



540 W65TH + 8120 - 8168

LORD STREET

100% Secured Market & Below Market Rental Homes

FEBRUARY, 2023

PROJECT OVERVIEW

PURPOSE BUILT RENTAL + BELOW MARKET HOUSING

Landmark Premiere Properties and Francl Architects have developed a six-storey concept for **146 secured rental homes**. The plan delivers more density and more secured rental units than was originally anticipated in the Cambie Corridor Plan. The Cambie Corridor Plan sets a density cap at 2.5 FSR for six-storey development on this site. Creative design has yielded 2.88 FSR within the 6-storey height limit set out in the plan and Landmark is proposing that **20% of the overage be used for below-market rental homes**. This is a highly walkable, bike-able, transit-oriented site, located across from a park and school and it is within 136 m of the Marine Drive Canada Line Station and adjacent local-serving retail and entertainment. In our view it is very appropriate to make the best use of the site.

Noting the capacity of the site exceeds what was envisioned in the Cambie Corridor Plan, Landmark Premiere Properties proposes to enter into a housing agreement to designate 20% of the area above 2.5 FSR (after exclusions) to secured rental housing that will be leased for the life of the building or 60 years (whichever is greater) at 20% below CMHC average City of Vancouver rents. The proposed project surpasses the expectations of the Cambie Corridor plan and the unexpected creation of five below market rental homes further bolsters the city reserves and helps ease the current rental crisis. Accordingly, we seek Council's approval of the 2.88 FSR scheme proposed herein which would provide approximately 19 more rental homes, five of which would be rented at rates significantly below market.

SUMMARY

	Cambie Corridor	Proposed	Difference
Site sf	33,153	33,153	-
FSR	2.5	2.88	0.38
GFA	82,883	95,481	12,598
Efficiency	83%	83%	-
NFA	68,792	79,249	10,456
Units	127	146	19
Below Market	0	5	5

UNIT MIX

TOTAL		
1 BEDROOM	60	41%
2 BEDROOM	36	25%
3 BEDROOM	14	10%
STUDIO	36	25%
Grand total:	146	100%



PROJECT OVERVIEW

LANDSCAPE DESIGN RATIONALE

The landscape for the new development aligns with the Cambie Corridor Public Realm Plan and aims to make connections to the surrounding neighborhood enhancing habitat, natural and social value with planting and social spaces at multiple levels. Surrounding the site, new treed boulevard, sidewalk and ornamental planting beds will provide street frontage towards Lord Street and West 65th Ave.



OUTDOOR AMENITY AREA

The central thoroughfare between the buildings is programmed with amenities oriented to serve a wide variety of users, striking a balance between accessibility and privacy. A safe friendly space for the community



CHILDREN PLAY AREA

At the core of the amenities space, the proposed children play area is located to maximize accessibility and parental surveillance from the adjacent lounge spaces, with appropriate level of screening from ground level patios.



BARBECUE LOUNGE

Strategically located between the indoor amenity rooms, the barbecue lounge offers a premium space framed between the building canopies and sheltered from the street with a series of vegetated layers. The lounge is directly connected to the south building amenity room providing opportunity for event spill out; it also offers ideal surveillance towards the playground area.



PASSIVE LAWN AREA

An intimate lawn space is proposed to the West, closing up the amenity core towards the lane and providing additional opportunity for resident use and event programming, while also providing a safe separation between the play area and the lane, featuring a decorative ornamental tree.



PLANTING

The plant species used throughout the site are chosen for drought-tolerance, native and adaptive value, habitat and biodiversity value and pest and disease resistance. Vegetated areas have permanent planters with berming to maximize soil volume for trees and shrubs.



CREATING CONNECTIONS

Towards the lane connectors to the East and South, a collection of rain gardens and selected planting beds on-slab provide a soft interface with the lane. A pedestrian walkway along the lane connects the two corner open spaces and allows safe pedestrian movement, following the Cambie Corridor Plan recommendations.

CITY POLICIES

NEIGHBOURHOODS: CAMBIE CORRIDOR PLAN

The Cambie Corridor Plan has been divided into five neighbourhood areas and the site is located in Marpole / Marine Landing. This Plan builds on the existing character and context in each neighbourhood, strengthening and enhancing the identities while providing a unified Corridor concept with additional housing and employment concentrations close to transit and other amenities.

MARINE LANDING PRINCIPLES

1. A place of welcome and introduction

The sites will act as a place of welcome and introduction to the city and will work together to provide a south-slope landmark.

2. Locally authentic

The sites will reflect the local character and context of the area, acknowledging its unique and historical connection to the Fraser River, industrial lands, and the evolving context of a surrounding residential neighbourhood.

3. Marking the intersection

Buildings are expected to take the form of high-rise towers that frame the intersection, prominently marking Cambie Street and Marine Drive.

4. Slimness and vertical emphasis

Tower forms at the intersection may be tall, but they must also be slim and well separated, emphasizing a sense of verticality.

5. Minimizing apparent scale

Strategies will be used to offset the sense of scale in tower forms including masking (i.e., offsetting horizontal elements) and providing lightness in the primary vertical elements of buildings.

6. Hierarchy

Within the overall pattern of the station area intersection, there is a general hierarchy of height and density associated with the four corners, starting at the southeast corner of the intersection where the station is located and moving counterclockwise in descending order.

7. Variety

Distinct building strategies that provide uniqueness and variety in form are welcomed, and diversity of architectural expression expected, while allowing for a coherent idea of Marine Landing. Monotony of architecture should be avoided.

8. Shadow performance

Buildings will be designed and located to minimize adverse shadow impacts on surrounding public space (i.e., Ash Park and Laurier Annex) as well as the surrounding neighbourhood.

9. Building siting

Buildings will be designed and located to maximize privacy, livability, opportunities for public views through sites, and equitable views from sites.

10. Transitions

Buildings will be designed and located to provide creative and sensitive transitions in scale between the intersection hierarchy and the adjacent evolving neighbourhoods.

11. Industrial lands protection

New development will use distance, intervening land uses/buildings, and other techniques to minimize the impact of residential complaints and expectations on surrounding industrial uses and corresponding impacts to residential livability from existing and expected expanded industrial operations. Industrial land use protection and expansion is a top priority in this area.

12. Design performance improvements

The drawings that follow provide urban design detail and can be altered to improve design performance in conjunction with community concern.

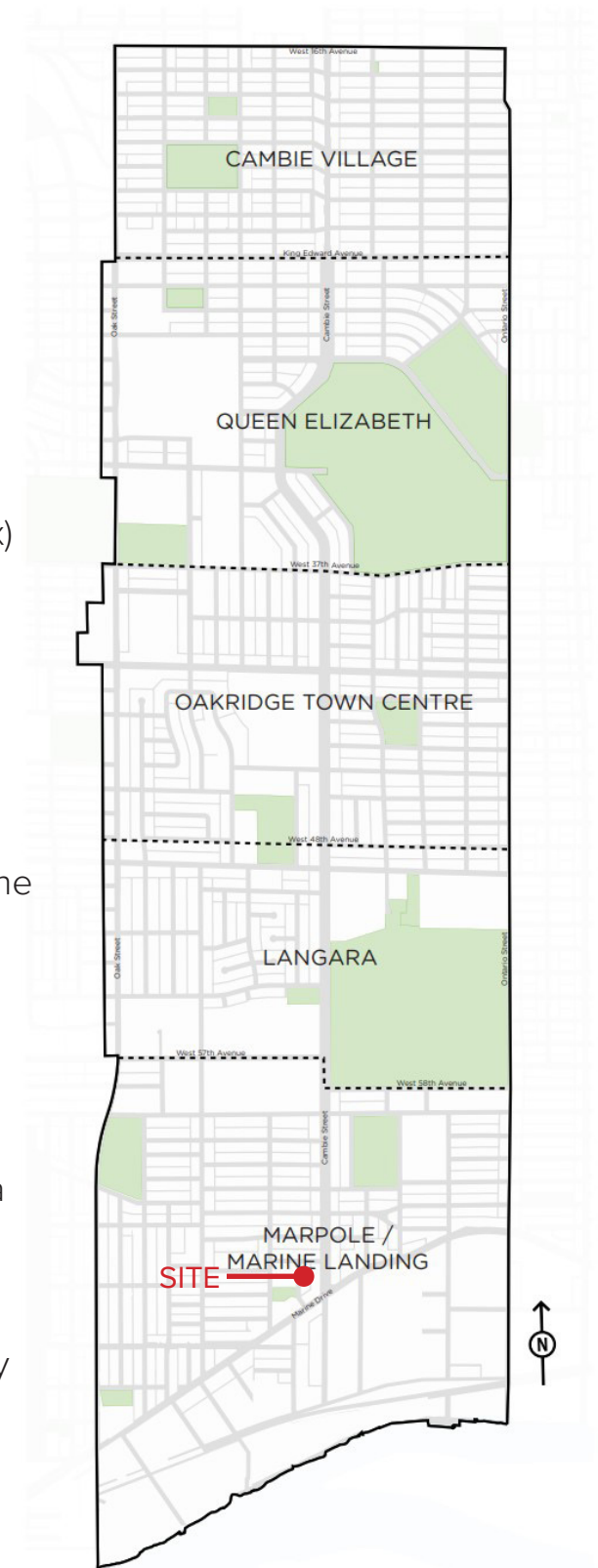


FIG. 4.0 CAMBIE CORRIDOR PLAN MAP

LORD STREET: 65TH AVENUE SOUTH TO LANE

Uses: Residential

Density: Up to 2.0, 2.5 or 3.5 FSR depending on site assembly and affordable housing requirements*

Height: Up to 4 storeys, 6 storeys or 12 storeys Depending on site assembly and affordable housing requirements

- Residential buildings will be allowed up to 6 storeys and 2.5 FSR with the provision of 100% secured rental
- Full block consolidations are encouraged
- Shadows on neighbouring school site as well as the properties on the north of 65th Avenue should be minimized.
- The taller mid-rise building should not further shadow the Laurier Annex School site
- Development proposals will include public realm features (e.g., street trees, landscaped setbacks, etc.).

See Cambie Corridor Plan and Cambie Corridor Public Realm Plan Refer to the Built Form Guidelines for more information.

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may fall above the given FSR

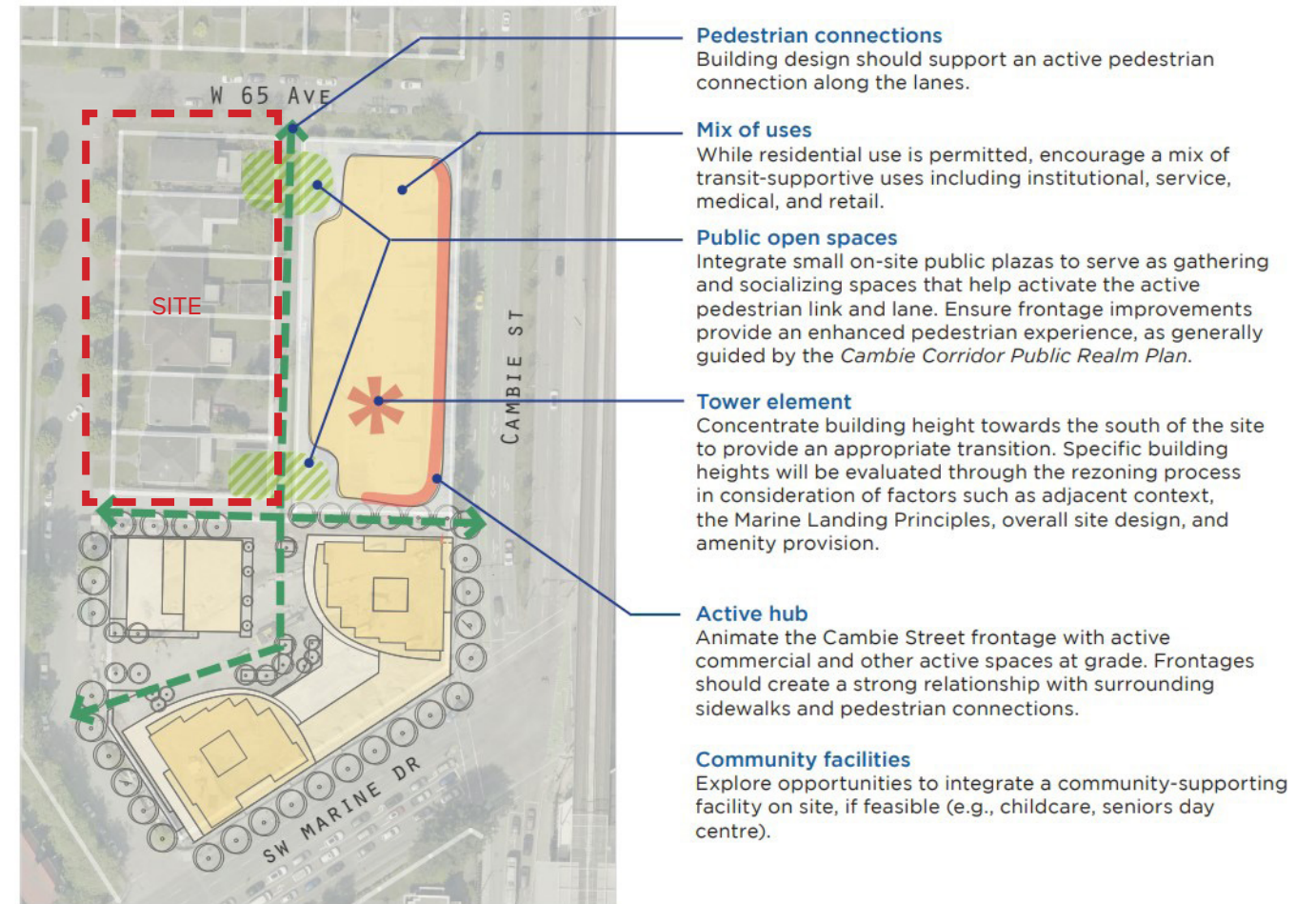
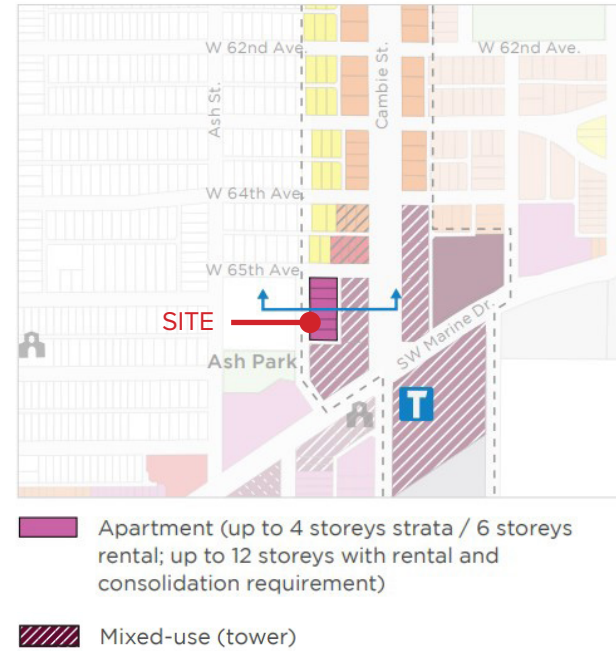


FIG. 4.5.5.2 CAMBIE CORRIDOR PLAN: Conceptual Site Diagram

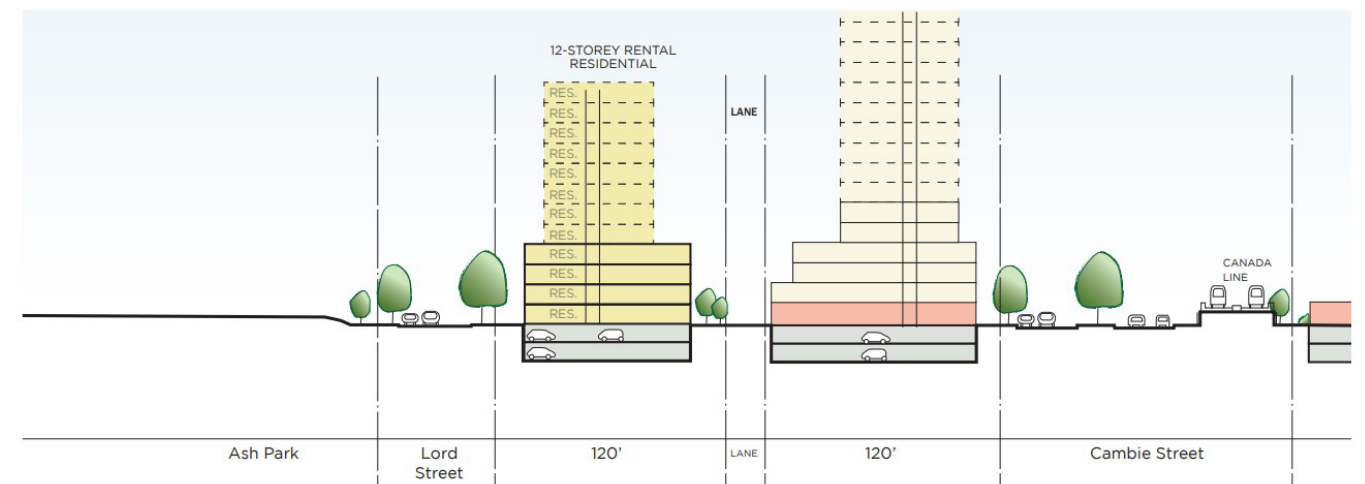


FIG. 4.5.5.1 CAMBIE CORRIDOR PLAN: Representative Section: Lord Street between 65th Avenue and Marine Drive

BUILDING FORM GUIDELINE

Building form may differ from the Cambie Corridor Plan which asks for either a Courtyard type building with lane-way townhouses or an Alphabet shaped building with emphasis on plaza like spaces at the entrance of each building.

The typologies mentioned in the Cambie Corridor Plan assume a 70' maximum depth of building, either side of a double loaded corridor with units fronting the street or lane. The model proposed in this submission has been demonstrated to provide 40 more rental units than could be provided in the Cambie Corridor Plan massing.

Our proposal, calls for each building to be a tower type form with central core and single loaded corridor. The units will have a maximum depth of approximately 30' which is no less than that assumed depths in the Cambie Corridor Plan.

Instead of the minimum 24' (7.3m) between face of buildings prescribed we have proposed 36' (10.9m). This not only allows for a larger outdoor amenity areas in terms of size with better daylighting and ventilation. Combined with the amenities proposed, this would contribute to the long term success of the project and create a safer ground plane.

The inward facing units are set back from the building face, by an additional 5 feet increasing the window to window separation to 45 feet.

5th and 6th floor setbacks occur on the North and South sides of the proposal only where we have neighbouring buildings.

Servicing of the building occurs from the lane-way on the east of the site.

The design of buildings and public spaces improves real and perceived safety and security and reduces opportunities for crime. CPTED principles are employed as follows:

Access Control: Fob and Intercom-controlled door locks secure the building from casual intrusion by non-residents.

Paths and common space: These areas are designed to guarantee maximum visibility with particular attention to the kids' play area, located between the two buildings, allowing parental supervision from the seating spaces and amenity rooms around.

Directional signage: Way-finding is easily found and helps deter unauthorized access.

Balconies: are distributed on building elevations and are designed and located in a way to prevent climbing up, down or across them

Car Parking: Building residents access a common underground parking lot from the lane through a FOB and Intercom-activated main gate. A second FOB activated gate is located beyond the visitors parking area to separate these users. The parking level will provide well lit spaces and way-finding signage; provide safety in all the spaces.

Communal Facility: Bicycle, storage and service rooms are located on level P1, with access from the rear lane and from the central core of each building. All the accesses to each room will prevent intrusion, by providing security systems such as card readers and door security hardware.

Amenity spaces, on level 1, are located right next to the entry lobbies, to allow natural surveillance of entrances; both amenity spaces feature big windows facing the central plaza, for good supervision of the kid's area and the other outdoor social spaces.

Exterior entrances: The main entrances of both buildings are designed and located in order to identify the transition between the public sidewalk and private space, using wide entry pathways, landscaping and entrance canopies.

Units located on Level 1 have private patios enclosed by railings and landscape, providing privacy and safety at the same time. All ground floor units facing Lord Street provide 'eyes on the street' with windows and secondary private entrances from the street.

Landscaping: Landscape is an important role in terms of the security and safety of the buildings and has been designed to create safe and well visible spaces; both in the central plaza between the two buildings and around all buildings; avoiding potential hiding spaces and blind spots.

HOUSING DIVERSITY

Ensuring that Vancouver's housing stock can accommodate residents with a broad range of incomes and occupations, and households at all life stages, is essential for maintaining a diverse population and workforce. This includes preserving and expanding existing social and supportive housing for vulnerable residents. This requires new rental projects to include a portion of larger units, that enable appropriate built forms for seniors who make up 17% of the total Corridor population, and families which make up 38% of all Corridor households.

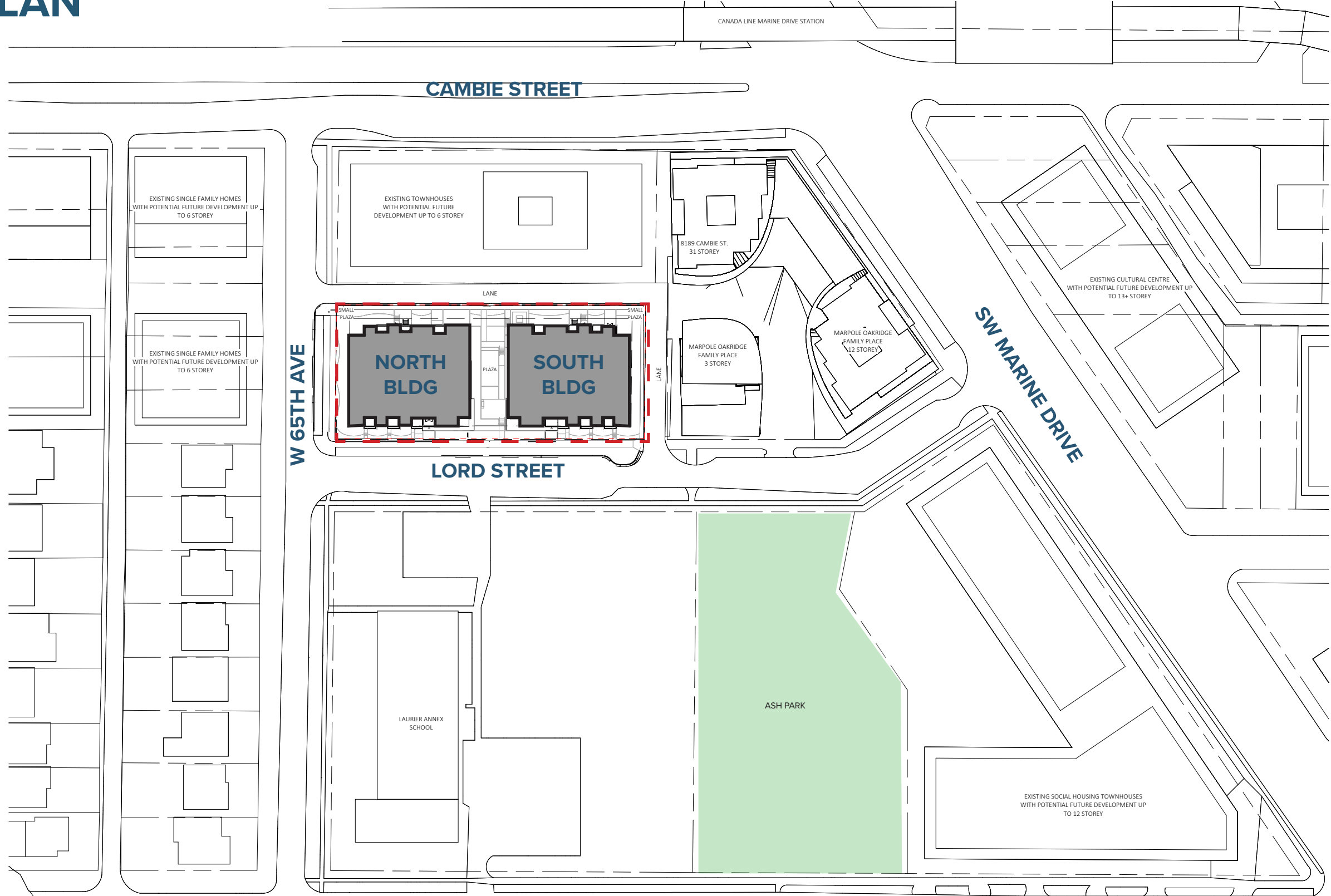
With this in mind the brief given to the architects was to maximize the opportunities of the site and the number of rental units. This was done in accordance with the secured market rental housing policy requiring a minimum of 35% family units with two or more bedrooms.

Ground orientated units at grade are provided where appropriate along Lord street.

POLICIES

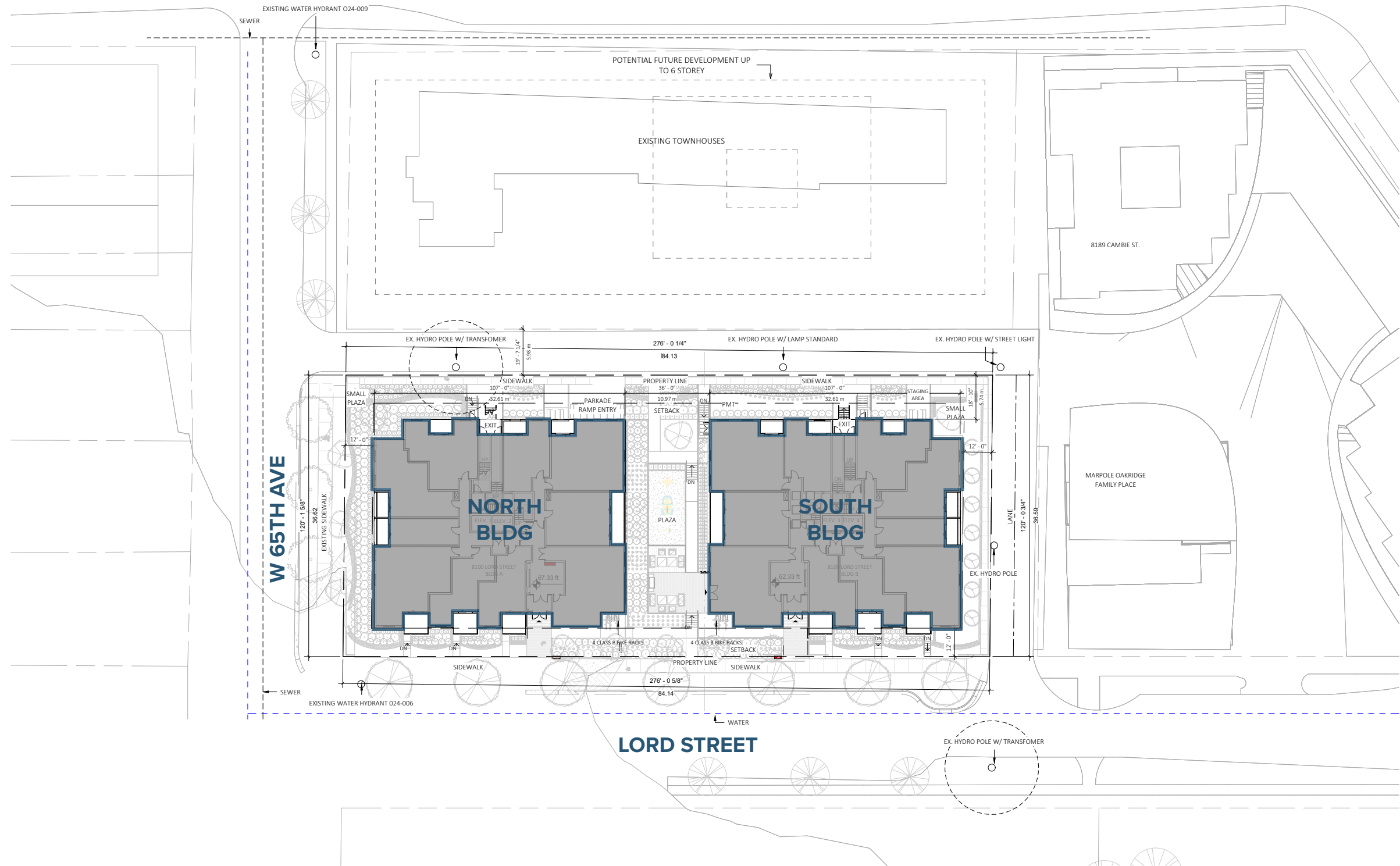
- Offer a variety of housing choices within the Corridor to attract and retain a vibrant work force as well as young families.

SITE PLAN



1 SITE CONTEXT PLAN





1 FLOOR PLAN - SITE





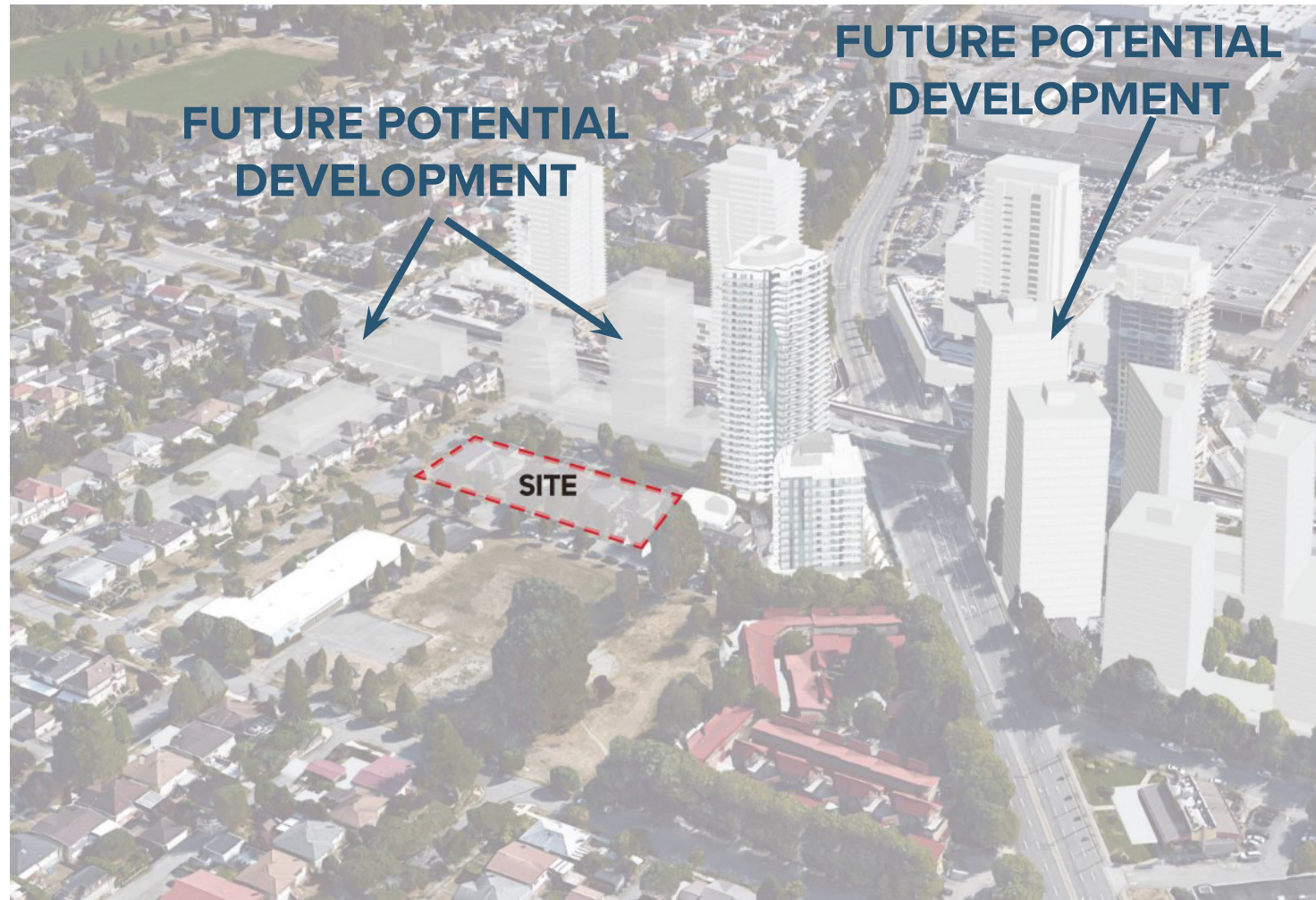
1 LANDSCAPE SITE PLAN
1 : 200



AREA CONTEXT



AERIAL PHOTOS - NORTH - EAST VIEW



AERIAL PHOTOS - SOUTH - EAST VIEW



CONTEXT PHOTOS

65TH STREET LOOKING SOUTH



LORD STREET LOOKING NORTH-EAST



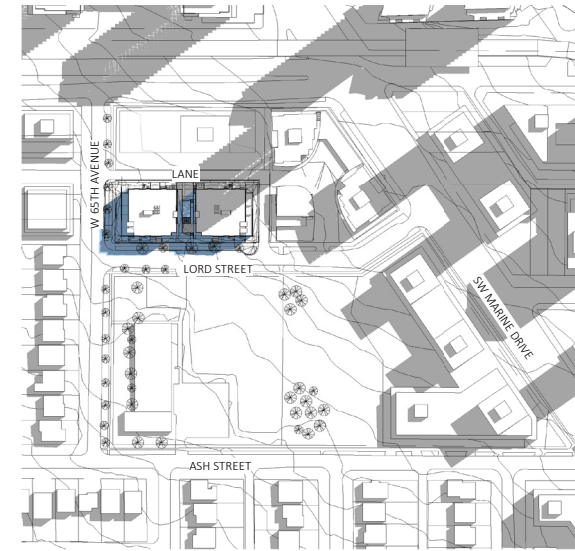
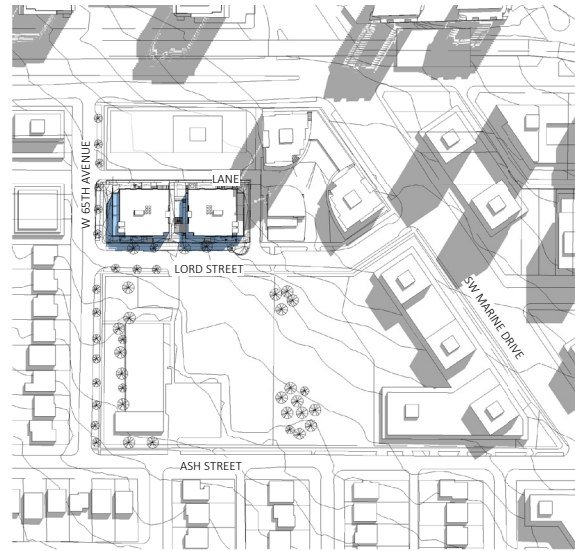
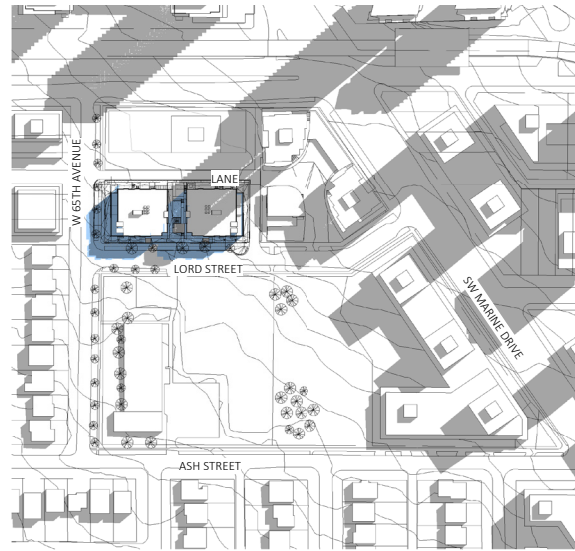
SHADOW STUDIES

SPRING

SUMMER

FALL

10:00 AM

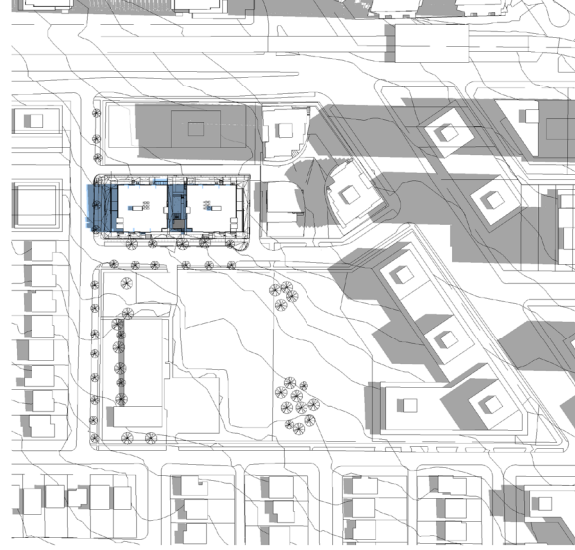


SPRING EQUINOX - 10:00 AM

SUMMER EQUINOX - 10:00 AM

FALL EQUINOX - 10:00 AM

12:00 PM

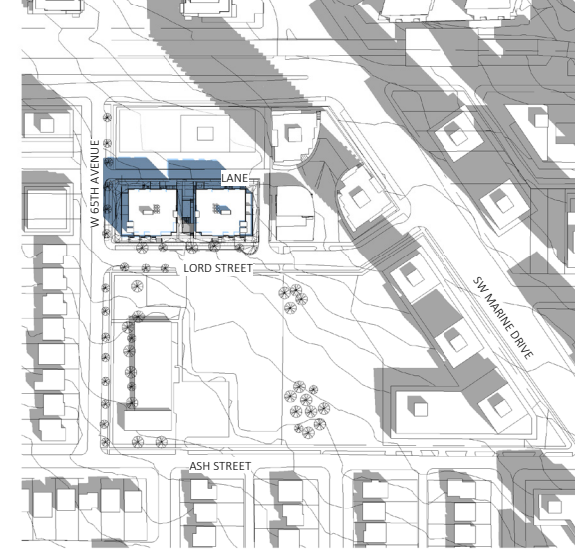
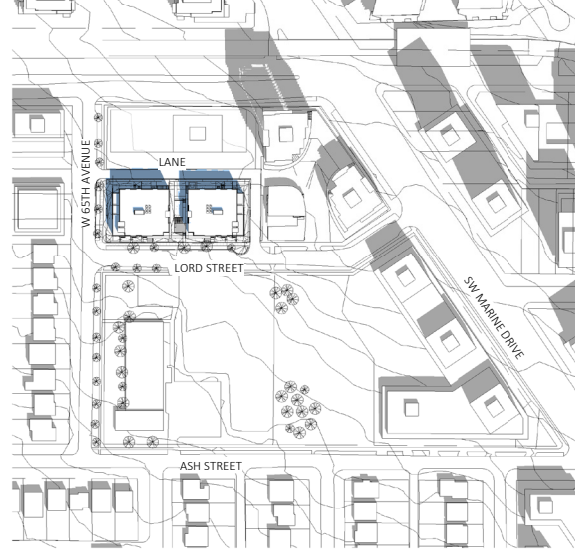
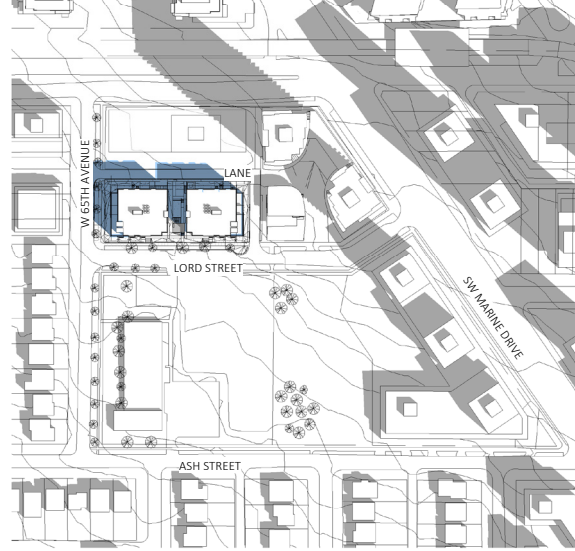


SPRING EQUINOX - 12:00 PM

SUMMER EQUINOX - 12:00 PM

FALL EQUINOX - 12:00 PM

2:00 PM



BUILDING PROGRAM & STATISTICS

AREA CALCULATION

AREA CALCULATION - LEVEL 1				
Residential area calc	Circulation calc	Total FSR calc	Residential Exclusion Calc	Total Gross Calc
NORTH BLDG				
5881.14 SF	1599.31 SF	7480.45 SF	1080.93 SF	8561.38 SF
SOUTH BLDG				
5881.14 SF	1599.31 SF	7480.45 SF	1080.93 SF	8561.38 SF
11762.28 SF	3198.61 SF	14960.90 SF	2161.85 SF	17122.75 SF
AREA CALCULATION - LEVEL 2 TO LEVEL 4				
Residential area calc	Circulation calc	Total FSR calc	Residential Exclusion Calc	Total Gross Calc
NORTH BLDG				
7402.41 SF	995.96 SF	8398.37 SF	120.01 SF	8518.38 SF
SOUTH BLDG				
7402.41 SF	995.96 SF	8398.37 SF	200.01 SF	8598.38 SF
14804.82 SF	1991.92 SF	16796.74 SF	320.02 SF	17116.76 SF
TOTAL LEVEL 2 TO LEVEL 4				
44414.46 SF	5975.75 SF	50390.21 SF	960.06 SF	51350.28 SF
AREA CALCULATION - LEVEL 5				
Residential area calc	Circulation calc	Total FSR calc	Residential Exclusion Calc	Total Gross Calc
NORTH BLDG				
6488.60 SF	993.59 SF	7482.20 SF	80.01 SF	7562.20 SF
SOUTH BLDG				
6488.60 SF	993.59 SF	7482.20 SF	80.01 SF	7562.20 SF
12977.21 SF	1987.19 SF	14964.39 SF	160.01 SF	15124.41 SF
AREA CALCULATION - LEVEL 6				
Residential area calc	Circulation calc	Total FSR calc	Residential Exclusion Calc	Total Gross Calc
NORTH BLDG				
6528.61 SF	993.59 SF	7522.20 SF	40.00 SF	7562.20 SF
SOUTH BLDG				
6528.61 SF	993.59 SF	7522.20 SF	40.00 SF	7562.20 SF
13057.21 SF	1987.19 SF	15044.40 SF	80.00 SF	15124.41 SF
AREA CALCULATION - TOTAL				
Residential area calc	Circulation calc	Total FSR calc	Residential Exclusion Calc	Total Gross Calc
NORTH BLDG				
41105.58 SF	6574.37 SF	47679.95 SF	1560.97 SF	49240.92 SF
SOUTH BLDG				
41105.58 SF	6574.37 SF	47679.95 SF	1800.97 SF	49480.92 SF
82211.16 SF	13148.74 SF	95359.91 SF	3361.93 SF	98721.84 SF
7,637.6 SM	1,221.5 SM	8,859.2 SM	312.33 SM	9171.5 SM
GROSS SITE AREA	33,152.8 SF	2.5 FSR AREA		82,882.03 SF (7,691 SM)
FSR	2.88	EXCESS OVER 2.5 FSR AREA		12,477.85 SF (1,159.2 SM)

UNIT BREAKDOWN

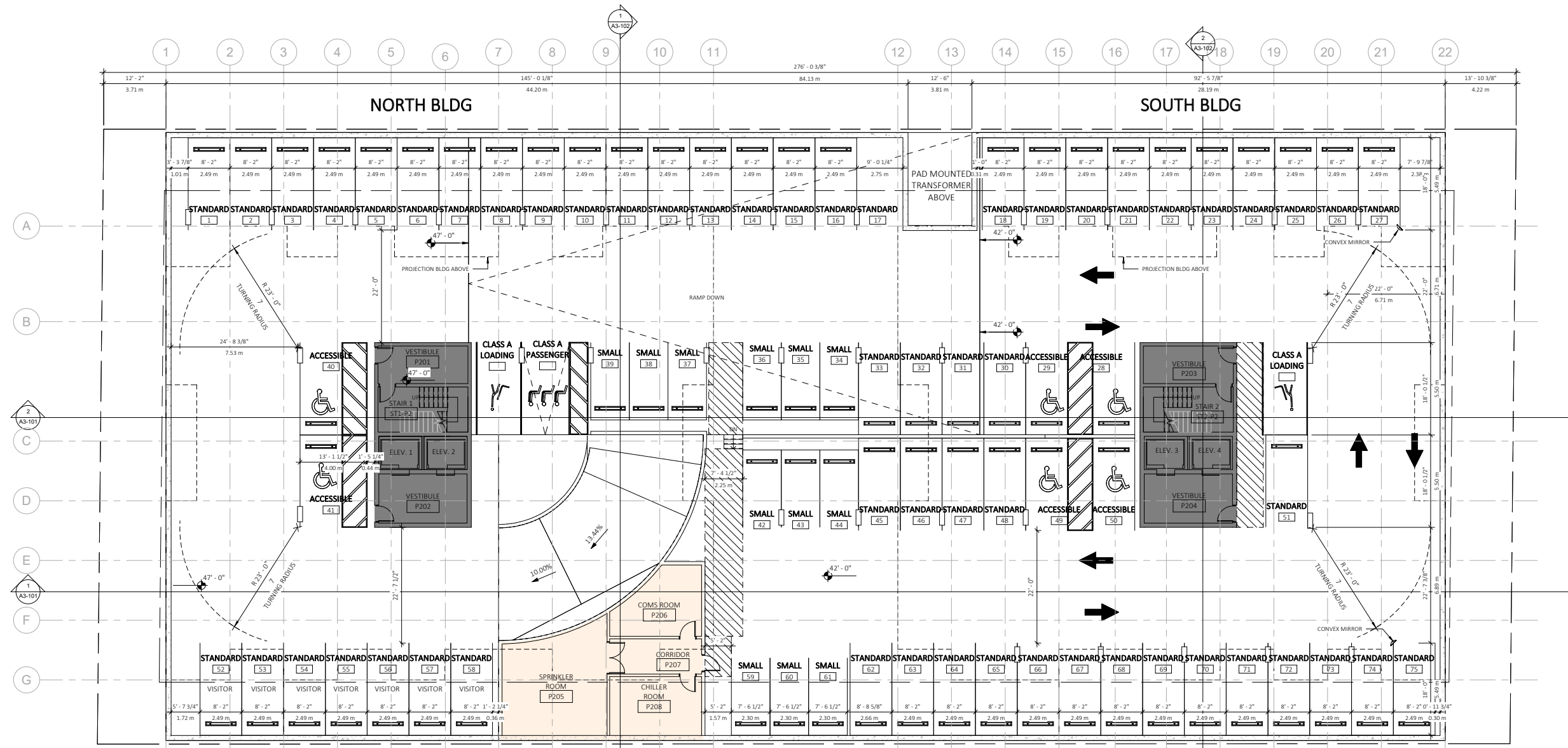
UNIT COUNT		
Name	Count	
NORTH BLDG		
1 BEDROOM	30	
2 BEDROOM	18	
3 BEDROOM	7	
STUDIO	18	
	73	
SOUTH BLDG		
1 BEDROOM	30	
2 BEDROOM	18	
3 BEDROOM	7	
STUDIO	18	
	73	
	146	
TOTAL		
1 BEDROOM	60	41%
2 BEDROOM	36	25%
3 BEDROOM	14	10%
STUDIO	36	25%
Grand total:	146	100%

RESIDENTIAL UNIT AVERAGE SF		
Name	Count	Average
NORTH BLDG		
1 BEDROOM	30	523.41 SF
2 BEDROOM	18	702.00 SF
3 BEDROOM	7	941.66 SF
STUDIO	18	343.09 SF
SOUTH BLDG		
1 BEDROOM	30	523.41 SF
2 BEDROOM	18	702.00 SF
3 BEDROOM	7	941.66 SF
STUDIO	18	343.09 SF

BELOW MARKET UNIT	
Name	Count
SOUTH BLDG	
1 BEDROOM	2
2 BEDROOM	1
STUDIO	2
Grand total:	5

BELOW MARKET AREA PROPOSED 2,515.70 SF (233.7 SM)

LEVEL P2



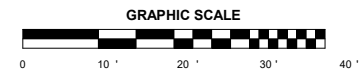
Building Area Legend

- CIRCULATION
- PARKADE
- SERVICE

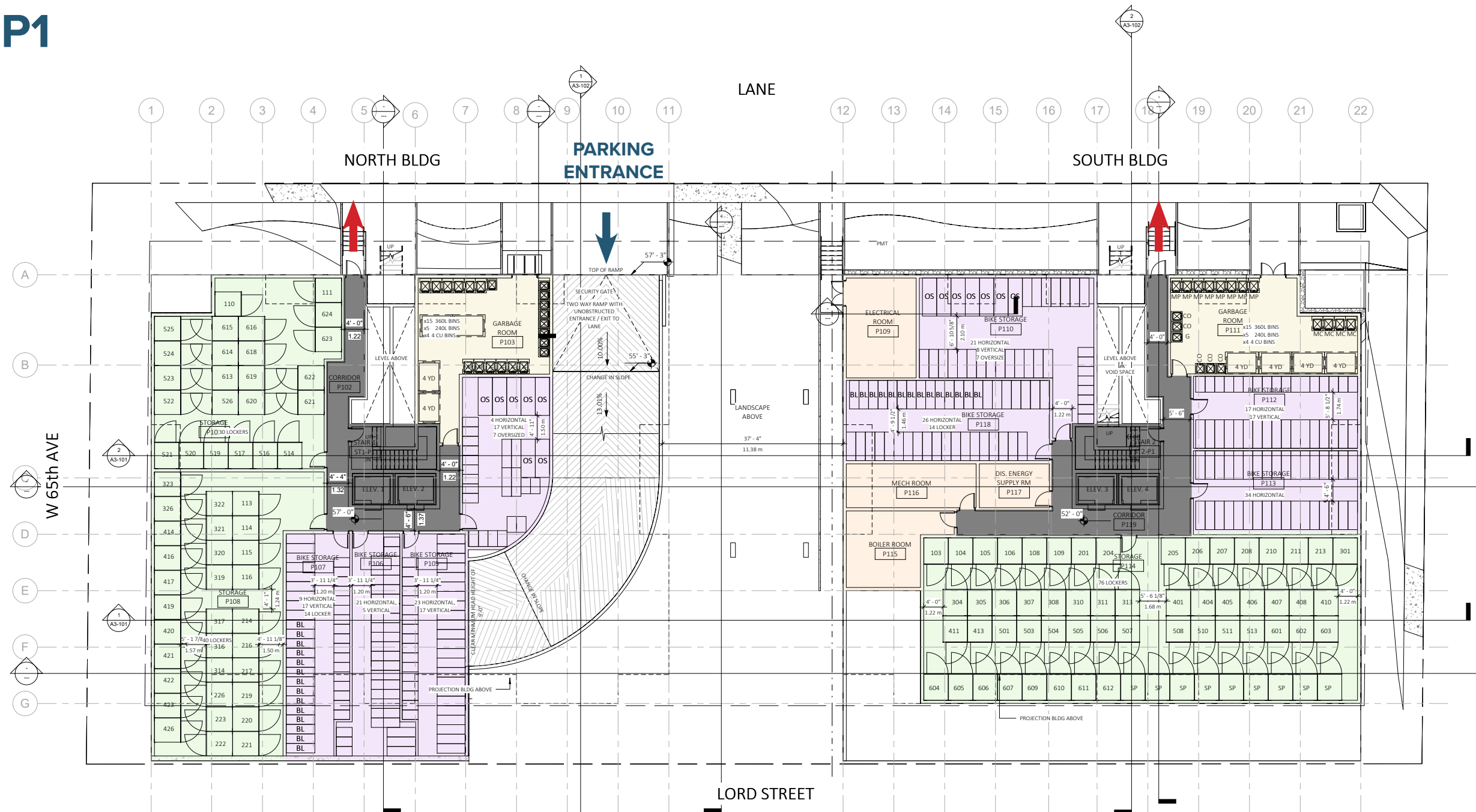
1 AREA PLAN - LEVEL P2
1" = 10'-0"

AREA CALCULATION - PARKADE	
Occupancy	Total Gross Area
CIRCULATION	1365.31 SF
PARKADE	27068.00 SF
SERVICE	1037.74 SF
Grand total	29471.05 SF

Parking Calculation	
Type	Count
Disability Parking Stall - Side by Side - 2500 x 5500 mm	6
Regular Car Stall - 2500 x 5500 mm	57
Small Car Stall - 2300 x 4600 mm	12
Grand total:	75



LEVEL P1



Building Area Legend

- BIKE
- SERVICE
- CIRCULATION
- STORAGE
- GARBAGE

1 AREA PLAN - LEVEL P1

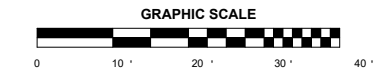
1" = 10'-0"

AREA CALCULATION - P1 LEVEL	
Occupancy	Total Gross Area
BIKE	5212.61 SF
CIRCULATION	1730.01 SF
GARBAGE	1432.36 SF
SERVICE	1065.55 SF
STORAGE	6365.39 SF
Grand total	15805.91 SF

Bike Calculation P1	
Type	Count
NORTH BLDG	
Class A Horizontal 1800 x 600mm	57
Class A Horizontal 1800 x 600mm bike locker	14
Class A Oversized 2400 x 900mm	7
Class A Vertical 1000 x 600mm	56
Grand total	134
SOUTH BLDG	
Class A Horizontal 1800 x 600mm	98
Class A Horizontal 1800 x 600mm bike locker	14
Class A Oversized 2400 x 900mm	7
Class A Vertical 1000 x 600mm	25
Grand total	278

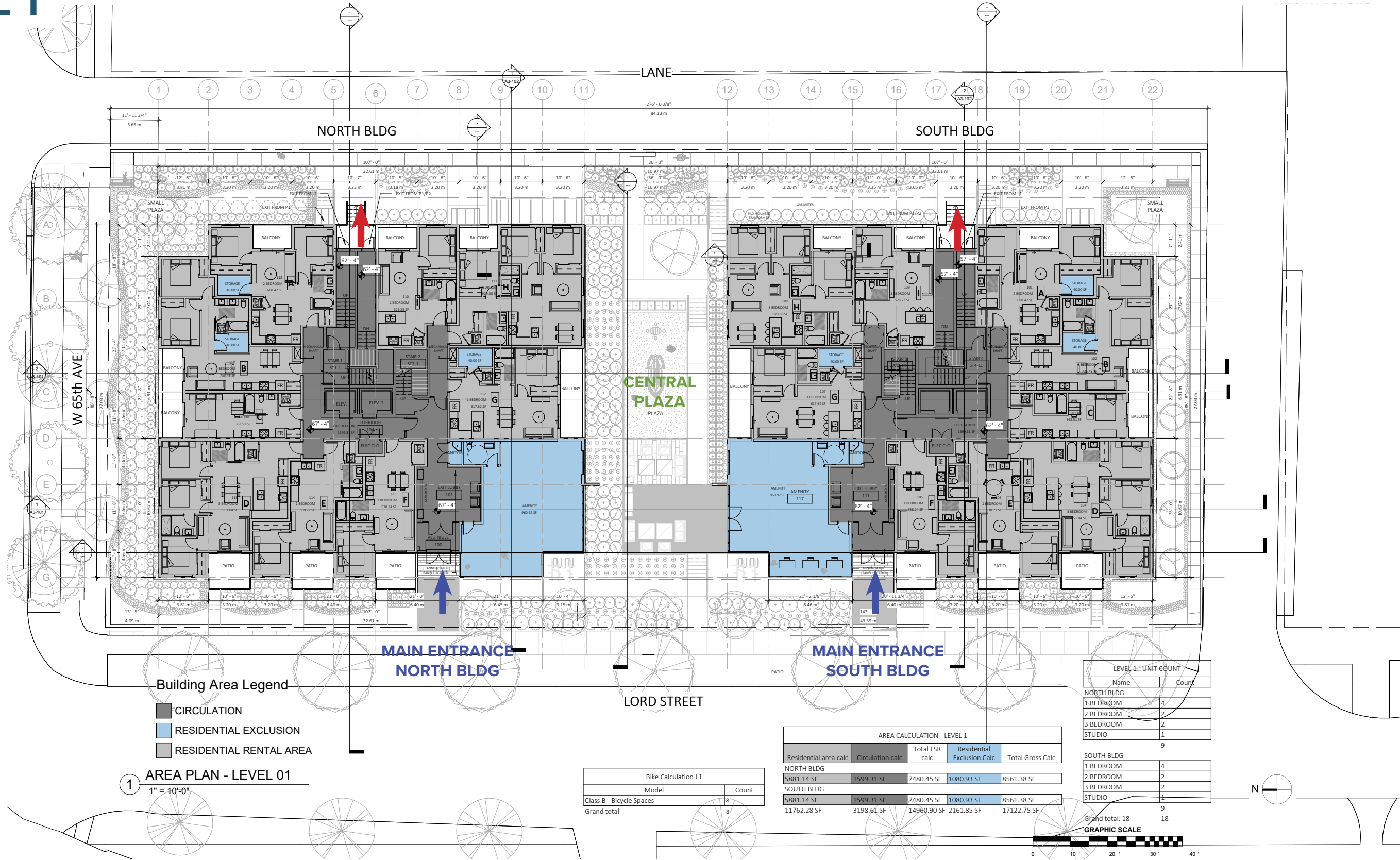
Storage Calculation	
Type	Count
NORTH BLDG	
storage larger	55
Grand total	55
SOUTH BLDG	
storage larger	63
Grand total	63
Grand total: 118	118

LEGEND
 OS: CLASS A - OVERSIZED SPACES
 BL: CLASS A - BICYCLE LOCKERS
 #: UNIT STORAGE
 SP: SPARE STORAGE



AREA PLAN LEVEL P1

LEVEL 1



- Building Area Legend**
- CIRCULATION
 - RESIDENTIAL EXCLUSION
 - RESIDENTIAL RENTAL AREA

1 AREA PLAN - LEVEL 01
1" = 10'-0"

Bike Calculation L1

Model	Count
Class B - Bicycle Spaces	8
Grand total	8

AREA CALCULATION - LEVEL 1

Residential area calc	Circulation calc	Total FSR calc	Residential Exclusion Calc	Total Gross Calc
5881.14 SF	1599.31 SF	7480.45 SF	1080.93 SF	8561.38 SF
5881.14 SF	1599.31 SF	7480.45 SF	1080.93 SF	8561.38 SF
11762.28 SF	3198.61 SF	14960.90 SF	2161.85 SF	17122.75 SF

LEVEL 1 - UNIT COUNT

Name	Count
NORTH BLDG	
1 BEDROOM	4
2 BEDROOM	2
3 BEDROOM	2
STUDIO	1
	9
SOUTH BLDG	
1 BEDROOM	4
2 BEDROOM	2
3 BEDROOM	2
STUDIO	1
	9
Grand total:	18



TYPICAL LEVEL 2 TO 4



Building Area Legend

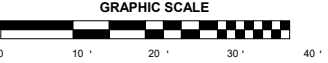
- CIRCULATION
- RESIDENTIAL EXCLUSION
- RESIDENTIAL RENTAL AREA

1 AREA PLAN-LEVEL 2 TO 4
1" = 10'-0"

LORD STREET

AREA CALCULATION - LEVEL 2 TO LEVEL 4				
Residential area calc	Circulation calc	Total FSR calc	Residential Exclusion Calc	Total Gross Calc
NORTH BLDG				
7402.41 SF	995.96 SF	8398.37 SF	120.01 SF	8518.38 SF
SOUTH BLDG				
7402.41 SF	995.96 SF	8398.37 SF	200.01 SF	8598.38 SF
14804.82 SF	1991.92 SF	16796.74 SF	320.02 SF	17116.76 SF
TOTAL LEVEL 2 TO LEVEL 4				
44414.46 SF	5975.75 SF	50390.21 SF	960.06 SF	51350.28 SF

LEVEL 2 - UNIT COUNT	
Name	Count
NORTH BLDG	
1 BEDROOM	5
2 BEDROOM	4
3 BEDROOM	1
STUDIO	3
	13
SOUTH BLDG	
1 BEDROOM	5
2 BEDROOM	4
3 BEDROOM	1
STUDIO	3
	13
Grand total:	26



LEVEL 5



Building Area Legend

- CIRCULATION
- RESIDENTIAL EXCLUSION
- RESIDENTIAL RENTAL AREA

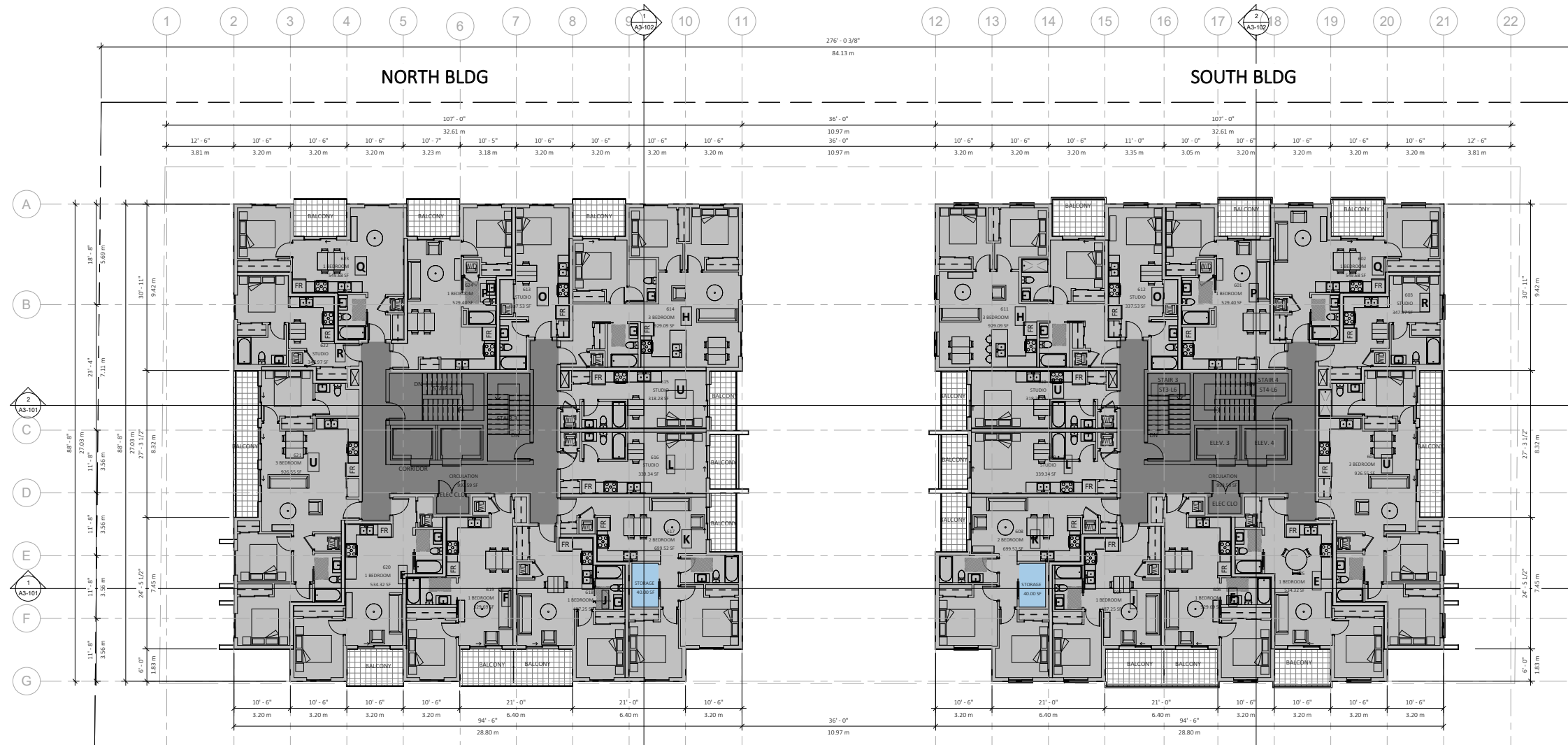
1 AREA PLAN - LEVEL 05
1" = 10'-0"

AREA CALCULATION - LEVEL 5				
Residential area calc	Circulation calc	Total FSR calc	Residential Exclusion Calc	Total Gross Calc
NORTH BLDG				
6488.60 SF	993.59 SF	7482.20 SF	80.01 SF	7562.20 SF
SOUTH BLDG				
6488.60 SF	993.59 SF	7482.20 SF	80.01 SF	7562.20 SF
12977.21 SF	1987.19 SF	14964.39 SF	160.01 SF	15124.41 SF

LEVEL 5 - UNIT COUNT	
Name	Count
NORTH BLDG	
1 BEDROOM	6
2 BEDROOM	3
STUDIO	4
	13
SOUTH BLDG	
1 BEDROOM	6
2 BEDROOM	3
STUDIO	4
	13
Grand total:	26



LEVEL 6



Building Area Legend

- CIRCULATION
- RESIDENTIAL EXCLUSION
- RESIDENTIAL RENTAL AREA

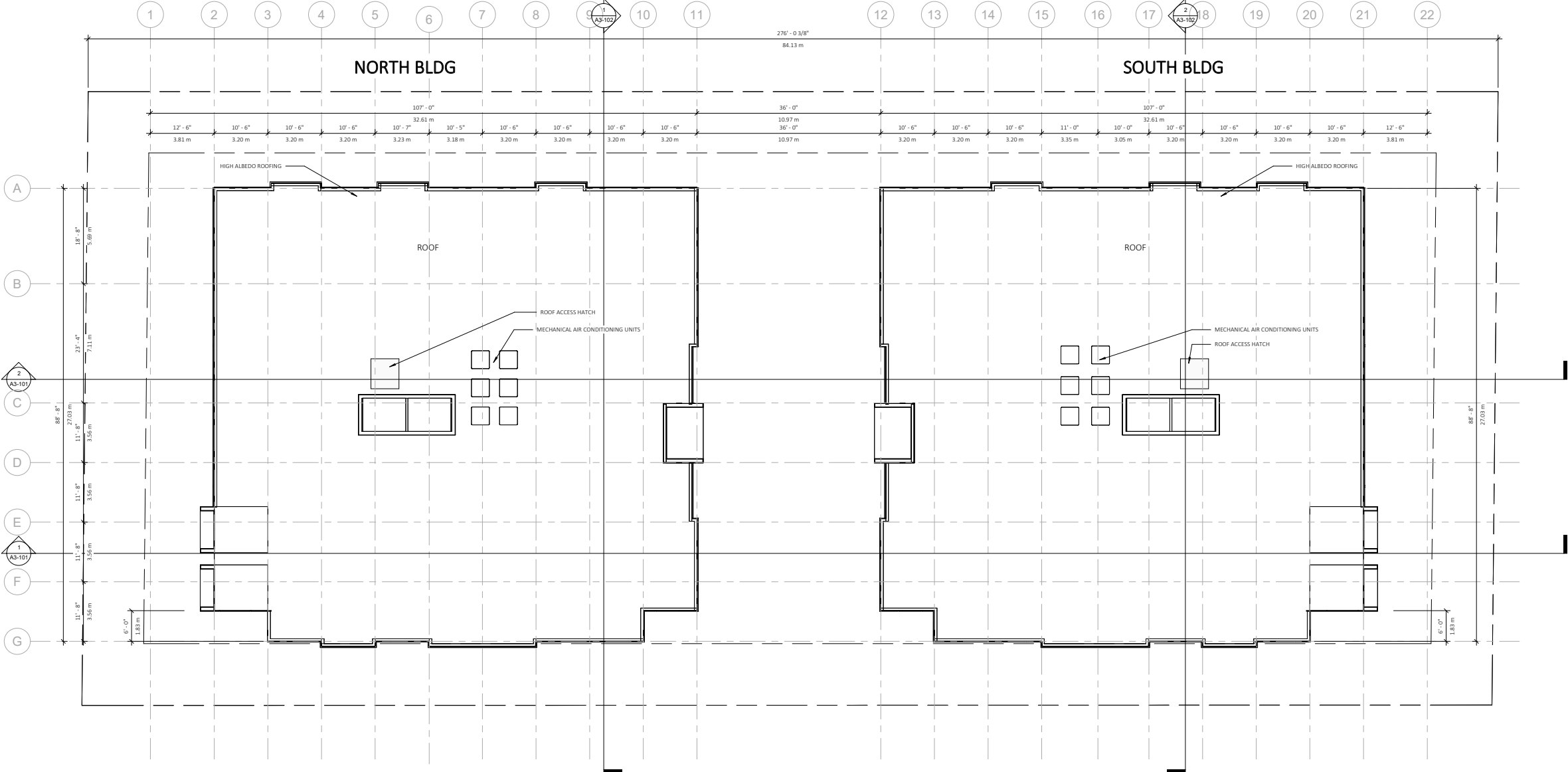
1 AREA PLAN - LEVEL 06
1" = 10'-0"

AREA CALCULATION - LEVEL 6				
Residential area calc	Circulation calc	Total FSR calc	Residential Exclusion Calc	Total Gross Calc
NORTH BLDG				
6528.61 SF	993.59 SF	7522.20 SF	40.00 SF	7562.20 SF
SOUTH BLDG				
6528.61 SF	993.59 SF	7522.20 SF	40.00 SF	7562.20 SF
13057.21 SF	1987.19 SF	15044.40 SF	80.00 SF	15124.41 SF

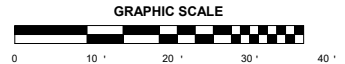
LEVEL 6 - UNIT COUNT	
Name	Count
NORTH BLDG	
1 BEDROOM	5
2 BEDROOM	1
3 BEDROOM	2
STUDIO	4
	12
SOUTH BLDG	
1 BEDROOM	5
2 BEDROOM	1
3 BEDROOM	2
STUDIO	4
	12
Grand total:	24



ROOF PLAN



1 AREA PLAN - LEVEL 07
1" = 10'-0"

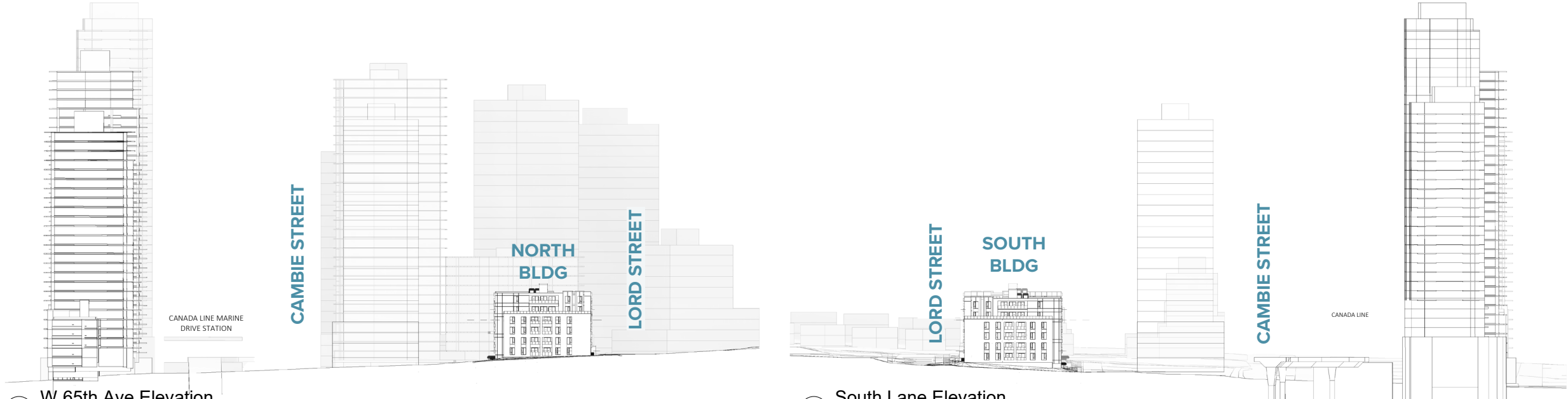


A1-307

STREET ELEVATIONS

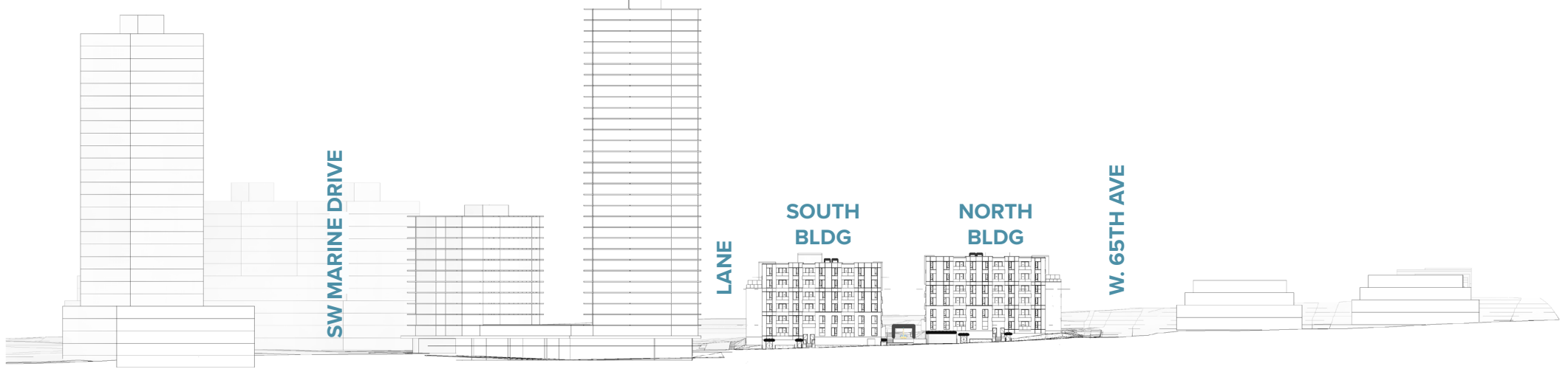


① Lord Street Elevation
1" = 50'-0"



② W 65th Ave Elevation
1" = 50'-0"

③ South Lane Elevation
1" = 50'-0"



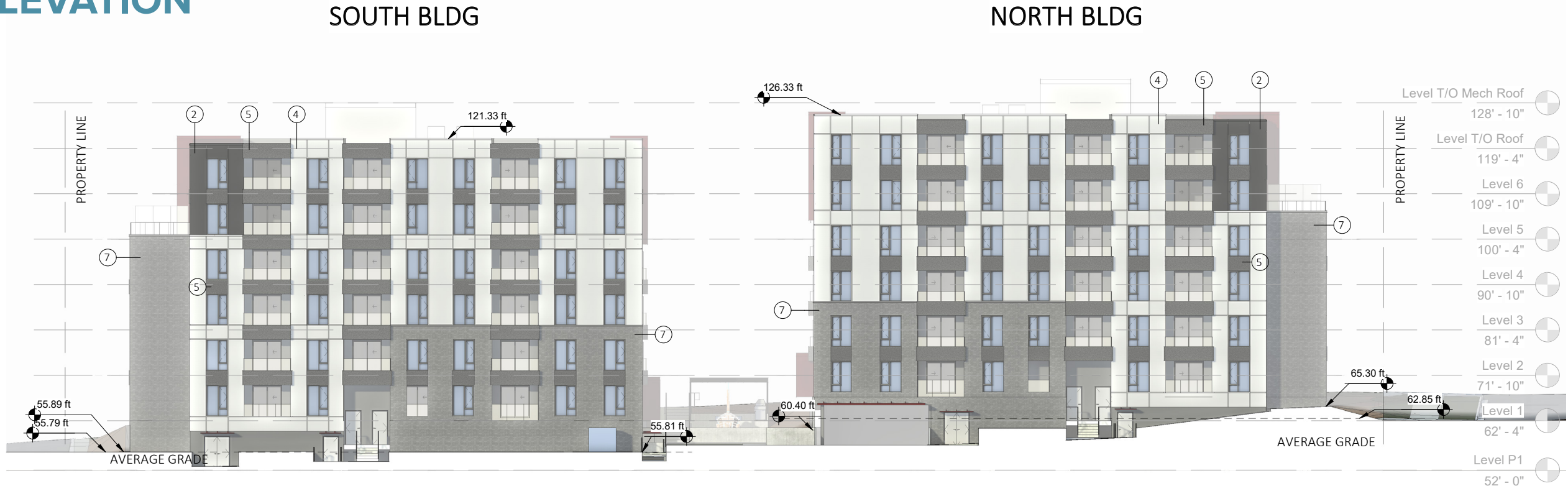
④ East Lane Elevation
1" = 50'-0"

BUILDING ELEVATIONS

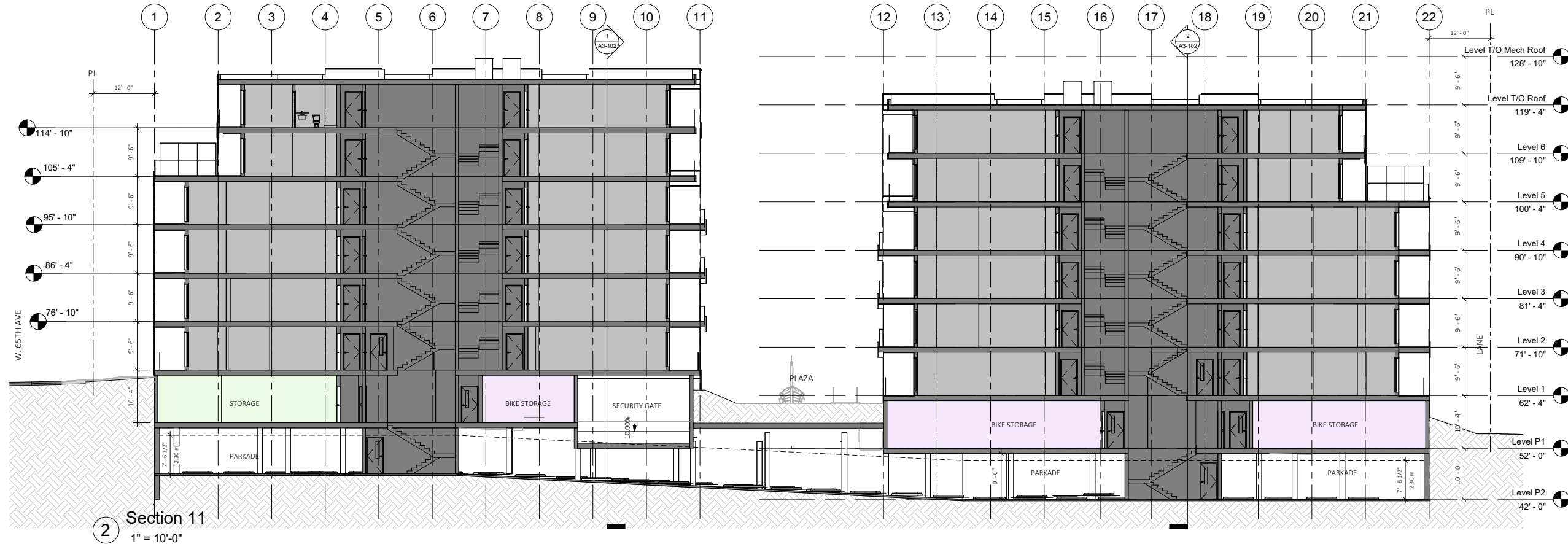
WEST ELEVATION



EAST ELEVATION



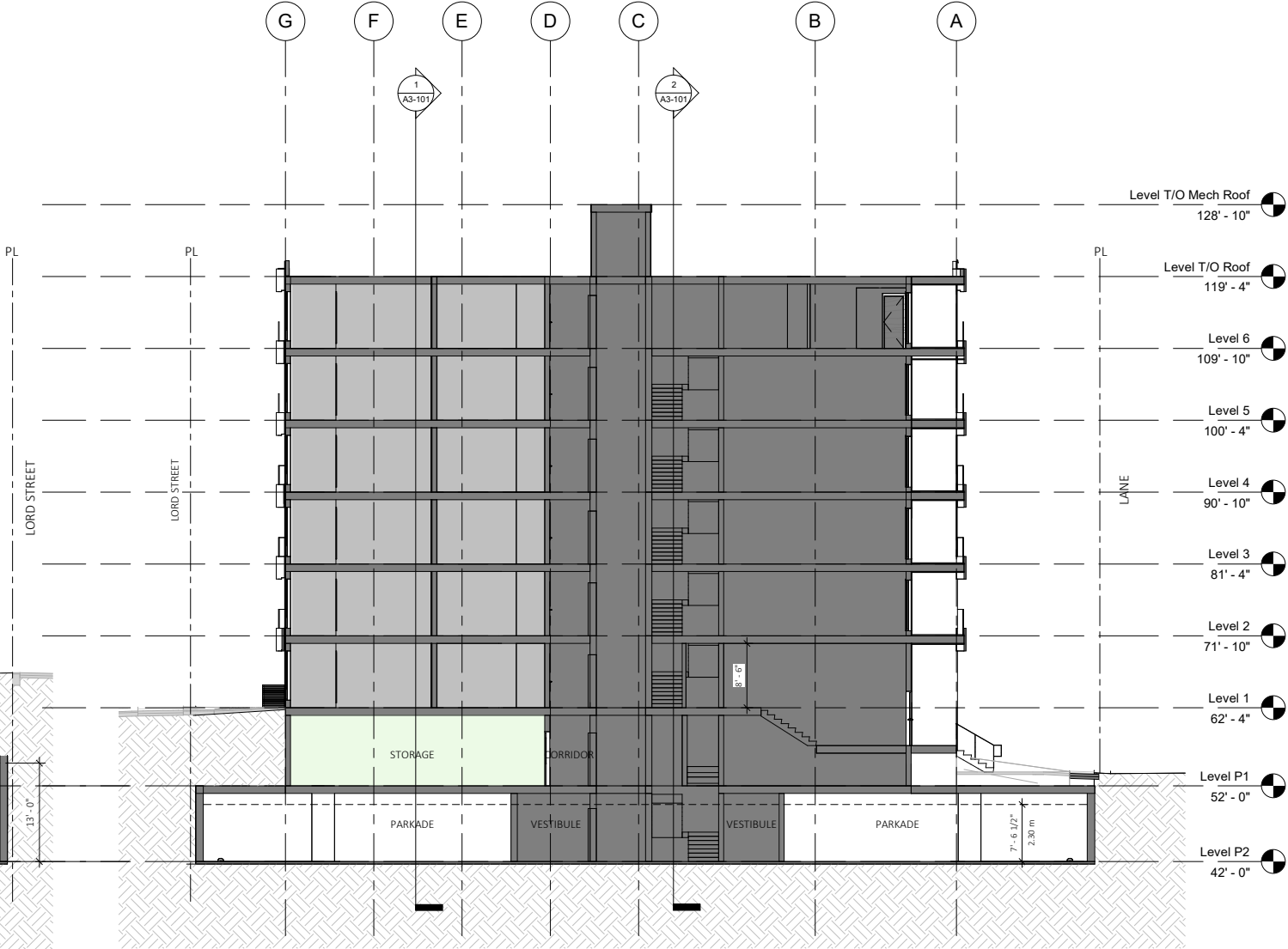
BUILDING SECTIONS



BUILDING SECTIONS



1 Section 6
1" = 10'-0"



2 Section 8
1" = 10'-0"

RENDERINGS



VIEW FROM LORD STREET AND W 65TH AVE



VIEW FROM LORD STREET AND SOUTH LANE



VIEW FROM REAR LANE AND W 65TH AVE



VIEW FROM REAR AND SOUTH LANE

RENDERINGS



NORTH BUILDING ENTRANCE



BARBECUE LOUNGE

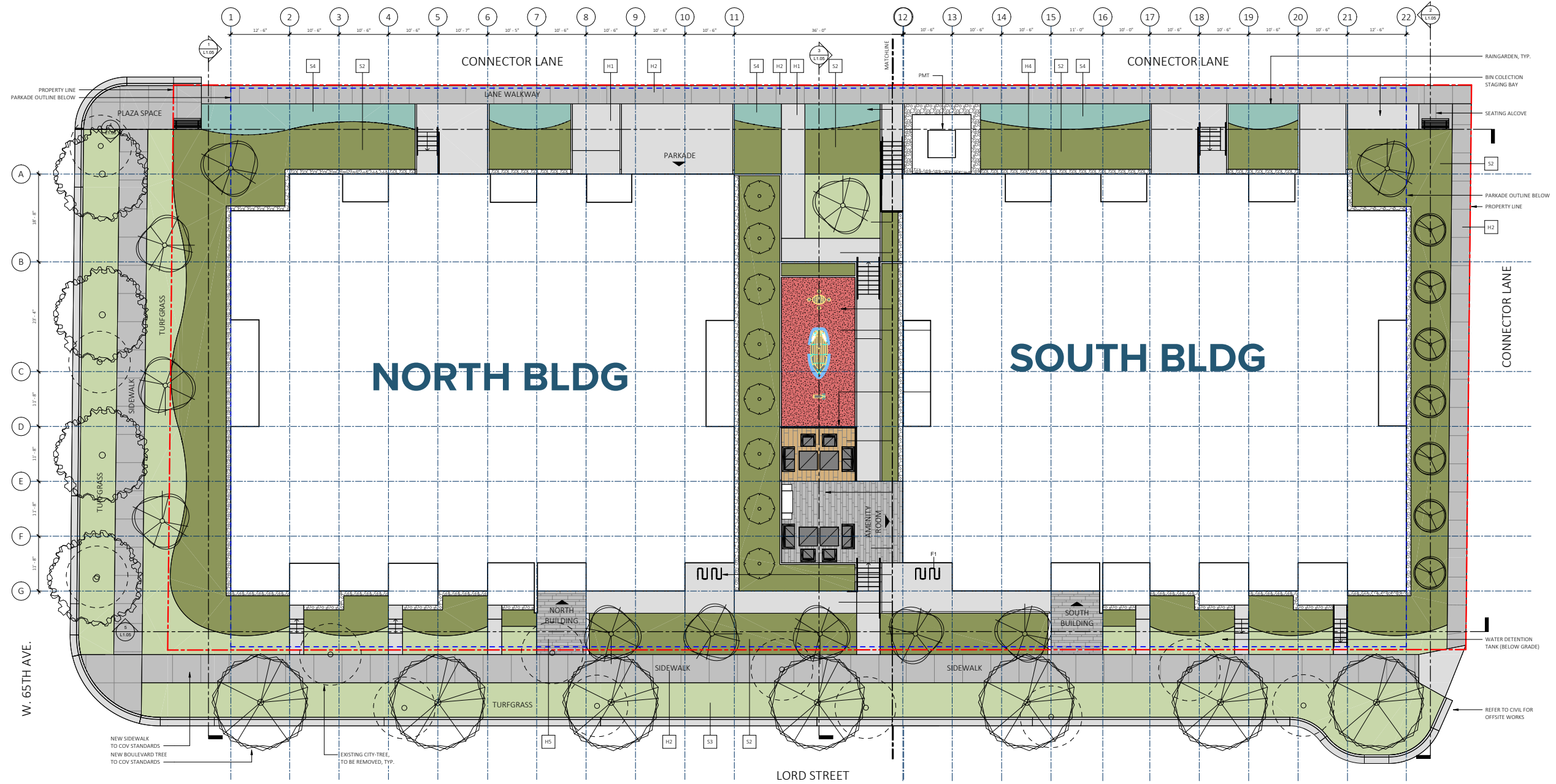


CHILDREN PLAY AREA



SEATING ALCOVE AT LANE CONNECTOR

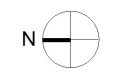
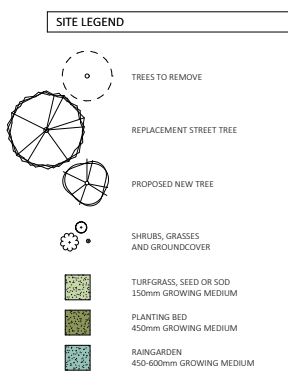
LANDSCAPE PLANS



HARDSCAPE	
H1	CAST-IN-PLACE CONCRETE PAVEMENT Colour: Natural Finish: Medium Sandblast and Sawcut scoring
H2	CAST-IN-PLACE CONCRETE SIDEWALK Colour: Natural Finish: Broom Finish, Tool Joint Per COV standards
H3	RUBBERIZED SURFACE Colour: TBD Depth: TBD
H4	DRIP STRIP Material: 1" Round rock Colour: White
H5	HYDRAPRESSED PAVERS Model: TBD Manufacturer: TBD Colour: TBD

SOFTSCAPE	
S1	SHRUB PLANTING Refer to Planting Plan for species and quantities
S2	TURFGRASS Refer to Planting Plan for species and quantities
S3	GREEN ROOF Pre-grown Sedum Blanket Per manufacturer specifications

SITE FURNISHINGS	
F1	BIKE RACK Model: Flo, Bike Rack Manufacturer: Landscape Forms
F2	PLANTERS Model: Manufacturer:



PROJECT TEAM

CLIENT / DEVELOPMENT MANAGER

LANDMARK PREMIERE PROPERTIES LTD.
307 - 1788 West 5th Avenue
Vancouver, BC V6J 1P2
604 620 1677

ARCHITECT

FRANCL ARCHITECTURE INC
970 HOMER STREET, VANCOUVER, BC
WALTER FRANCL
604.688.3252

LANDSCAPE ARCHITECT

FRANCL ARCHITECTURE INC
970 HOMER STREET, VANCOUVER, BC
JOSE GONZALEZ
604.688.3252

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KEVIN LEUNG
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