1 Bedroom	Market Rental	Accessible	601 sf	55.80 sm	33 sf	3.07 sm	568 sf	52.74 sm	63 sf	5.85 sm	529 sf	49.15 sm
Level 02	209	A2	1 Bedroom	Market Rental	Accessible	601 sf	55.80 sm	33 sf	3.07 sm	568 sf	52.74 sm	63 sf	5.85 sm	529 sf	49.15 sm
Level 02	210	C6	2 Bedroom	Market Rental	Accessible	796 sf	73.82 sm	0 sf	0.00 sm	796 sf	73.82 sm	117 sf	10.81 sm	741 sf	68.41 sm
Level 02	211	B3	Studio	Market Rental	Accessible	427 sf	40.59 sm	40 sf	3.72 sm	387 sf	36.88 sm	0 sf	0.00 sm	358 sf	33.35 sm
Level 02	212	B2	Studio	Market Rental	Accessible	466 sf	43.27 sm	31 sf	2.88 sm	435 sf	40.39 sm	110 sf	10.21 sm	404 sf	37.53 sm
Level 2 Totals:						7874 sf	731.50 sm	274.00 sf	25.46 sm	7599.75 sf	706.04 sm	1017.00 sf	94.48 sm	7045 sf	654.50 sm

Level 2 Summary	Unit Config	Count	% By Floor	% By Project
	Studio	3	25.0 %	4.8 %
	1 Bedroom	4	33.3 %	6.3 %
	2 Bedroom	6	41.7 %	9.5 %
	3 Bedroom	0	0.0 %	0.0 %
	Total Level 2:	12	100.0 %	18.0 %
	Access	Count	% By Floor	% By Project
	Standard	0	0.0 %	0.0 %
	Accessible	12	100.0 %	18.0 %
	Accessible	0	0 %	0 %

Level 3	Unit #	Type	Configuration	Tenure	Access	Gross Unit Area		Excluded Storage Area		Net FSR Area		Balcony Area		Dwelling Unit Area	
Level 03	301	C2	2 Bedroom	Market Rental	Accessible	817 sf	73.89 sm	0 sf	0.00 sm	817 sf	73.89 sm	86 sf	7.99 sm	754 sf	70.00 sm
Level 03	302	C1	2 Bedroom	Market Rental	Accessible	802 sf	72.55 sm	26 sf	2.42 sm	776 sf	72.13 sm	96 sf	8.92 sm	726 sf	67.26 sm
Level 03	303	B1	Studio	Market Rental	Accessible	454 sf	41.08 sm	31 sf	2.88 sm	423 sf	40.20 sm	0 sf	0.00 sm	384 sf	36.28 sm
Level 03	304	C2	2 Bedroom	Market Rental	Accessible	815 sf	73.73 sm	0 sf	0.00 sm	815 sf	73.73 sm	86 sf	7.99 sm	754 sf	70.00 sm
Level 03	305	A1	1 Bedroom	Market Rental	Accessible	628 sf	58.37 sm	40 sf	3.72 sm	588 sf	54.65 sm	110 sf	10.21 sm	548 sf	51.00 sm
Level 03	306	A1	1 Bedroom	Market Rental	Accessible	628 sf	58.37 sm	40 sf	3.72 sm	588 sf	54.65 sm	110 sf	10.21 sm	548 sf	51.00 sm
Level 03	307	C1	2 Bedroom	Market Rental	Accessible	823 sf	75.45 sm	0 sf	0.00 sm	823 sf	75.45 sm	117 sf	10.86 sm	760 sf	70.61 sm
Level 03	308	A2	1 Bedroom	Market Rental	Accessible	601 sf	55.80 sm	33 sf	3.07 sm	568 sf	52.74 sm	63 sf	5.85 sm	529 sf	49.15 sm
Level 03	309	A2	1 Bedroom	Market Rental	Accessible	601 sf	55.80 sm	33 sf	3.07 sm	568 sf	52.74 sm	63 sf	5.85 sm	529 sf	49.15 sm
Level 03	310	C4	2 Bedroom	Market Rental	Accessible	821 sf	75.27 sm	0 sf	0.00 sm	821 sf	75.27 sm	117 sf	10.81 sm	760 sf	70.61 sm
Level 03	311	C4	2 Bedroom	Market Rental	Accessible	872 sf	80.89 sm	40 sf	3.72 sm	832 sf	77.27 sm	188 sf	15.61 sm	778 sf	72.59 sm
Level 3 Totals:						7871 sf	731.29 sm	243.00 sf	22.58 sm	7628.15 sf	708.68 sm	1075.00 sf	99.87 sm	7084 sf	658.13 sm

Level 3 Summary	Unit Config	Count	% By Floor	% By Project
	Studio	1	9.1 %	1.6 %
	1 Bedroom	4	36.4 %	6.3 %
	2 Bedroom	6	54.5 %	9.5 %
	3 Bedroom	0	0.0 %	0.0 %
	Total Level 3:	11	100.0 %	17.5 %
	Access	Count	% By Floor	% By Project
	Standard	0	0.0 %	0.0 %
	Accessible	11	100.0 %	17.5 %
	Accessible	0	0.0 %	0.0 %

Tenure	Count	% By Project	
Strata Unit	0	0.0 %	
Market Rental	63	100.0 %	
Below Market	0	0.0 %	
Area Totals			
	Market	Below Market (TRD)	Total
	Area (sq ft)	Area (sm)	Area (sq ft) Area (sm)
Gross	44389 sf	4123.87 sm	0 sf 0.00 sm 44389 sf 4123.87 sm
Storage	1403 sf	130.33 sm	0 sf 0.00 sm 1403 sf 130.33 sm
FSR	42586 sf	3993.53 sm	0 sf 0.00 sm 42586 sf 3993.53 sm
Dwelling Unit	35926 sf	3709.24 sm	0 sf 0.00 sm 35926 sf 3709.24 sm

Excluded Storage Area		Net FSR Area		Balcony Area		Dwelling Unit Area	
Area (sf)	Area (sm)	Area (sf)	Area (sm)	Area (sf)	Area (sm)	Area (sf)	Area (sm)
0	0.00	813.34	75.50	0	0.00	754.51	70.05
31	2.88	437.57	40.57	0	0.00	395.57	36.79
30	0.00	813.34	75.50	0	0.00	754.51	70.05
40	3.72	589.54	54.75	0	0.00	549.59	51.00
40	3.72	589.54	54.75	0	0.00	549.59	51.00
0	0.00	823.58	76.55	0	0.00	763.63	70.81
33	3.00	823.58	76.55	0	0.00	771.61	72.09
144.00	13.38	4886.57	453.98	0.00	0.00	4538.47	421.59

Tenure	Count	% By Floor	% By Project			
Strata Unit	0	N/A	0.0 %			
Market Rental	7	N/A	11.1 %			
Below Market	0	N/A	0.0 %			
Area Totals						
	Market		Below Market	Total		
	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)
Gross	5031 sq ft	467.35 sq m	0 sq ft	0.00 sq m	5031 sq ft	467.35 sq m
Storage	146 sq ft	13.53 sq m	0 sq ft	0.00 sq m	146 sq ft	13.53 sq m
FSR	4885 sq ft	453.82 sq m	0 sq ft	0.00 sq m	4885 sq ft	453.82 sq m
Dwelling Unit	4539 sq ft	421.64 sq m	0 sq ft	0.00 sq m	4539 sq ft	421.64 sq m

Excluded Storage Area		Net FSR Area		Balcony Area		Dwelling	
Area (sq ft)	Area (sq mm)	Area (sq ft)	Area (sq mm)	Area (sq ft)	Area (sq mm)	Area (sq ft)	Area (sq mm)
0	0.00	815	75,216	88	7,999	733	67,512
7	648	73	6,731	88	8,064	733	67,512
31	2,883	40	3,696	59	5,488	598	54,954
0	0.00	40	3,696	59	5,488	598	54,954
40	3,722	588	54,460	110	10,222	549	50,514
40	3,722	588	54,460	110	10,222	549	50,514
0	0.00	58	5,384	63	5,856	529	48,762
33	3,027	568	52,274	63	5,856	529	48,762
33	3,027	568	52,274	63	5,856	529	48,762
0	0.00	73	6,731	88	8,064	733	67,512
41	3,722	397	36,388	59	5,488	598	54,954
41	3,722	397	36,388	59	5,488	598	54,954
29	2,682	79	7,297	100	9,290	704	64,812

Tenure	Count	% By Floor	% By Project
Strata Unit	0	0.0 %	0.0 %
Market Rental	12	100.0 %	18.0 %
Below-Market	0	0.0 %	0.0 %

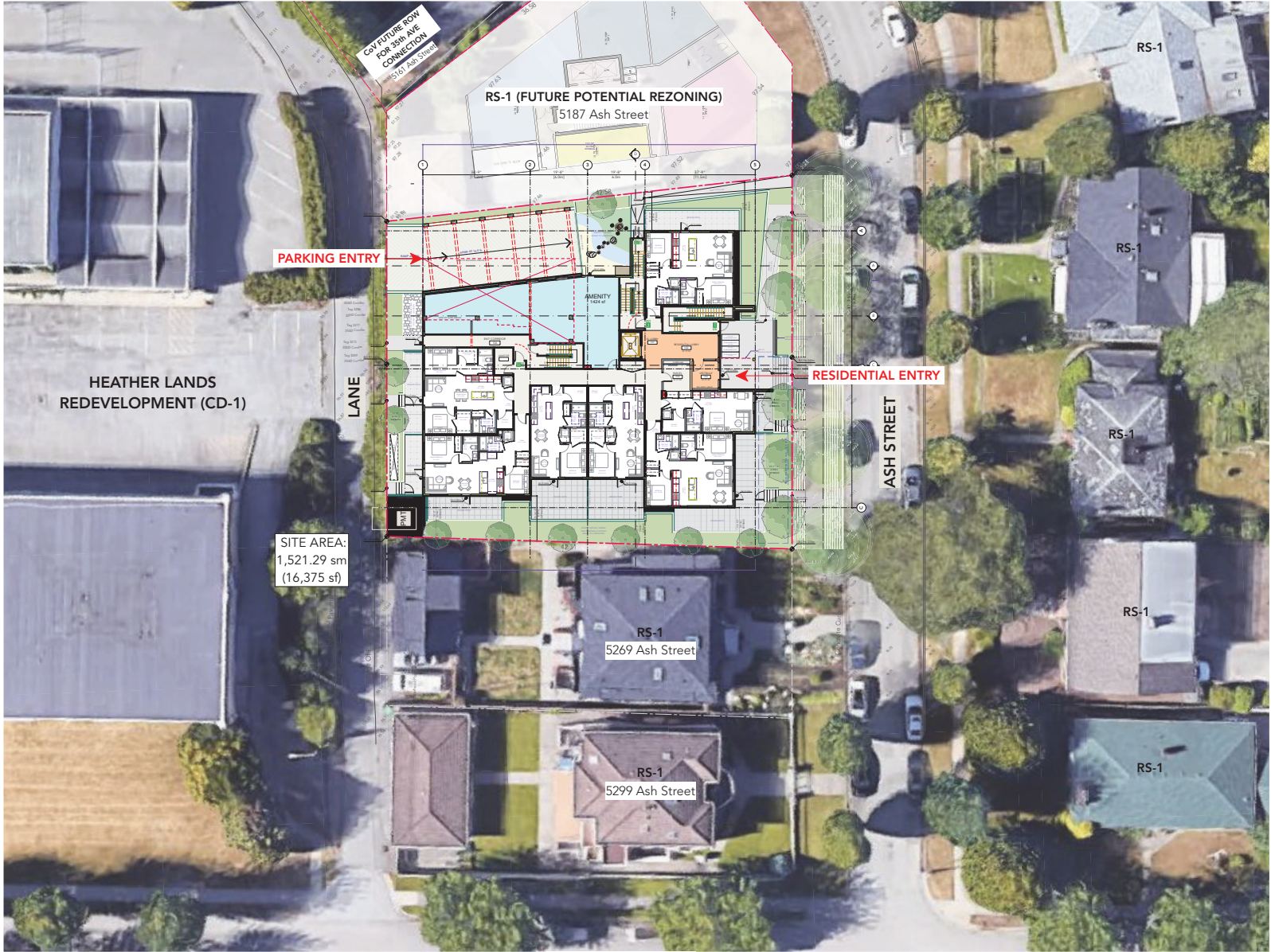
Area Totals		Market		Below-Market		Total	
	Area (sq ft)	Area (sq m)		Area (sq ft)	Area (sq m)		Area (sq m)
Gross	7874 sf	731.50 sm	0 sf	0.00 sm	7874 sf	731.50 sm	
Storage	278 sf	25.62 sm	0 sf	0.00 sm	278 sf	25.62 sm	
FSR	7598 sf	705.88 sm	0 sf	0.00 sm	7598 sf	705.88 sm	
Dwelling Unit	7046 sf	654.62 sm	0 sf	0.00 sm	7046 sf	654.62 sm	
Excluded Storage Area		Net FSR Area		Balcony Area		Dwelling	
Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)
0.01	0.00	817 sf	75.83 sm	86 sf	7.96 sm	764 sf	

31 sf	2.88 sm	433	40.20 sm	59	5.48 sm	396 sf
0 sf	0.00 sm	815	75.73 sm	86 sf	7.99 sm	754 sf
40 sf	3.72 sm	588	54.60 sm	110 sf	10.22 sm	549 sf
40 sf	3.72 sm	588	54.60 sm	110 sf	10.22 sm	549 sf
0 sf	0.00 sm	823	76.45 sm	117 sf	10.87 sm	760 sf
33 sf	3.07 sm	568	52.74 sm	63 sf	5.88 sm	529 sf
33 sf	3.07 sm	568	52.74 sm	63 sf	5.88 sm	529 sf
0 sf	0.00 sm	821	76.27 sm	117 sf	10.87 sm	760 sf
40 sf	3.72 sm	832	77.27 sm	168 sf	15.61 sm	779 sf
243.00 sf	22.58 sm	7628.15	708.68 sm	1075.00 sf	99.87 sm	7684 sf

Strata Unit	0	0.0 %	0.0 %			
Market Rental	11	100.0 %	17.6 %			
Below-Market	0	0.0 %	0.0 %			
Area Totals	Market		Below-Market	Total		
	Area (sf)	Area (sm)	Area (sf)	Area (sm)	Area (sf)	Area (sm)
Gross:	7871 sf	731.25 sm	0 sf	0.00 sm	7871 sf	731.25 sm
Storage:	245 sf	22.80 sm	0 sf	0.00 sm	245 sf	22.80 sm
FSR	7626 sf	708.46 sm	0 sf	0.00 sm	7626 sf	708.46 sm
Dwelling Unit	7085 sf	658.24 sm	0 sf	0.00 sm	7085 sf	658.24 sm

Level 4		Gross Unit Area														Excluded Storage Area				Net FSR Area				Balcony Area				Dwelling Unit Area			
Fls	Unit #	Type	Configuration	Tenure	Access	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)	Area (sq ft)	Area (sq m)								
Level 04	401	C2	2 Bedroom	Market Rental	Accessible	817	75.89	0	0.00	817	75.89	86	7.99	754	70.00	0	0.00	754	70.00	0	0.00	754	70.00								
Level 04	402	C3	2 Bedroom	Market Rental	Accessible	802	74.55	26	2.42	776	72.13	96	8.92	726	67.26	0	0.00	726	67.26	0	0.00	726	67.26								
Level 04	403	B1	Studio	Market Rental	Accessible	454	41.08	31	2.88	423	40.20	0	0.00	423	40.20	0	0.00	423	40.20	0	0.00	423	40.20								
Level 04	404	C2	2 Bedroom	Market Rental	Accessible	815	73.73	0	0.00	815	73.73	96	8.99	754	70.05	0	0.00	754	70.05	0	0.00	754	70.05								
Level 04	405	C2	2 Bedroom	Market Rental	Accessible	815	73.73	0	0.00	815	73.73	96	8.99	754	70.05	0	0.00	754	70.05	0	0.00	754	70.05								
Level 04	406	A1	1 Bedroom	Market Rental	Accessible	628	58.37	31	3.72	588	54.65	110	10.22	549	51.00	0	0.00	549	51.00	0	0.00	549	51.00								
Level 04	407	A2	2 Bedroom	Market Rental	Accessible	628	58.37	31	3.72	588	54.65	110	10.22	549	51.00	0	0.00	549	51.00	0	0.00	549	51.00								
Level 04	408	A2	2 Bedroom	Market Rental	Accessible	651	59.80	33	3.07	568	52.74	123	11.35	585	54.15	0	0.00	585	54.15	0	0.00	585	54.15								
Level 04	409	A2	1 Bedroom	Market Rental	Accessible	651	59.80	33	3.07	568	52.74	123	11.35	585	54.15	0	0.00	585	54.15	0	0.00	585	54.15								
Level 04	410	A2	2 Bedroom	Market Rental	Accessible	651	59.80	33	3.07	568	52.74	123	11.35	585	54.15	0	0.00	585	54.15	0	0.00	585	54.15								
Level 04	411	C4	2 Bedroom	Market Rental	Accessible	872	80.99	49	4.52	823	77.27	189	17.41	714	66.17	0	0.00	714	66.17	0	0.00	714	66.17								
						1 Level 4 Unit Total																		1,000		92.85		1,000		92.85	

5229-5249 Ash Street - Site Plan



WEST 37th AVENUE

Site Plan
Scale: 1/16" = 1'-0"



revisions:		
no.	date	description

issues:		
2021-08-25	Issued for Reasoning Enquiry	
2022-02-09	Issued for Reasoning	
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project:
SECURED RENTAL
HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.
Pennyfarthing

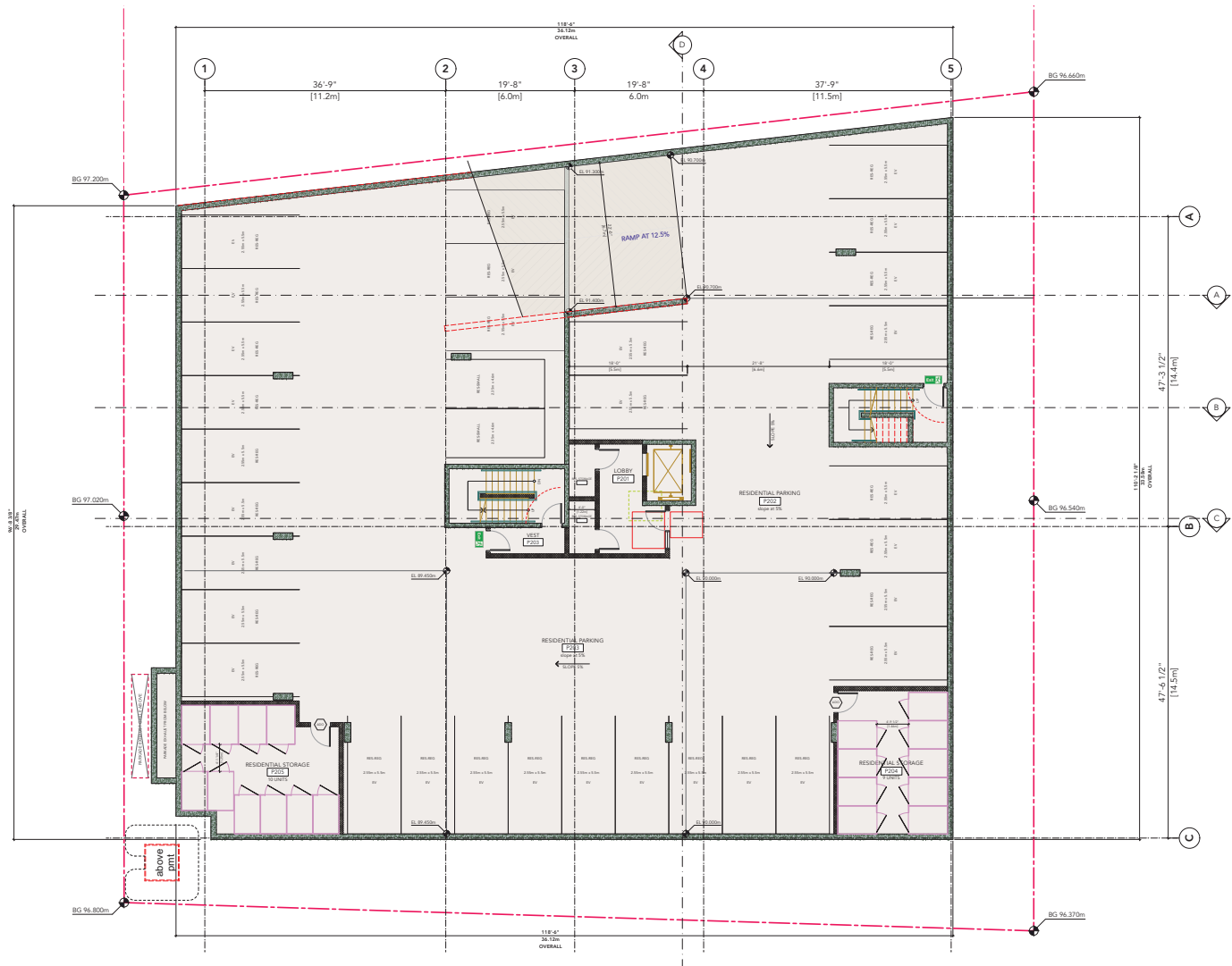
consultant:

seal:
REGISTERED ARCHITECT
STUFF MAPS
2025-10-01
BRITISH COLUMBIA

drawn: MH/DM/PH	date: June 2025
checked:	
scale: as noted	project no.: P-484
sheet title: Site Plan	

sheet no.:
A1.02
PENC:
plotted: 25-9-29 9:42:42 AM

5229-5249 Ash Street - Plans



revisions:		
no.	date	description

issues:		
2021-08-25	Issued for Reasoning Enquiry	
2022-02-09	Issued for Reasoning	
2025-07-29	Reissued for Reasoning	
2025-10-01	Reissued for Reasoning	

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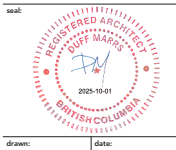


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project:
SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.



consultant:



drawn: MH/DM/PH
checked:
scale: as noted
sheet title: Level P2 Plan

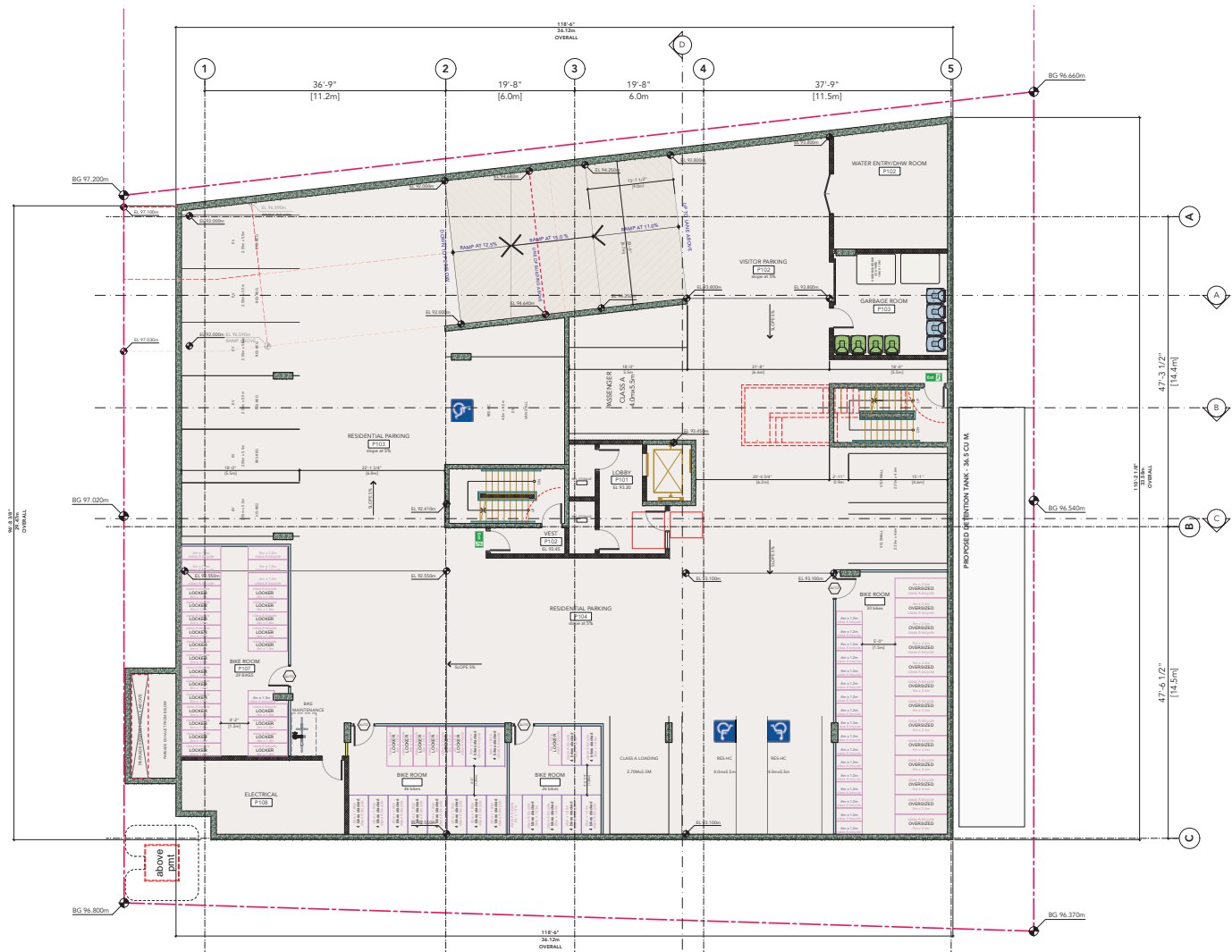
date: May 2025
project no.: P-484

Level P2 Plan
Scale: 1/8" = 1'-0"



sheet no.: A2.01
plotted: 25-9-29 9:42:46 AM

5229-5249 Ash Street - Plans



revisions:		
no.	date	description

issues:		
2021-08-25	Issued for Reasoning Enquiry	
2022-02-09	Issued for Reasoning	
2025-07-29	Reissued for Reasoning	
2025-10-01	Reissued for Reasoning	

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project:
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Vancouver B.C.



consultant:

scale:



drawn: MH/DM/PH **date:** May 2025
checked: **project no.:** P-484
scale: as noted
sheet title: Level P1 Plan

sheet no.: **A2.02**
plotted: 25-9-29 9:42:53 AM

Level P1 Plan
Scale: 1/8" = 1'-0"



P484 Plans.vrx



5229-5249 Ash Street - Plans



Level 1 Plan
Scale: 1/8" = 1'-0"



revisions:	
no.	description

issues:
2021-08-25 Issued for Reasoning Enquiry
2022-02-09 Issued for Reasoning
2025-07-29 Reissued for Reasoning
2025-10-01 Reissued for Reasoning

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project:
SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.

Pennyfarthing

consultant:

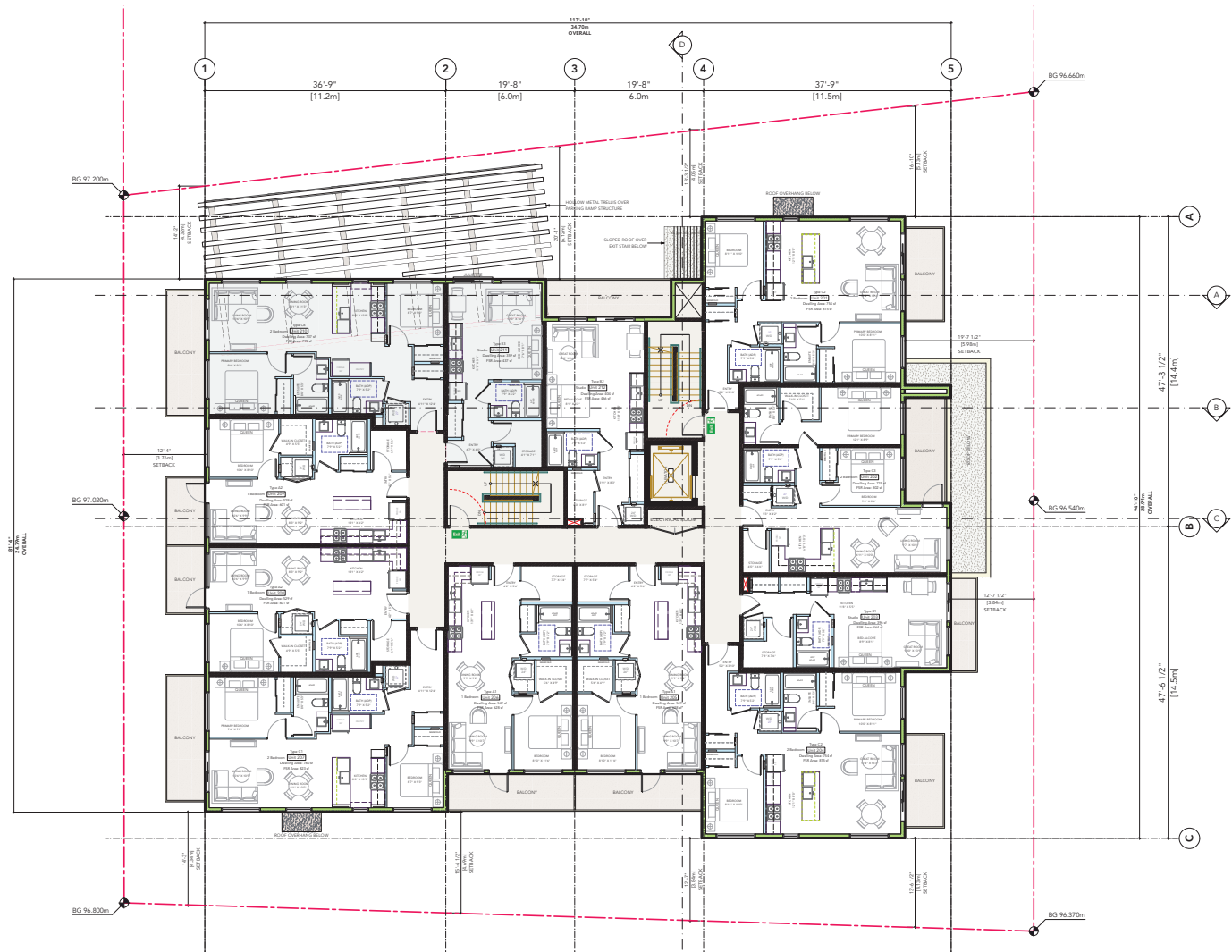
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drawn: MCH / PDH **date:** May 2025
checked: **project no.:** P-484
scale: as noted
sheet title: Level 1 Plan

sheet no.: **A3.01**
plotted: 25-9-29 9:42:58 AM

P484 Plans.vrx
PENC:

5229-5249 Ash Street - Plans



Level 2 Plan
Scale: 1/8" = 1'-0"



revisions:		
no.	date	description

issues:
2021-08-25 Issued for Reasoning Enquiry
2022-02-09 Issued for Reasoning
2025-07-29 Reissued for Reasoning
2025-10-01 Reissued for Reasoning

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project:
SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.

Pennyfarthing

consultant:

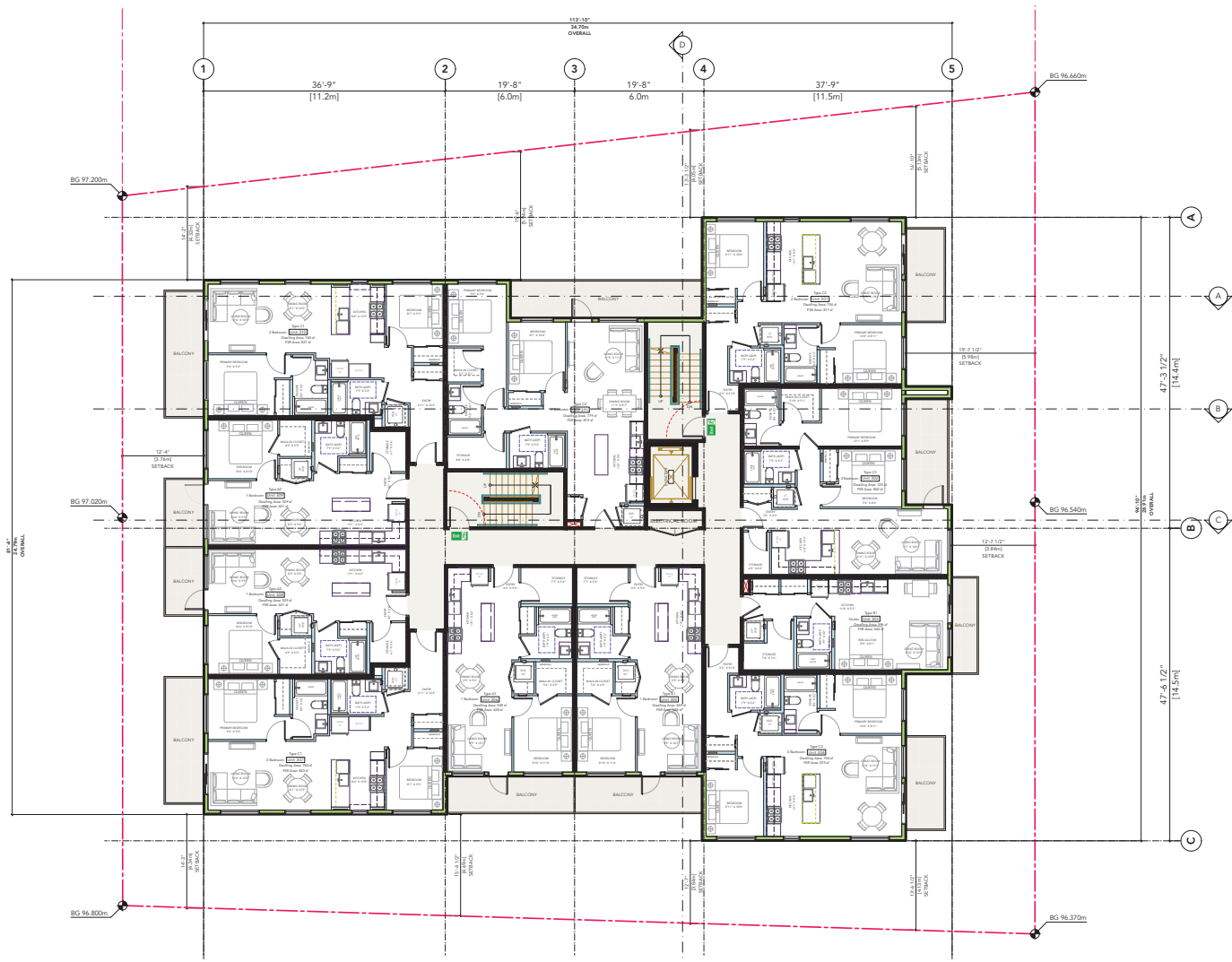
seal:

drawn: MH/DM/PH **date:** May 2025
checked: **project no.:** P-484
scale: as noted
sheet title: Level 2 Plan

sheet no.: A3.02
plotted: 25-9-29 9:43:03 AM

P484 Plans.vrx

5229-5249 Ash Street - Plans



Level 3 Plan
Scale: 1/8" = 1'-0"



revisions:		
no.	date	description

issues:
2021-08-25 Issued for Reasoning Enquiry
2022-02-09 Issued for Reasoning
2025-07-29 Reissued for Reasoning
2025-10-01 Reissued for Reasoning

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project:
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5229-5249 Ash Street
Vancouver B.C.

Pennyfarthing

consultant:

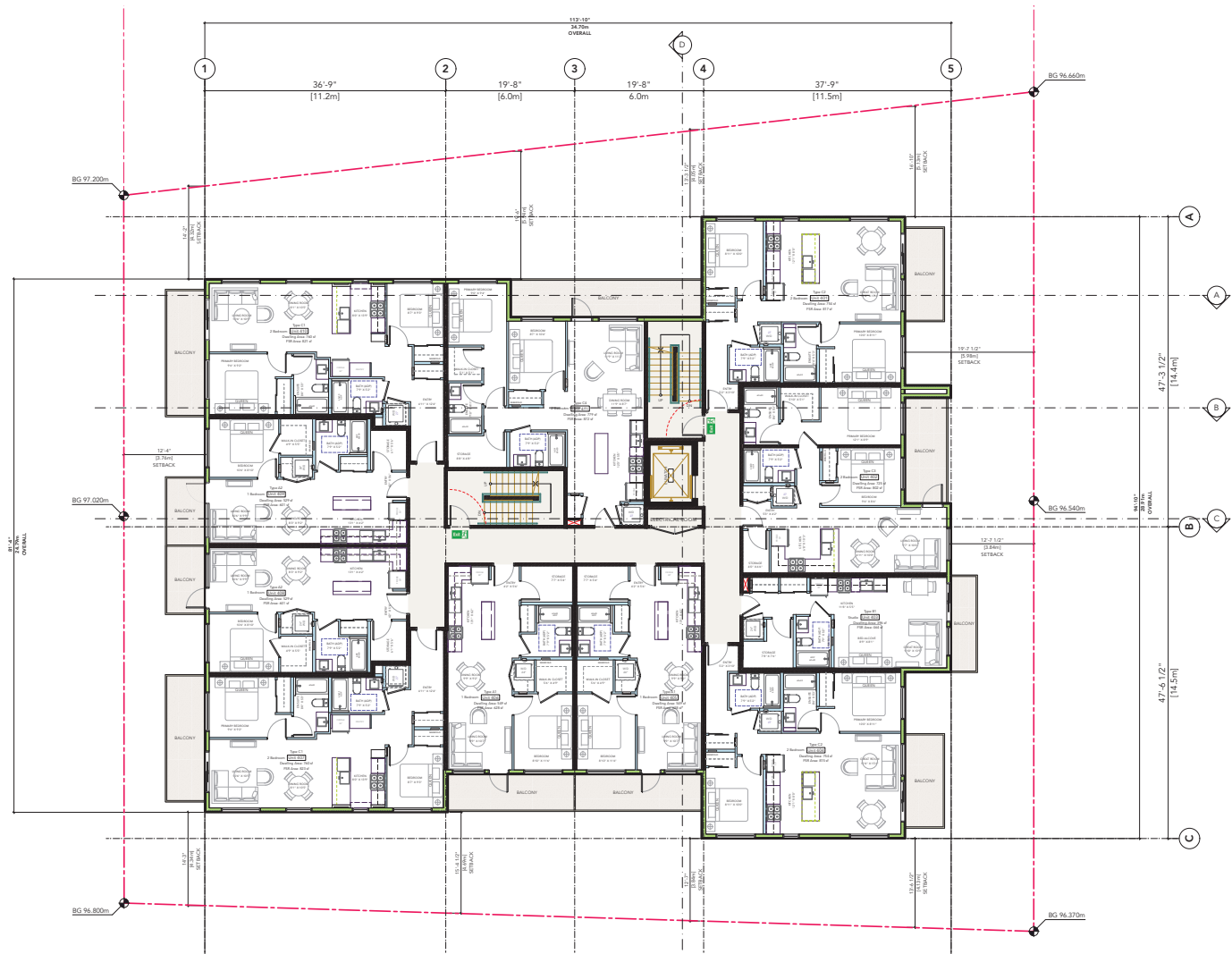
seal:

drawn: MH/DM/PH	date: May 2025
checked:	
scale: as noted	project no.: P-484
sheet title: Level 3 Plan	

sheet no.:
A3.03

plotted: 25-9-29 9:43:07 AM

5229-5249 Ash Street - Plans



revisions:		
no.	date	description

issues:
2021-08-25 Issued for Reasoning Enquiry
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project:
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HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.



consultant:

seal:



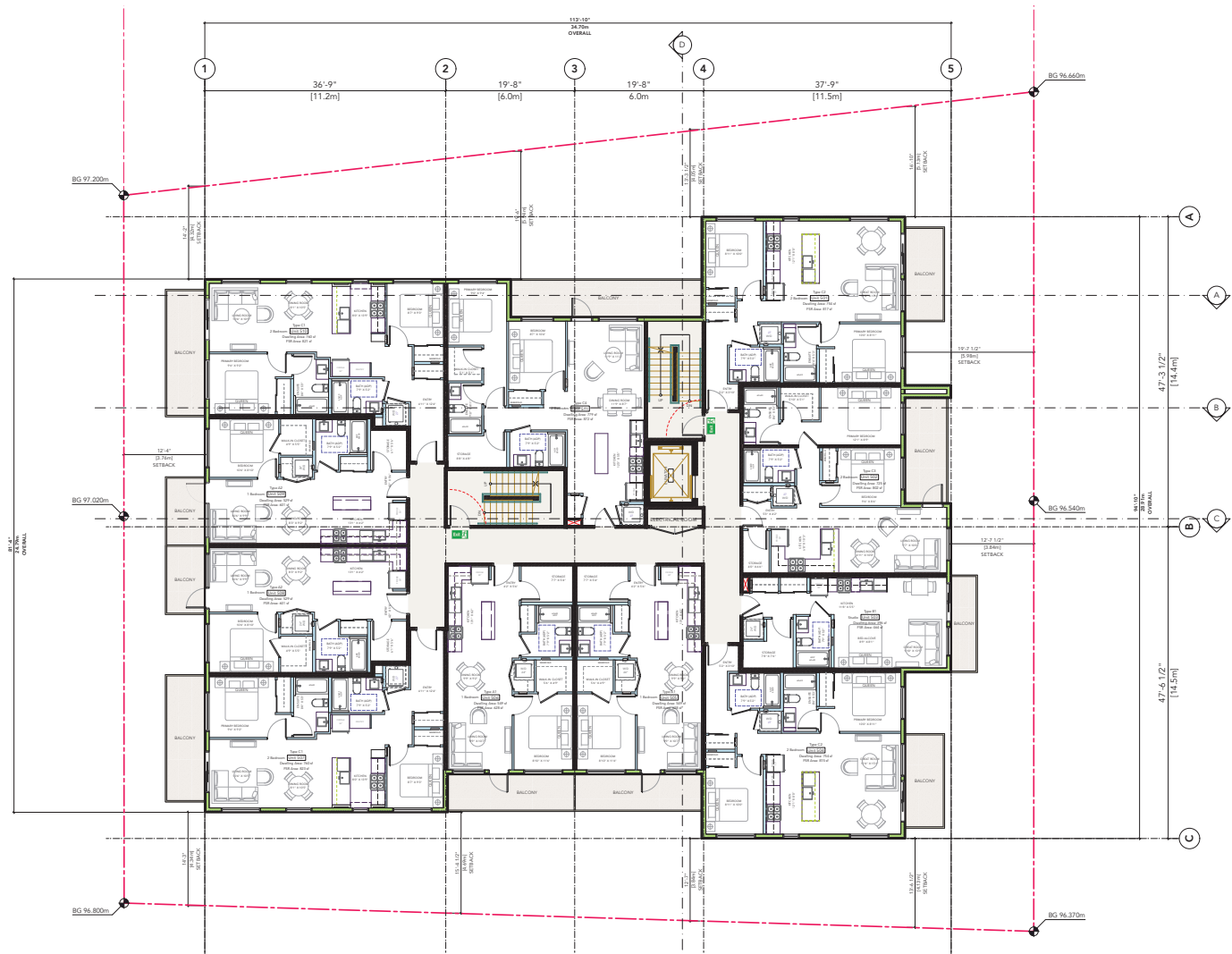
drawn: MH/DM/PH date: May 2025
checked: as noted project no.: P-484
sheet title:
Level 4 Plan

sheet no.:
A3.04
PENC:
plotted: 25-9-29 9:43:12 AM

Level 4 Plan
Scale: 1/8" = 1'-0"



5229-5249 Ash Street - Plans



revisions:		
no.	date	description

issues:		
2021-08-25	Issued for Reasoning Enquiry	
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2025-07-29	Reissued for Reasoning	
2025-10-01	Reissued for Reasoning	

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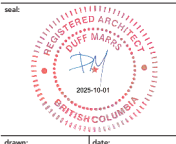


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consultant:



drawn: MH/DM/PH	date: May 2025
checked:	
scale: as noted	project no.: P-484
sheet title: Level 5 Plan	

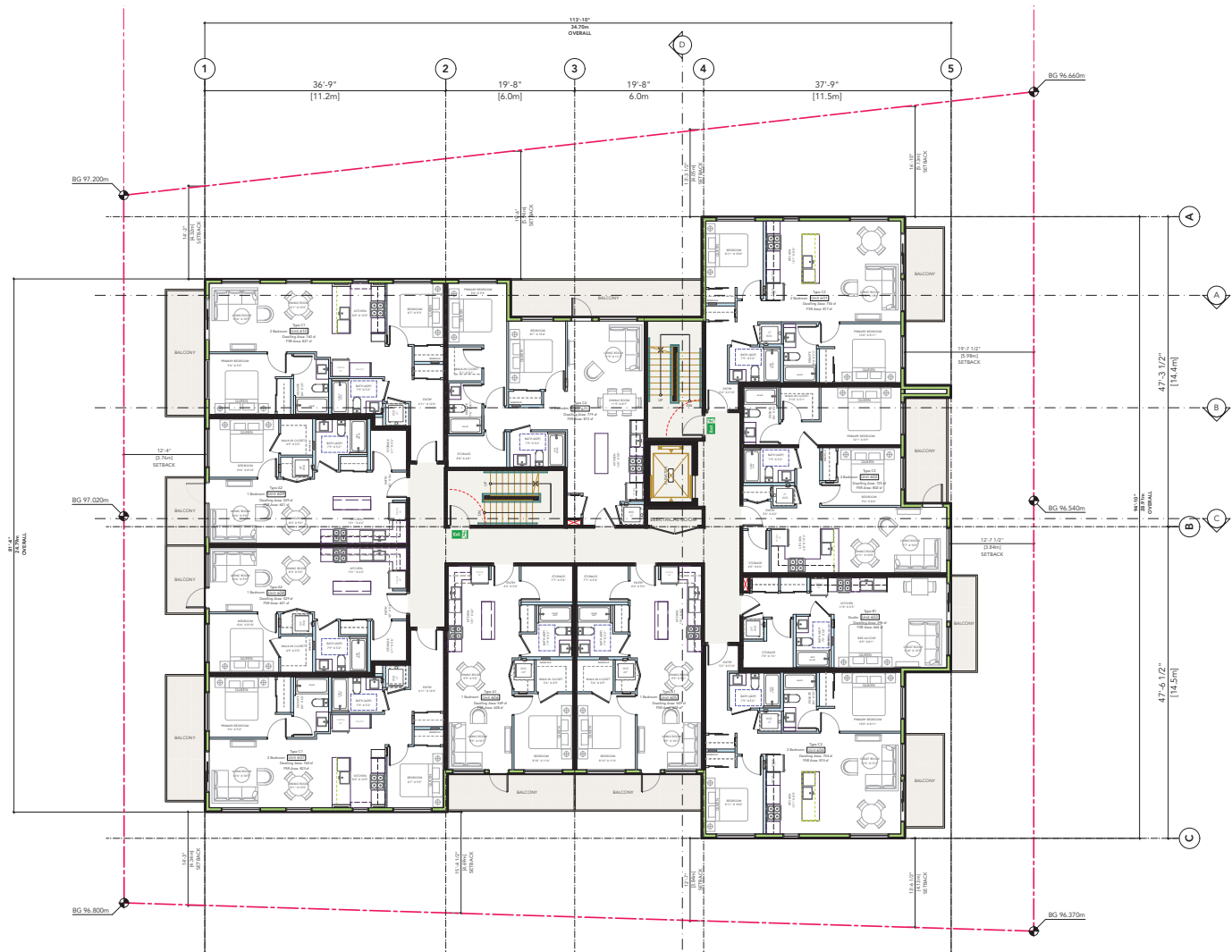
Level 5 Plan
Scale: 1/8" = 1'-0"



sheet no.: **A3.05**

plotted: 25-9-29 9:43:16 AM

5229-5249 Ash Street - Plans



revisions:		
no.	date	description

issues:
2021-08-25 Issued for Reasoning Enquiry
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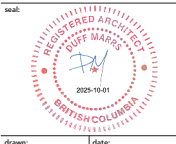


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consultant:



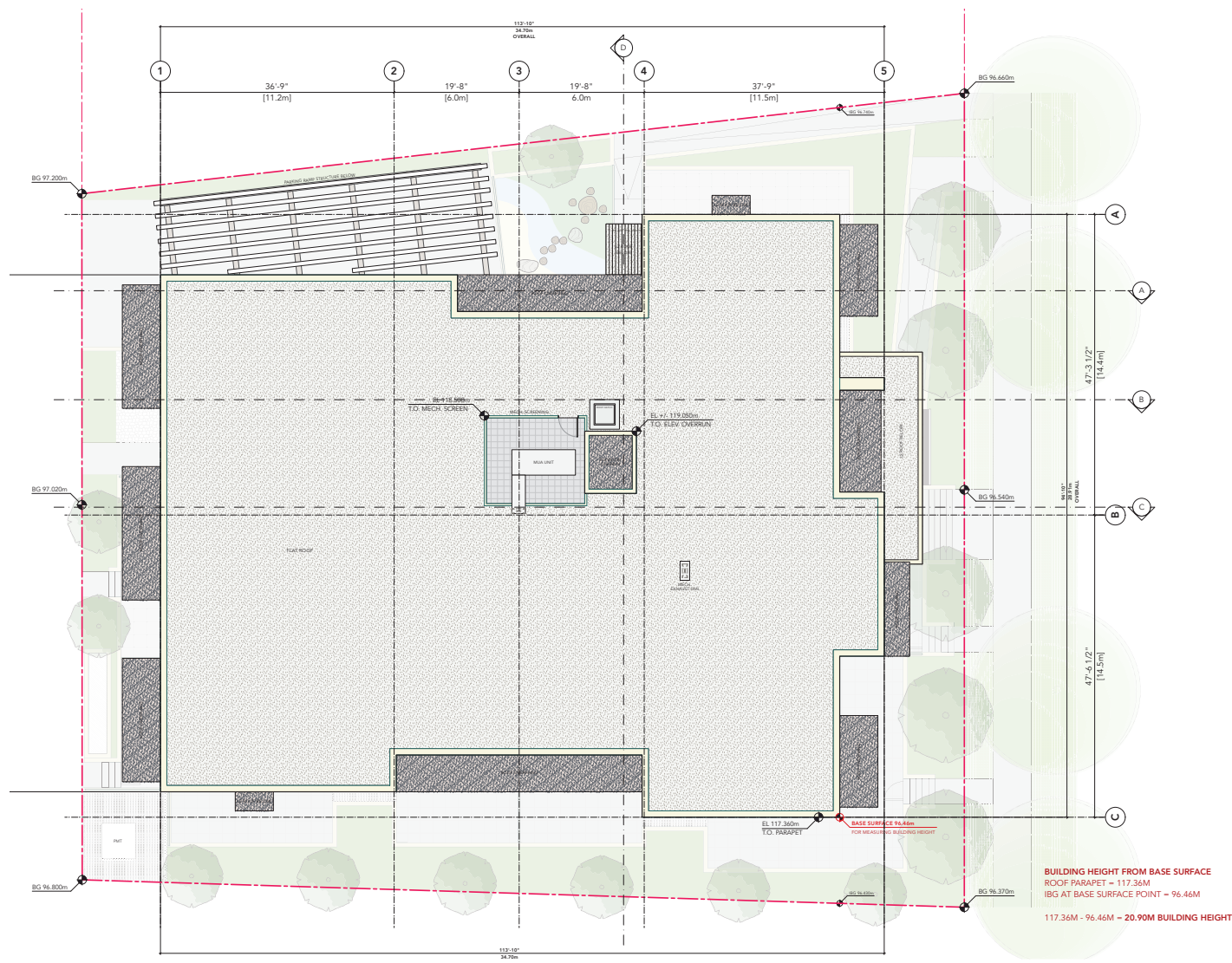
drawn: MH/DM/PH **date:** May 2025
checked:
scale: as noted **project no.:** P-484
sheet title:
Level 6 Plan

Level 6 Plan
Scale: 1/8" = 1'-0"



sheet no.:
A3.06
plotted: 25-9-29 9:43:20 AM

5229-5249 Ash Street - Plans



Roof Plan
Scale: 1/8" = 1'-0"

revisions:		
no.	date	description

issues:
2021-08-25 Issued for Reasoning Enquiry
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2025-07-29 Reissued for Reasoning
2025-10-01 Reissued for Reasoning

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project:
SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.

Pennyfarthing

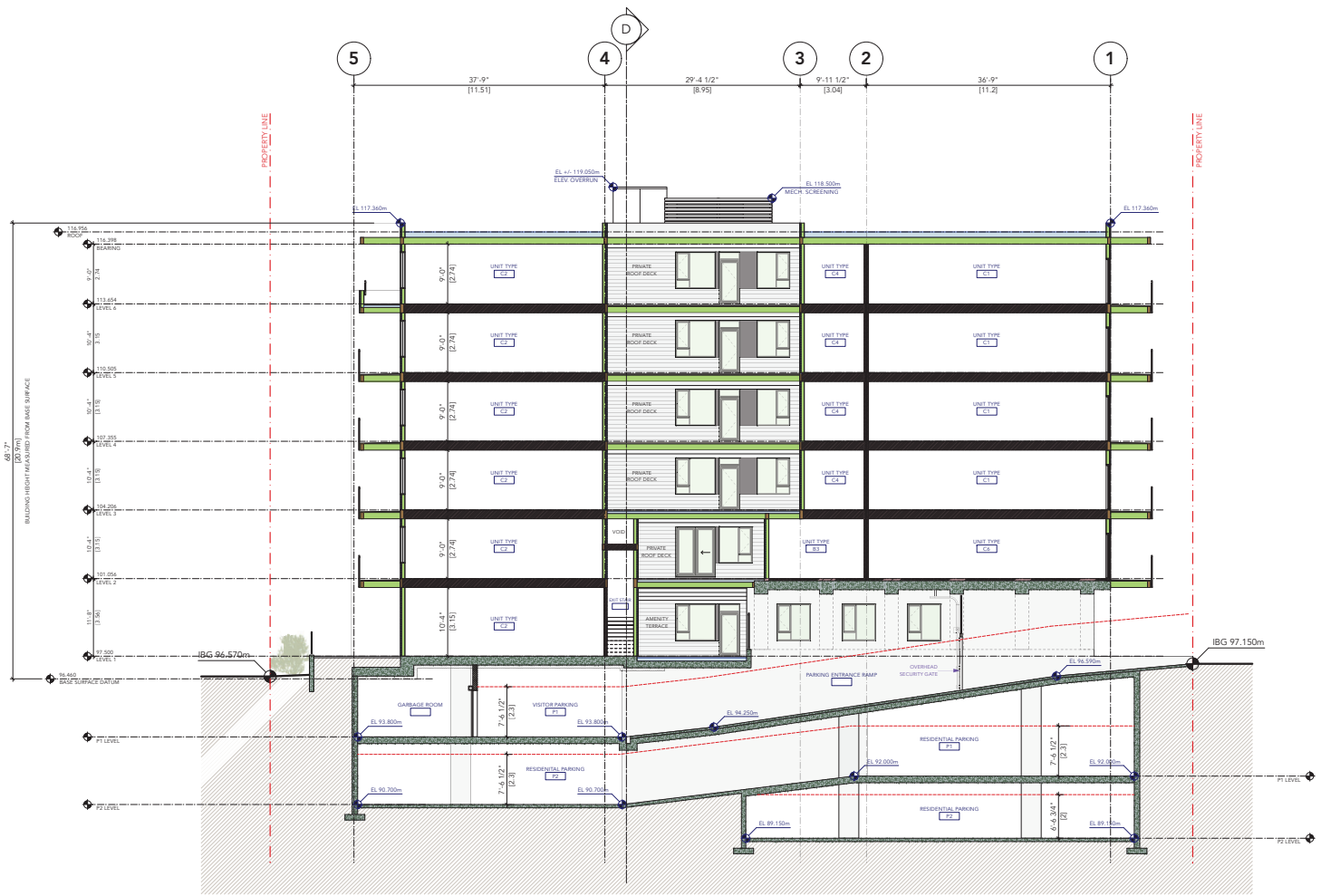
consultant:

seal:

drawn: MH/DM/PH **date:** May 2025
checked: **project no.:** P-484
scale: as noted
sheet title: Roof Plan

sheet no.: A3.07
plotted: 25-9-29 9:43:25 AM

5229-5249 Ash Street - Sections



Section A
Scale: 1/8" = 1'-0"

revisions:		
no.	date	description

issues:		
2021-08-25	Issued for Reasoning Enquiry	
2022-02-09	Issued for Reasoning	
2025-07-29	Reissued for Reasoning	
2025-10-01	Reissued for Reasoning	

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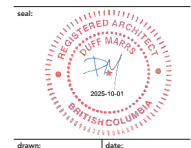


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project:
SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.



consultant:



drawn: DM	date: June 2025
checked:	

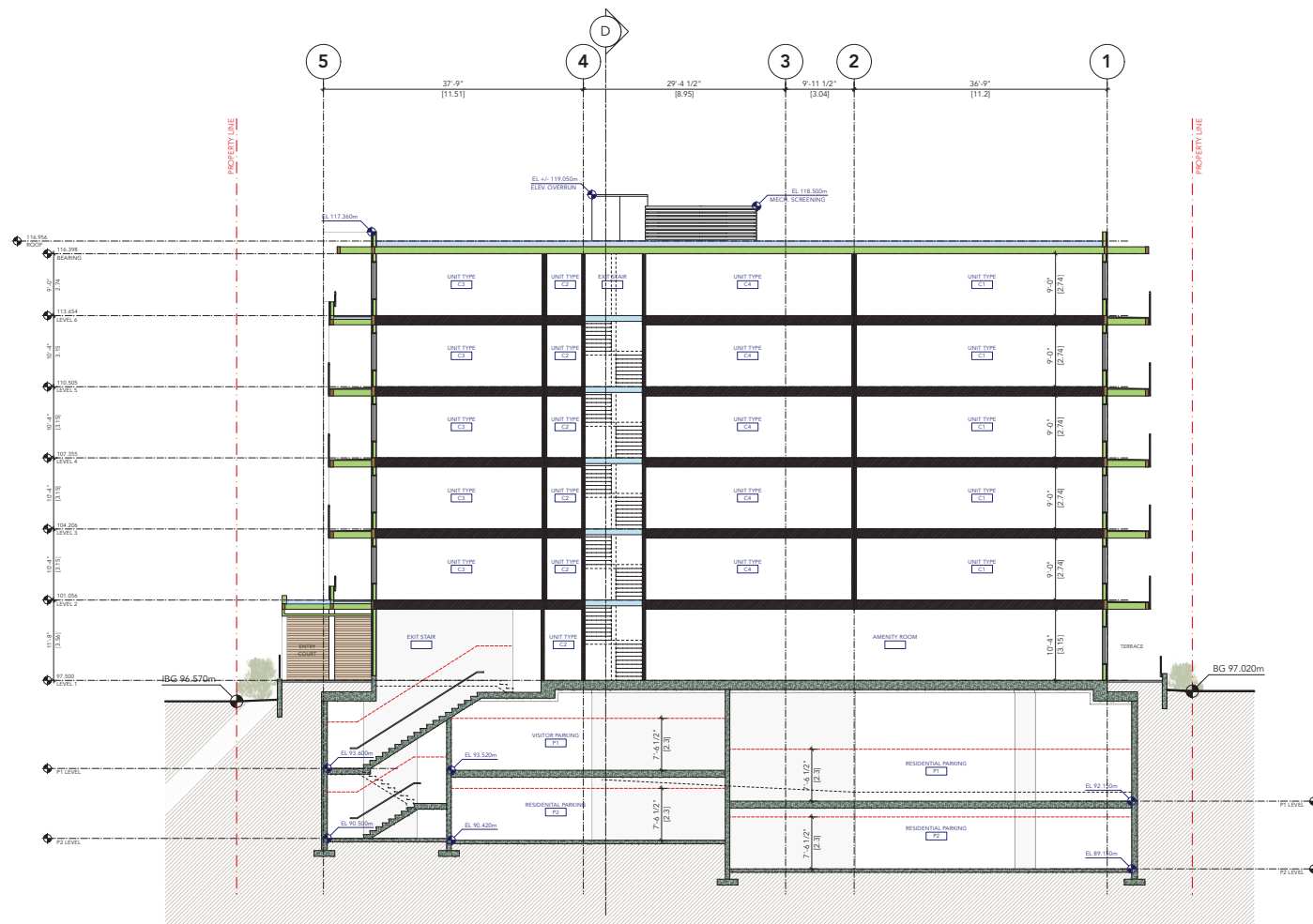
scale: 1/8" = 1'-0"	project no.: P-684
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sheet title:
Section A

sheet no.: **A4.01**
PBN:

plotted: 25-9-29 9:48:02 AM

5229-5249 Ash Street - Sections



Section B
Scale: 1/8" = 1'-0"

revisions:		
no.	date	description

Issues:	
2021-08-25	Issued for Rezoning Enquiry
2022-02-09	Issued for Rezoning
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SECURED RENTAL
HOUSING DEVELOPMENT

5229-5249 Ash Street
Vancouver B.C.

Pennyfarthing

consultant:

seal:



drawn: DM	date: June 2025
checked	
scale: 1/8" = 1'-0"	project no.: P-484

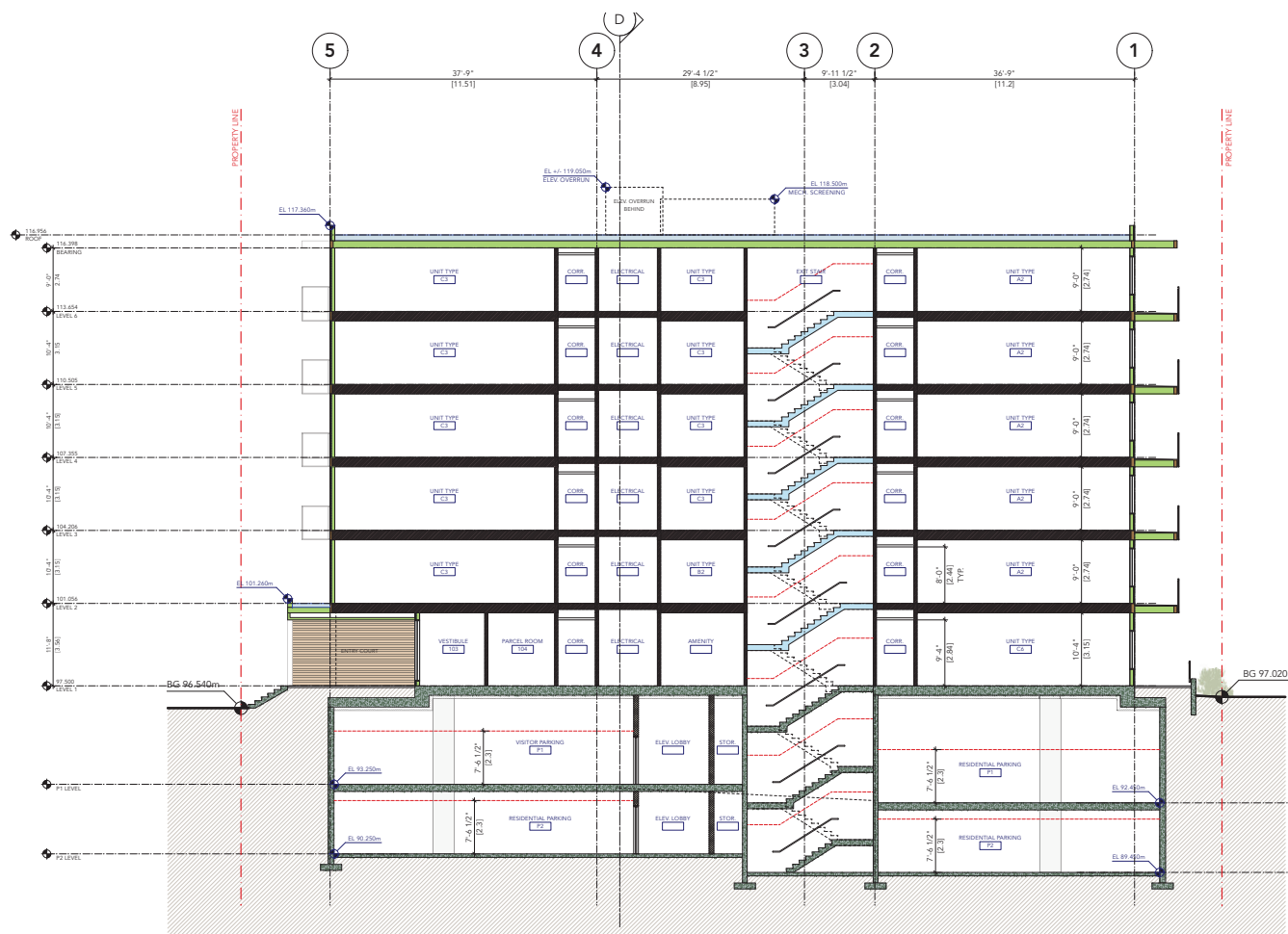
sheet title:
Section B

sheet no.:

A4.02 REV. 1 

Printed: 25-9-29 9:48:06 AM

5229-5249 Ash Street - Sections



Section C
Scale: 1/8" = 1'-0"

revisions:		
no.	date	description

issues:	
2021-08-25	Issued for Rezoning Enquiry
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2025-07-29	Reissued for Rezoning
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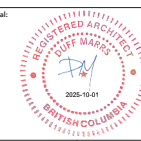
project:

**SECURED RENTAL
HOUSING DEVELOPMENT**
5229-5249 Ash Street
Vancouver B.C.



consultant:

593



drawn: DM	date: June 2025
checked:	
scale: 1/8" = 1'-0"	project no.: P-484

sheet title:
Section C

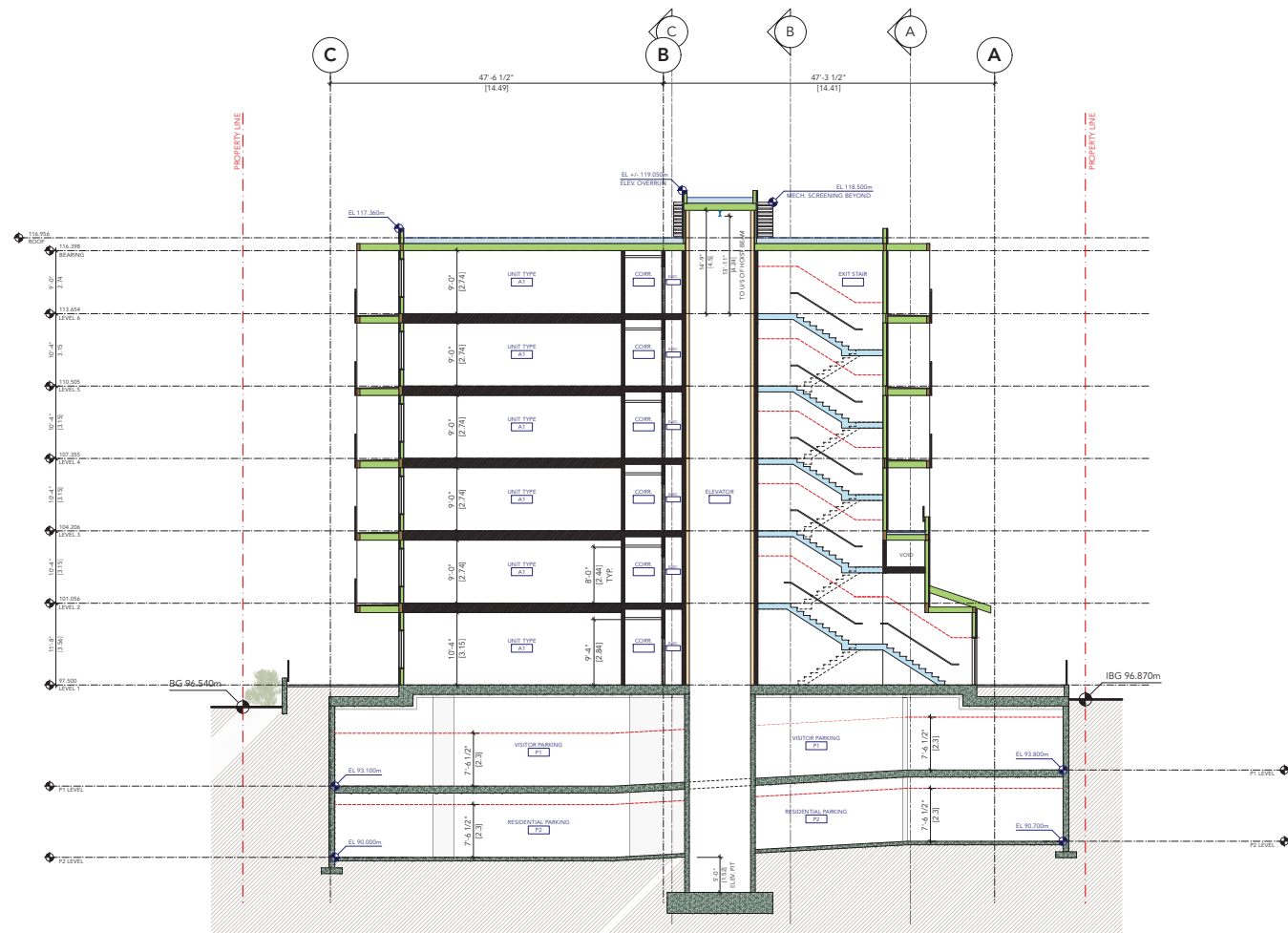
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A4.03



plotted: 25-9-29 9:48:10 AM

5229-5249 Ash Street - Sections



Section D
Scale: 1/8" = 1'-0"

revisions:		
no.	date	description

issues:		
2021-08-25	Issued for Reasoning Enquiry	
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2025-07-29	Reissued for Reasoning	
2025-10-01	Reissued for Reasoning	

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project:
SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.



consultant:

seal:



drawn: DM	date: June 2025
checked	
scale: 1/8" = 1'-0"	project no.: P-684
sheet title: Section D	

sheet no.:
A4.04

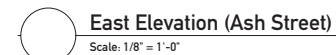
P484 Sections.vwx



plotted: 25-9-29 9:48:14 AM

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATIONS
COLOUR CHOICES SUBJECT TO CHANGE BASED ON APPROVED ALTERNATE
CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN



Issues:	
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2025-07-29	Reissued for Rezoning
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project:

Project

SECURED RENTAL HOUSING DEVELOPMENT

HOUSING DEVELOPMENT
E320, E360 Ash Street

5227-5247 Ash Street
Vancouver B.C.

Pennyfarthing

conclusion

consultant:

seal:

EXISTENCE ARCHITECTURE

(continued)

2025-10-01



THE

drawn: DM date: June 2005

DM	JUNE 2025
checked	

checked	
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scale:	project no.:
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1/8" = 1'-0" P-484

sheet title:

Elevations

0004-0014/05/0000-0000\$05.00/0

sheet no.:	
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AF 01 A5.01 

plotted: 25-9-29 9:52:03 AM

EXTERIOR MATERIAL/ COLOUR SCHEDULE

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issues:	
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2025-07-29	Reissued for Rezoning
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project:

SECURED RENTAL
HOUSING DEVELOPMENT

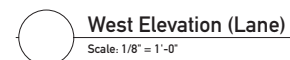


sheet no.:
A5.02
REV.1



EXTERIOR MATERIAL / COLOUR SCHEDULE

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2025-10-01	Reissued for Rezoning

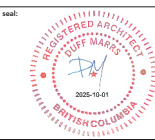
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Pennyfarthing

consultant:



sheet title:
Elevations

sheet no.:

A5.03



plotted: 25-9-29 9:52:11 AM

Ash Street View



STREET VIEW ALONG ASH STREET

[illegible]

issues:	
2021-08-25	Issued for Rezoning Enquiry
2022-02-09	Issued for Rezoning
2025-07-29	Reissued for Rezoning
2025-10-01	Reissued for Rezoning

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BHA Architecture Inc.
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Telephone: (604) 730-8100 | Web: www.bha.ca

project:

**SECURED RENTAL
HOUSING DEVELOPMENT**
5229-5249 Ash Street
Vancouver B.C.



consultant:



drawn: DM/AM	date: June 2025
checked	
scale:	project no.: P-484

sheet title:
3D Perspectives

P484 Elevations.vwx

A8.01



plotted: 25-9-29 9:52:21 AM

5229-5249 Ash Street - 3D Perspectives

Street Level Views



STREET VIEW FROM SOUTHEAST CORNER ALONG ASH STREET



STREET VIEW FROM NORTHEAST CORNER ALONG ASH STREET



STREET VIEW FROM NORTHWEST CORNER AT THE LANE



STREET VIEW FROM SOUTHWEST CORNER AT THE LANE

revisions:		
no.	date	description

issues:		
2021-08-25	Issued for Reasoning Enquiry	
2022-02-09	Issued for Reasoning	
2025-07-29	Reissued for Reasoning	
2025-10-01	Reissued for Reasoning	

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project:

SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver, B.C.



consultant:



drawn: DM	date: June 2025
checked	
scale: nts	project no.: P-484

sheet title:
3D Perspectives

sheet no.: **A8.02**

FW: 

plotted: 25-9-29 9:52:36 AM

P484 Elevations.vrx

5229-5249 Ash Street - 3D Perspectives Aerial Views



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING NORTHEAST

HEATHER LANDS (CD-1)

- Masterplanned redevelopment with future buildings between **3 and 28 storeys**.
- Proposal includes a childcare facility, a school, a park, public open space, office space, retail space and a cultural center.



AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING SOUTHEAST

- FUTURE POTENTIAL DEVELOPMENT
- FUTURE 35th AVENUE CONNECTION

revisions:		
no.	date	description

issues:		
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2022-02-09	Issued for Reasoning	
2025-07-29	Reissued for Reasoning	
2025-10-01	Reissued for Reasoning	

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project:

SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver B.C.

Pennyfarthing

consultant:

seal:



drawn: DM	date: June 2025
checked:	
scale: nts	project no.: P-484

sheet title:
3D Perspectives

sheet no.: **A8.03**

plotted: 25-9-29 9:52:30 AM



5229-5249 Ash Street - Shadow Studies

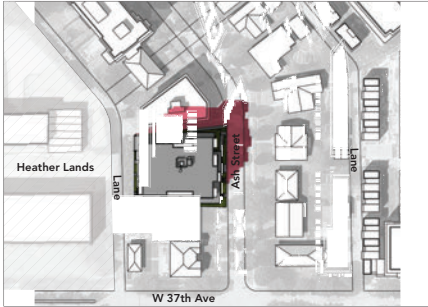
SPRING EQUINOX



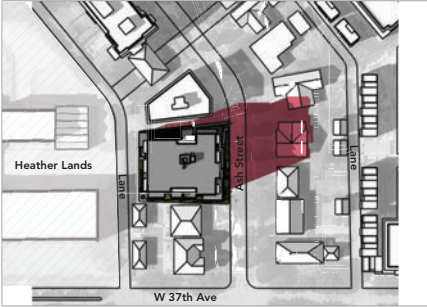
MARCH 20 - 10am



MARCH 20 - 12pm



MARCH 20 - 2pm



MARCH 20 - 4pm

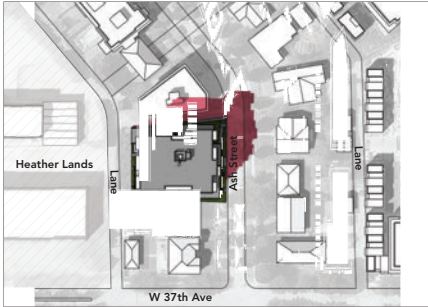
FALL EQUINOX



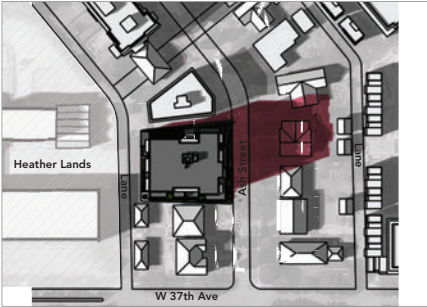
SEPTEMBER 22 - 10am



SEPTEMBER 22 - 12pm



SEPTEMBER 22 - 2pm



SEPTEMBER 20 - 4pm

NOTE: Shadow studies conducted at Pacific Daylight Time (PDT: UTC-7:00).



Heather Lands masterplanned redevelopment with future buildings between 3 and 28 storeys.



revisions:		
no.	date	description

issues:	
2021-08-25	Issued for Reasoning Enquiry
2022-02-09	Issued for Reasoning
2023-07-29	Reissued for Reasoning
2025-10-01	Reissued for Reasoning

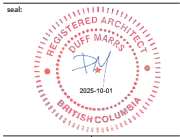
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project:
SECURED RENTAL HOUSING DEVELOPMENT
5229-5249 Ash Street
Vancouver, B.C.
Pennyfarthing

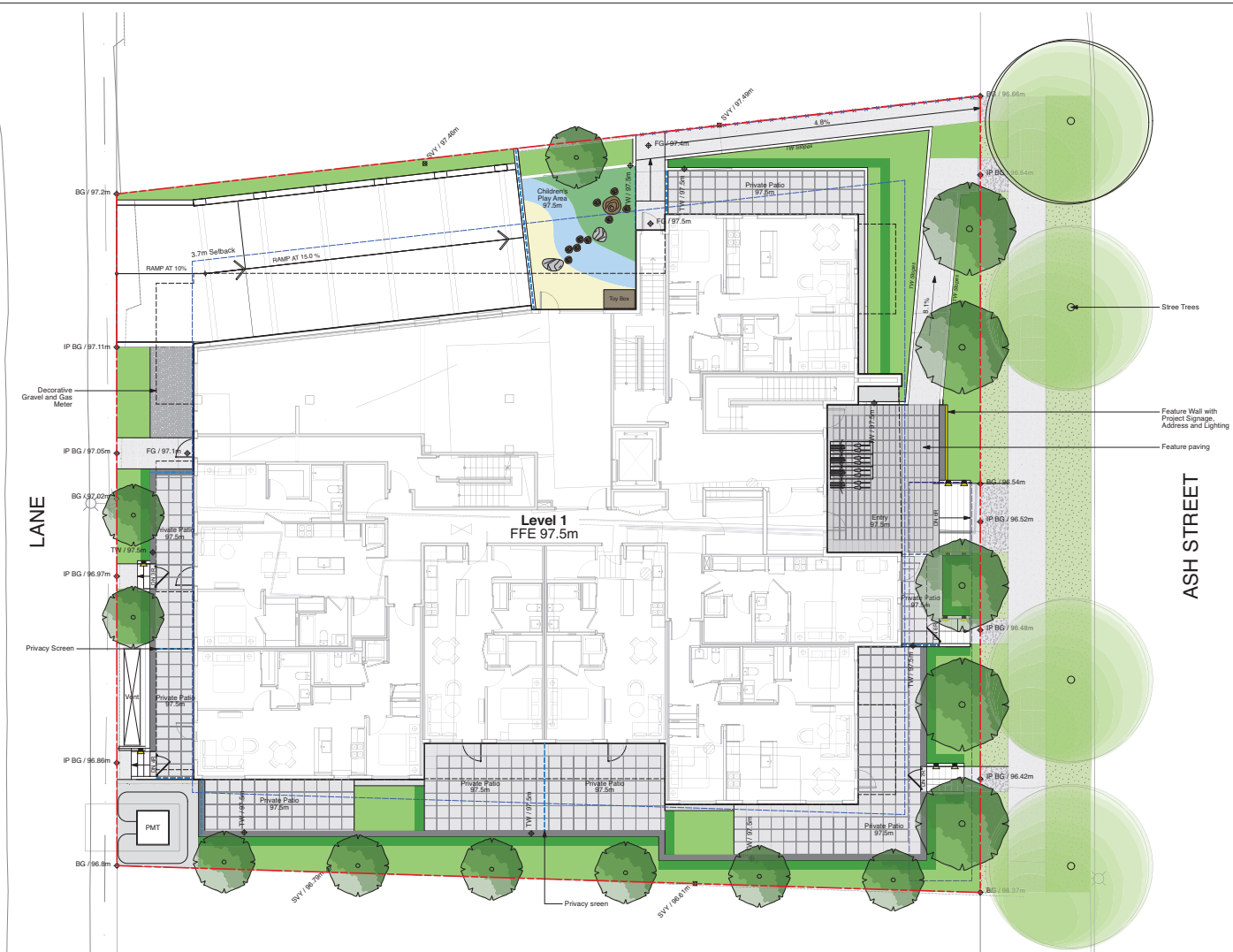
consultant:



drawn: AM	date: June 2025
checked:	
scale: NTS	project no.: P-484
sheet title: Shadow Studies	

sheet no.: **A8.10**
P&B Elevations.vwx
plotted: 25-9-29 9:52:34 AM





- Legend**
- Property Line
 - Building Setback
 - Overhead Canopy
 - Storm Water Detention Tank
 - Privacy Screen
 - 6' High PL Fence

- Materials & Furnishing Legend**
- Shrub and Perennial Planting
 - Privacy hedge
 - Sodded Lawn
 - CIP Concrete
 - 24x24" Concrete slabs Grey
 - Feature Paving
 - Poured in Place Rubber Resilient Surfacing
 - Gravel
 - Decorative gravel
 - Stackable Masonry Block Walls
 - CIP Concrete Walls
 - Outdoor Cooking with BBQ and Sink
 - Bike Racks
 - Play Equipment
 - Wall Light Shielded, Down lit, Energy Efficient



A	2025-07-11	Resizing	JC
no.:	date:	item:	by:
Revisions:			
Stamp:			

dk
DURANTE KREU LTD. LANDSCAPE ARCHITECTS
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Project:
SECURED RENTAL HOUSING DEVELOPMENT

5229 -5249 ASH STREET VANCOUVER, BC

Drawn by:	JC
Checked by:	DC
Date:	2025-07-11
Scale:	1 : 100
Drawing Title:	

Materials Plan

Project No.:	21111
Sheet No.:	

L-1.0

