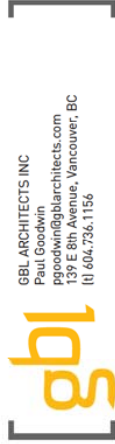


**CLIENT**  
WESGROUP  
Suite 910, Four Bentsli Centre  
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YAHA – VANCOUVER AFFORDABLE HOUSING  
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Luke Harrison | luke.harrison@vancouver.ca  
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**LANDSCAPE**  
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- ARCHITECTURE**
- A0.01\_STATISTICS
  - A0.02\_SITE CONTEXT/PHOTO MONTAGE
  - A0.03\_SURVEY
  - A0.04\_DESIGN RATIONALE
  - A0.05\_SUSTAINABILITY RATIONALE
  - A0.06\_SHADOW STUDY
  - A0.07\_ACCESS
  - A0.08\_CONTEXT PLAN
  - A1.00\_SITE PLAN
  - A1.01\_TOWN HOMES L1
  - A1.02\_TOWN HOMES L2 & P1
  - A1.03\_LEVEL 1
  - A1.04\_LEVEL 2
  - A1.05\_LEVEL 3
  - A1.06\_LEVEL 4
  - A1.07\_LEVEL 5
  - A1.08\_ROOF PLAN
  - A2.01\_ELEVATIONS
  - A2.02\_ELEVATIONS
  - A3.01\_SECTIONS
  - A3.02\_SECTIONS
  - A3.03\_SECTIONS
  - A3.04\_SECTIONS
  - A3.05\_SECTIONS
  - A3.06\_SECTIONS
  - A3.07\_PERSPECTIVES
  - A3.01\_PERSPECTIVES





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 1100 WEST 10TH AVENUE, SUITE 1100  
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NOTES

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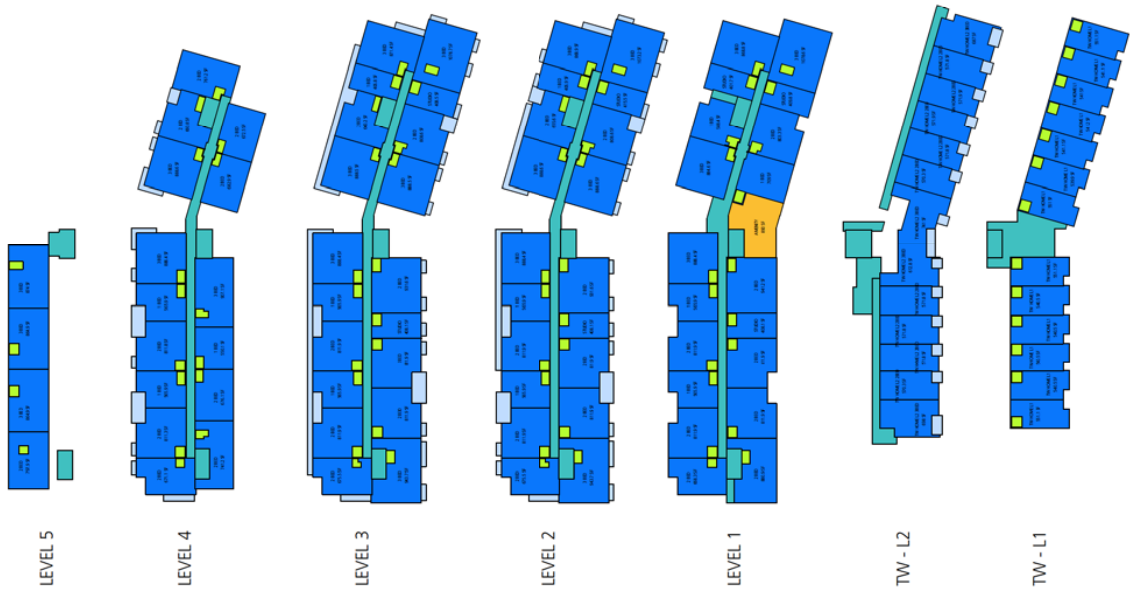
EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION  
 STATISTICS

DATE: MAY 19 10:38 AM  
 ID: A  
 CHECKED BY: 1549  
 SCALE: 1:100  
 JOB NUMBER: 1549

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FSR DIAGRAMS



GROSS AREA

Level	Name	Area
L1	TW	6820.1 SF
L1	TW	9843.3 SF
L2	TW	17578.4 SF
L3	TW	16738.7 SF
L4	TW	11748.9 SF
L5	TW	11367.1 SF
L6	TW	3871 SF
TOTAL		89642.5 SF

PROPOSED FSR: 1.88 (82,219 SF)  
 ALLOWABLE FSR: 1.89 (82,839 SF)

FSR (NET) AREA

Level	Name	Area	FSR
L1	TW	1061.3 SF	0.02
L1	TW	7020.8 SF	0.16
L2	TW	1961.1 SF	0.04
L2	TW	7862.2 SF	0.18
L3	TW	2002.1 SF	0.05
L3	TW	13970.6 SF	0.32
L4	TW	1393.9 SF	0.03
L4	TW	14222.8 SF	0.32
L5	TW	1793.2 SF	0.04
L5	TW	14258 SF	0.32
L6	TW	1703.1 SF	0.04
L6	TW	10864.8 SF	0.25
L7	TW	457.2 SF	0.01
L7	TW	3861.7 SF	0.01
TOTAL AREA		82271.9 SF	1.89

FSR EXCLUSIONS

Level	Name	Area
L1	TW	921.1 SF
L2	TW	7021 SF
L1	AMENITY	860 SF
L1	STORAGE	733.8 SF
L3	BALCONIES - OPEN	1704.9 SF
L3	STORAGE	729 SF
L3	BALCONIES - OPEN	1840.2 SF
L3	STORAGE	717.4 SF
L4	BALCONIES - OPEN	729.4 SF
L4	STORAGE	643.3 SF
L5	STORAGE	1413.8 SF
TOTAL		9407.9 SF

\*Each storage must not exceed 3.2m<sup>3</sup> (106ft<sup>3</sup>) to be counted as exclusion  
 \*Amenity areas must not exceed 2000m<sup>2</sup> to be counted as exclusion  
 \*12% Balcony area to be counted as an inclusion.

UNIT TYPE

Unit Type	Count
1 BED / STUDIO	20
2 BED	34
3 BED	22
TW HOME 2BED	9
TW HOME 3BED	4
TOTAL UNITS	89

OVERALL MIX

ONE BEDROOM / STUDIO	20 (22%)
TWO BEDROOM (incl. TW)	26 (29%)
THREE BEDROOM (incl. TW)	26 (29%)
TOTAL	89

PROJECT OVERVIEW

**DEVELOPMENT STATISTICS**  
 SURVEY PLAN OF LOT 22 BLOCK 10 DISTRICT LOT  
 330 GROUP 1 NEW WESTMINSTER DISTRICT PLAN  
 EPP23174

**CIVIC ADDRESS:** 3195 MARINE WAY  
 VANCOUVER, BC

**ZONING:** CD-1

**SITE AREA:** 43887.37 SF

**PROPOSED USES:** PARKING, RESIDENTIAL

**GROSS AREA:** 86642.5 SF

**FSR EXCLUSIONS:** AMENITY & STORAGE

**FSR AREA:** 82,371.9 SF

**SETBACKS**  
 FRONT YARD: 2m - South West Boundary  
 SIDE YARD: 3m - South East Boundary  
 REAR YARD: 3m - From adjusted property line

**HEIGHT:** 23.5m (77') / 6 STOREYS

PARKING, LOADING & BICYCLES REQUIREMENTS

**PARKING REQUIREMENTS**  
 CD - 1 (498) East Fraser Lands Area 2 North (Affordable Housing)

Parking based on the following calculation:

Parking Type	Count
89+ UNITS	
0.1 visitors stalls	9
0.1 x 87 units (87 x 0.1 = 9 stalls)	9
0.4 x All unit types (0.4 x 89 = 36 Stalls)	36
SMALL CAR STALL	12
STANDARD STALL	44
TOTAL	61

**DISABILITY PARKING**  
 1 UP TO 7 units + 0.034 X 78 UNITS = 3 STALLS

**TOTAL REQUIRED: 44 Stalls**

PROVIDED: 61 Stalls

**LOADING REQUIREMENTS**  
 1 CLASS A LOADING BAY REQUIRED  
 0.005 X 88 units = 0.4 < 0.5 NO CLASS B REQUIRED  
**1 CLASS A LOADING BAY PROVIDED**

**BICYCLE REQUIREMENTS**  
 1.25 Class A Bicycle stalls per unit: 89 units x 1.25 = 111  
 6 Class B Bicycle stalls

**TOTAL REQUIRED: 111 (Class A only)**

PROVIDED: 113 (Class A only)

Bicycles Type	Count
BIKE LOCKERS	22
STANDARD BIKE STALL	57
VERTICAL BIKE STALL	34
TOTAL	113



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01	JULY 13, 2016	DP APPLICATION

EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION

PHOTO MONTAGE

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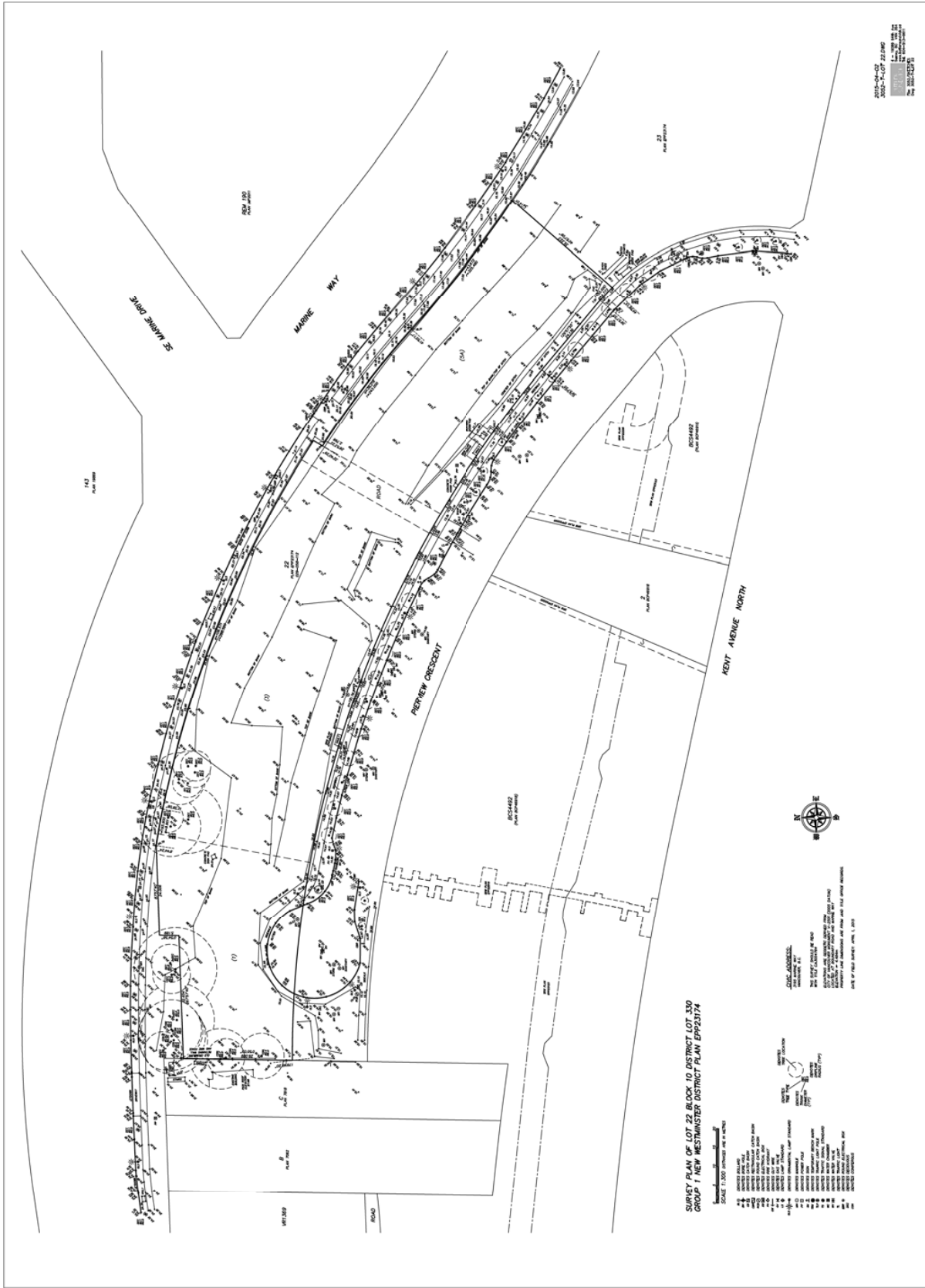


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EAST FRASER LANDS -  
 PARCEL 3  
 DP APPLICATION  
 SURVEY  
 DATE: IMPROVED: 2016  
 CHECKED BY: [Name]  
 SCALE: [Scale]  
 JOB NUMBER: 1549

A-0.03



**SURVEY PLAN OF LOT 22, BLOCK 10, DISTRICT LOT 330  
 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EP23174**  
 SCALE: 1:500  
 DATE: 2016-07-22  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]  
 SHEET: [Name]

2016-07-22 22:00:00  
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 2016-07-22 22:00:00  
 2016-07-22 22:00:00



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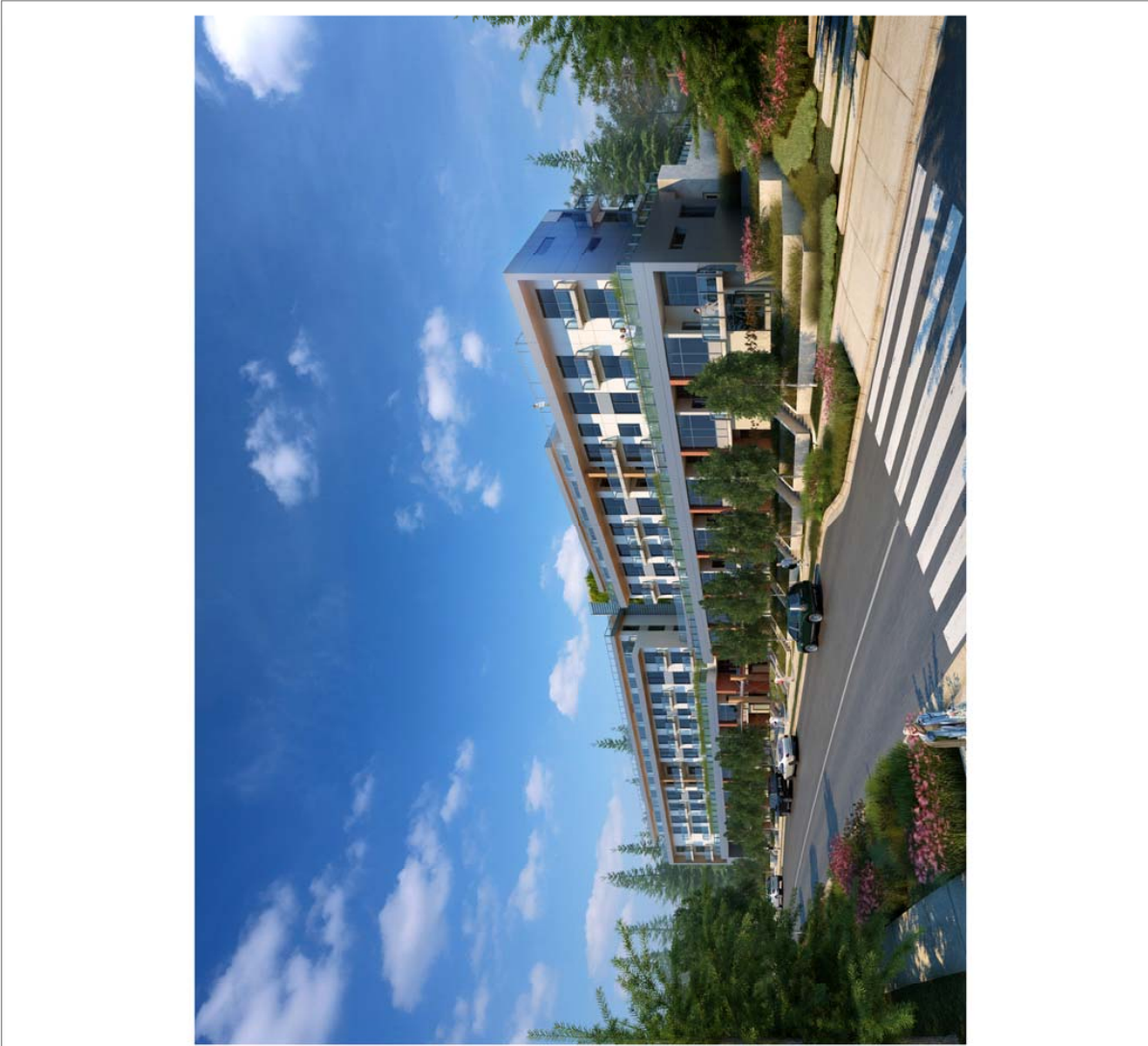
EAST FRASER LANDS -  
PARCEL 3

DP APPLICATION

DESIGN RATIONALE

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CHECKED BY: G  
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JOB NUMBER: 1549

A-0.04



## DESIGN RATIONALE

### Intent

The proposed development will have a total of 89 affordable housing units.

### Historical Context

The East Fraser site is embedded in layers rich in history and meaning. The site is situated on Vancouver's Fraser River flats in the southeast corner of Vancouver, it is bounded by the North Arm of the Fraser River, Boundary Road, S.E. Marine Drive, and Kerr Street. The large site is bisected by the CPN railway line and by E. Kerr Street North and South, which run along either side of the tracks. The historic place is located within the traditional territory of the Musqueam First Nation. An archaeological assessment has been completed and no archaeological structures were identified. The site was previously occupied by the East Fraser lands site for much of the last century and was later redeveloped as the history of British Columbia and the Fraser Valley.

**Site Context**  
This CD-1B3 site, in Area 2, is located in the River Districts, a new master planned community in South East Vancouver. Area 2 forms the west neighbourhood of the East Fraser development. Complementing the adjacent West Fraserlands, the west neighbourhood is comprised mostly of multi-story residential buildings, townhouses, and townhomes. The West Fraserlands is comprised of three character precincts, the Northwest, the Southwest and the Southeast. Each is intended to have its own distinct identity.

Parcel 3 is located in the Northwest Precinct, characterized by its sloping topography. It is accessed by car from Pierview Crescent connected to East Kerr Avenue North. The site slopes significantly to the north, a slope of approximately 22 feet across 310 feet of property depth. 1,100 steps to the north are required to reach the top of the site. The site is bounded to the west and north by Pierview Crescent and to the east by a street townhouse neighbourhood consisting of mid-rise forms along to west, west and north perimeter.

The result is a hillside community distinguished by varying built building forms and in the landscape. This approach emphasizes the sloping nature of the area which provides a range of view opportunities from living units and amenity spaces.

Capitalizing on the slope in form of SA, the precinct's primary open park space which provides three dramatic terraced from which to enjoy the view to the south.

Current zoning designation is CD-1. Area 2 & Kerr Street Properties Design Guidelines are used in conjunction with the associated CD-1 By-Laws.

### Area 2 & Kerr Street Properties Design Guidelines

Careful consideration has been given to Area 2 and Kerr Street Design Guidelines, complying with all height, setback, form, and materials requirements and ensuring consistency with the overall design intent. The guidelines are consistent with the plan's intention of emphasizing the sloping topography through stepping and terracing, both on the building and in the landscape.

**Overview**  
Our proposed development will have a total of 89 affordable housing units. The total proposed area is 82,772 sq. ft., achieving an FSR of 1.88. The project includes 61 parking spaces in one partially underground level.

The proposed building form is consistent with the CD-1 Bylaws and guidelines. We have proposed a 5m setback along Marine Drive and the south-west boundary, allowing the maximum height of 10m, and a 2m setback on Pierview Crescent.

### Form of Development

The challenging site conditions led to a proposal comprising of a two-storey concrete base protruding out of the natural sloping site which is topped with a two-storey wood frame structure. The two-storey wood frame structure is consistent with the plan's intention of emphasizing the sloping topography through stepping and terracing, both on the building and in the landscape.

The two-storey wood frame form follows beyond the upper storey of the podium complementing the form and integrating overviews, shadows and views to the south. The two-storey wood frame structure is consistent with the plan's intention of emphasizing the sloping topography through stepping and terracing, both on the building and in the landscape.

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G.B.L. ARCHITECTS, INC.  
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No. Date Description  
01 MAY 18, 2016 DP APPLICATION

EAST FRASER LANDS -  
PARCEL 3

DP APPLICATION

SUSTAINABILITY

DATE SUBMITTED FOR REVIEW  
CHECKED BY  
SCALE  
JOB NUMBER

1549

A-0.05

Table with multiple columns containing checklist items, checkboxes, and status indicators. The items cover various sustainability and design criteria, including energy efficiency, water conservation, and material selection.

Build Green Smart Checklist



GBL ARCHITECTS INC.  
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EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION

SHADOW STUDIES

DATE: 10/26/16 10:20 AM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: [Scale]  
 JOB NUMBER: 1549

A-0.06

Autumnal equinox - september 23



10:00 AM



12:00 PM



2:00 PM

Summer solstice - june 21



10:00 AM



12:00 PM



2:00 PM

Vernal equinox - march 20



10:00 AM



12:00 PM



2:00 PM



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NOTES

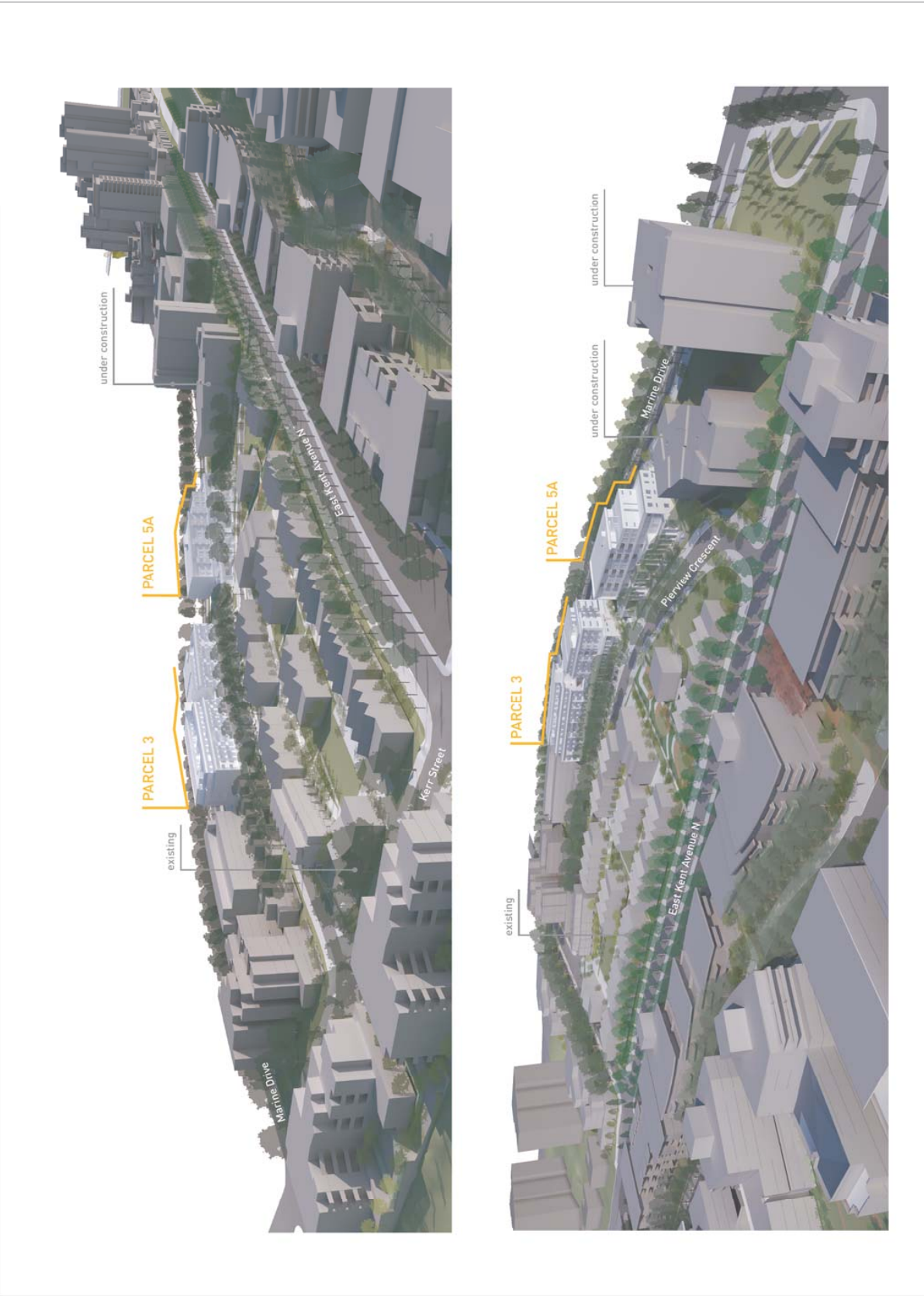
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EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION  
 SITE CONTEXT &  
 MASSING

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A-0.07







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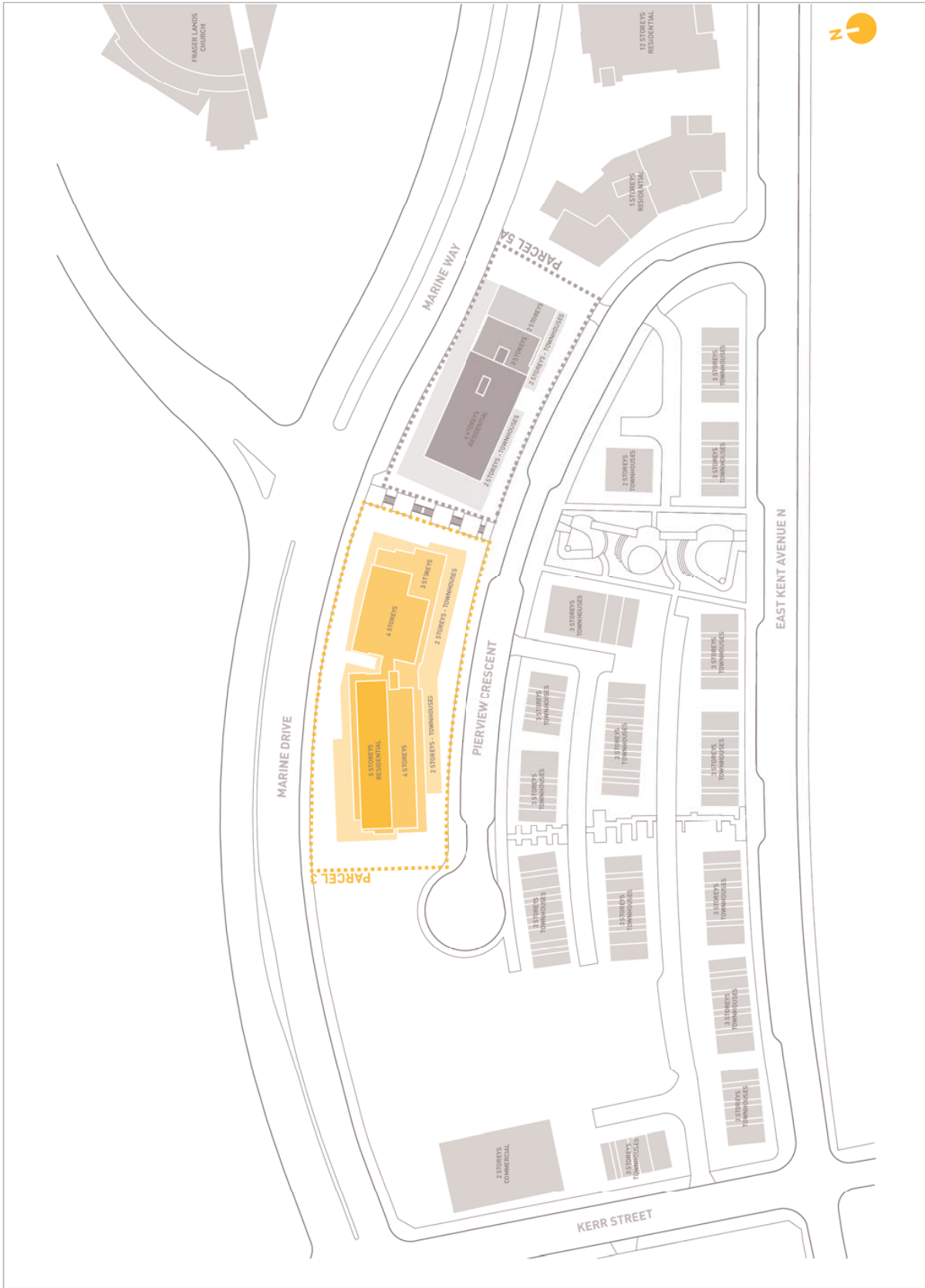
EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION

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 CHECKED BY: [Name]  
 SCALE: [Scale]  
 JOB NUMBER: 1549

A-0.08





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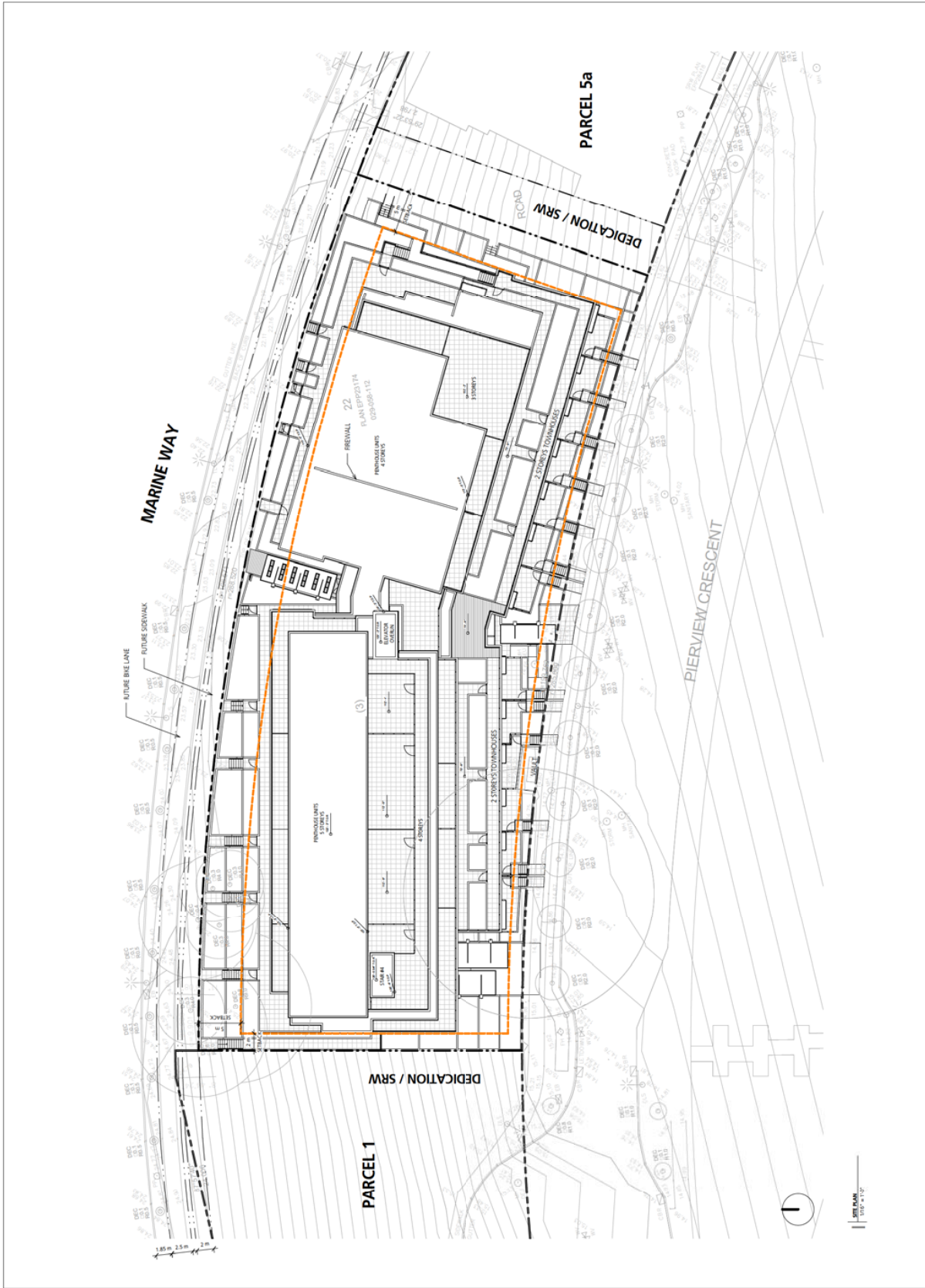
EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION

SITE PLAN

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 CHECKED BY: [Name]  
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A-1.00





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NOTES

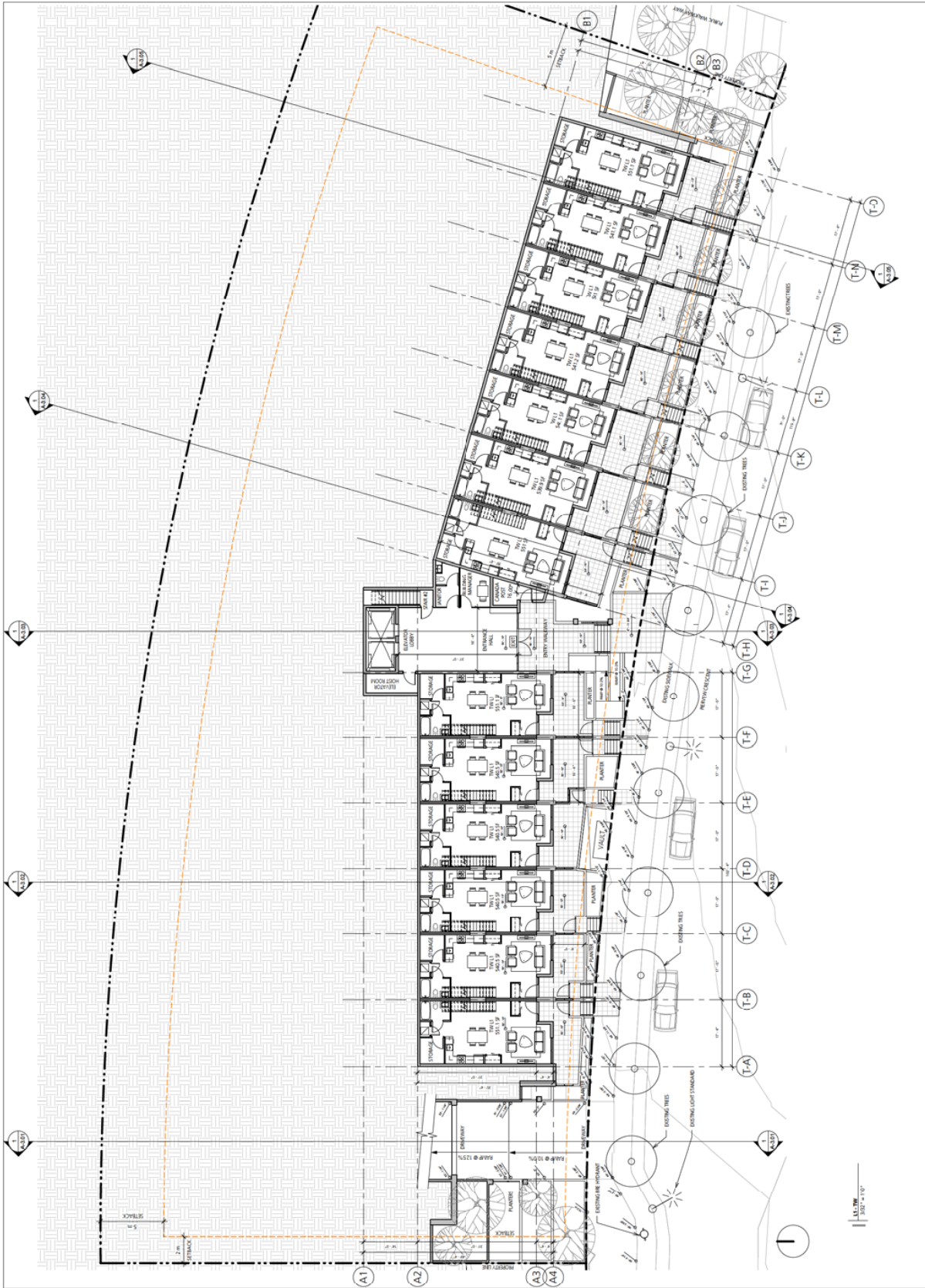
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EAST FRASER LANDS -  
PARCEL 3

DP APPLICATION  
TOWN HOMES L1

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A-1.01





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EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION  
 TOWN HOMES L2 & P1

DATE: 07/01/16  
 DRAWN BY: GBL  
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A-1.02



1/8" = 1'-0"



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EAST FRASER LANDS -  
PARCEL 3

DP APPLICATION  
LEVEL 1

DATE: 08/15/16  
DRAWN BY: J. WILSON  
CHECKED BY: J. WILSON  
SCALE: 3/32" = 1'-0"  
JOB NUMBER: 1549

A-1.03





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 NOTES

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EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION  
 LEVEL 2

DATE: 06/20/16  
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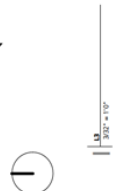
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EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION  
 LEVEL 3

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EAST FRASER LANDS -  
 PARCEL 3

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 LEVEL 4

DATE: 07/01/16  
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A-1.06







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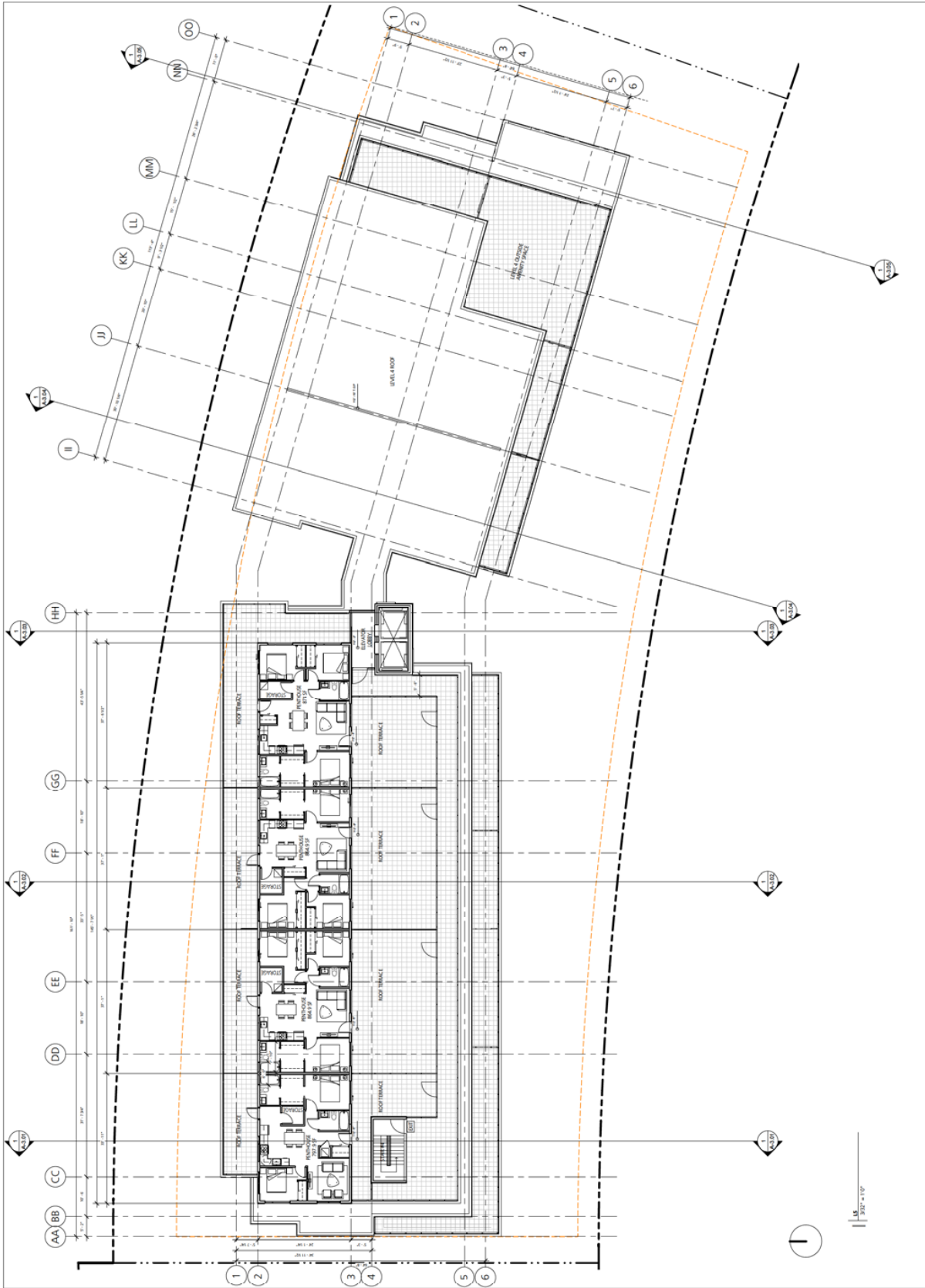
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EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION  
 LEVEL 5

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A-1.07





GBL ARCHITECTS INC.  
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 DENVER, CO 80202-1500  
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 FAX: 303.733.1235  
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 No. Date Description  
 01 JULY 2016 DP APPLICATION

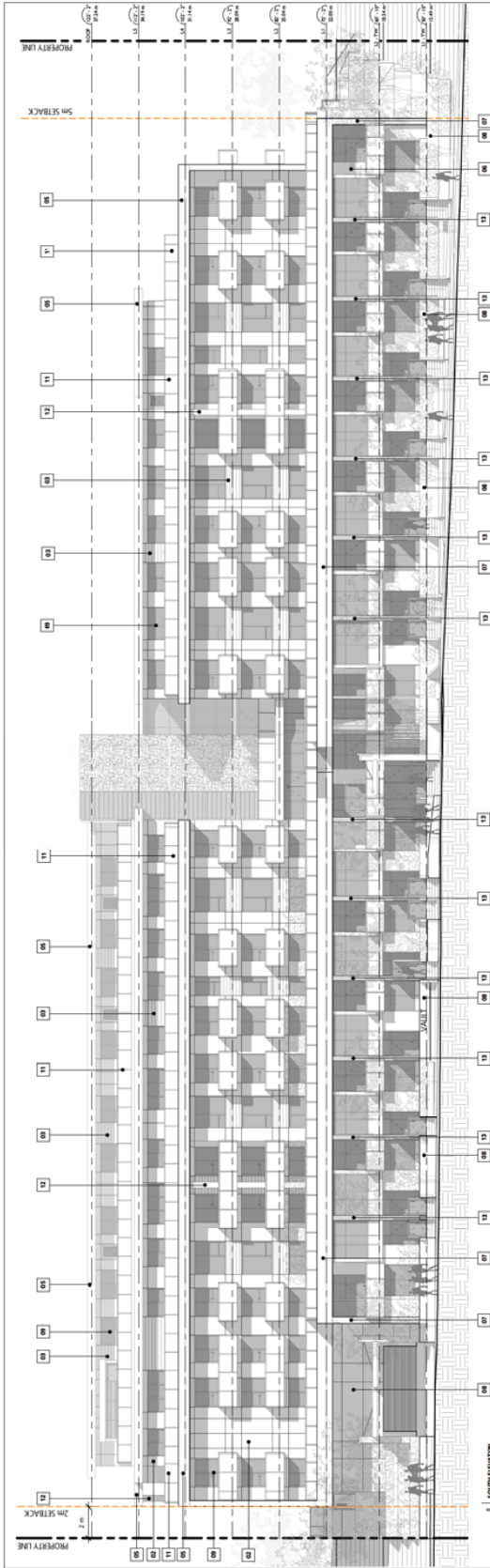
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 PARCEL 3

DP APPLICATION

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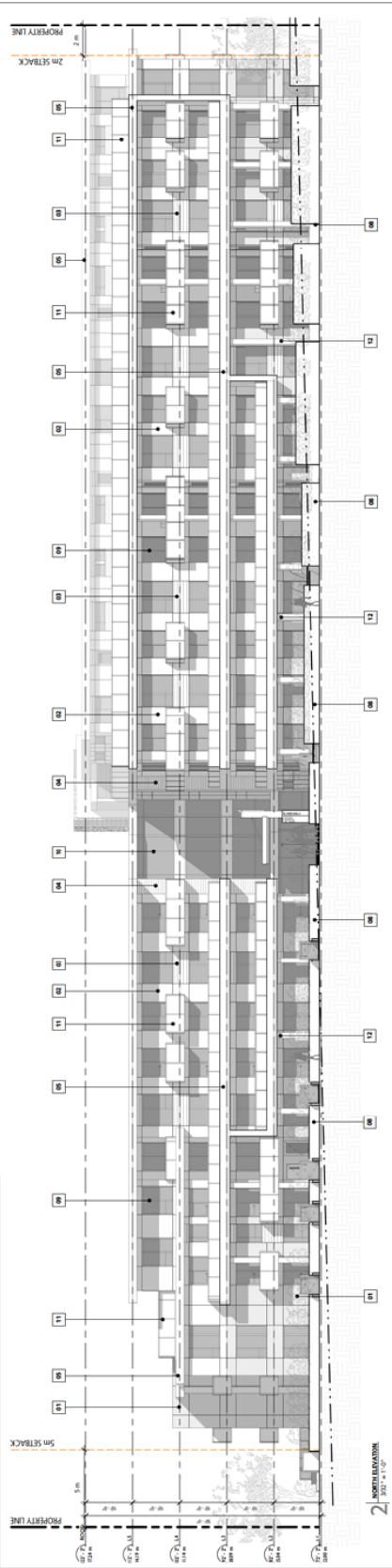
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 DRAWN BY: CHEN  
 CHECKED BY: CHEN  
 SCALE: 3/32" = 1'-0"  
 JOB NUMBER: 1549

A-2.01



MATERIAL KEY

#	Description	Color	Frame Color
01	Charcoal Cementitious Panel	Charcoal	-
02	White Cementitious Panel	White	-
03	Black Metal Panel	Black	-
04	Natural Wood	Natural Wood	-
05	Metal Panel - AL13	Charcoal	-
06	Painted Concrete	Off White	-
07	Aluminum Concrete	Charcoal	-
08	Aluminum Concrete	Natural	-
09	Aluminum Window	Silver	Silver
10	Aluminum CurtainWall	Silver	Silver
11	Charcoal	Charcoal	Silver
12	Black	Black	-
13	Natural Wood	Natural Wood	-
14	Red	Red	-





gbl ARCHITECTS INC.  
 1100 WEST 12TH AVENUE, SUITE 1100  
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 TEL: 303.733.1212  
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NOTES

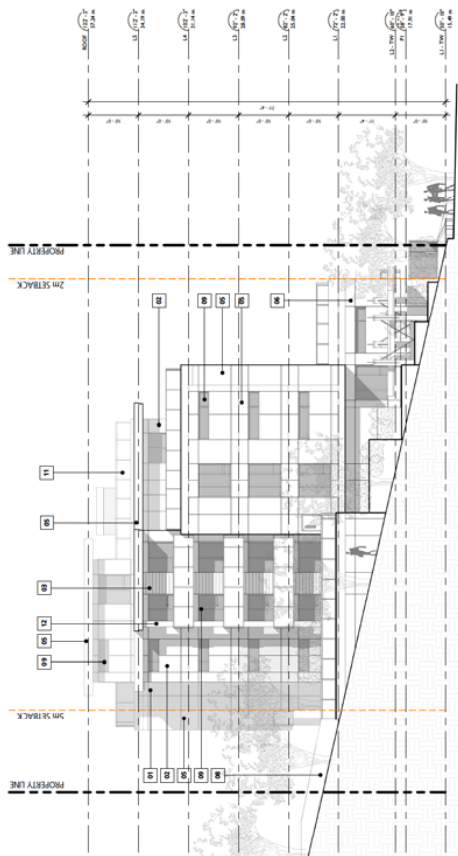
REVISIONS  
 No. Date Description  
 01 JULY 2016 DP APPLICATION

EAST FRASER LANDS -  
 PARCEL 3

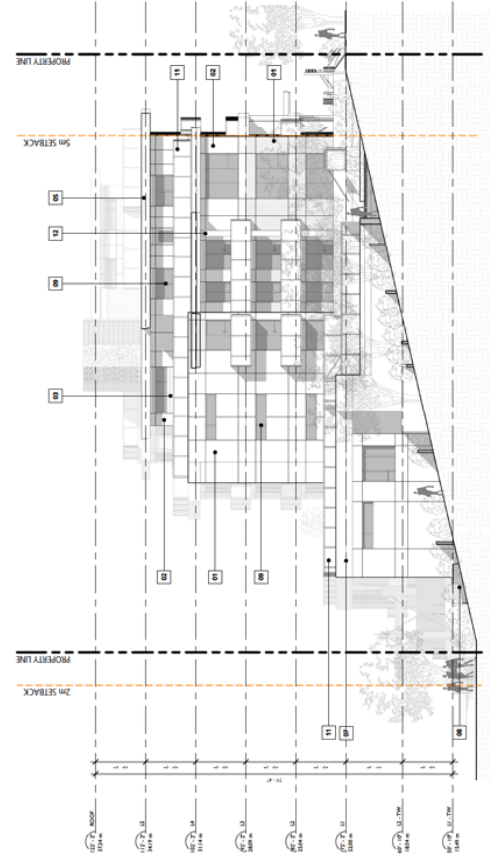
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 JOB NUMBER: 1549

A-2.02



#	Description	Color	Frame Color
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02	White Cementitious Panel	White	-
03	Metal Panel	Silver	-
04	Metal Panel	Natural Wood	-
05	Metal Panel - AL13	Charcoal	-
06	Painted Concrete	Off White	-
07	Painted Concrete	Charcoal	-
08	Architectural Concrete	Natural	-
09	Aluminum Window	-	Silver
10	Aluminum Curtain Wall	-	Silver
11	Claustrall	-	Silver
12	Wood Posts	Natural Wood	-
13	Brick	Red	-



#	Description	Color	Frame Color
01	Charcoal Cementitious Panel	Charcoal	-
02	White Cementitious Panel	White	-
03	Metal Panel	Silver	-
04	Metal Panel	Natural Wood	-
05	Metal Panel - AL13	Charcoal	-
06	Painted Concrete	Off White	-
07	Painted Concrete	Charcoal	-
08	Architectural Concrete	Natural	-
09	Aluminum Window	-	Silver
10	Aluminum Curtain Wall	-	Silver
11	Claustrall	-	Silver
12	Wood Posts	Natural Wood	-
13	Brick	Red	-



■ GBL ARCHITECTS INC.  
 1100 PARKWAY 400, SUITE 1000  
 VANCOUVER, BC CANADA V6P 1M8  
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NOTES

REVISIONS	No.	Date	Description
	01	JULY 5, 2016	DP APPLICATION

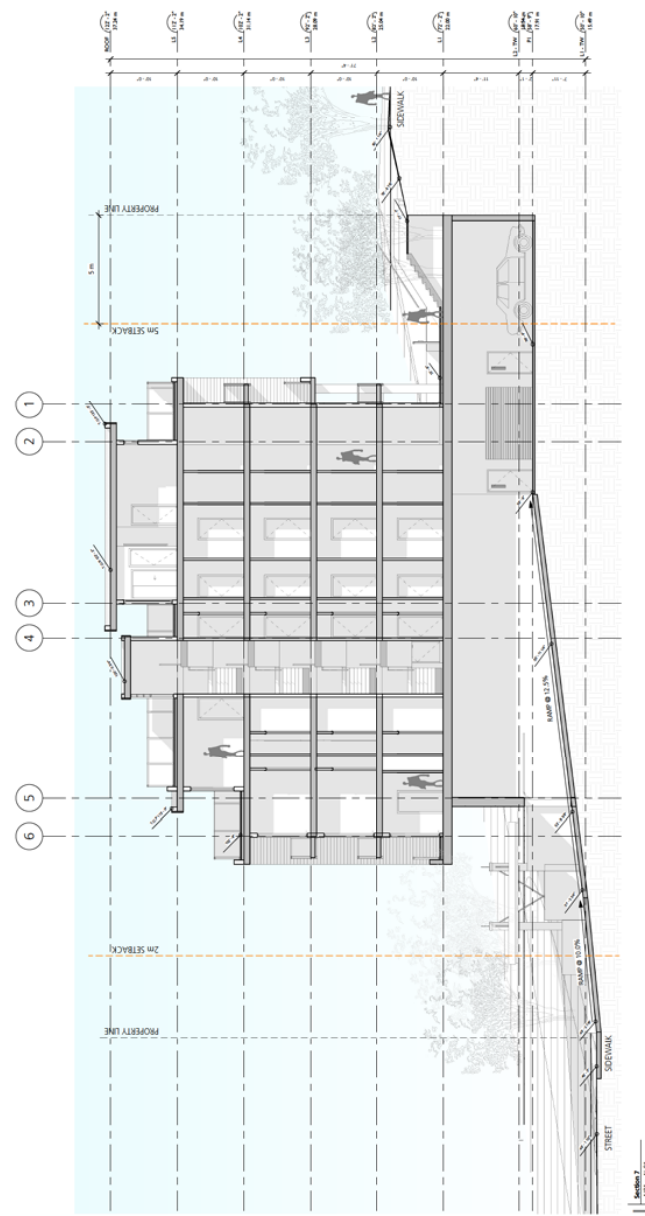
EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION

SECTION

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 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 1549

A-3.01





GBL ARCHITECTS INC.  
 1100 PARKWAY 100, SUITE 100  
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 TEL: 604 271 1238  
 FAX: 604 271 1239  
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NOTES

REVISIONS	No.	Date	Description
	01	JULY 5, 2016	DP APPLICATION

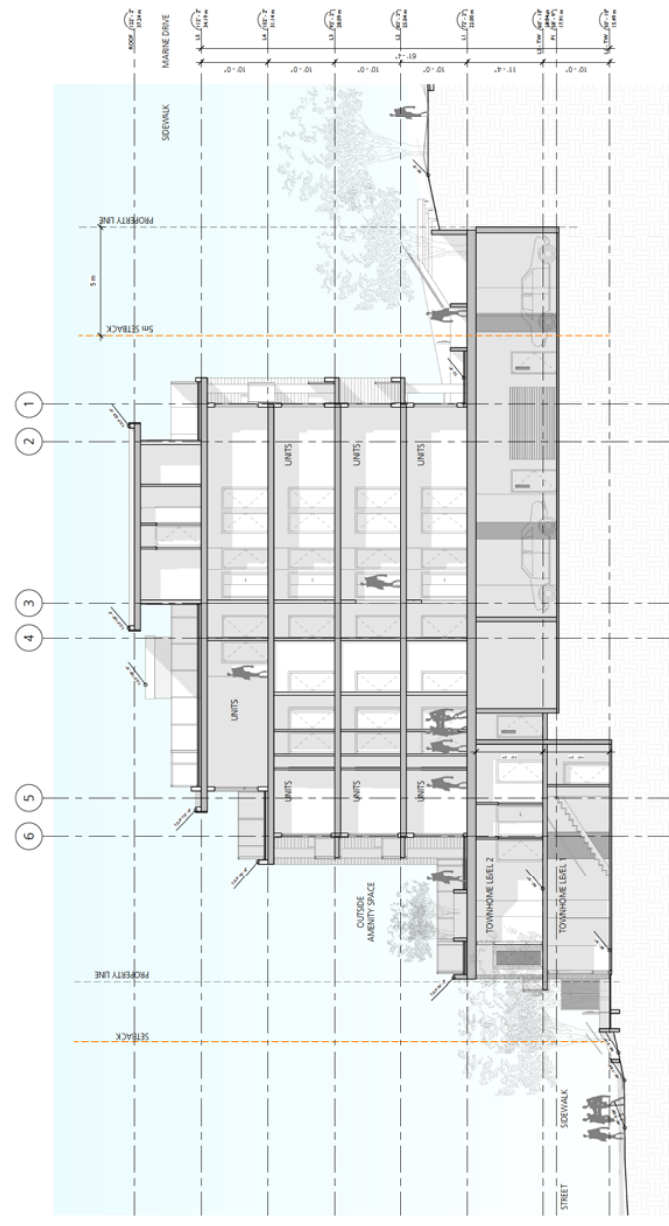
EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION

SECTION

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 JOB NUMBER: 1549

A-3.02



Section A  
 1/8" = 1'-0"



■ GBL ARCHITECTS, INC.  
 1110 PIERVIEW CRESCENT, SUITE 100  
 VANCOUVER, BC CANADA V6T 1K6  
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 NOTES

REVISIONS	No.	Date	Description
	01	JULY 5, 2016	DP APPLICATION

EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION

SECTION

DATE: MAR 09 5:00:11 PM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 1549

A-3.03





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 PIERVIEW, OHIO 44133  
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 FAX: 440.321.1235  
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 NOTES

NO.	DATE	DESCRIPTION
01	JULY 8, 2016	DP APPLICATION

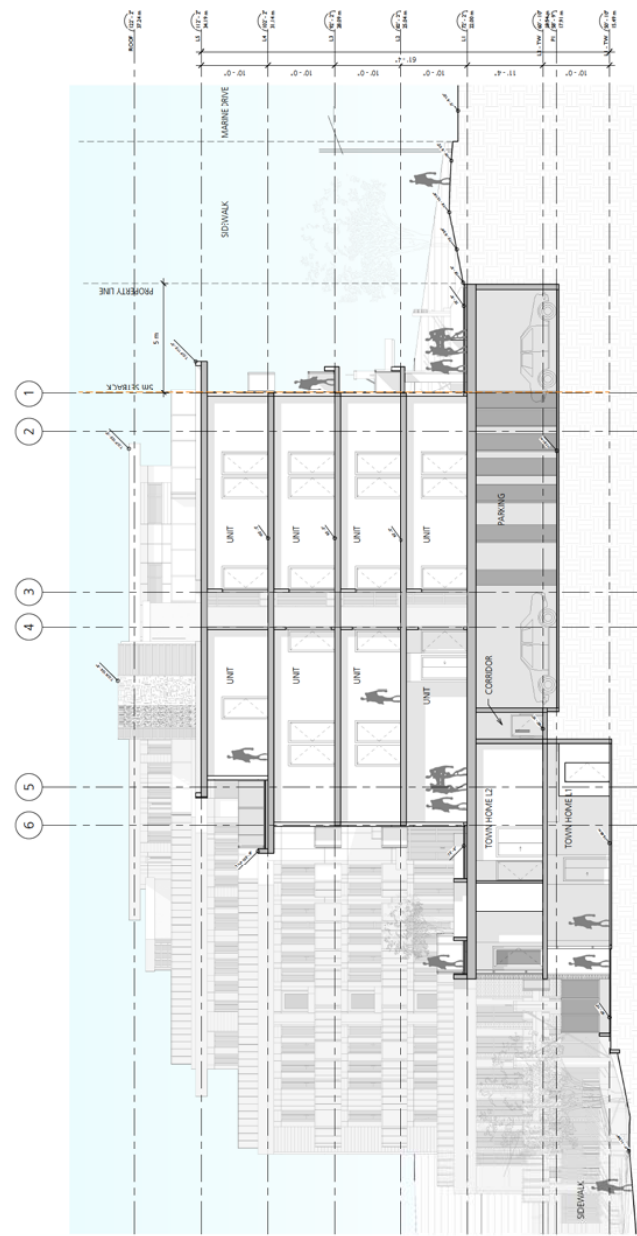
EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION

SECTION

DATE: 10/09/15 5:00:00 PM  
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 CHECKED BY: A  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 1549

A-3.04



SECTION A  
 1/8" = 1'-0"



GBL ARCHITECTS INC.  
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NOTES

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No.	Date	Description
01	JULY 2016	DP APPLICATION

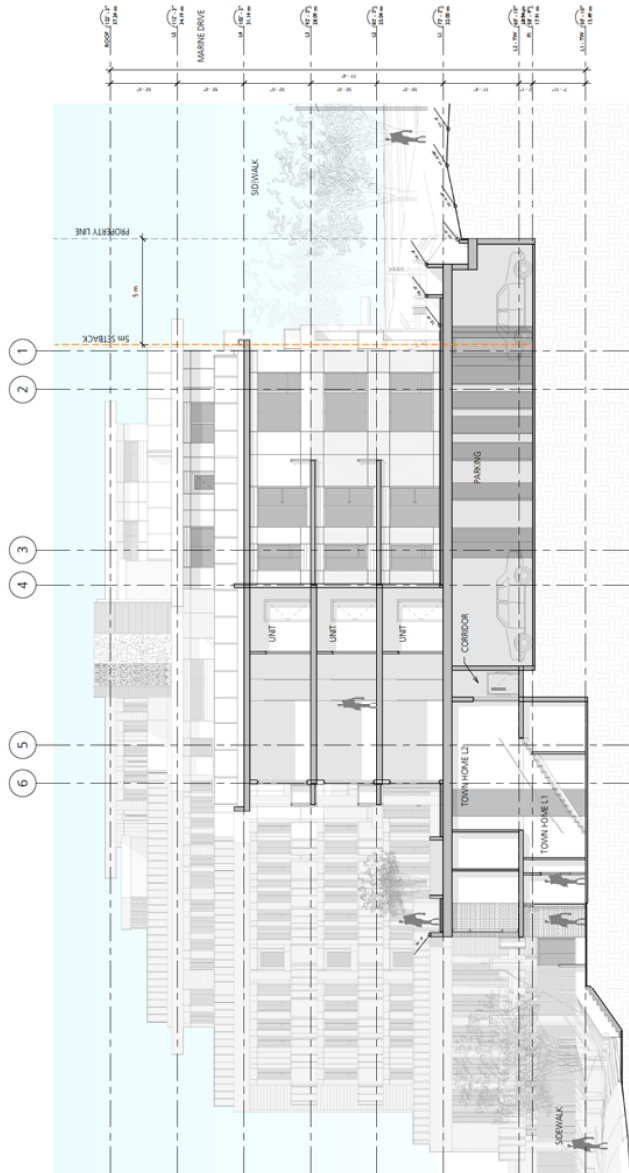
EAST FRASER LANDS -  
 PARCEL 3

DP APPLICATION

SECTION

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 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 1549

**A-3.05**







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NOTES

REVISIONS

No. Date Description  
01 JUL 13, 2016 DP APPLICATION

EAST FRASER LANDS -  
PARCEL 3

DP APPLICATION

MATERIALS

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CHECKED BY: [Name]  
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JOB NUMBER: 1549

A-5.01



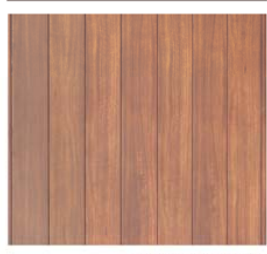
WHITE HARDIE PANEL



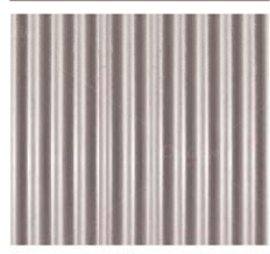
GREY HARDIE PANEL



AL13 METAL PANEL



LONGBOARD PANEL



CORRUGATED METAL PANEL



CHARCOAL PAINTED CONCRETE



■ GBL ARCHITECTS INC.  
1000 WEST 12TH AVENUE, SUITE 1000  
DENVER, CO 80202-1500  
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NOTES

REVISIONS	
No.	Date
01	JULY 8, 2016

Description  
DP APPLICATION

EAST FRASER LANDS -  
PARCEL 3

DP APPLICATION

PERSPECTIVES

DATE: 7/8/16 10:10 AM  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8"=1'-0"  
JOB NUMBER: 1549

A-9.01





03 Jul 01, 2016 Based for Development Permit  
02 June 20, 2016 Open House  
01 April 18, 2016 Preliminary Review  
REVISIONS:  
DATE DESCRIPTION  
BY

URS  
URBAN RIVERSIDE  
LANDSCAPE ARCHITECTURE

URBAN RIVERSIDE  
LANDSCAPE ARCHITECTURE  
102-1037 West Broadway  
Vancouver BC V6E 1W5  
Tel: 604 681 0077  
www.urbanriverside.com

Project:  
**RIVER DISTRICT PARCEL 3 & 5A**  
Vancouver, BC

Drawn by: DWH  
Checked by: FSK  
Date: April 07, 2016  
Scale: 1" = 20'

Drawing file:  
**Overall Landscape Plan**

Project No.:  
**16002**  
Sheet No.:  
**L-1**

Symbol	Quantity	Scientific Name	Common Name	Site Spacing / Comments
A1	700	Abies balsamea	Blue Spruce	#2 pool
A2	300	Thuja occidentalis	Green Tree	#2 pool
A3	150	Thuja occidentalis	Green Tree	#2 pool
A4	150	Thuja occidentalis	Green Tree	#2 pool
B1	150	Thuja occidentalis	Green Tree	#2 pool
B2	150	Thuja occidentalis	Green Tree	#2 pool
B3	150	Thuja occidentalis	Green Tree	#2 pool
B4	150	Thuja occidentalis	Green Tree	#2 pool
B5	150	Thuja occidentalis	Green Tree	#2 pool
B6	150	Thuja occidentalis	Green Tree	#2 pool
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B22	150	Thuja occidentalis	Green Tree	#2 pool
B23	150	Thuja occidentalis	Green Tree	#2 pool
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B97	150	Thuja occidentalis	Green Tree	#2 pool
B98	150	Thuja occidentalis	Green Tree	#2 pool
B99	150	Thuja occidentalis	Green Tree	#2 pool
B100	150	Thuja occidentalis	Green Tree	#2 pool

**Planting Notes**

- All trees shall be planted in accordance with the current edition of the I.C. Landscape Standard. Plant materials and related container sizes are specified according to the Landscape Standard. For all other plant materials not specified in the Landscape Standard, the plant materials shall be of a minimum size and quantity as specified in the Landscape Standard. All trees shall be planted in accordance with the I.C. Landscape Standard Current Edition.
- All trees shall be planted in accordance with the I.C. Landscape Standard Current Edition.
- All trees shall be planted in accordance with the I.C. Landscape Standard Current Edition.
- Provide at least 48" of root ball for all plants and trees to be reviewed by landscape consultant of nursery delivery to site on per landscape specifications.
- All ALL STREET TREES shall be 1" Deep Root Baller centered on each tree between tree all and sidewalk (side of tree adjacent to sidewalk).

**Paving Legend**

	18" x 18" Paving Slabs Colour: Charcoal
	Porcelain Tile Colour: White
	Reddish Rubber Play Surface Colour: Red, Beige & Blue
	Play Sand

**Site Furniture Legend**

	Log Table & stools
	Balancing Log
	Sand Digger Toy
	Spinner Bowl Toy
	Wood Star Bench
	Harvest Table



03 July 02, 2014 Based for Development Permit  
 02 June 20, 2016 Open House  
 01 April 18, 2016 Preliminary Review  
 Author: [Redacted]  
 Reviewer: [Redacted]



Project: RIVER DISTRICT PARCEL 3 & 5A  
 Vancouver, BC

Drawn by: DWH  
 Checked by: PCK  
 Date: April 07, 2016  
 Scale: 1" = 10'  
 Drawing No:

**Parcel 3  
 Landscape Plan**

Project No: 16002  
 Sheet No: L-2

03 July 02, 2016 Based for Development Permit  
 01 April 07, 2016 Approved  
 01 April 07, 2016 Preliminary Review  
 no.: 1046: 1046: 1046: 1046:  
 Revision: 1046: 1046: 1046: 1046:



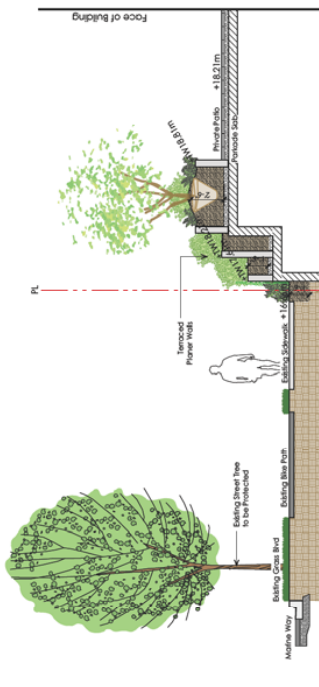
Project:  
**RIVER DISTRICT PARCEL 3 & 5A**  
 Vancouver, BC

Drawn by: VL  
 Checked by: POK  
 Date: April 07, 2016  
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 Drawing Title:

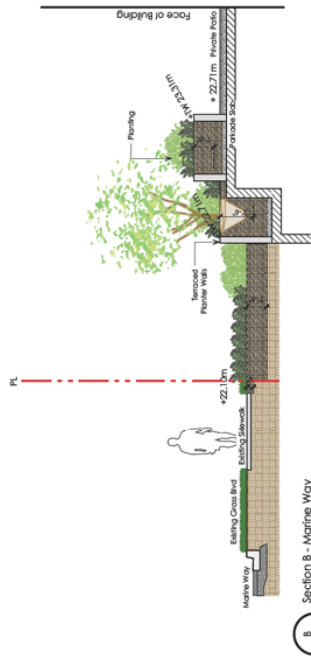
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Project No.: 16002  
 Sheet No.:

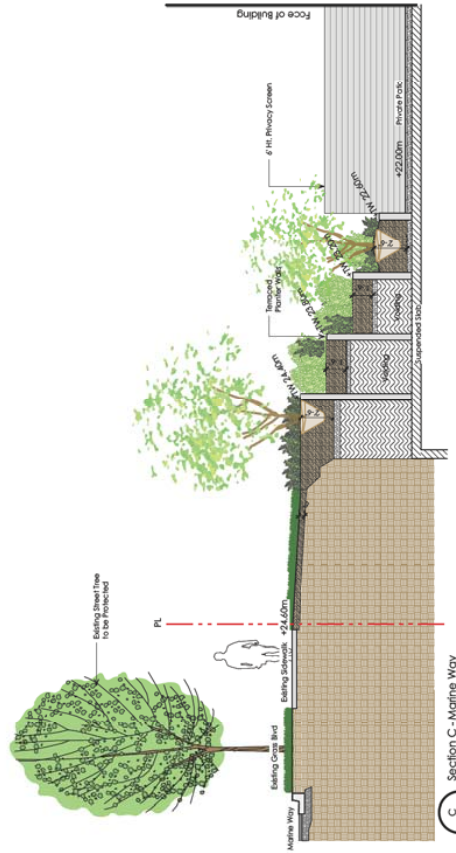
L-4



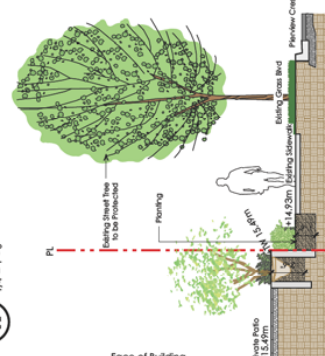
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 L-3 1/4" = 1'-0"



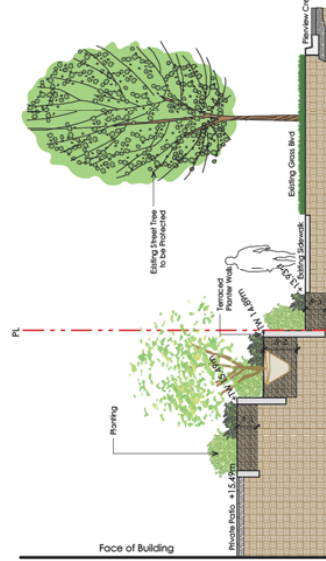
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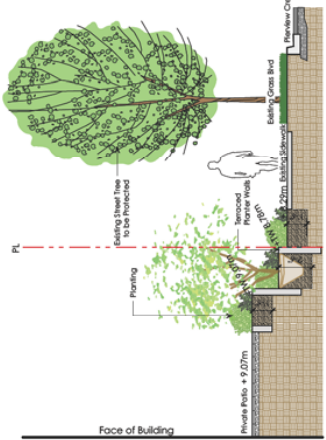
C Section C - Marine Way  
 L-2 1/4" = 1'-0"



D Section D - Pierview Crescent  
 L-2 1/4" = 1'-0"



E Section E - Pierview Crescent  
 L-3 1/4" = 1'-0"



F Section F - Pierview Crescent  
 L-3 1/4" = 1'-0"