

EXISTING CONTEXT



Fig.1 - View Looking North-East



Fig.2 - View from 42nd Ave Looking North

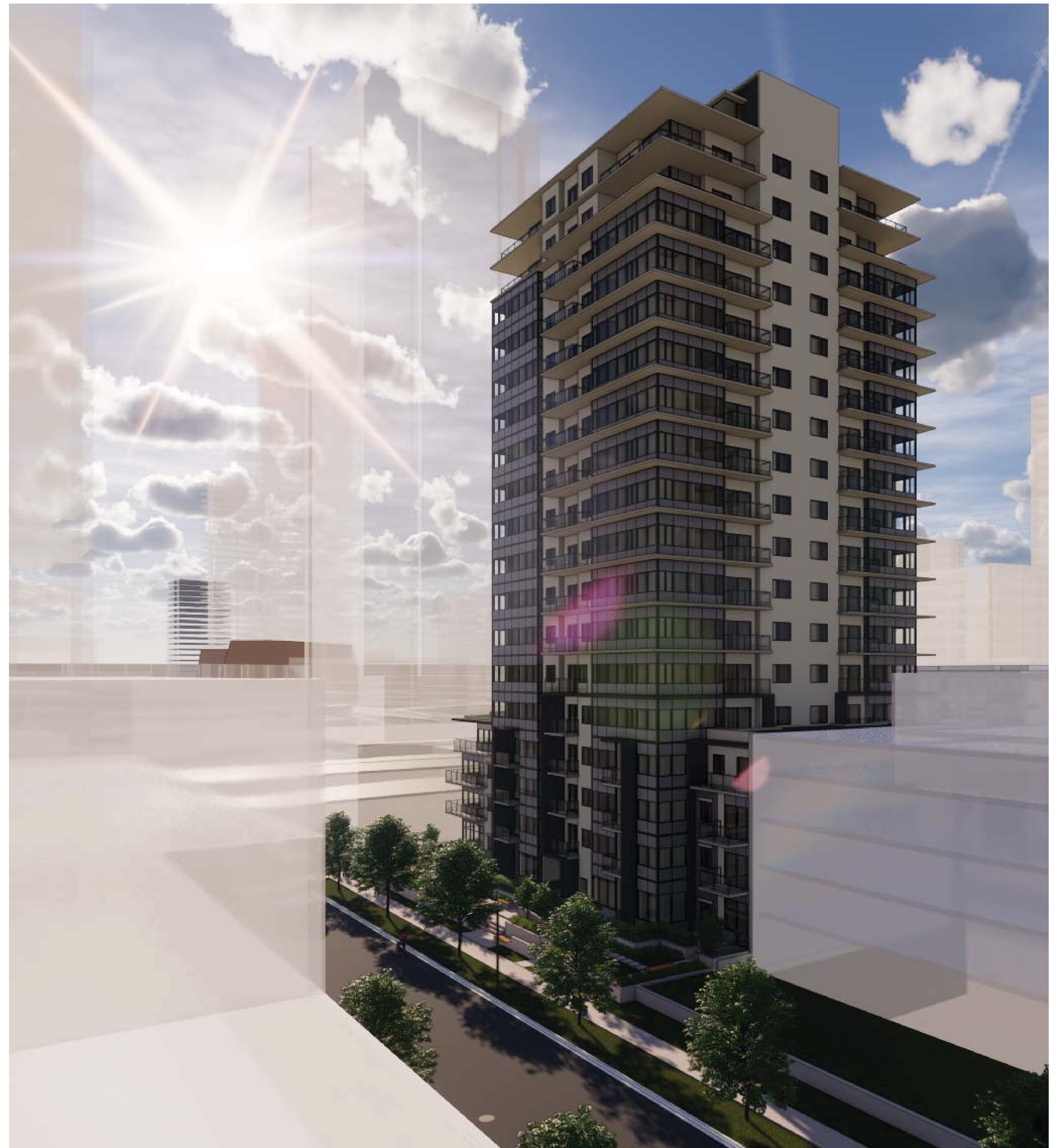


Fig.3 - View Looking North-West

Projects Statistics

- ✓ a mix of approximately 124 new rental units consisting of 100% Secured Market Rental units, with 29 units as Below-Market Rental.
- ✓ a floor area of 134,128 sf
- ✓ a floor space ratio (FSR) of 6.67
- ✓ 39 underground parking stalls and 4 car-share spaces
- ✓ 291 bicycle stalls
- ✓ a building height of 202.5 ft

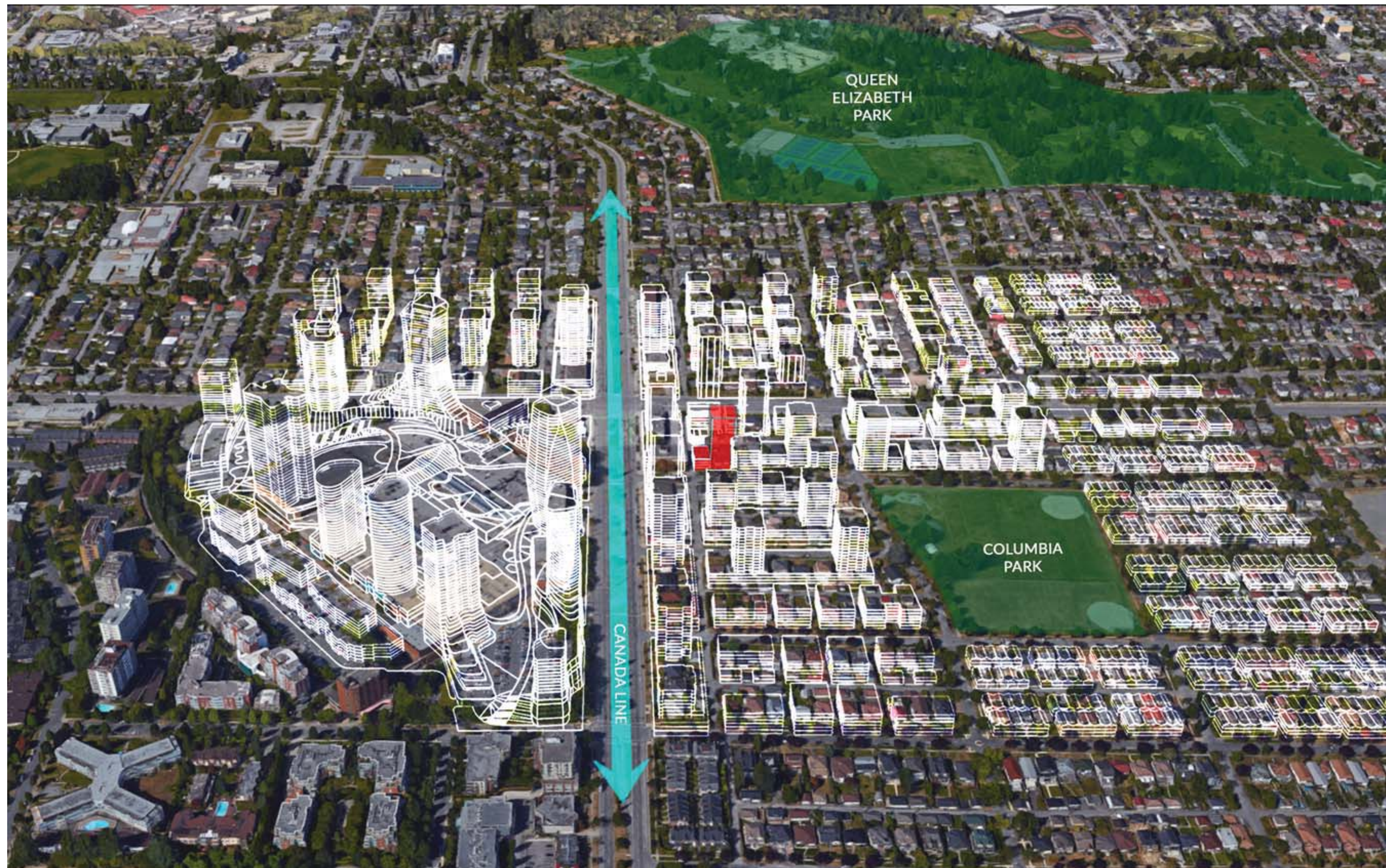




Fig.4 - View Looking North-West

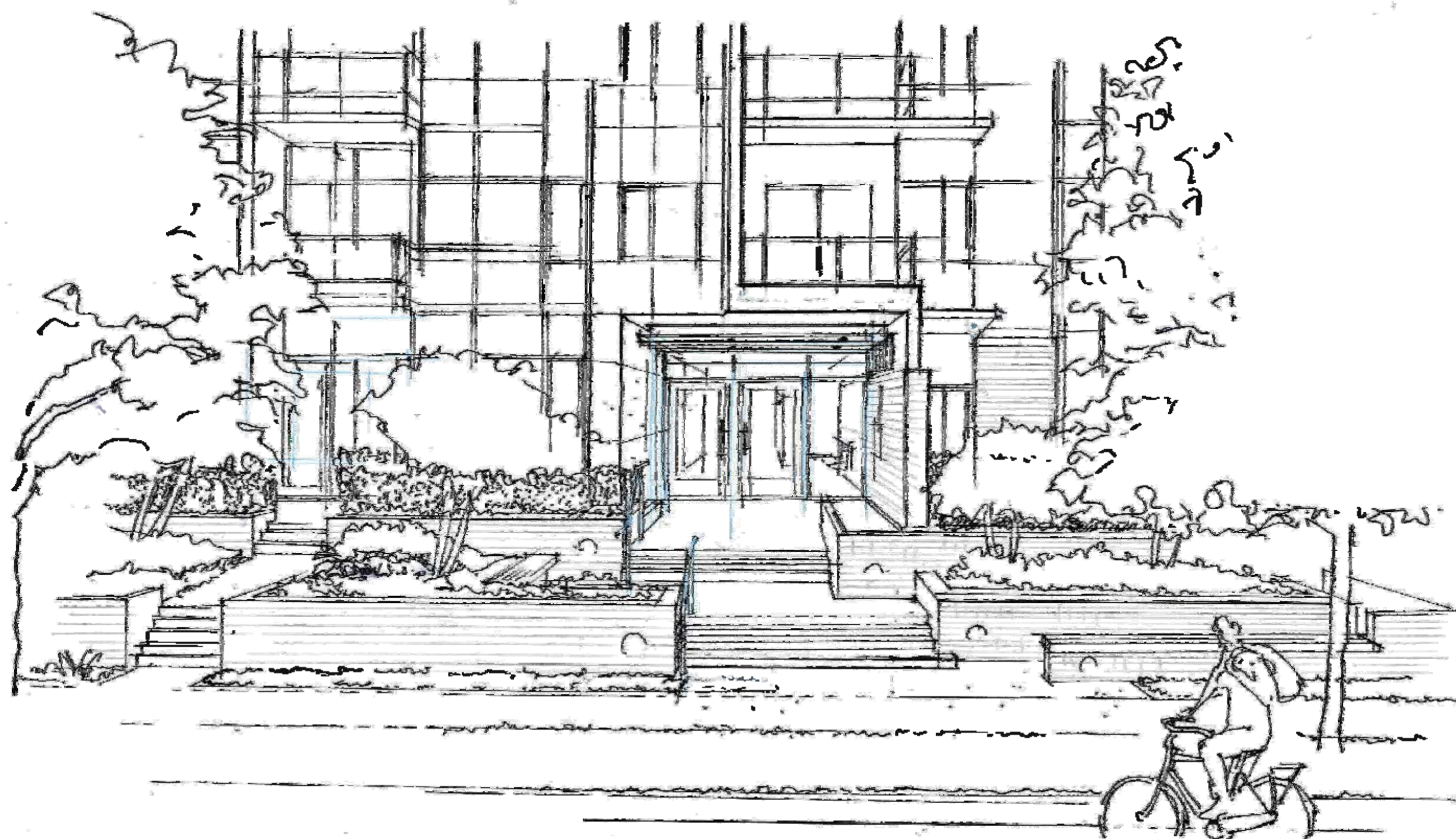


Fig.5 - View looking North toward Entry



Fig.6 - View from above

WE ARE CIBT

CIBT Education Group Inc. is one of the largest education and student housing investment companies in Canada, focused on the global education market since 1994. Listed on the Toronto Stock Exchange and U.S OTCQX International, CIBT owns business and language colleges, rental apartment properties, student housing properties and recruitment centres as well as corporate offices at 45 locations in Canada and abroad. Total annual enrolment for the group exceeds 15,000 students.

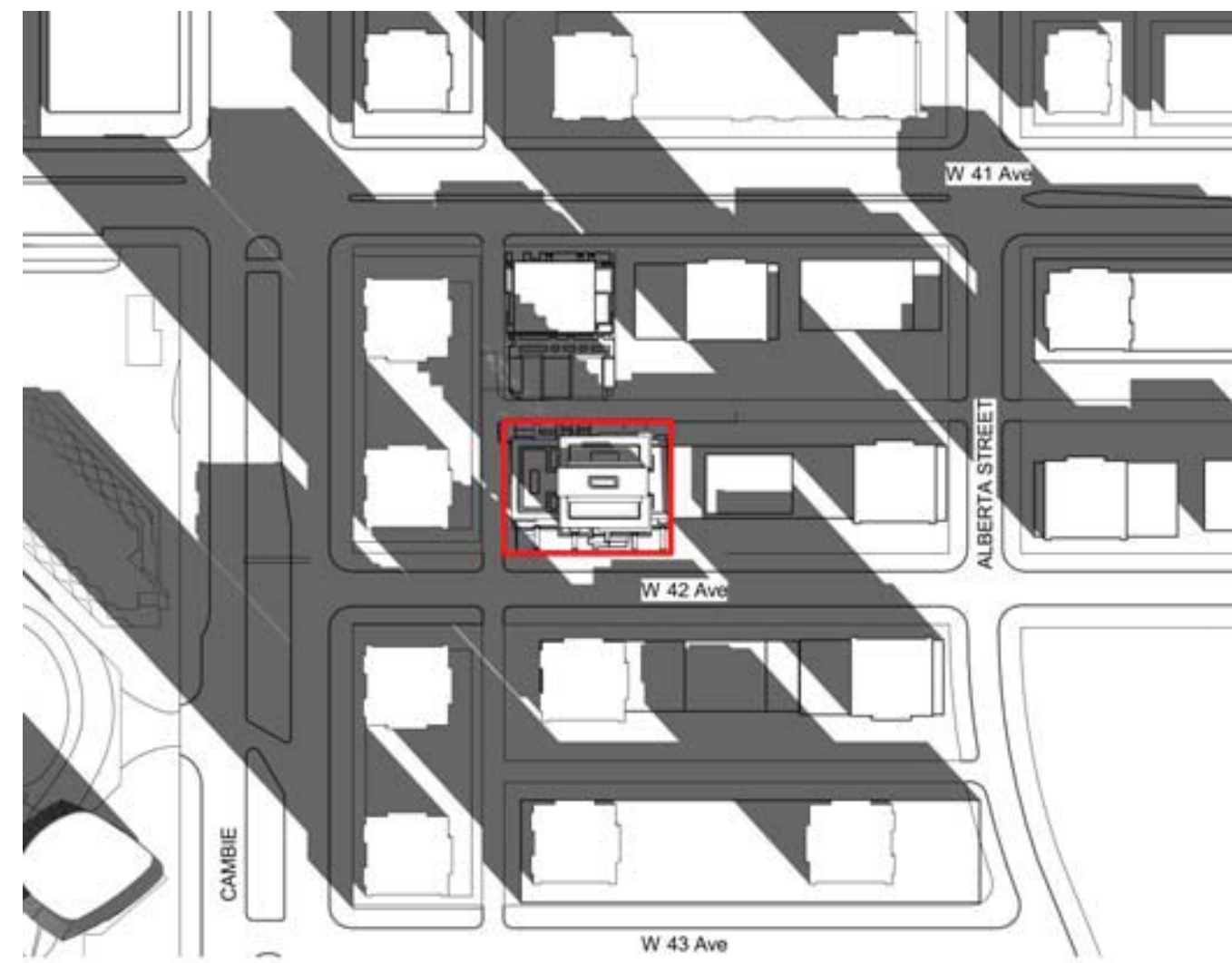
CIBT's property investments are owned by Global Education City Holdings Inc. ("GEC"), an investment holding and management company focused on developing rental apartments, serviced apartments, and education centres totaling over \$600 million. CIBT also owns Global Education Alliance ("GEA") and Irix Design Group ("Irix Design").

GEC has developed a network of rental apartments, serviced apartments and hotels throughout the Metro Vancouver area. In addition to rental apartments and serviced apartments, GEC also offers a variety of other services to its own education providers which include; Spratt Shaw College (established in 1903), Spratt Shaw Language College, Spratt Shaw College International, Urban International School (Toronto), Vancouver International College and CIBT School of Business.



Shadow Studies

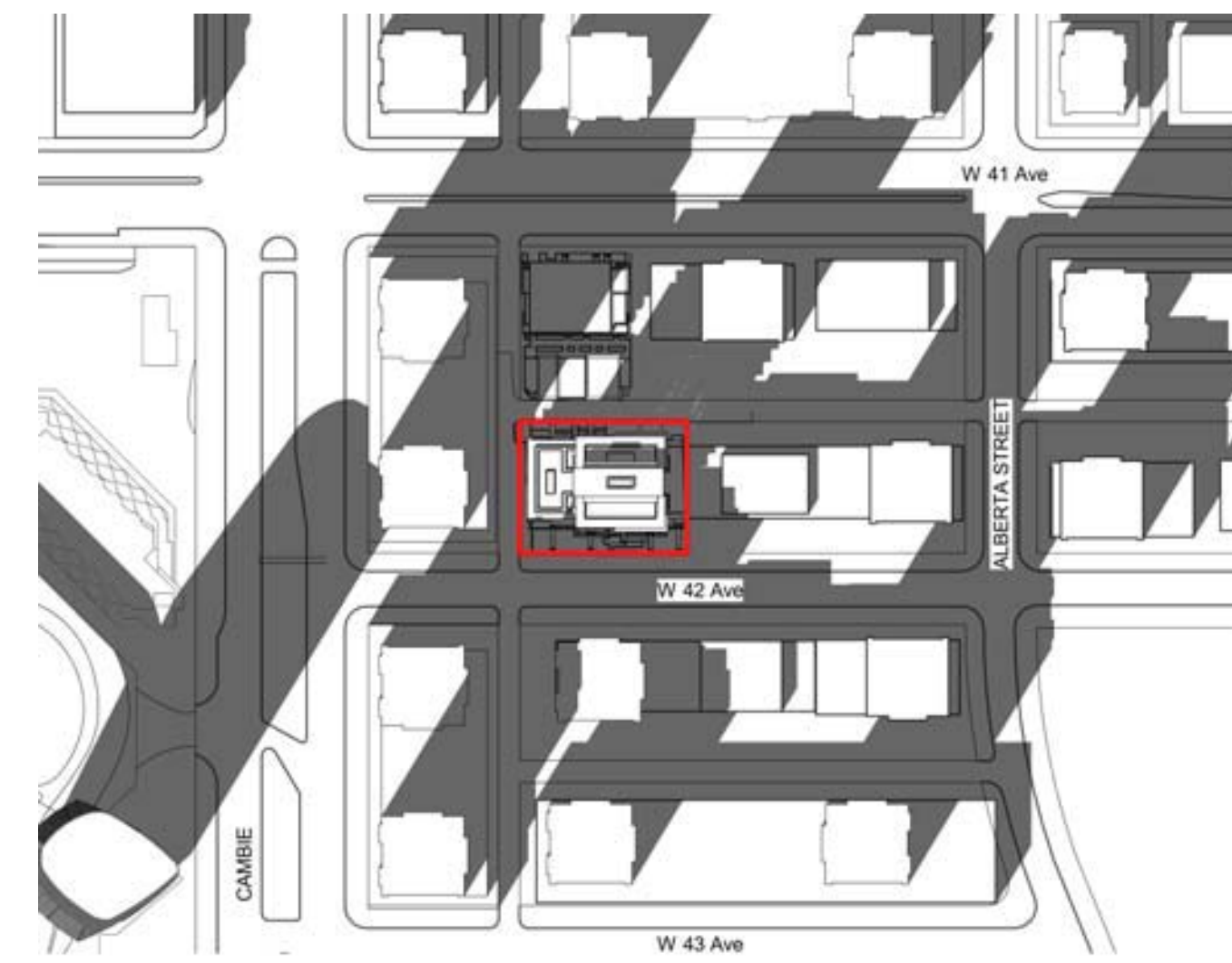
Proposed Project does not shadow any public space or parks.



Spring Equinox - 10:00am



Spring Equinox - 12:00pm



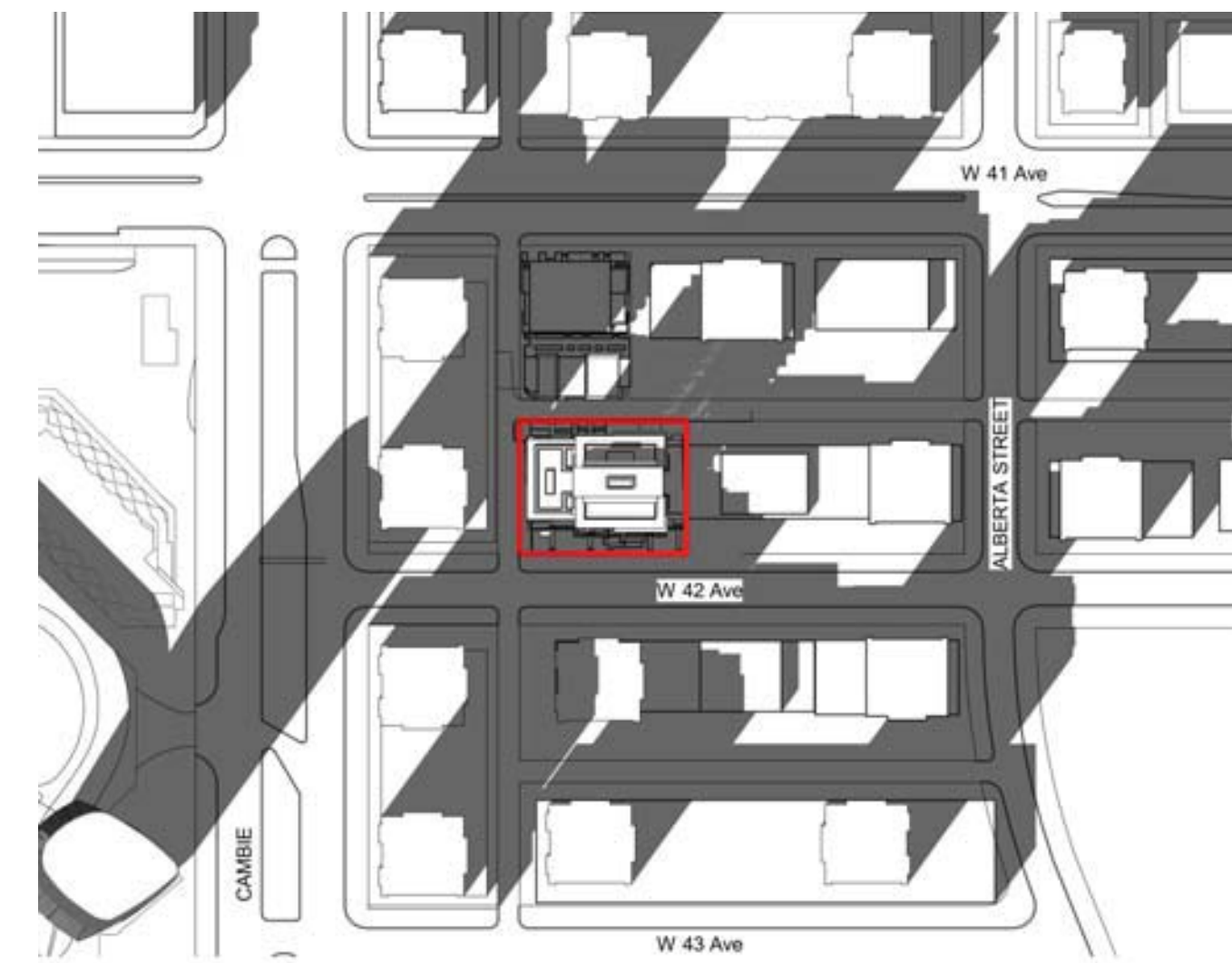
Spring Equinox - 2:00pm



Fall Equinox - 10:00am



Fall Equinox - 12:00pm



Fall Equinox - 2:00pm

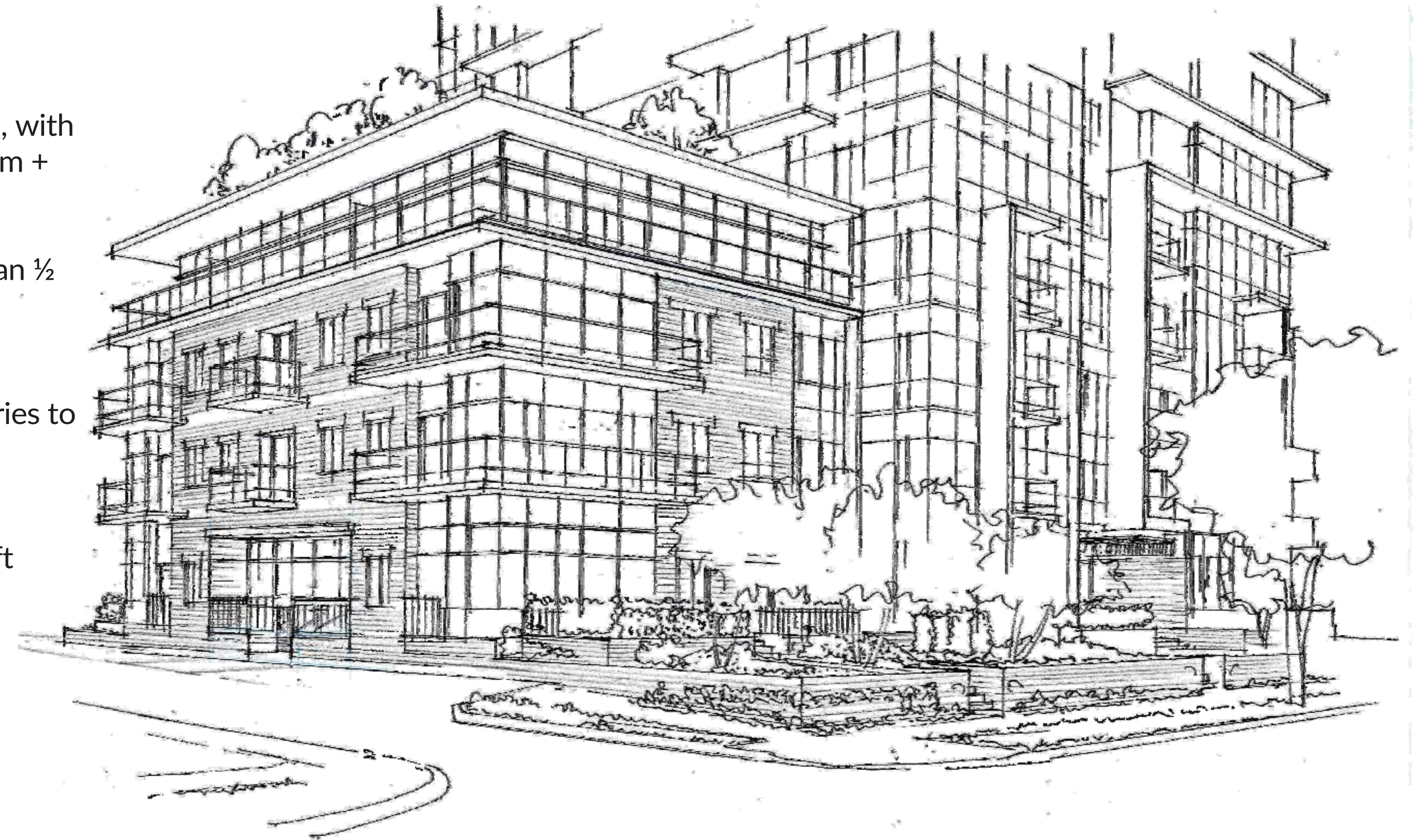
SHADOW STUDY

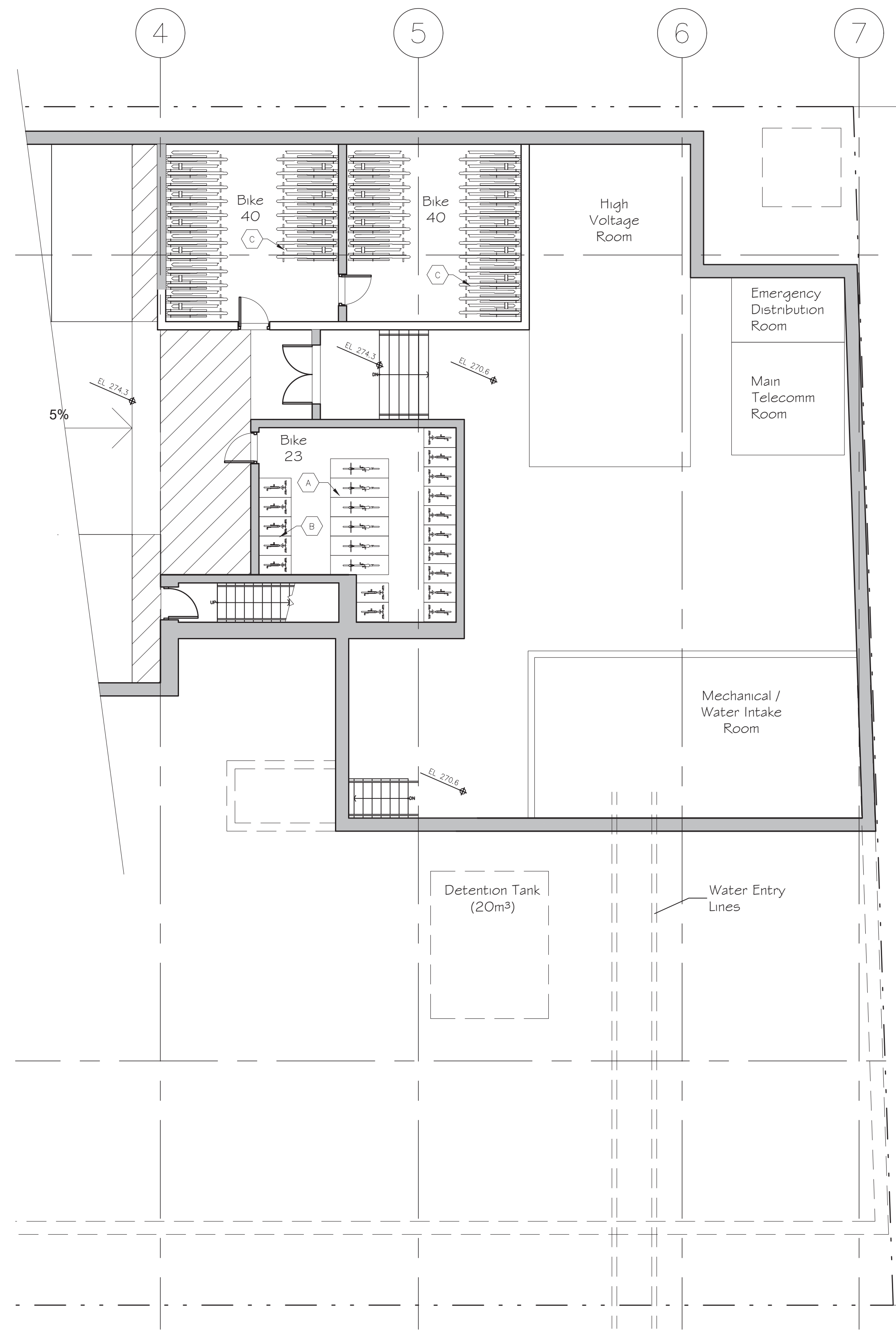
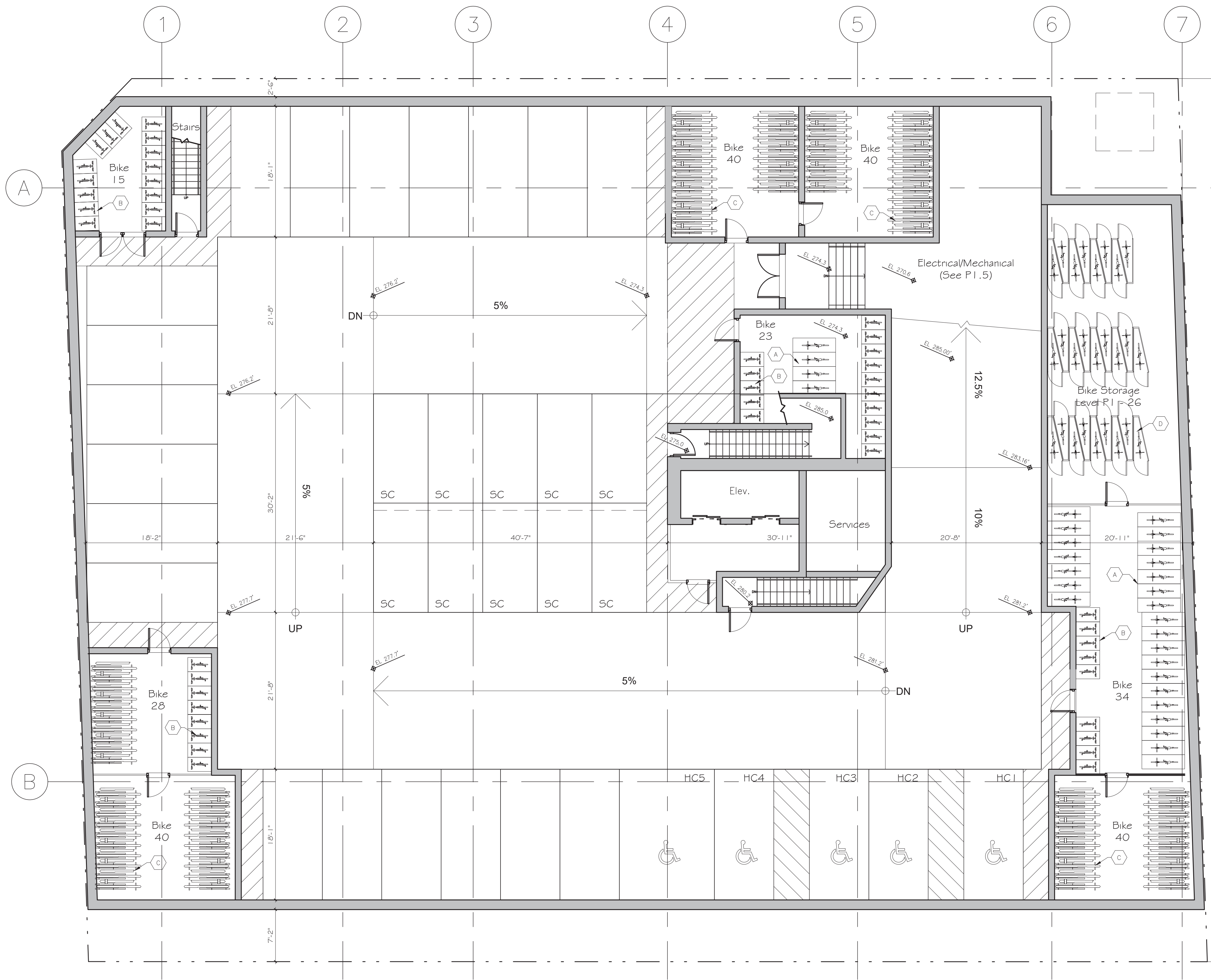
- PROPOSED NEIGHBOURHOOD CONTEXT +
PROPOSED OAKRIDGE MALL

Community Benefits:

The proposed rental project will deliver on the City's MTC vision and will generate significant community amenity contributions by including:

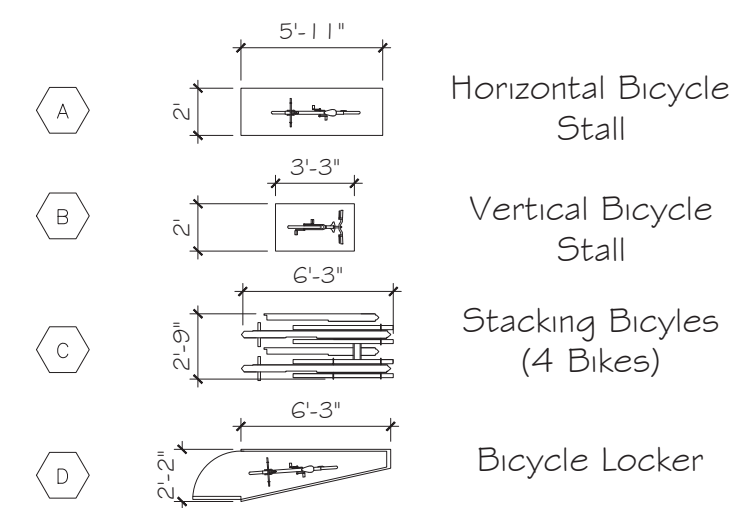
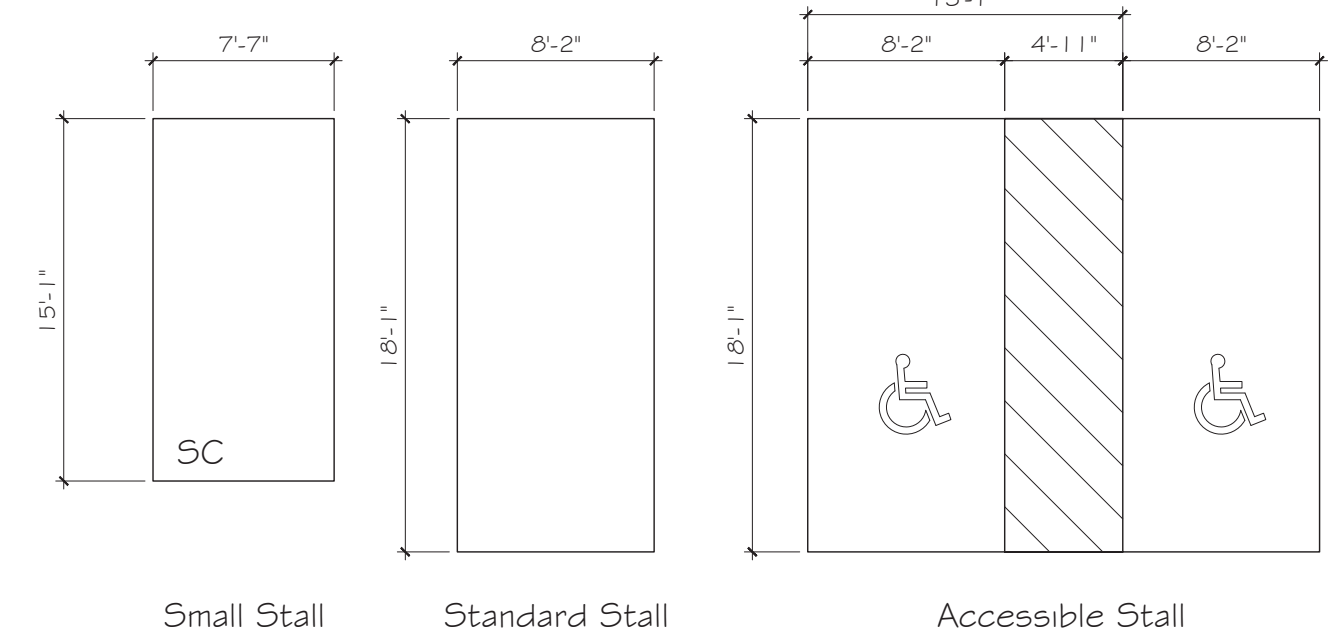
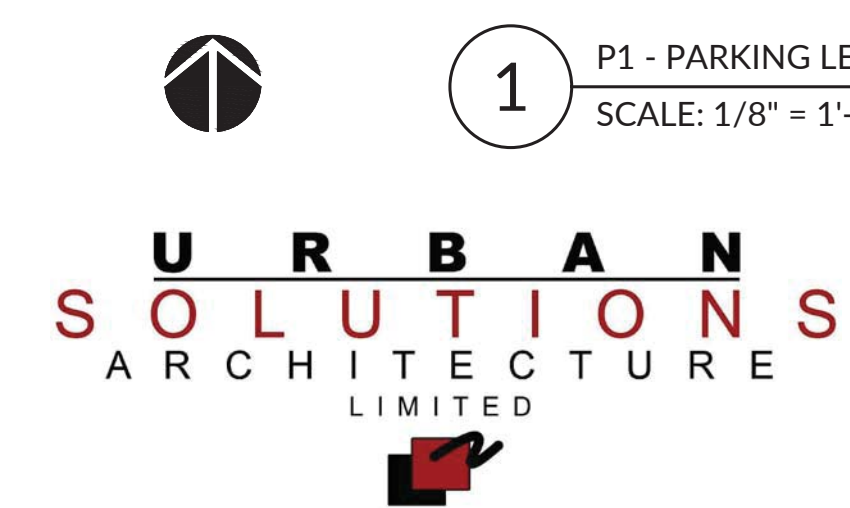
- 100% Secured Market Rental along with 20% of the units of Below-Market Rental units, with a significant number (93%) of the units being larger units (from 2-bedroom, to 4-bedroom + dens) oriented to families.
- Transit-oriented Development, the proposed project will provide rental housing within an ½ block walking distance to the Oakridge - 41st Canada Line Transit Station.
- Supporting "great streets" and the City's vision of W.42nd Ave., as a vital pedestrian and cycling street, well-articulated with landscape street trees, garden walls and private entries to terraces and ground-oriented units.
- Providing pedestrian connections, as desired within the MTC through the provision of a landscaped-streetscape, which is pedestrian-oriented as an "activated lane" within a 12ft onsite setback at the west lane.
- Provision of 4 Car-share vehicles accessible to both the building occupants and neighbourhood.
- Further supporting "activated lanes", by providing Units, and active visitor drop-off, and bicycle wash up and maintenance amenities towards the north lane.
- Provision of a secured Kid's play area at the L-5 Outdoor Amenity Area.

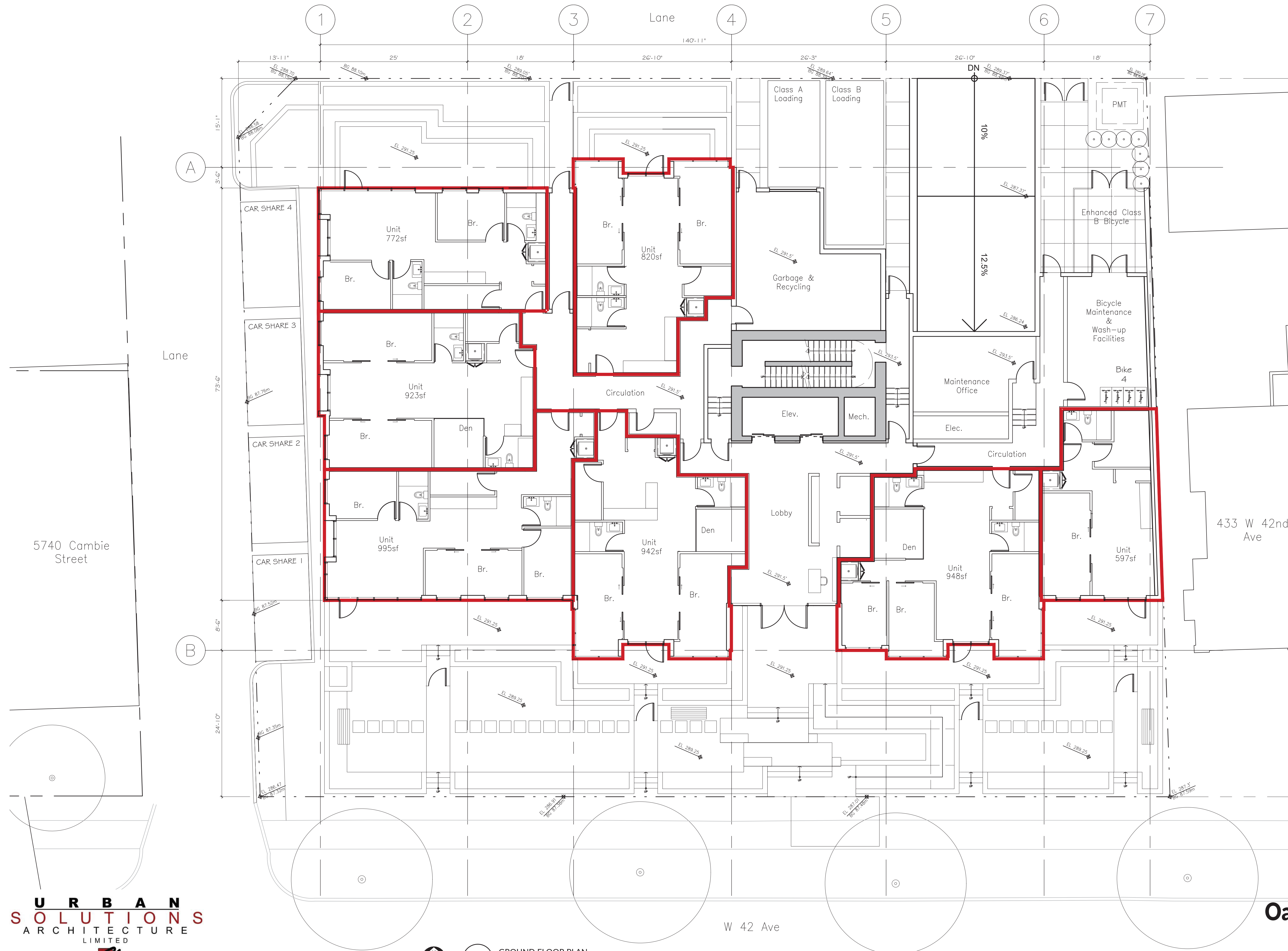




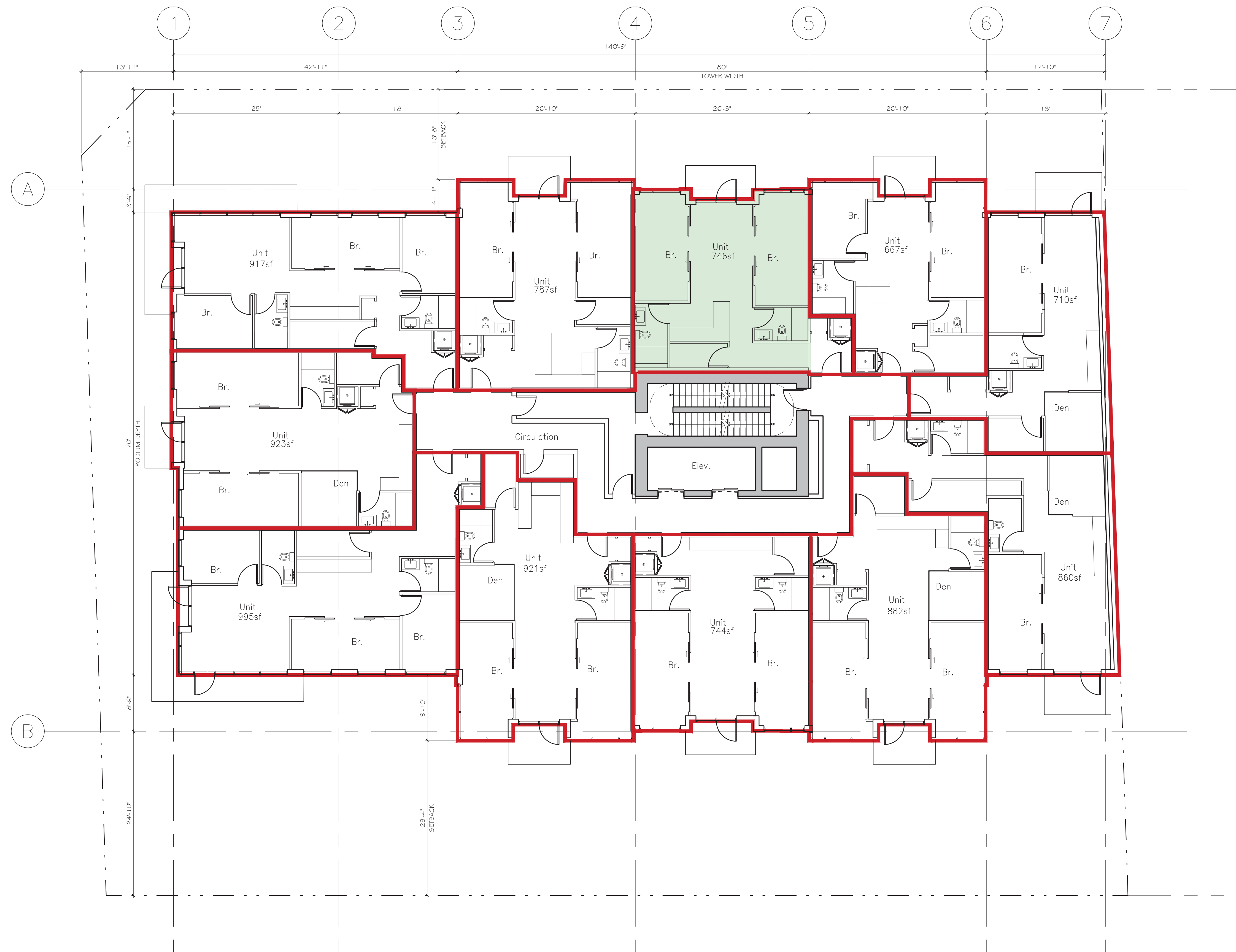
1 P1 - PARKING LEVEL 1
SCALE: 1/8" = 1'-0"

2 P1.5 - PARKING LEVEL 1.5
SCALE: 1/8" = 1'-0"





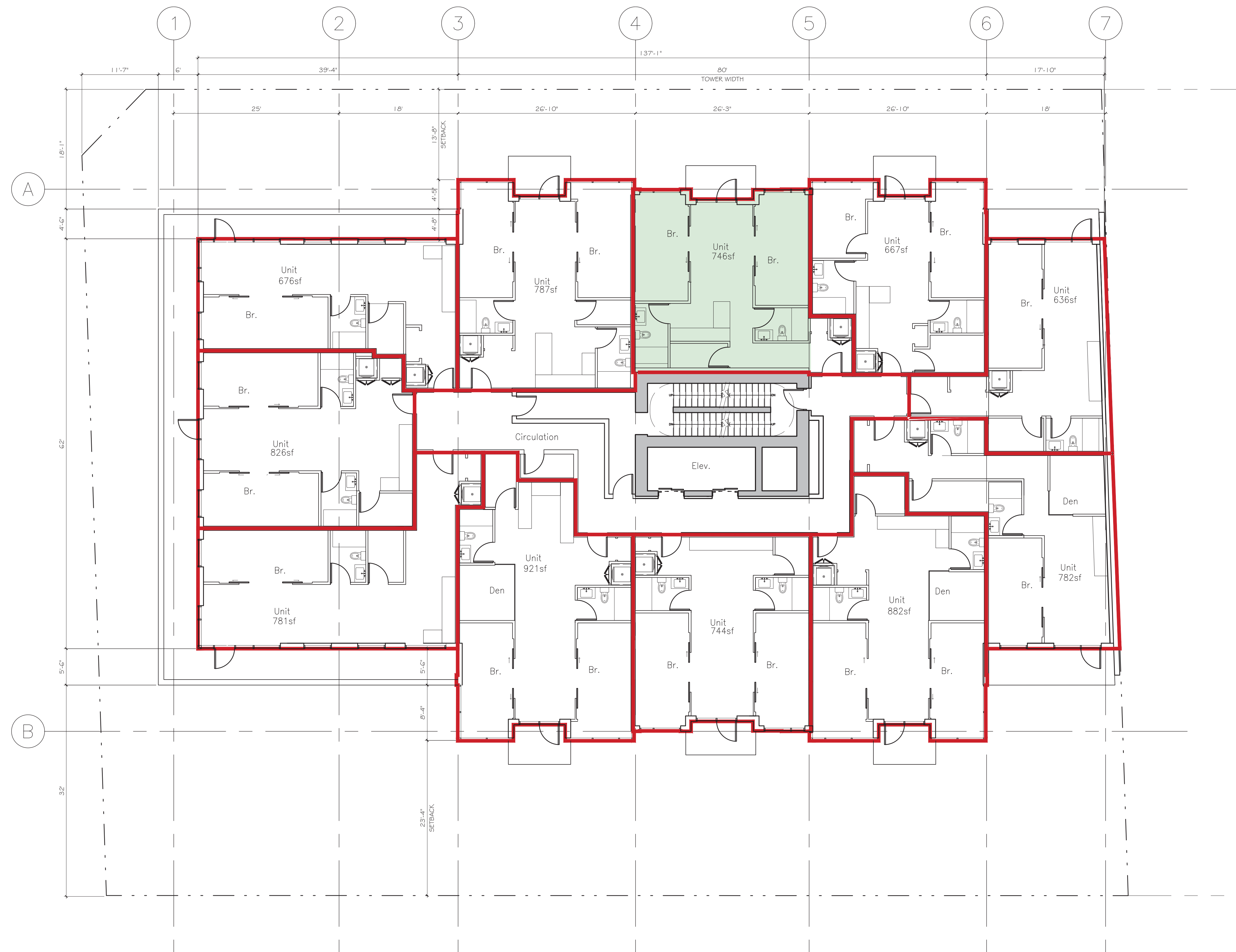
- BELOW MARKET RENTAL UNIT
- MARKET RENTAL UNIT



- BELOW MARKET RENTAL UNIT
- MARKET RENTAL UNIT

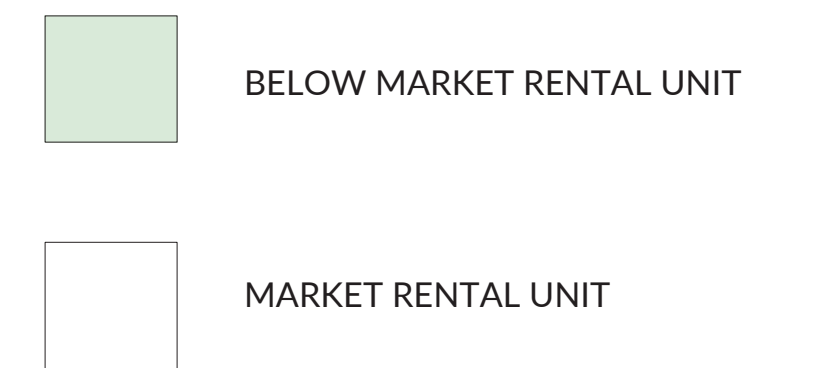
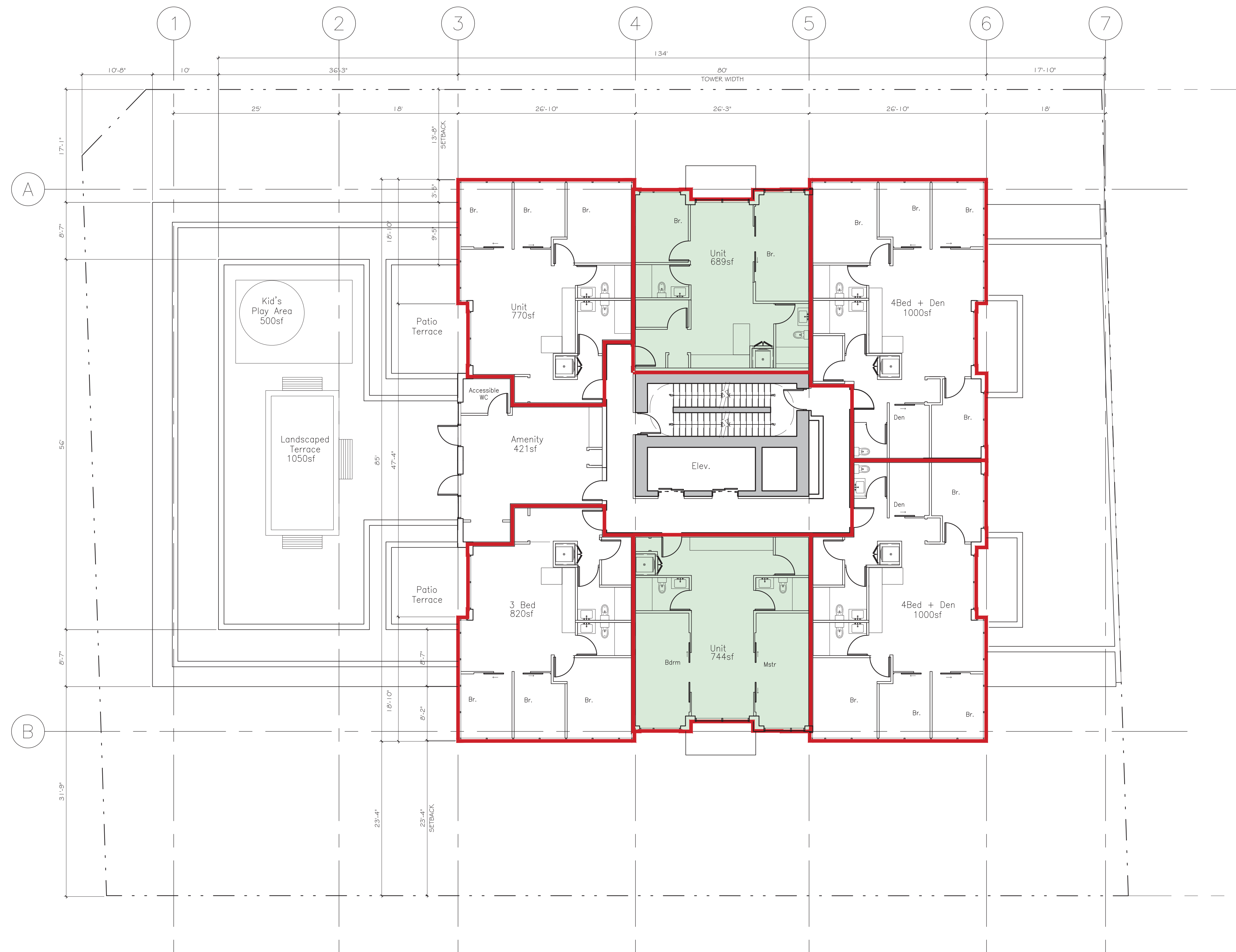


1 TYPICAL PODIUM LEVEL
SCALE: 1/8" = 1'-0"

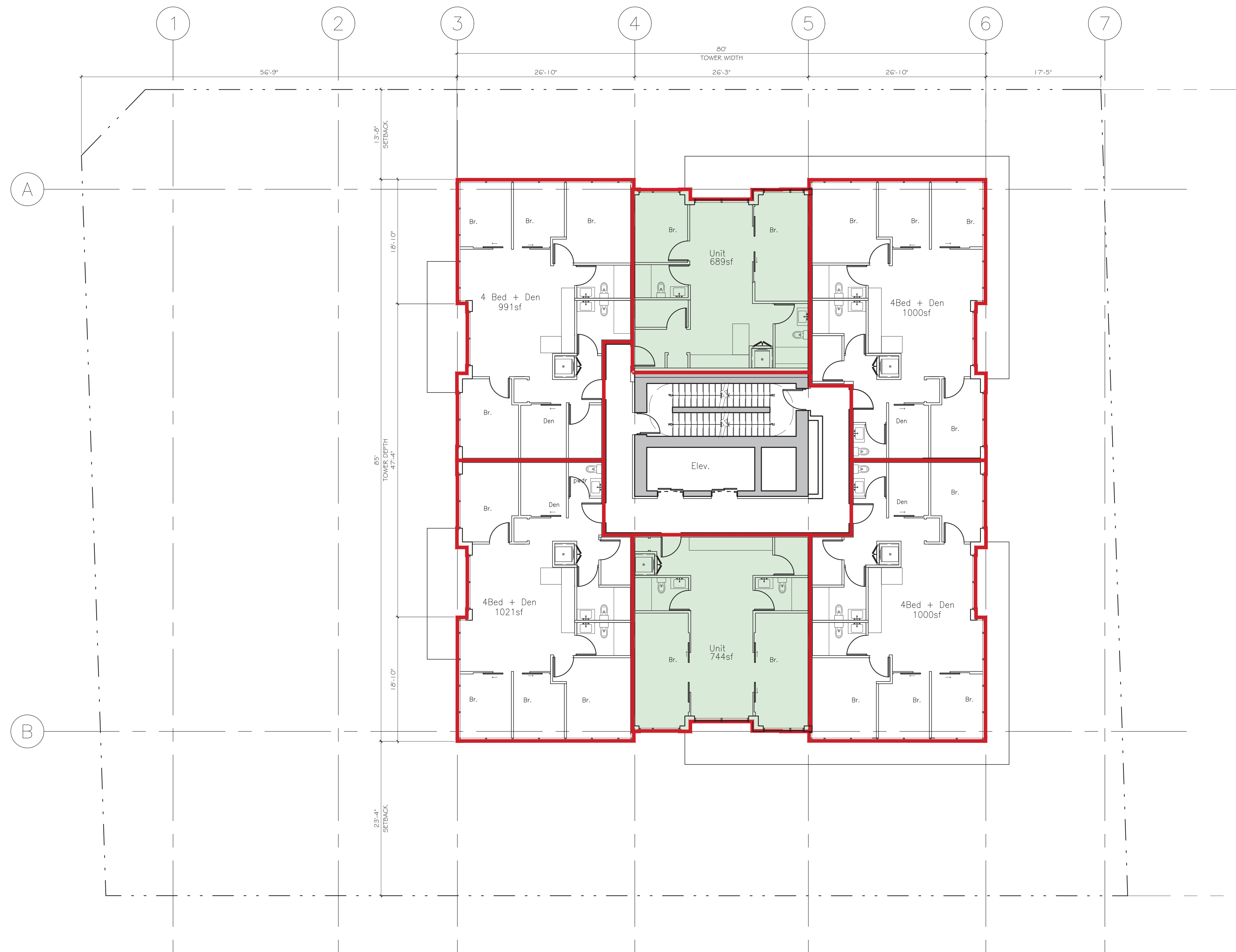


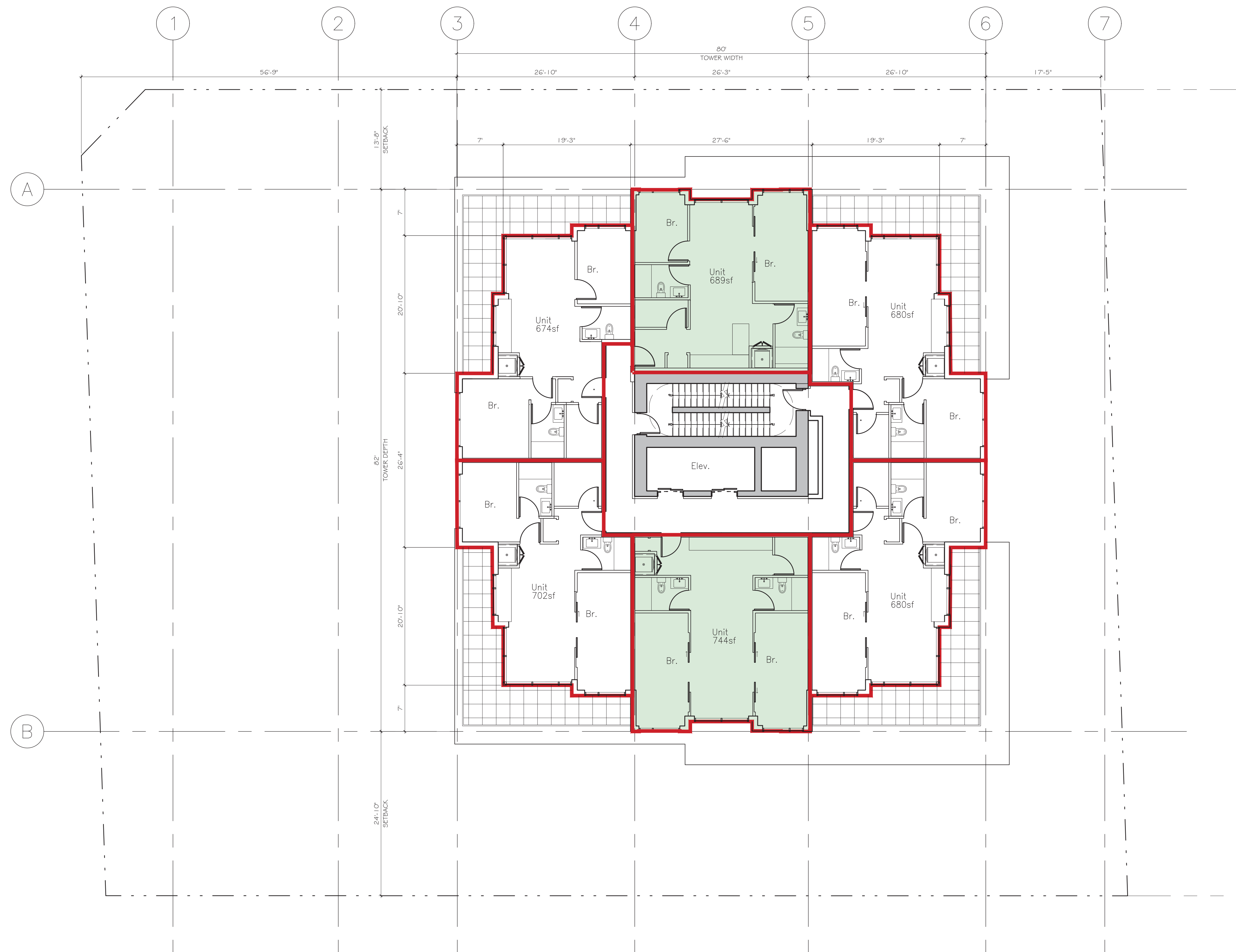
- BELOW MARKET RENTAL UNIT
- MARKET RENTAL UNIT





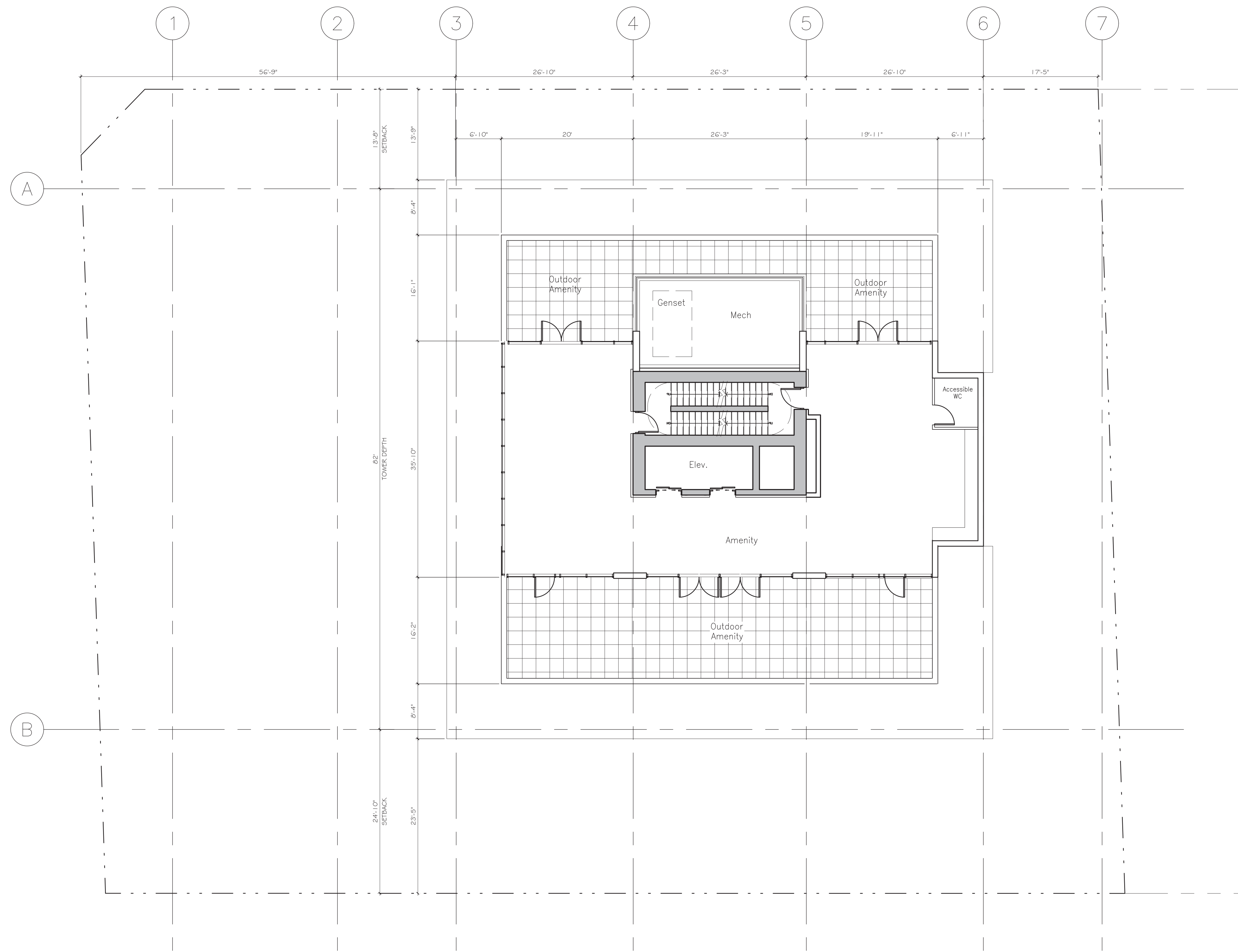
1 TOWER LEVEL 5 - PODIUM ROOF
SCALE: 1/8" = 1'-0"



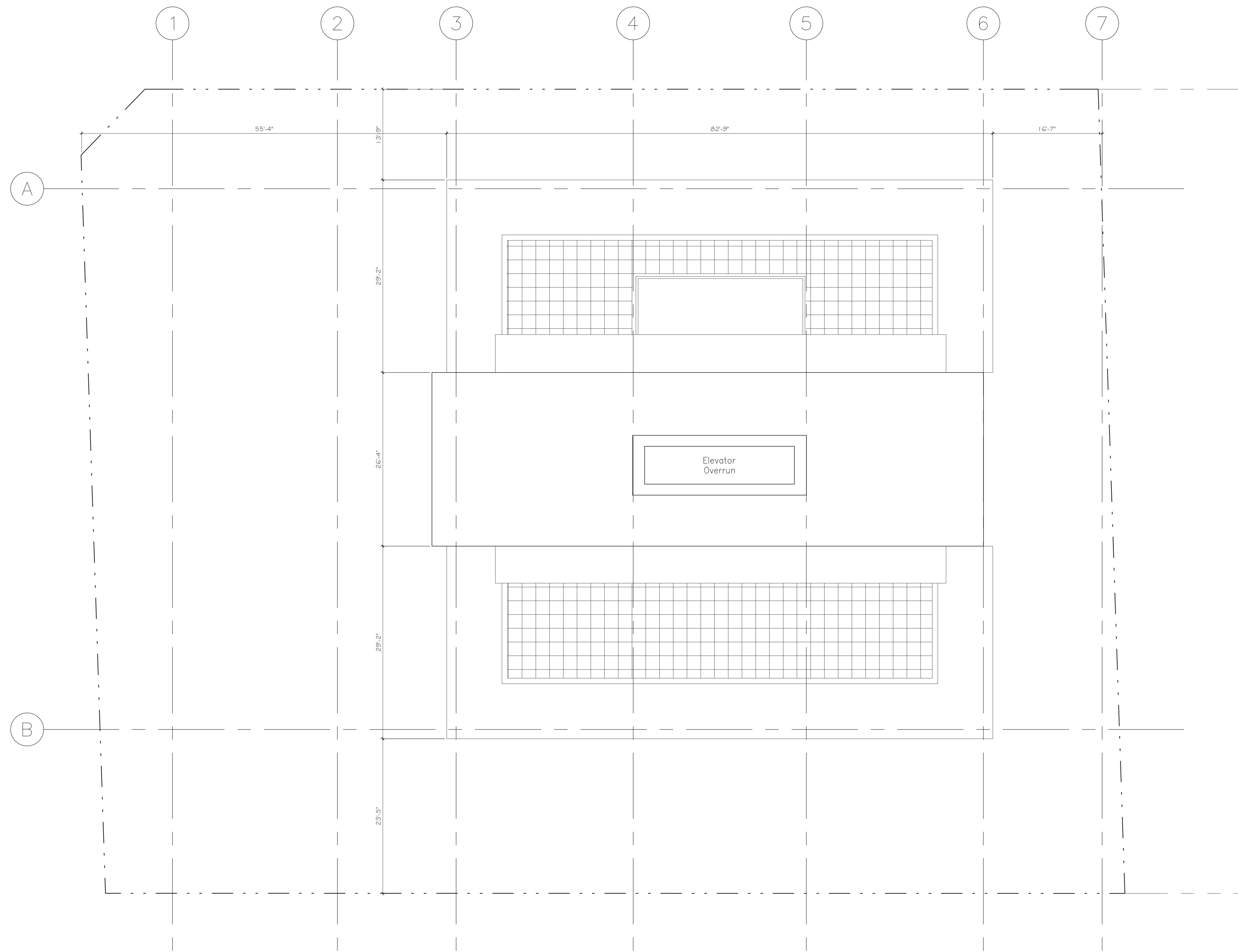


- BELOW MARKET RENTAL UNIT
- MARKET RENTAL UNIT



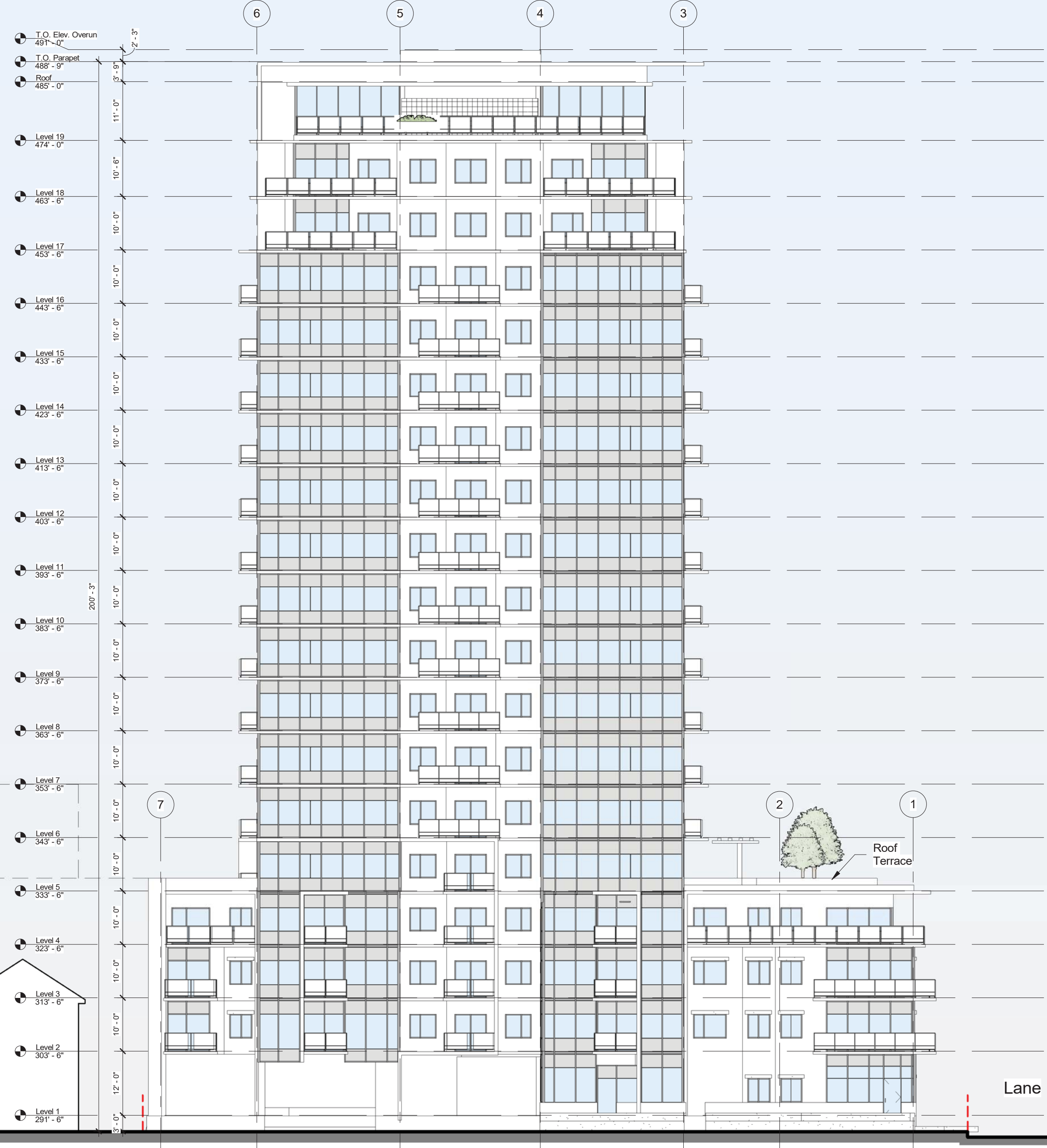


1 TOWER LEVEL 19 - AMENITY LEVEL
SCALE: 1/8" = 1'-0"



Future
278' Tower w/
60' Podium

Future
18 Storey Tower on
4 Storey Podium



ALBERTA STREET

Adjacent
RS-1

SUBJECT SITE

Existing C-2

Oakridge - Assured Rental

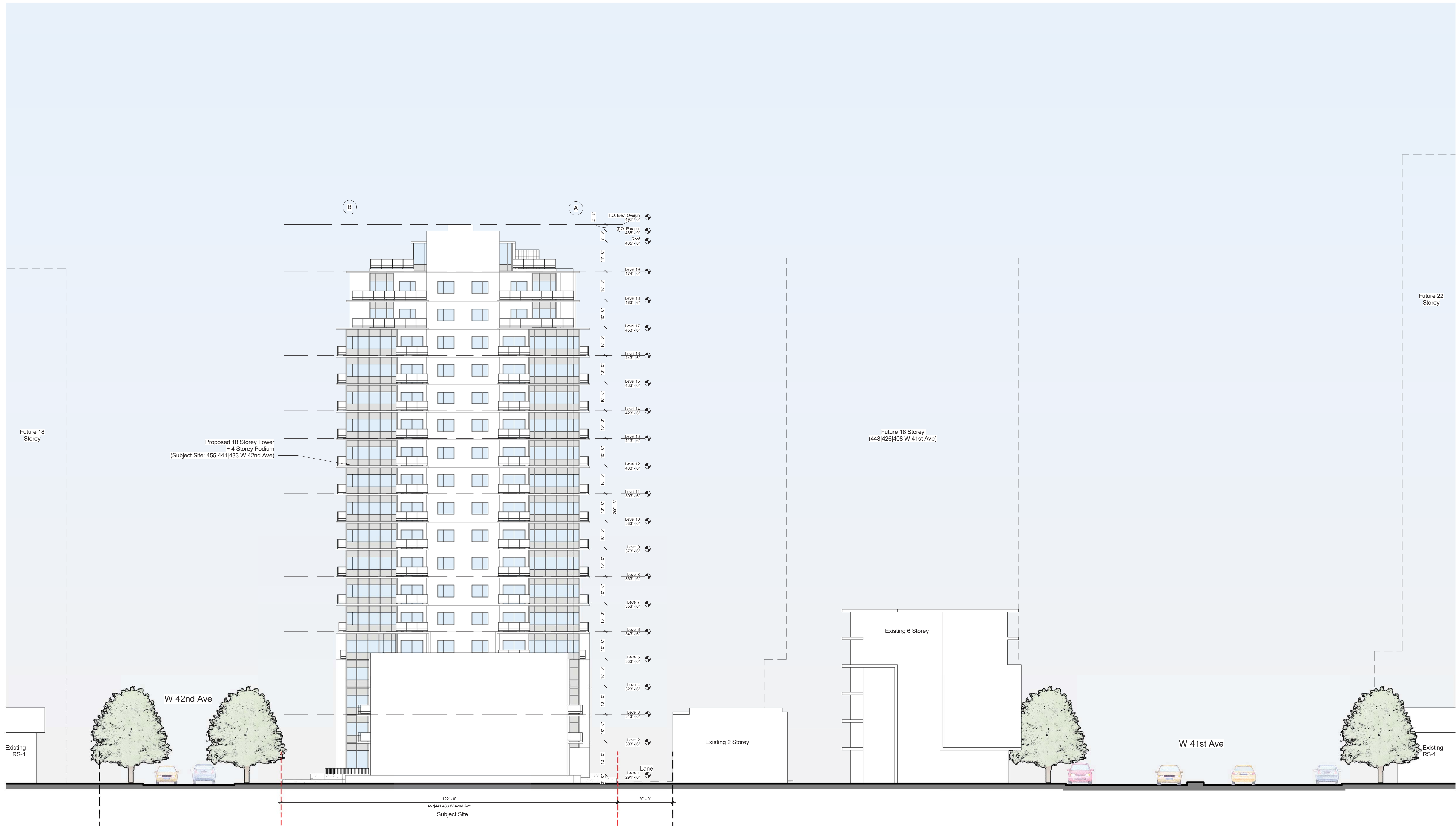
441|457|475 W 42nd Ave

North/Lane Elevation

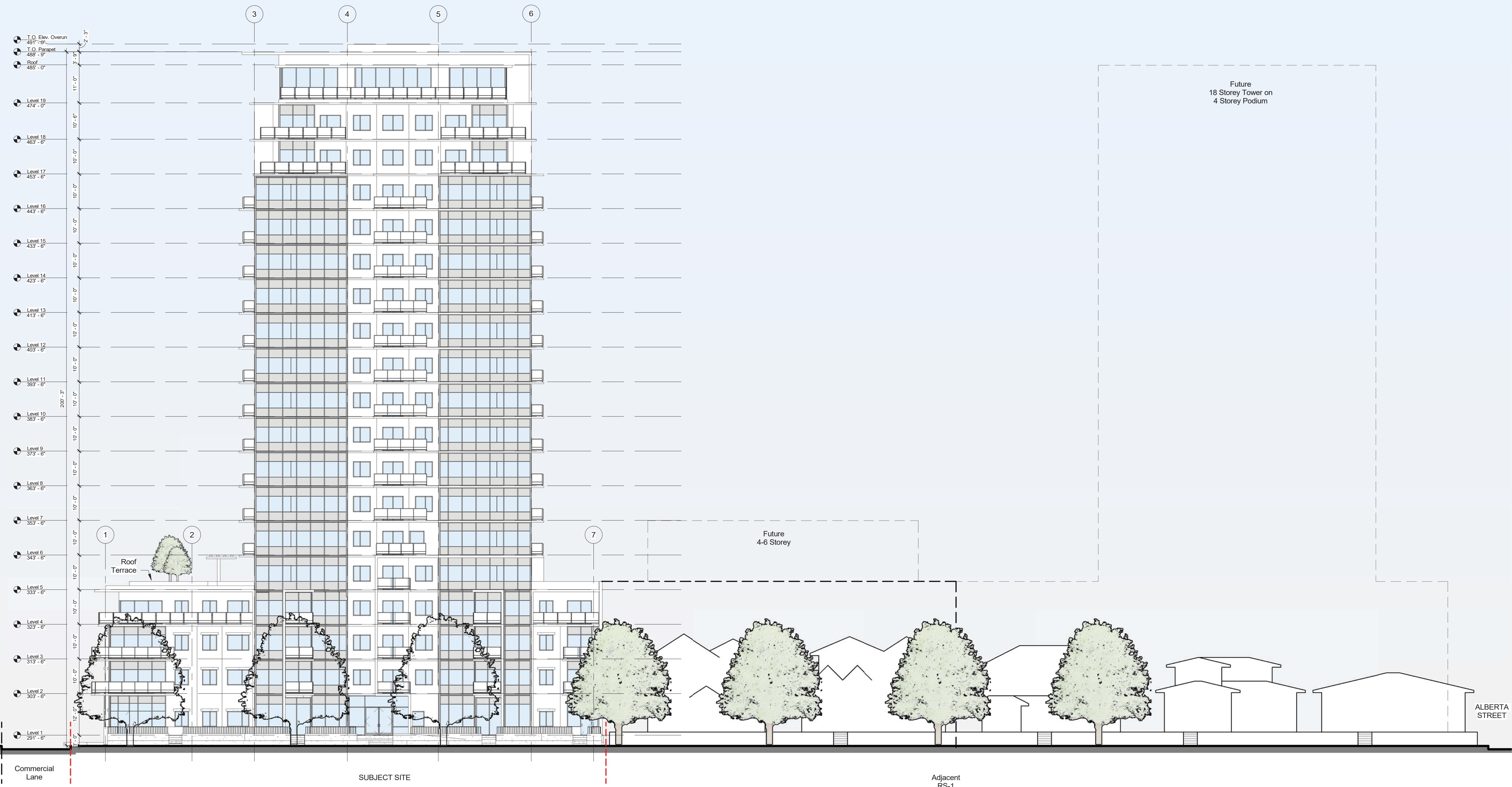
November 20, 2019

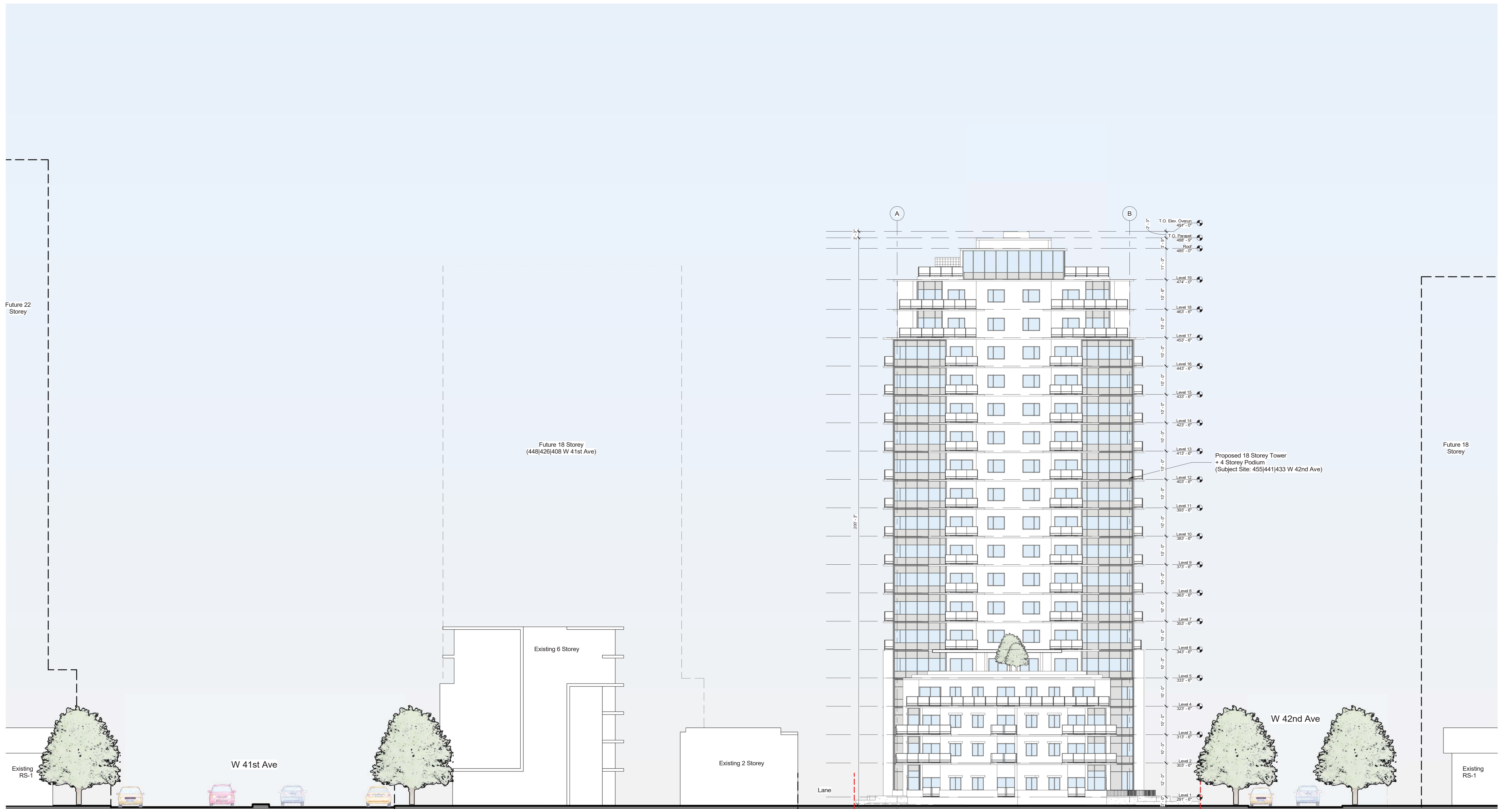


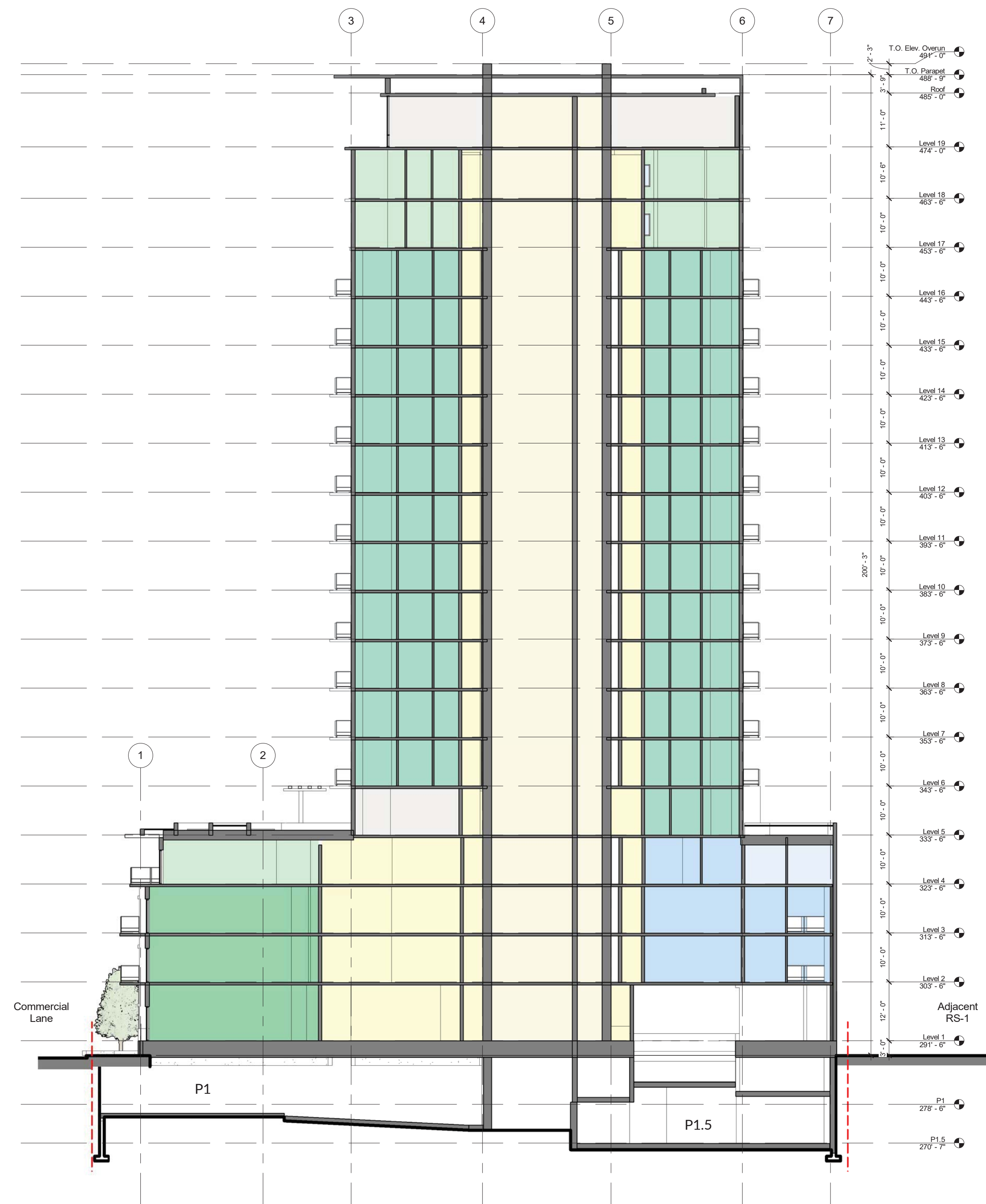
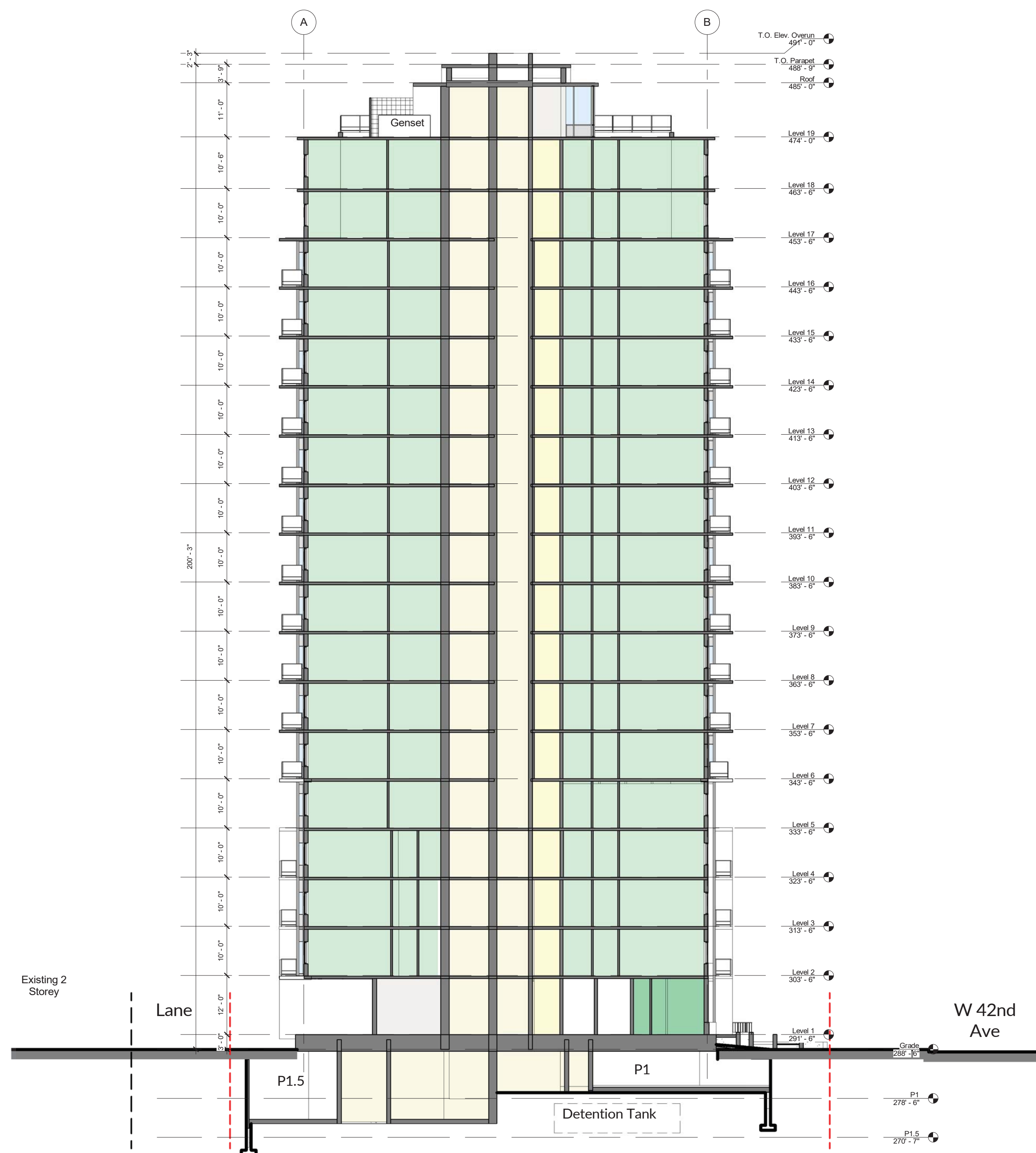
1/16" = 1'-0"



Future
278' Tower w/
60' Podium







Project Statistics

Address: 441, 457, 475 W 42nd Ave

Legal Description: Survey Plan of Lots 5,6 and 7 All of Block 857 District Lot 526 Group 1 New Westminster District Plan 7737

Site Area: 18,791 sf (1,745.7 m²)

Existing Zoning: RS-1

Proposed Zoning: CD-1

Proposed Height:

	(ft)	(m)
Top of Parapet:	200'-3"	61.0
Top of Elevator Penthouse:	202'-6"	61.7

Number of Storeys 18 Storeys + L19 Amenity Level

Setbacks:

	Minimum Setback		Proposed Setback	
	(ft)	(m)	(ft)	(m)
South (Front):	12'-0"	3.7	23'-4"	7.11
West (Lane):	12'-0"	3.7	12'-1"	3.7
North (Back):	12'-0"	3.7	13'-8"	4.2
East (Side):	0'-0"	0.0	0'-0"	0.0

Building Area:

Level	Gross Floor Area		Amenity + FSR Exclusions (Excluded)		In-Suite Storage (Excluded)		Exterior Balconies	
	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²
1	9,643	895.9	771	71.6	280	26.0	1217	113
2	10,931	1,015.5			440	40.9	830	77
3	10,931	1,015.5			440	40.9	830	77
4	10,217	949.2			440	40.9	1218	113
5	6,591	612.3	421	39.1	240	22.3	611	56
6	6,591	612.3			240	22.3	494	45
7	6,591	612.3			240	22.3	494	45
8	6,591	612.3			240	22.3	494	45
9	6,591	612.3			240	22.3	494	45
10	6,591	612.3			240	22.3	494	45
11	6,591	612.3			240	22.3	494	45
12	6,591	612.3			240	22.3	494	45
13	6,591	612.3			240	22.3	494	45
14	6,591	612.3			240	22.3	494	45
15	6,591	612.3			240	22.3	494	45
16	6,591	612.3			240	22.3	494	45
17	5,338	495.9			240	22.3	1248	115
18	5,338	495.9			240	22.3	1248	115
19	2,638	245.1	2,638	245.1				
Total	134,128	12,460	3,830	355.8	4,960	460.8	12636	1174

	(ft ²)	(m ²)
Gross Floor Area:	134,128	12,460
Net Floor Area: (GFA - Exclusions)	125,338	11,644

Proposed FSR: 6.67

*** Amenity Exclusion includes Amenity Rooms, Bike Maintenance & Wash-Up, and Garbage & Recycling

*** Exterior Balcony not included in GFA

Unit Breakdown:

Level	1 Bed	1 Bed + Den	2 Bed	2 bed + Den	3 Bed	4 Bed + Den	Total
1	1		2	3	1		7
2		2	4	3	2		11
3		2	4	3	2		11
4	3	1	5	2			6
5			2		2	2	6
6			2			4	6
7			2			4	6
8			2			4	6
9			2			4	6
10			2			4	6
11			2			4	6
12			2			4	6
13			2			4	6
14			2			4	6
15			2			4	6
16			2			4	6
17			6				6
18			6				6
19							
Total	4	5	51	11	7	46	124
Total %	3%	4%	41%	9%	6%	37%	100%

Total Units: 124

Below Market Rental Units: 29 Units (20% of GFA/23% of Total Units)
* See plans for locations

Parking/Loading Requirements:

Parking Requirements: *** Refer to Bunt and Associates Report

Type	Unit Type	Qty.	Reference	Rqm't Rate	Req'd Spaces	Total Reduction % Applied	Adjusted Required Spaces
Residential-Secured Market Rental	All	11,644 m ²	Bylaw 4.5B1	1.0/125m ² of GFA	93.15	60%	37
Residential Visitor	All	124 Units	Bylaw 4.1.16	0.05/unit	6.2	0%	6
Total					99	60%	43

*** Total Reduction applied includes both the Transit Accessibility and TDM Program reductions combined

Accessibility Requirements: one accessible parking space for each building that contains at least 7 residential units and an additional 0.034 space for each additional dwelling unit

$$1 + ((124 \text{ units} - 7) * 0.034) = 4.978 = 5 \text{ Accessible stalls required}$$

Loading Requirements: - At least one Class B Loading space for 100 to 299 dwelling units

1 Class B Loading Space Required

- A class A loading space should be accommodated at the lane of all new development to provide accessible short term parking, pick-up and drop-off space

1 Class A Loading Stall Required

Parking Provided:

Type	Required Spaces	Proposed Spaces
Residential Secured Market Rental	37	37
Residential Visitor	6	6
Total	43	43

Parking/Loading Breakdown

Type	Required	Provided
Accessible	5	5
Accessible Relaxation		+5
Small Car	-	10
Standard	-	13
Visitor	-	6
Car Share	-	4
Total	43	43

*** Represents the "effective" supply after taking into account that each Accessible space counts as two regular spaces.

Class A Loading	1	1
Class B Loading	1	1
Total	2	2

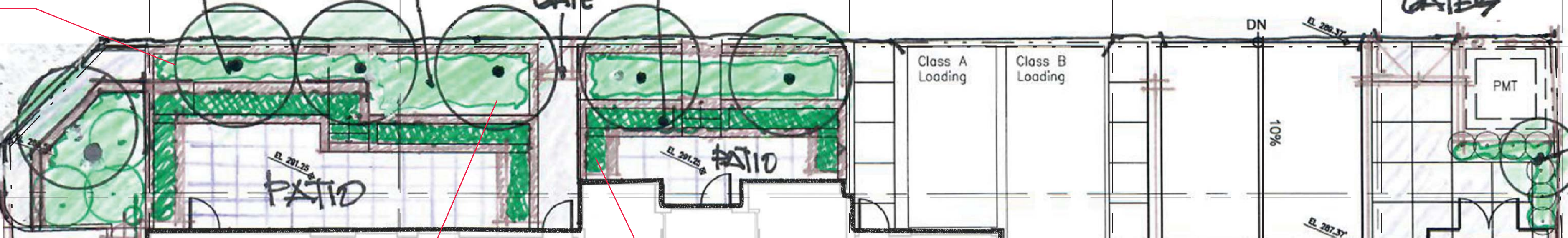
Bicycle Requirements:

Unit Size	# of Units	Bylaw Rate		Bylaw Requirement		Proposed	
		Class A	Class B	Class A	Class B	Class A	Class B
Less than 65 m ²	26	1.5 spaces/unit	2 spaces for first 20 units + 1 space for each additional 20 units	39	1	39	1
In Between 65 m ² and 105 m ²	98	2.5 spaces/unit	2 spaces for first 20 units + 1 space for each additional 20 units	245	6	245	6
Total	124			284	7	284	7

TYP. ABSORBENT SOFT ON NATIVE SOIL

1 COLUMNAR TREE 2 MIXED PLANTING GATE 3 EVERGREEN HEDGE 4' HT. 4 Lane 5 6 SECURITY GATES 7

A



SMALL TREE VINES ON FENCE EVERGREEN GROUNDCOVER

ROLL-OVER LOW CURB

TYP. ABSORBENT SOFT LANDSCAPE ON SLAB/ABOVE PARKADE

CLOSED BOTTOM PLANTER BOXES

CLIMBING VINES WALL TRELLIS

Lane

ELECT. CHARGER BOLLARD LIGHTING

CONC. PAVERS

5740 Cambie Street

CAR SHARE 1

CAR SHARE 2

CAR SHARE 3

CAR SHARE 4

MIXED PLANTING LOW/MED. SHRUBS PERENNIALS

B

SMALL TREE

SEAT

TYP. ABSORBENT SOFT ON NATIVE SOIL

DETENTION TANK BELOW LEVEL P1

CLOSED BOTTOM PLANTER BOXES

EVERGREEN HEDGE 3' HT.

SMALL TREE

GATES

SEAT

CONC. SLABS

EDGE OF PARKING BELOW

CONC. PAVERS

CONC. WALK

Oakridge - Assured Rental

441|457|475 W 42nd Ave

Landscape Site Plan

November 20, 2019

L-1.0

URBANSOLUTIONS ARCHITECTURE LIMITED

FEATURE TREE

MIXED SHRUBS BIRD-FRIENDLY

ORNAMENTAL CRASSES

MULTI-STEM TREE

FEATURE TREE

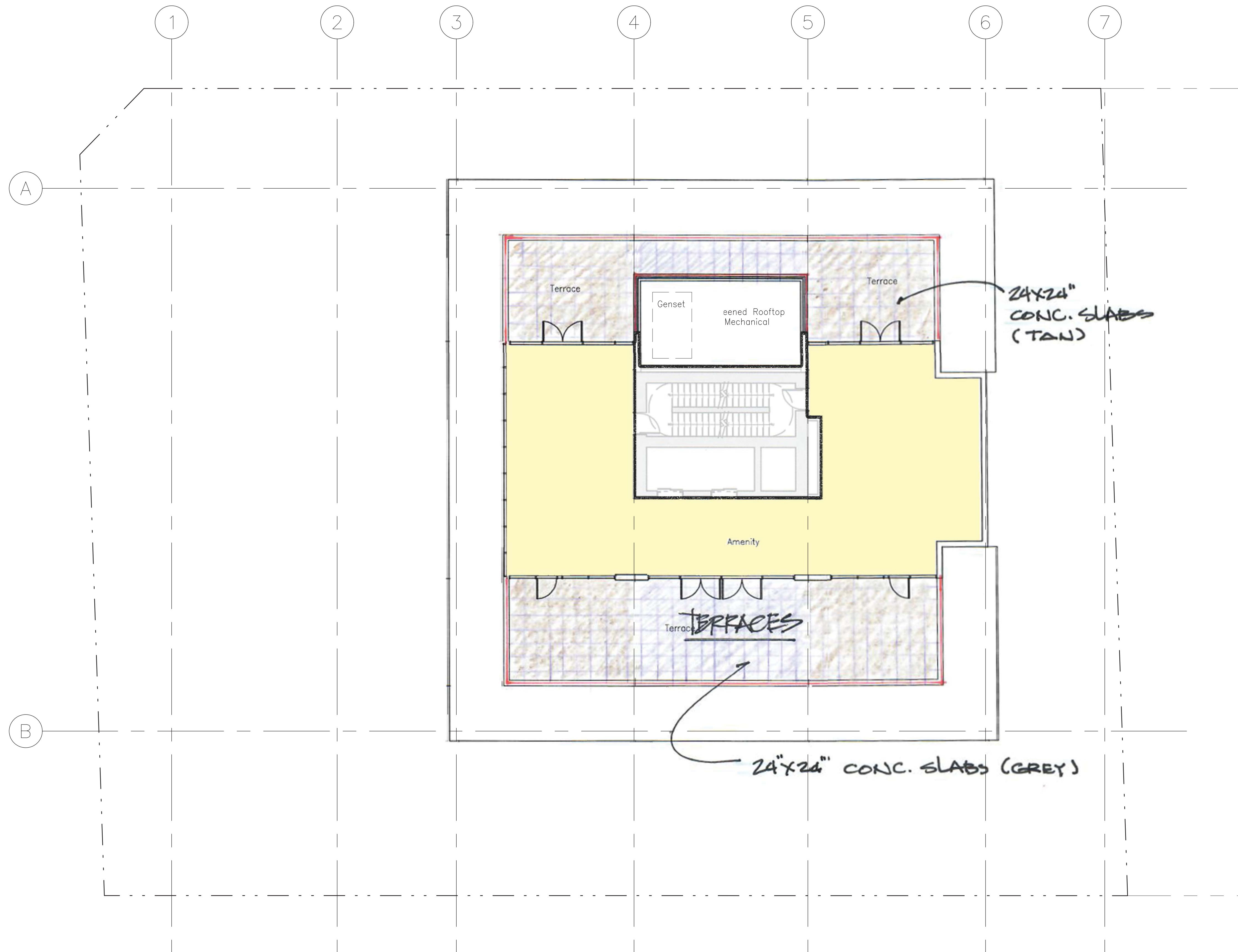
LOW WALLS

CITY STREET TREE

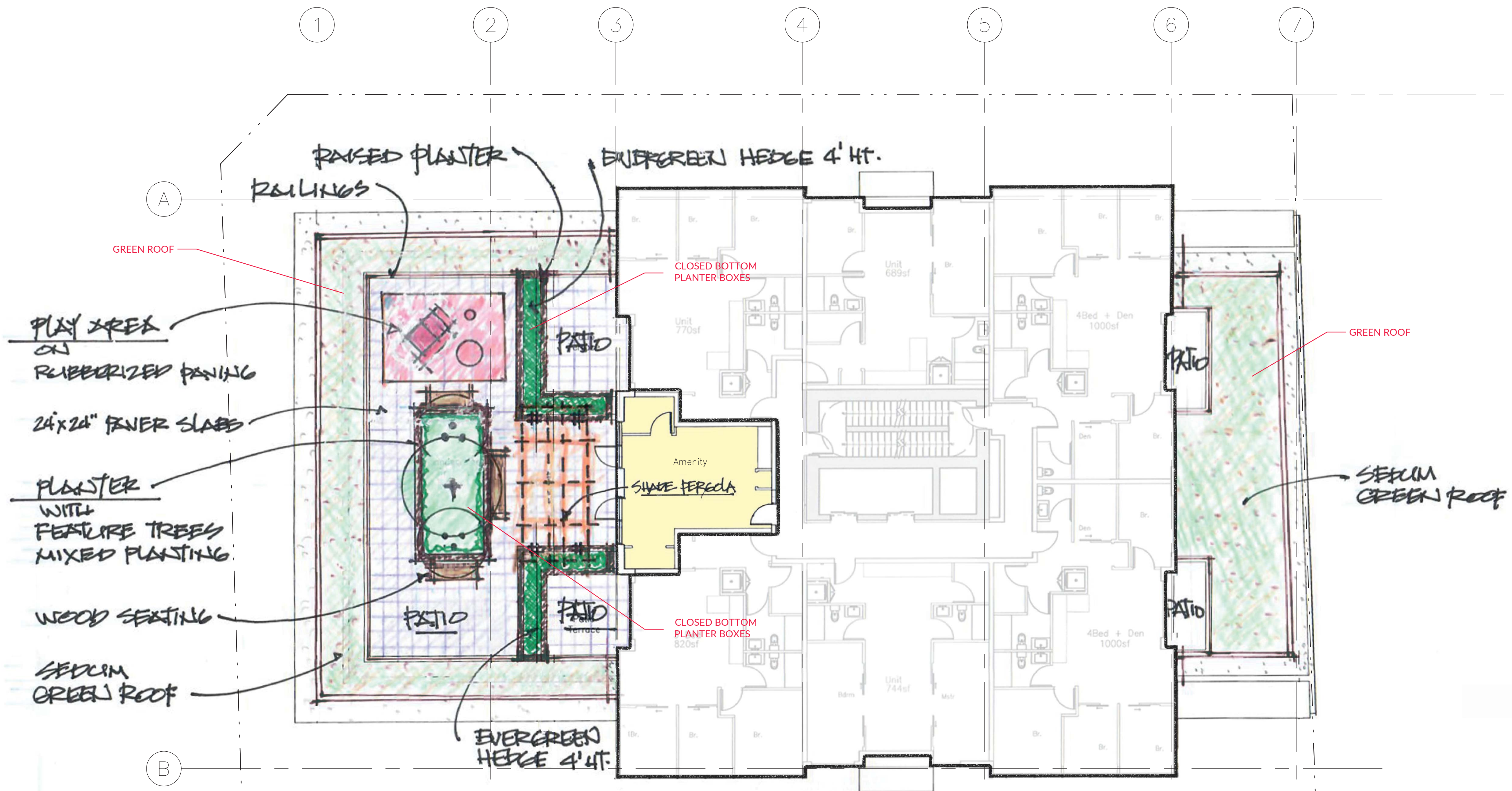
1 GROUND FLOOR LANDSCAPE PLAN SCALE: 1/8" = 1'-0"

W 42 Ave

SEATS



1 TOWER LEVEL 19 AMENITY LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



PLAY AREA
ON
RUBBERIZED PAVING

24x24" PAVEMENT SLABS

PLASTER
WITH
FEATURE TREES
MIXED PLANTING

WOOD SEATING

SEDUM
GREEN ROOF

RAISED PLANTER
RAILINGS

EVERGREEN HEDGE 4' HT.

CLOSED BOTTOM
PLANTER BOXES

EVERGREEN
HEDGE 4' HT.

CLOSED BOTTOM
PLANTER BOXES

GREEN ROOF

SEDUM
GREEN ROOF



1 TOWER LEVEL 5 - PODIUM ROOF LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"