

MOTION

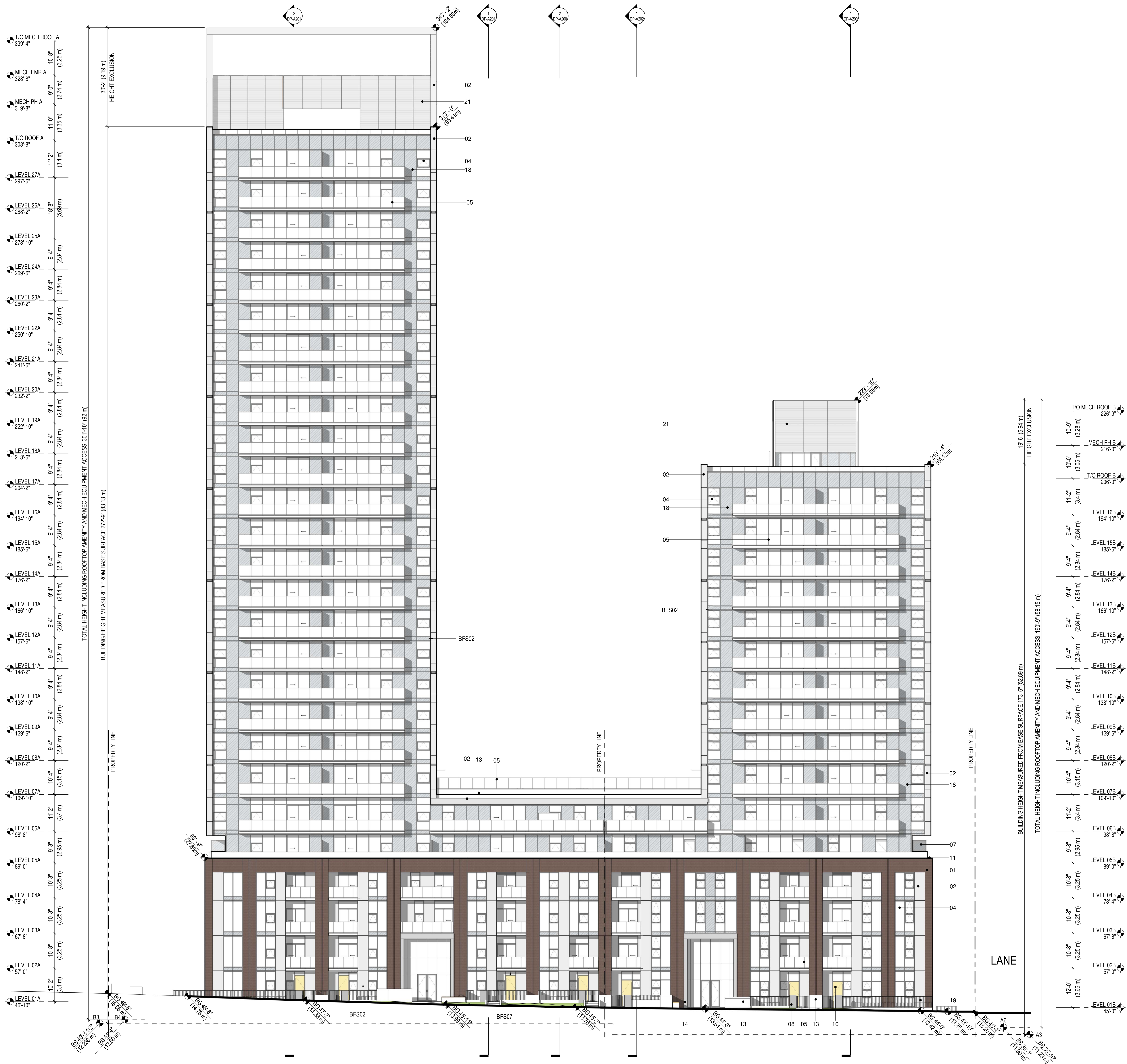
5. **Approval of Form of Development – 8460 Ash Street and 8491 Cambie Street**

THAT the form of development for this portion of the site known as 8460 Ash Street and 8491 Cambie Street be approved generally as illustrated in the Development Application Number DP-2022-00069 & DP-2022-00070, prepared by Intracorp Homes, and stamped “Received, Community Services Group, Development Services”, on September 28, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

* * * * *

Additional Background Information:

<https://shapeyourcity.ca/8460-ash-st-and-8495-cambie-st>



BIRD FRIENDLY STRATEGIES

- BFS01 USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
BFS02 INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS INCL. SPANDREL PANELS AND MULLIONS
BFS03 NATIVE TREES AND SHRUBS PLANTED FOR BIRD ECOLOGY. SEE LANDSCAPE DRAWINGS
BFS04 SELECTION OF NATIVE AND NON-INVASIVE PLANT SPECIES. SEE LANDSCAPE DRAWINGS
BFS05 GREEN ROOF WITH INTENSIVE PLANTING. SEE LANDSCAPE DRAWINGS
BFS06 COMMUNITY GARDENS ON ROOF WITH EDIBLE PLANTS. SEE LANDSCAPE DRAWINGS
BFS07 USE OF BALCONIES AND CANOPIES TO COVER WINDOWS AT GROUND LEVEL
BFS08 SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR PASSAGE TO SKY AND VEGETATION

LEGEND

- 01 BRICK - RUNNING BOND
02 PREFINISHED ALUMINUM PANEL - COLOUR 1
03 PREFINISHED ALUMINUM PANEL - COLOUR 2
04 VISION GLASS - TYPE 1
05 GLASS GUARD W/ PREFINISHED METAL FRAME
06 PREFINISHED METAL PICKET GUARDRAIL
07 FROSTED GLASS PRIVACY SCREEN
08 PRECAST CONCRETE LANDSCAPE WALL
09 PERFORATED METAL PANEL
10 WOOD DOOR
11 PREFINISHED METAL PARAPET FLASHING
12 OVERHEAD GATE
13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
14 PREFINISHED ALUMINUM FRAME
15 PREFINISHED ALUMINUM SIDE WALL AND SOFFIT
16 PREFINISHED ALUMINUM SOFFIT
17 WOOD CLADDING
18 SPANDREL GLASS
19 PRE-FINISHED METAL PICKET GATE
20 PRE-FINISHED LOUVER
21 CORRUGATED METAL PANEL
22 TERRACOTTA
23 VISION GLASS - TYPE 2
24 EXPOSED CONCRETE SOFFIT - PAINTED

LEGEND

- PROPERTY LINE
--- SETBACKS
--- DEDICATION
--- SRW

NOTE:

BS REFER TO BASE SURFACE CALCULATION PLAN FOR CLARIFICATION

UNLESS NOTED OTHERWISE ALL GLAZING SHALL HAVE OTC 28. FOR FACADE LOCATIONS WITH OTC 32 GLAZING, REFER TO FLOOR PLANS. SEE ACOUSTIC REPORT FOR MORE INFO.

SCALE 0' 4' 8' 16' 32'

ISSUED

ISSUED FOR PRE-OP SUBMISSION	12/08/2021
ISSUED FOR DEVELOPMENT PERMIT	01/19/2022
ISSUED FOR DP PRIOR TO RESPONSE	06/22/2022
ISSUED FOR DP PRIOR TO CONDITIONS 2	09/27/2022



KEY PLAN

PROJECT

ASHLEY MAR
REDEVELOPMENT

PROJECT NUMBER

411672

REVISIONS

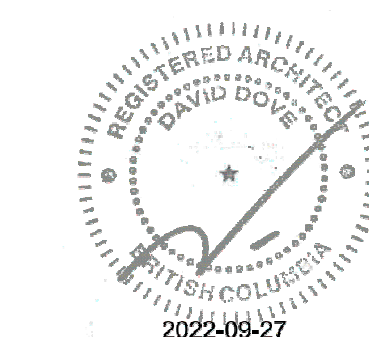
TITLE

ASH - WEST ELEVATION

SHEET NUMBER

DP-A300

	ISSUED
ISSUED FOR PRE-DP SUBMISSION	12/08/2021
ISSUED FOR DEVELOPMENT PERMIT	01/19/2022
ISSUED FOR DP PRIOR TO RESPONSE	06/22/2022
ISSUED FOR DP PRIOR TO CONDITIONS 2	09/27/2022



BIRD FRIENDLY STRATEGIES

BF501	USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
BF502	INTERRUPT/ REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS
	NCL. SPANDREL PANELS AND MULLIONS
BF503	NATIVE TREES AND SHRUBS PLANTED FOR BIRO ECOLOGY. SEE LANDSCAPE DRAWINGS
BF504	SELECTION OF NATIVE AND NON-INVASIVE PLANT SPECIES. SEE LANDSCAPE DRAWINGS
BF505	GREEN ROOF WITH INTENSIVE PLANTING. SEE LANDSCAPE DRAWINGS
BF506	COMMUNITY GARDENS ON ROOFTOP PLANTERS. SEE LANDSCAPE DRAWINGS
BF507	USE OF BALCONIES AND CANOPIES TO COVER WINDOWS AT GROUND LEVEL.
BF508	SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR GLASS TO SKY AND VEGETATION

LEGEND

- 01 BRICK - RUNNING BOND
- 02 PREFINISHED ALUMINUM PANEL - COLOUR 1
- 03 PREFINISHED ALUMINUM PANEL - COLOUR 2
- 04 VISION GLASS - TYPE 1
- 05 GLASS GUARD W/ PREFINISHED METAL FRAME
- 06 PREFINISHED METAL PICKET GUARDRAIL
- 07 FROSTED GLASS PRIVACY SCREEN
- 08 PRECAST CONCRETE LANDSCAPE WALL
- 09 PERFORATED METAL PANEL
- 10 WOOD DOOR
- 11 PREFINISHED METAL PARAPET FLASHING
- 12 OVERHEAD GATE
- 13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
- 14 PREFINISHED ALUMINUM FRAME
- 15 PREFINISHED ALUMINUM SIDING WALL AND SOFFIT
- 16 PREFINISHED ALUMINUM SOFFIT
- 17 WOOD CLADDING
- 18 SPANDREL GLASS
- 19 PRE-FINISHED METAL PICKET GATE
- 20 PRE-FINISHED LOUVER
- 21 CORRUGATED METAL PANEL
- 22 TERRACOTTA
- 23 VISION GLASS - TYPE 2
- 24 EXPOSED CONCRETE SOFFIT - PAINTED

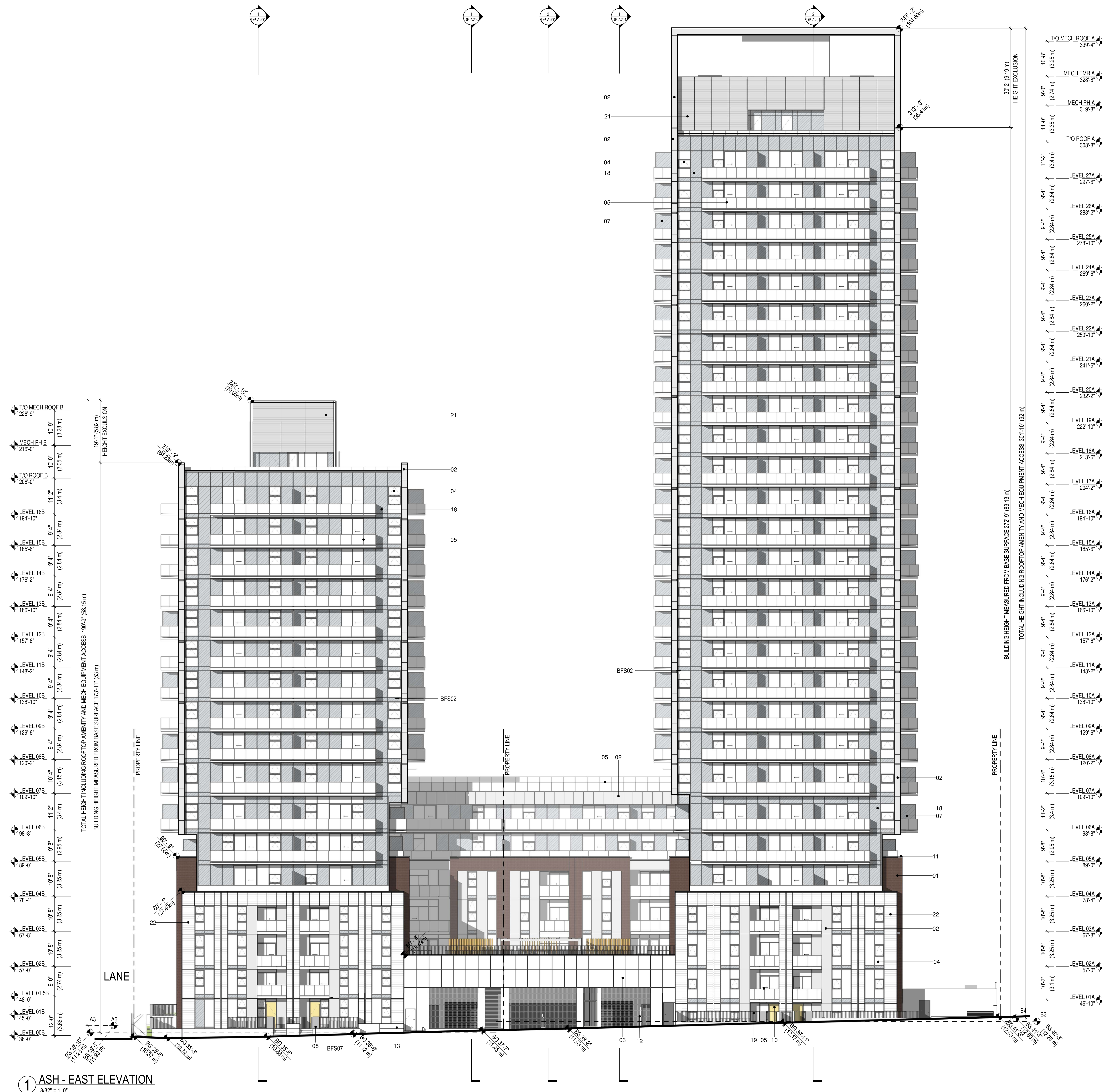
LEGEND

— — — — — PROPERTY LINE
 — . — — — — — SETBACKS
 - - - - - DEDICATION
 - - - - - SRW

NOTE:

BS REFER TO BASE SURFACE CALCULATION PLAN FOR CLARIFICATION

UNLESS NOTED OTHERWISE ALL GLAZING SHALL HAVE OITC 29. FOR FACADE LOCATIONS WITH OITC 32 GLAZING REFER TO FLOOR PLANS. SEE ACOUSTIC REPORT FOR MORE INFO.



1 ASH - EAST ELEVATION
3/32" = 1'-0"

SCALE

0' 4' 8' 16' 32'

ISSUED FOR PRIOR TO
CONDITIONS 2
09/27/2022

ISSUED

ISSUED FOR PRE-DP SUBMISSION	12/08/2021
ISSUED FOR DEVELOPMENT PERMIT	01/19/2022
ISSUED FOR DP PRIOR TO RESPONSE	06/22/2022
ISSUED FOR DP PRIOR TO CONDITIONS 2	09/27/2022



KEYPLAN

PROJECT

**ASHLEY MAR
REDEVELOPMENT**

PROJECT NUMBER 411672

REVISIONS

TITL E

ASH - NORTH ELEVATION

SHEET NUMBER

DP-A302

© 2021 Parkins & Wynn

BIRD FRIENDLY STRATEGIES

BF501	USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
BF502	INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS
BF503	INCL. SPANDREL PANELS AND MULLIONS
BF504	NATIVE TREES AND SHRUBS PLANTED FOR BIRD ECOLOGY. SEE LANDSCAPE DRAWINGS
BF505	SELECTION OF NATIVE AND NON-INVASIVE PLANT SPECIES. SEE LANDSCAPE DRAWINGS
BF506	GREEN ROOF WITH INTENSIVE PLANTING. SEE LANDSCAPE DRAWINGS
BF507	PERMANENT GARDENS ON ROOF WITH VERTICAL PLANTS. SEE LANDSCAPE DRAWINGS
BF507	USE OF BALCONIES AND CANOPIES TO COVER WINDOWS AT GROUND LEVEL
BF508	SOLID WINDOW CORNERS TO REDUCE APPARENT OF CLEAR GLASS TO SKY AND VEGETATION

LEGEND

- 01 BRICK - RUNNING BOND
- 02 PREFINISHED ALUMINUM PANEL - COLOUR 1
- 03 PREFINISHED ALUMINUM PANEL - COLOUR 2
- 04 VISION GLASS - TYPE 1
- 05 GLASS GUARD W/ PREFINISHED METAL FRAME
- 06 PREFINISHED METAL PICKET GUARDRAIL
- 07 FROSTED GLASS PRIVACY SCREEN
- 08 PRECAST CONCRETE LANDSCAPE WALL
- 09 PERFORATED METAL PANEL
- 10 WOOD DOOR
- 11 PREFINISHED METAL PARAPET FLASHING
- 12 OVERHEAD GATE
- 13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
- 14 PREFINISHED ALUMINUM FRAME
- 15 PREFINISHED ALUMINUM SIDING WALL AND SOFFIT
- 16 PREFINISHED ALUMINUM SOFFIT
- 17 WOOD CLADDING
- 18 SPANDREL GLASS
- 19 PRE-FINISHED METAL PICKET GATE
- 20 PRE-FINISHED LOUVER
- 21 CORRUGATED METAL PANEL
- 22 TERRACOTTA
- 23 VISION GLASS - TYPE 2
- 24 EXPOSED CONCRETE SOFFIT - PAINTED

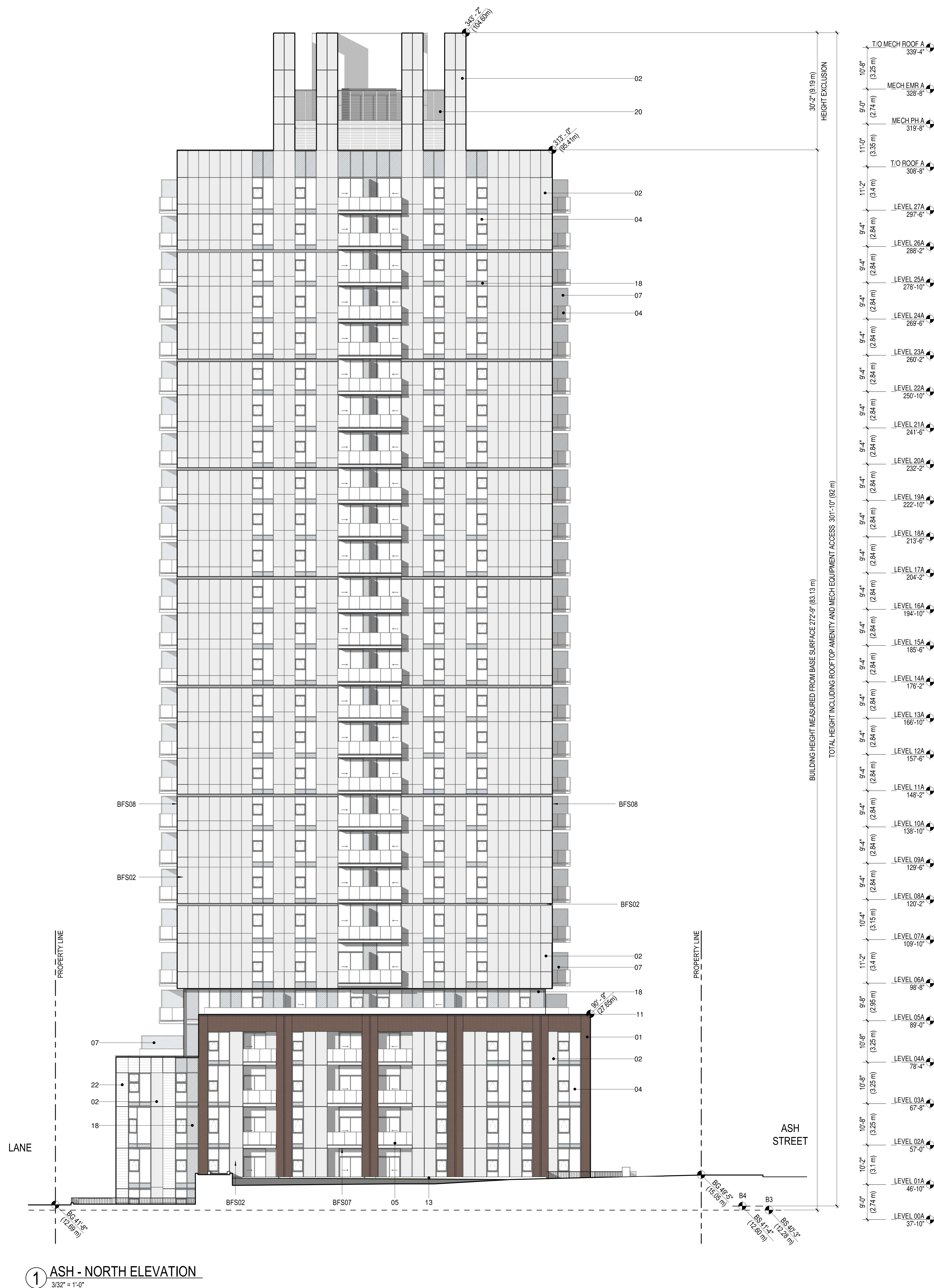
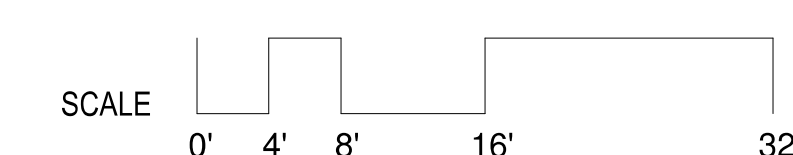
LEGEND

- — — — — PROPERTY LINE
 — . — SETBACKS
 - - - - - DEDICATION
 - - - - - SRW

NOTE:

BS REFER TO BASE SURFACE CALCULATION PLAN FOR CLARIFICATION

UNLESS NOTED OTHERWISE ALL GLAZING SHALL HAVE OITC 29. FOR FACADE LOCATIONS WITH OITC 32 GLAZING, REFER TO FLOOR PLANS. SEE ACOUSTIC REPORT FOR MORE INFO.



1 ASH - NORTH ELEVATION
3/32" = 1'-0"

ISSUED FOR PRIOR TO
CONDITIONS 2
09/27/2022

	ISSUED
ISSUED FOR PRE-DP SUBMISSION	12/08/2021
ISSUED FOR DEVELOPMENT PERMIT	01/19/2022
ISSUED FOR DP PRIOR TO RESPONSE	06/22/2022
ISSUED FOR DP PRIOR TO CONDITIONS 2	09/27/2022



KEYPLAN

PROJECT

**ASHLEY MAR
REDEVELOPMENT**

PROJECT NUMBER 411672

REVISIONS

TITLE

ASH - SOUTH ELEVATION

SHEET NUMBER

DP-A303

© 2021 Parkins & Wynn

BIRD FRIENDLY STRATEGIES

BF501	USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
BF502	INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS
	INCL. SPANDREL PANELS AND MULLIONS
BF503	NATIVE TREES AND SHRUBS PLANTED FOR BIRD ECOLOGY. SEE LANDSCAPE DRAWINGS
BF504	SELECTION OF NATIVE AND NON-INVASIVE PLANT SPECIES. SEE LANDSCAPE DRAWINGS
BF505	GREEN ROOF WITH INTENSIVE PLANTING. SEE LANDSCAPE DRAWINGS
BF506	PERMANENT GARDENS ON ROOFS WITH HERB PLANTS. SEE LANDSCAPE DRAWINGS
BF507	USE OF BALCONIES AND CANOPIES TO COVER WINDOWS AT GROUND LEVEL
BF508	SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR GLASS TO SKY AND VEGETATION

LEGEND

- 01 BRICK - RUNNING BOND
- 02 PREFINISHED ALUMINUM PANEL - COLOUR 1
- 03 PREFINISHED ALUMINUM PANEL - COLOUR 2
- 04 VISION GLASS - TYPE 1
- 05 GLASS GUARD W/ PREFINISHED METAL FRAME
- 06 PREFINISHED METAL PICKET GUARDRAIL
- 07 FROSTED GLASS PRIVACY SCREEN
- 08 PRECAST CONCRETE LANDSCAPE WALL
- 09 PERFORATED METAL PANEL
- 10 WOOD DOOR
- 11 PREFINISHED METAL PARAPET FLASHING
- 12 OVERHEAD GATE
- 13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
- 14 PREFINISHED ALUMINUM FRAME
- 15 PREFINISHED ALUMINUM SIDING WALL AND SOFFIT
- 16 PREFINISHED ALUMINUM SOFFIT
- 17 WOOD CLADDING
- 18 SPANDREL GLASS
- 19 PRE-FINISHED METAL PICKET GATE
- 20 PRE-FINISHED LOUVER
- 21 CORRUGATED METAL PANEL
- 22 TERRACOTTA
- 23 VISION GLASS - TYPE 2
- 24 EXPOSED CONCRETE SOFFIT - PAINTED

LEGEND

— — — — — PROPERTY LINE
 — . — — — — — SETBACKS
 - - - - - DEDICATION
 - - - - - SRW

NOTE:

BS REFER TO BASE SURFACE CALCULATION PLAN FOR CLARIFICATION

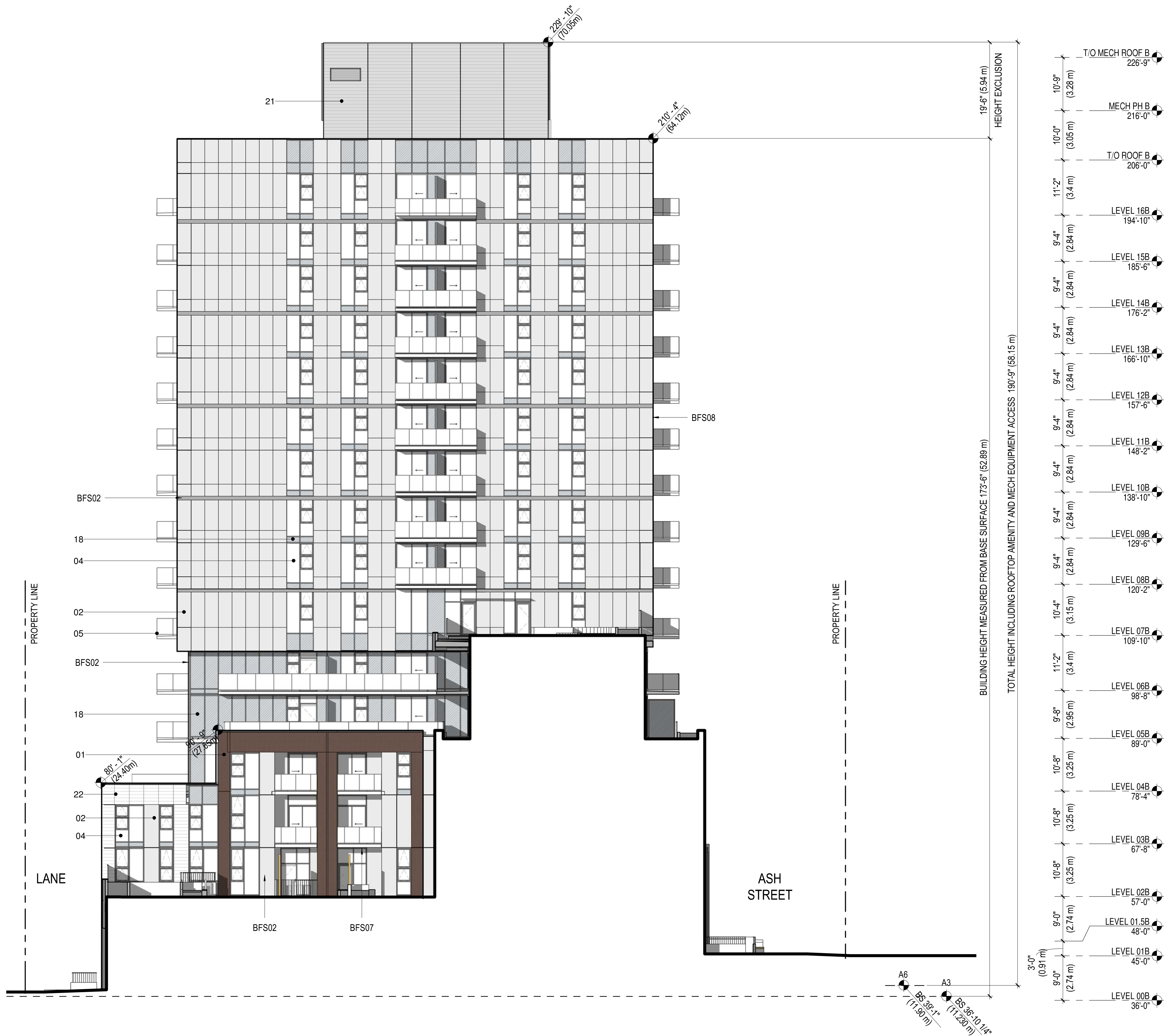
UNLESS NOTED OTHERWISE ALL GLAZING SHALL HAVE OITC 29. FOR FACADE LOCATIONS WITH OITC 32 GLAZING, REFER TO FLOOR PLANS. SEE ACOUSTIC REPORT FOR MORE INFO.



SCALE

0' 4' 8' 16' 32'

09/27/2022 10:27 PM Autodesk Docs\\Perkins+Will\\Arch\\ASHLEY\\MARCP.dwg



1 ASH SOUTH ELEVATION @ COURTYARD
3/32" = 1'-0"

BIRD FRIENDLY STRATEGIES

- BFS01 USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
BFS02 INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS
BFS03 INCL SPANDREL PANELS AND MULLIONS
BFS03 NATIVE TREES AND SHRUBS PLANTED FOR BIRD ECOLOGY. SEE LANDSCAPE DRAWINGS
BFS04 SELECTION OF NATIVE AND NON-INVASIVE PLANT SPECIES. SEE LANDSCAPE DRAWINGS
BFS05 GREEN ROOF WITH INTENSIVE PLANTING. SEE LANDSCAPE DRAWINGS
BFS06 COMMUNITY GARDENS ON ROOF WITH EDIBLE PLANTS. SEE LANDSCAPE DRAWINGS
BFS07 USE OF BALCONIES AND CANOPIES TO COVER WINDOWS AT GROUND LEVEL
BFS08 SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR PASSAGE TO SKY AND VEGETATION

LEGEND

- 01 BRICK - RUNNING BOND
02 PREFINISHED ALUMINUM PANEL - COLOUR 1
03 PREFINISHED ALUMINUM PANEL - COLOUR 2
04 VISION GLASS - TYPE 1
05 GLASS GUARD W/ PREFINISHED METAL FRAME
06 PREFINISHED METAL PICKET GUARDRAIL
07 FROSTED GLASS PRIVACY SCREEN
08 PRECAST CONCRETE LANDSCAPE WALL
09 PERFORATED METAL PANEL
10 WOOD DOOR
11 PREFINISHED METAL PARAPET FLASHING
12 OVERHEAD GATE
13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
14 PREFINISHED ALUMINUM FRAME
15 PREFINISHED ALUMINUM SIDE WALL AND SOFFIT
16 PREFINISHED ALUMINUM SOFFIT
17 WOOD CLADDING
18 SPANDREL GLASS
19 PRE-FINISHED METAL PICKET GATE
20 PRE-FINISHED LOUVER
21 CORRUGATED METAL PANEL
22 TERRACOTTA
23 VISION GLASS - TYPE 2
24 EXPOSED CONCRETE SOFFIT - PAINTED

LEGEND

- PROPERTY LINE
- - - SETBACKS
- - - DEDICATION
- - - SRW

NOTE:

BS REFER TO BASE SURFACE CALCULATION PLAN FOR CLARIFICATION

UNLESS NOTED OTHERWISE ALL GLAZING SHALL HAVE OTC 20. FOR FACADE LOCATIONS WITH OTC 32 GLAZING, REFER TO FLOOR PLANS. SEE ACOUSTIC REPORT FOR MORE INFO.

SCALE 0' 4' 8' 16' 32'

Perkins&Will

INTRACORP
Building the Extraordinary

ISSUED FOR PRIOR TO
CONDITIONS 2
09/27/2022

ISSUED
ISSUED FOR PRE-OP SUBMISSION 12/08/2021
ISSUED FOR DEVELOPMENT PERMIT 01/19/2022
ISSUED FOR DP PRIOR TO RESPONSE 06/22/2022
ISSUED FOR DP PRIOR TO CONDITIONS 2 09/27/2022



KEY PLAN

PROJECT

ASHLEY MAR
REDEVELOPMENT

PROJECT NUMBER

411672

REVISIONS

TITLE

ASH - COURTYARD
ELEVATION

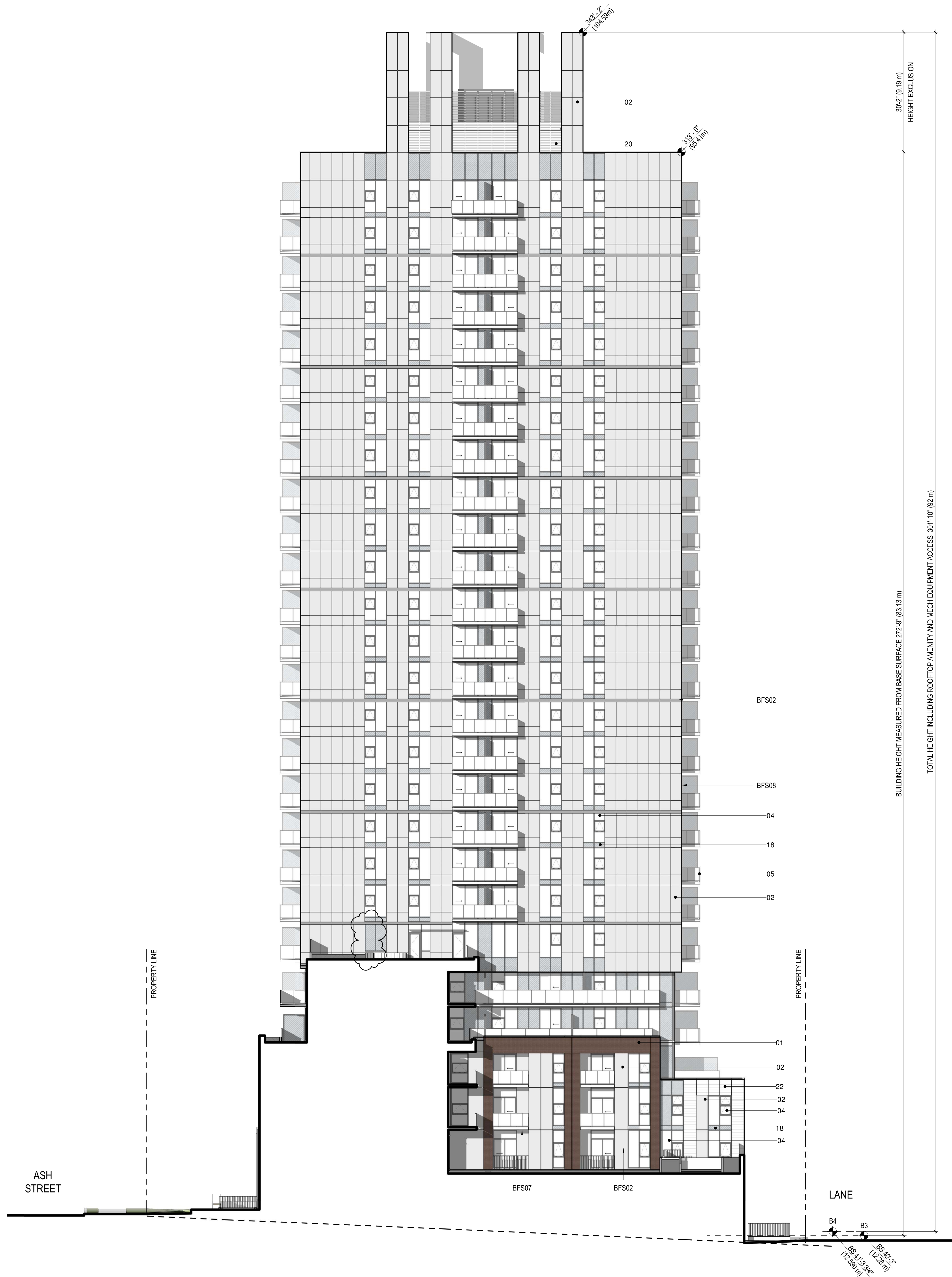
SHEET NUMBER

DP-A304

© 2021 Perkins+Will

07/2022 10:25:27 PM Autodesk Docs\\alley\\Mark\\ASHLEY_MARCPA.dwg

1 ASH - NORTH ELEVATION @ COURTYARD
3/32" = 1'-0"



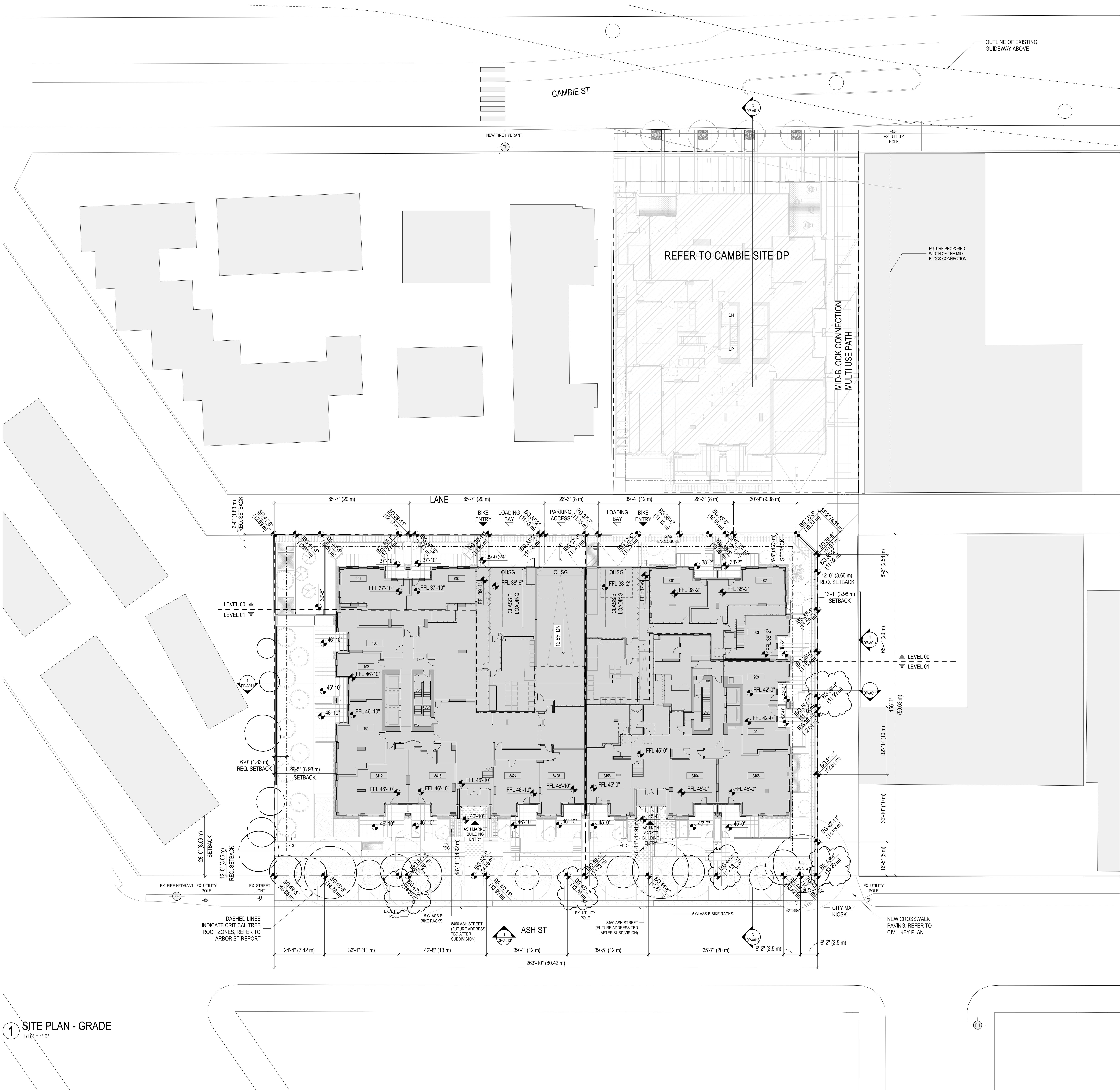
SHEET NOTES:
1. VEHICLE PARKING LAYOUT APPROVED.
SUBJECT TO COMPLIANCE WITH APPROVED
TRANSPORTATION DEMAND MANAGEMENT (TDM)
PLAN.

Perkins&Will

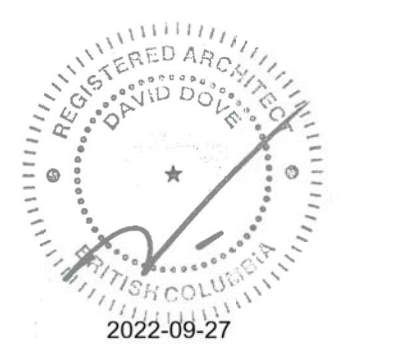
INTRACORP
Building the Extraordinary

ISSUED FOR PRIOR TO
CONDITIONS 2
09/27/2022

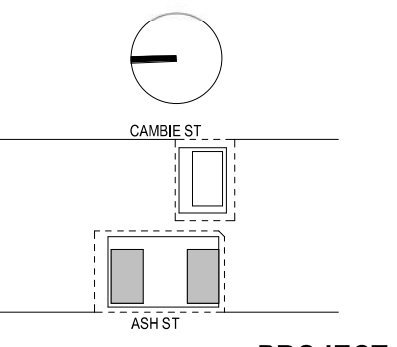
ISSUED
ISSUED FOR PRE-DP
SUBMISSION 12/08/2021
ISSUED FOR DEVELOPMENT
PERMIT 01/19/2022
ISSUED FOR DP PRIOR TO
RESPONSE 06/22/2022
ISSUED FOR DP PRIOR TO
CONDITIONS 2 09/27/2022



1 SITE PLAN - GRADE
1/18" = 1'-0"



KEYPLAN



PROJECT

ASHLEY MAR
REDEVELOPMENT

PROJECT NUMBER
411672

REVISIONS

TITLE

SITE PLAN - GRADE

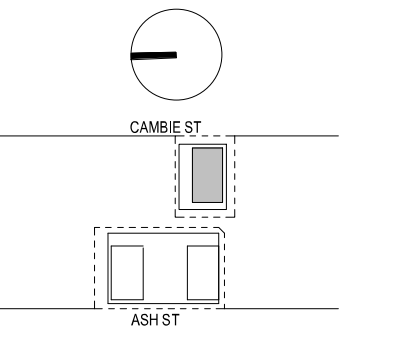
SHEET NUMBER

DP-A008

© 2021 Perkins&Will



KEYPLAN



PROJECT

ASHLEY MAR
REDEVELOPMENT

PROJECT NUMBER
411672

REVISIONS

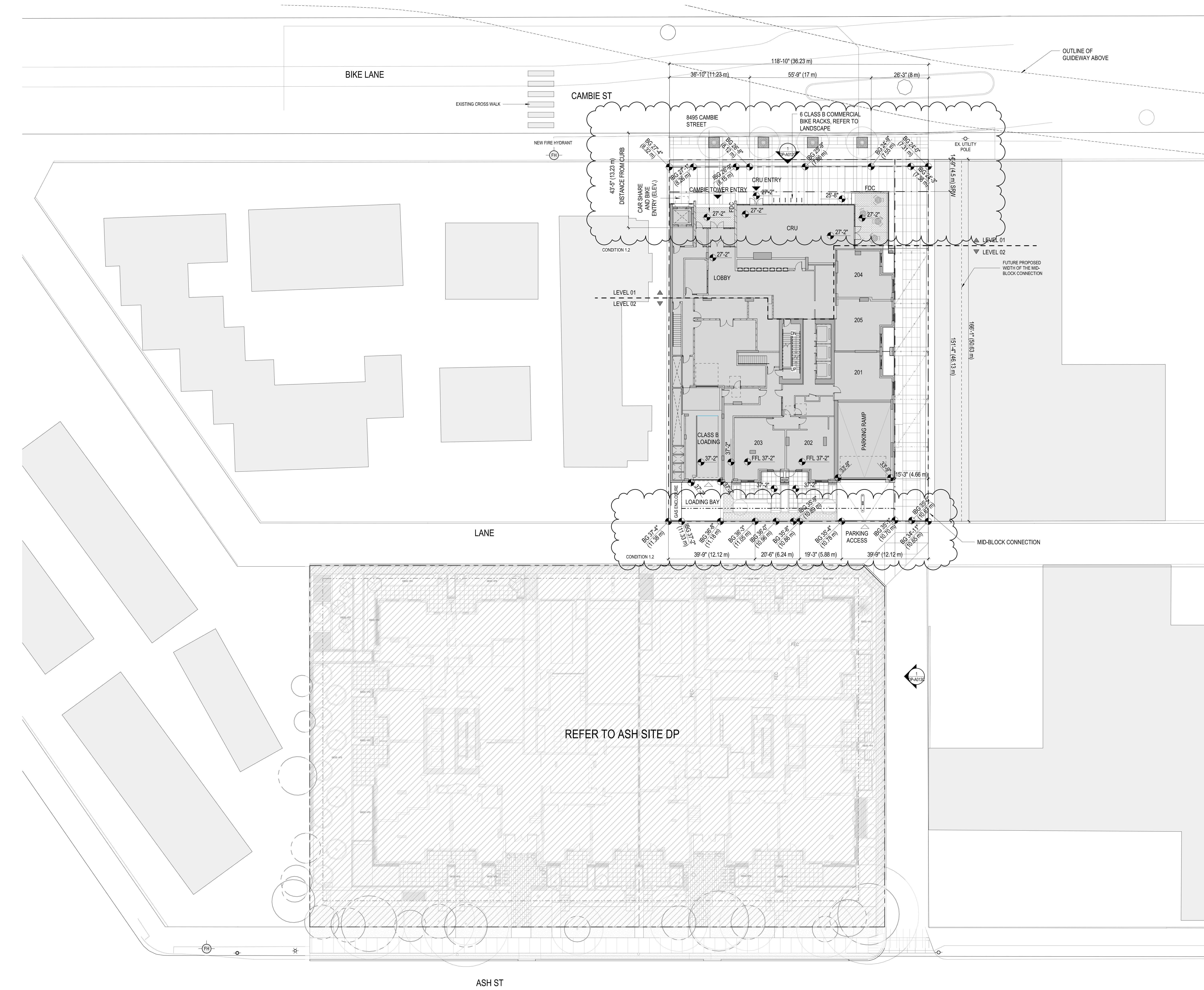
TITLE

SITE PLAN - GRADE

SHEET NUMBER

DP-A008C

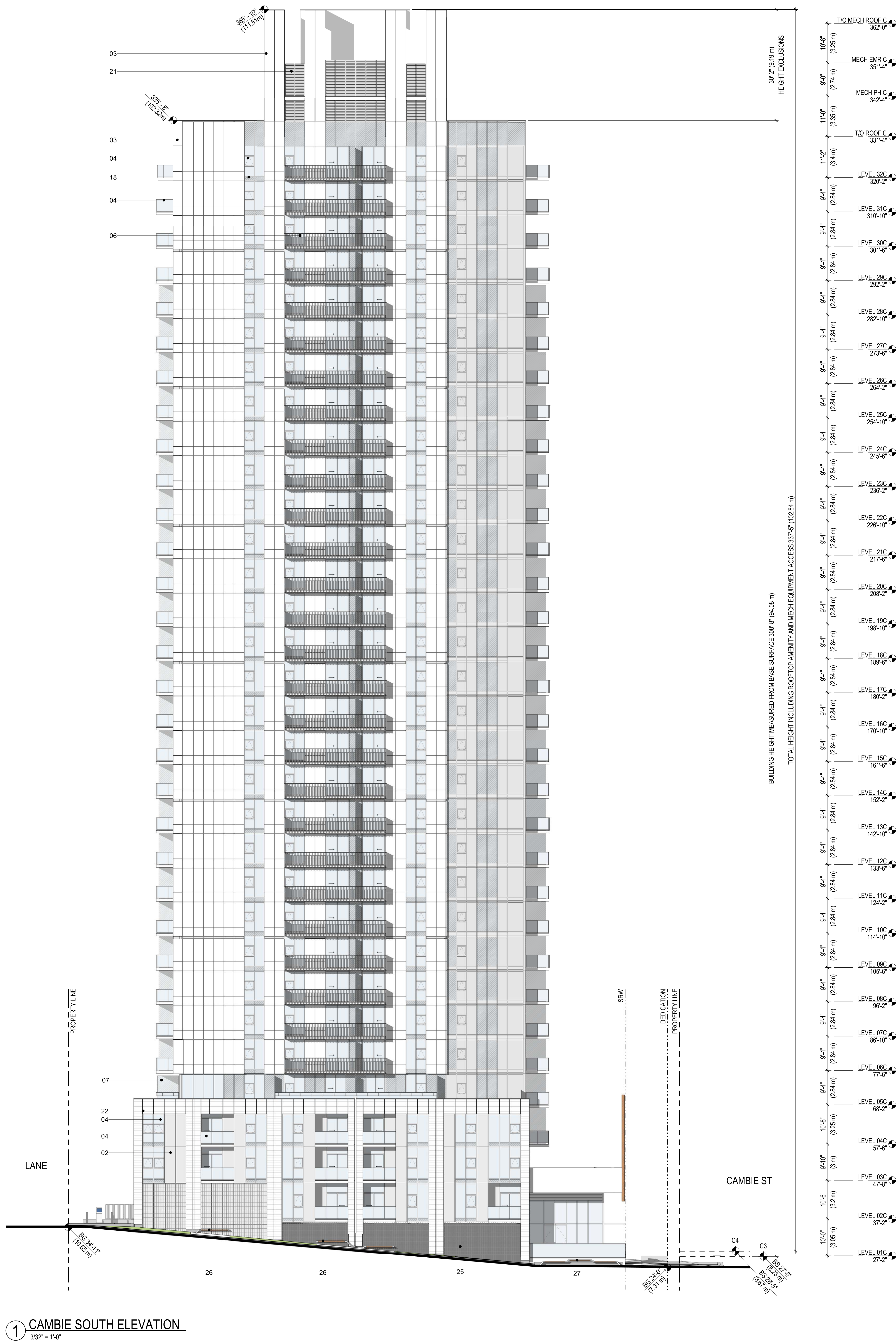
© 2021 Perkins&Will



1 SITE PLAN - GRADE
1/16" = 1'-0"

LEGEND	
--- PROPERTY LINE	△ VEHICULAR ACCESS
- - - SETBACKS	▲ BUILDING ACCESS
..... DEDICATION	⊙ STREET LIGHT
----- SRW	⊙ FIRE HYDRANT
	⊙ UTILITY POLE
	○ EXISTING TREES

SCALE
0' 4' 8' 16' 32'



BIRD FRIENDLY STRATEGIES

- BFS01 USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
BFS02 INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS INCL. SPANDREL PANELS AND MULLIONS
BFS03 NATIVE TREES AND SHRUBS PLANTED FOR BIRD ECOLOGY. SEE LANDSCAPE DRAWINGS
BFS04 SELECTION OF NATIVE AND NON-INVASIVE PLANT SPECIES. SEE LANDSCAPE DRAWINGS
BFS05 GREEN ROOF WITH INTENSIVE PLANTING. SEE LANDSCAPE DRAWINGS
BFS06 COMMUNITY GARDENS ON ROOF WITH EDIBLE PLANTS. SEE LANDSCAPE DRAWINGS
BFS07 USE OF BALCONIES AND CANOPIES TO COVER WINDOWS AT GROUND LEVEL
BFS08 SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR PASSAGE TO SKY AND VEGETATION

LEGEND

- 01 BRICK - RUNNING BOND
02 PREFINISHED ALUMINUM PANEL - COLOUR 1
03 PREFINISHED ALUMINUM PANEL - COLOUR 2
04 VISION GLASS - TYPE 1
05 GLASS GUARD W/ PREFINISHED METAL FRAME
06 PREFINISHED METAL PICKET GUARDRAIL
07 FROSTED GLASS PRIVACY SCREEN
08 PRECAST CONCRETE LANDSCAPE WALL
09 PERFORATED METAL PANEL
10 WOOD DOOR
11 PREFINISHED METAL PARAPET FLASHING
12 OVERHEAD GATE
13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
14 PREFINISHED ALUMINUM FRAME
15 PREFINISHED ALUMINUM SIDE WALL AND SOFFIT
16 PREFINISHED ALUMINUM SOFFIT
17 WOOD CLADDING
18 SPANDREL GLASS
19 PRE-FINISHED METAL PICKET GATE
20 PRE-FINISHED LOUVER
21 CORRUGATED METAL PANEL
22 TERRACOTTA
23 VISION GLASS - TYPE 2
24 EXPOSED CONCRETE SOFFIT - PAINTED
25 STEEL MESH FOR CLIMBING PLANTS
26 DEMOUNTABLE BENCHES
27 PUBLIC SEATING
28 PREFINISHED ALUMINUM PANEL - COLOUR 3

LEGEND

- PROPERTY LINE
- - - SETBACKS
- - - DEDICATION
- - - SRW

NOTE:

- BS REFER TO BASE SURFACE CALCULATION PLAN FOR CLARIFICATION
UNLESS NOTED OTHERWISE ALL GLAZING SHALL HAVE OTC 32 FOR FACADE LOCATIONS WITH OTC 32 GLAZING. REFER TO FLOOR PLANS. SEE ACOUSTIC REPORT FOR MORE INFO.

SCALE 0' 4' 8' 16' 32'

ISSUED		
ISSUED FOR PRE-OP SUBMISSION	12/08/2021	
ISSUED FOR DEVELOPMENT PERMIT	01/19/2022	
ISSUED FOR DP PRIOR TO RESPONSE	06/22/2022	
ISSUED FOR DP PRIOR TO CONDITIONS 2	09/27/2022	



KEYPLAN

PROJECT

ASHLEY MAR
REDEVELOPMENT

PROJECT NUMBER
411672

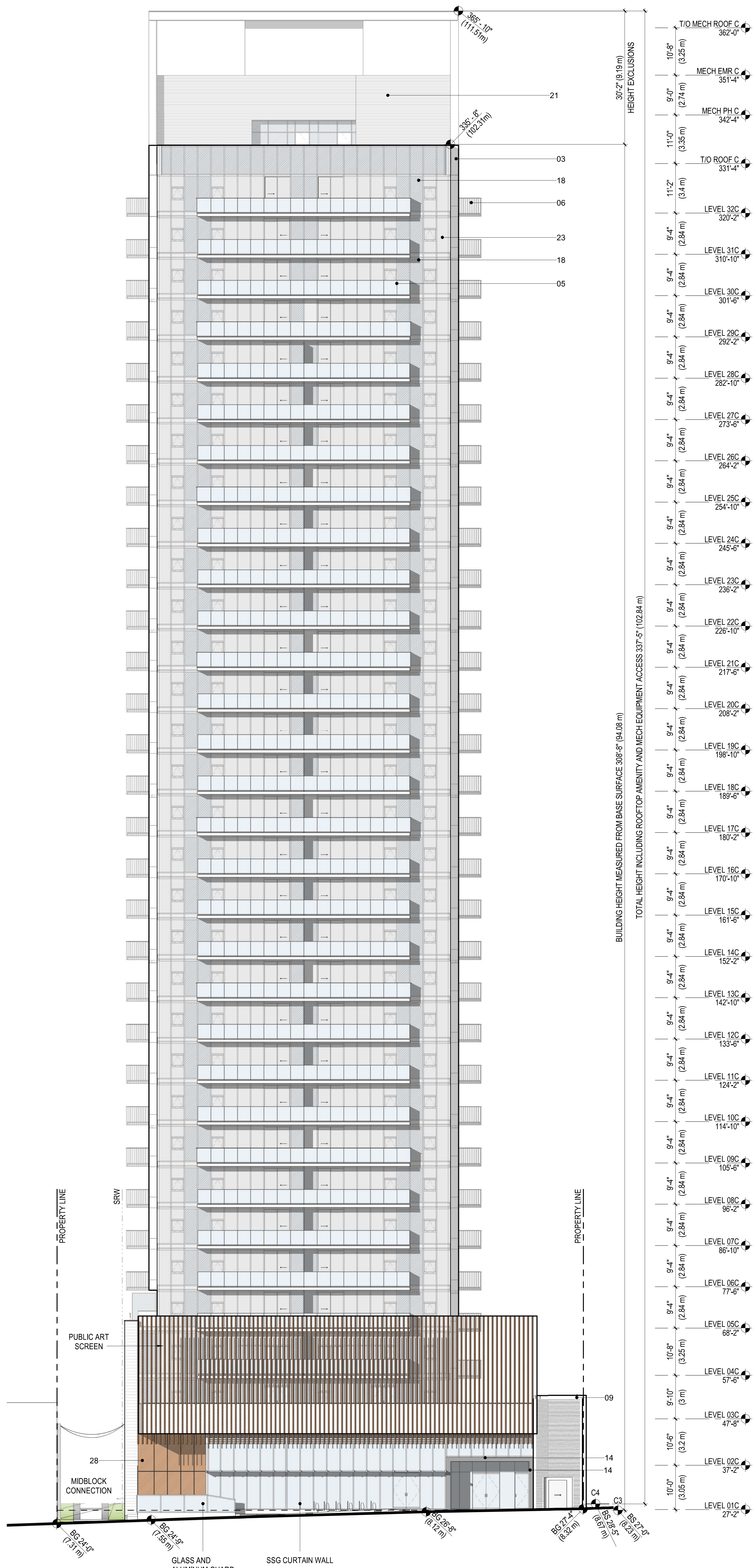
REVISIONS

TITLE

CAMBIE - SOUTH
ELEVATION

SHEET NUMBER

DP-A300C



1 CAMBIE EAST ELEVATION
3/32" = 1'-0"

BIRD FRIENDLY STRATEGIES

- BFS01 USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
BFS02 INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS
BFS03 INCL. SPANDREL PANELS AND MULLIONS
BFS03 NATIVE TREES AND SHRUBS PLANTED FOR BIRD ECOLOGY. SEE LANDSCAPE DRAWINGS
BFS04 SELECTION OF NATIVE AND NON-INVASIVE PLANT SPECIES. SEE LANDSCAPE DRAWINGS
BFS05 GREEN ROOF WITH INTENSIVE PLANTING. SEE LANDSCAPE DRAWINGS
BFS06 COMMUNITY GARDENS ON ROOF WITH EDIBLE PLANTS. SEE LANDSCAPE DRAWINGS
BFS07 USE OF BALCONIES AND CANOPIES TO COVER WINDOWS AT GROUND LEVEL
BFS08 SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR PASSAGE TO SKY AND VEGETATION

LEGEND

- 01 BRICK - RUNNING BOND
02 PREFINISHED ALUMINUM PANEL - COLOUR 1
03 PREFINISHED ALUMINUM PANEL - COLOUR 2
04 VISION GLASS - TYPE 1
05 GLASS GUARD W/ PREFINISHED METAL FRAME
06 PREFINISHED METAL PICKET GUARDRAIL
07 FROSTED GLASS PRIVACY SCREEN
08 PRECAST CONCRETE LANDSCAPE WALL
09 PERFORATED METAL PANEL
10 WOOD DOOR
11 PREFINISHED METAL PARAPET FLASHING
12 OVERHEAD GATE
13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
14 PREFINISHED ALUMINUM FRAME
15 PREFINISHED ALUMINUM SIDE WALL AND SOFFIT
16 PREFINISHED ALUMINUM SOFFIT
17 WOOD CLADDING
18 SPANDREL GLASS
19 PRE-FINISHED METAL PICKET GATE
20 PRE-FINISHED LOUVER
21 CORRUGATED METAL PANEL
22 TERRACOTTA
23 VISION GLASS - TYPE 2
24 EXPOSED CONCRETE SOFFIT - PAINTED
25 STEEL MESH FOR CLIMBING PLANTS
26 DEMOUNTABLE BENCHES
27 PUBLIC SEATING
28 PREFINISHED ALUMINUM PANEL - COLOUR 3

LEGEND

- PROPERTY LINE
- - - SETBACKS
- . - DEDICATION
- - - SRW

NOTE:

BS REFER TO BASE SURFACE CALCULATION PLAN FOR CLARIFICATION

UNLESS NOTED OTHERWISE ALL GLAZING SHALL HAVE OTC 20 FOR FACADE LOCATIONS WITH OTC 32 GLAZING, REFER TO FLOOR PLANS. SEE ACOUSTIC REPORT FOR MORE INFO.

SCALE
0' 4' 8' 16' 32'

ISSUED

ISSUED FOR PRE-OP SUBMISSION	12/08/2021
ISSUED FOR DEVELOPMENT PERMIT	01/19/2022
ISSUED FOR DP PRIOR TO RESPONSE	06/22/2022
ISSUED FOR DP PRIOR TO CONDITIONS 2	09/27/2022



KEYPLAN

PROJECT

ASHLEY MAR
REDEVELOPMENT

PROJECT NUMBER

416972

REVISIONS

TITLE

CAMBIE - EAST
ELEVATIONS

SHEET NUMBER

DP-A301C

SUED FOR PRIOR TO
CONDITIONS 2
09/27/2022

SUED

SUED FOR PRE-DP SUBMISSION	12/05/2021
SUED FOR DEVELOPMENT PERMIT	01/19/2022
SUED FOR DP PRIOR TO RESPONSE	06/22/2022
SUED FOR DP PRIOR TO CONDITIONS 2	09/27/2022



PLAN

SUBJECT

ASHLEY MAR
REDEVELOPMENT

PROJECT NUMBER

672

VISIONS

TLE

MBIE - NORTH ELEVATIONS

EET NUMBER

DP-A302C



Parkinson's

BF501	USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
BF502	INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS INCL. SPANDREL PANELS AND MULLIONS
BF503	NATIVE TREES AND SHRUBS PLANTED FOR BIRD ECOLOGY. SEE LANDSCAPE DRAWINGS
BF504	SEE SECTION 03100 AND NON-VEGETATIVE PLANT SPECIES. SEE LANDSCAPE DRAWINGS
BF505	GREEN ROOF WITH INTENSIVE PLANTING. SEE LANDSCAPE DRAWINGS
BF506	COMMUNITY GARDENS ON ROOF WITH EDIBLE PLANTS. SEE LANDSCAPE DRAWINGS
BF507	USE OF BALCONIES AND CANOPIES TO COVER WINDOWS AT GROUND LEVEL
BF508	SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR GLASS TO SKY AND VEGETATION

LEGEND

- 01 BRICK - RUNNING BOND
02 PREFINISHED ALUMINUM PANEL - COLOUR 1
03 PREFINISHED ALUMINUM PANEL - COLOUR 2
04 GLASS GLAZE - TYPE 1
05 GLASS GUARD W/ PREFINISHED METAL FRAME
06 PREFINISHED METAL PICKET GUARDRAIL
07 FROSTED GLASS PRIVACY SCREEN
08 PRECAST CONCRETE LANDSCAPE WALL
09 PERFORATED METAL PANEL
10 WOOD DOOR
11 PREFINISHED METAL PARAPET FLASHING
12 OVERHEAD GATE
13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
14 PREFINISHED ALUMINUM FRAME
15 PREFINISHED ALUMINUM SIDE WALL AND SOFFIT
16 PREFINISHED ALUMINUM SOFFIT
17 WOOD CLADDING
18 SPANDREL GLASS
19 PRE-FINISHED METAL PICKET GATE
20 PRE-FINISHED OVERLYER
21 CORRUGATED METAL PANEL
22 TERRACOTTA
23 VISION GLASS - TYPE 2
24 EXPOSED CONCRETE SOFFIT - PAINTED
25 STEEL MESH FOR CLIMBING PLANTS
26 DEMOUNTABLE BENCHES
27 PUBLIC SEATING
28 PREFINISHED ALUMINUM PANEL - COLOUR 3

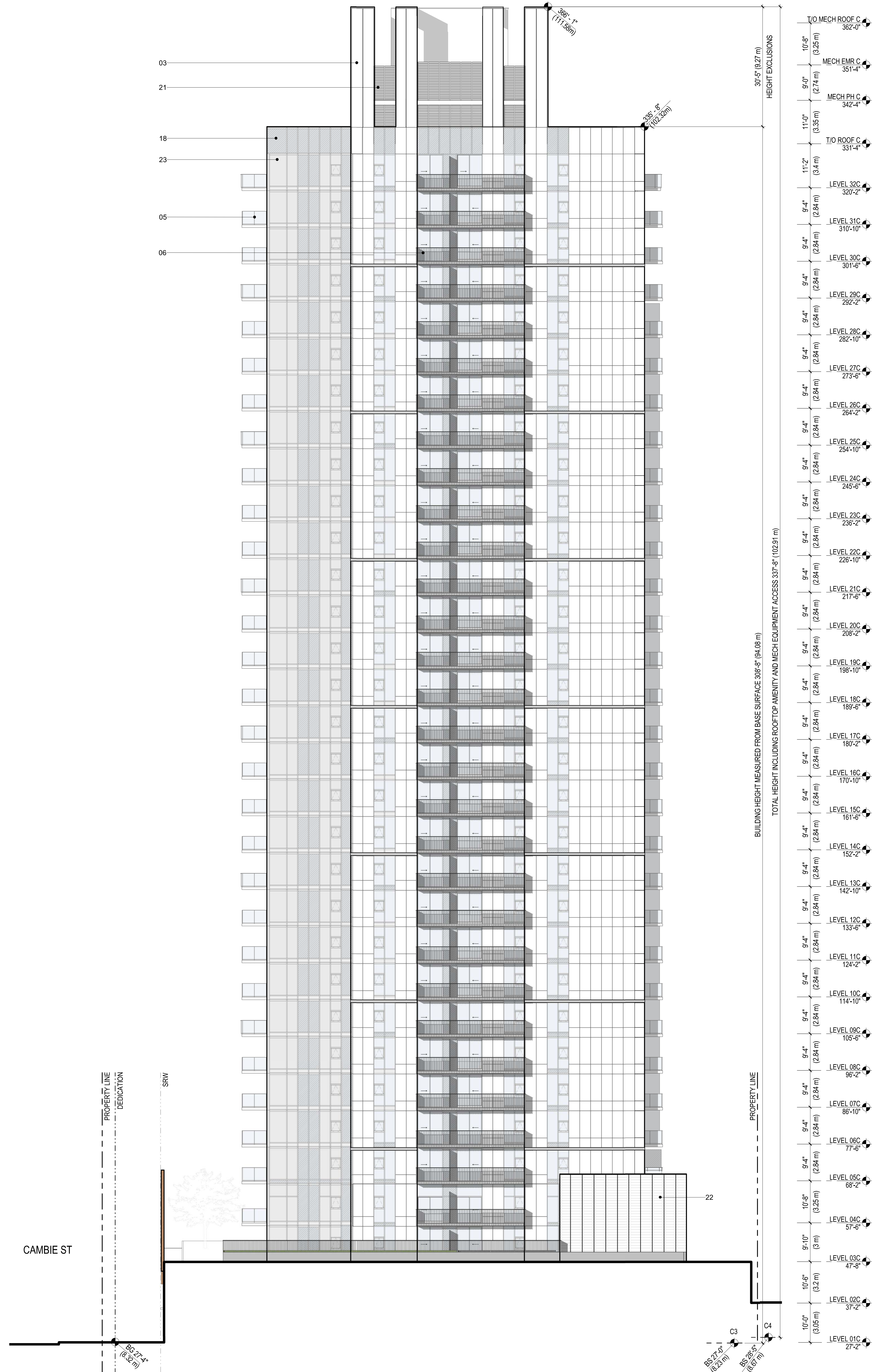
LEGEND

-  ———— PROPERTY LINE
 - - - - - SETBACKS
 DEDICATION
 - . - . - . SRW

NOTE:

BS REFER TO BASE SURFACE CALCULATION PLAN FOR CLARIFICATION

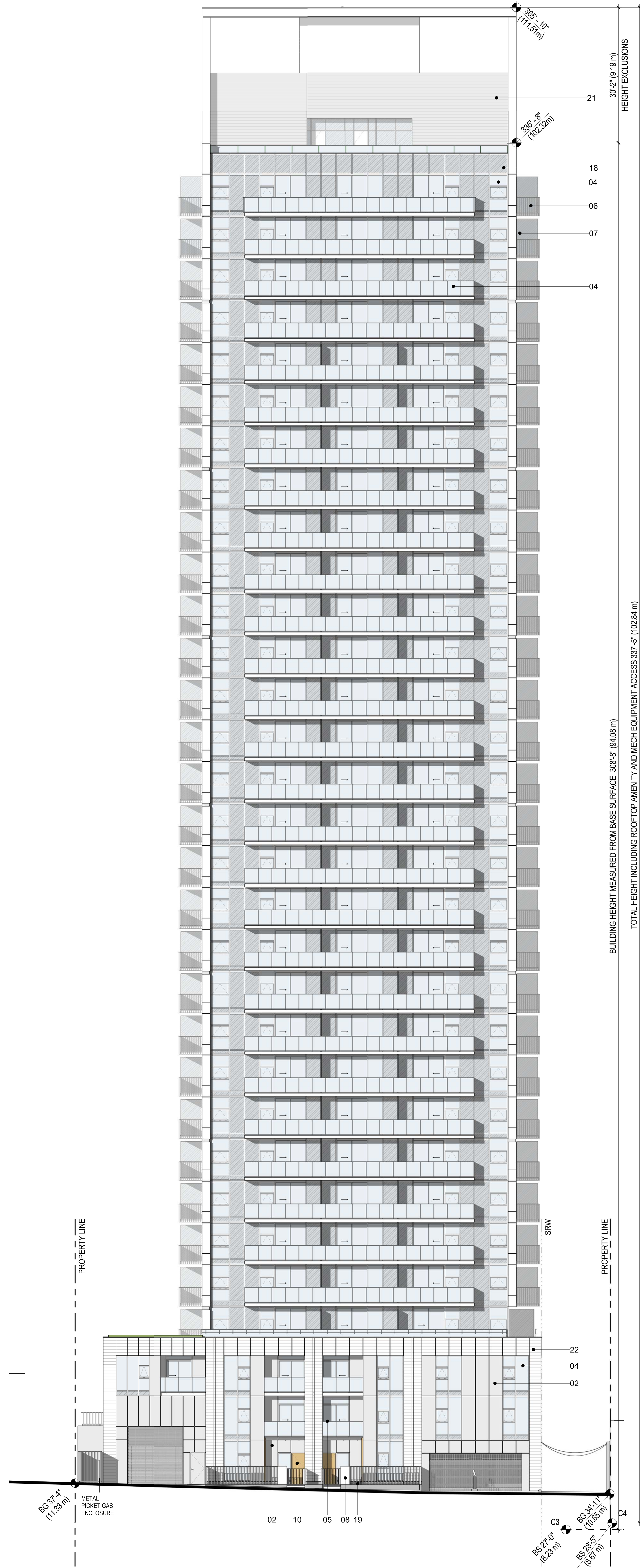
UNLESS NOTED OTHERWISE ALL GLAZING SHALL HAVE OITC 29. FOR FACADE LOCATIONS WITH OITC 32 GLAZING, REFER TO FLOOR PLANS. SEE ACOUSTIC REPORT FOR MORE INFO.



1 CAMBIE NORTH ELEVATION
3/32" = 1'-0"

1 CAMBIE WEST ELEVATION

3/32" = 1'-0"



- T/O MECH ROOF C 362'-4"
- MECH EMR C 351'-4"
- MECH PH C 342'-4"
- T/O ROOF C 331'-4"
- LEVEL 32C 320'-2"
- LEVEL 31C 310'-10"
- LEVEL 30C 301'-5"
- LEVEL 29C 292'-2"
- LEVEL 28C 282'-10"
- LEVEL 27C 273'-5"
- LEVEL 26C 264'-2"
- LEVEL 25C 254'-10"
- LEVEL 24C 245'-6"
- LEVEL 23C 236'-2"
- LEVEL 22C 226'-10"
- LEVEL 21C 217'-6"
- LEVEL 20C 208'-2"
- LEVEL 19C 198'-10"
- LEVEL 18C 189'-5"
- LEVEL 17C 180'-2"
- LEVEL 16C 170'-10"
- LEVEL 15C 161'-5"
- LEVEL 14C 152'-2"
- LEVEL 13C 142'-10"
- LEVEL 12C 133'-6"
- LEVEL 11C 124'-2"
- LEVEL 10C 114'-10"
- LEVEL 09C 105'-6"
- LEVEL 08C 96'-2"
- LEVEL 07C 86'-10"
- LEVEL 06C 77'-5"
- LEVEL 05C 68'-2"
- LEVEL 04C 57'-5"
- LEVEL 03C 47'-5"
- LEVEL 02C 37'-2"

BIRD FRIENDLY STRATEGIES

- BFS01 USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
- BFS02 INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS
- BFS03 INCL. SPANDREL PANELS AND MULLIONS
- BFS03 NATIVE TREES AND SHRUBS PLANTED FOR BIRD ECOLOGY. SEE LANDSCAPE DRAWINGS
- BFS04 SELECTION OF NATIVE AND NON-INVASIVE PLANT SPECIES. SEE LANDSCAPE DRAWINGS
- BFS05 GREEN ROOF WITH INTENSIVE PLANTING. SEE LANDSCAPE DRAWINGS
- BFS06 COMMUNITY GARDENS ON ROOF WITH EDIBLE PLANTS. SEE LANDSCAPE DRAWINGS
- BFS07 USE OF BALCONIES AND CANOPIES TO COVER WINDOWS AT GROUND LEVEL
- BFS08 SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR PASSAGE TO SKY AND VEGETATION

LEGEND

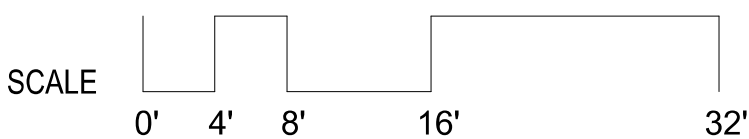
- 01 BRICK - RUNNING BOND
- 02 PREFINISHED ALUMINUM PANEL - COLOUR 1
- 03 PREFINISHED ALUMINUM PANEL - COLOUR 2
- 04 VISION GLASS - TYPE 1
- 05 GLASS GUARD W/ PREFINISHED METAL FRAME
- 06 PREFINISHED METAL PICKET GUARDRAIL
- 07 FROSTED GLASS PRIVACY SCREEN
- 08 PRECAST CONCRETE LANDSCAPE WALL
- 09 PERFORATED METAL PANEL
- 10 WOOD DOOR
- 11 PREFINISHED METAL PARAPET FLASHING
- 12 OVERHEAD GATE
- 13 CAST-IN-PLACE ARCHITECTURAL CONCRETE PLANTER
- 14 PREFINISHED ALUMINUM FRAME
- 15 PREFINISHED ALUMINUM SIDE WALL AND SOFFIT
- 16 PREFINISHED ALUMINUM SOFFIT
- 17 WOOD CLADDING
- 18 SPANDREL GLASS
- 19 PRE-FINISHED METAL PICKET GATE
- 20 PRE-FINISHED LOUVER
- 21 CORRUGATED METAL PANEL
- 22 TERRACOTTA
- 23 VISION GLASS - TYPE 2
- 24 EXPOSED CONCRETE SOFFIT - PAINTED
- 25 STEEL MESH FOR CLIMBING PLANTS
- 26 DEMOUNTABLE BENCHES
- 27 PUBLIC SEATING
- 28 PREFINISHED ALUMINUM PANEL - COLOUR 3

LEGEND

- PROPERTY LINE
- SETBACKS
- DEDICATION
- SRW

NOTE:

BS REFER TO BASE SURFACE CALCULATION PLAN FOR CLARIFICATION
UNLESS NOTED OTHERWISE ALL GLAZING SHALL HAVE OTC 20 FOR FACADE LOCATIONS WITH OTC 32 GLAZING.
REFER TO FLOOR PLANS. SEE ACOUSTIC REPORT FOR MORE INFO.



ISSUED	
ISSUED FOR PRE-OP SUBMISSION	12/08/2021
ISSUED FOR DEVELOPMENT PERMIT	01/19/2022
ISSUED FOR DP PRIOR TO RESPONSE	06/22/2022
ISSUED FOR DP PRIOR TO CONDITIONS 2	09/27/2022



KEYPLAN

PROJECT

ASHLEY MAR
REDEVELOPMENT

PROJECT NUMBER
411672

REVISIONS

TITLE

CAMBIE - WEST
ELEVATIONS

SHEET NUMBER
DP-A303C