

DIALOG

LARCO

REGISTRATION
A 2016104 Development Permit Application
B 2016103 Development Permit Application

ARBUTUS CENTRE - BLOCK B

4255 Arbutus Street, Vancouver BC

Development Permit Application
November 23, 2016



FSR/AREA STATISTICS

Project Summary

Site Area	13,820 m ²	17 Acres
Building Footprint	7,300 m ²	10 Acres
Volume Proposed	1,100,000 m ³	40,000 m ³

Height: Roof structure not substantially in excess of 10 stories for purposes of Section 924.4 and 9.10. Maximum height is 17.4m.
End of Year Population: 2016: 20,000; 2021: 22,000; 2026: 24,000; 2031: 26,000; 2036: 28,000; 2041: 30,000; 2046: 32,000; 2051: 34,000; 2056: 36,000; 2061: 38,000; 2066: 40,000; 2071: 42,000; 2076: 44,000; 2081: 46,000; 2086: 48,000; 2091: 50,000; 2096: 52,000; 2101: 54,000; 2106: 56,000; 2111: 58,000; 2116: 60,000; 2121: 62,000; 2126: 64,000; 2131: 66,000; 2136: 68,000; 2141: 70,000; 2146: 72,000; 2151: 74,000; 2156: 76,000; 2161: 78,000; 2166: 80,000; 2171: 82,000; 2176: 84,000; 2181: 86,000; 2186: 88,000; 2191: 90,000; 2196: 92,000; 2201: 94,000; 2206: 96,000; 2211: 98,000; 2216: 100,000; 2221: 102,000; 2226: 104,000; 2231: 106,000; 2236: 108,000; 2241: 110,000; 2246: 112,000; 2251: 114,000; 2256: 116,000; 2261: 118,000; 2266: 120,000; 2271: 122,000; 2276: 124,000; 2281: 126,000; 2286: 128,000; 2291: 130,000; 2296: 132,000; 2301: 134,000; 2306: 136,000; 2311: 138,000; 2316: 140,000; 2321: 142,000; 2326: 144,000; 2331: 146,000; 2336: 148,000; 2341: 150,000; 2346: 152,000; 2351: 154,000; 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DIALOG

LARCO

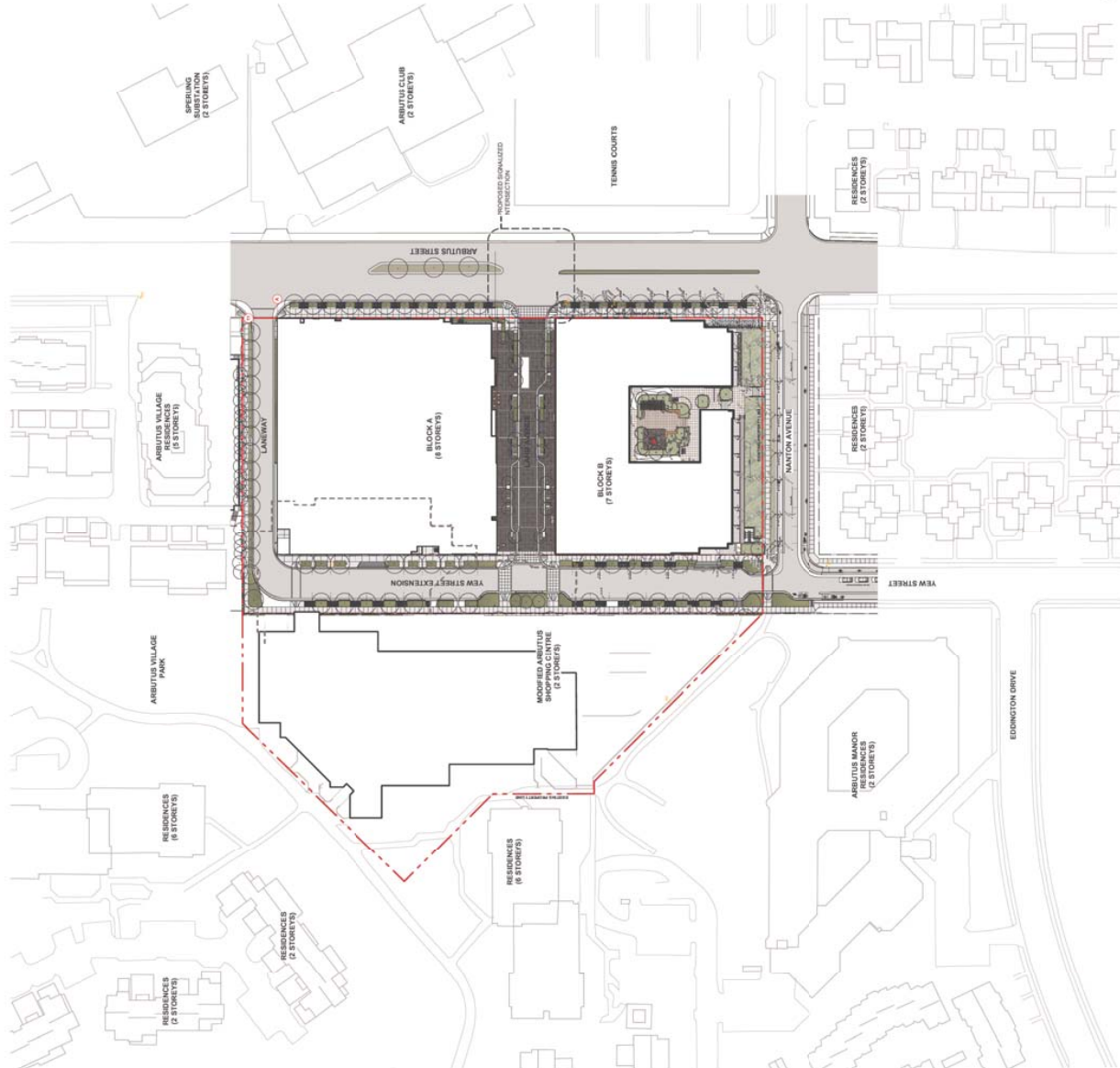
REVISION
A. 08/15/16 - Submittal From Applicant
B. 08/15/16 - Revisions From Development Team

PROPERTY INFORMATION

LEGAL DESCRIPTION
Lot 2, D.L. 526, Plan 14,750
P.I.D.: 003-501-680

CIVIC ADDRESS
4255 Arbutus Street, Vancouver BC

PARCEL
Block B



NOTE: All existing and proposed buildings are shown in accordance with the current zoning bylaw.

--- EXISTING SITE PROPERTY LINE
- - - PROPOSED LEGAL SUBDIVISION LINE
--- EXISTING BUILDING FOOTPRINT
- - - PROPOSED BUILDING FOOTPRINT



ME TRIC
MECHANICAL ENGINEER
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1T6
TEL: 604-681-1111
WWW.METRIC.CA

ARCHITECT & INTERIOR CONSULTANT
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1T6
TEL: 604-681-1111
WWW.METRIC.CA

STRUCTURAL ENGINEER
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1T6
TEL: 604-681-1111
WWW.METRIC.CA

MECHANICAL/ELECTRICAL ENGINEER
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1T6
TEL: 604-681-1111
WWW.METRIC.CA

Arbutus Centre Block B

Context Plan

B-A101

CONTEXT PLAN (1)
SCALE: 1:100

04/07/16

DIALOG

LARCO

REVISIONS
A - 2016/04/28 - Architectural Floor Plan Update
B - 2016/05/23 - Mechanical/Electrical/Plumbing



ME TRAC
MECHANICAL/ELECTRICAL/PLUMBING ENGINEERING
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 2G6
TEL: 604-275-1111
WWW.METRAC.COM

ARCHITECT & INTERIOR CONSULTANT
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 2G6
TEL: 604-275-1111
WWW.ANDI.COM

STRUCTURAL ENGINEER
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 2G6
TEL: 604-275-1111
WWW.SRUCAL.COM

MECHANICAL/ELECTRICAL ENGINEER
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 2G6
TEL: 604-275-1111
WWW.MEE.COM

PLUMBING ENGINEER
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 2G6
TEL: 604-275-1111
WWW.PE.COM

Arbutus Centre Block B

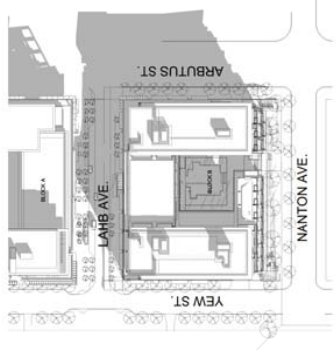
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Shadow Studies

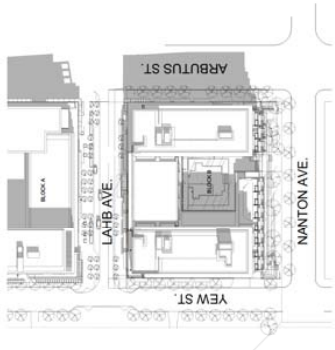
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DATE: 2016/05/23

B-A103

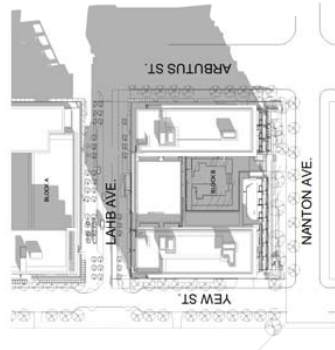
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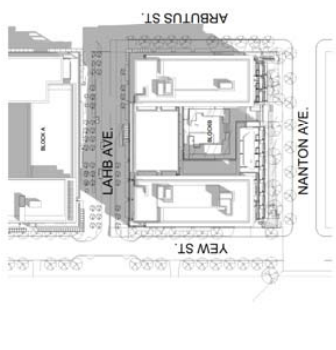
MARCH 21 - 4PM



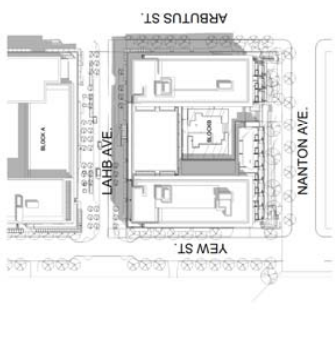
JUNE 21 - 4PM



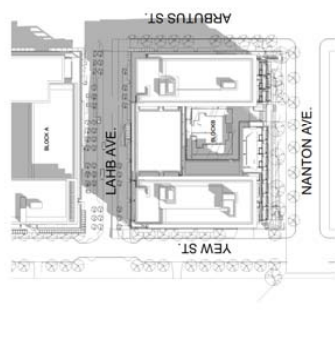
SEPTEMBER 21 - 4PM



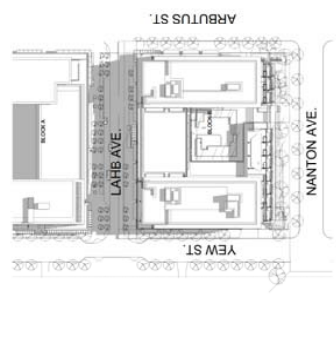
MARCH 21 - 2PM



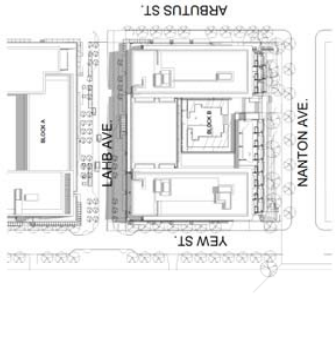
JUNE 21 - 2PM



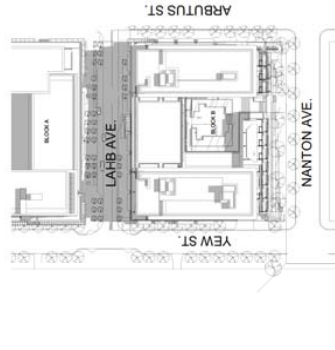
SEPTEMBER 21 - 2PM



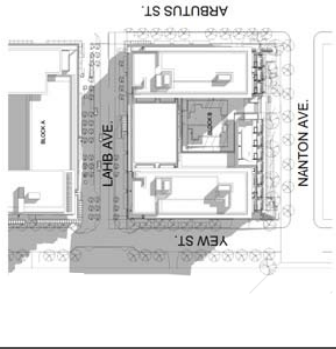
MARCH 21 - 12PM



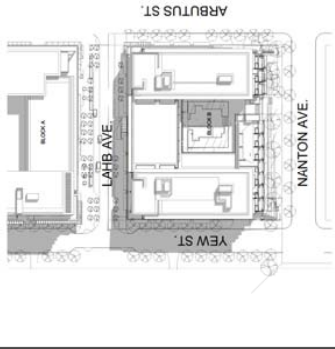
JUNE 21 - 12PM



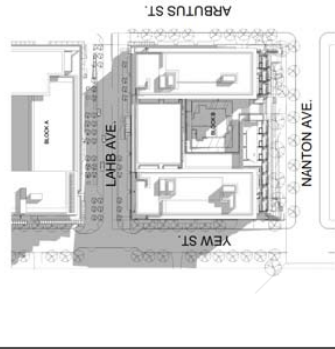
SEPTEMBER 21 - 12PM



MARCH 21 - 10AM



JUNE 21 - 10AM



SEPTEMBER 21 - 10AM

DIALOG

LARCO

REVISIONS
A. REVISED: Development Permit Application
B. REVISED: Finalized by Development Permit



EAST CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"



ARBITUS MAISON TO THE SOUTHWEST



RESIDENCES TO THE SOUTH



RESIDENCES TO THE SOUTHEAST



ARBITUS VILLAGE RESIDENCES TO THE NORTH



ARBITUS VILLAGE RESIDENCES TO THE NORTH



VIEW TO THE NORTH ALONG ARBITUS



SPRING SUBSTATION TO THE EAST



ARBITUS CLUB TO THE EAST



ARBITUS SHOPPING CENTRE TO THE WEST

MEETING
THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS AND PHOTOGRAPHY TO DETERMINE THE VISUAL CONTEXT OF THE PROPOSED DEVELOPMENT. THE ARCHITECT HAS IDENTIFIED VISUAL CONTEXT PHOTOGRAPHS TO BE USED TO SUPPORT THE DEVELOPMENT PERMIT APPLICATION.

ARCHITECT & PRINCIPAL CONSULTANT
DIALOG ARCHITECTURE INC. 1000 WEST 10TH AVENUE, SUITE 1000, VANCOUVER, BC V6H 1G5
TEL: 604.681.1111 FAX: 604.681.1112
WWW.DIALOGARCHITECTURE.COM

STRUCTURAL ENGINEER
DIALOG ARCHITECTURE INC. 1000 WEST 10TH AVENUE, SUITE 1000, VANCOUVER, BC V6H 1G5
TEL: 604.681.1111 FAX: 604.681.1112
WWW.DIALOGARCHITECTURE.COM

MECHANICAL/ELECTRICAL ENGINEER
DIALOG ARCHITECTURE INC. 1000 WEST 10TH AVENUE, SUITE 1000, VANCOUVER, BC V6H 1G5
TEL: 604.681.1111 FAX: 604.681.1112
WWW.DIALOGARCHITECTURE.COM

Arbutus Centre Block B
1000 West 10th Avenue, Vancouver, BC
Context Elevation
& Photos
2017.05.16 - 16.12
CROCKER
B-A105

DIALOG ARCHITECTURE

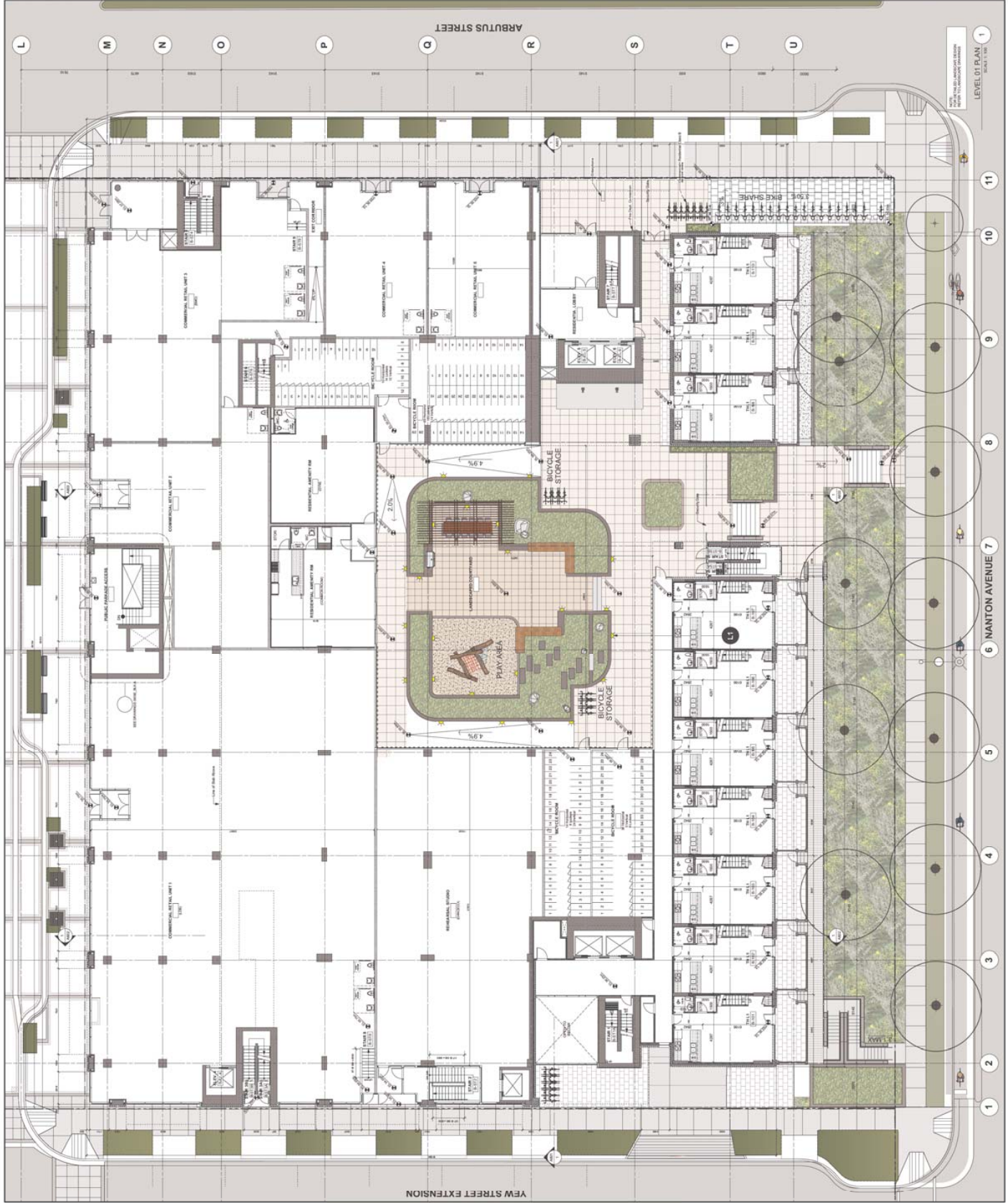
DIALOG

LARCO

REVISIONS
A. 01/20/16. 2016/01/20. 2016/01/20. 2016/01/20.
B. 01/20/16. 2016/01/20. 2016/01/20. 2016/01/20.

MECHANICAL ENGINEER
STRUCTURAL ENGINEER
ELECTRICAL ENGINEER
LANDSCAPE ARCHITECT

Arbutus Centre Block B
Level C1 Plan
B-A203

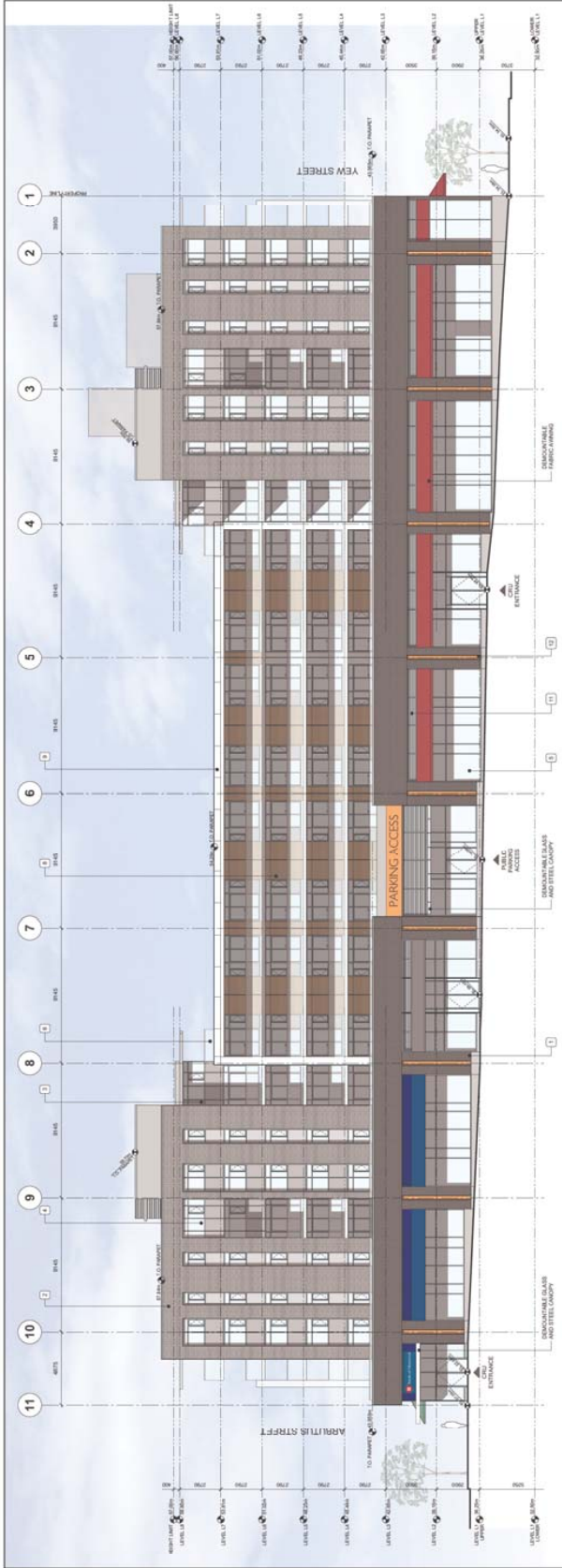


LEVEL OF PLAN
C1

DIALOG

LARCO

REVISIONS
A: 08/01/2016 - Development Permit Application
B: 02/01/2017 - Development Permit Application



NORTH ELEVATION (ARBUTUS MEWS) (1)
SCALE: 1/8" = 1'-0"

NOTES:
All signage is shown for reference only and is not approved under the Development Permit. Signage is required by the City for all new commercial or business signs. The owner's assumes responsibility to ensure signage meets the City's sign and color requirements.



SOUTH ELEVATION (MANTON AVENUE) (2)
SCALE: 1/8" = 1'-0"

NOTES:
All signage is shown for reference only and is not approved under the Development Permit. Signage is required by the City for all new commercial or business signs. The owner's assumes responsibility to ensure signage meets the City's sign and color requirements.

MATERIALS LEGEND

1	Dark Grey Concrete
2	Dark Grey Concrete
3	Dark Grey Concrete
4	Dark Grey Concrete
5	Dark Grey Concrete
6	Dark Grey Concrete
7	Dark Grey Concrete
8	Dark Grey Concrete
9	Dark Grey Concrete
10	Dark Grey Concrete
11	Dark Grey Concrete

MEETING:
MEETING LOCATION: 4288 YEW STREET, VANCOUVER, BC
MEETING DATE: 08/01/2016
MEETING TIME: 10:00 AM - 12:00 PM
MEETING AGENDA: PRELIMINARY DESIGN REVIEW
MEETING PARTICIPANTS: ARCHITECT, ENGINEER, DEVELOPER, CITY REPRESENTATIVE
MEETING DECISIONS: APPROVED FOR PERMITTING
MEETING COMMENTS: SEE PERMITTING APPLICATION FOR COMMENTS

ARCHITECT & PRINCIPAL CONSULTANT:
LANDSCAPE ARCHITECT
1000 WEST 10TH AVENUE, SUITE 1000
VANCOUVER, BC V6H 1A1
TEL: 604-681-1111
WWW.LANDSCAPEARCHITECT.COM

STRUCTURAL ENGINEER:
1000 WEST 10TH AVENUE, SUITE 1000
VANCOUVER, BC V6H 1A1
TEL: 604-681-1111
WWW.LANDSCAPEARCHITECT.COM

Mechanical, Electrical & Plumbing:
1000 WEST 10TH AVENUE, SUITE 1000
VANCOUVER, BC V6H 1A1
TEL: 604-681-1111
WWW.LANDSCAPEARCHITECT.COM

Arbutus Centre Block B
Building Elevations
B-A501

08/01/2016

PWL partnership
PARKWAY WEST LIMITED
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 1G5
TEL: 604.681.1111
WWW.PARKWAYWEST.COM

LARGO

DIALOG

ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 1G5
TEL: 604.681.1111
WWW.DIALOGARCHITECTS.COM

ARBUS Centre Block B
Vancouver, BC

COVER SHEET

DATE: 18 NOVEMBER 2016
SCALE: AS SHOWN
PROJECT: ARBUS CENTRE BLOCK B
SHEET: B-L0.00

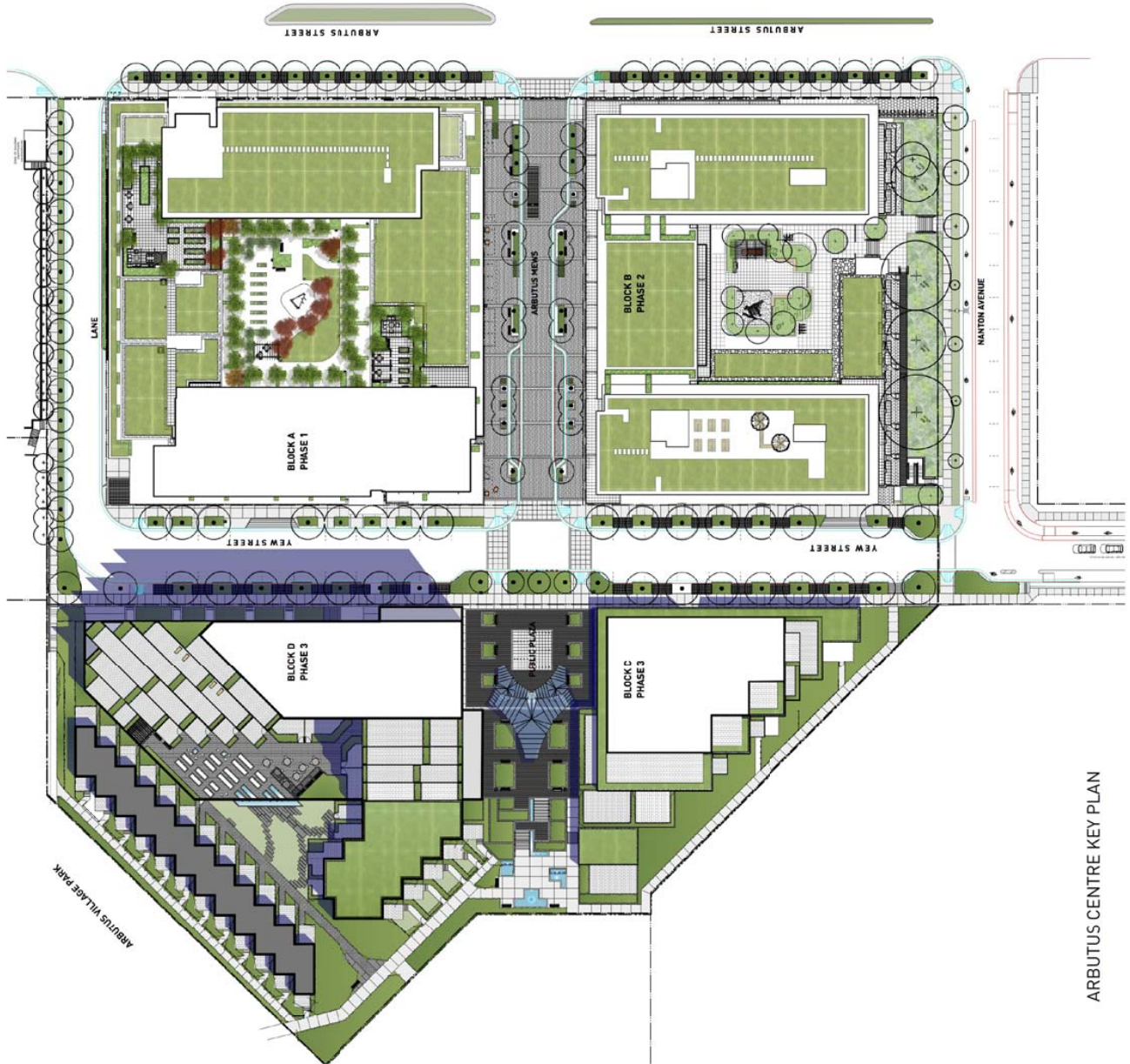
B-L0.00

ARBUS CENTRE - BLOCK B
4288 ARBUS STREET, VANCOUVER, BC

18 NOVEMBER 2016

DRAWING CONTENTS

- B-L0.00 COVER SHEET
- B-L0.01 LEGENDS & NOTES
- B-L0.02 TREE MANAGEMENT PLAN
- B-L1.01 LAYOUT & MATERIALS PLAN - GROUND LEVEL
- B-L1.02 LAYOUT & MATERIALS PLAN - LEVEL 02
- B-L1.03 LAYOUT & MATERIALS PLAN - LEVEL 03
- B-L1.04 LAYOUT & MATERIALS PLAN - LEVEL 07
- B-L1.05 LAYOUT & MATERIALS PLAN - LEVEL 08
- B-L3.01 PLANTING PLAN - GROUND LEVEL
- B-L3.02 PLANTING PLAN - LEVEL 02
- B-L3.03 PLANTING PLAN - LEVEL 03
- B-L3.04 PLANTING PLAN - LEVEL 07
- B-L3.05 PLANTING PLAN - LEVEL 08
- B-L4.01 SECTIONS
- B-L4.02 SECTIONS
- B-L4.03 SECTIONS



ARBUS CENTRE KEY PLAN

PWL partnership
 PETER WOODLAND ARCHITECTS
 1000 15th Street, NW
 Washington, DC 20004
 TEL: 202.331.1234
 WWW: PETERWOODLAND.COM

DATE: 11/15/19
SCALE: 1/8" = 1'-0"
PROJECT: 4288 YEW STREET
CLIENT: ARTELUS CENTER BLOCK B
DESIGNER: PETER WOODLAND ARCHITECTS
DATE: 11/15/19

LARCO

DIALOG

ARTELUS CENTER BLOCK B
 WASHINGTON, DC

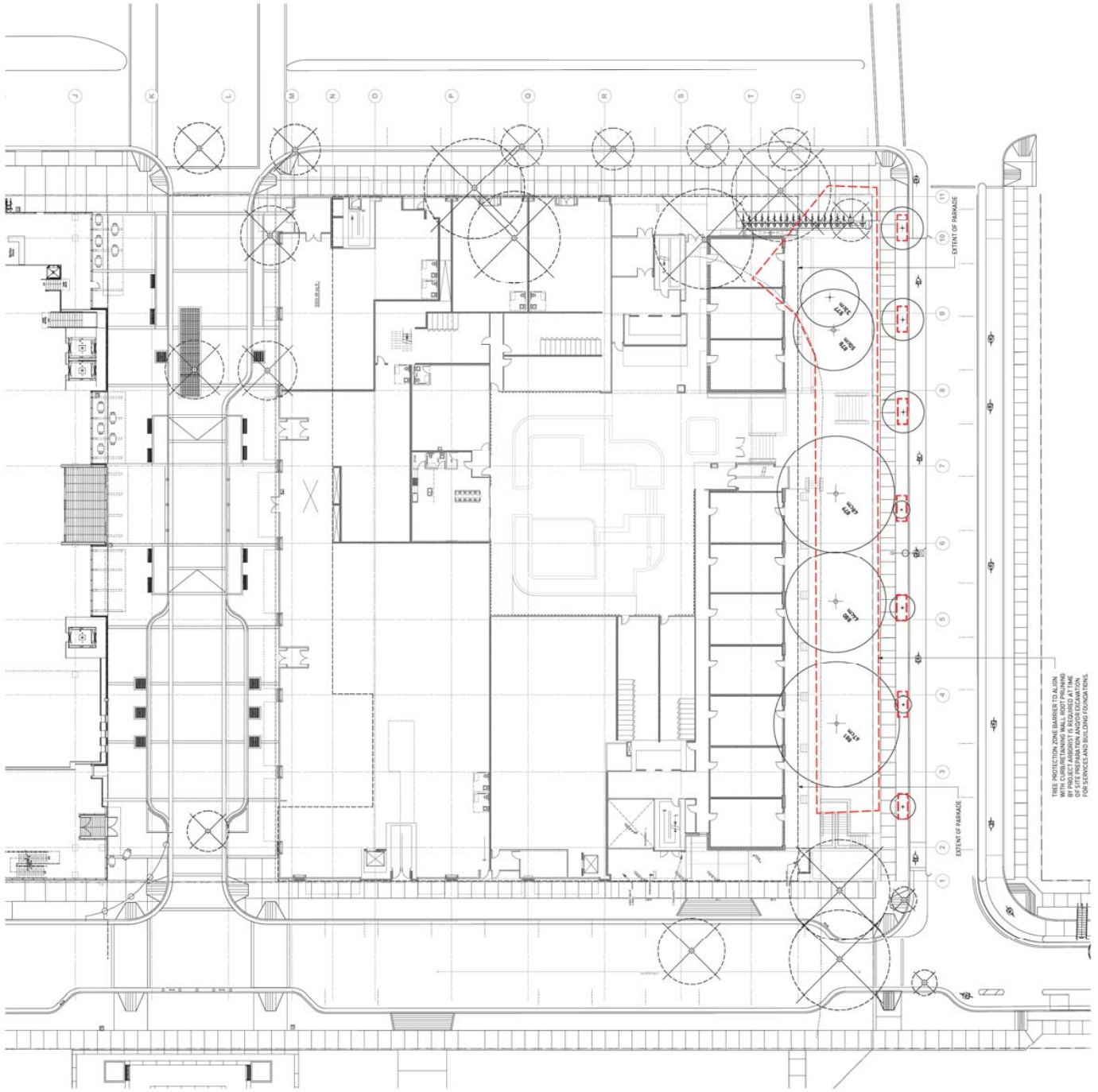
TREE MANAGEMENT PLAN

SCALE: 1/8" = 1'-0"
 DATE: 11/15/19

B-L0.02

TREE MANAGEMENT LEGEND

- CONFIRMED TREES TO BE REMOVED
- SECULOUS TREES TO BE REMOVED
- TREES TO BE RETAINED



PWL partnership
 PLANNING & ARCHITECTURE
 1000 15th Street, NW
 Washington, DC 20004
 TEL: 202.331.1100
 WWW.PWLARCHITECTS.COM

DATE: 11/11/16
SCALE: AS SHOWN
PROJECT: 4288 YEW STREET
CLIENT: LARCO
DESIGNER: DIALOG

LARCO

DIALOG

Architect
 1000 15th Street, NW
 Washington, DC 20004
 TEL: 202.331.1100
 WWW.DIALOGARCHITECTS.COM

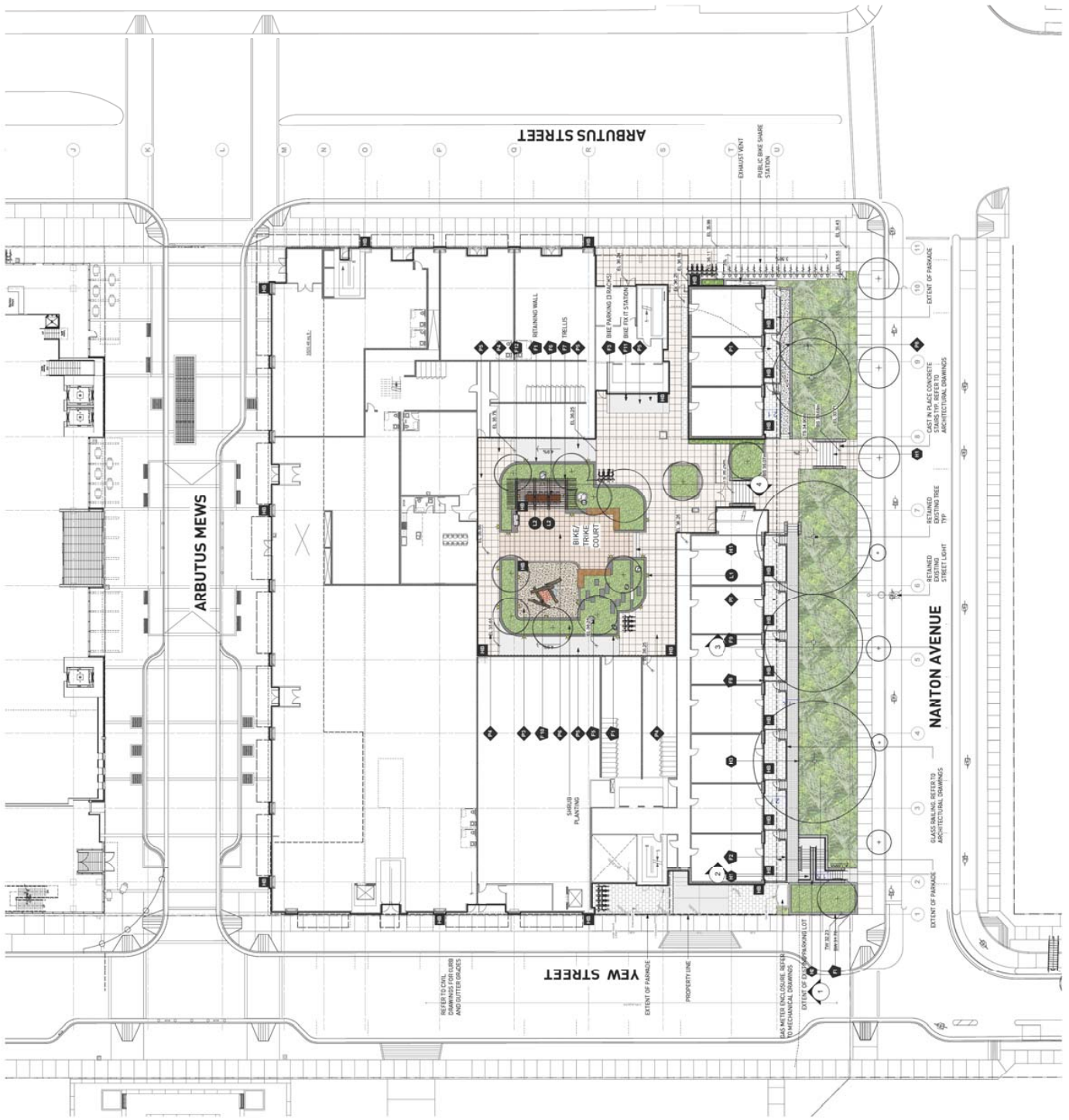
Architect
 4288 Yew Street
 Washington, DC 20004
 TEL: 202.331.1100
 WWW.PWLARCHITECTS.COM

**LAYOUT AND MATERIALS PLAN
Ground Level**

SCALE: 1/16" = 1'-0"
 1/1180

DATE: 11/11/16
 PROJECT: 4288 YEW STREET
 CLIENT: LARCO
 DESIGNER: DIALOG

B-L1.01





THE ARCHITECTS ASSOCIATION
1000 15th Street, N.W.
Washington, D.C. 20004
202.638.1200

DATE: 11/11/17
SCALE: AS SHOWN
PROJECT: 4288 YEW STREET
SHEET: B-L1.05



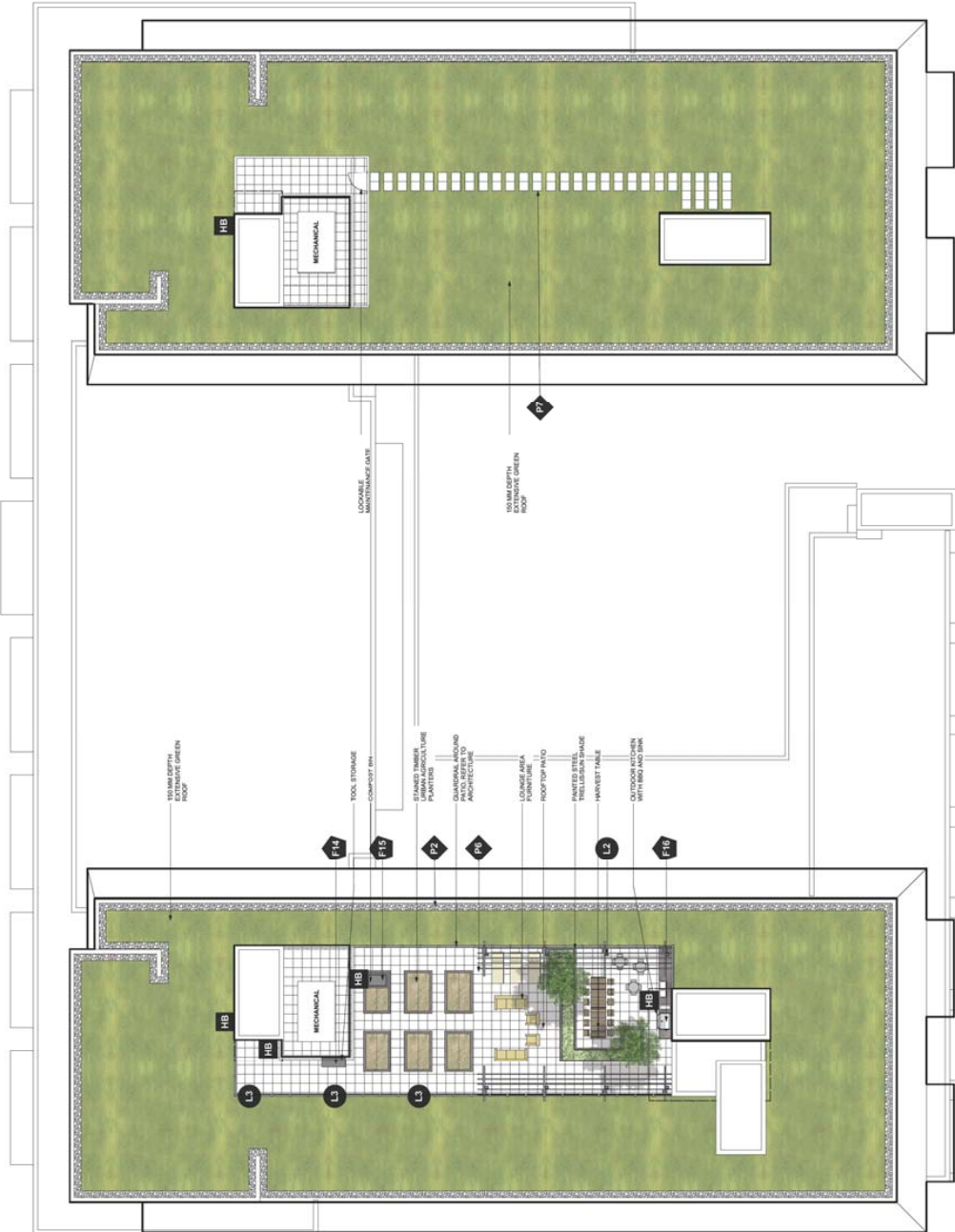
1000 15th Street, N.W.
Washington, D.C. 20004
202.638.1200

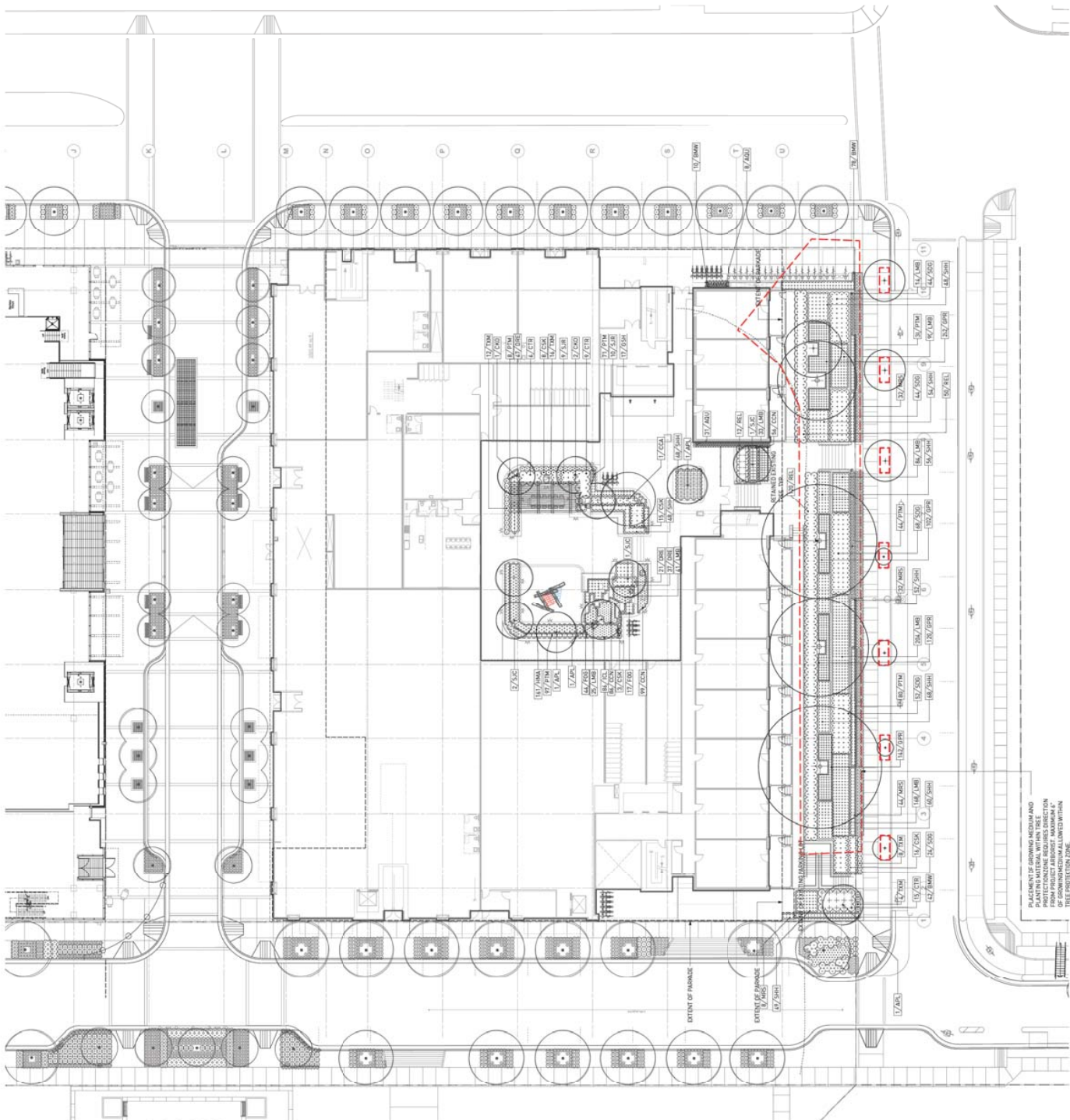
Arletius Centre Block B
Washington, DC

LAYOUT AND
MATERIALS PLAN
Level 8

SCALE	1:100
DATE	11/11/17
PROJECT	4288 YEW STREET
SHEET	B-L1.05
DESIGNER	ARCHITECTS ASSOCIATION
CLIENT	ARLETIUS CENTRE

B-L1.05





PWL partnership
 1000 University Avenue
 University Park, PA 15802
 814.863.1234

ARCHITECT
 1000 University Avenue
 University Park, PA 15802
 814.863.1234

DATE
 11/11/17

SCALE
 1/8" = 1'-0"

PROJECT
 4288 YEW STREET
 UNIVERSITY PARK, PA

LARCO

DIALOG

Architect: **DLR**
 1000 University Avenue
 University Park, PA 15802
 814.863.1234

Contractor: **ARL**
 1000 University Avenue
 University Park, PA 15802
 814.863.1234

Architect: **DLR**
 1000 University Avenue
 University Park, PA 15802
 814.863.1234

PLANTING PLAN
Level 2

Scale: 1/8" = 1'-0"

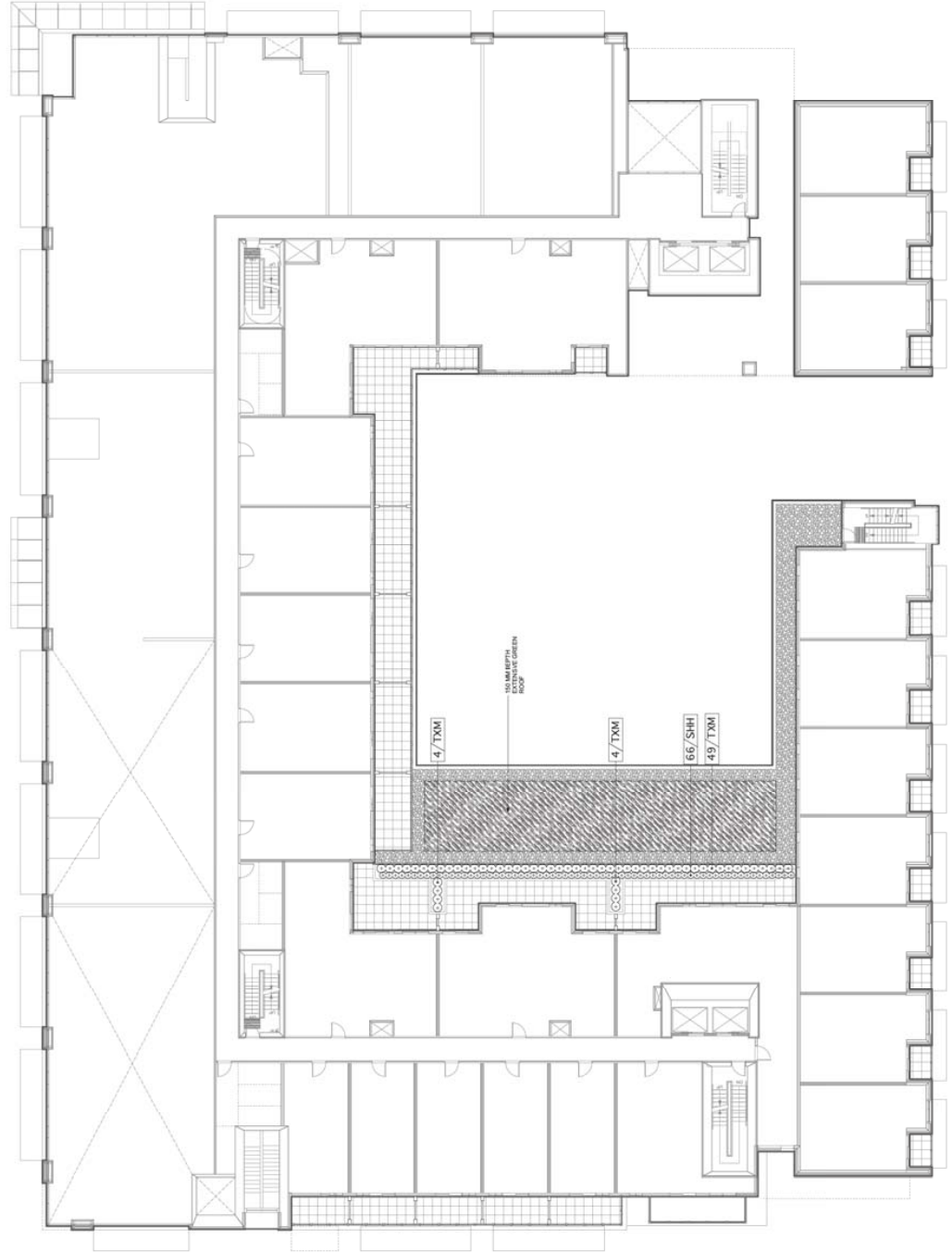
DATE: 11/11/17

PROJECT: 4288 YEW STREET
UNIVERSITY PARK, PA

CONTRACTOR: ARL

ARCHITECT: DLR

B-L3.02



Green Roof Plant List

LAYER OF MODULES TO BE PLANTED WITH **MIX WEST** PERENNIALS, GRASSES, GRASSES, AND BULBS.

LAYER OF MODULES TO BE PLANTED WITH **MIX WEST** PERENNIALS, GRASSES, GRASSES, AND BULBS.

NOTES:
 1. GREEN ROOF IS IN 150MM DEPTH ROOF SYSTEM.
 2. GREEN ROOF TO BE IRRIGATED BY AUTOMATED IRRIGATION SYSTEM.



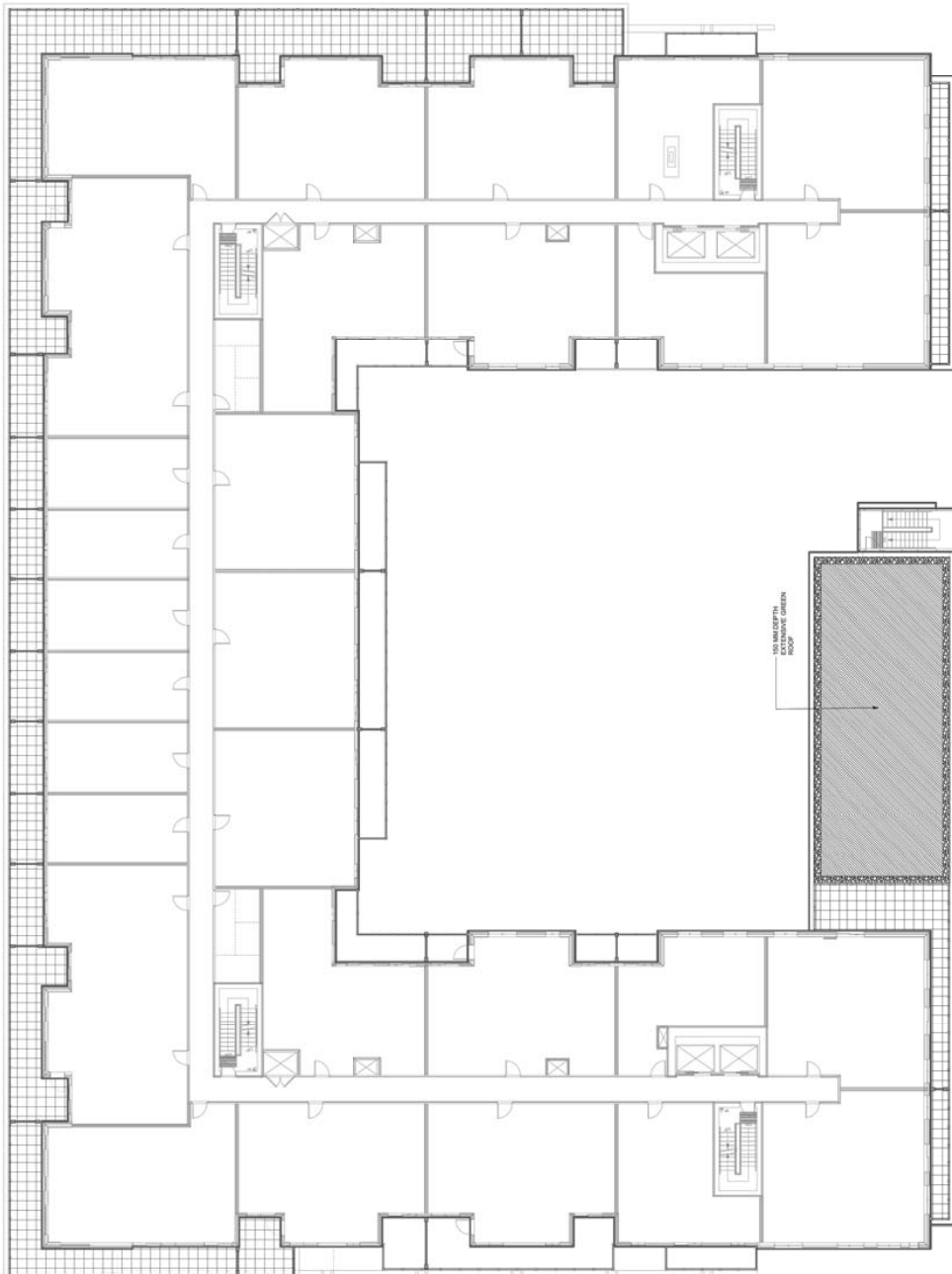
PHOTOGRAPHY AND VIDEO
SERVICES
10000 WILLOW CREEK DRIVE
SUITE 100
DALLAS, TEXAS 75243
TEL: 214.416.1000
WWW.PWL.PARTNERSHIP.COM

PROJECT: ARHEIUS CENTRE BLOCK B
DATE: 10/11/17
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: AS SHOWN



10000 WILLOW CREEK DRIVE
SUITE 100
DALLAS, TEXAS 75243
TEL: 214.416.1000
WWW.DIALOG.COM

Arheius Centre Block B
Houston, TX



Green Roof Plant List

LAYER OF MODULES TO BE PLANTED WITH WET WEAT
PERENNIALS, GRASSES, AND BULBS.

LAYER OF MODULES TO BE PLANTED WITH WET WEAT
PERENNIALS, GRASSES, AND BULBS.

NOTES:
1. GREEN ROOF IS IN 150MM DEPTH LAYERS SYSTEM.
2. GREEN ROOF TO BE IRRIGATED BY AUTOMATED IRRIGATION SYSTEM.

PLANTING PLAN
Level 3

SCALE: 1/100

DATE: 10/11/17

PROJECT: ARHEIUS CENTRE BLOCK B

LOCATION: HOUSTON, TX

B-L3.03



PAUL W. LARSON ARCHITECTS
1000 15th Street, NW
Washington, DC 20004
TEL: 202.331.1100
WWW.PWLARCHITECTS.COM

DATE: 10/11/16
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN
PROJECT: 4288 YEW STREET



1000 15th Street, NW
Washington, DC 20004
TEL: 202.331.1100
WWW.PWLARCHITECTS.COM

Archieus Centre Block B
Manassas, DC

PLANTING PLAN
Level 8

SCALE	1:100
DATE	10/11/16
DRAWN BY	J. HARRIS
CHECKED BY	J. HARRIS
SCALE	AS SHOWN

B-L3.05



Green Roof Plant List

LAYER OF MODULES TO BE PLANTED WITH **MIX WEST** PERENNIALS, GRASSES, AND BULBS.

LAYER OF MODULES TO BE PLANTED WITH **MIX WEST** PERENNIALS, GRASSES, AND BULBS.

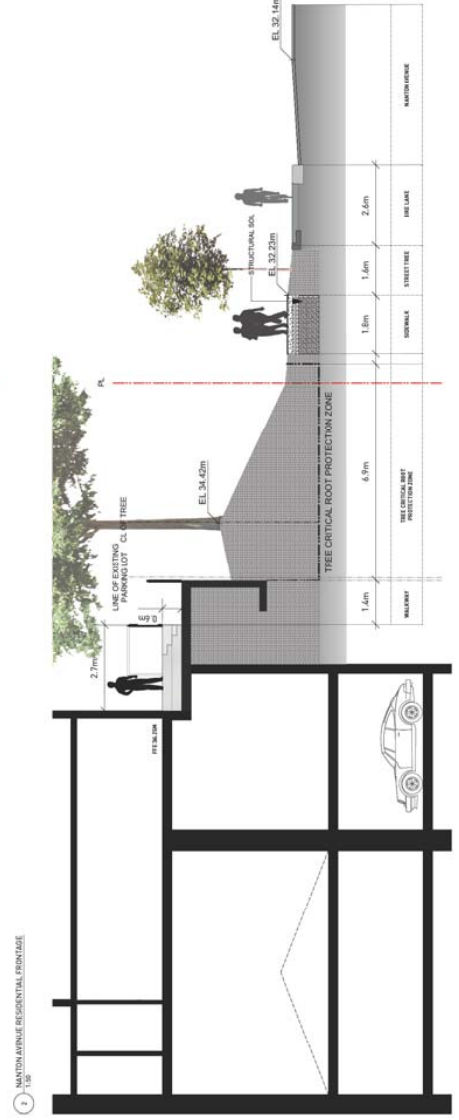
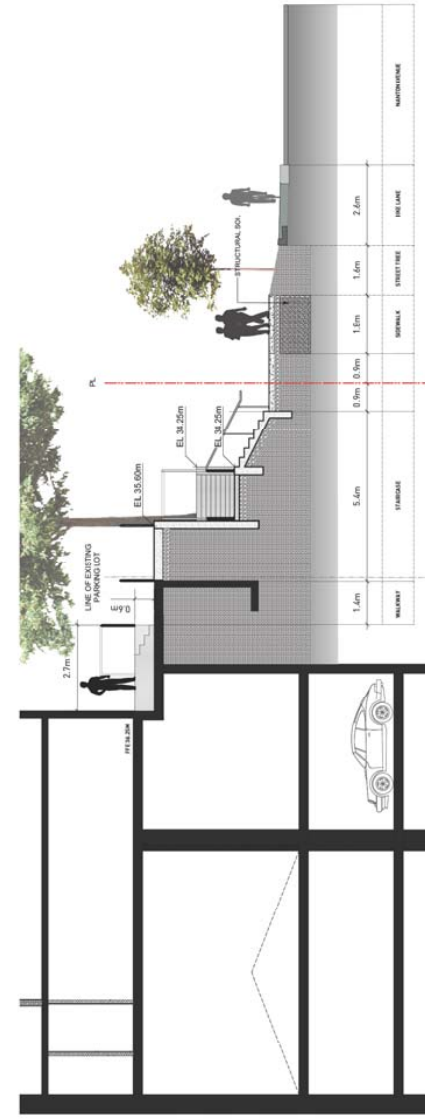
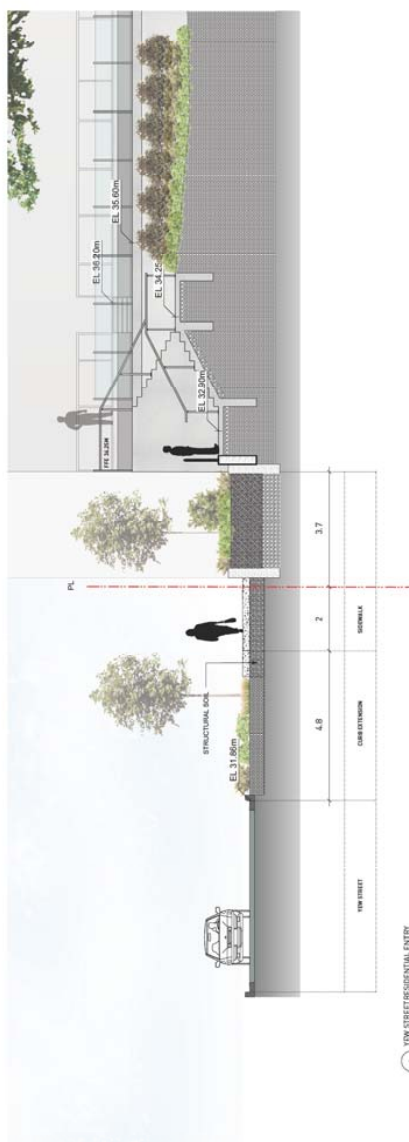
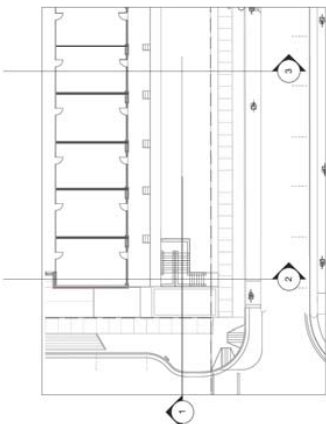
NOTES:

- GREEN ROOF IS IN 100% DEEP LAYERS SYSTEM.
- GREEN ROOF IS IN 100% DEEP LAYERS SYSTEM.



PROPOSED PROJECT:
4288 YEW STREET
VANCOUVER, BC
V6N 1C1

DATE: 10/10/2016
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:50



ALBERTA CENTRE BLOCK B
VANCOUVER, BC

SCALE: 1:50

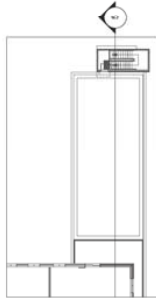
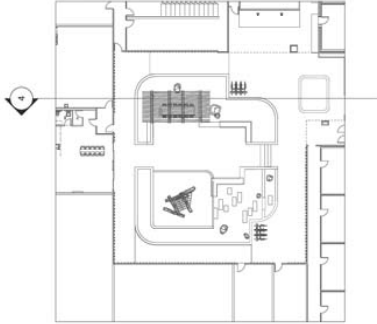
SECTIONS

DATE	10/10/2016
SCALE	1:50
DRAWN BY	[Name]
CHECKED BY	[Name]
PROJECT	ALBERTA CENTRE BLOCK B
LOCATION	VANCOUVER, BC



1000 WESTERN AVENUE
VANCOUVER, BC V6E 2R6
TEL: 604.681.1111
WWW.PWL.PARTNERSHIP.COM

DATE: 11/13/16
DRAWN BY: J. L. COLEMAN
CHECKED BY: J. L. COLEMAN
SCALE: 1:50



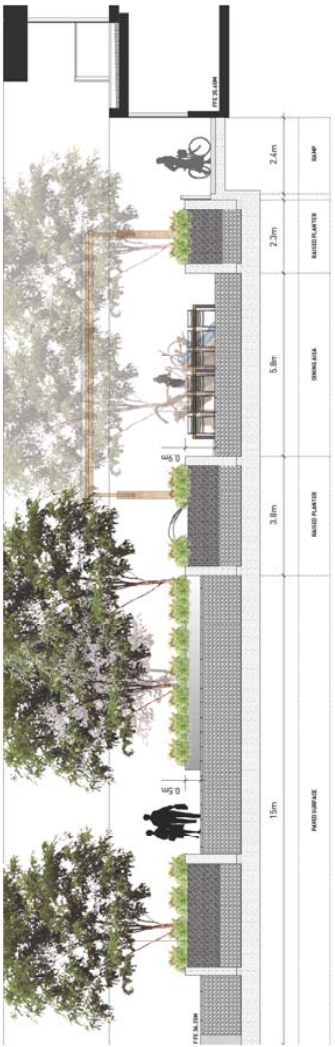
1000 WESTERN AVENUE
VANCOUVER, BC V6E 2R6
TEL: 604.681.1111
WWW.DIALOG.COM

ARCHITECT
Adrietta Centre Block B
Vancouver, BC

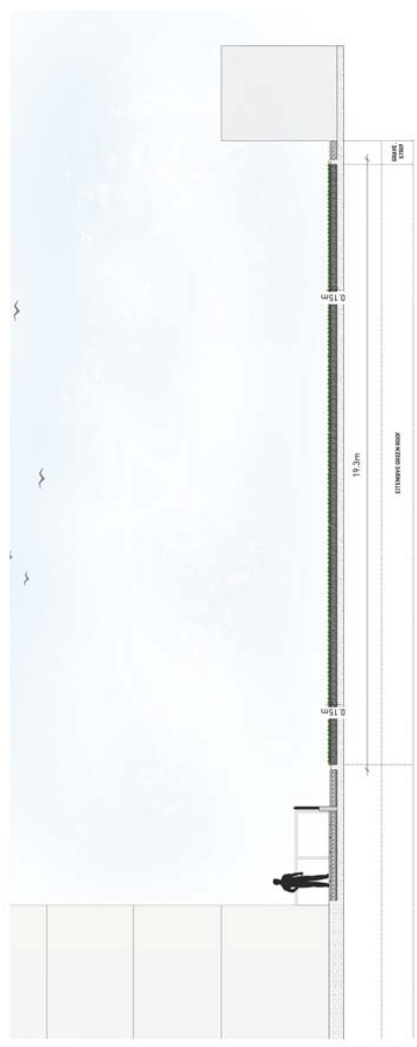
SECTION

DATE	11/13/16
SCALE	1:50
DRAWN BY	J. L. COLEMAN
CHECKED BY	J. L. COLEMAN
PROJECT	ADRIETTA CENTRE BLOCK B
LOCATION	VANCOUVER, BC

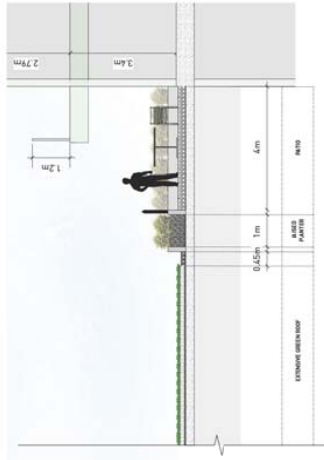
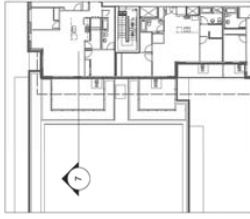
L4.02



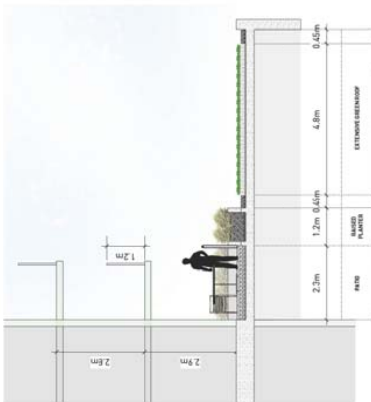
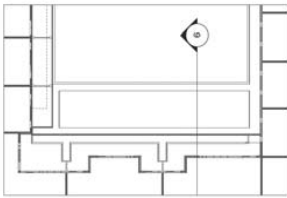
1 GROUND LEVEL COURTYARD - SOUTH - NORTH
1:50



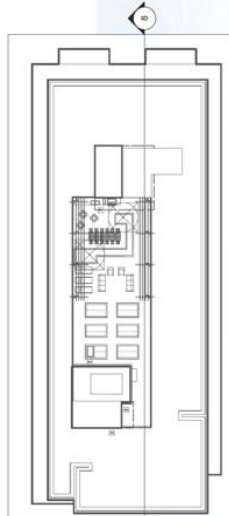
1 LEVEL 3 RESIDENTIAL TERRACE - WEST - EAST
1:50



LEVEL 2 RESIDENTIAL TERRACE
1/8"



LEVEL 2 RESIDENTIAL TERRACE
1/8"



HOSPITALITY AMENITY AREA
1/8"

SECTIONS

SCALE	1/8"
DATE	11/17/16
PROJECT	4288 YEW STREET
CLIENT	ALBERTA CENTRE
LOCATION	4288 YEW STREET, VANCOUVER, BC
DESIGNER	DIALOG
DATE	11/17/16

L4.03

LARCO

DIALOG

ALBERTA CENTRE BLOCK B
VANCOUVER, BC

11/17/16

4288 YEW STREET, VANCOUVER, BC

ALBERTA CENTRE