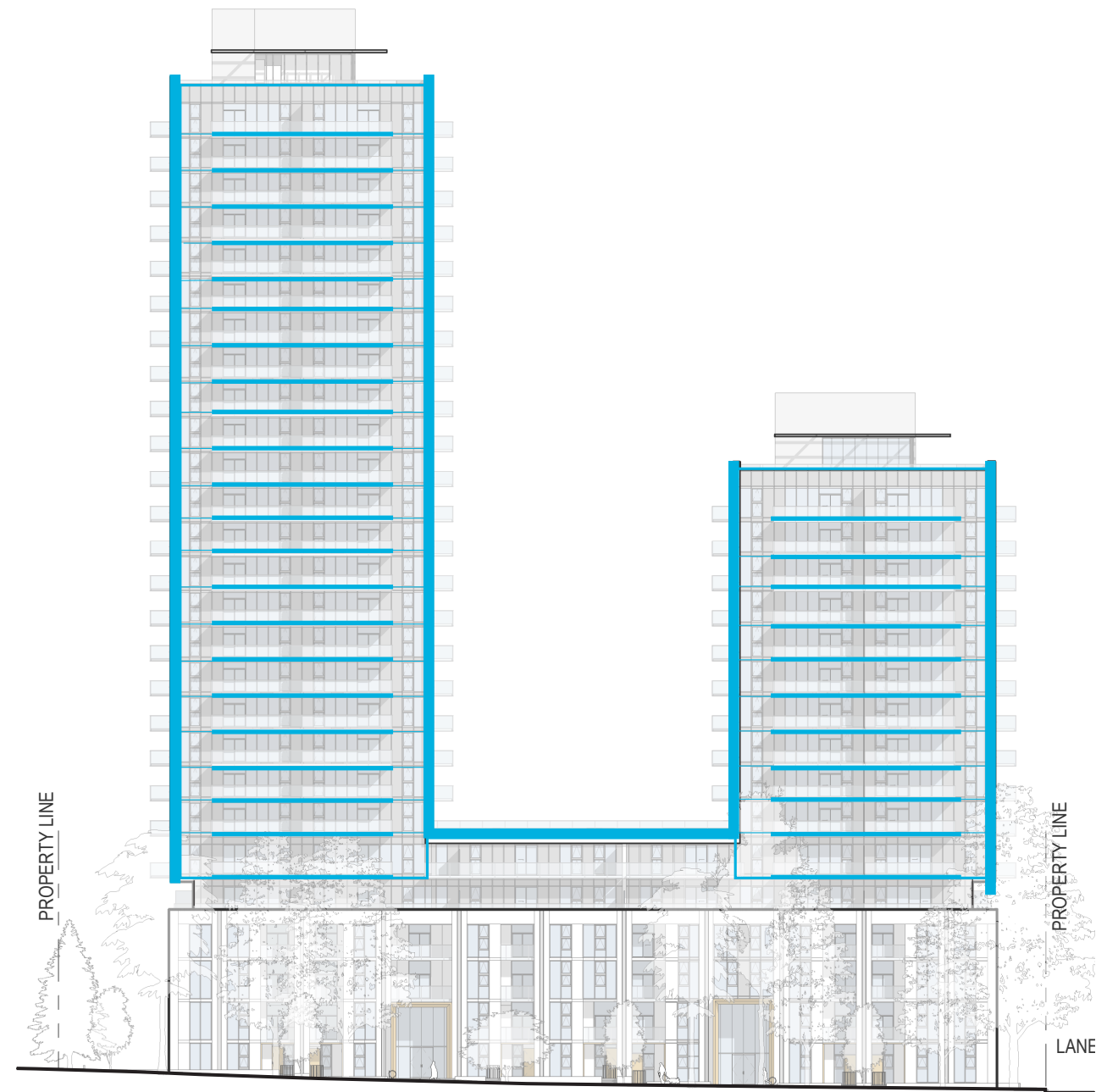


BALCONIES ON STREET RIGHT OF WAY

Large balconies on the east and west facades of the towers are oriented to engage with the major street right of ways, providing eyes-on-the-street, animation, and a strong vertical expression.



ASH SITE- WEST ELEVATION



ENTRY ALONG ASH ST

PODIUM: VERTICAL SCALE

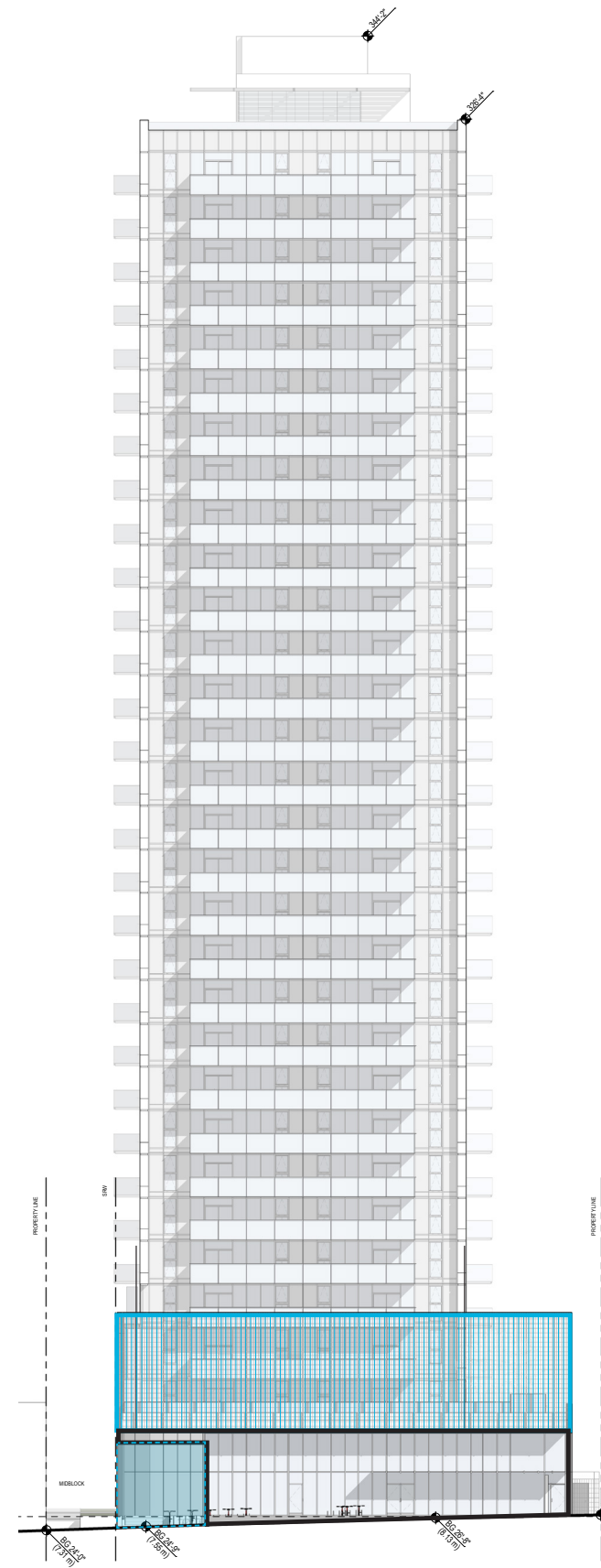
The podium of the building is broken up into two distinct zones along Cambie street; a double height commercial space and residential lobby at the ground, and an outdoor amenity space wrapped with a transparent architectural screen element on levels 3 and 4. These design moves result from an analysis of the site conditions: the sloping site allowing for a generous two storey commercial and lobby interface on Cambie, and the Skytrain guideway providing a datum for the screen placement to enhance privacy.

PODIUM: PRIVACY AT SKYTRAIN GUIDWAY

The Cambie tower both engages with the surrounding public realm, and reacts to the nearby Skytrain guideway. The residential tower is pulled back from the street and guideway to create a generous outdoor amenity space, and an architectural screen creates a privacy barrier and design feature for the building. The placement of the lobby capitalizes on the new mid-block connection between Cambie Street and the lane, animating the south-east corner of the site. A new commercial space is situated to capitalize on its location within the neighbourhood and proximity to a major transit node.

TOWER: BALCONIES

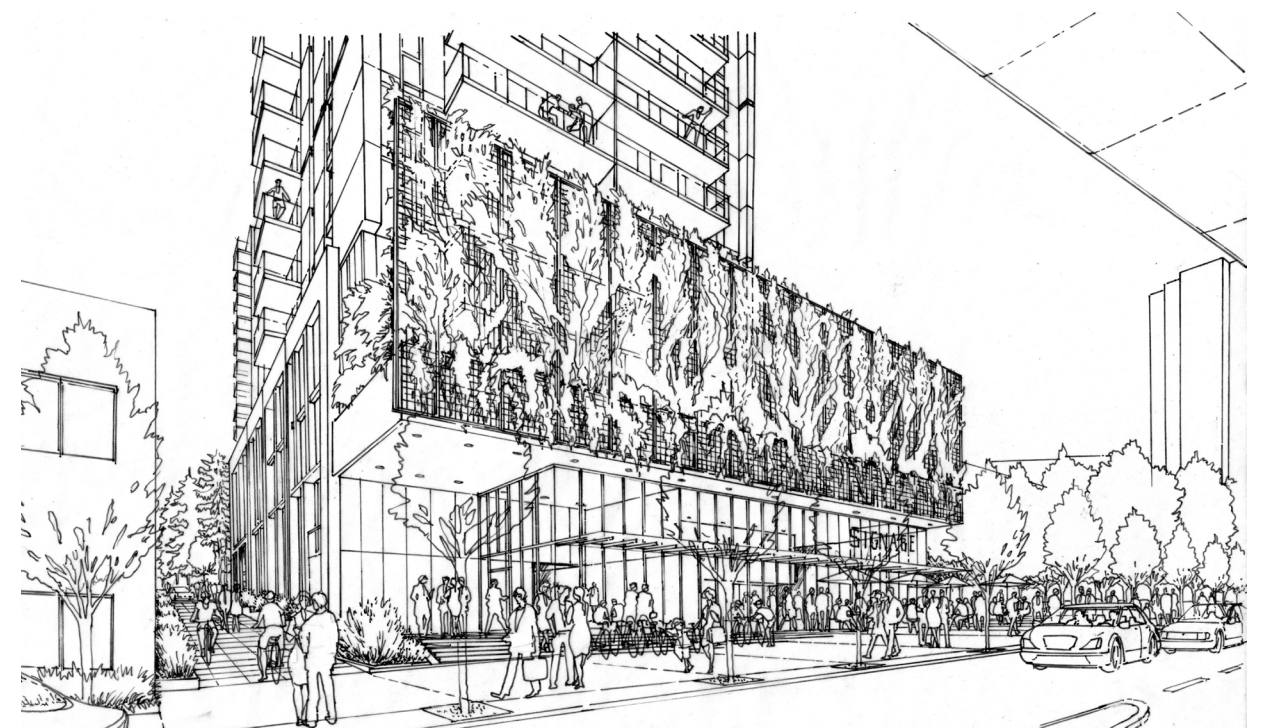
Similar to the balconies on the Ash Site towers, the balconies on the Cambie tower are oriented to engage with the major street right of ways, providing eyes-on-the-street, animation, and a strong vertical expression. The continuous band of balconies capitalizes on views but also provides a passive shading strategy for the adjacent units.



CAMBIE SITE - EAST ELEVATION



NORTH-EAST ARIEL VIEW



VIEW OF CAMBIE LOBBY