



 Buttjes Architecture Inc.

Ambleside Tower

1552 ESQUIMALT AVENUE, WEST VANCOUVER, B.C.



WALL FINANCIAL CORPORATION
3502-1088 BURRARD STREET,
VANCOUVER, B.C.

DRAWING LIST		
Sheet no.	Content	Scale
	Cover Sheet	N.T.S.
1.0	Statistics	
DPa1.00	Drawing List	N.T.S.
DPa1.01	Design Rationale	N.T.S.
DPa1.02	Project Statistics	N.T.S.
2.0	Context	
DPa2.01	Existing Site information	N.T.S.
DPa2.02	Context Views	N.T.S.
DPa2.03	Context Plan	1:300
DPa2.04	Massing Study (Site Plans)	N.T.S.
DPa2.05	Massing Study (3D Massing)	N.T.S.
3.0	Plans	
DPa3.01	Site Plan	1:200
DPa3.02	Parkade Plan Level P3 + D	1:200
DPa3.03	Parkade Plan Level P2 + C + L1 (Duchess Flats)	1:200
DPa3.04	Parkade Plan Level P1 + L2 (Duchess Flats)	1:200
DPa3.05	Tower Plan Level 1 + Roof (Duchess Flats)	1:200
DPa3.06	Tower Plan Level 2	1:200
DPa3.07	Tower Plan Level 3 (with Podium Roof)	1:200
DPa3.08	Tower Plan (Typical) Level 4-16	1:200
DPa3.09	Tower Plan Level 17	1:200
DPa3.10	Tower Roof Plan	1:200
DPa3.11	Tower Plan Level 1	1:100
DPa3.12	Tower Plan Level 2	1:100
DPa3.13	Tower Plan Level 3 (with Podium Roof)	1:100
DPa3.14	Tower Plan (Typical) Level 4-16 & Penthouse Level 17	1:100
DPa3.15	Tower Roof Plan	1:100
DPa3.16	Level 1, 2 & Roof Plans (Duchess Flats)	1:100
4.0	Elevations	
DPa4.01	Overall Elevations (North+West)	1:200
DPa4.02	Overall Elevations (Tower South/Sec. CC)	1:200
DPa4.03	Sectional Elevations (Tower East/Sec. HH + Podium Flats South/Sec. BB)	1:200
DPa4.04	Duchess Flats Elevations (North/Section E1 + South)	1:200
5.0	Sections	
DPa5.01	Sections A-A, D-D	1:200
DPa5.02	Sections E-E, F-F	1:200
DPa5.03	Sections G-G & J-J	1:200
6.0	Project Images	
DPa6.01	3D Renderings - Tower	N.T.S.
DPa6.02	3D Renderings - Tower	N.T.S.
DPa6.03	3D Renderings - Duchess Flats	N.T.S.
DPa6.04	3D Renderings - Duchess Flats	N.T.S.
DPa6.05	Streetscape (North+East)	N.T.S.
DPa6.06	Streetscape (South+West)	N.T.S.
DPa6.07	View Impact Analysis	N.T.S.
DPa6.08	View Impact Analysis	N.T.S.
DPa6.09	View Impact Analysis	N.T.S.
DPa6.10	View Impact Analysis	N.T.S.
DPa6.11	Shadow Analysis (March/September 21)	N.T.S.
DPa6.12	Shadow Analysis (June 21)	N.T.S.
DPa6.13	Shadow Analysis (December 21)	N.T.S.
7.0	Landscape Design	
L7.01	Overall Landscape Plan	1/16" = 1'-0"
L7.02	Tower Landscape Plan	1/8" = 1'-0"
L7.03	Parking Landscape Plan	1/8" = 1'-0"
L7.04	Flats and Mid Plaza Landscape Plan	1/8" = 1'-0"
L7.05	Proposed Plants List	1/8" = 1'-0"

NO	DATE	REVISION
2	2019-06-07	ISSUED FOR DRG
1	2019-05-02	ISSUED FOR DP APPLICATION

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AMBLESIDE TOWER
 1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.



PROJECT No. : 1502

SCALE : AS NOTED

PLOT DATE : 2019-07-09

DRAWN BY :

CHECKED BY :

DRAWING #:

DPa1.00

June 5, 2019

AMBLESIDE TOWER INFILL DEVELOPMENT

DESIGN RATIONALE

The Development proposal described in this application is for a 131-unit dedicated rental apartment building, to be constructed as an infill tower adjacent to the 185 Unit high-rise apartment building at the east side of the site known as "Ambleside Tower". The existing parking structure occupies most of the site as it is only a single storey below grade and extends from Esquimalt to the north, Duchess to the south and the lane to the west. The existing parking roof deck is landscaped with mostly low planting, some patios, and an infrequently used tennis court.

NEIGHBOURHOOD CONTEXT

The Ambleside area above Marine Drive slopes down from north to south. The area surrounding the site is occupied by a number of mid-rise and high-rise concrete rental apartment and condominium buildings. Just one block north of Marine Drive, this location provides good proximity to shopping, arts, recreation and municipal amenities. It is a 5 minute walk to Marine Drive which is served by 7 different Bus Routes, including to downtown Vancouver.

SITE

The site slopes approximately 27 feet from the northwest to the southeast, providing opportunities for good southern exposure to apartment units and amenity landscaped areas. The existing swimming pool pavilion at the base of "Ambleside Tower" will be maintained for all residents, facing the newly landscaped courtyard.

FORM OF DEVELOPMENT

Several development options were explored during the early stages of design, including a 5-storey wood frame structure above the existing parkade. This proposal places the tower in a location that provides maximum separation between surrounding buildings. The proposal combines a mix of tower units and street-oriented townhouse units providing street frontage and "front doors" on Esquimalt and Duchess Streets. The proposed tower height of 17 storeys is generally in keeping with the other buildings in the neighbourhood. "Ambleside Tower" is 21 storeys and 650 16th Street ("Westshore Place") across the lane to the west is also a 17 storey building. The townhouses are designed to provide an animated street-edge with unit entrance doors elevated from the sidewalk and private front patio areas.

Two of the existing three driveway access ramps into the existing parkade are being eliminated, reducing car and truck traffic in the lane. A new access ramp is provided from the surface parking area located off Esquimalt Avenue, including a staging area for garbage pick-up, and short-term parking.

"Ambleside Tower" is a handsome and enduring building, featuring rough "bush-hammered" concrete vertical walls offset with strong horizontal slab and railing elements. The proposed development will incorporate similar features, within a contemporary concrete and glass facade.

SUSTAINABILITY

The project will incorporate 32 Adaptable Units, or approximately 24% of the total, designed to meet the City of North Vancouver's Level 2 Adaptability Guidelines. Wheelchair access can be provided to all tower units, and the Duchess Flats.

Energy modeling will identify areas where energy savings can be incorporated into the project design. The Step 2 Level Energy Code for Part 3 Buildings will be used in accordance with District of West Vancouver requirements. Energy efficient mechanical, lighting systems and appliances will be used. Low VOC products will be used for paints, adhesives, coatings and building materials. All exterior doors and windows will be weather-stripped to minimize leakage from outdoors. All dwelling spaces will have operable windows for human comfort. Water fixtures will be efficient to minimize water use. Locally manufactured materials will be sourced wherever possible. Construction waste materials will be recycled wherever possible. Extensive Green Roofs will be incorporated on the 2-storey structures.

The site was developed in 1971 and this infill proposal will be constructed on the existing parking site, so no environmentally sensitive areas will be disturbed, and no existing housing will be displaced. The location of the new development is very convenient to community amenities, shopping, recreation and transit. Parking for the entire site is being provided at a ratio of 0.77 spaces per dwelling unit (refer also to the "Parking Variance Study" by CTS, Creative Transportation Solutions Ltd. Consultants, which concludes that the existing "Ambleside Tower" has a utilization rate of 0.63 spaces per unit). This will encourage non-motorized transportation and reduce energy use, while enhancing health benefits.

CPTED

Principles of "Crime Prevention through Environmental Design" will be adhered to during Design Development and Documentation.

The Four Principles of CPTED

- Natural Surveillance - well lit areas; eliminate hiding spots; low landscaping; "eyes on the street".
- Natural Access Control - use landscaping to direct pedestrians to controlled, visible areas.
- Territorial Reinforcement - create a distinction between public, semi-private and private spaces.
- Maintenance - proven property management.

CONCLUSIONS

This infill project, on an existing parking site, within walking distance to transit, amenities and shopping, sets an example of sustainability while providing a variety of much needed rental housing in the heart of West Vancouver.

NO	REV	DATE	REVISION
2	2019-06-07	ISSUED FOR DRG	
1	2019-05-02	ISSUED FOR DP APPLICATION	

NO	REV	DATE	REVISION

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AMBLESIDE TOWER

1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.



Wall Financial Corporation
1910 Burrard Street
Vancouver, British Columbia V6Z 2R9

PROJECT No. : 1502

SCALE : AS NOTED

PLOT DATE : 2019-07-09

DRAWN BY :

CHECKED BY :

DRAWING #:

DPa1.01

DESIGN RATIONALE

PROJECT INFORMATION TABLE	
Existing Zoning	RM2
Proposed Zoning	CD
Site Area	82,505 sq.ft.
Total floor area	102,010 sq.ft.
Floor area ratio	3.00
Site coverage %	30.00%
Height of building (m)	53.08m
Number of storeys	17
Parking stalls (number) on site	243
Bicycle parking number (storage & rack)	191
Building Setbacks (m)	
Esquimalt Ave (front)	7.69m/6.40m
Duchess Ave (front)	4.42m/5.61m
Lane	7.16m

	EXISTING	PROPOSED	EXISTING+PROPOSED	MAXIMUM PERMISSIBLE
Site Coverage	11.64%	15.29%	26.93%	30.00

TOTAL SITE AREA	
Total Gross Site Area	82,505 sq.ft.
Total Dedications	0 sq.ft.
Total Net Site Area	82,505 sq.ft.

	Permitted	Existing	Proposed	Total FAR
FAR Base	1.75	1.77	1.23	3.00
FAR Bonus	0.00			
FAR Amenity Bonus	0.00			
FAR Supplemental Bonus	0.00			
FAR TOTAL	1.75			3.00

Zoning	Net Site Area	Max FAR	FAR Area Permitted	FAR Proposed	Existing Tower	FAR Provided Total
RM2	82,505 sq.ft.	1.75	144,384 sq.ft.	101,167 sq.ft.	146,358 sq.ft.	247,525 sq.ft.

RESIDENTIAL FLOOR AREAS *Notes: All floor areas are "Gross Floor Area"*
Positive Common Areas includes Amenity

RESIDENTIAL	Positive Areas			Deductions		Area in FAR	Total Units
	Residential	Common	Gross Area	Lobby	Shafts		
LEVEL 1 Flats	3,966 S.F.	S.F.	3,966 S.F.			3,966 S.F.	5 U.
LEVEL 2 Flats	3,987 S.F.	S.F.	3,987 S.F.			3,987 S.F.	5 U.
LEVEL 1	6,324 S.F.	2,325 S.F.	8,649 S.F.	843 S.F.		7,806 S.F.	8 U.
LEVEL 2	6,968 S.F.	1,152 S.F.	8,120 S.F.			8,120 S.F.	9 U.
LEVELS 3 to 16 (14 Levels)	4,339 S.F. x14 L = 60,746 S.F.	858 S.F. x14 L = 12,012 S.F.	5,197 S.F. x14 L = 72,758 S.F.			5,197 S.F. x14 L = 72,758 S.F.	7 U. x14 L = 98 U.
LEVEL 17 PH	3,691 S.F.	838 S.F.	4,530 S.F.			4,530 S.F.	6 U.
Totals	85,682 S.F. 7960.1 m²	16,327 S.F. 1516.8 m²	102,010 S.F. 9477.0 m²	843 S.F. 78.3 m²	S.F. #N/A	101,167 S.F. 9398.6 m²	131 U.

Address: 1552 ESQUIMALT AVENUE 704, WEST VANCOUVER
Legal Description: Lot A, Block 2 and 3, District Lot 237, Plan 13558
Project: 1 Residential Tower & 20 Townhouses/Flats

SUITE SUMMARY

LOT A (DUCHESS FLATS)	Studio	1 BED	2 BED	3 BED	TOTALS
	REGULAR	REGULAR	REGULAR	REGULAR	REGULAR
LEVEL 1 Duchess Flats			5 U.		5 U.
LEVEL 2 Duchess Flats			5 U.		5 U.
SUB-TOTAL	U.	U.	10 U.	U.	10 U.

LOT A (PODIUM FLATS)	Studio	1 BED	2 BED	3 BED	TOTALS
	REGULAR	REGULAR	REGULAR	REGULAR	REGULAR
LEVEL 1 Podium Flats			4 U.	1 U.	5 U.
LEVEL 2 Podium Flats			4 U.	1 U.	5 U.
SUB-TOTAL	U.	U.	8 U.	2 U.	10 U.

LOT A (TOWER)	Studio	1 BED	2 BED	3 BED	TOTALS
	REGULAR	REGULAR	REGULAR	REGULAR	REGULAR
LEVEL 1 Tower		1 U.	2 U.		3 U.
LEVEL 2 Tower		2 U.	2 U.		4 U.
LEVEL 3 Tower	1 U.	4 U.	2 U.		7 U.
LEVELS 4 to 16 (13 Levels)	(1 U. x x13 Lev.)= 13 U.	(4 U. x x13 Lev.)= 52 U.	(2 U. x x13 Lev.)= 26 U.		(7 U. x x13 Lev.)= 91 U.
LEVEL 17 PH	2 U.	1 U.	3 U.		6 U.
SUB-TOTAL	16 U.	60 U.	35 U.	U.	111 U.

TOTAL	16 U.	60 U.	53 U.	2 U.	131 U.
Distribution	12.2%	45.8%	40.5%	1.5%	

PARKING CALCULATIONS	RESIDENTIAL PARKING				BIKE SPACES		
	FULL SIZE (REG)	SML	H/C	TOTAL	Horizontal	Vertical	TOTAL
PARKING LEVEL P1	21 SP.	5 SP.	3 SP.	29 SP.	49 B.	24 B.	73 B.
PARKING LEVEL P2	45 SP.	10 SP.	2 SP.	57 SP.	33 B.	18 B.	51 B.
PARKING LEVEL C	34 SP.			34 SP.			
PARKING LEVEL P3	59 SP.	9 SP.	4 SP.	72 SP.	56 B.	18 B.	74 B.
PARKING LEVEL D	27 SP.	7 SP.	1 SP.	35 SP.	5 B.	B.	5 B.
SURFACE STALLS		3 SP.	1 SP.	4 SP.			
TOTAL PROVIDED	186 SP.	34 SP.	11 SP.	231 SP.	143 B.	60 B.	203 B.
RATIO:	231 SP./316 U. = 0.73 SPACES/UNIT						

2 2019-06-07 ISSUED FOR DRG
 1 2019-05-02 ISSUED FOR DP APPLICATION
 NO 171-MM-00 REVISION

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AMBLESIDE TOWER
 1552 ESQUIMALT AVENUE, WEST VANCOUVER, B.C.

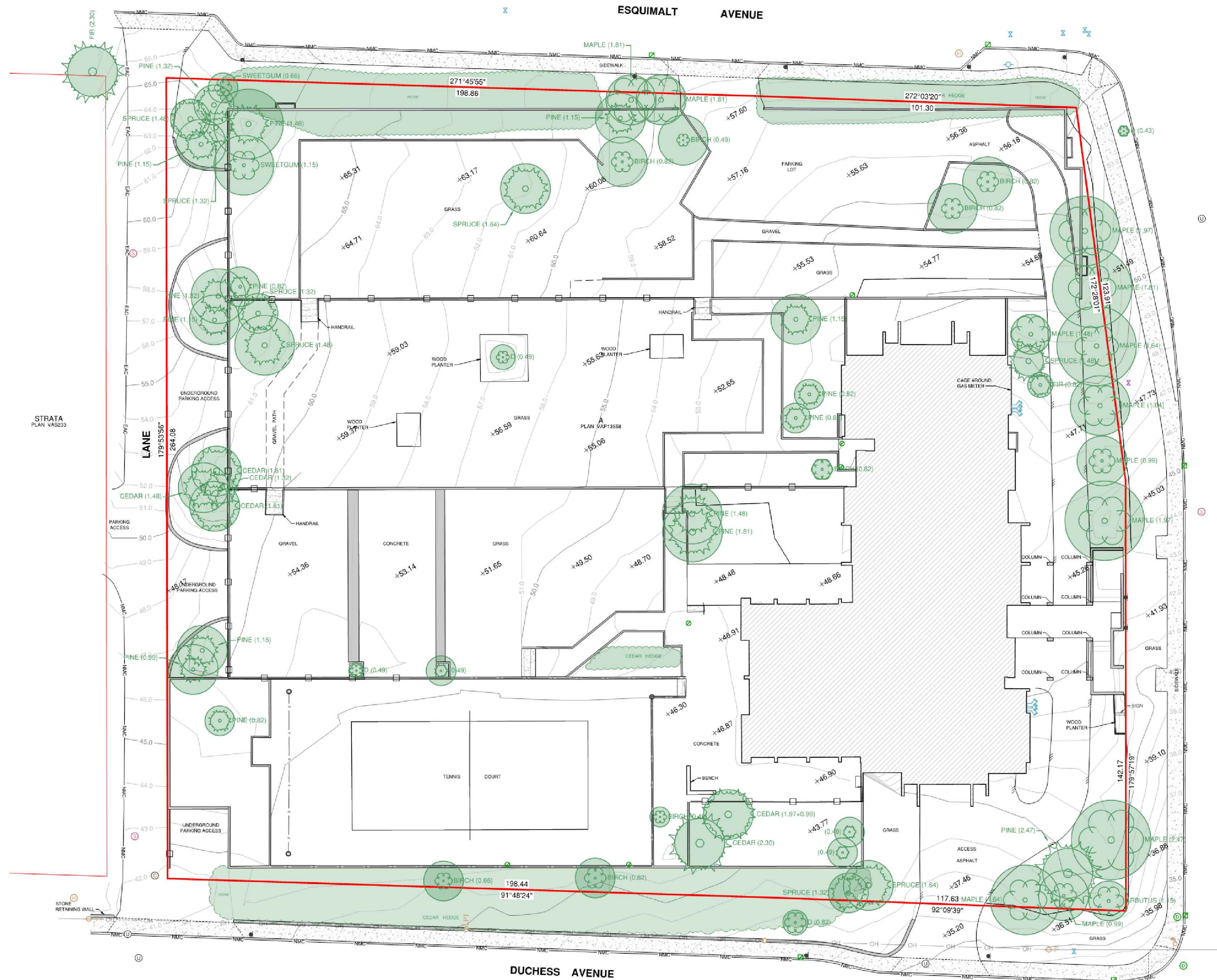
Wall Financial Corporation
 1010 Burrard Street
 Vancouver, British Columbia V6Z 2R9

PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2019-07-09
 DRAWN BY :
 CHECKED BY :

DRAWING #:
DPa1.02

PROJECT STATISTICS

The intended plot size of this plan is 34" in width by 22" in height (D size) when plotted at a scale of 1"=20'
 All distances are in feet and decimals thereof.

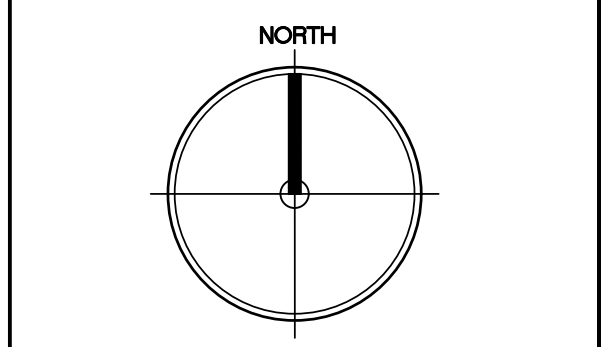


- LEGEND**
- denotes catchbasin
 - denotes drain
 - denotes drain manhole
 - denotes sewer manhole
 - denotes water valve
 - denotes hydrant
 - denotes siamese connector
 - denotes gas valve
 - denotes communications manhole
 - denotes hydro manhole
 - denotes hydro pole
 - denotes hydro pole with pilaster
 - denotes hydro pole with streetlight
 - denotes hydro pole with transformer
 - denotes unknown utility manhole
 - denotes sign
 - denotes traffic signal pole
 - denotes fence post
 - denotes chainlink fence
 - denotes non-mountable curb
 - denotes curb letdown
 - denotes extruded asphalt curb
 - denotes edge of pavement
 - denotes edge of gravel
 - denotes overhead wire
 - denotes handrail
 - denotes building outline
 - denotes retaining wall
 - denotes concrete pad / sidewalk
 - denotes deciduous tree, species and diameter
 - denotes coniferous tree, species and diameter
 - denotes tree dripline
 - denotes hedge
 - denotes property line

Legal Description:
 Lot A Blocks 2 and 3 District Lot 237 Plan 13558
 PID: 008-546-631
 Date of Field Survey: November 18 - 27, 2018
 Contour interval = 0.5 ft.
 Elevations are in feet to geodetic datum
 Vertical Datum CGVD28 (HTV2.0).
Title subject to:
 BP27576 Statutory Right of Way
 Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative sizes.

Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.
 This plan represents the best information available at the time of survey. WSP Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

NO	DATE	REVISION
2	2019-06-07	ISSUED FOR DRG
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-20	REVISION



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AMBLESIDE TOWER
 1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.

Wall Financial Corporation
 1010 Burrard Street
 Vancouver, British Columbia V6Z 2R9

PROJECT No.: 1502
 SCALE: AS NOTED
 PLOT DATE: 2019-07-08
 DRAWN BY:
 CHECKED BY:

DPa2.01

EXISTING SITE INFORMATION

wsp WSP Canada Inc.
 300-65 Richmond Street,
 New Westminster, BC
 t: 604-525-4651 www.wsp.com

PROJECT
WALL FINANCIAL CORPORATION

PROJECT REF.
AMBLESIDE DEVELOPMENT TOPOGRAPHIC SURVEY

SHEET TITLE

DRAWN	DATE	CHECKED	SCALE
MRE	2019-01-17	ME	1"=20'

SHEET No. **181-15416-00-SSDS1001-R0**

Plotted: 1:22:2019 11:37 AM User: Mreana
 Reference: D:\Projects\1502 - Ambleside Tower\1502_Corridor.dwg - DPa2.01
 Last Saved: Jun 29/19 11:18am Plotter: JPL 08/19 - Aes3



NO	DATE	REVISION
2	2019-06-07	ISSUED FOR DRG
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-04-02	REVISION

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AMBLESIDE TOWER
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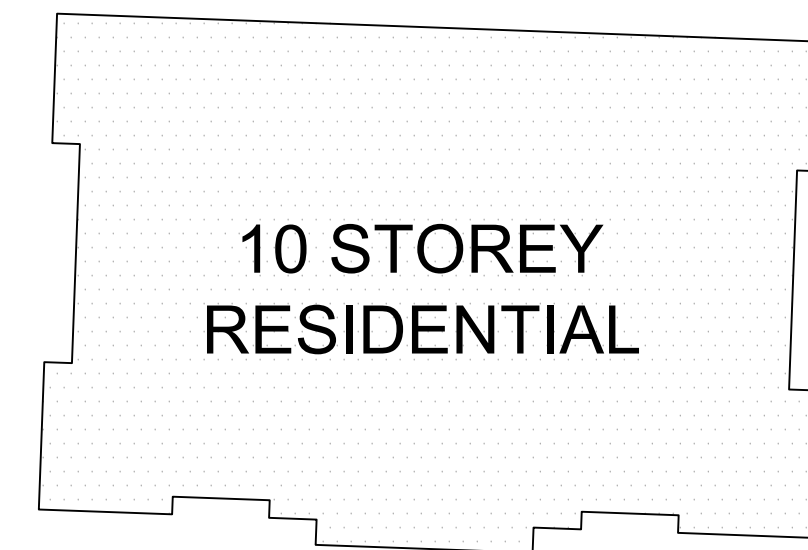
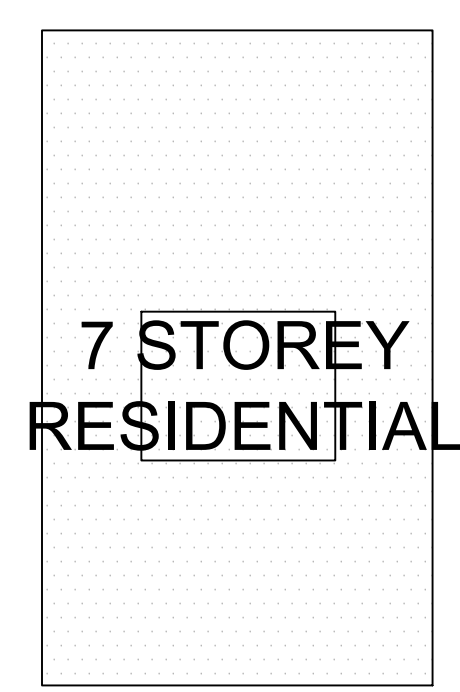
PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2019-07-08
 DRAWN BY :
 CHECKED BY :

DRAWING #:
DPa2.02

Reference: D:\Projects\1502 - Ambleside Tower\1502 Context Views - DPa2.02
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16TH STREET

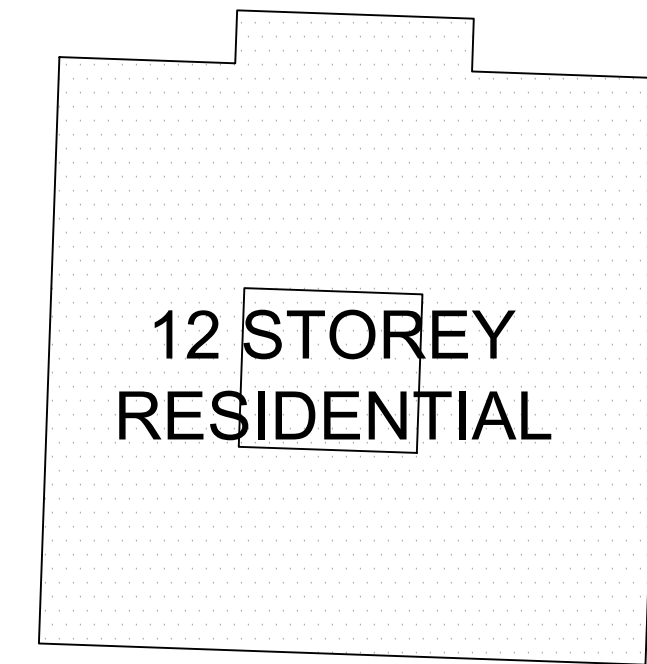
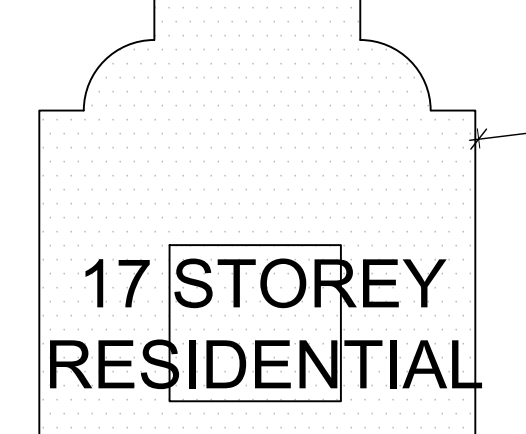
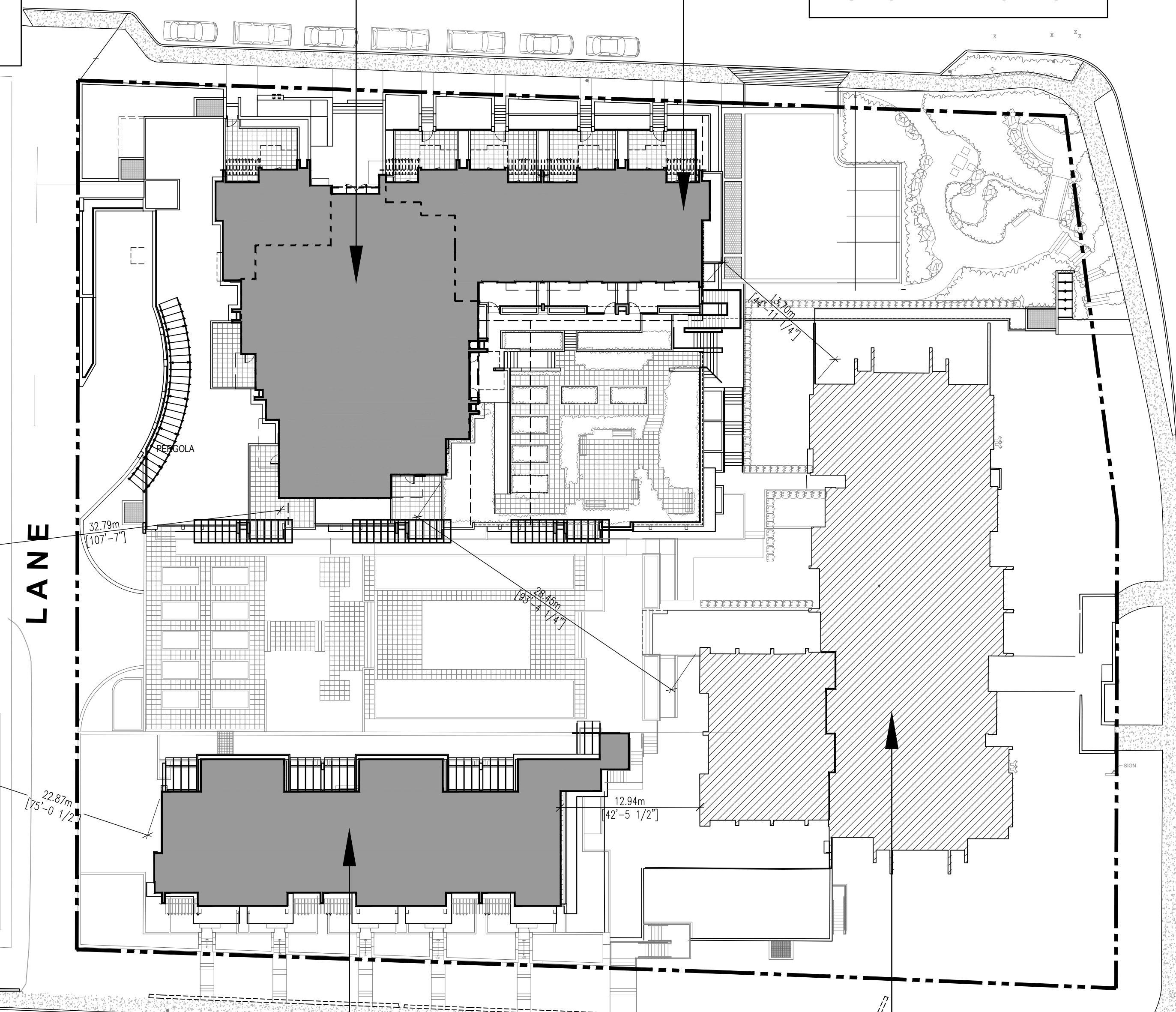
15TH STREET



PROPOSED 17 STOREY APARTMENT BUILDING

ESQUIMALT AVE

2 STOREY PODIUM



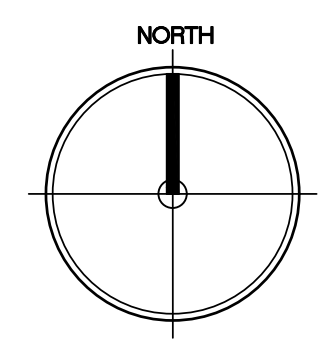
PROPOSED 2 STOREY APARTMENT BUILDING

DUCHESS AVE

1552 ESQUIMALT AVE. EXISTING 21 STOREY APARTMENT BUILDING



NO	DATE	REVISION
2	2019-06-07	ISSUED FOR DRC
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PROJECT No. : 1502
SCALE : AS NOTED
PLOT DATE : 2019-07-23
DRAWN BY :
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DPa2.03

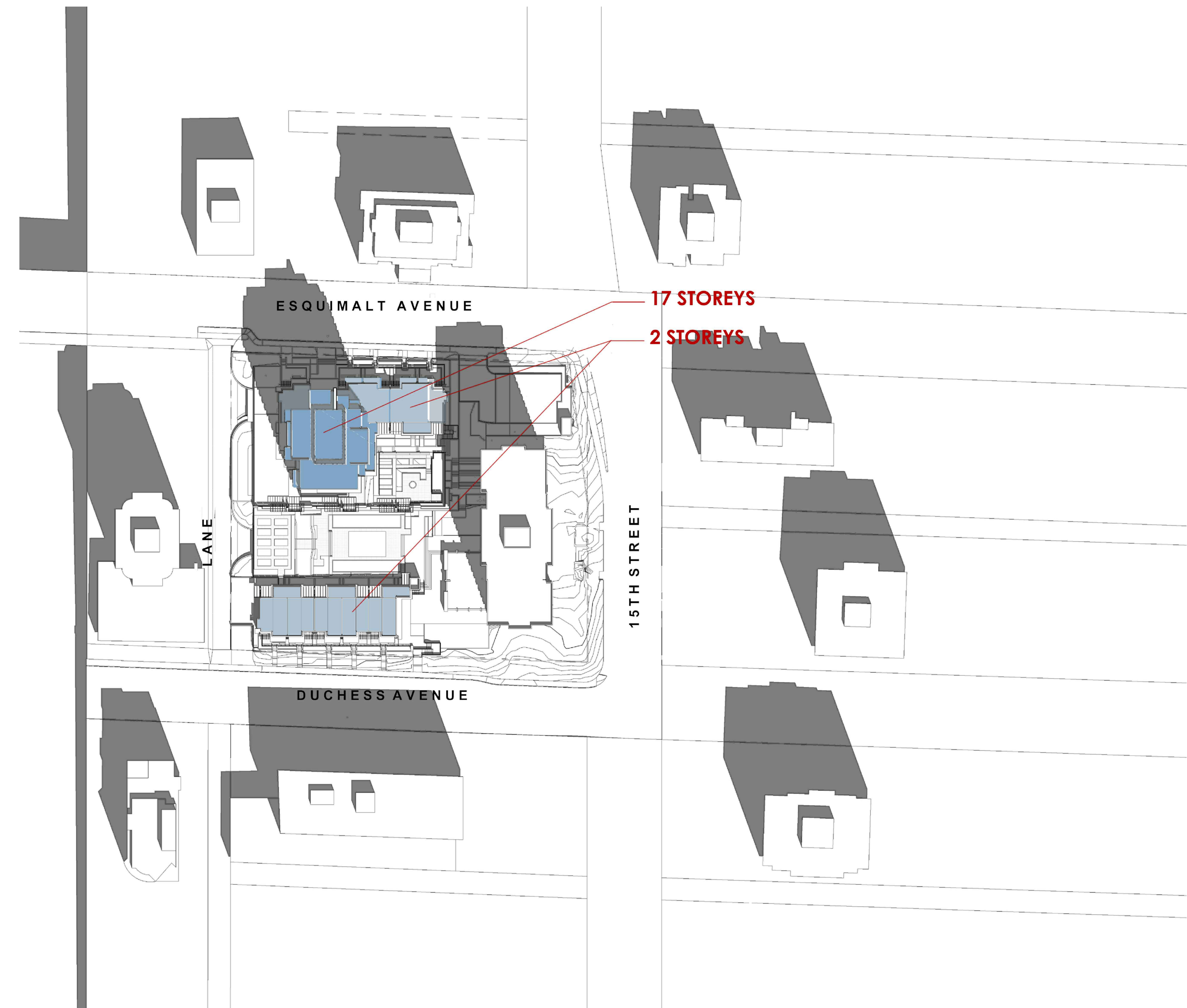
CONTEXT PLAN

1 Context Plan
Scale: 1:300

Reference: DPa2.03 - Ambleside Tower 1552 Esquimalt Ave - DPa2.03
Last Saved: Jul 23 10:54:46am - Plotted: Jul 23 10:54:46am

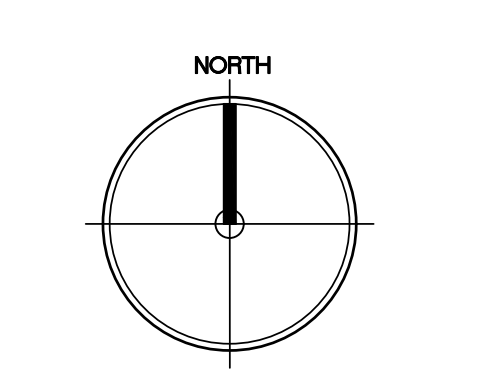


1 Site Plan for 5 Storey Building
Scale:



2 Site Plan for 17 Storey Building
Scale:

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2	2019-06-07	ISSUED FOR DRC
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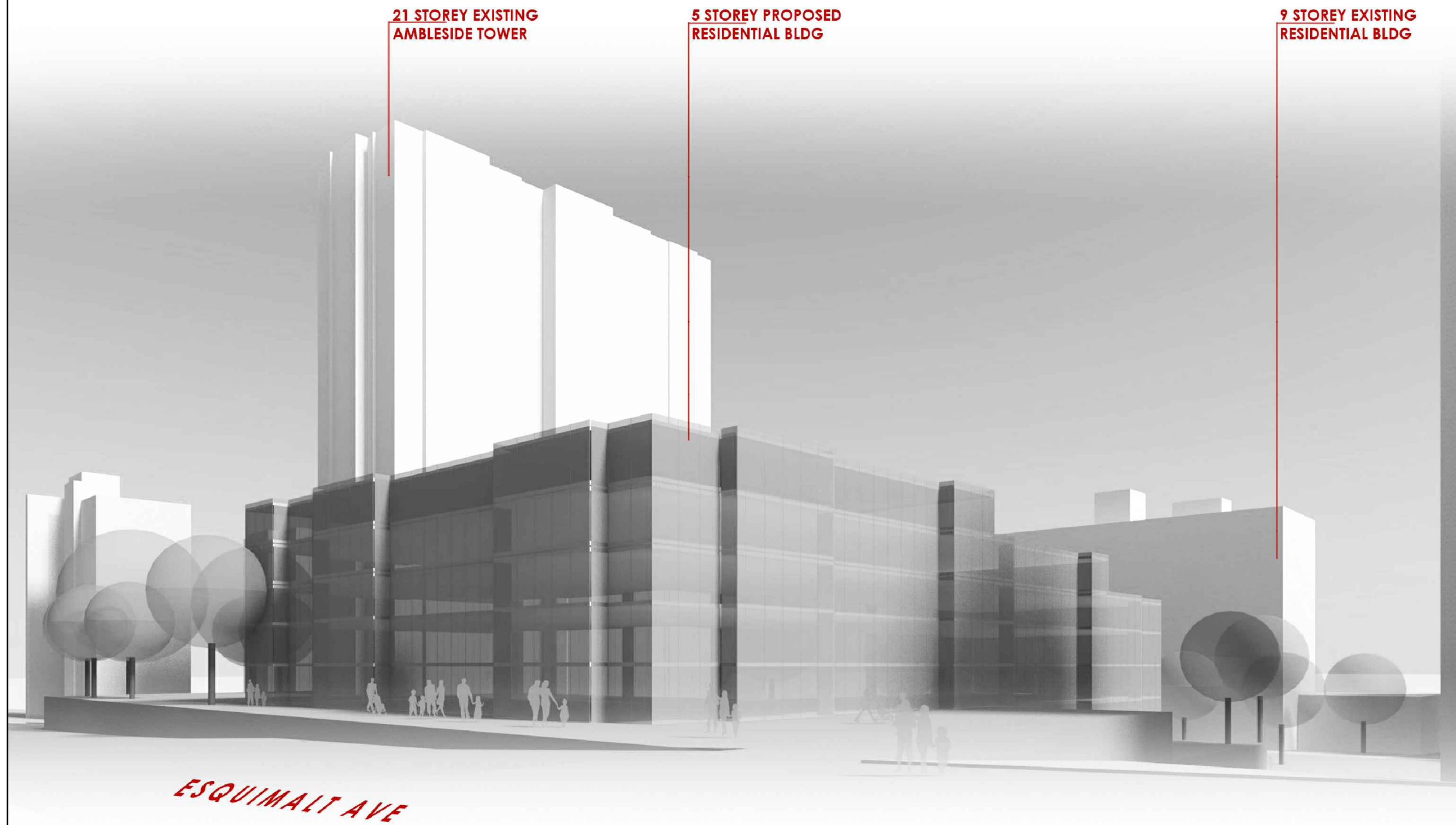


PROJECT No. :	1502
SCALE :	AS NOTED
PLOT DATE :	2019-07-08
DRAWN BY :	
CHECKED BY :	

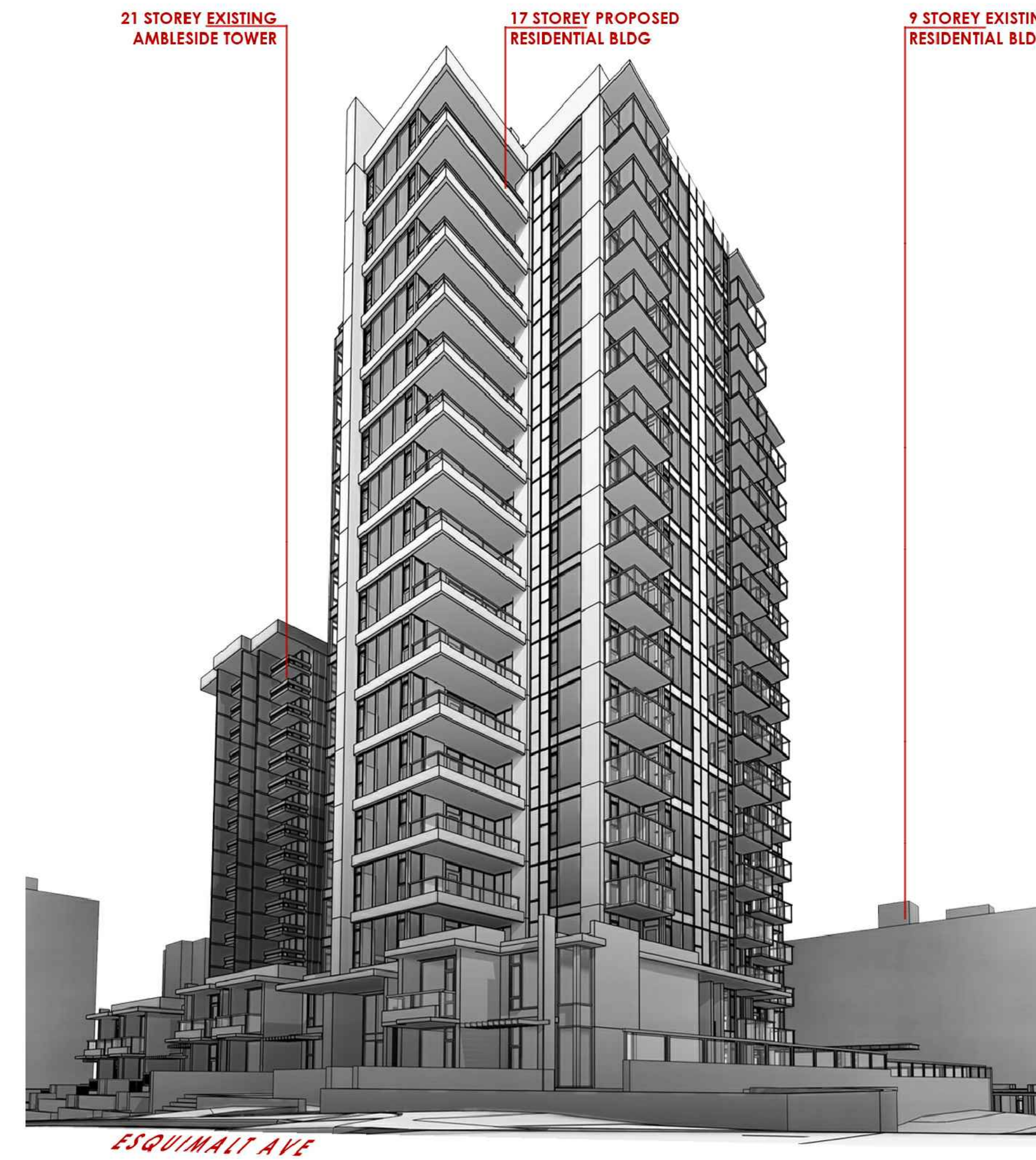
DRAWING #:
DPa2.04

MASSING STUDY
 (Site Plans)

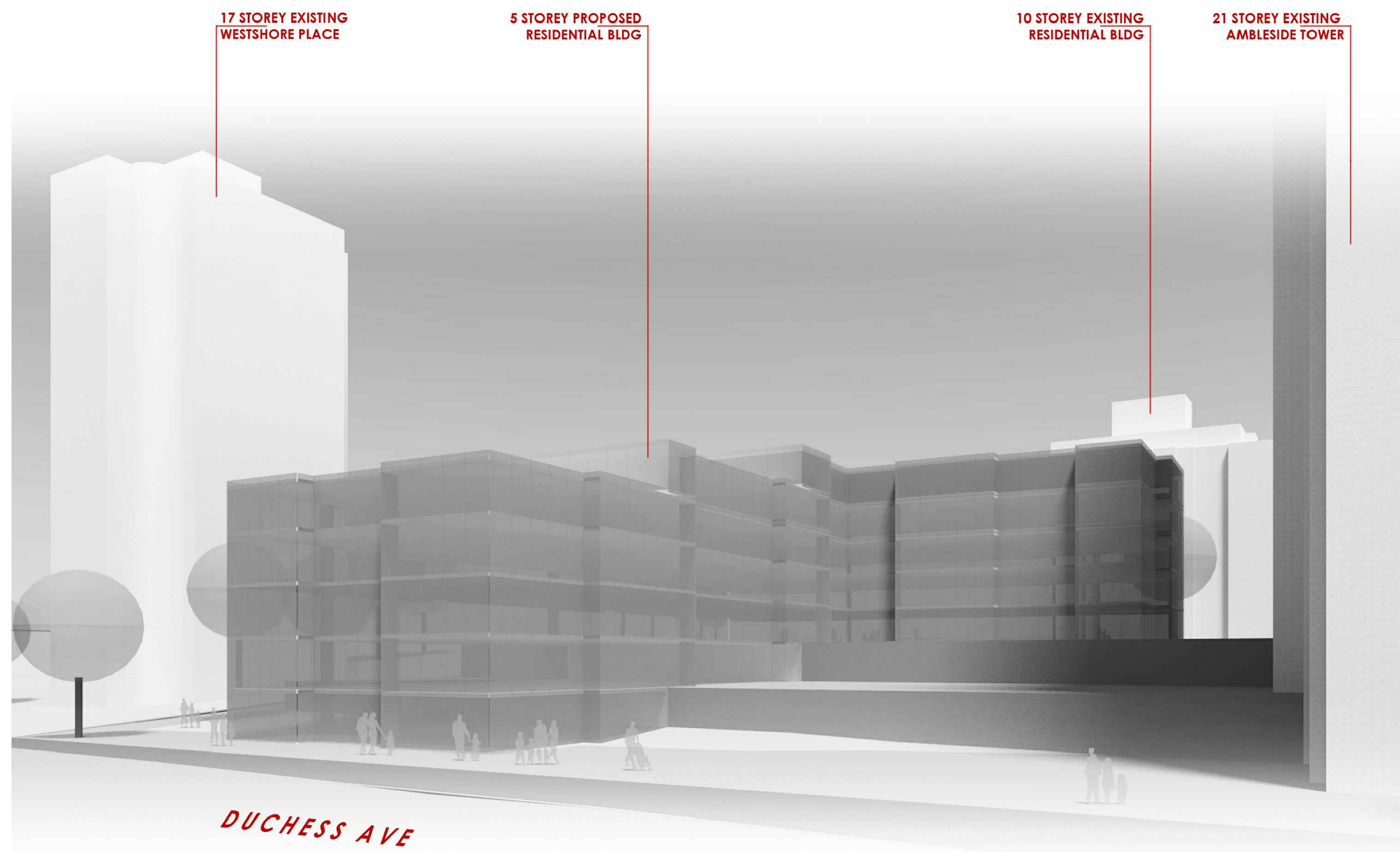
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 Last Saved: Jun 29 11:11:00am 2019
 Plot Date: Jul 08/19 - 08:00



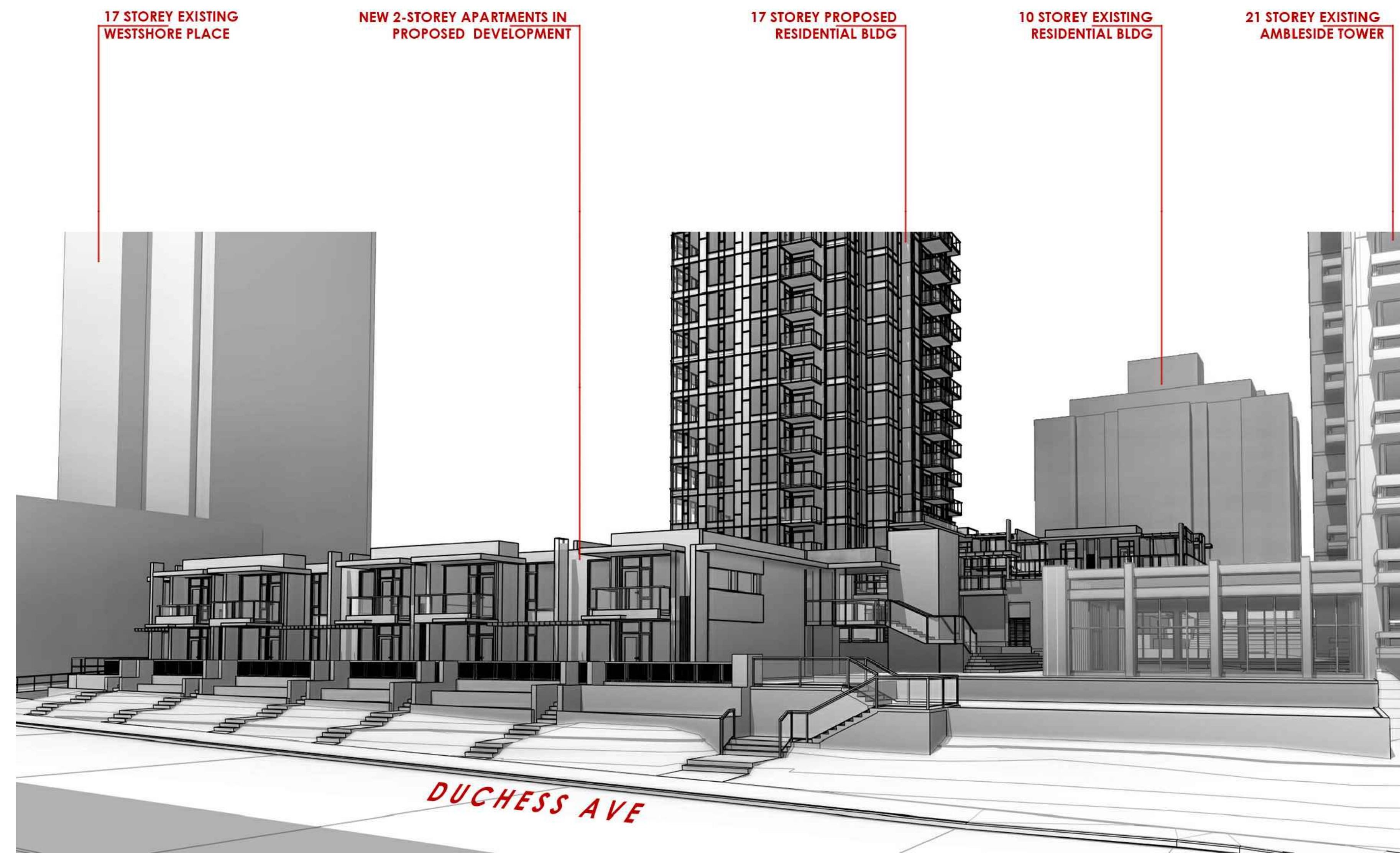
1 5 Storey Proposal from Esquimalt Ave
Scale:



2 17 Storey Proposal from Esquimalt Ave
Scale:



3 5 Storey Proposal from Duchess Ave
Scale:



4 17 Storey Proposal from Duchess Ave
Scale:

LEGEND

2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-20	REVISION

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AMBLESIDE TOWER
1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.



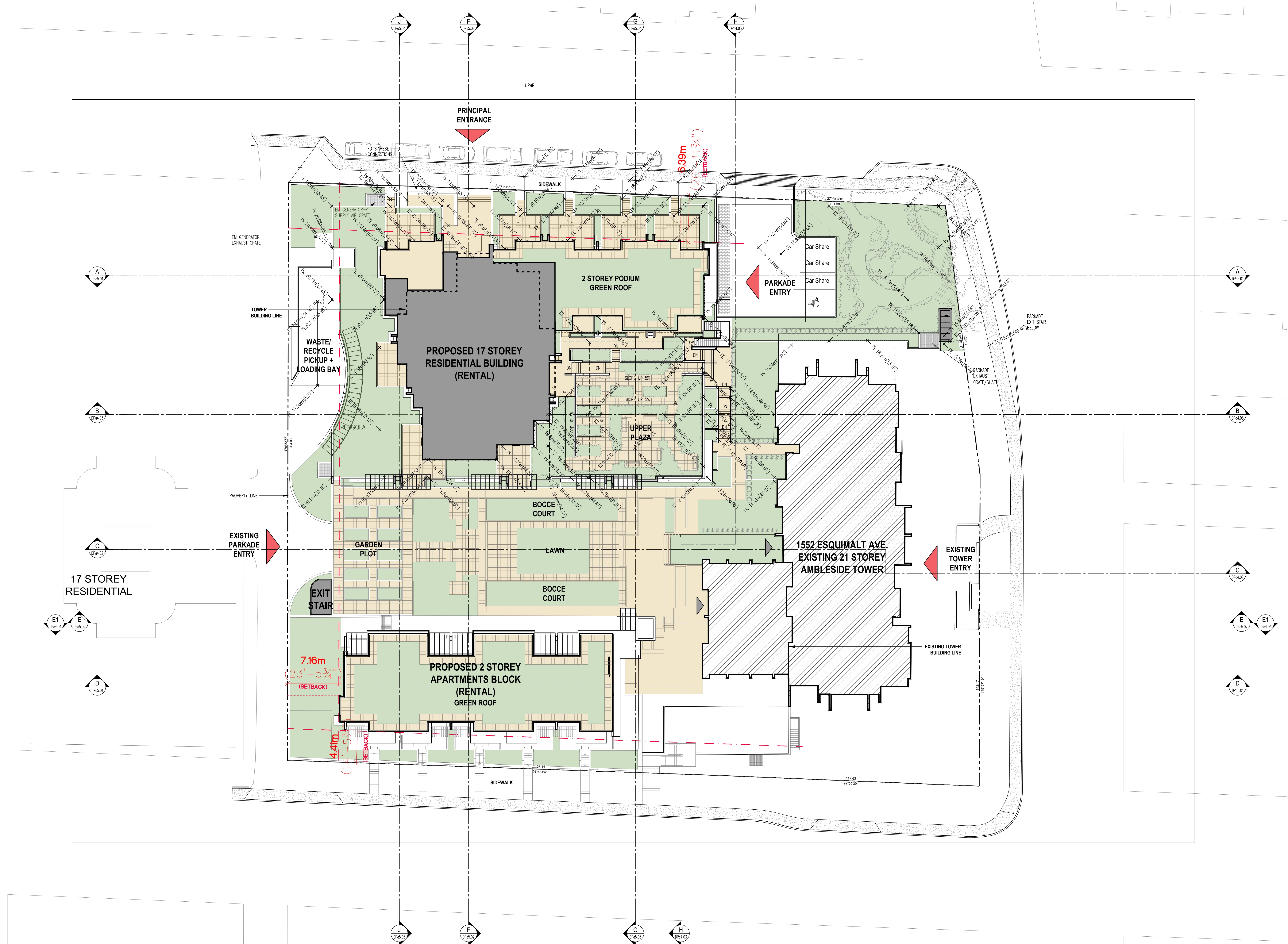
Wall Financial Corporation
1910 Burned Street
Vancouver, British Columbia V6Z 2R6

PROJECT No. :	1502
SCALE :	AS NOTED
PLOT DATE :	2019-07-08
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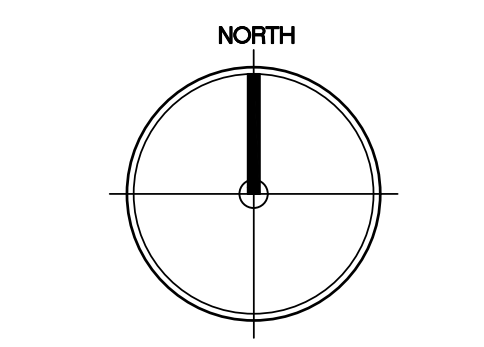
DRAWING #:

DPa2.05

MASSING STUDY
(3D Massing)



2	2019-06-07	ISSUED FOR DRG
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-MM-02	REVISION



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PLOT DATE :	2019-07-17
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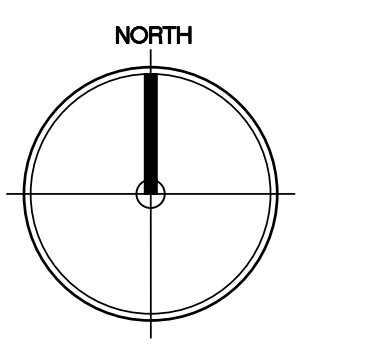
DRAWING #:

DPa3.01

SITE PLAN

1 Site Plan
 Scale: 1:200

NO	DATE	REVISION
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-10	REVISION



SCALE:

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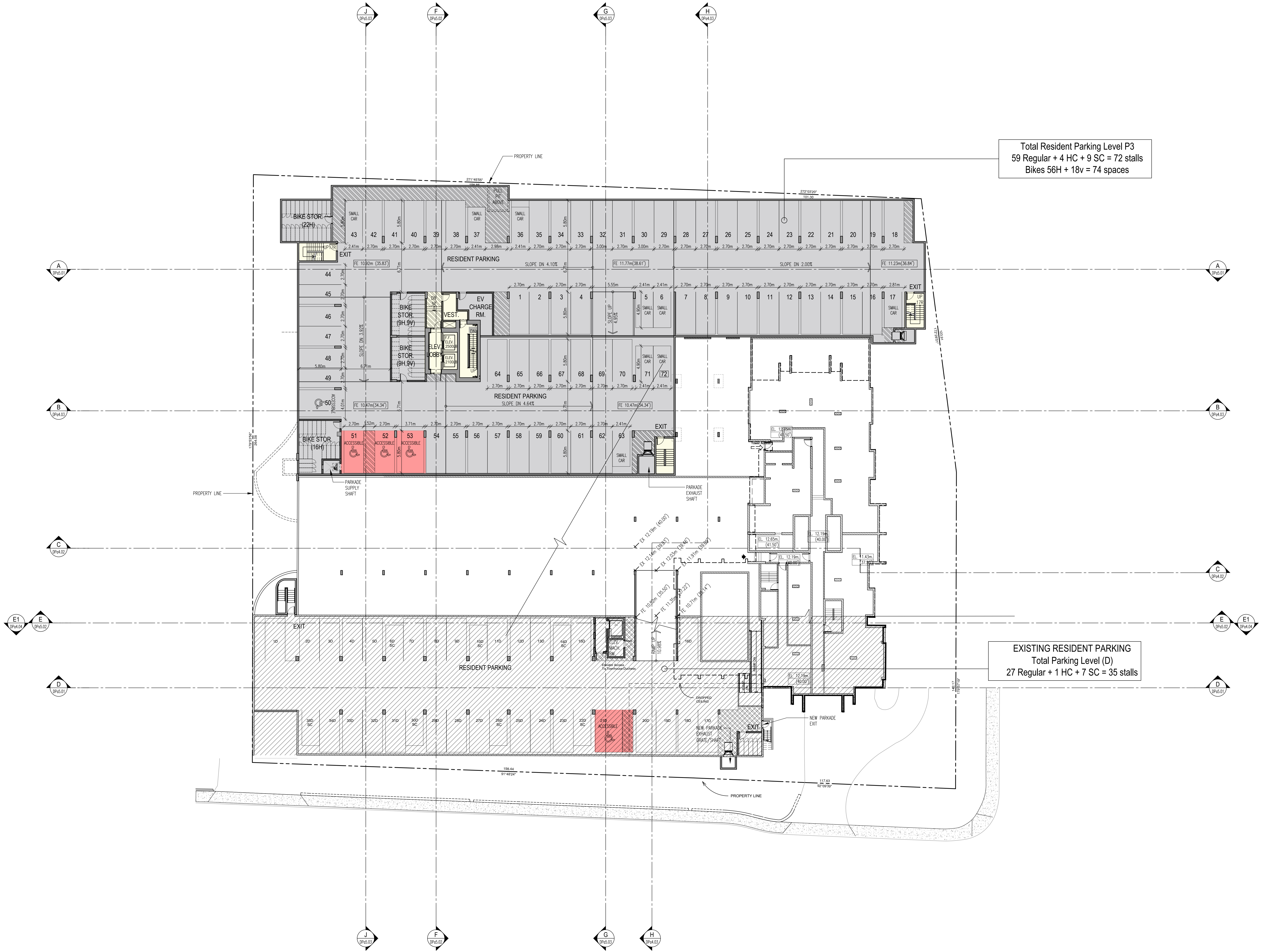


PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2019-07-17
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DRAWING #:

DPa3.02

TOWER PLAN
 Parkade Level P3 + D

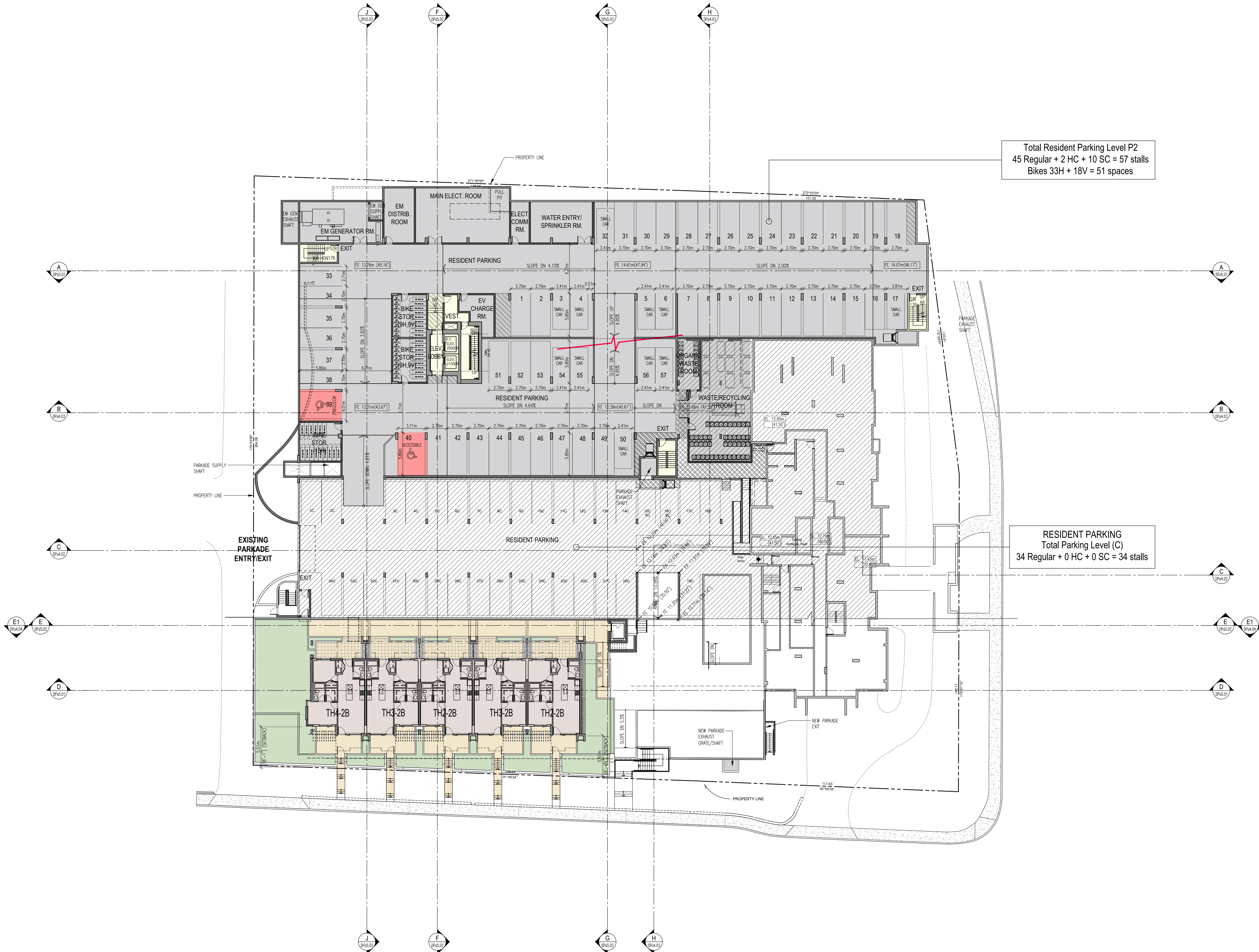


Total Resident Parking Level P3
 59 Regular + 4 HC + 9 SC = 72 stalls
 Bikes 56H + 18V = 74 spaces

EXISTING RESIDENT PARKING
 Total Parking Level (D)
 27 Regular + 1 HC + 7 SC = 35 stalls

1 Parkade Plan Level P3 & D
 Scale: 1:200

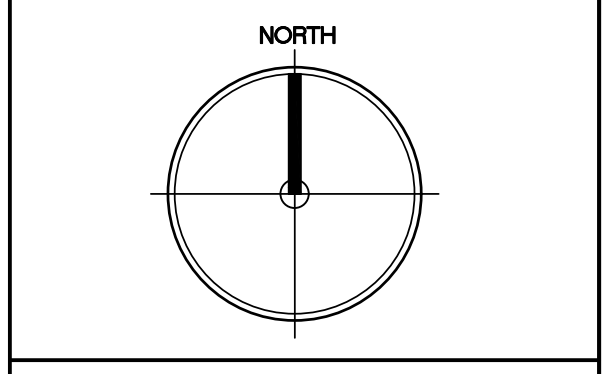
File Name: D:\Projects\1502 - Ambleside Tower\1502_Plan_P3-D_Parkade.dwg
 User: jlowe
 Plot Date: 2019-07-17 11:17:19 AM
 Plot Scale: 1:200



Total Resident Parking Level P2
45 Regular + 2 HC + 10 SC = 57 stalls
Bikes 33H + 18V = 51 spaces

RESIDENT PARKING
Total Parking Level (C)
34 Regular + 0 HC + 0 SC = 34 stalls

NO	DATE	REVISION
2	2019-06-07	ISSUED FOR DRG
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-11	REVISION



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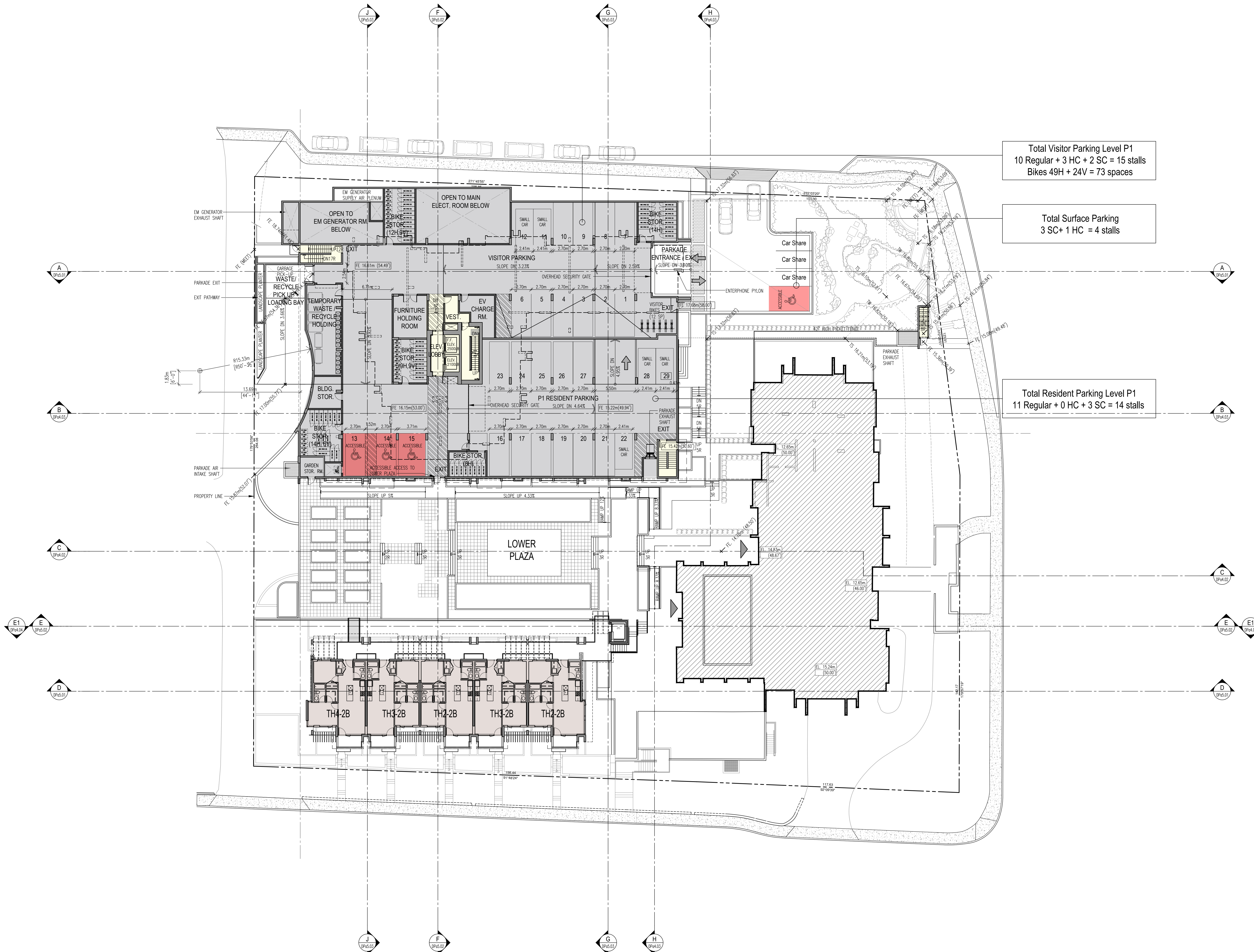
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PROJECT No. : 1502
SCALE : AS NOTED
PLOT DATE : 2019-07-17
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DRAWING #:
DPa3.03

File: 2019-07-17-1502 - Ambleside Tower\1502_Plan_P2-C+L1-Duchess Flats - DPa3.03.dwg
 User: jbuttjes
 Plot Date: 2019-07-17 11:17:19 AM
 Plot Path: \\server\plotters\plotter1\1502_Plan_P2-C+L1-Duchess Flats - DPa3.03.dwg

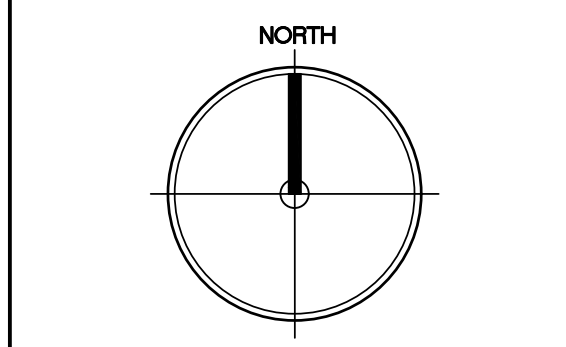


Total Visitor Parking Level P1
10 Regular + 3 HC + 2 SC = 15 stalls
Bikes 49H + 24V = 73 spaces

Total Surface Parking
3 SC+ 1 HC = 4 stalls

Total Resident Parking Level P1
11 Regular + 0 HC + 3 SC = 14 stalls

2	2019-06-07	ISSUED FOR DRG
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-00	REVISION



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SCALE : AS NOTED
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DRAWING #:

DPa3.04

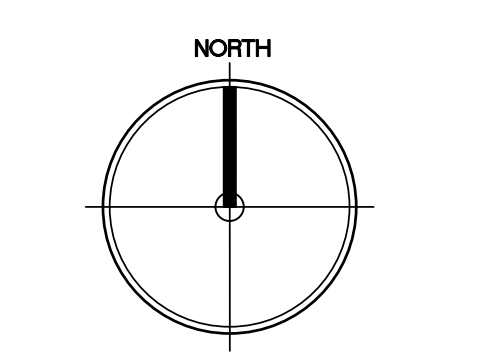
TOWER PLAN
Parkade Lvl P1 + L2 (Duchess Flats)

1 Part Parkade Plan Lvl P1+L2 (Duchess Flats)
Scale: 1:50

Reference: D:\Projects\1502 - Ambleside Tower\1502_Plan_P1-L2.dwg - DPa3.04
Last Saved: Jul 15 12:29pm. Printed: Jul 17 19:11:40



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 PLOT DATE : 2019-07-17
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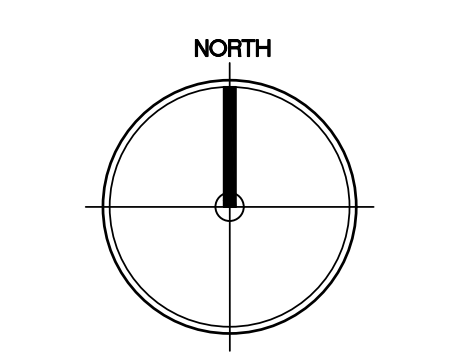
DRAWING #: **DPa3.05**

1 Tower Plan Lvl 1+Roof (Duchess Flats)
 Scale: 1:200

File name: D:\projects\1502 - Ambleside Tower\1502_Plan_F1_Tower_2019.dwg - DPa3.05
 Last Saved: Jul 15/19 12:29pm. Printed: Jul 17/19 - Arch



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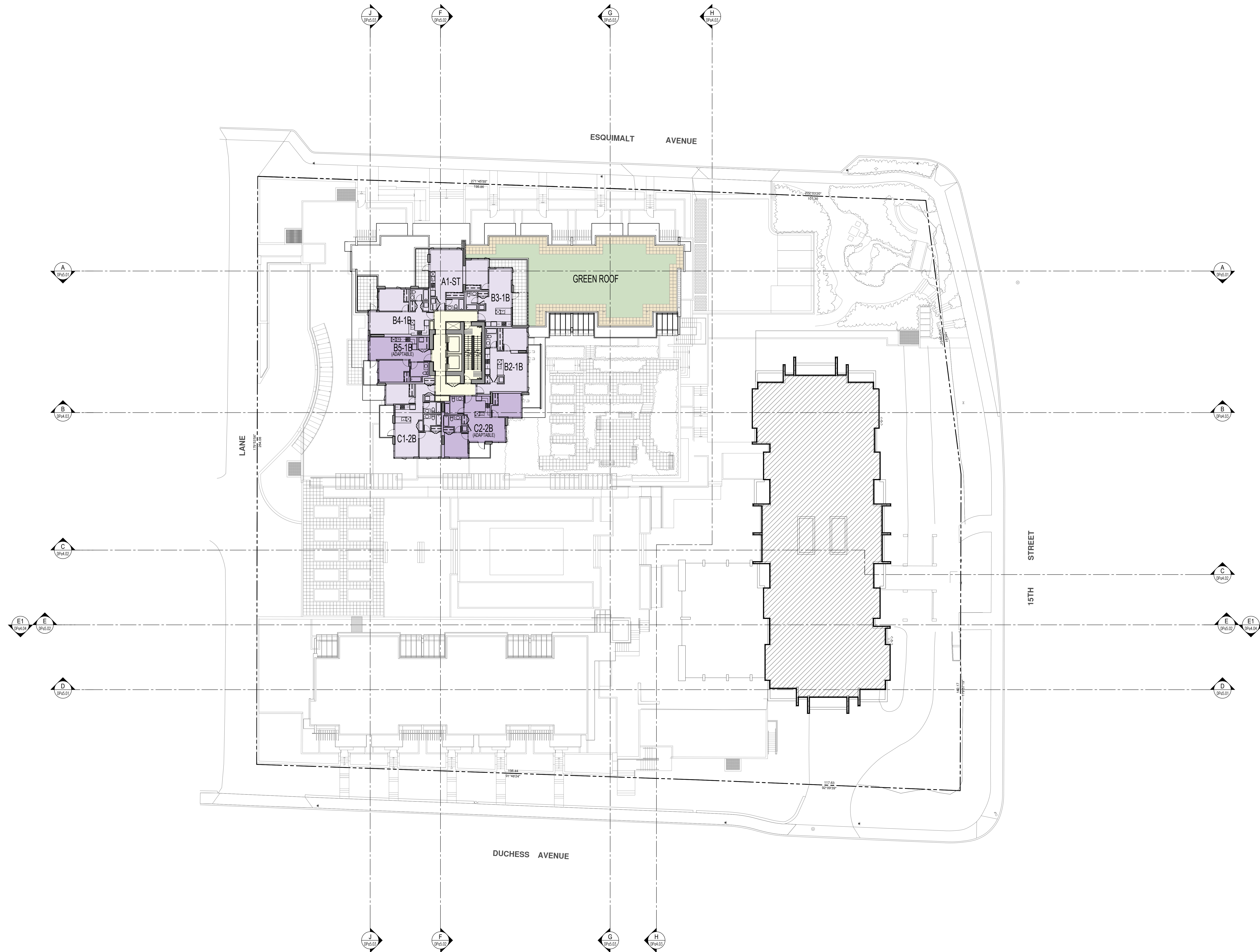
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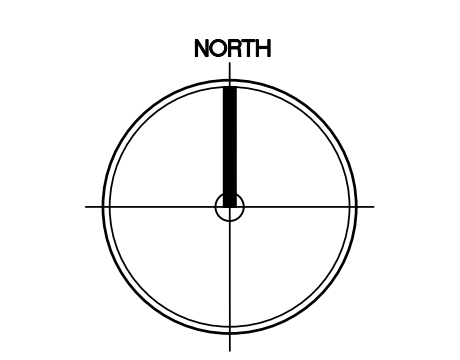
PROJECT No. :	1502
SCALE :	AS NOTED
PLOT DATE :	2019-07-17
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DRAWING #:
DPa3.06

Reference: D:\Projects\1502 - Ambleside Tower\1502_Plan_Fr_Tower_2BCC.dwg - DPa3.06
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NO	DATE	REVISION
2	2019-06-07	ISSUED FOR DRG
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NO	17-11-11	NO



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Wall Financial Corporation
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 Vancouver, British Columbia V6Z 2R6

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 SCALE : AS NOTED
 PLOT DATE : 2019-07-17
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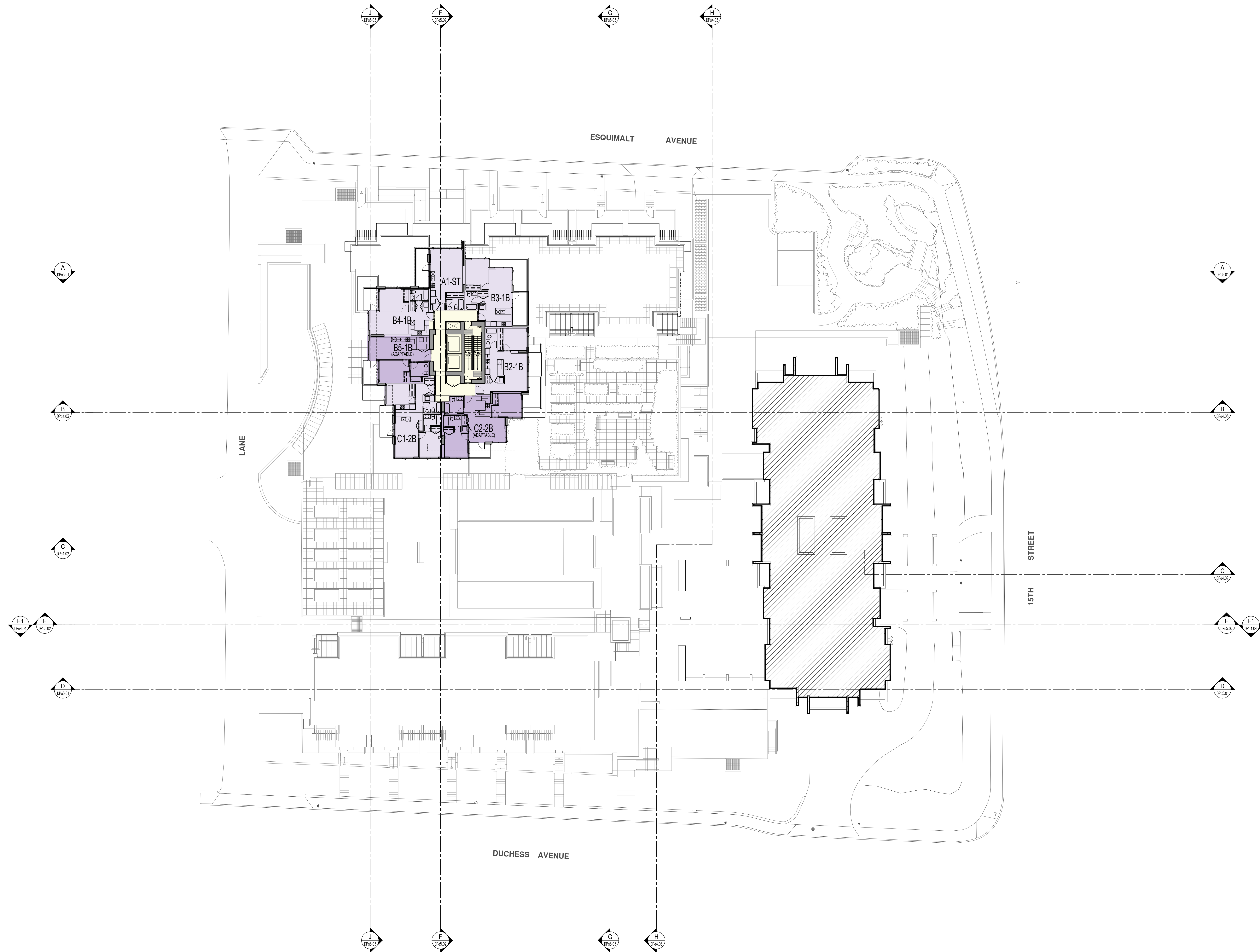
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DPa3.07

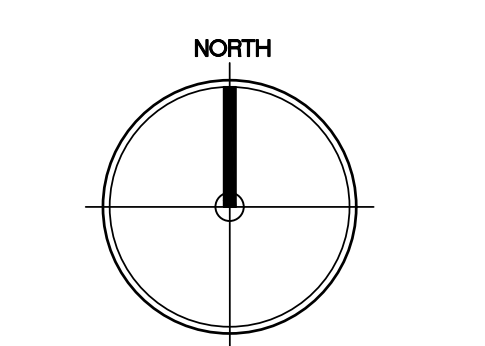
TOWER PLAN
 Lvl 3 (With Podium Roof)

1 Tower Plan Lvl 3 (With Podium Roof)
 Scale: 1:200

Reference: D:\Projects\1552 - Ambleside Tower\1552_Plan_F3_Tower_2019.dwg - DPa3.07
 Last Saved: Jul 15 12:29pm. Printed: Jul 17 19:11 - Auto



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1	2019-05-02	ISSUED FOR DP APPLICATION
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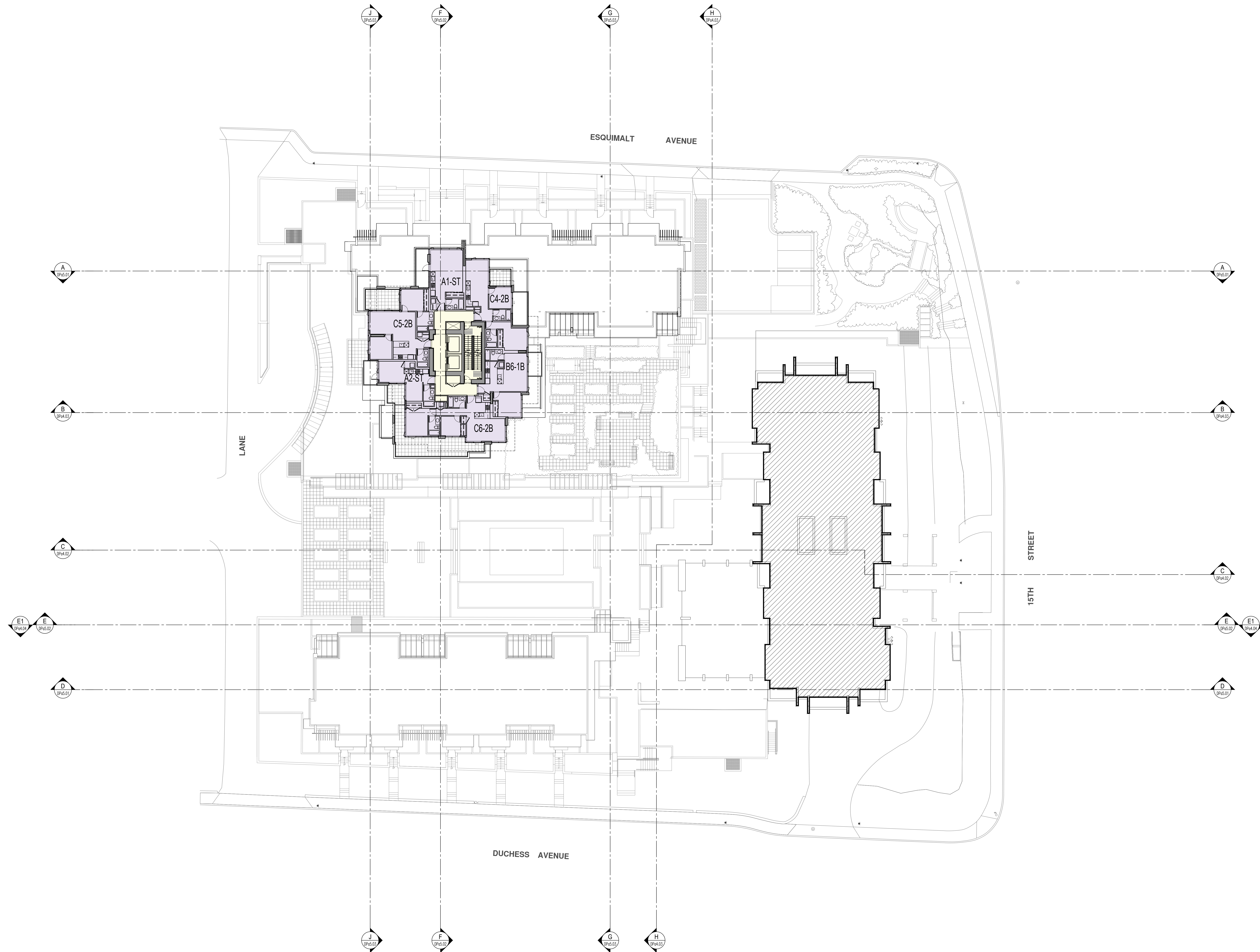


PROJECT No. :	1502
SCALE :	AS NOTED
PLOT DATE :	2019-07-17
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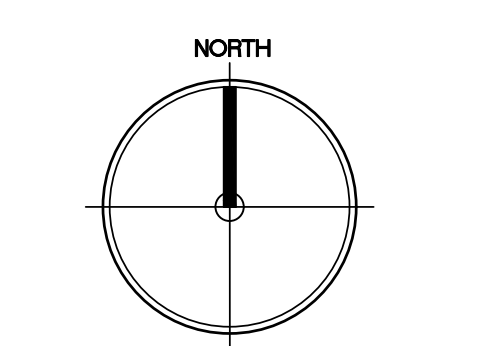
DRAWING #:
DPa3.08

1 Tower Plan Level 4 - 16
 Scale: 1:200

Reference: D:\Projects\1502 - Ambleside Tower\1502_Plan_F4-Tower_2019.dwg - DPa3.08
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1	2019-05-02	ISSUED FOR DP APPLICATION
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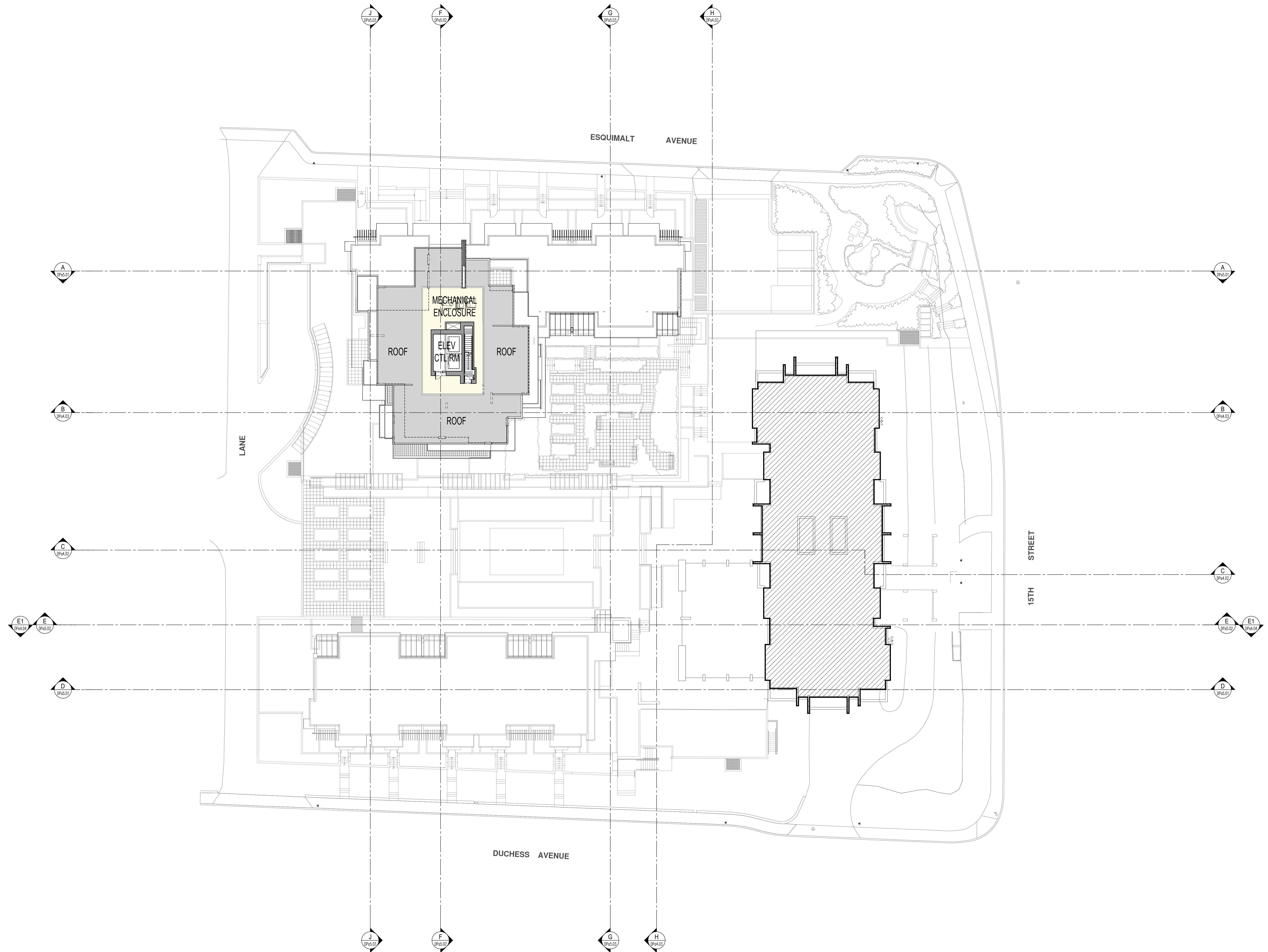


PROJECT No.	: 1502
SCALE	: AS NOTED
PLOT DATE	: 2019-07-17
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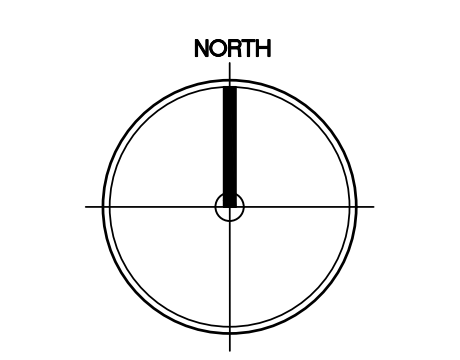
DRAWING #:
DPa3.09

1 Tower Plan Level 17 (Penthouse)
 Scale: 1:200

Reference: D:\Projects\1502 - Ambleside Tower\1502_Plan_Fr_Penthouse_2019.dwg - DPa3.09
 Last Saved: Jul 15 12:29pm. Printed: Jul 17 19: - Arch



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1	2019-05-02	ISSUED FOR DP APPLICATION
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DRAWING #: **DPa3.10**

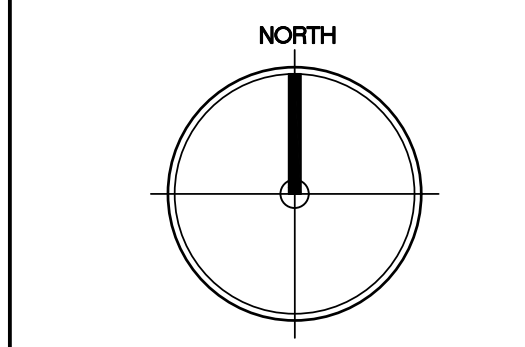
TOWER PLAN
 Tower Roof Plan Level 18

1 Tower Roof Plan Level 18
 Scale: 1:200

Reference: D:\Projects\1502 - Ambleside Tower\1502_Plan_Fr_18-Tower_RoofPlan - DPa3.10
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1	2019-05-02	ISSUED FOR DP APPLICATION
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DRAWING #:
DPa3.11

1 Tower Plan Lvl 1
 Scale: 1:100

File name: D:\Projects\1502 - Ambleside Tower\1502_Plan_Lvl_01-Tower_DP.dwg - DPa3.11
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TH2-2B 783 sq ft
73 sq m
2 BEDROOM + 2 BATH

TH3-2B 757 sq ft
70 sq m
2 BEDROOM + 2 BATH

ESQUIMALT AVENUE

TH3-2B 783 sq ft
73 sq m
2 BEDROOM + 2 BATH

TH2-2B 820 sq ft
76 sq m
2 BEDROOM + 2 BATH

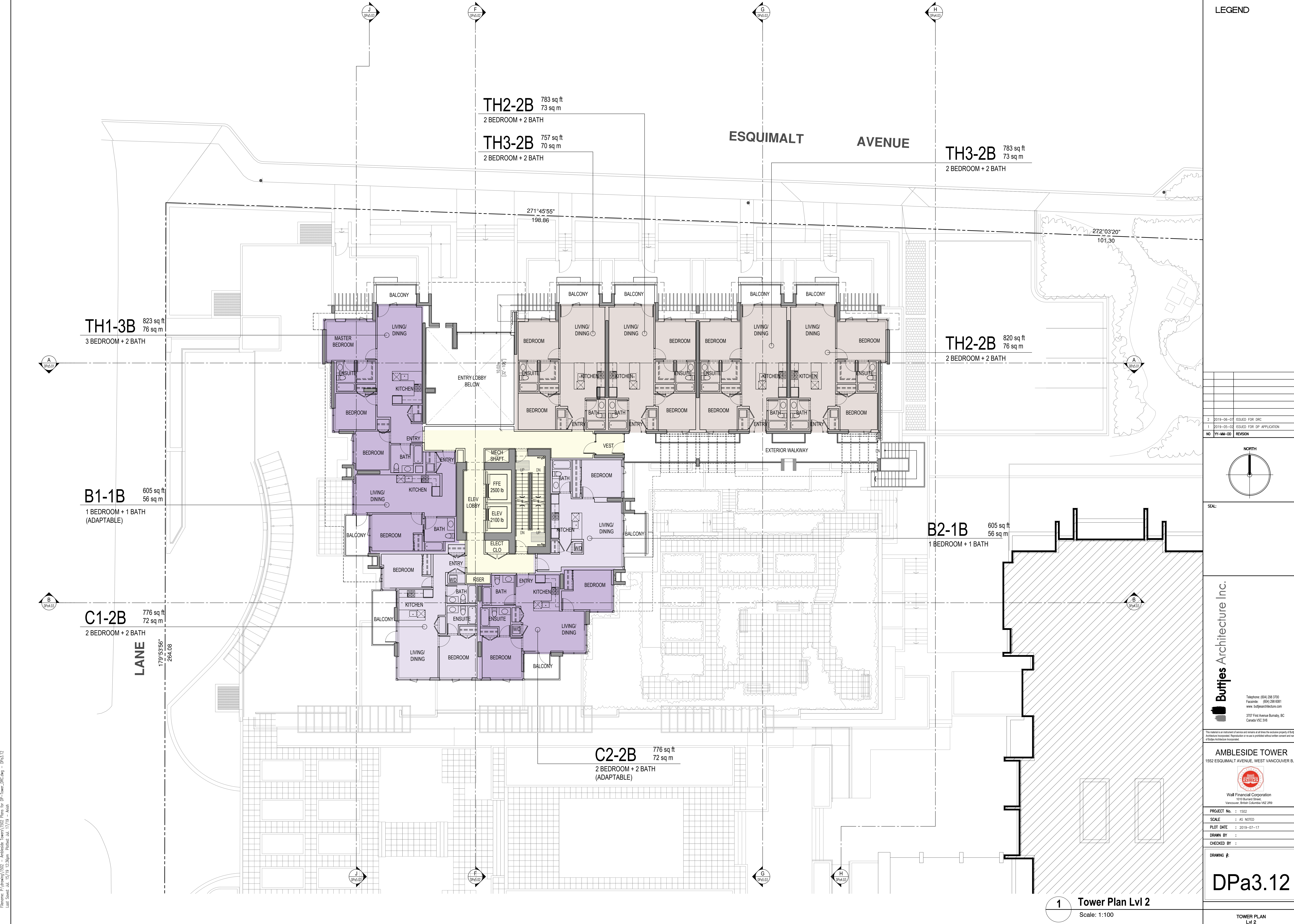
TH1-3B 823 sq ft
76 sq m
3 BEDROOM + 2 BATH

B1-1B 605 sq ft
56 sq m
1 BEDROOM + 1 BATH
(ADAPTABLE)

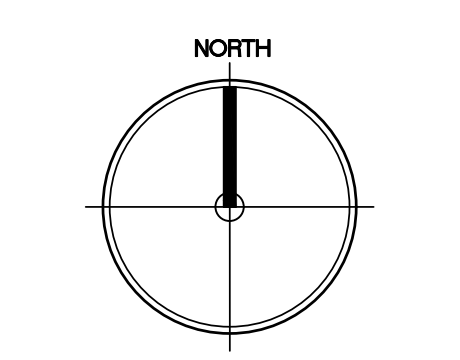
C1-2B 776 sq ft
72 sq m
2 BEDROOM + 2 BATH

B2-1B 605 sq ft
56 sq m
1 BEDROOM + 1 BATH

C2-2B 776 sq ft
72 sq m
2 BEDROOM + 2 BATH
(ADAPTABLE)



NO	DATE	REVISION
2	2019-06-07	ISSUED FOR DRG
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-11	REVISION



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AMBLESIDE TOWER
1542 ESQUIMALT AVENUE, WEST VANCOUVER, B.C.



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PLOT DATE : 2019-07-17
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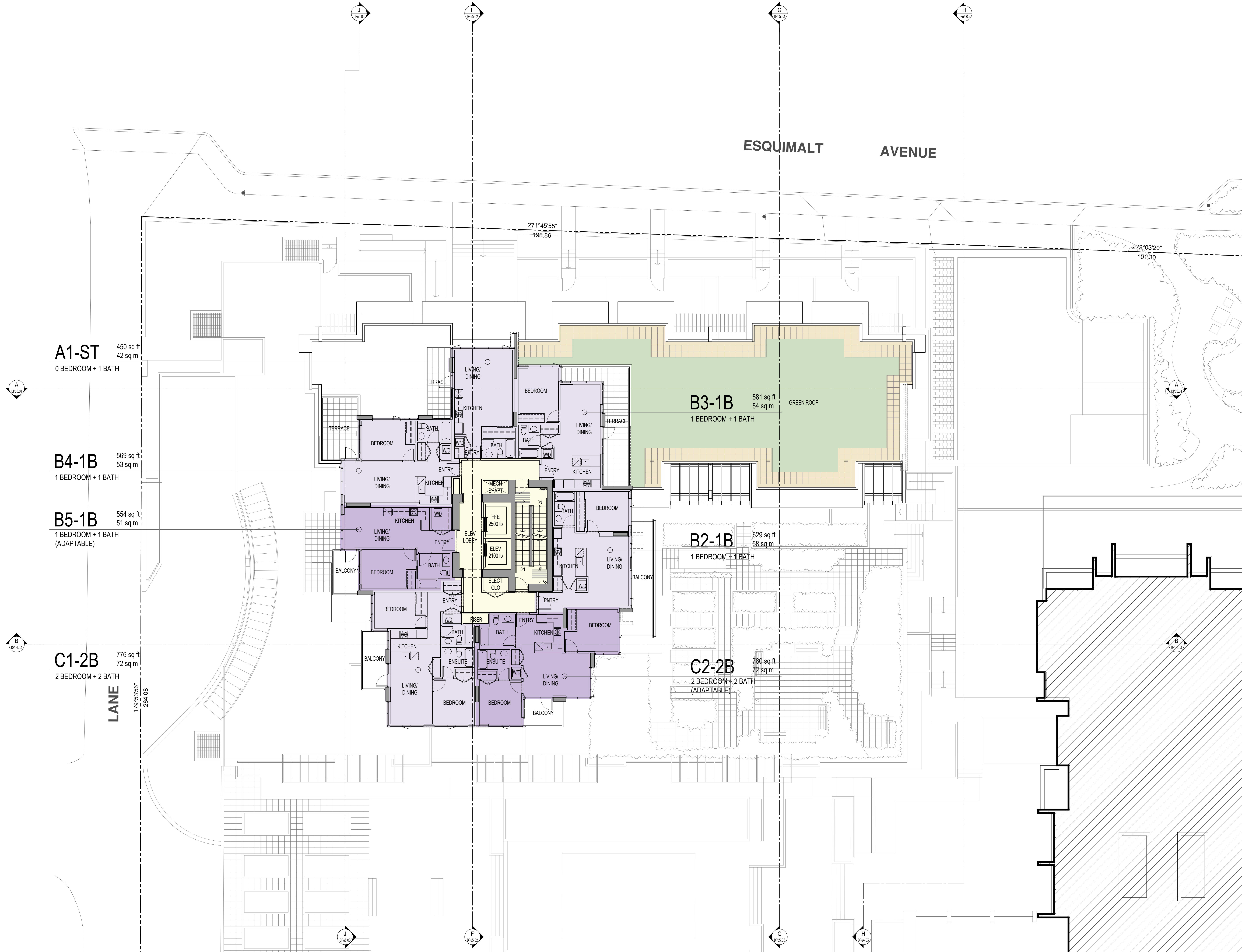
DPa3.12

TOWER PLAN
Lvl 2

1 Tower Plan Lvl 2
Scale: 1:100

Reference: D:\Projects\1502 - Ambleside Tower\1502_Plan_Fr_DP-Tower_2019.dwg - DPa3.12
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ESQUIMALT AVENUE



A1-ST 450 sq ft
42 sq m
0 BEDROOM + 1 BATH

B4-1B 569 sq ft
53 sq m
1 BEDROOM + 1 BATH

B5-1B 554 sq ft
51 sq m
1 BEDROOM + 1 BATH
(ADAPTABLE)

C1-2B 776 sq ft
72 sq m
2 BEDROOM + 2 BATH

B3-1B 581 sq ft
54 sq m
1 BEDROOM + 1 BATH

B2-1B 629 sq ft
58 sq m
1 BEDROOM + 1 BATH

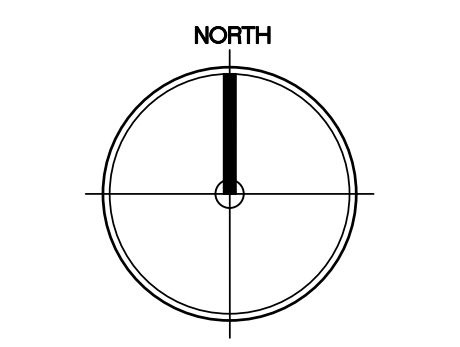
C2-2B 780 sq ft
72 sq m
2 BEDROOM + 2 BATH
(ADAPTABLE)

LANE
179°53'56"
264.08

271°45'55"
198.86

272°03'20"
101.30

NO	DATE	REVISION
2	2019-06-07	ISSUED FOR DRG
1	2019-05-02	ISSUED FOR DP APPLICATION



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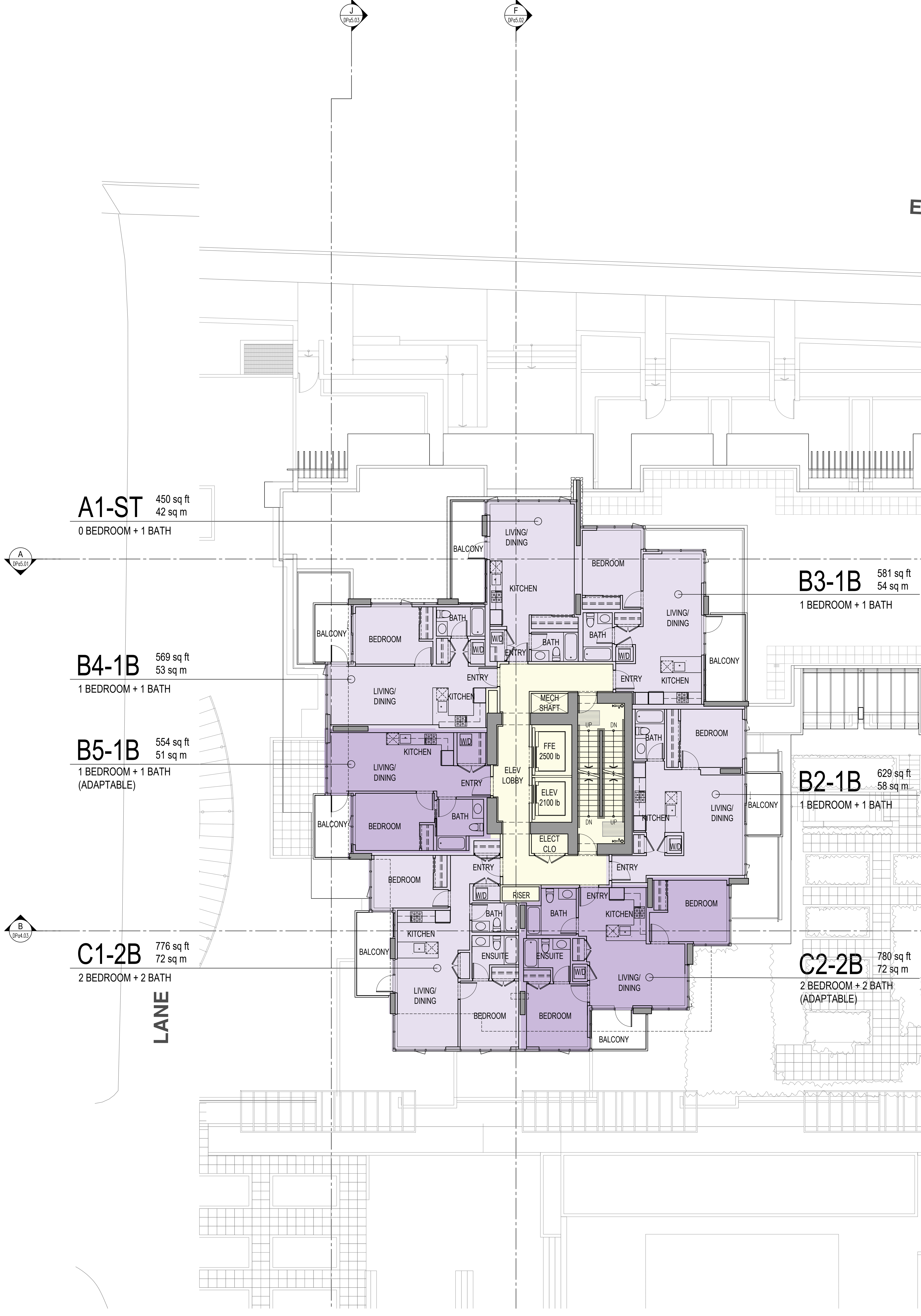
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PROJECT No.	: 1502
SCALE	: AS NOTED
PLOT DATE	: 2019-07-17
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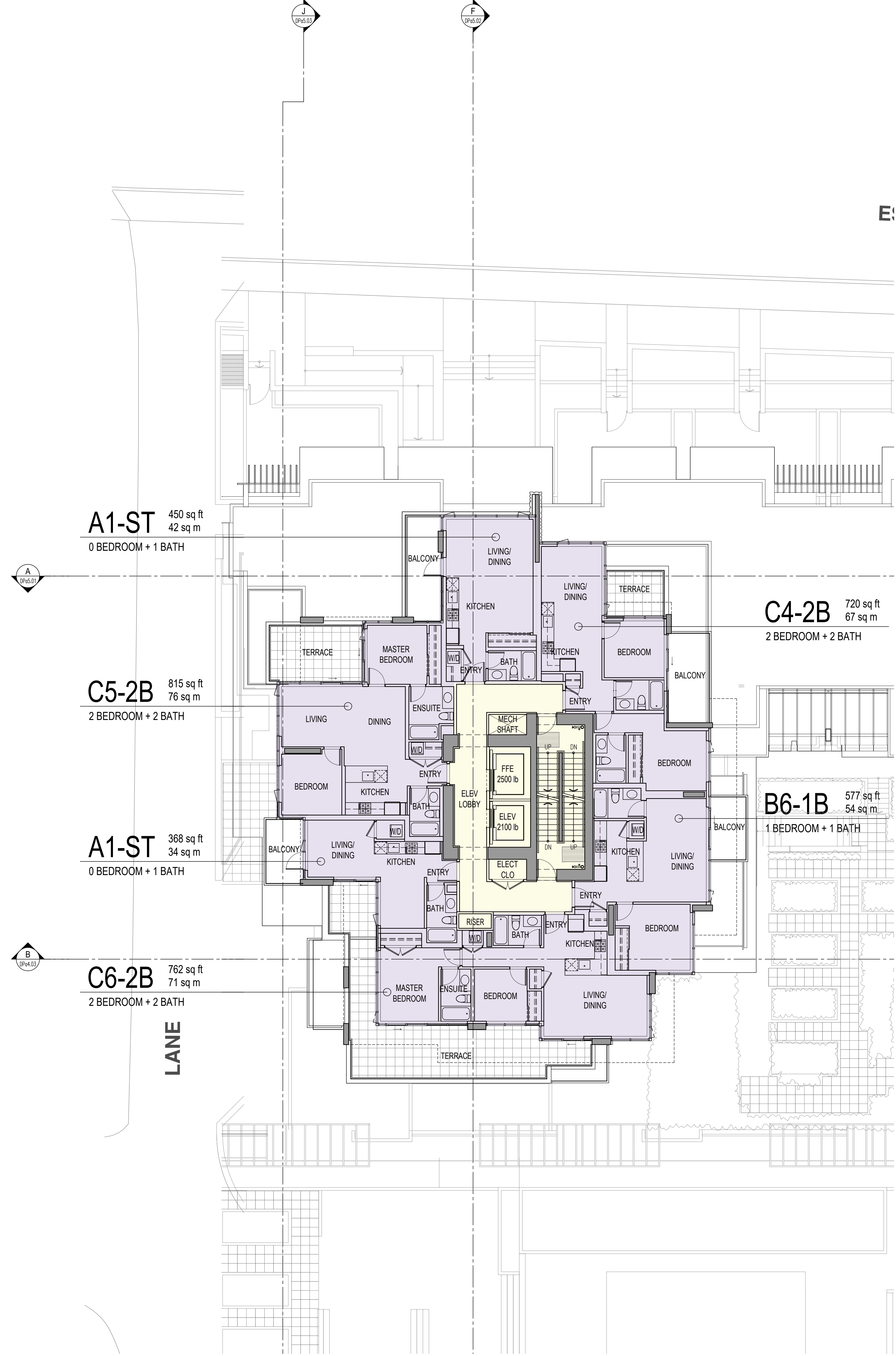
DRAWING #:
DPa3.13

1 Tower Plan Lvl 3
Scale: 100

Reference: D:\Projects\1502 - Ambleside Tower\1502_Plan_Fr_DP-Tower_2019.dwg - DPa3.13
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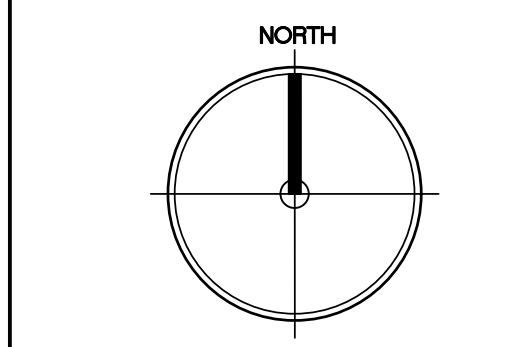


1 Typical Tower Plan Lvl 4-16
Scale: 1:100



2 Penthouse Lvl 17
Scale: 1:100

2	2019-06-07	ISSUED FOR DRG
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	171-MM-02	REVISION



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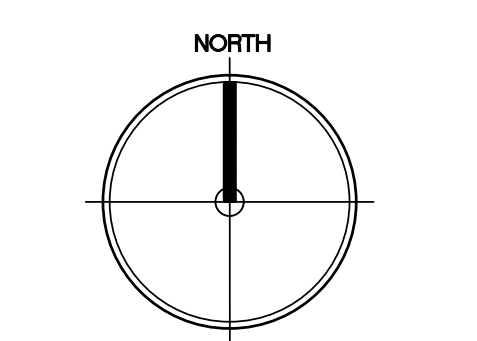
PROJECT No. : 1502
SCALE : AS NOTED
PLOT DATE : 2019-07-17
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DRAWING #:
DPa3.14

TOWER PLAN
Typical Lvl 4-16 + Penthouse Lvl -17

Reference: D:\Projects\1502 - Ambleside Tower\1502_Plan_Fr_Penthouse_2019.dwg - DPa3.14
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NO	DATE	REVISION
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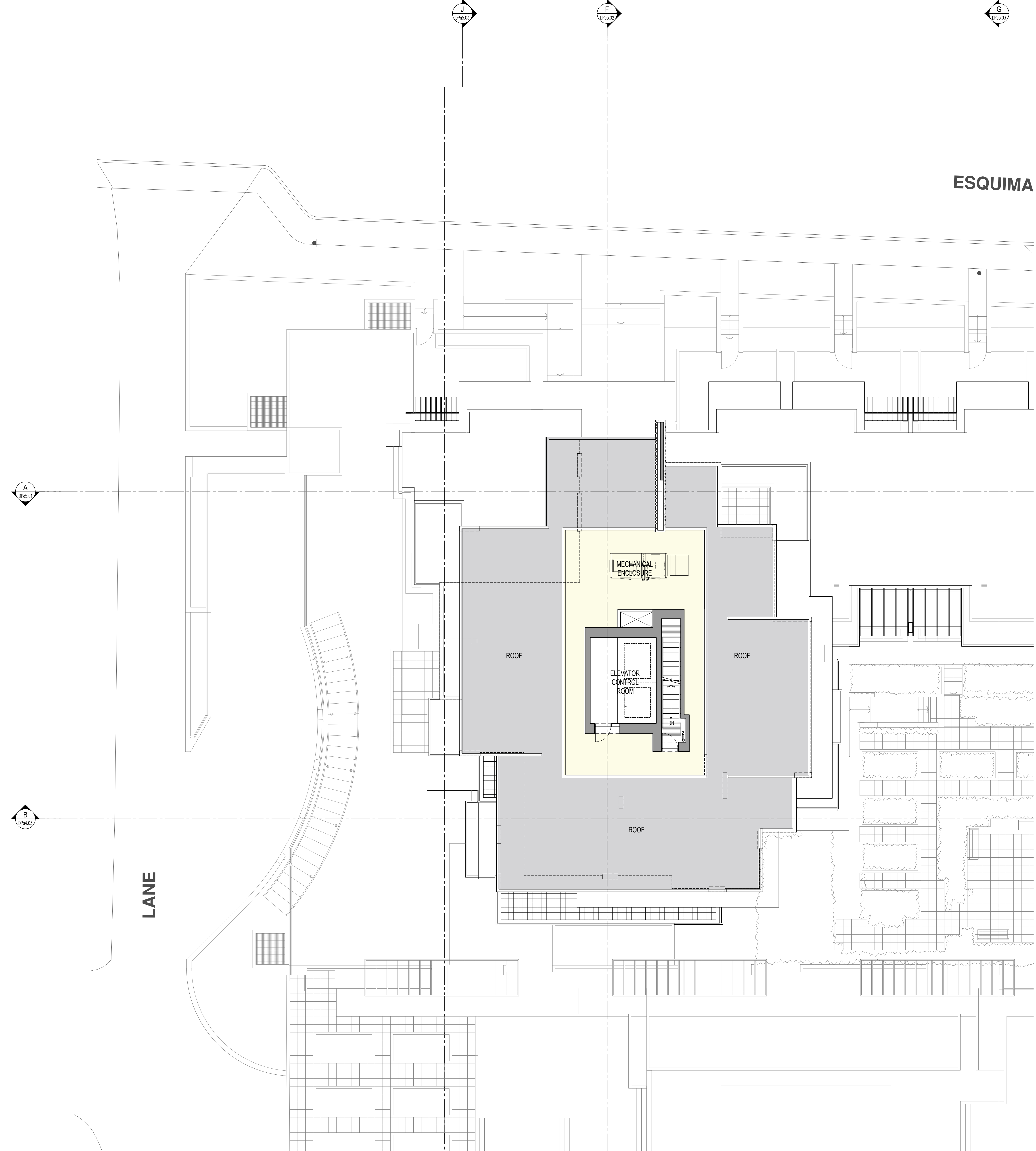
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PROJECT No. :	1502
SCALE :	AS NOTED
PLOT DATE :	2019-07-17
DRAWN BY :	
CHECKED BY :	

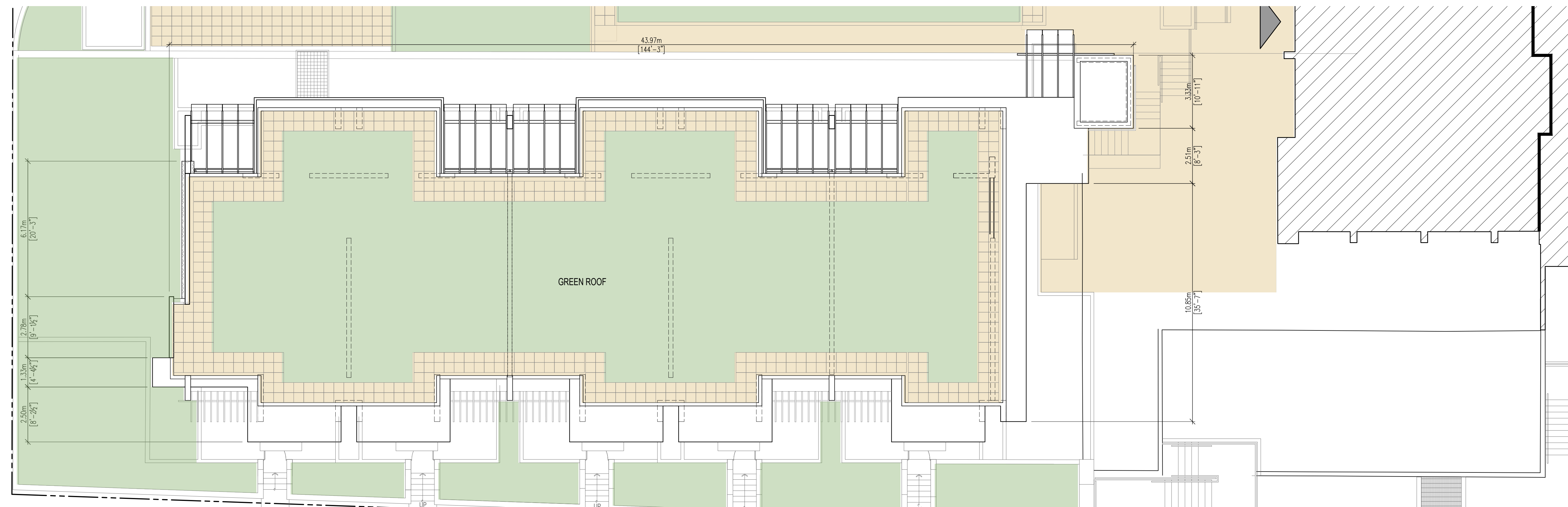
DRAWING #:
DPa3.15

TOWER PLAN
 Roof Plan Level 18

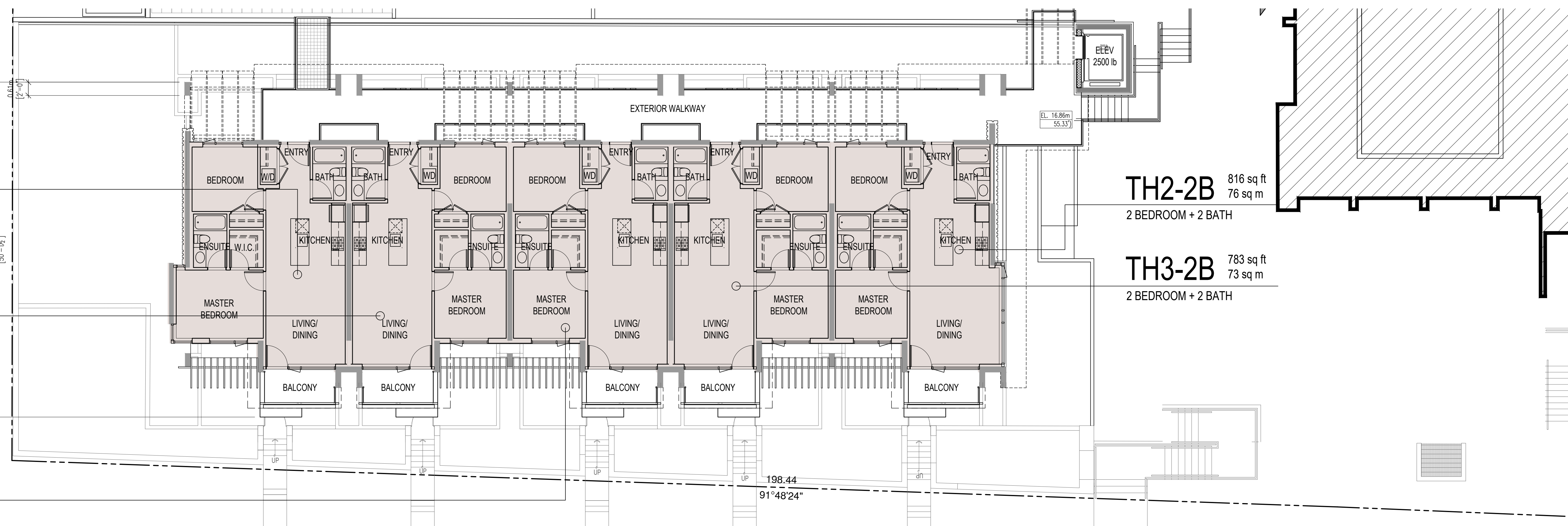


1 Tower Roof Plan Level 18
 Scale: 1:100

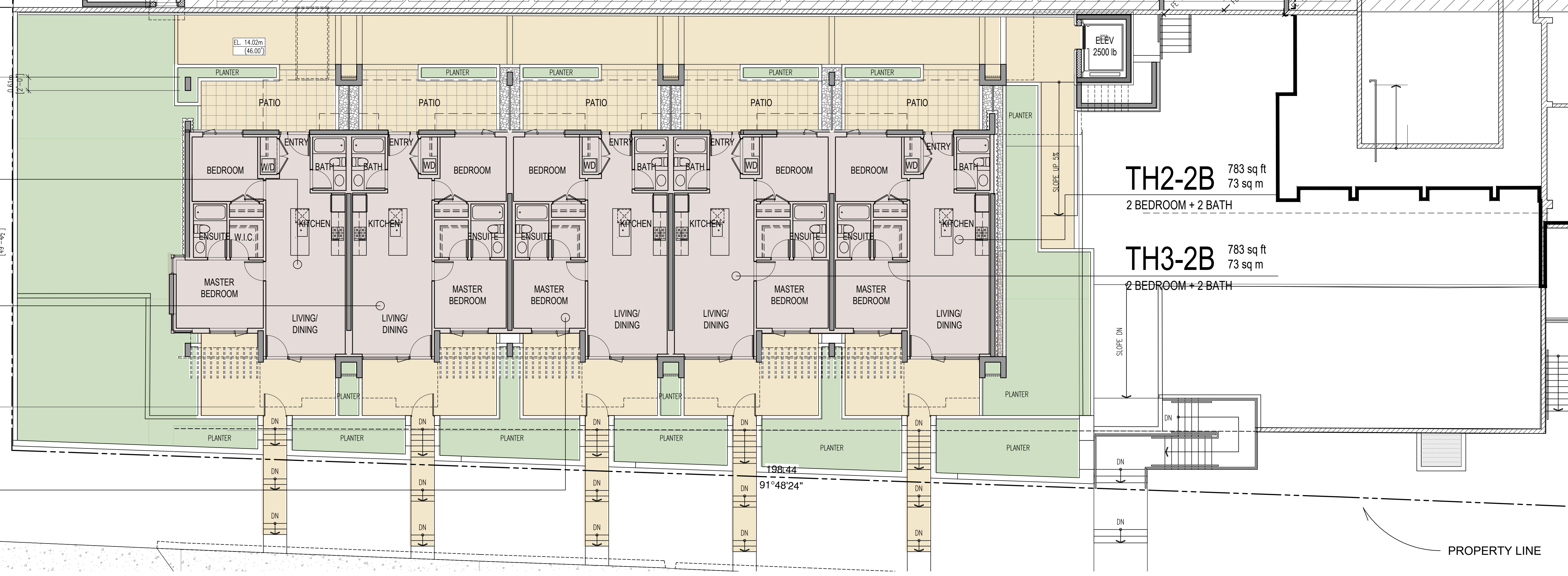
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3 Roof Plan
Scale: 1:100

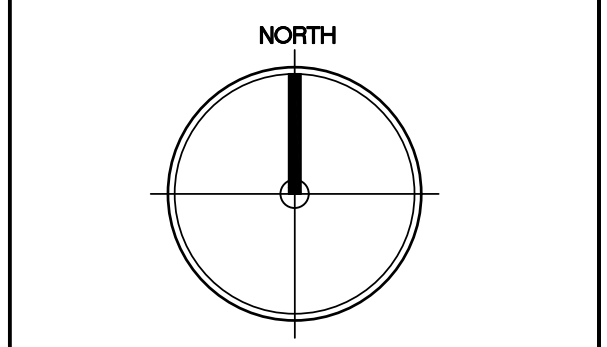


2 Lvl-2 Plan
Scale: 1:100



1 Lvl-1 Plan
Scale: 1:100

NO.	DATE	REVISION
2	2019-06-07	ISSUED FOR DRG
1	2019-05-02	ISSUED FOR DP APPLICATION



SEAL:

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Wall Financial Corporation
1910 Burrard Street
Vancouver, British Columbia V6Z 2R9

PROJECT No. : 1502
SCALE : AS NOTED
PLOT DATE : 2019-07-17
DRAWN BY :
CHECKED BY :

DRAWING #:
DPa3.16

DUCHESS FLATS PLANS
Lvl-1, 2 + Roof

Filepath: D:\Projects\1502 - Ambleside Tower\1502_Plan - Lvl-1.dwg
 User: jbutjes
 Plot Date: 2019-07-17 11:17:19 AM
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