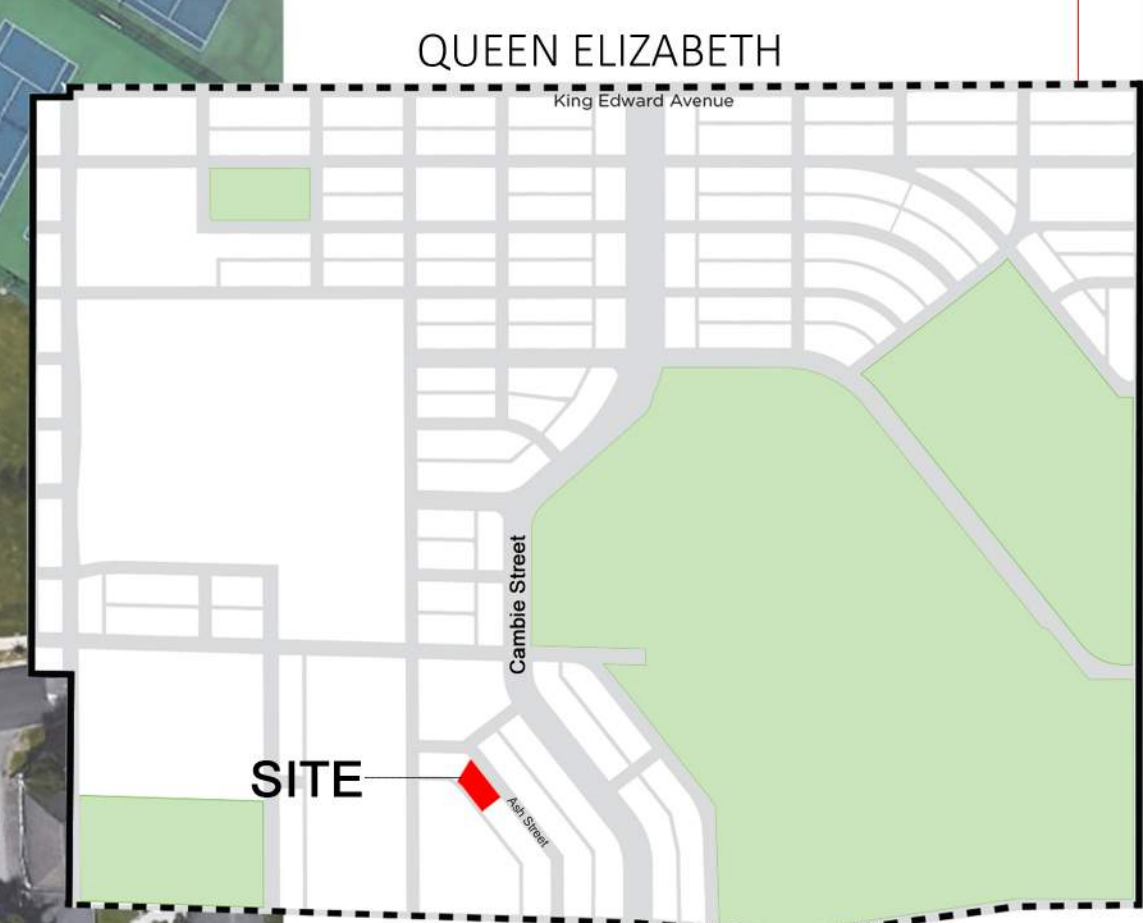
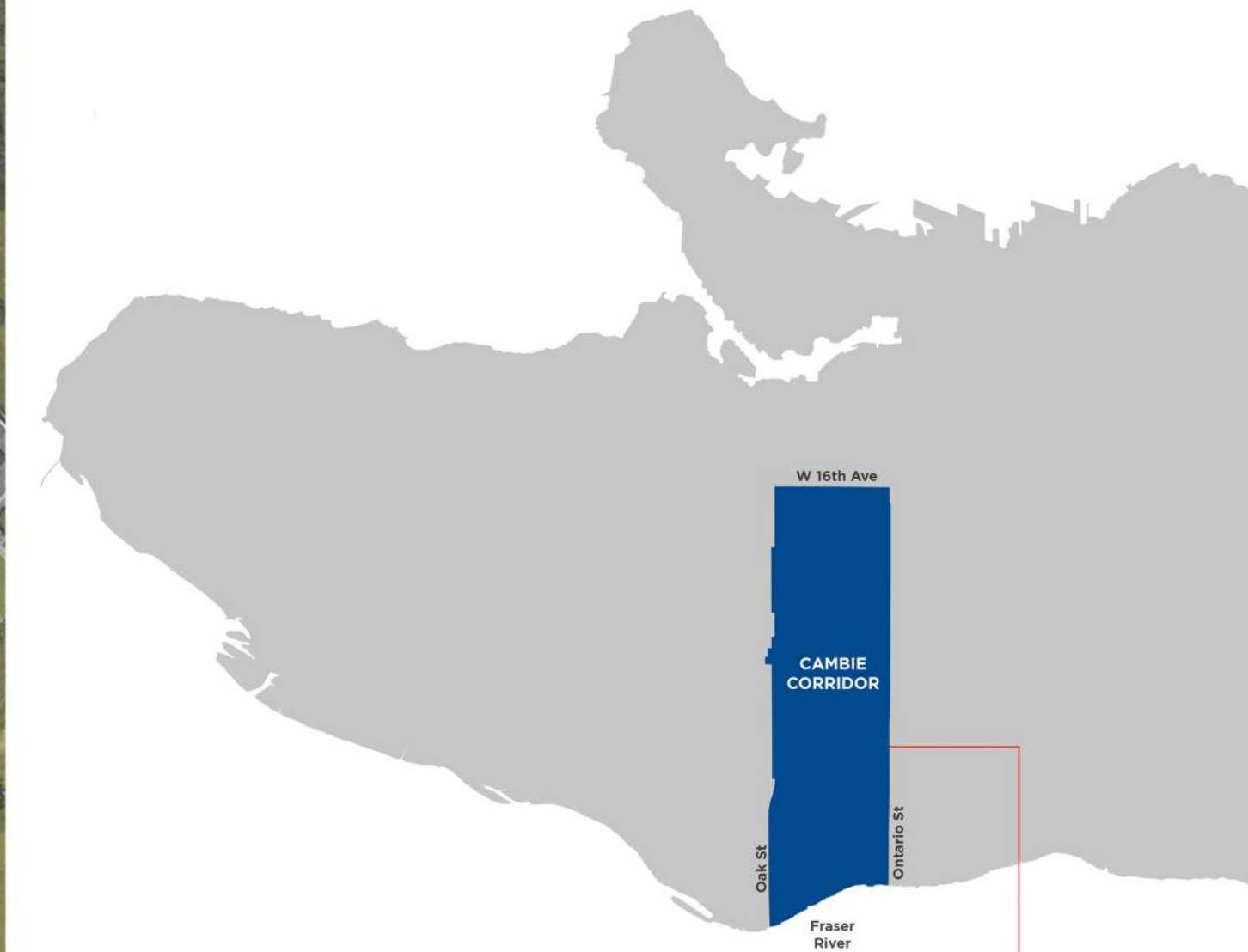
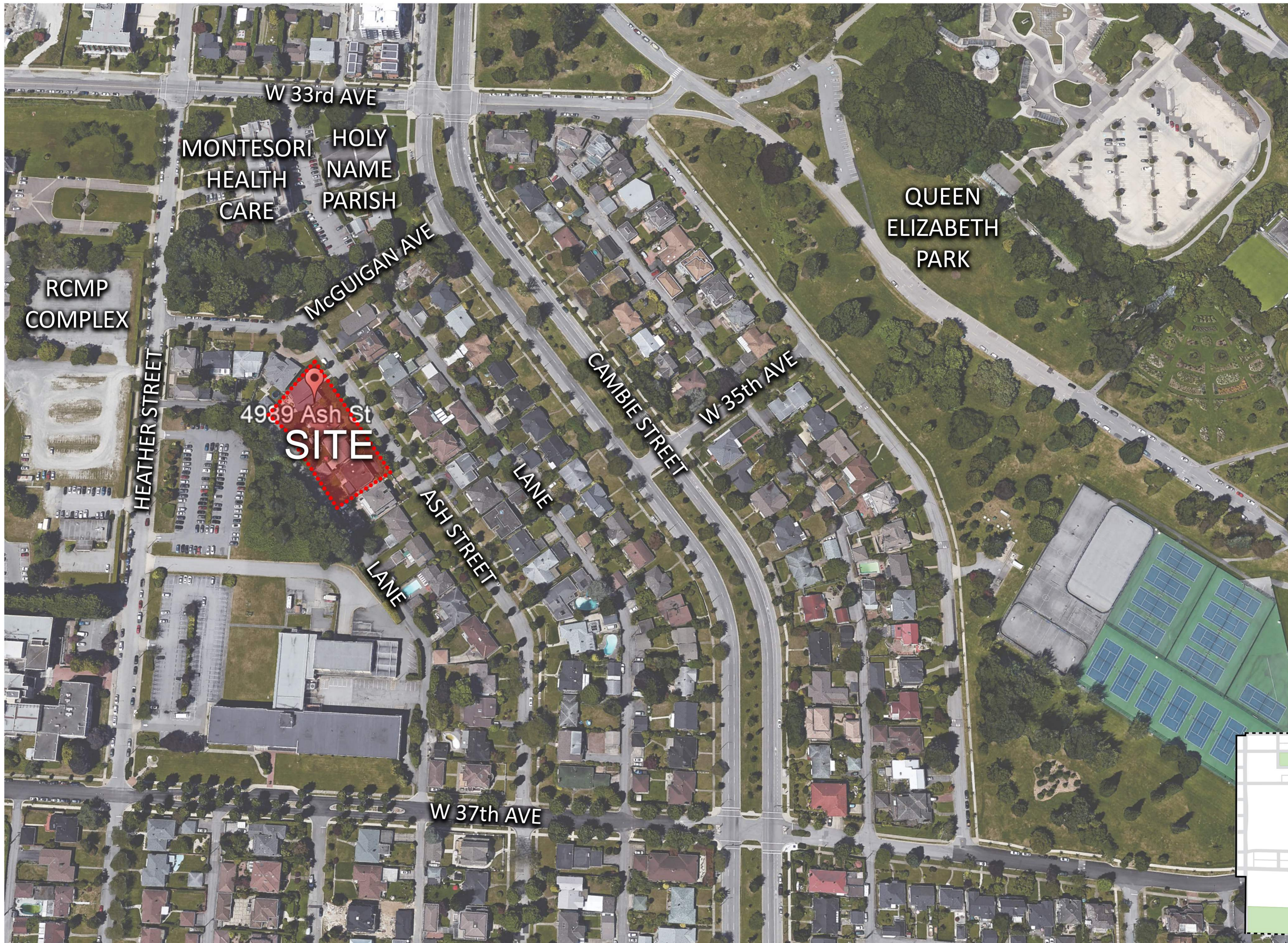


ASH STREET DEVELOPMENT



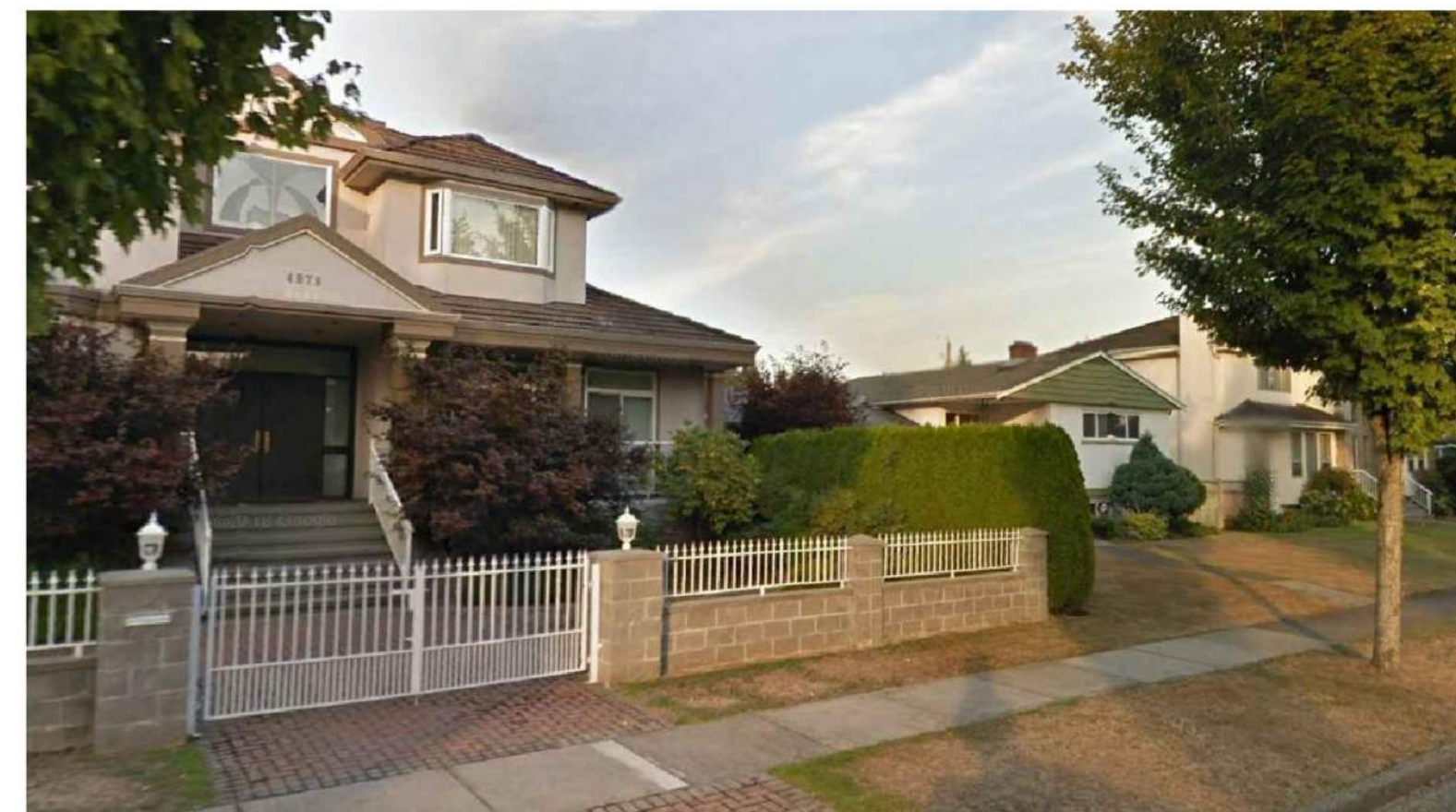
FACING SOUTH-EAST



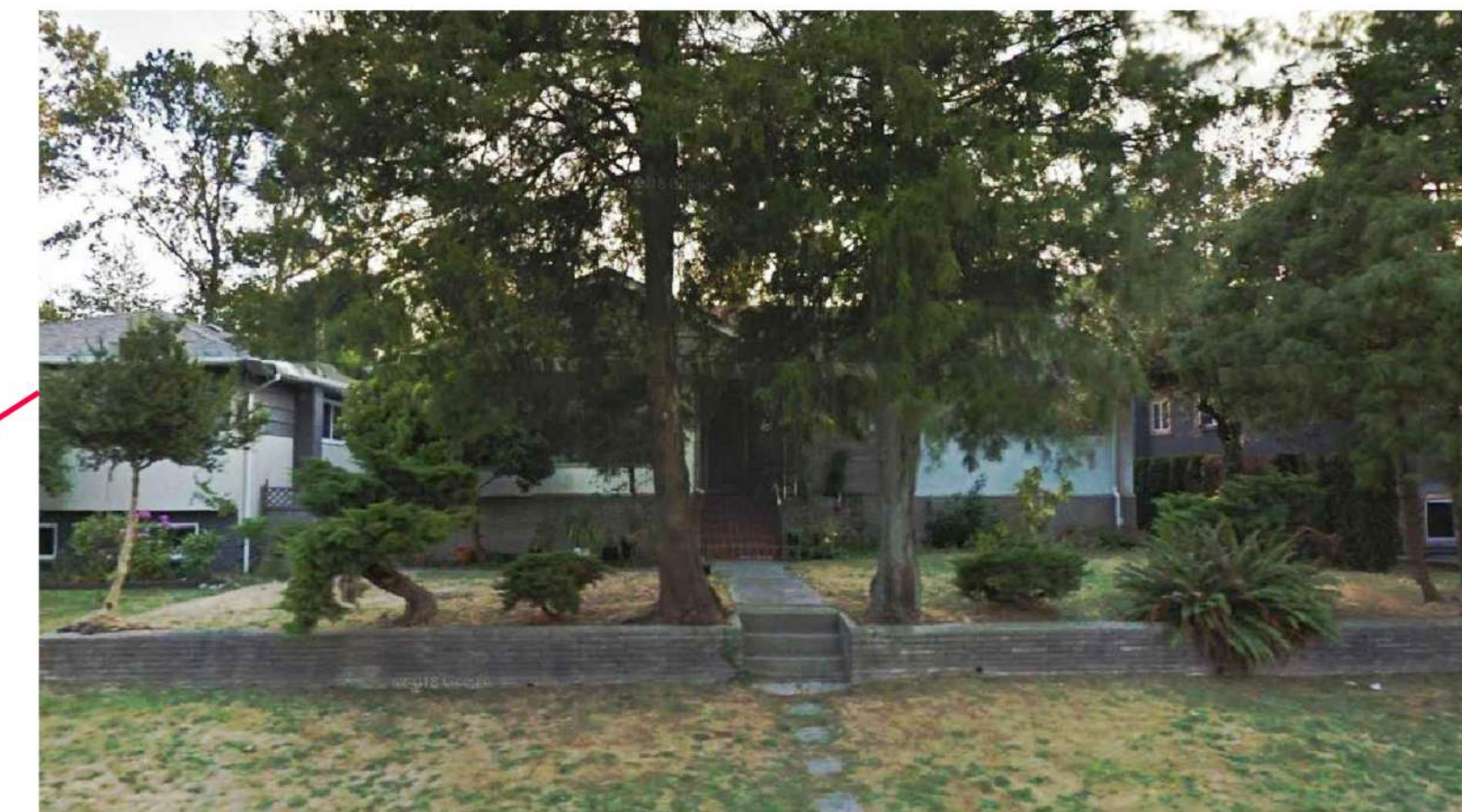
FACING SOUTH



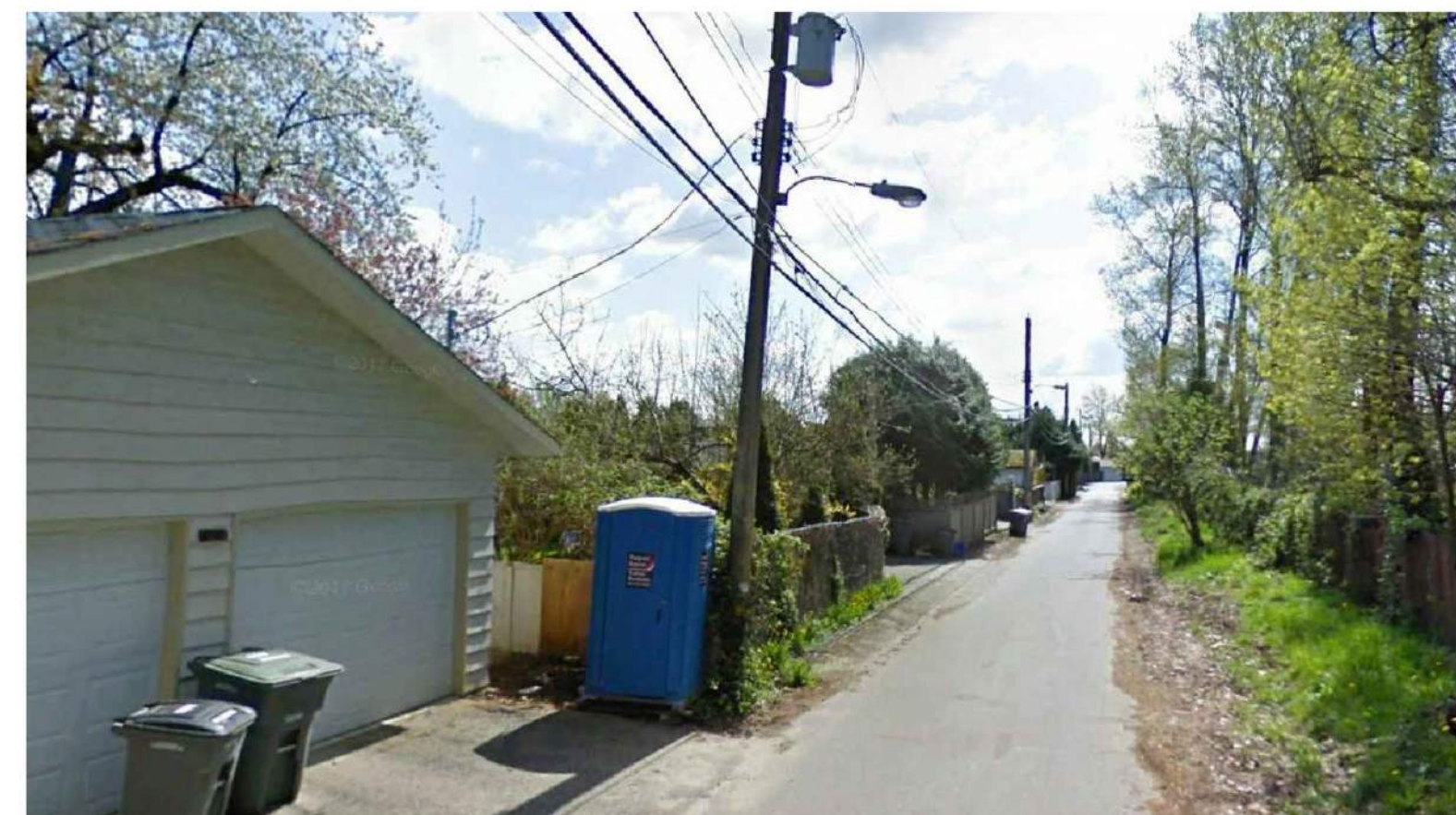
FACING EAST



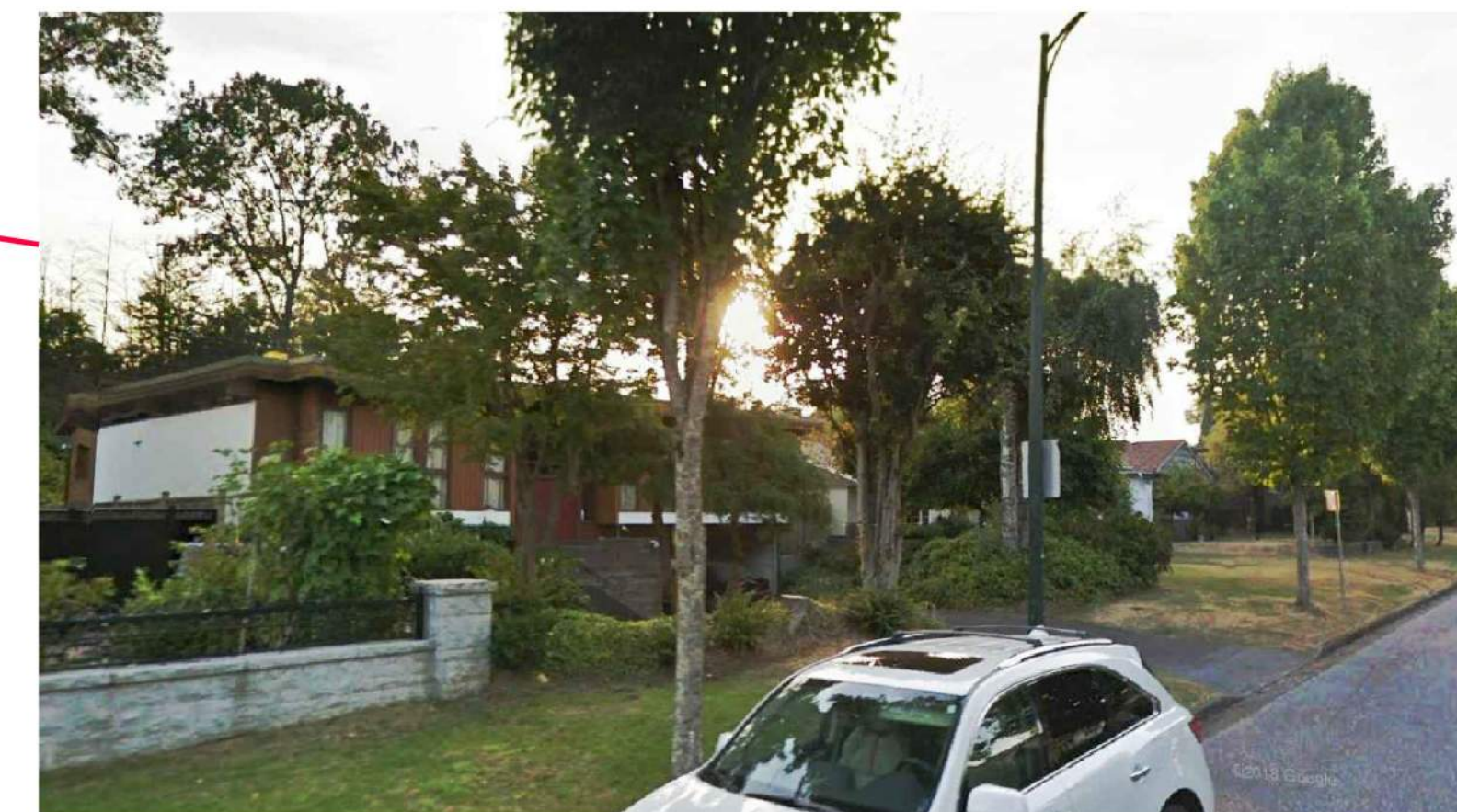
FACING SOUTH-WEST



FACING SOUTH-EAST



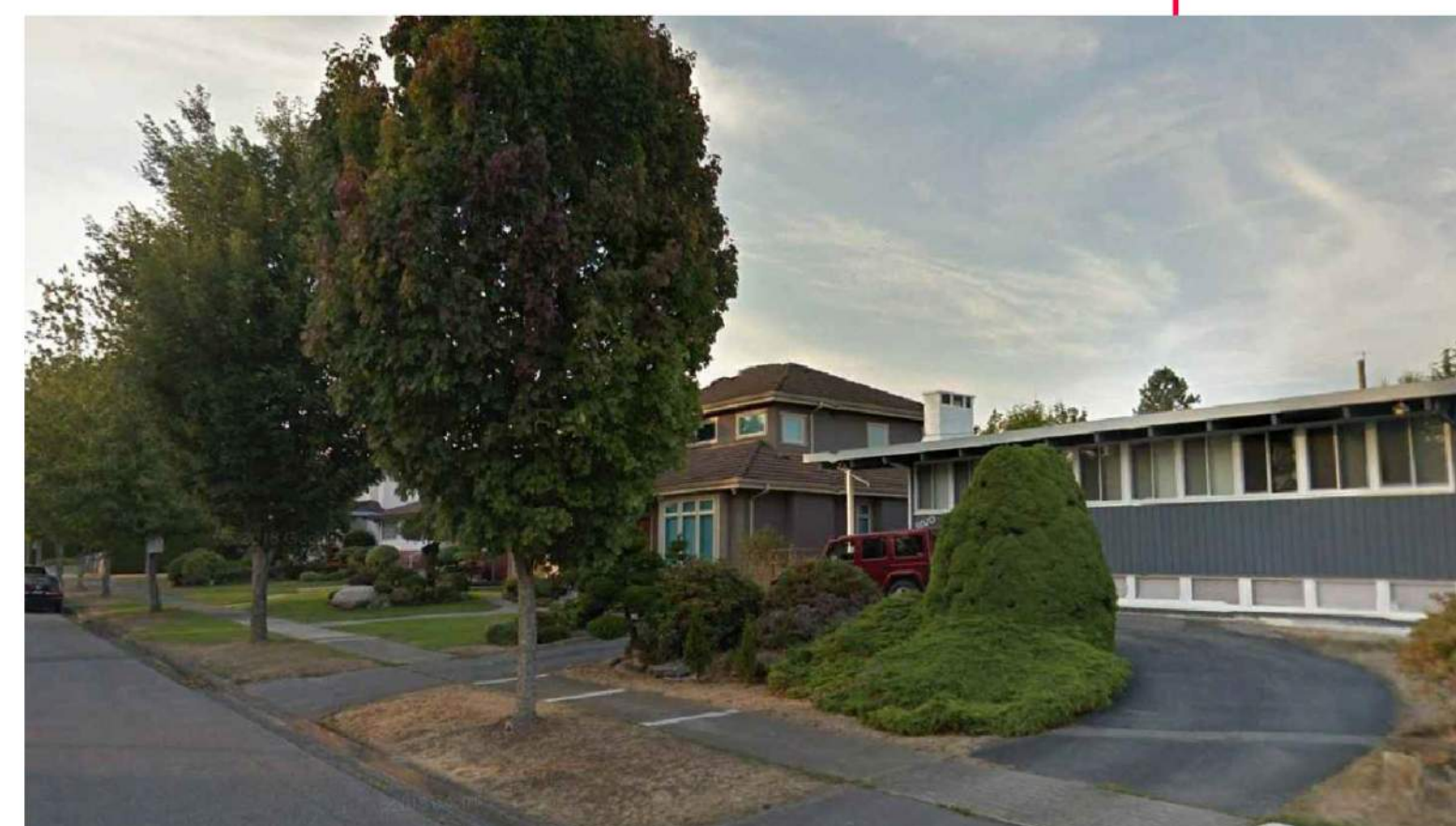
FACING WEST



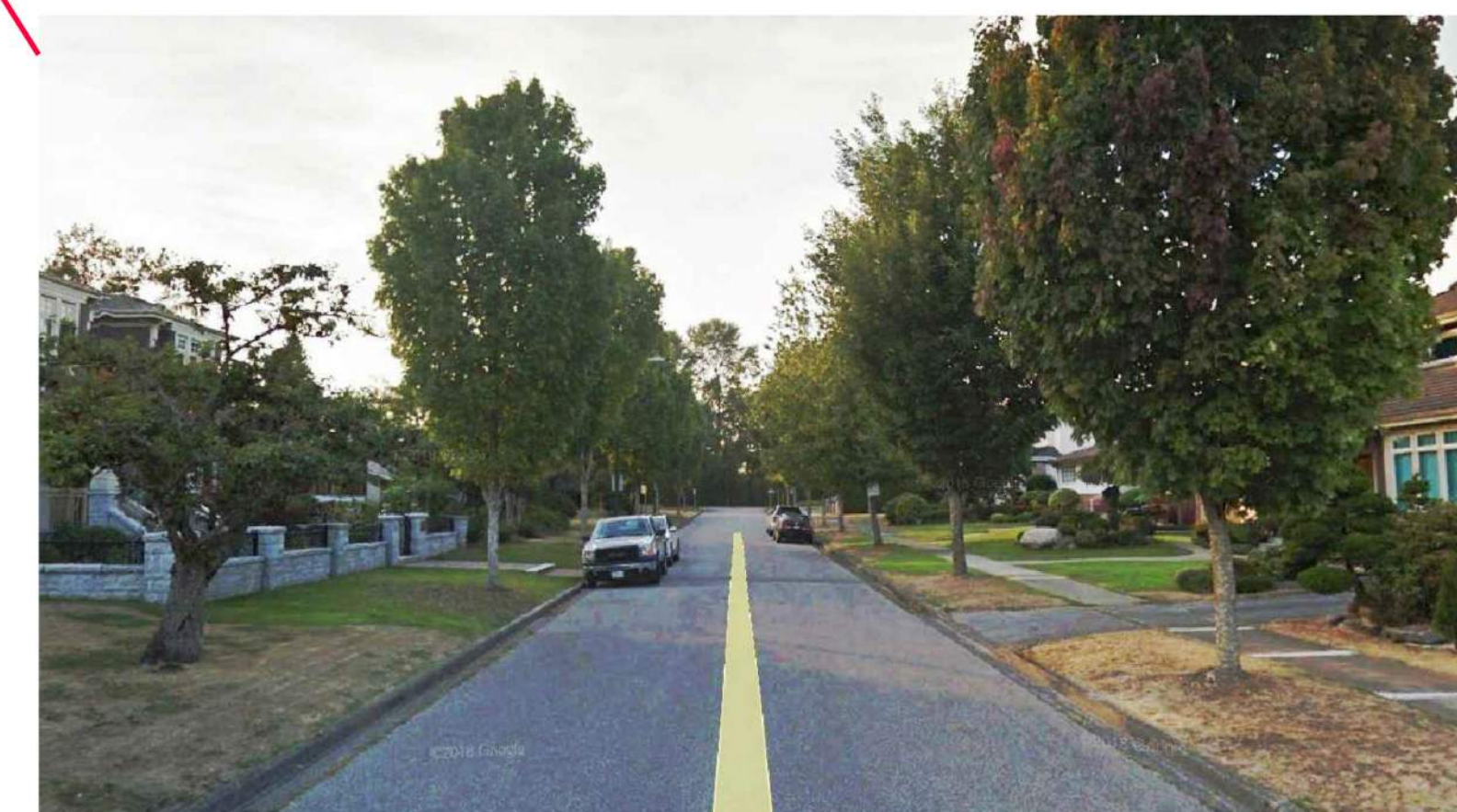
FACING NORTH-WEST



FACING NORTH



FACING NORTH-WEST



05 | BUILT FORM GUIDELINES

The following built form guidelines are meant to provide guidance for new development in the Corridor. Additional guidelines specific to Marine Landing can be found in Section 4.5.5. Specific requirements related to public realm conditions (e.g., specific building and landscaped setback requirements) are provided in the *Cambie Corridor Public Realm Plan*.

The guidelines are organized in the following way:

- 5.1 Residential buildings on arterials: Mid-rise
- 5.2 Mixed-use buildings on arterials: 4 to 16 storeys
- 5.3 MTC commercial core: Cambie 39th to 45th
- 5.4 Residential buildings off arterial: Mid-rise
- 5.5 High density buildings: MTC
- 5.6 Intensive Employment Areas

Guidelines for each building type addresses street and lane interface.

It is anticipated that areas identified for townhouses in this Plan will be rezoned by the City, and a District Schedule and associated guidelines will determine townhouse built form.

In addition to the design principles found here, the City currently requires all new buildings to achieve a high level of sustainability. Refer to Section 11.2 (Low- & Zero-Emission Buildings) of this plan and the City's Green Building and Green Rezoning Policies.



Figure 5.1: Built form guideline areas

LEGEND

- Tower (13+ storeys)
 - Apartment (up to 12 storeys)
 - Apartment (up to 8 storeys)
 - Apartment (up to 6 storeys)
 - Apartment (up to 4 storeys strata or 6 storeys rental)
 - Apartment (up to 4 storeys)
 - Townhouse
 - Mixed-use tower (13+ storeys)
 - Mixed-use (up to 10 storeys)
 - Mixed-use (up to 8 storeys)
 - Mixed-use (up to 6 storeys)
 - Mixed-use (up to 4 storeys)
 - Tower with choice of use
 - Apartment with choice of use at grade (up to 6 storeys)
 - Intensive employment
 - Unique site (opportunity for higher densities)
 - Major Project (separate planning program underway or approved)
- Other**
- Existing townhouse
 - Area boundary
 - Marpole Community Plan (2014) area
 - T Canada Line station
 - T Future potential station
 - ⌘ Place of worship
 - ⌘ School





STREETSCAPE RENDERING_FACING ASH STREET



STREETSCAPE_FACING ASH STREET

DESIGN RATIONALE

Context and the Site

The project is located in the beautiful Cambie Corridor area in the neighborhood between West 33rd Avenue and West 37th Avenue. The project site has its main orientation toward Ash Street with a lane at the rear and is located just south of McGuigan Avenue. The surrounding area has fantastic amenities such as Queen Elizabeth Park, Oak Meadows Park, Oakridge Centre and BC Children's and Women's Hospitals. The area around the site is currently single family dwellings. The Cambie Corridor Plan supports 4 storey strata or 6 storey rental in the surrounding area. Building heights will step up to towers in the blocks closer to W 41st and Cambie St. Behind the project and across the lane is the Heather Lands - a large site slated for future redevelopment. This site is proposed to have buildings ranging from 4 to 22 storeys.

Architecture

Located along Ash Street close to McGuigan Avenue, the development is comprised of two 4 storey residential buildings. Each of the concrete buildings follows the Alphabet building typology with entry courtyards facing Ash Street and a beautifully landscaped Courtyard between the two buildings. Communal Amenity Space is provided at the roof level of both buildings complete with an abundance of glazing at the interior space and lush landscaping at the exterior terraces. The project also has two levels of underground Parking with its access from the Lane.

The architectural style follows traditional sensibilities but is also interjected with clean modern moves in the facades, creating harmonious and interesting elevations. The two buildings are symmetrical in nature and clad in stone which creates a sophisticated and elegant project. Window pattern styles compliment and are fitting to both the traditional and modern elements.

The massing of the two buildings provides a pleasing rhythm on all sides of the development. Strong 3 storey stone facades interjected with niches creates interesting a varied masses which is more sensitive to the human scale. The 4th level penthouse suites have been set back on the Ash Street side, reducing the massing of the buildings when viewed from the street while also providing luxurious terraces for those units.

Landscape

The primary intent of the landscape design for this project is to provide the residents with opportunities for social interaction, relaxing and inhabiting in semi-private and private outdoor spaces while maintaining privacy from common areas.

On ground level, the central courtyard provides a direct link between Ash Street and the Lane. Connected to the central courtyard are gathering spaces in various sizes that allow for different meeting purposes. An open lawn activates the front entrance by creating a space for multiple uses. A paved pathway leads to the Central Plaza and two intimate seating areas which allow for group gatherings of various sizes and meeting opportunities. Units facing Ash Street and the Lane have private access off the street, while units facing the adjacent properties have a planting buffer that creates privacy to the patios.

The roof levels on each building have been programmed as two distinct public spaces. A more active outdoor space is provided on the south building, which receives more sunlight. The programming on this roof includes garden plots and a kid's play area. Social and contemplative programming is provided on the north building, including a variety of seating opportunities and social activities. The BBQ area on both roofs create social hubs for the two buildings. Extensive green roofs are also provided along the perimeter of the building to avoid excessive concrete exposure and minimize overlook on adjacent properties.



VIEW 1_FACING ASH STREET



VIEW 2_COURTYARD FACING LANE



VIEW 3_BUILDING 2 FACING LANE CORNER



VIEW 4_BUILDINGS FACING ASH STREET



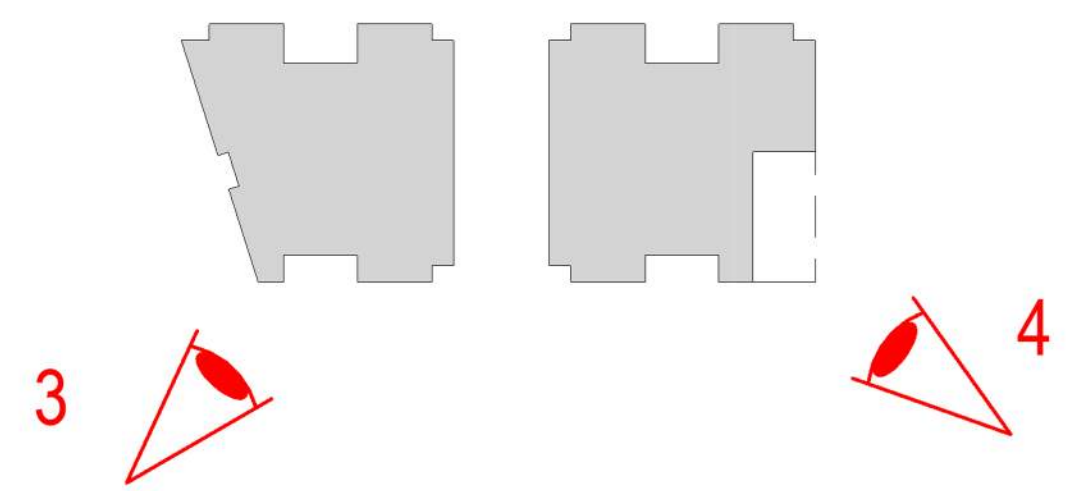
VIEW_1



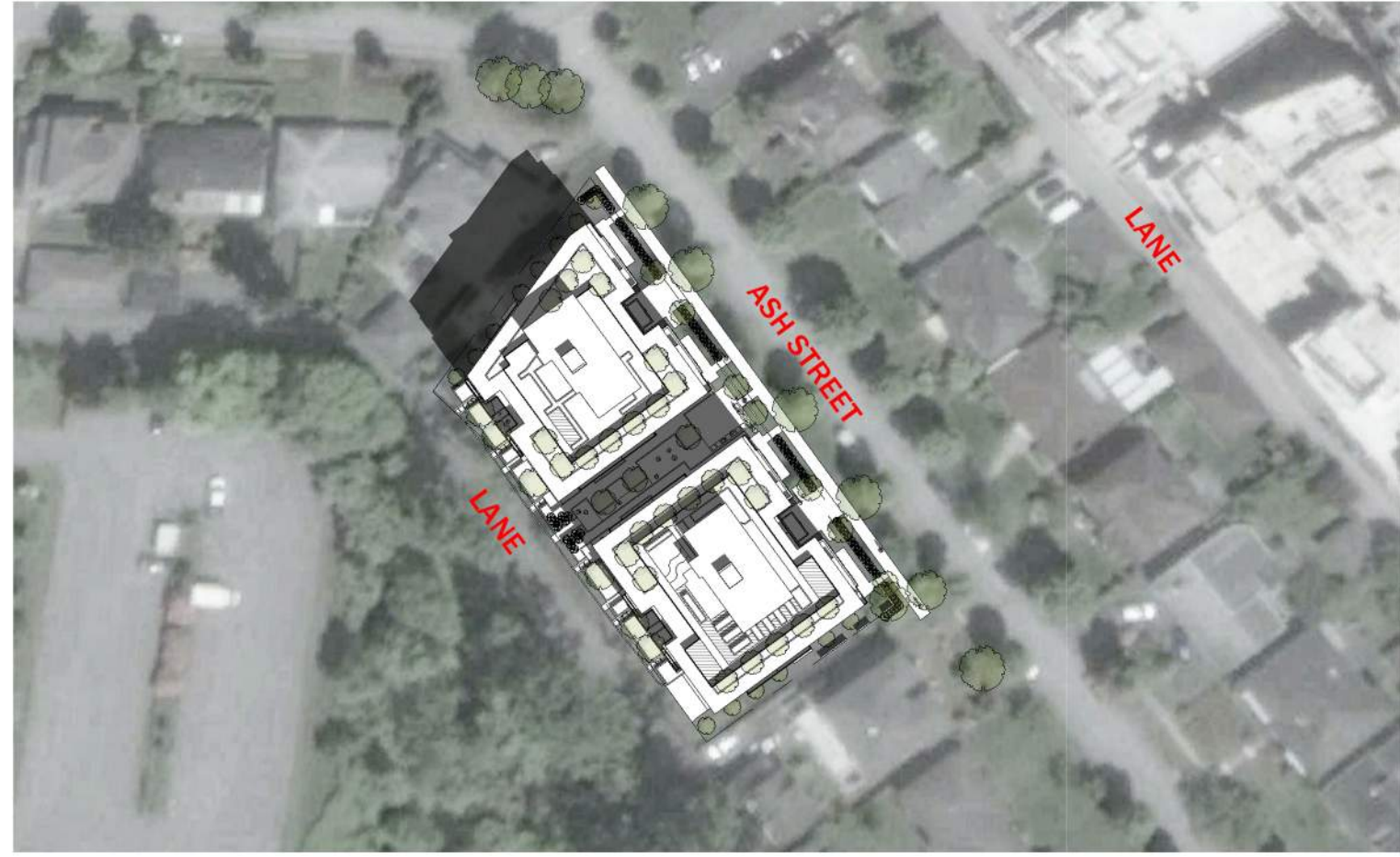
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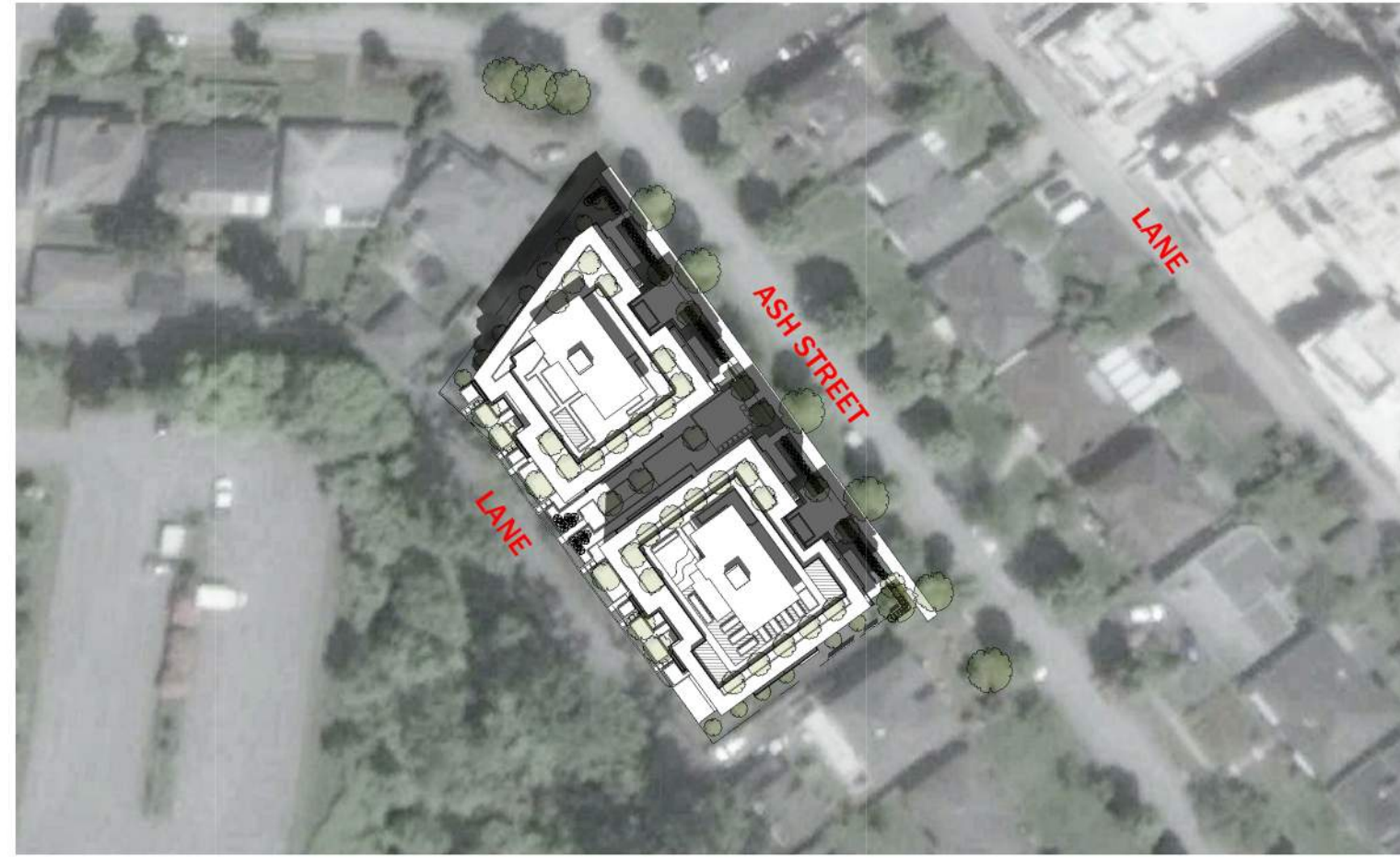
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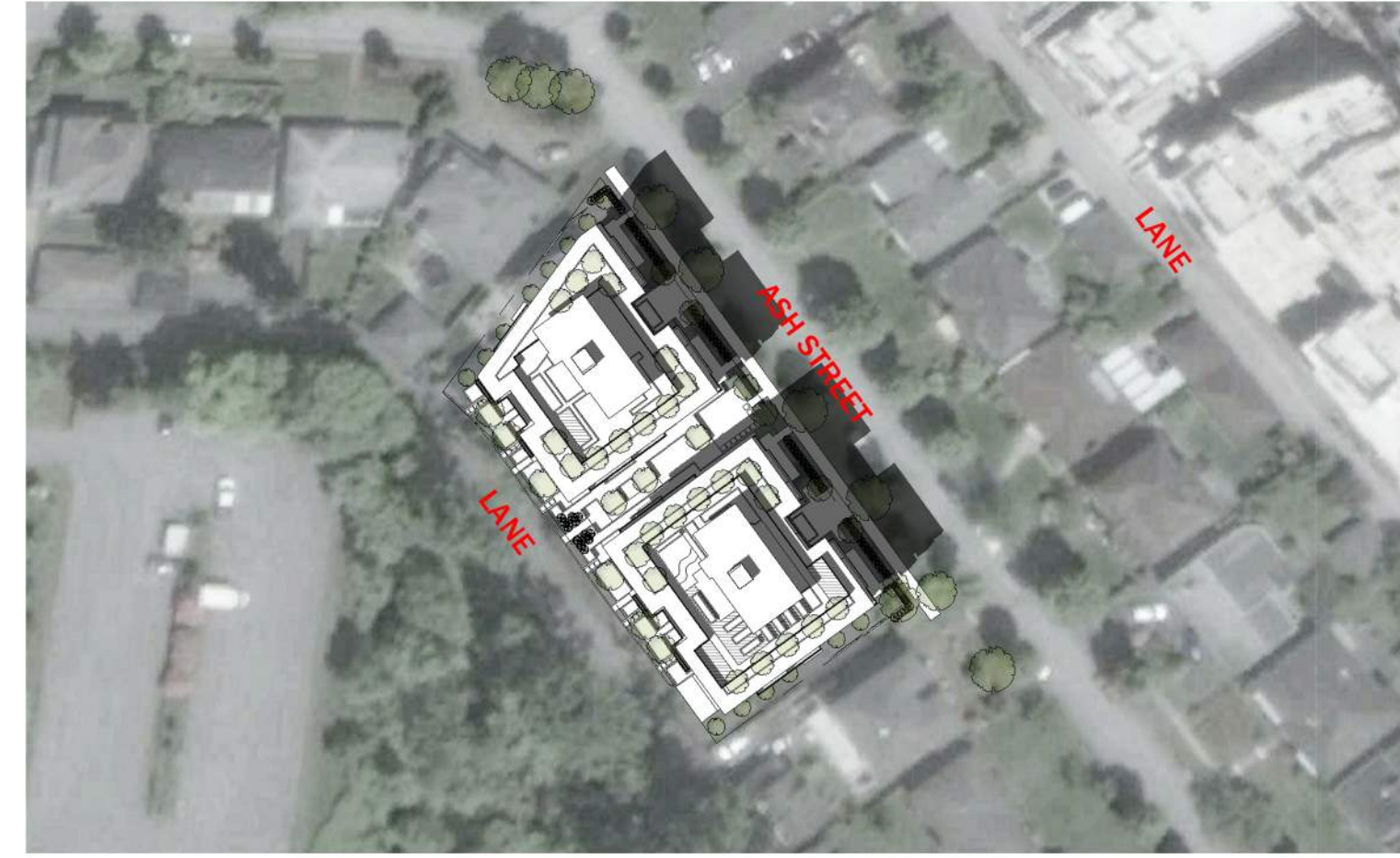
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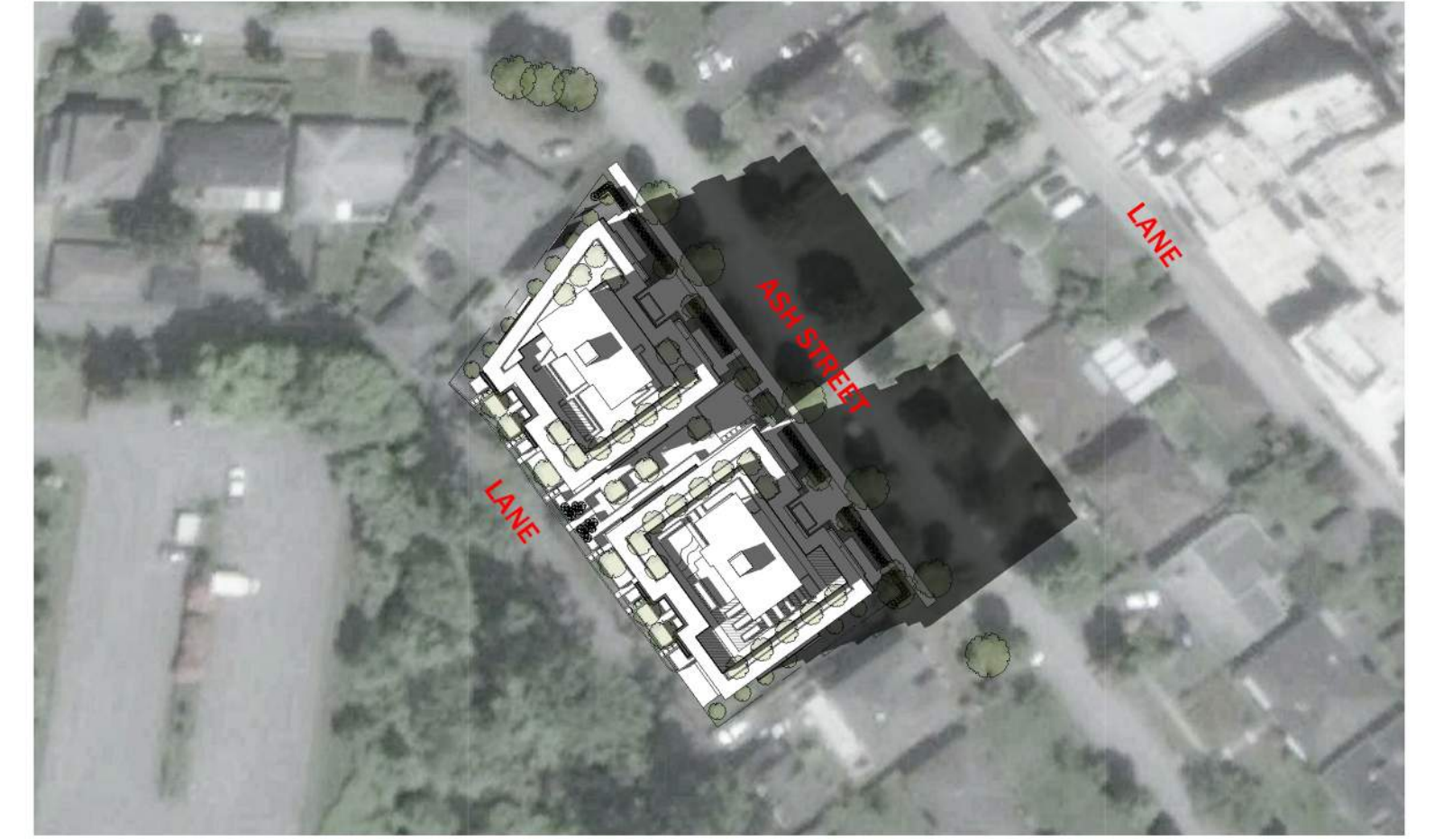
SPRING / FALL 10 AM



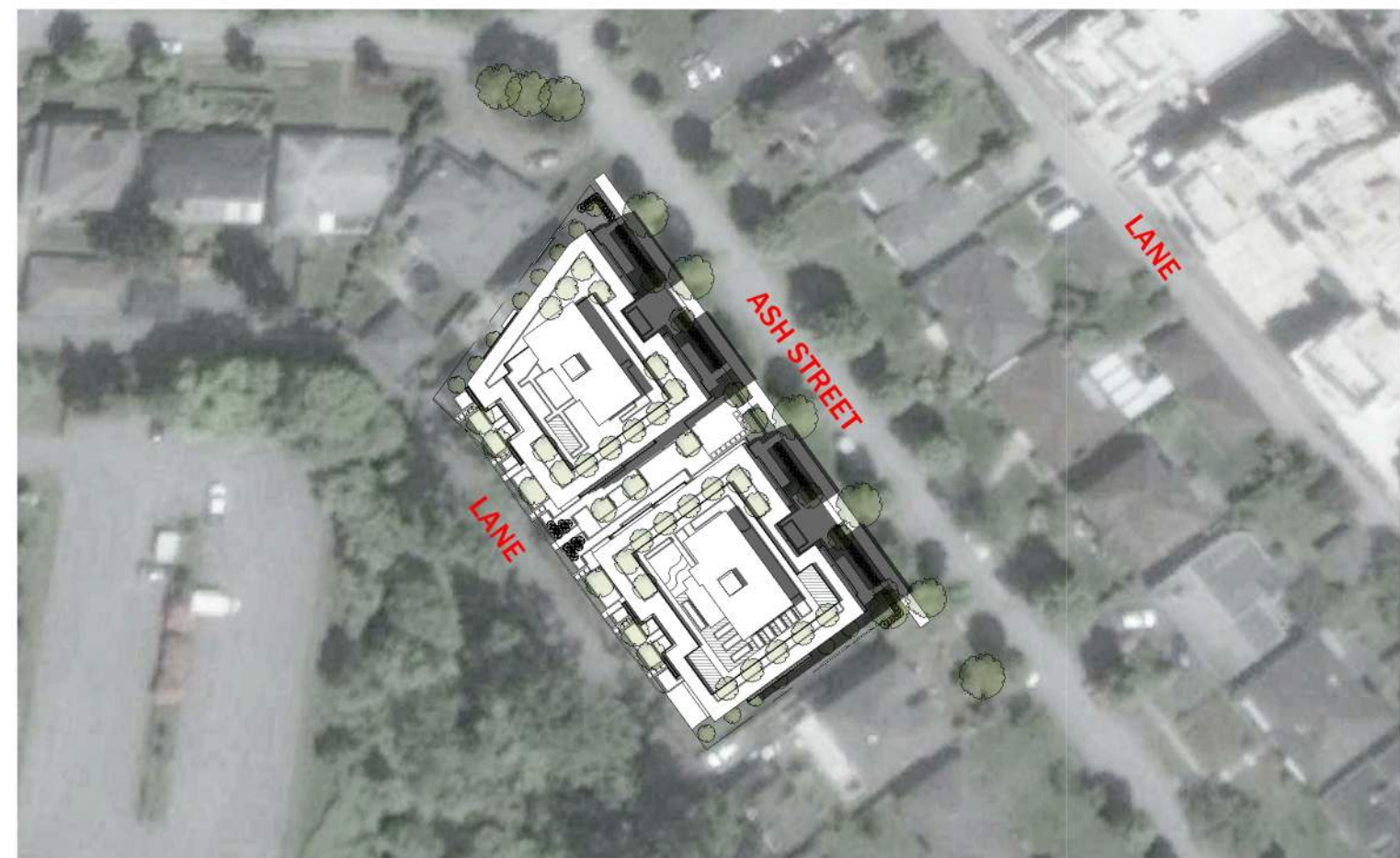
SPRING / FALL 12 PM



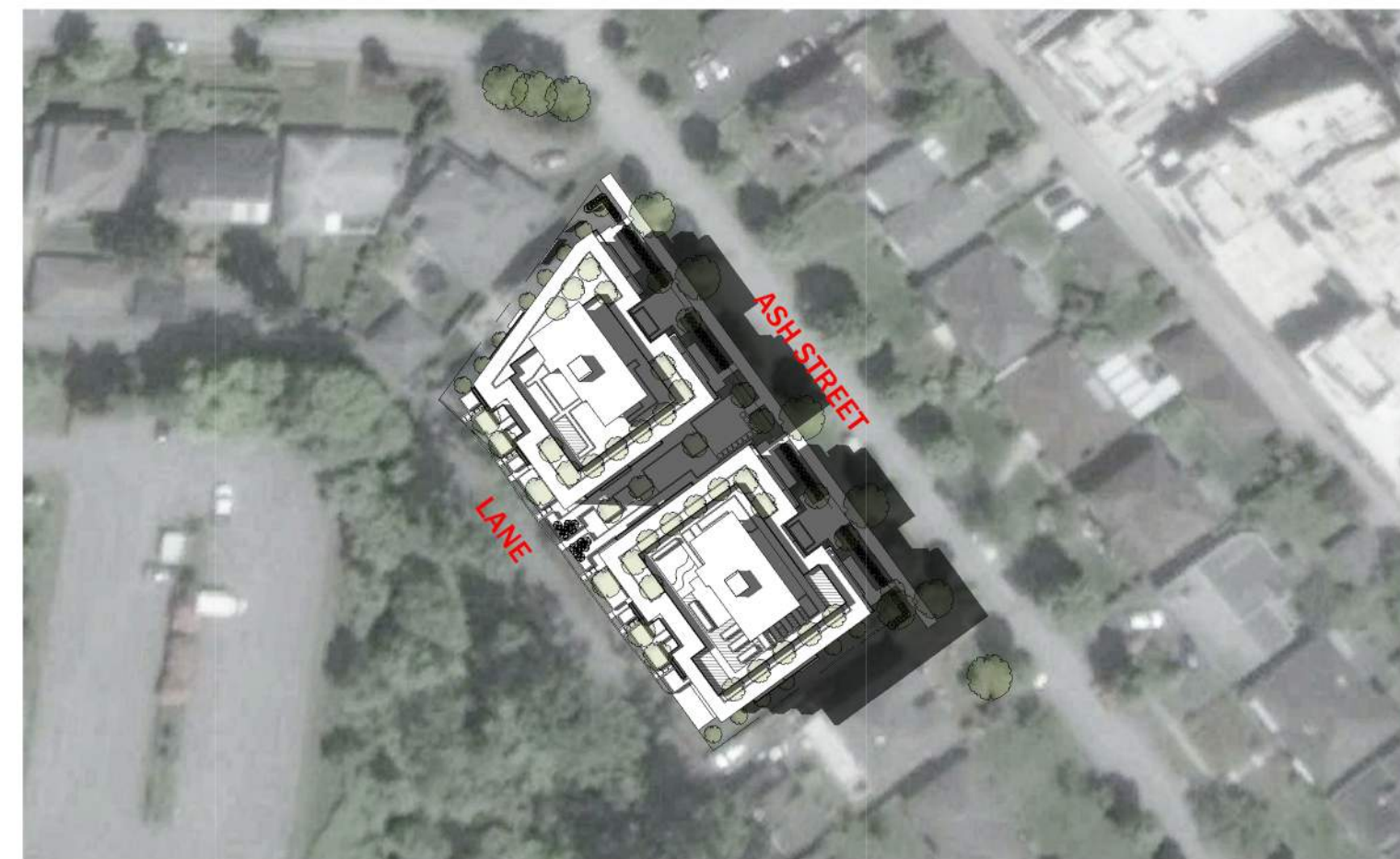
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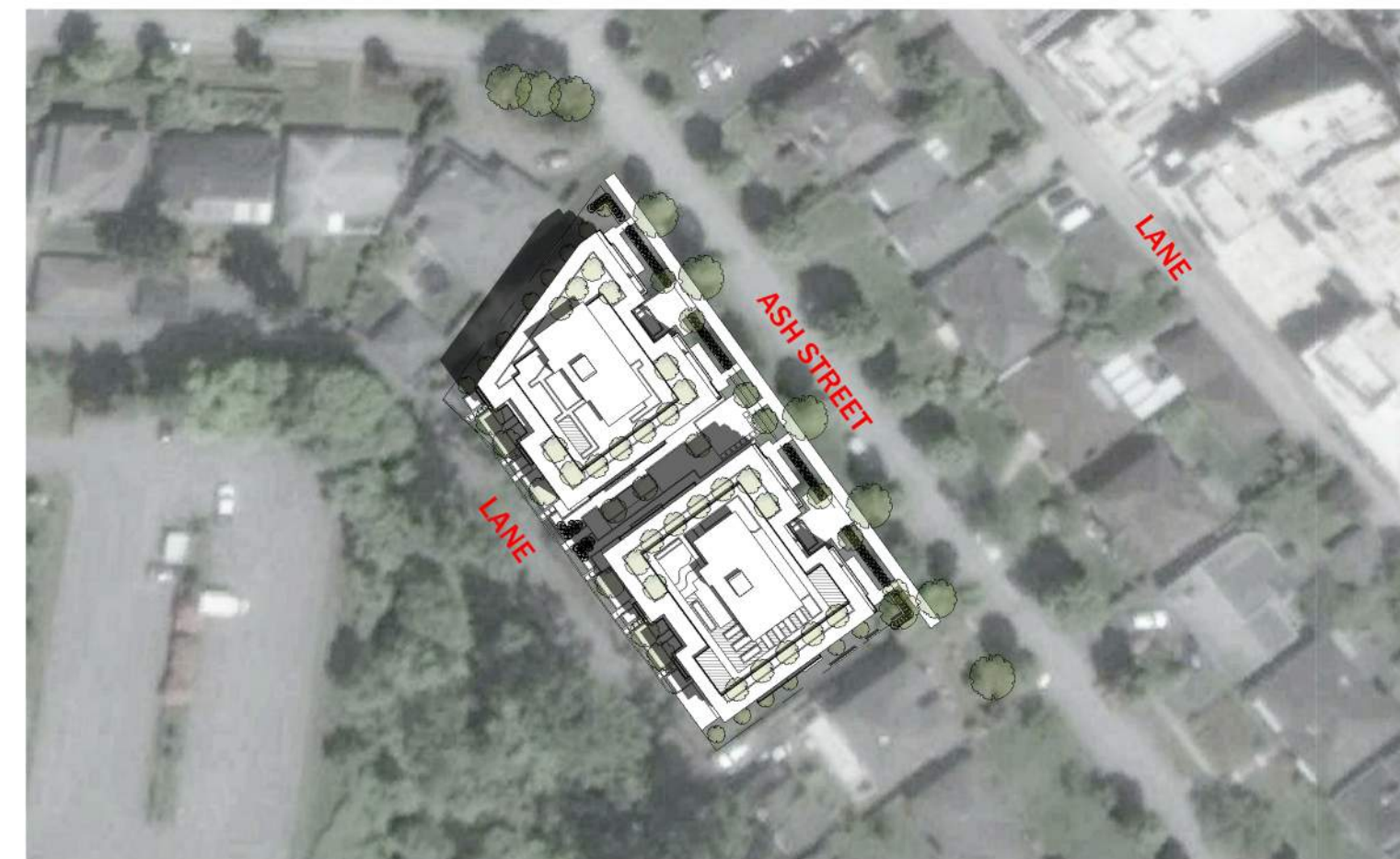
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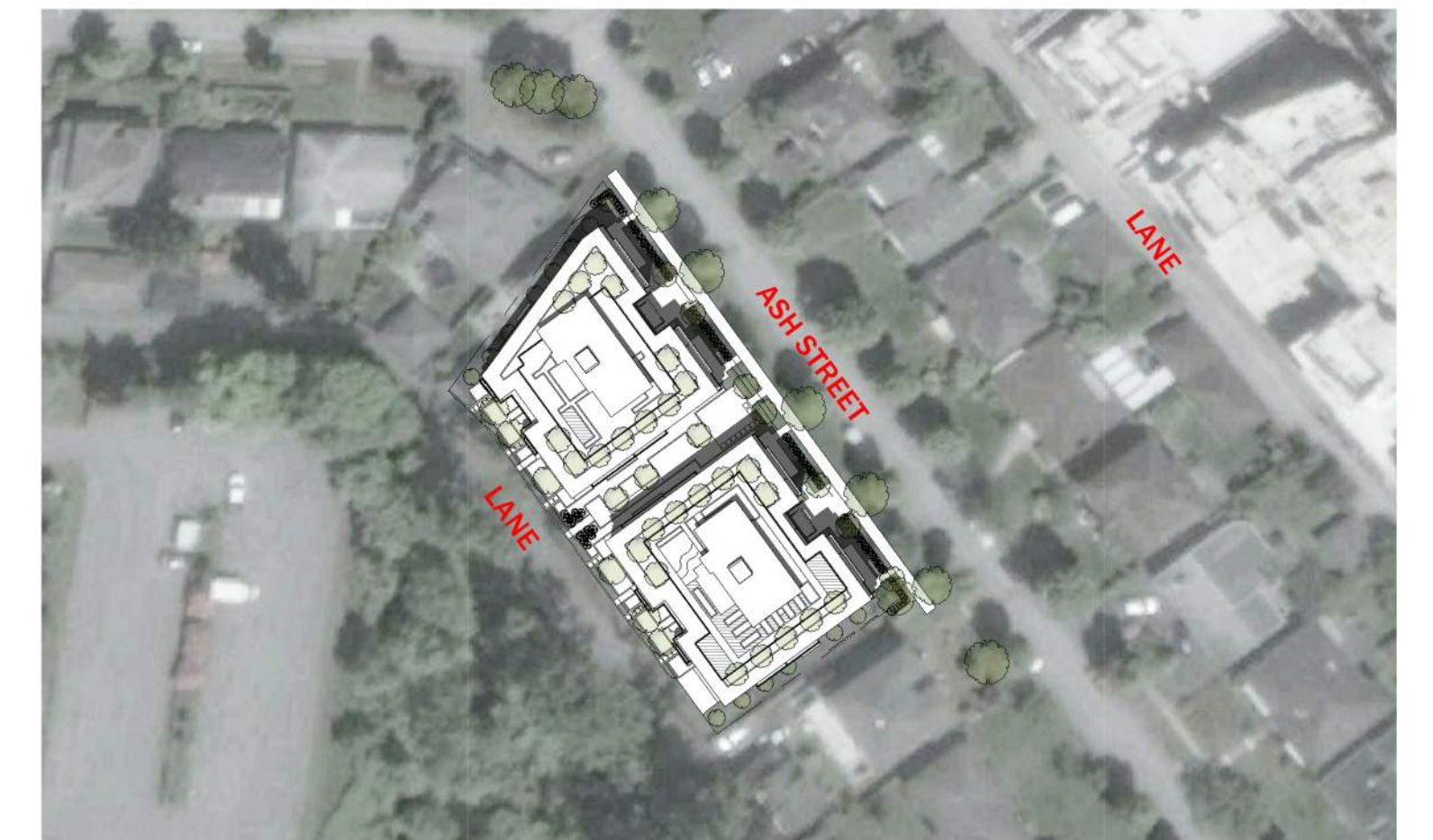
SUMMER 2 PM



SUMMER 4 PM



SUMMER 10 AM



SUMMER 12 PM



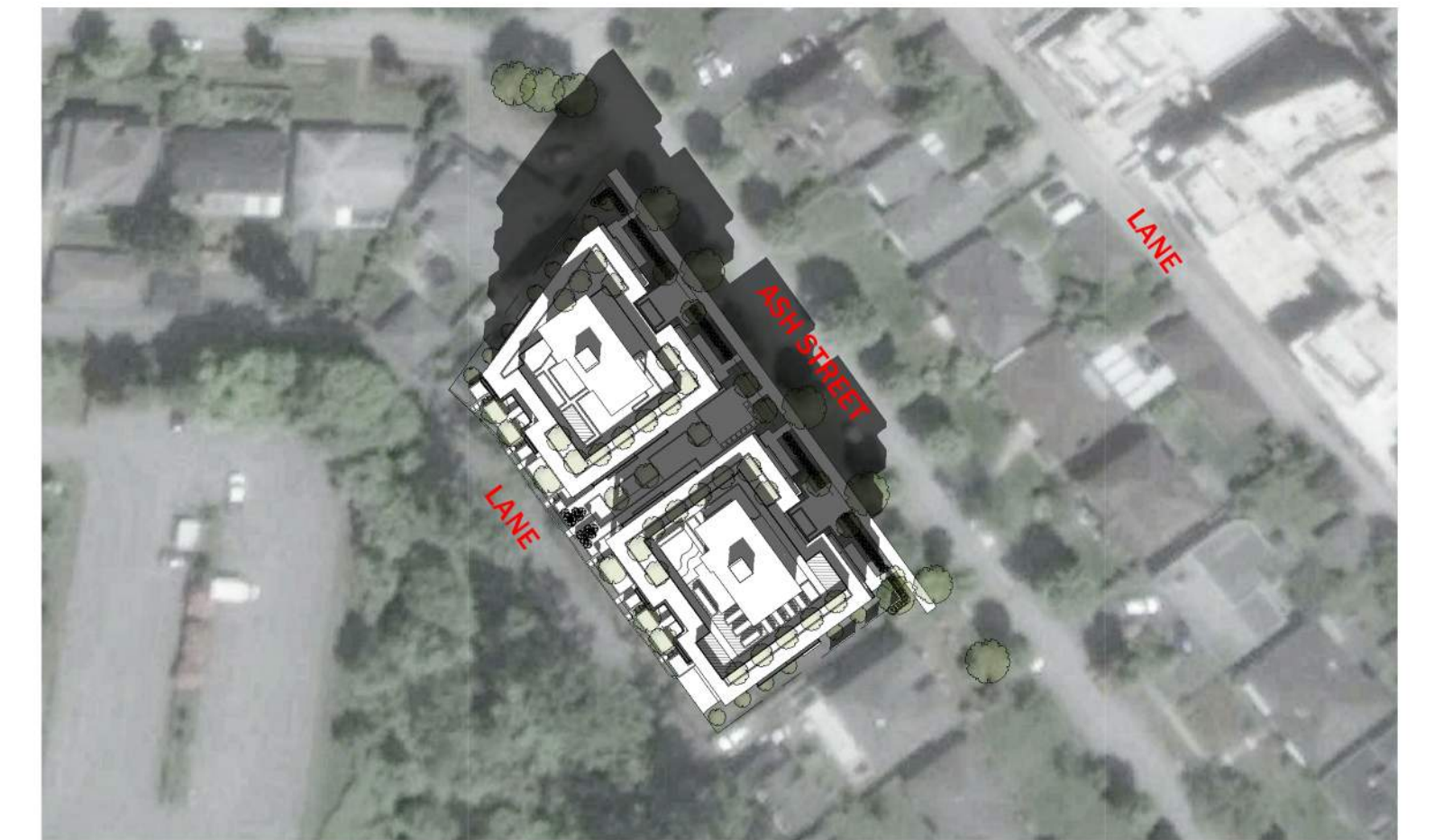
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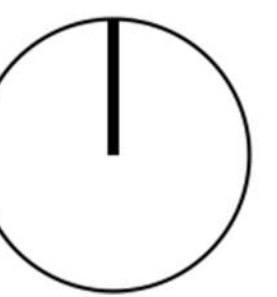
WINTER 4 PM



WINTER 10 AM



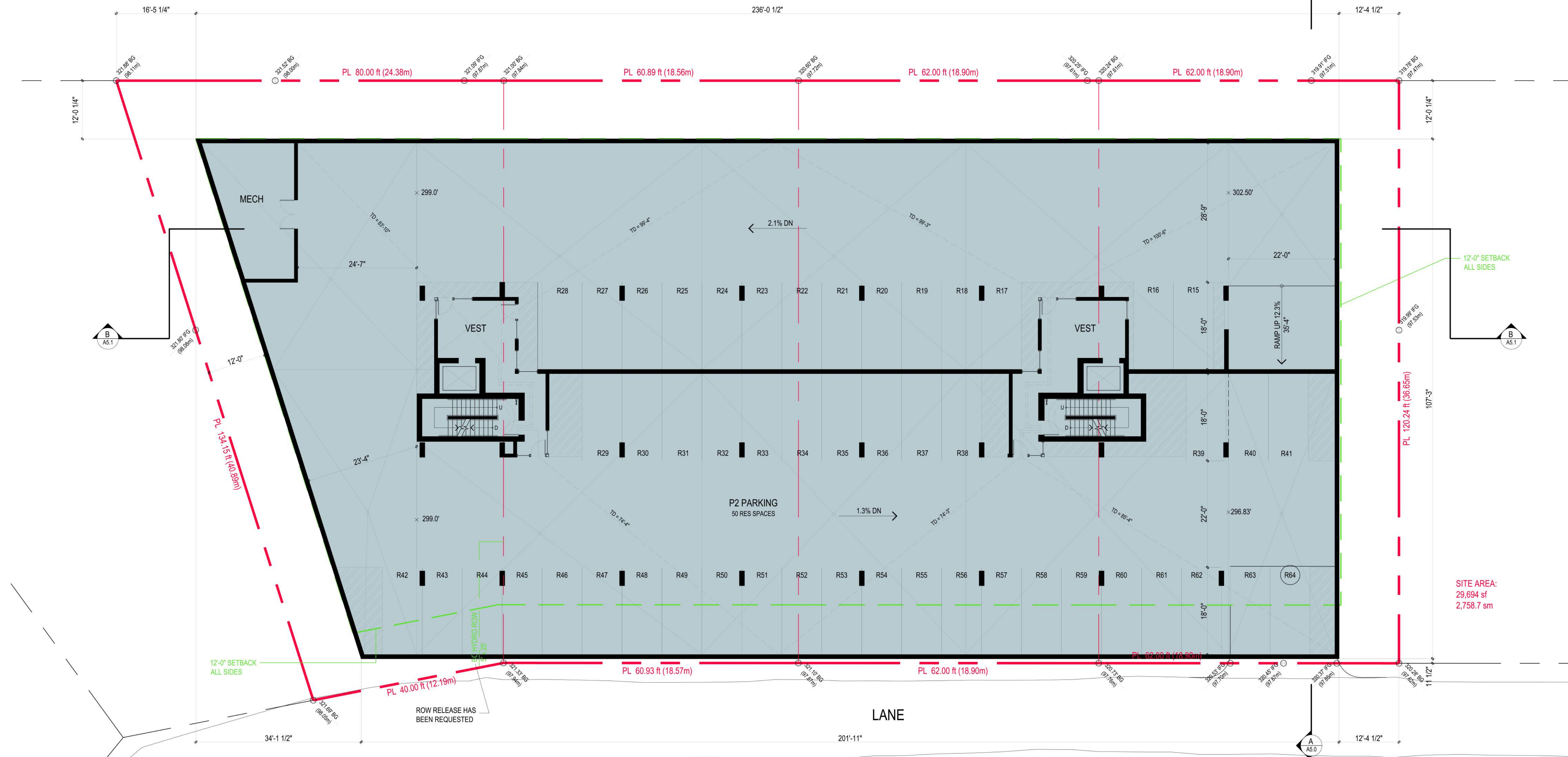
WINTER 12 PM



ASH STREET

BLG #1

BLG #2



SITE AREA:
29,694 sf
2,758.7 sm

LEGEND:

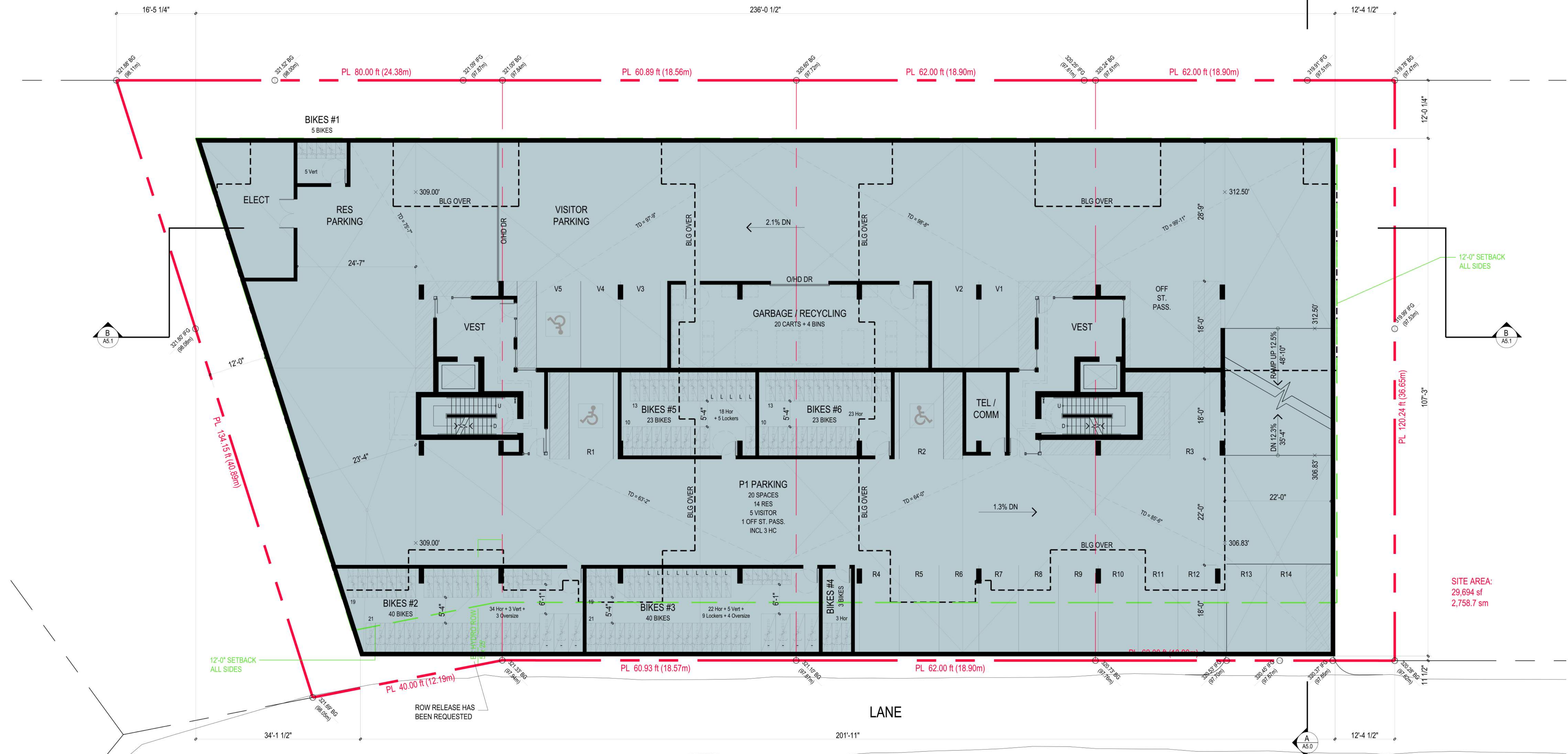
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY
	COMMON AREAS
	PARKING

P2 PARKING PLAN
SCALE: 3/32" = 1'-0"

ASH STREET

BLG #1

BLG #2



SITE AREA:
29,694 sf
2,758.7 sm

LEGEND:

	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY
	COMMON AREAS
	PARKING

P1 PARKING PLAN
SCALE: 3/32" = 1'-0"

ASH STREET



LEGEND:

	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY
	COMMON AREAS
	PARKING

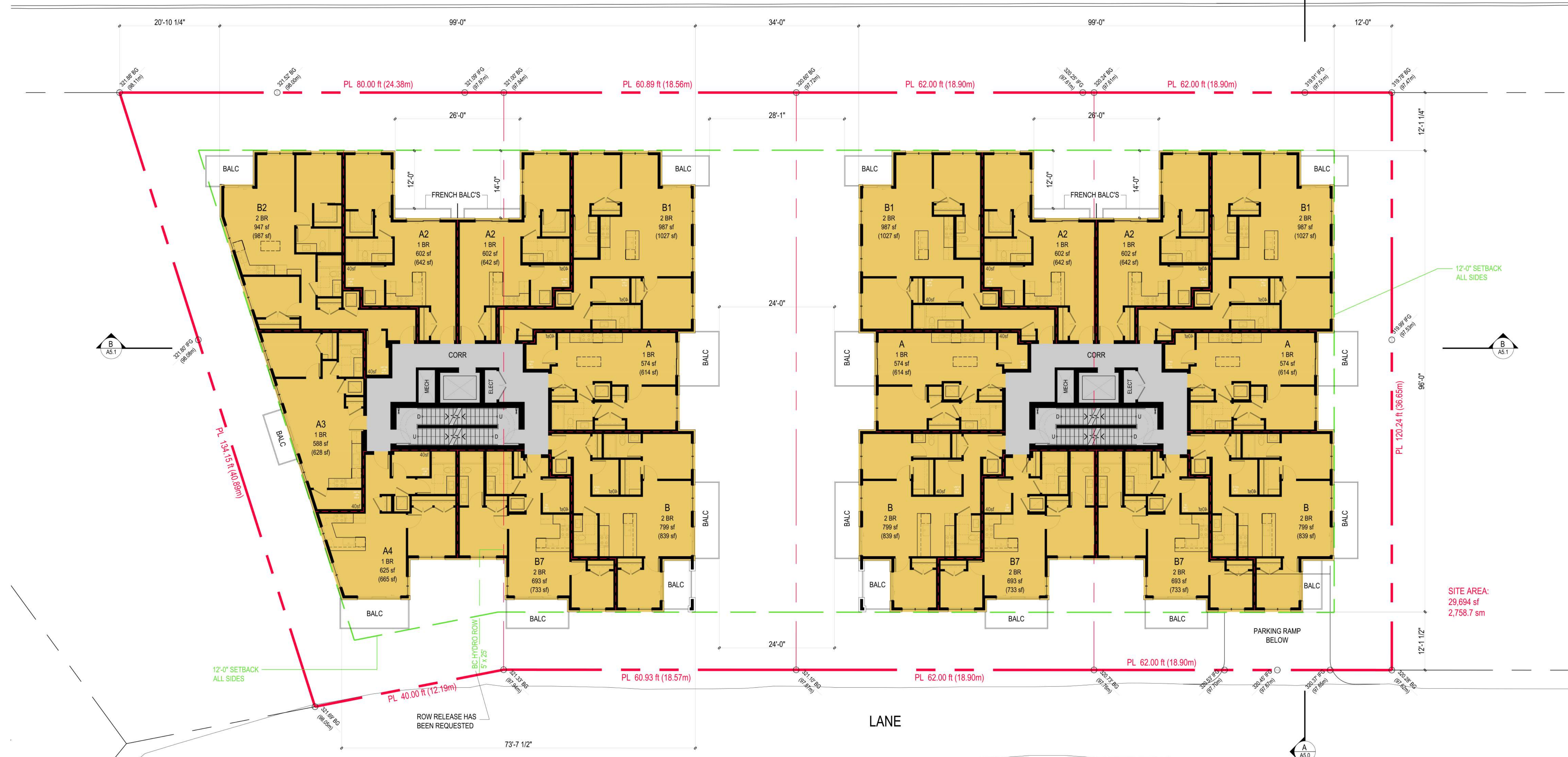
GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"

ASH STREET

BLG #1

BLG #2



SITE AREA:
29,694 sf
2,758.7 sm

LEGEND:

	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY
	COMMON AREAS
	PARKING

2ND + 3RD FLOOR PLANS

SCALE: 3/32" = 1'-0"

ASH STREET

BLG #1

BLG #2



12'-0" SETBACK ALL SIDES

12'-0" SETBACK ALL SIDES

ROW RELEASE HAS BEEN REQUESTED

SITE AREA:
29,694 sf
2,758.7 sm

LEGEND:

	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY
	COMMON AREAS
	PARKING

4TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

ASH STREET

BLG #1

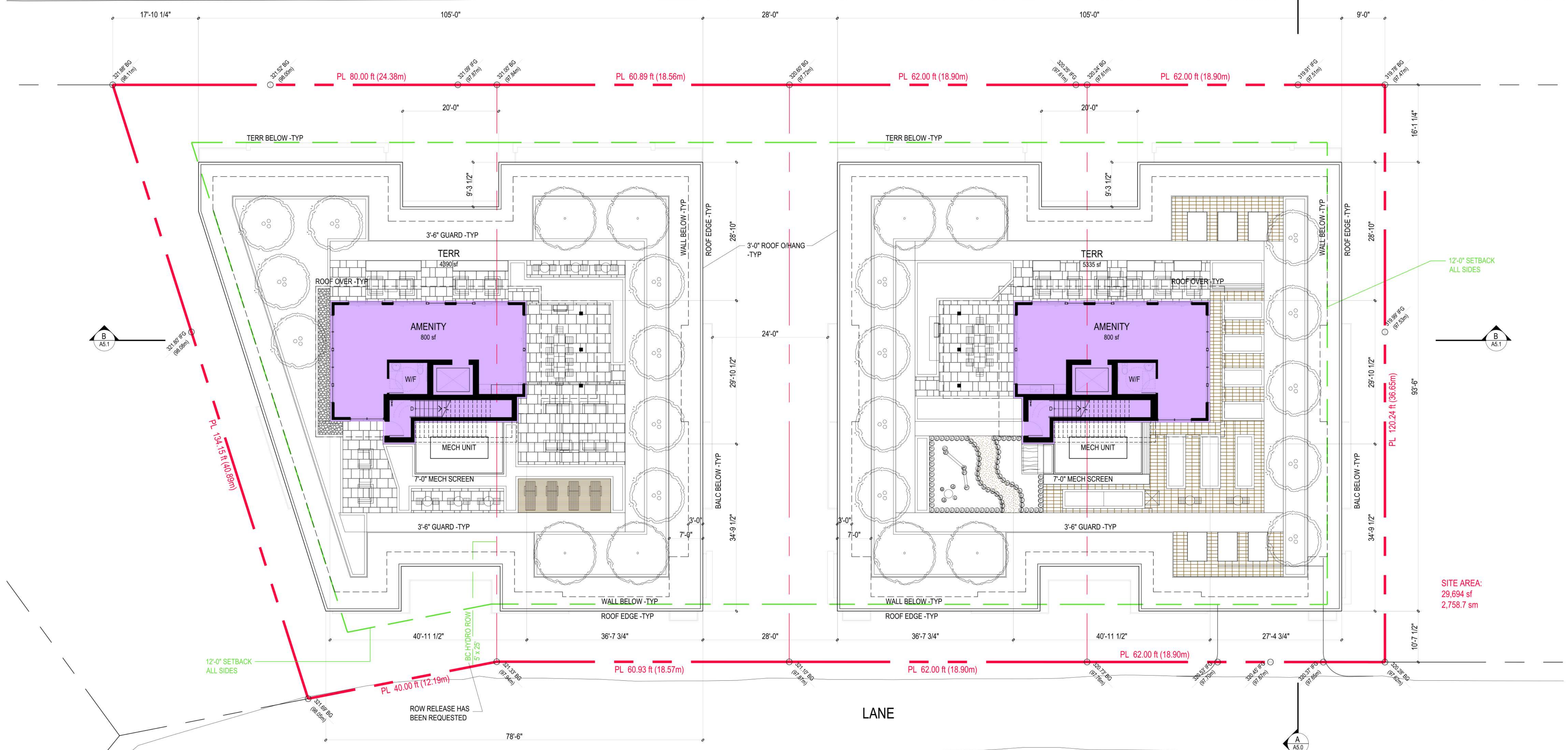
BLG #2

A
AS.0

B
AS.1

B
AS.1

A
AS.0



SITE AREA:
29,694 sf
2,758.7 sm

LEGEND:

	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY
	COMMON AREAS
	PARKING

ROOF FLOOR PLAN
SCALE: 3/32" = 1'-0"

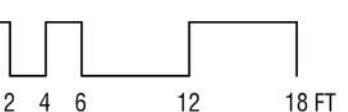




NORTH ELEVATION - FACING ASH STREET



SOUTH ELEVATION - FACING LANE





NORTH ELEVATION - FACING ASH STREET_BLDG 1



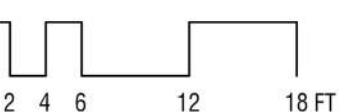
SOUTH ELEVATION - FACING LANE_BLDG 1



WEST ELEVATION - FACING COURTYARD_BLDG 1



EAST ELEVATION - FACING ADJACENT PROPERTY_BLDG 1





NORTH ELEVATION - FACING ASH STREET_BLDG 2



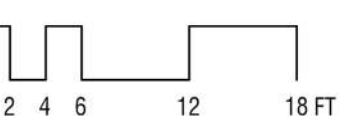
SOUTH ELEVATION - FACING LANE_BLDG 2

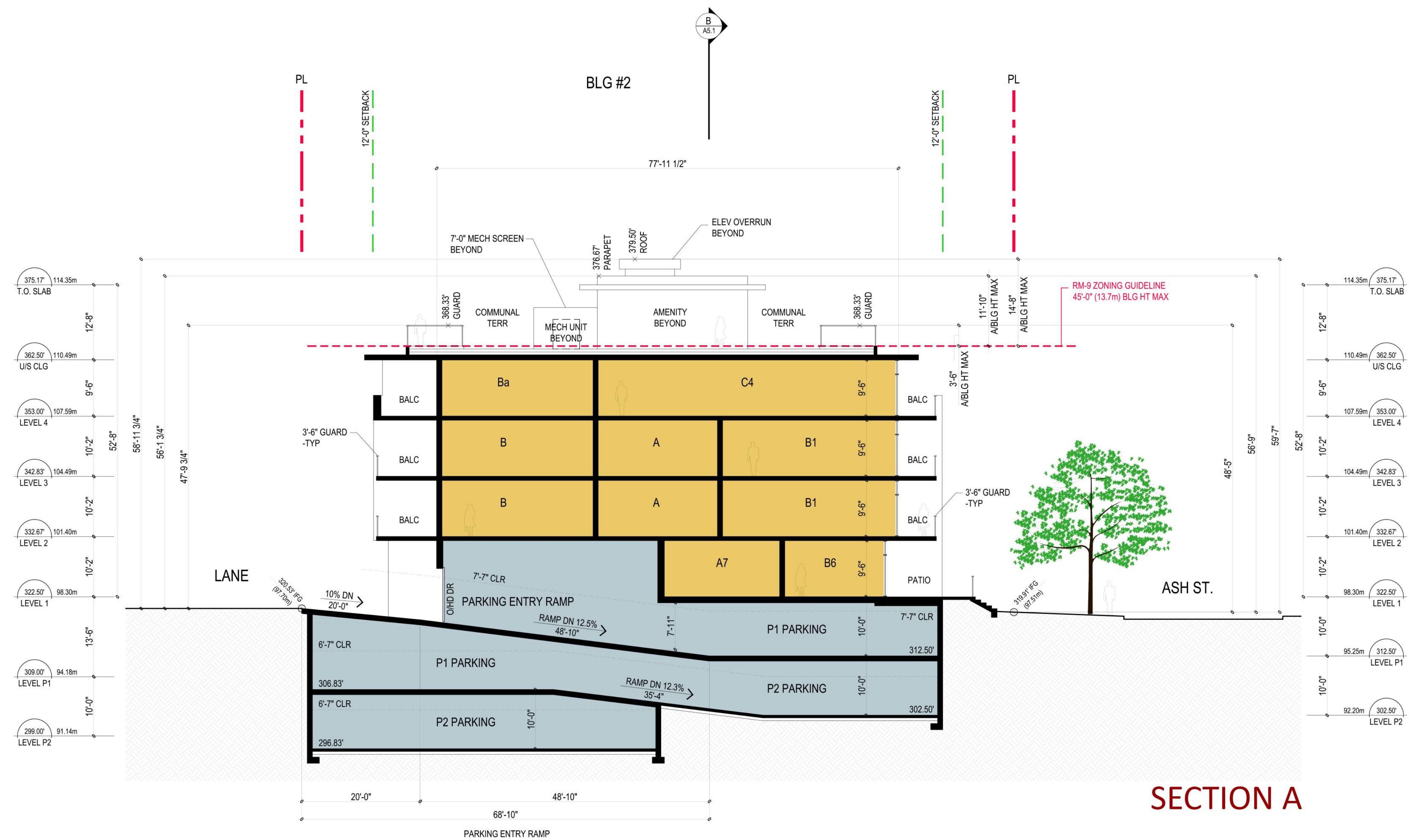


WEST ELEVATION - FACING ADJACENT PROPERTY_BLDG 2

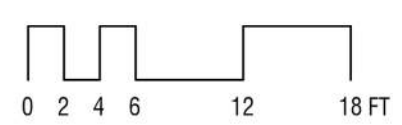


EAST ELEVATION - FACING COURTYARD_BLDG 2

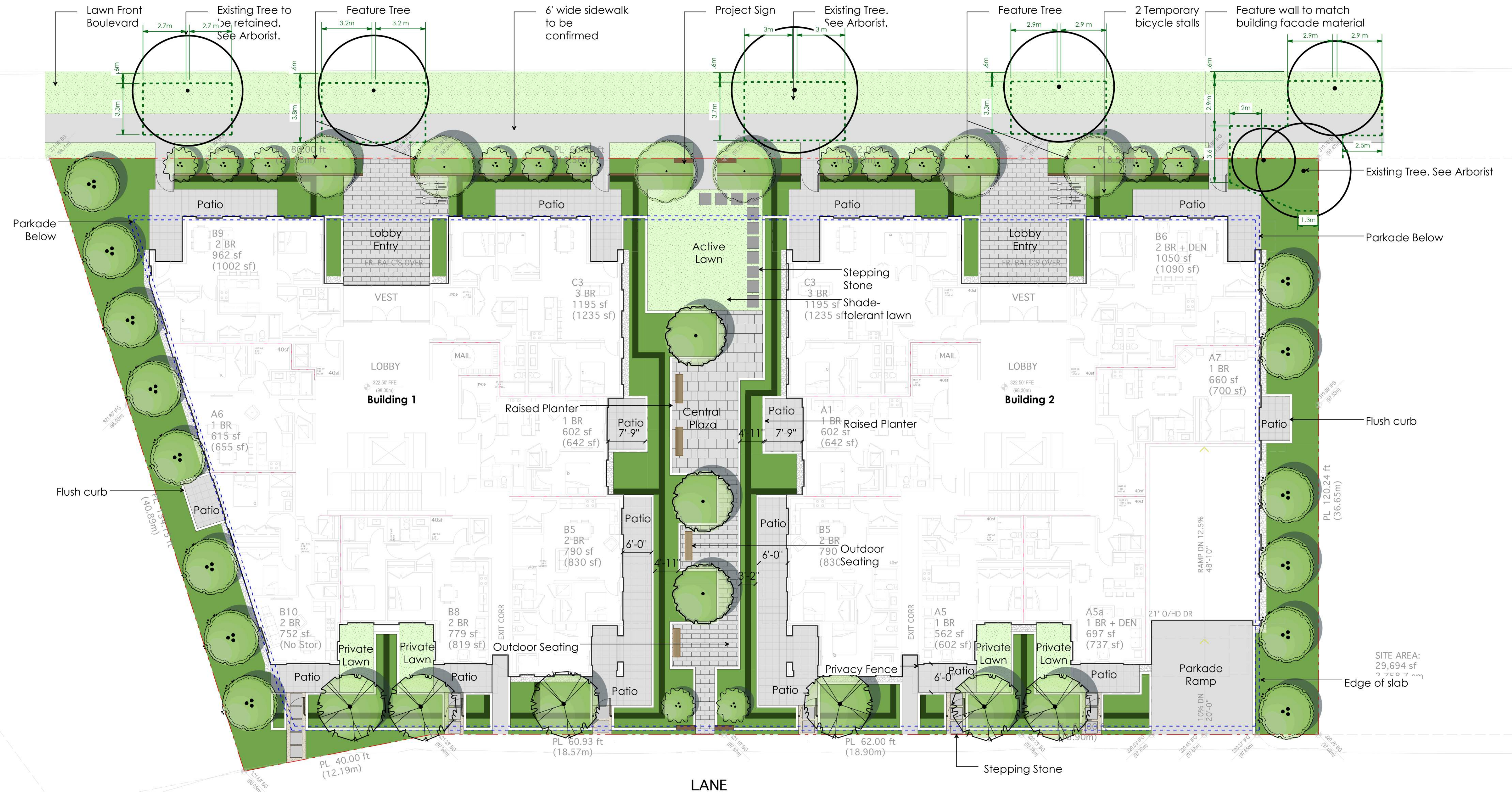




SECTION A



ASH STREET



HARDSCAPE & SOFTSCAPE LEGEND

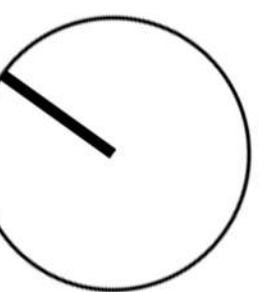
- Sodded Lawn
- Ornamental Planting
- Privacy Hedge
- Extensive Green Roof
- Common Outdoor Space
- Urban Agriculture
- Granular Paving
- Wood Deck
- Private Patio
- Pathway
- Trees to be retained (See Arborist Report)
- Existing Tree Protection Fencing (See Arborist Report)

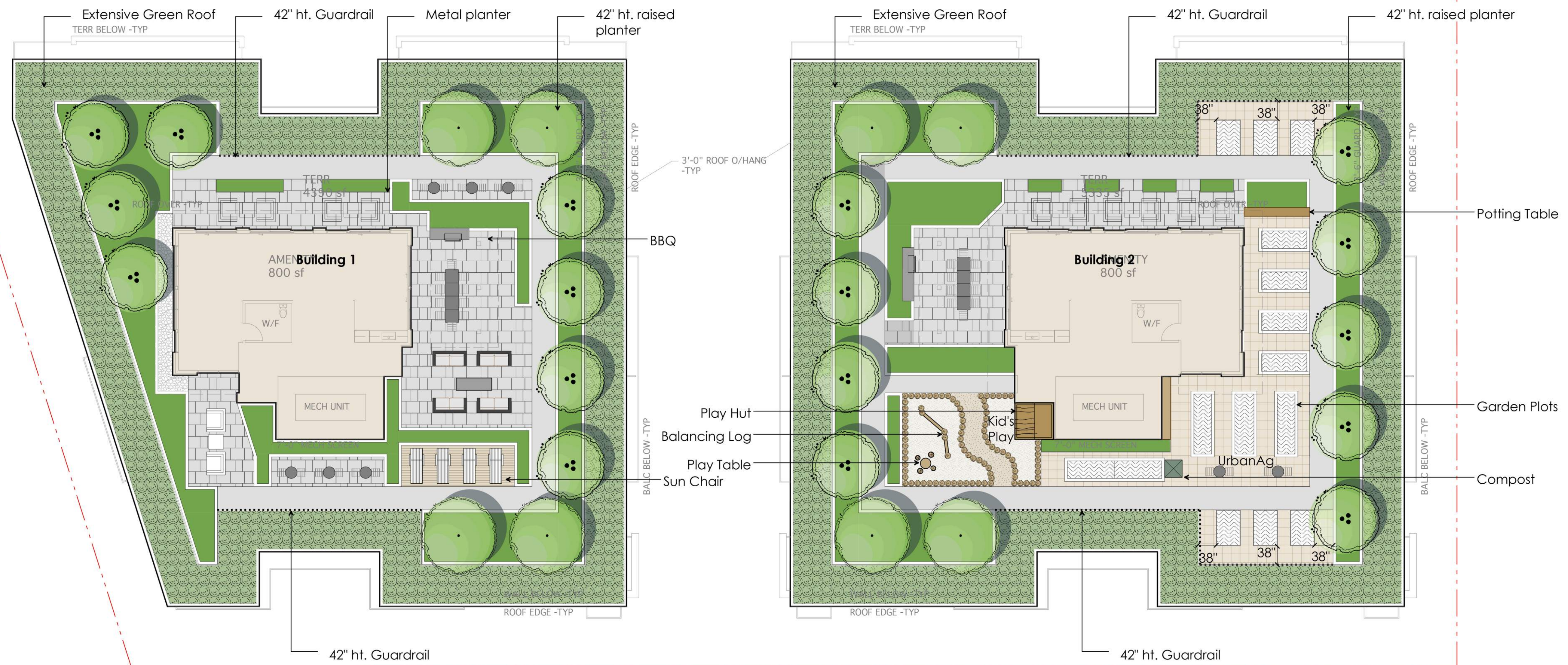
SITE FURNITURE LEGEND

- Bike Rack
- Sun Chair
- Bench
- Potting Table
- BBQ
- Dining Table
- Stepping Stone
- Balancing Logs
- Play Table
- Play Hut
- Outdoor Seating












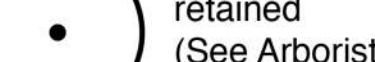
GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"

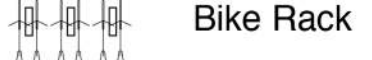



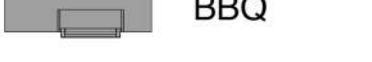
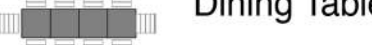

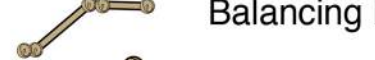
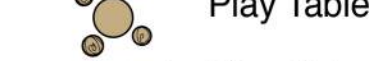






HARDSCAPE & SOFTSCAPE LEGEND

-  Sodded Lawn
-  Ornamental Planting
-  Privacy Hedge
-  Extensive Green Roof
-  Common Outdoor Space
-  Urban Agriculture
-  Granular Paving
-  Wood Deck
-  Private Patio
-  Pathway
-  Trees to be retained (See Arborist Report)
-  Existing Tree Protection Fencing (See Arborist Report)

SITE FURNITURE LEGEND

-  Bike Rack
-  Sun Chair
-  Bench
-  Potting Table
-  BBQ
-  Dining Table
-  Stepping Stone
-  Balancing Logs
-  Play Table
-  Play Hut
-  Outdoor Seating

ROOF FLOOR PLAN

SCALE: 3/32" = 1'-0"

