



 Buttjes Architecture Inc.

Ambleside Infill Development

1552 ESQUIMALT AVENUE, WEST VANCOUVER, B.C.



WALL FINANCIAL CORPORATION
1010 BURRARD STREET,
VANCOUVER, B.C.

DRAWING LIST		
Sheet no.	Content	Scale
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NO	YY-MM-DD	REVISION
3	2021-07-28	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION

SEAL:

Burijes Architecture Inc.

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AMBLESIDE INFILL DEVELOPMENT
 1502 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 : 2021-07-28

DRAWN BY :

CHECKED BY :

DRAWING #:

DPa1.00

July 23, 2021

AMBLESIDE TOWER INFILL DEVELOPMENT

DESIGN RATIONALE

This Development proposal is for two 7-storey purpose-built rental apartment buildings with 139 units. The existing 21-storey, 185 unit apartment building constructed by Wall Financial in 1973 will be retained. The new buildings will replace the existing single storey underground parking garage on the west part of the site.

NEIGHBOURHOOD CONTEXT

The Ambleside area north of Marine Drive is occupied by a number of mid-rise and high-rise concrete rental apartment and condominium buildings, many constructed in the 1960's and 1970's. Just one block north of Marine Drive, this site provides good proximity to shopping, arts, recreational and municipal amenities. It is a 2 minute walk to Marine Drive which is served by 7 different bus routes, including to Horseshoe Bay, Phibbs Exchange, and downtown Vancouver.

SITE

The site slopes approximately 27' from northwest to southeast, providing opportunities for good southern exposure to apartment units, landscaped areas and rooftop solar collection.

FORM OF DEVELOPMENT

When it became apparent that West Vancouver would not be able to support our previous scheme for a 17-storey tower on this site, we re-evaluated development options to achieve a similar density in a different architectural form. The result is two buildings, one fronting on Esquimalt and one fronting on Duchess, with a large landscaped courtyard space between.

Many of the positive features of the previous scheme are retained:

- Vehicular parking access from Esquimalt and the lane
- Creation of a mini-park at the corner of 15th and Esquimalt
- A thru-site public accessible pathway
- "Front-door" orientation for ground-level units along Esquimalt and Duchess
- A single loading, garbage and recycling pick-up area off the lane
- Access to all amenity areas for all residents

The architectural characteristics of the buildings take a cue from the surrounding existing mid-rise apartments. Our buildings emulate the horizontal linearity prevalent in the neighborhood, including its immediate neighbor to the east, designed by Eng and Wright in 1970.

The linearity is used to emphasize the site cross-slope from west to east, and is playfully broken up with a staggering of unit plans with alternating living rooms and balconies giving animation and variety of shadows to the façade.

Top floors feature stepped-in plans affording large roof-top terraces accessed from a single-loaded covered walkway.

The key to unlocking the sloped site is in the parkade, which also dovetails into the existing tower basement. We also realized an opportunity to provide a new fully accessible activity amenity room with full height glazing facing the existing swimming pool pavilion, with the new children's play area to the south.

Parking is provided on a 1 stall/unit basis for a total of 324 stalls (including the existing 185 units), and includes 16 accessible stalls, 15 EV charging stalls (approximately 5%) and 32 visitor stalls.

SUSTAINABILITY

The project will incorporate 14 Adaptable Units or approximately 10% of the total, designed to meet the City of North Vancouver's Level 2 Adaptability guidelines. Wheelchair access will be provided to all units.

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, electrical, lighting systems and appliances will be used. Low VOC (volatile organic compound) products will be used for paints, adhesives, coatings and building materials. All exterior doors and windows will be weather-stripped to minimize air 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. Solar collection systems will be considered for the rooftops of both buildings.

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 1 space per dwelling unit. Secured resident bike spaces will also be provided at the same ratio totaling 324 spaces for the overall site. In addition, 24 secured visitor bike spaces will be provided.

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	DATE	REVISION
3	2021-07-23	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION

SEAL:

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AMBLESIDE INFILL DEVELOPMENT
 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 :	2021-07-26
DRAWN BY :	
CHECKED BY :	

DRAWING #:

DPa1.01

PROJECT INFORMATION TABLE	
Existing Zoning	RM2
Existing Tower Units	185 units
Proposed Zoning	CD
Site Area	82,505 sq.ft.
Total floor area	115,573 sq.ft.
Floor area ratio	3.15
Site coverage %	33.88%
Height of building (ft.)	68.42' (20.85m)
Number of storeys	7
Parking stalls (number) on site	324
Bicycle parking number (storage & rack)	361
Building Setbacks (ft)	
Esquimalt Ave (front)	24.00' (7.31m) min.
Duchess Ave (front)	22.67' (6.91m) min.
Lane	13.25" (4.03m) min.

	EXISTING	PROPOSED	EXISTING+PROPOSED	MAXIMUM PERMISSIBLE
Site Coverage	11.64%	22.24%	33.88%	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	1.37	3.15
FAR Bonus	0.00			
FAR Amenity Bonus	0.00			
FAR Supplemental Bonus	0.00			
FAR TOTAL	1.75			3.15

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.	113,422 sq.ft.	146,358 sq.ft.	259,780 sq.ft.

RESIDENTIAL FLOOR AREAS Notes: All floors areas are "Gross Floor Area"
Positive Common Areas include Main Lobby and Rec. Room areas

RESIDENTIAL-Building 1	Positive Areas		Gross Area	Deductions		Area in FAR	Total Units
	Residential	Common		Main Lobby	Rec Room		
LEVEL 1	7,791 S.F.	1,978 S.F.	9,769 S.F.	536 S.F.		9,233 S.F.	11 U.
LEVEL 2	8,356 S.F.	1,468 S.F.	9,824 S.F.			9,824 S.F.	12 U.
LEVEL 3	8,393 S.F.	1,301 S.F.	9,694 S.F.			9,694 S.F.	13 U.
LEVEL 4	8,401 S.F.	1,301 S.F.	9,702 S.F.			9,702 S.F.	13 U.
LEVEL 5	8,511 S.F.	1,301 S.F.	9,812 S.F.			9,812 S.F.	13 U.
LEVEL 6	8,132 S.F.	1,301 S.F.	9,433 S.F.			9,433 S.F.	12 U.
LEVEL 7	5,857 S.F.	346 S.F.	6,203 S.F.			6,203 S.F.	5 U.
Totals	55,441 S.F.	8,996 S.F.	64,437 S.F.	536 S.F.	S.F.	63,901 S.F.	79 U.

RESIDENTIAL-Building 2	Positive Areas		Gross Area	Deductions		Area in FAR	Total Units
	Residential	Common		Main Lobby	Rec Room		
LEVEL 1	3,437 S.F.	1,703 S.F.	5,140 S.F.	219 S.F.		4,921 S.F.	5 U.
LEVEL 2	3,660 S.F.	2,878 S.F.	6,538 S.F.		1,396 S.F.	5,142 S.F.	5 U.
LEVEL 3	7,365 S.F.	1,217 S.F.	8,582 S.F.			8,582 S.F.	11 U.
LEVEL 4	7,428 S.F.	1,211 S.F.	8,639 S.F.			8,639 S.F.	12 U.
LEVEL 5	7,524 S.F.	1,211 S.F.	8,735 S.F.			8,735 S.F.	12 U.
LEVEL 6	7,074 S.F.	1,211 S.F.	8,285 S.F.			8,285 S.F.	11 U.
LEVEL 7	4,867 S.F.	350 S.F.	5,217 S.F.			5,217 S.F.	4 U.
Totals	41,355 S.F.	9,781 S.F.	51,136 S.F.	219 S.F.	1,396 S.F.	49,521 S.F.	60 U.

PROJECT TOTALS	Positive Areas		Gross Area	Deductions		Area in FAR	Total Units
	Residential	Common		Main Lobby	Rec Room		
LEVEL 1	11,228 S.F.	3,681 S.F.	14,909 S.F.	755 S.F.		14,154 S.F.	16 U.
LEVEL 2	12,016 S.F.	4,346 S.F.	16,362 S.F.			16,362 S.F.	17 U.
LEVEL 3	15,758 S.F.	2,518 S.F.	18,276 S.F.		1,396 S.F.	16,880 S.F.	24 U.
LEVEL 4	15,829 S.F.	2,512 S.F.	18,341 S.F.			18,341 S.F.	25 U.
LEVEL 5	16,035 S.F.	2,512 S.F.	18,547 S.F.			18,547 S.F.	25 U.
LEVEL 6	15,206 S.F.	2,512 S.F.	17,718 S.F.			17,718 S.F.	23 U.
LEVEL 7	10,724 S.F.	696 S.F.	11,420 S.F.			11,420 S.F.	9 U.
Totals	96,796 S.F.	18,777 S.F.	115,573 S.F.	755 S.F.	1,396 S.F.	113,422 S.F.	139 U.

Address: 1552 ESQUIMALT AVENUE 704, WEST VANCOUVER
 Legal Description: Lot A, Block 2 and 3, District Lot 237, Plan 13558
 Project: Two - 7 Storey Concrete Residential Buildings

SUITE SUMMARY
SUITE SUMMARY (BUILDING 1)

LOT A (BLDG 1)	Studio	1 BED	1 BED	2 BED	2 BED	2 BED+DEN	3 BED	TOTALS
	REGULAR	REGULAR	ADAPTABLE	REGULAR	ADAPTABLE	REGULAR	REGULAR	
LEVEL 1	1 U.	6 U.	1 U.	2 U.	1 U.	U.	U.	11 U.
LEVEL 2	1 U.	8 U.	1 U.	1 U.	1 U.	U.	U.	12 U.
LEVEL 3	2 U.	9 U.	1 U.	1 U.	U.	U.	U.	13 U.
LEVEL 4	1 U.	10 U.	1 U.	1 U.	U.	U.	U.	13 U.
LEVEL 5	2 U.	8 U.	1 U.	2 U.	U.	U.	U.	13 U.
LEVEL 6	1 U.	7 U.	1 U.	3 U.	U.	U.	U.	12 U.
LEVEL 7	U.	U.	U.	3 U.	U.	1 U.	1 U.	5 U.
SUB-TOTAL	8 U.	48 U.	6 U.	13 U.	2 U.	1 U.	1 U.	79 U.
TOTAL	8 U.	48 U.	6 U.	13 U.	2 U.	1 U.	1 U.	79 U.
Distribution	10%	68%		19%		3%		

SUITE SUMMARY (BUILDING 2)

LOT A (BLDG 2)	Studio	1 BED	1 BED	2 BED	2 BED	2 BED+DEN	3 BED	3 BED+DEN	TOTALS
	REGULAR	REGULAR	ADAPTABLE	REGULAR	ADAPTABLE	REGULAR	REGULAR	REGULAR	
LEVEL 1	1 U.	3 U.	U.	U.	1 U.	U.	U.	U.	5 U.
LEVEL 2	1 U.	3 U.	U.	U.	1 U.	U.	U.	U.	5 U.
LEVEL 3	1 U.	7 U.	2 U.	1 U.	U.	U.	U.	U.	11 U.
LEVEL 4	3 U.	8 U.	1 U.	U.	U.	U.	U.	U.	12 U.
LEVEL 5	1 U.	9 U.	1 U.	1 U.	U.	U.	U.	U.	12 U.
LEVEL 6	2 U.	6 U.	1 U.	2 U.	U.	U.	U.	U.	11 U.
LEVEL 7	U.	U.	U.	2 U.	U.	U.	1 U.	1 U.	4 U.
SUB-TOTAL	9 U.	36 U.	5 U.	6 U.	2 U.	U.	1 U.	1 U.	60 U.
TOTAL	9 U.	36 U.	5 U.	6 U.	2 U.	U.	1 U.	1 U.	60 U.
Distribution	15%	68%		13%		2%			

SUITE SUMMARY (EXISTING TOWER)

LOT A (EXISTING TOWER)	Studio	1 BED	2 BED	TOTALS
	REGULAR	REGULAR	REGULAR	
LEVEL 1	2 U.	2 U.	3 U.	7 U.
LEVELS 2 to 14 (13 Levels)	(2 U. x 13 Lev.) = 26 U.	(8 U. x 13 Lev.) = 104 U.	(U. x 13 Lev.) = U.	(10 U. x 13 Lev.) = 130 U.
LEVELS 15 to 20 (6 Levels)	(U. x 6 Lev.) = U.	(4 U. x 6 Lev.) = 24 U.	(4 U. x 6 Lev.) = 24 U.	(8 U. x 6 Lev.) = 48 U.
SUB-TOTAL	28 U.	130 U.	27 U.	185 U.
Disribution	15%	70%	15%	185 U.

PARKING CALCULATIONS	RESIDENTIAL PARKING				BIKE SPACES		
	FULL SIZE (REG)	H/C	SML	TOTAL	Horizontal	Vertical	TOTAL
PARKING LEVEL P1	28 SP.	4 SP.	12 SP.	44 SP.	92 B.	24 B.	116 B.
PARKING LEVEL P2	60 SP.	4 SP.	18 SP.	82 SP.	34 B.	B.	34 B.
PARKING LEVEL P3	94 SP.	5 SP.	22 SP.	121 SP.	135 B.	19 B.	154 B.
PARKING LEVEL P4	58 SP.	5 SP.	14 SP.	77 SP.	57 B.	B.	57 B.
TOTAL PROVIDED	240 SP.	18 SP.	66 SP.	324 SP.	318 B.	43 B.	361 B.
RATIO:	324 SP./324U. = 1.00 SPACES/UNIT						

3	2021-07-24	REVISED IN RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-06	ISSUED FOR DP APPLICATION
NO	11-14-10	REVISION

SEAL:

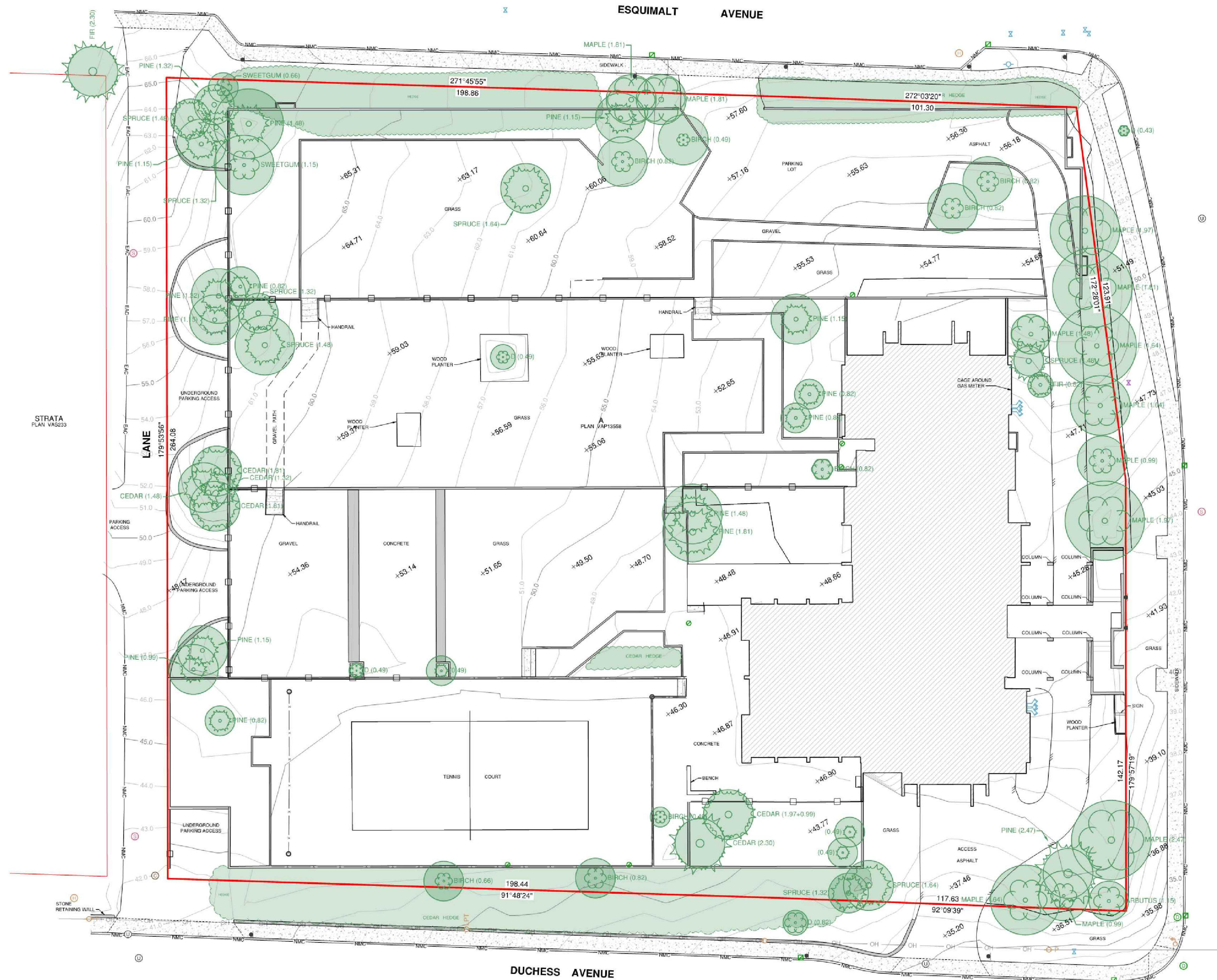
Buttjes Architecture Inc.
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AMBLESIDE INFILL DEVELOPMENT
 1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.
 Well Financial Corporation
 1910 Burrard Street
 Vancouver, British Columbia V6C 2R8

PROJECT No.	: 1552
SCALE	: AS NOTED
PLOT DATE	: 2021-07-26
DRAWN BY	:
CHECKED BY	:

DRAWING #: **DPa1.02**

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.



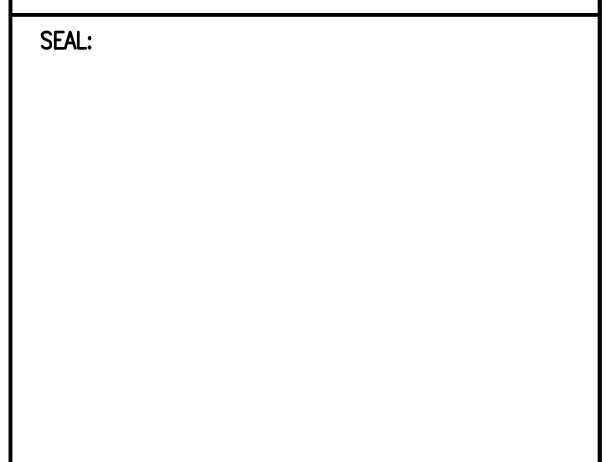
- LEGEND**
- denotes catchbasin
 - denotes drain
 - denotes sewer manhole
 - denotes water valve
 - denotes hydrant
 - denotes siamese connector
 - denotes gas valve
 - denotes communications manhole
 - denotes hydro manhole
 - denotes hydro pole
 - denotes hydro pole with pilaster
 - denotes hydro pole 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.

WSP Canada Inc. 300-65 Richmond Street, New Westminster, BC t: 604-525-4651 www.wsp.com			
PROJECT			
WALL FINANCIAL CORPORATION			
PROJECT REF.			
AMBSIDE DEVELOPMENT TOPOGRAPHIC SURVEY			
SHEET TITLE			
AMBSIDE DEVELOPMENT TOPOGRAPHIC SURVEY			
DRAWN	DATE	CHECKED	SCALE
MRE	2019-01-17	ME	1"=20'
SHEET No.			
181-15416-00-SSDS1001-R0			

NO	REV	DESCRIPTION
3	2021-07-22	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION



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AMBSIDE INFILL DEVELOPMENT	
1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.	
Wall Financial Corporation 1010 Burrard Street, Vancouver, British Columbia V5Z 2R9	
PROJECT No.	1502
SCALE	AS NOTED
PLOT DATE	2021-07-26
DRAWN BY	
CHECKED BY	
DRAWING #	
DPa2.01	

EXISTING SITE INFORMATION

Plotted: 1:22:2019 11:57 AM User: Mrems
 File: C:\Users\Mrems\OneDrive\Documents\1552_Corridor\1552_Corridor.dwg - DWG
 User: Mrems Jul 26 21:33:00m Plotted: Jul 26 21:33:00m



3	2021-07-25	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO.	11-M-02	REVISION

SEAL:

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

PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2021-07-26
 DRAWN BY :
 CHECKED BY :

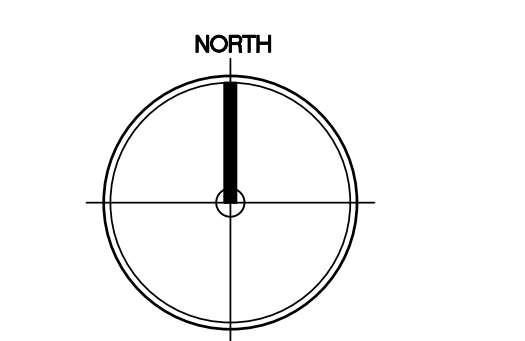
DRAWING #:

DPa2.02

CONTEXT VIEWS



NO	DATE	REVISION
3	2021-07-22	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION



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 Vancouver, British Columbia V6Z 2R9

PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2021-07-26
 DRAWN BY :
 CHECKED BY :

DRAWING #:

DPa2.03

CONTEXT PLAN

16TH STREET

15TH STREET

7 STOREY
RESIDENTIAL

10 STOREY
RESIDENTIAL

11 STOREY
RESIDENTIAL

PROPOSED 7 STOREY
APARTMENT BLDG 1

ESQUIMALT AVE

17 STOREY
RESIDENTIAL

LANE

9 STOREY
RESIDENTIAL

12 STOREY
RESIDENTIAL

PROPOSED 7 STOREY
APARTMENT BLDG 2

DUCHESS AVE

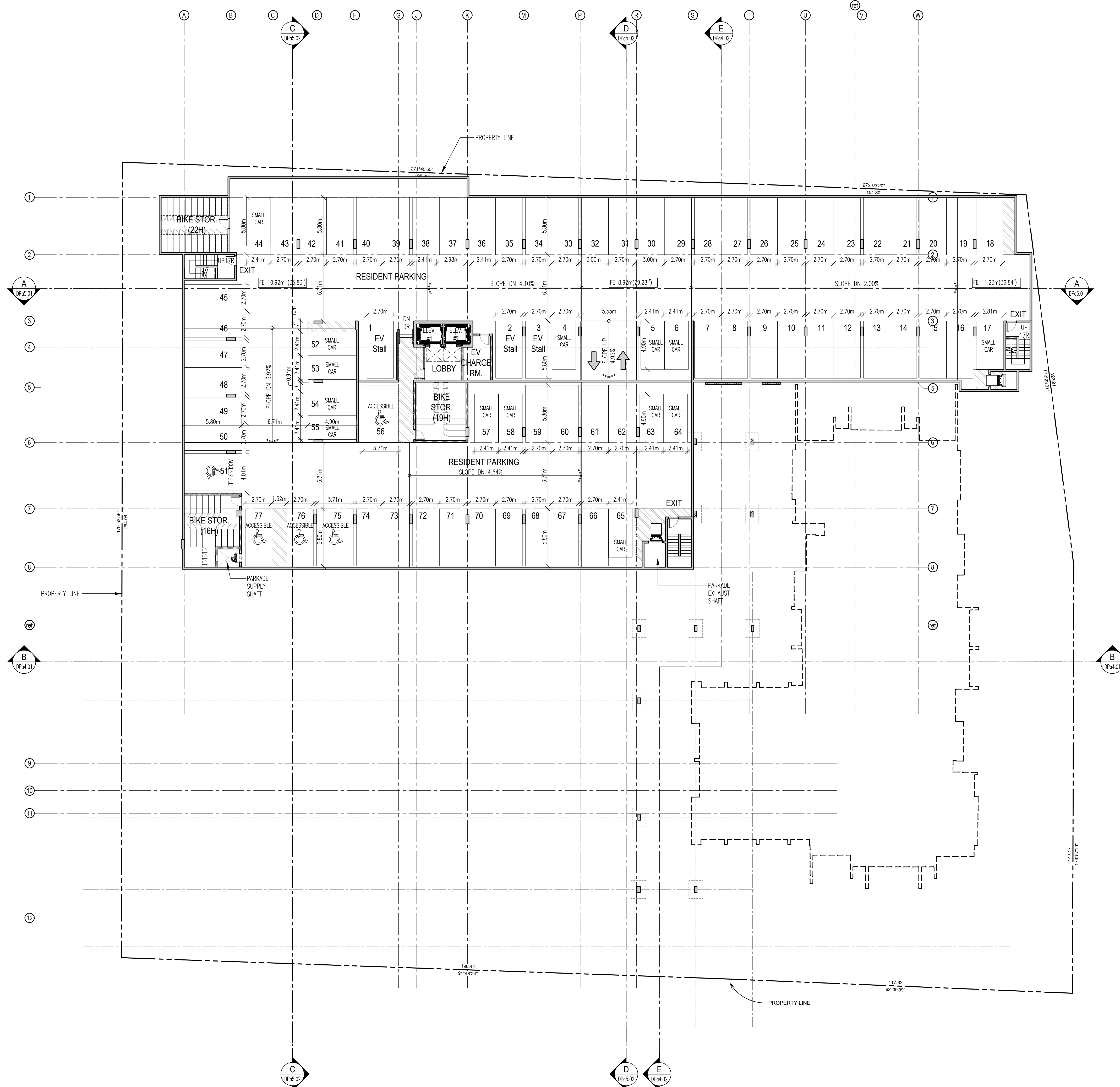
9 STOREY
RESIDENTIAL

9 STOREY
RESIDENTIAL

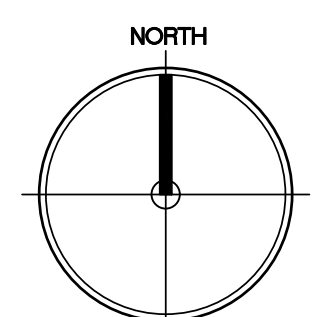
1552 ESQUIMALT AVE.
EXISTING 21 STOREY
APARTMENT BUILDING

13 STOREY
RESIDENTIAL

1 Context Plan
 Scale: 1:300



3	2021-07-25	REVISED AS RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-06	ISSUED FOR DP APPLICATION
NO	11-14-10	REVISION



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AMBLESIDE INFILL DEVELOPMENT
 1502 ESCURVALE AVENUE, WEST VANCOUVER B.C.

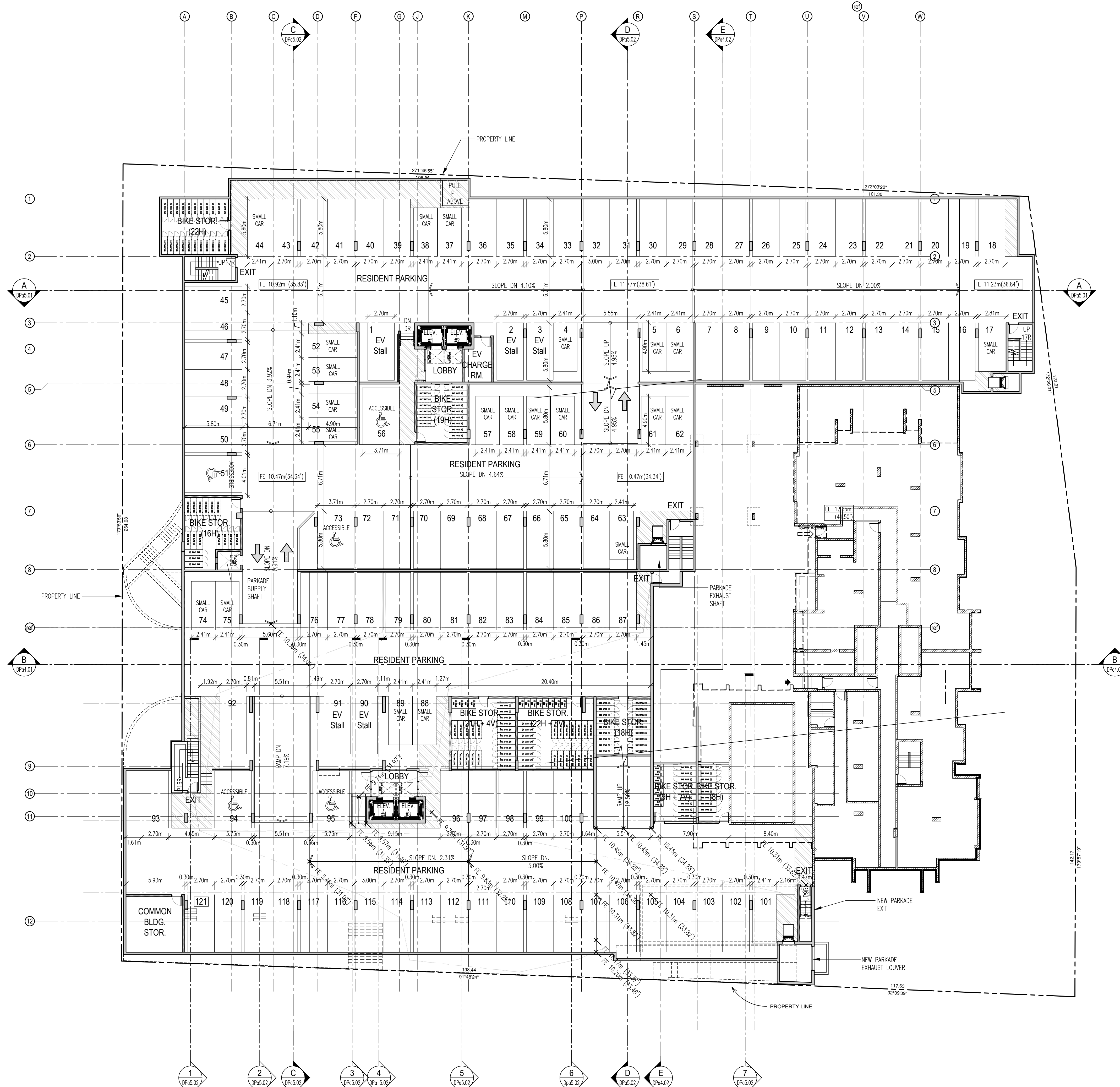
Wall Financial Corporation
 1010 Burrard Street
 Vancouver, British Columbia V6C 2R8

PROJECT No.	: 1502
SCALE	: AS NOTED
PLOT DATE	: 2021-07-26
DRAWN BY	:
CHECKED BY	:

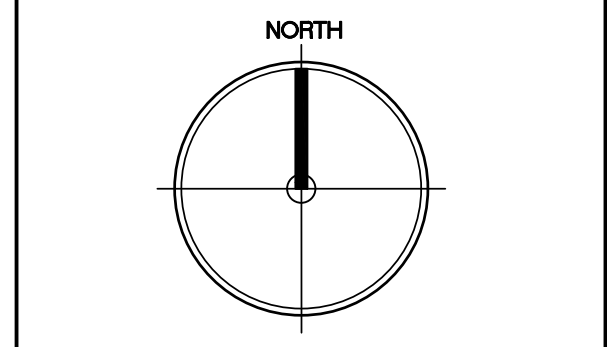
DRAWING #: **DPa3.02**

1 Parkade Plan Level P4
 Scale: 1:200

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 User: dave Date: 2021-07-26 12:00pm Printer: HP 2021 - dave



3	2021-07-28	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	YY-MM-DD	REVISION



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AMBLESIDE INFILL DEVELOPMENT
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 Vancouver, British Columbia V6Z 2R9

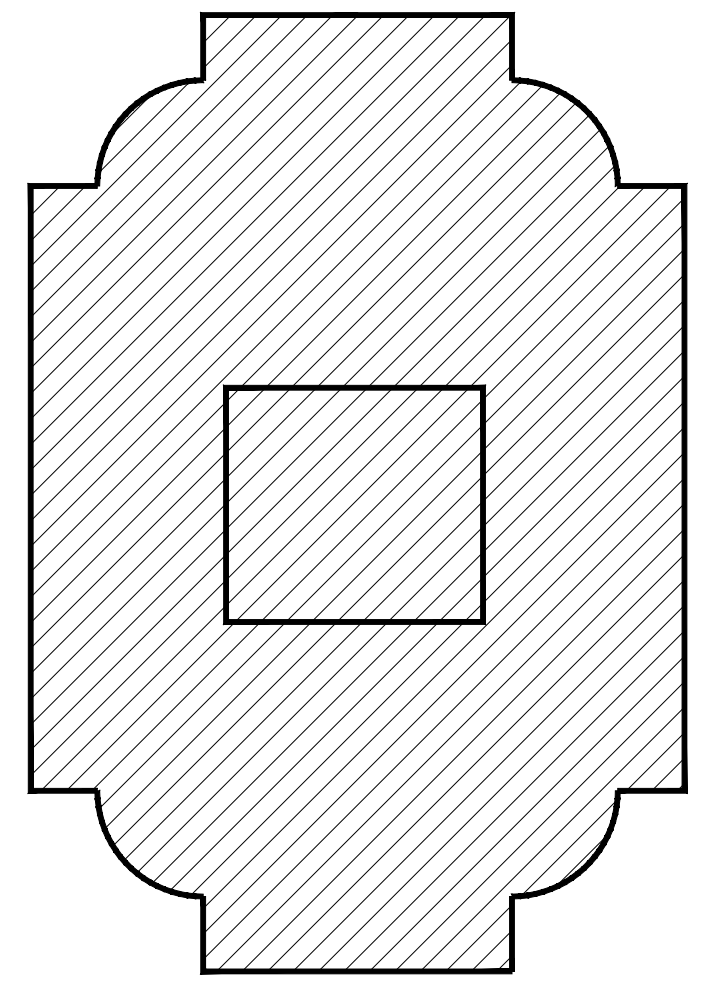
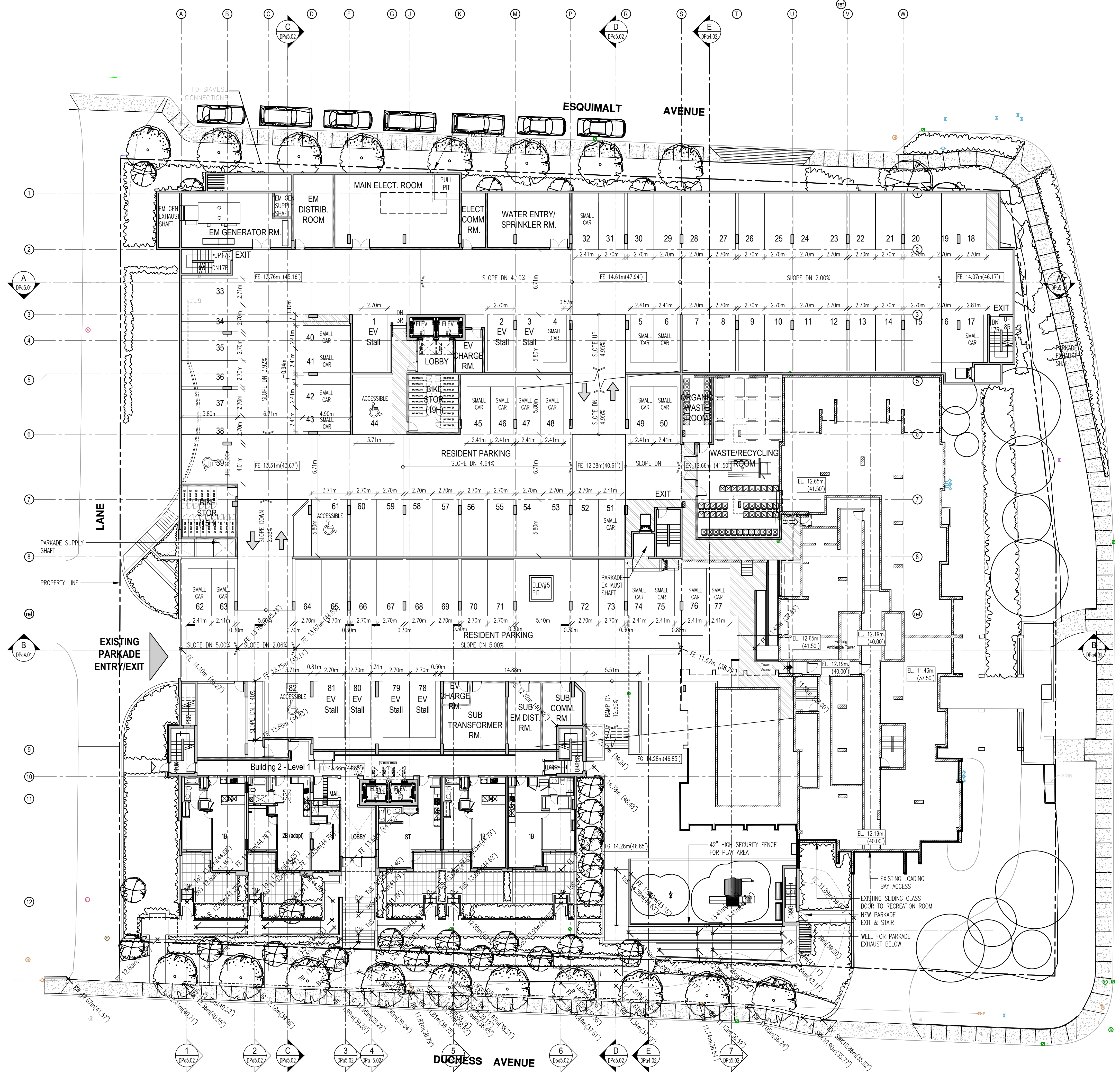
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SCALE :	AS NOTED
PLOT DATE :	2021-07-28
DRAWN BY :	
CHECKED BY :	

DRAWING #:

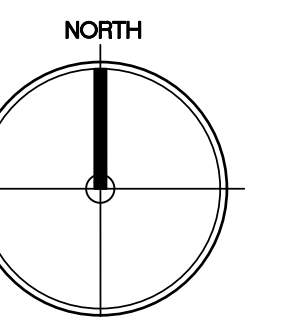
DPa3.03

1 Parkade Plan Level P3 + Existing Parkade D (Duchess Ave.)
 Scale: 1:200

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NO	DATE	REVISION
3	2021-07-29	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
0	17-11-00	REVISION



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AMBLESIDE INFILL DEVELOPMENT
 1502 ESQUIMALT AVENUE, WEST VANCOUVER B.C.

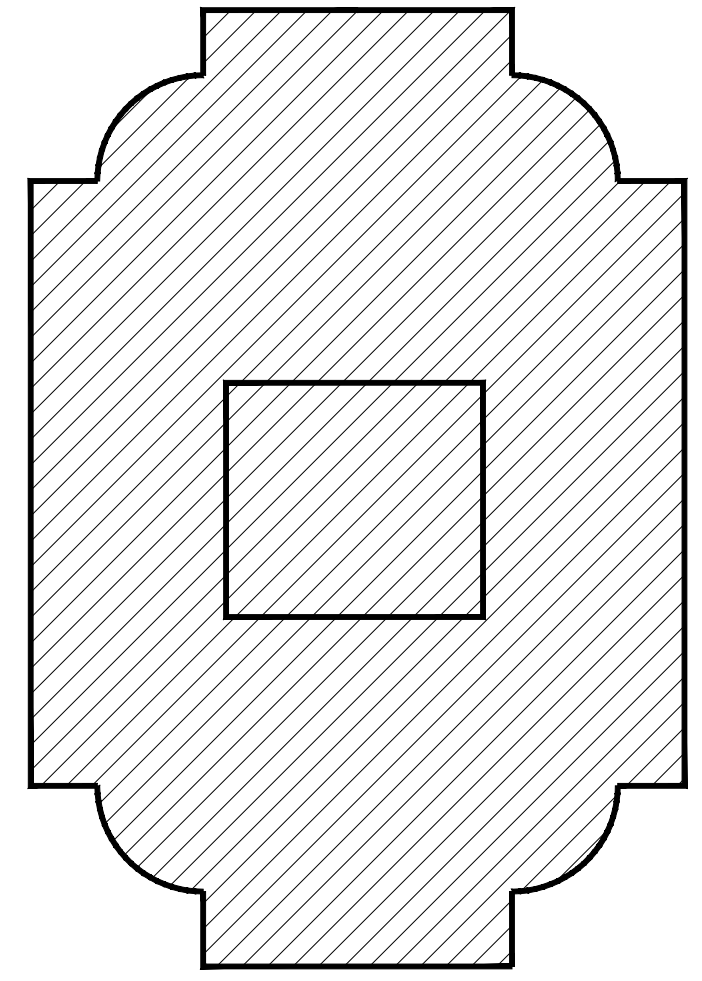
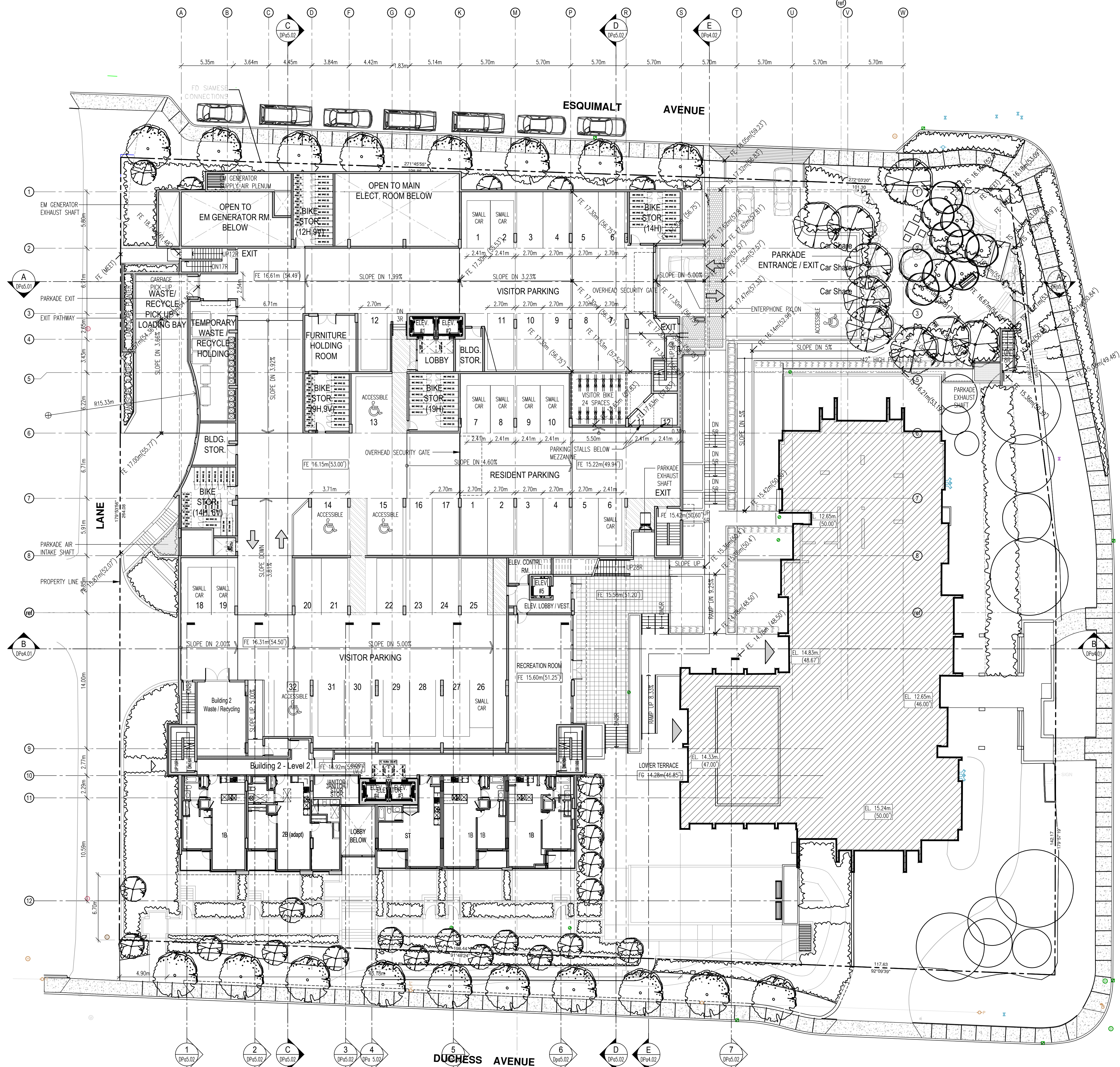
Wall Financial Corporation
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 Vancouver, British Columbia V6Z 2R9

PROJECT No. :	1502
SCALE :	AS NOTED
PLOT DATE :	2021-07-28
DRAWN BY :	
CHECKED BY :	

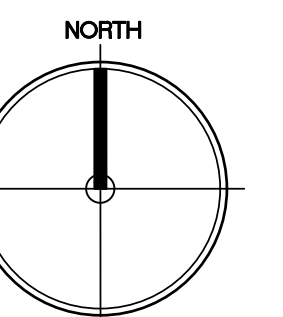
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1 Parkade Plan Level P2 + Bldg 2 L1 (Duchess Ave.)
 Scale: 1:200

Filename: L:\Office Work\1502_Ambleside\1 - 6 story option\1502_Plan_Sheets.dwg - DPa3.04
 User: brian_w... 2021-07-28 12:20pm Printer: HP DesignJet 2521 - color



NO	DATE	REVISION
3	2021-07-29	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
0	17-11-00	REVISION



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AMBLESIDE INFILL DEVELOPMENT
 1502 ESQUIMALT AVENUE, WEST VANCOUVER B.C.

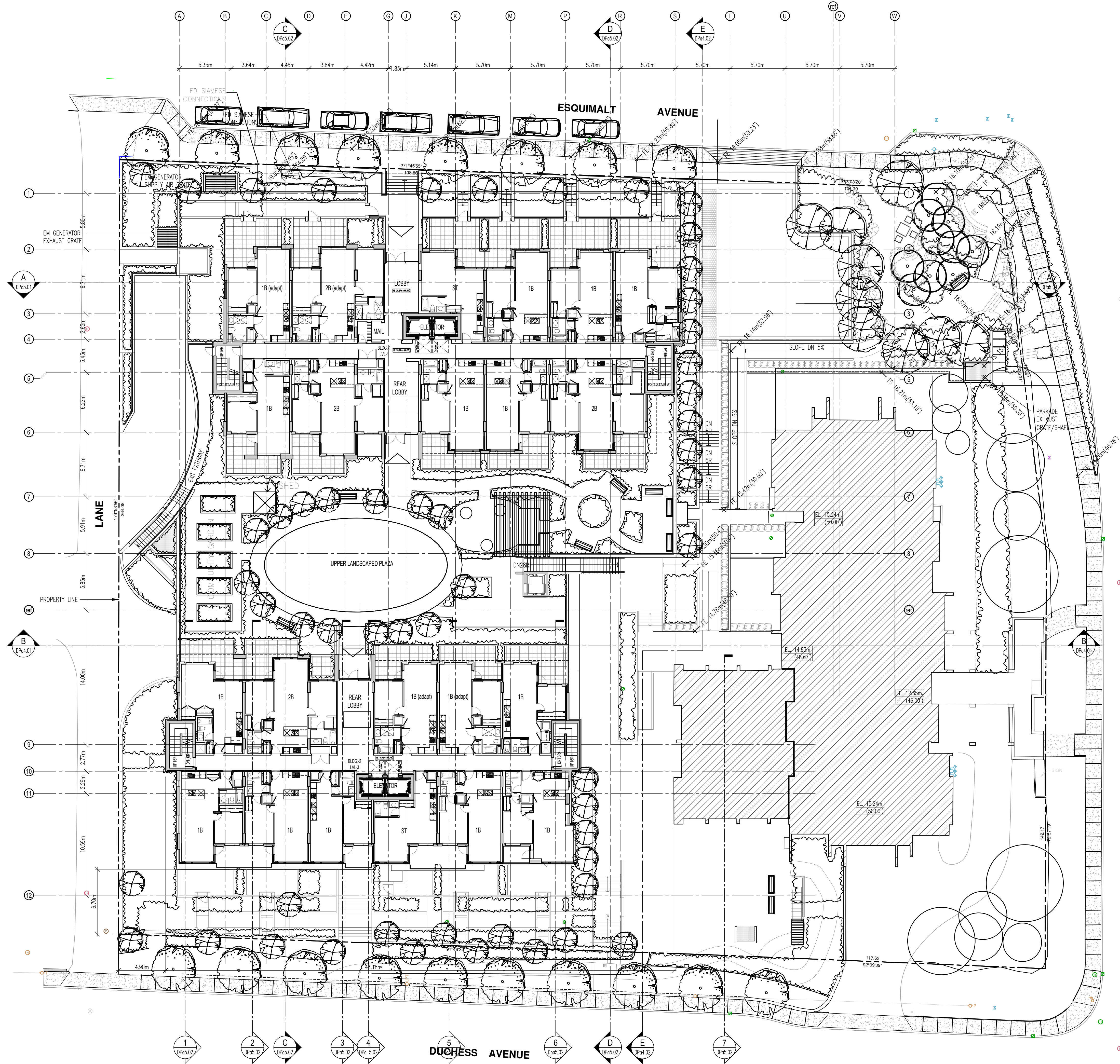
Wall Financial Corporation
 1010 Burrard Street,
 Vancouver, British Columbia V6Z 2R9

PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2021-07-28
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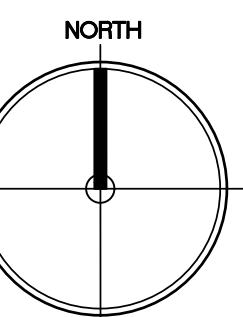
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1 Parkade Plan Level P1 + Bldg. 2 L2 (Duchess Ave.)
 Scale: 1:200

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 User: bjozic Date: 2021-07-29 12:20pm Printer: HP DesignJet 2521 - 0001



3	2021-07-28	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	YY-MM-DD	REVISION



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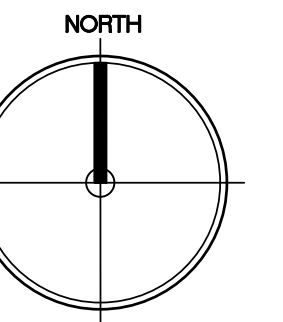
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SCALE :	AS NOTED
PLOT DATE :	2021-07-28
DRAWN BY :	
CHECKED BY :	

DRAWING #:
DPa3.06

1 Bldg. 1 (Esquimalt Ave.) Level 1 + Bldg.2 (Duchess Ave.) Level 3
 Scale: 1:200

Filename: L:\Office Work\1502_Ambleside\1 - Bldg. 1 (Esquimalt Ave.) Level 1 + Bldg. 2 (Duchess Ave.) Level 3 - DPa3.06
 User: bburijes Date: 2021-07-28 12:22pm Printer: Plot: 2021-07-28

3	2021-07-28	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	YY-MM-DD	REVISION



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PROJECT No. : 1502

SCALE : AS NOTED

PLOT DATE : 2021-07-28

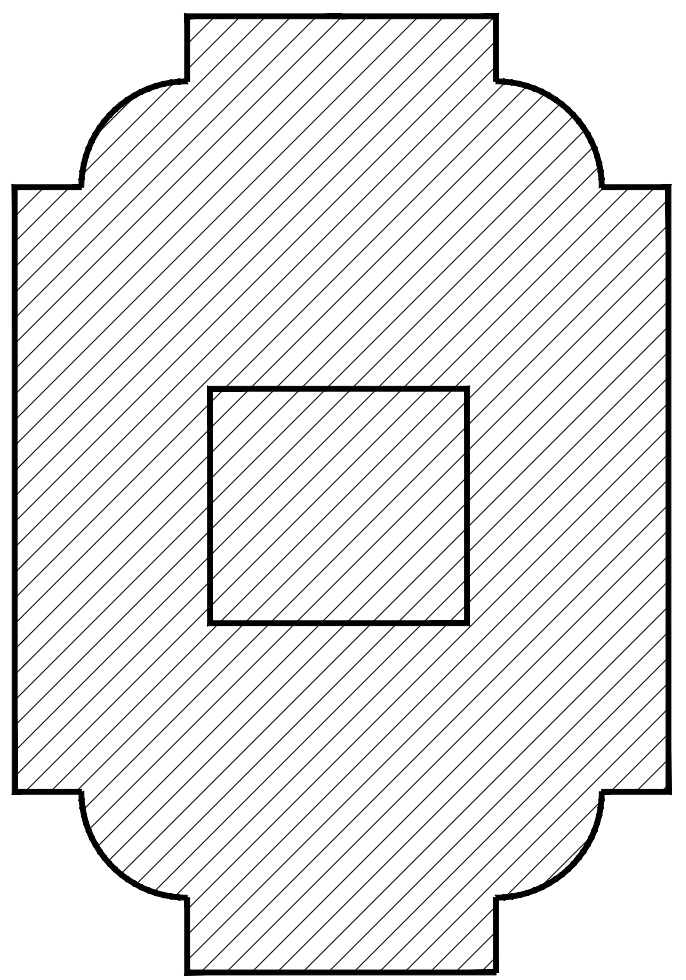
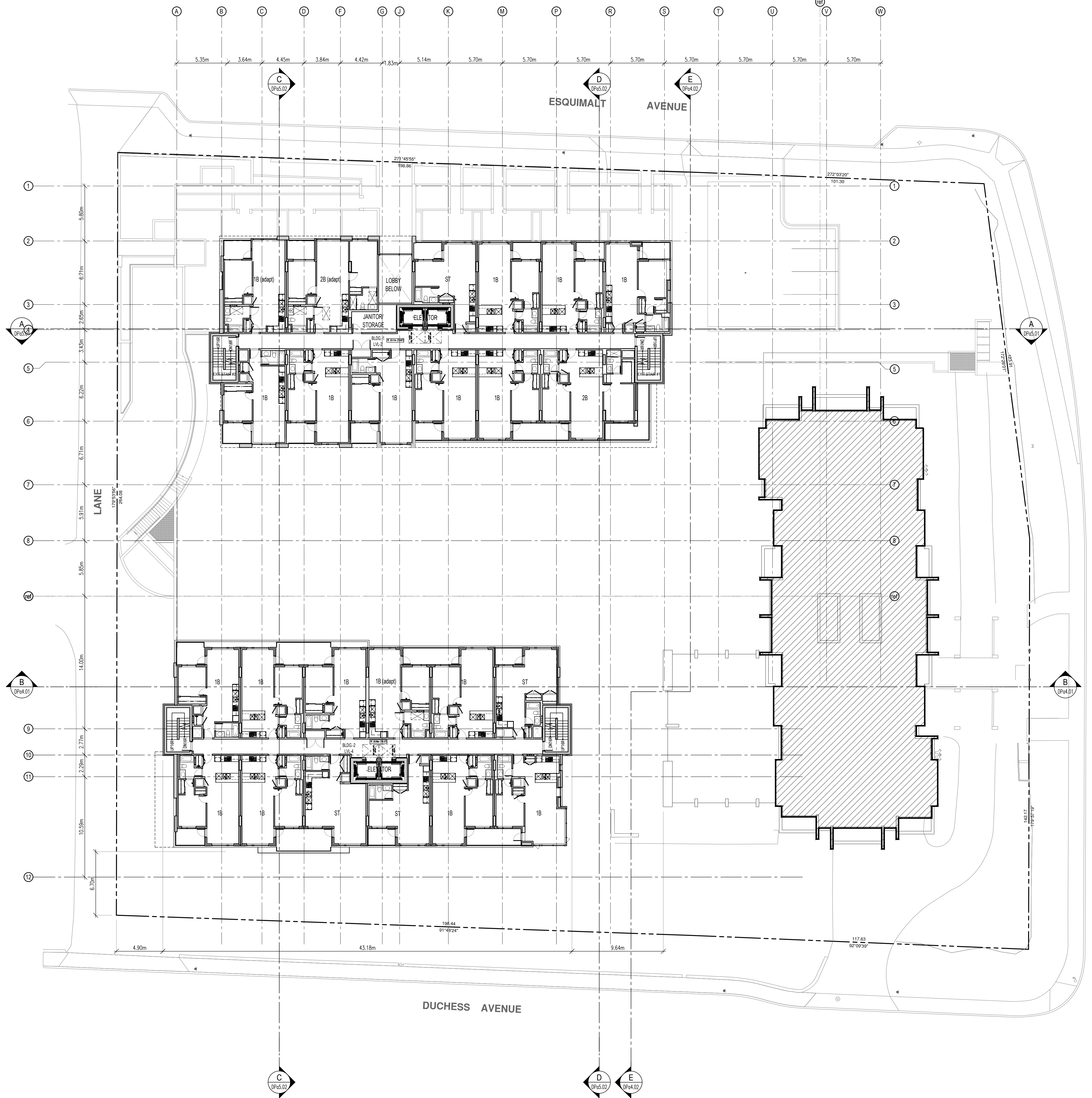
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DRAWING #:

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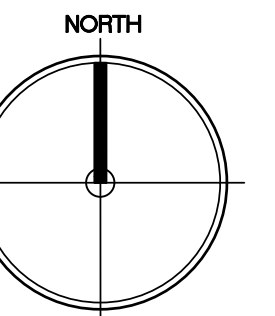
Bldg.1 (Esquimalt Ave.) Level 2 +
 Bldg.2 (Duchess Ave.) Level 4



1 Bldg. 1 (Esquimalt Ave.) Level 2 + Bldg.2 (Duchess Ave.) Level 4
 Scale: 1:200

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 User: bburijes Date: 2021-07-28 10:20am Plotter: HP DesignJet 5000

3	2021-07-28	REVISED & RE-ISSUED FOR REZONING
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1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-00	REVISION



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PROJECT No. : 1502

SCALE : AS NOTED

PLOT DATE : 2021-07-28

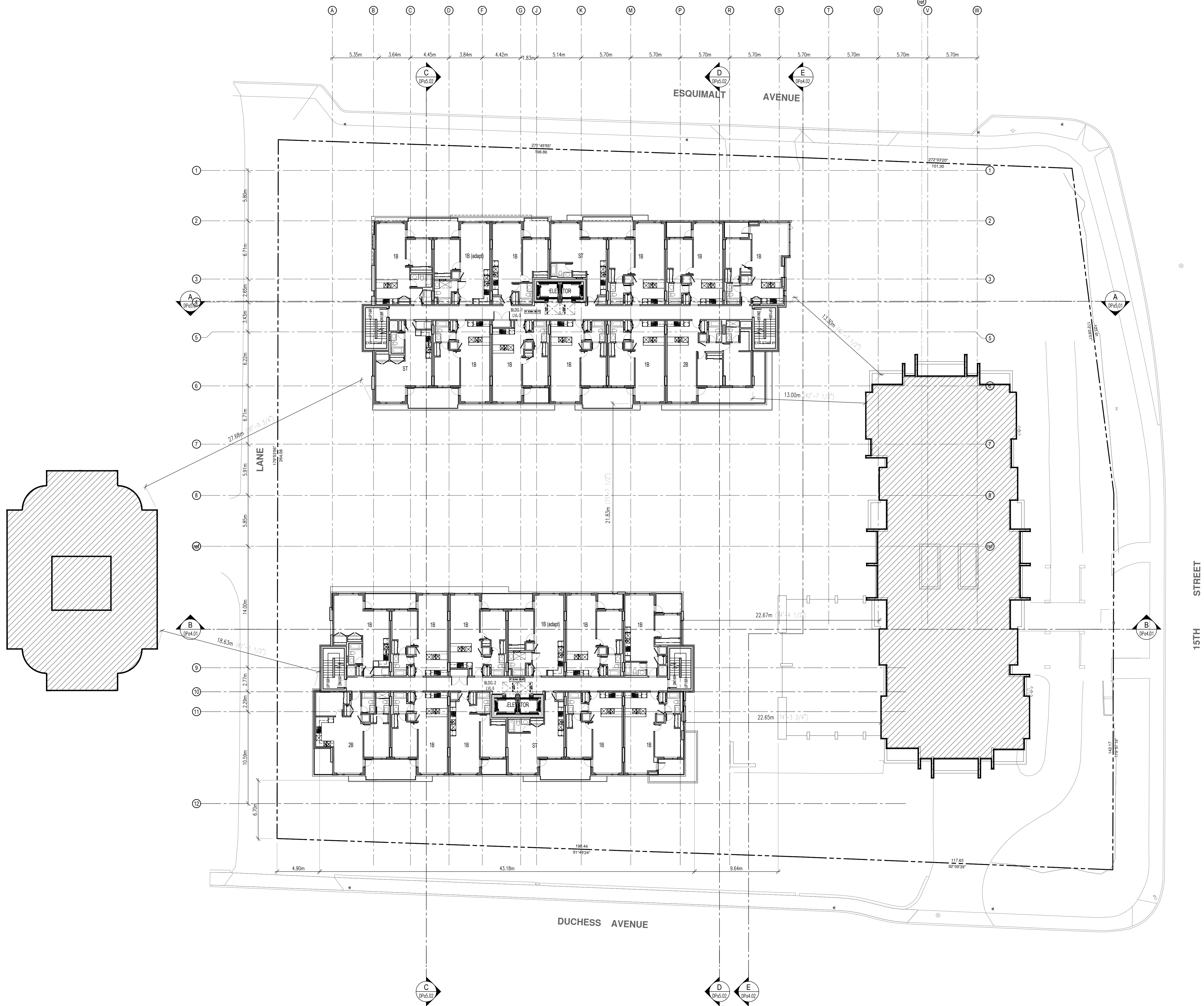
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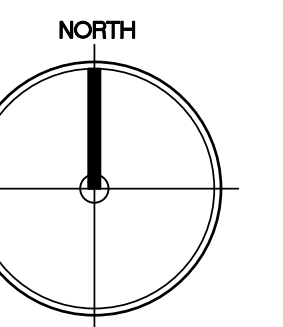
DPa3.08

Bldg.1 (Esquimalt Ave.) Level 3 +
 Bldg.2 (Duchess Ave.) Level 5



1 Bldg. 1 (Esquimalt Ave.) Level 3 + Bldg.2 (Duchess Ave.) Level 5
 Scale: 1:200

3	2021-07-22	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-02	REVISION



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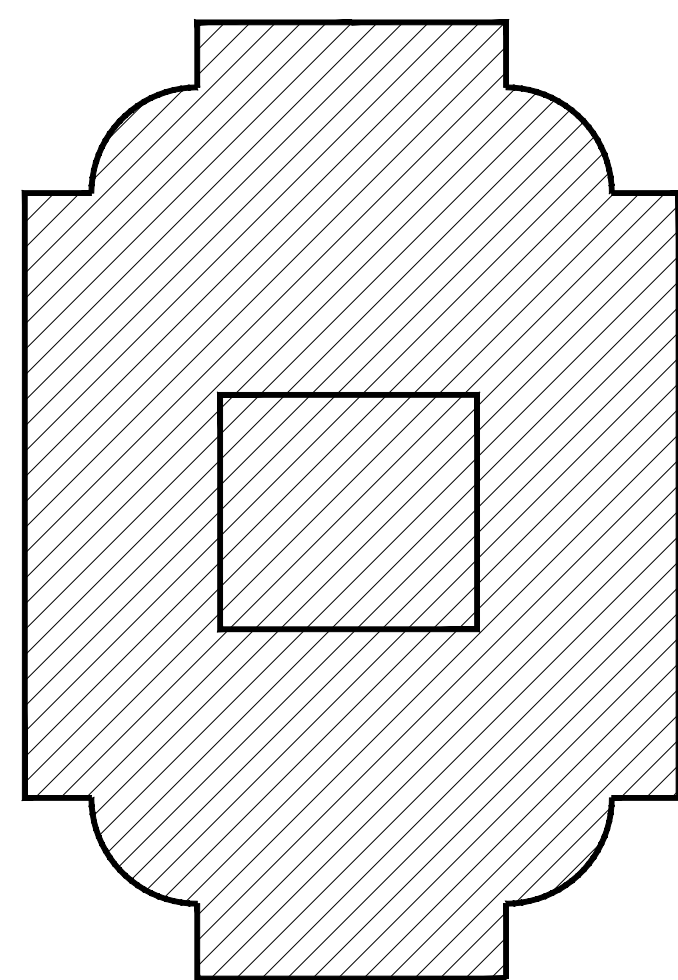
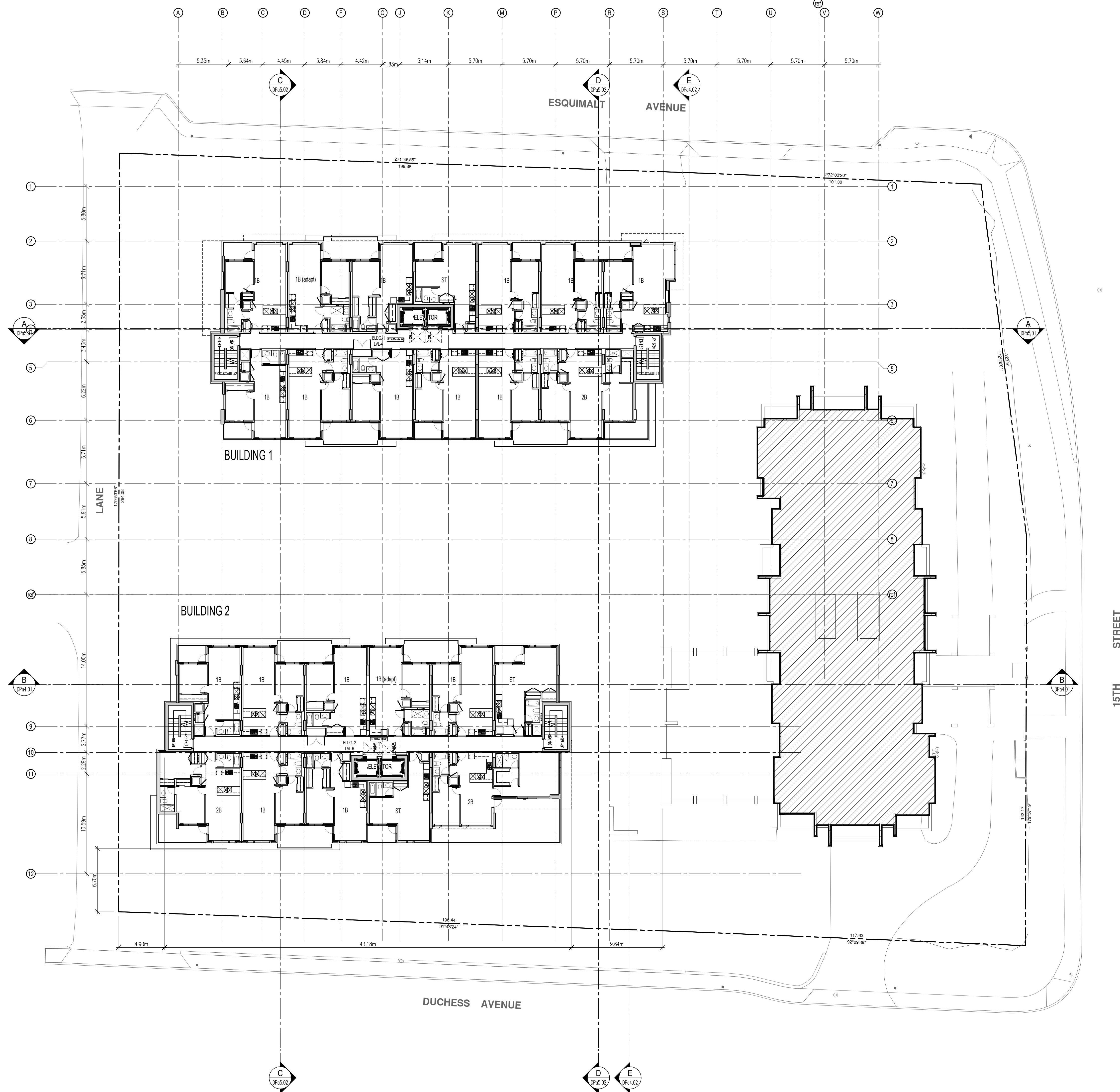
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PROJECT No.	: 1502
SCALE	: AS NOTED
PLOT DATE	: 2021-07-26
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CHECKED BY	:

DRAWING #:

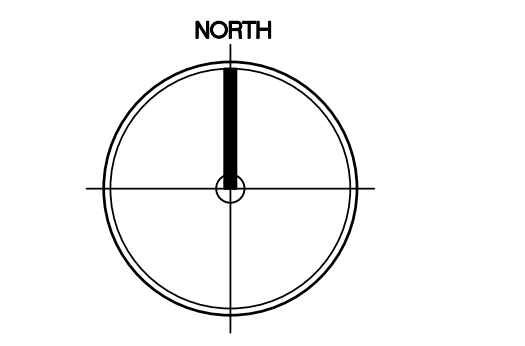
DPa3.09

Bldg. 1 (Esquimalt Ave.) Level 4 +
 Bldg.2 (Duchess Ave.) Level 6



1 Bldg. 1 (Esquimalt Ave.) Level 4 + Bldg.2 (Duchess Ave.) Level 6
 Scale: 1:200

3	2021-07-22	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-02	REVISION



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AMBLESIDE INFILL DEVELOPMENT

1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.



Wall Financial Corporation
 1010 Burrard Street
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PROJECT No. : 1502

SCALE : AS NOTED

PLOT DATE : 2021-07-26

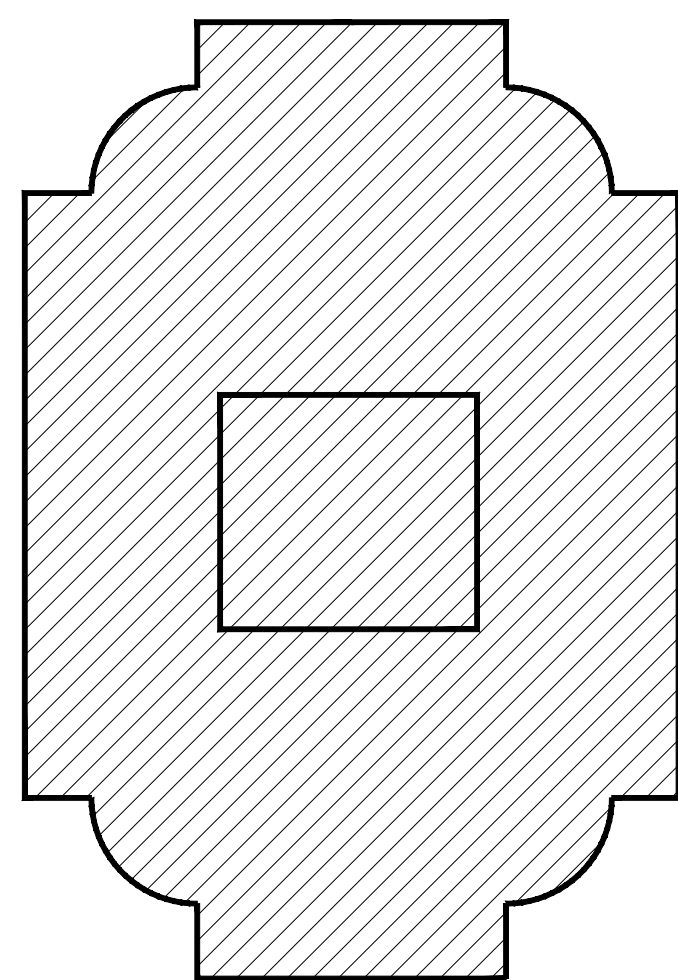
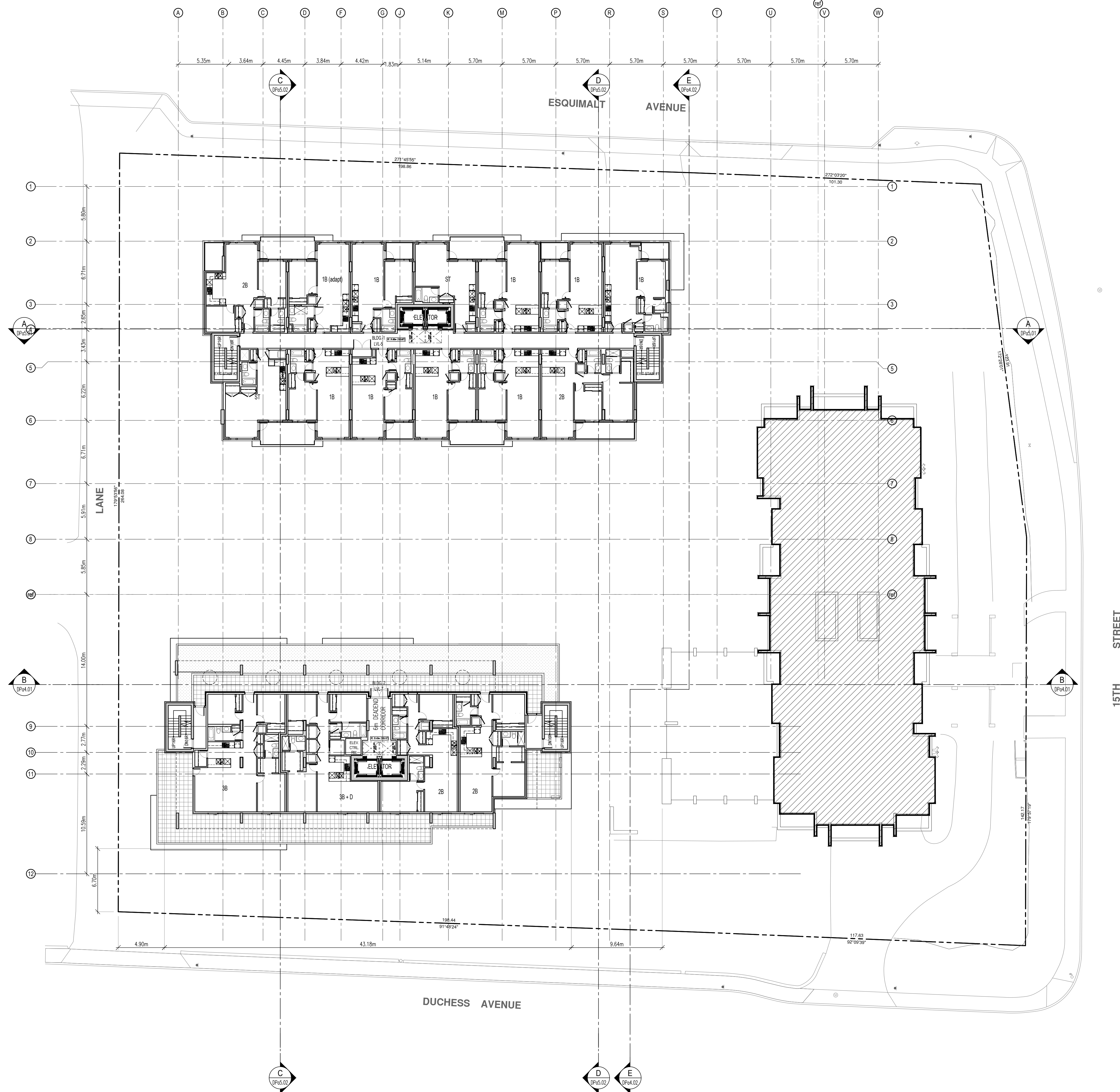
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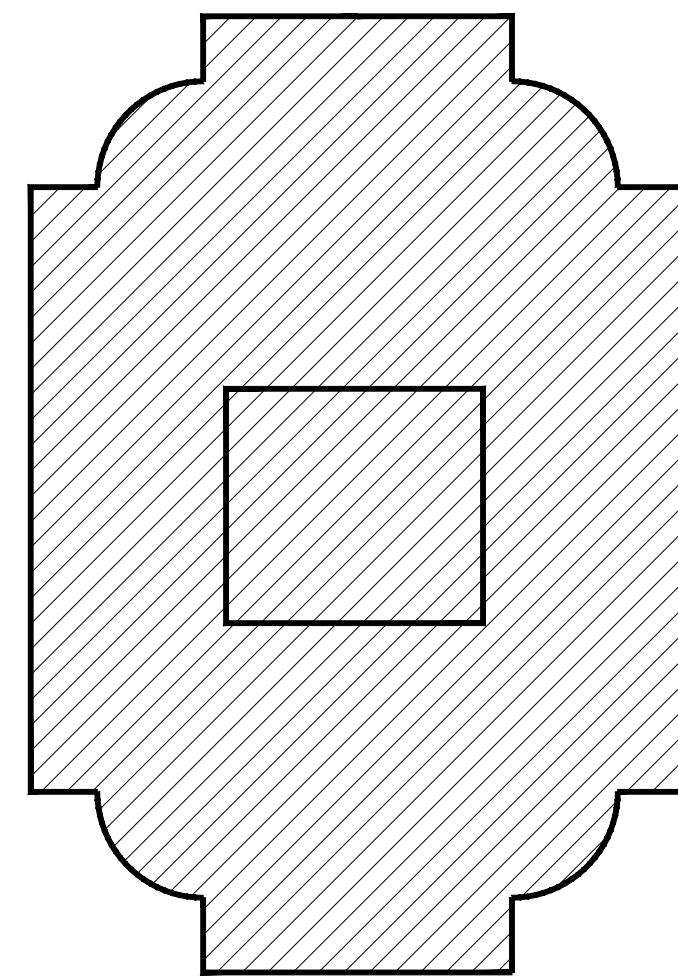
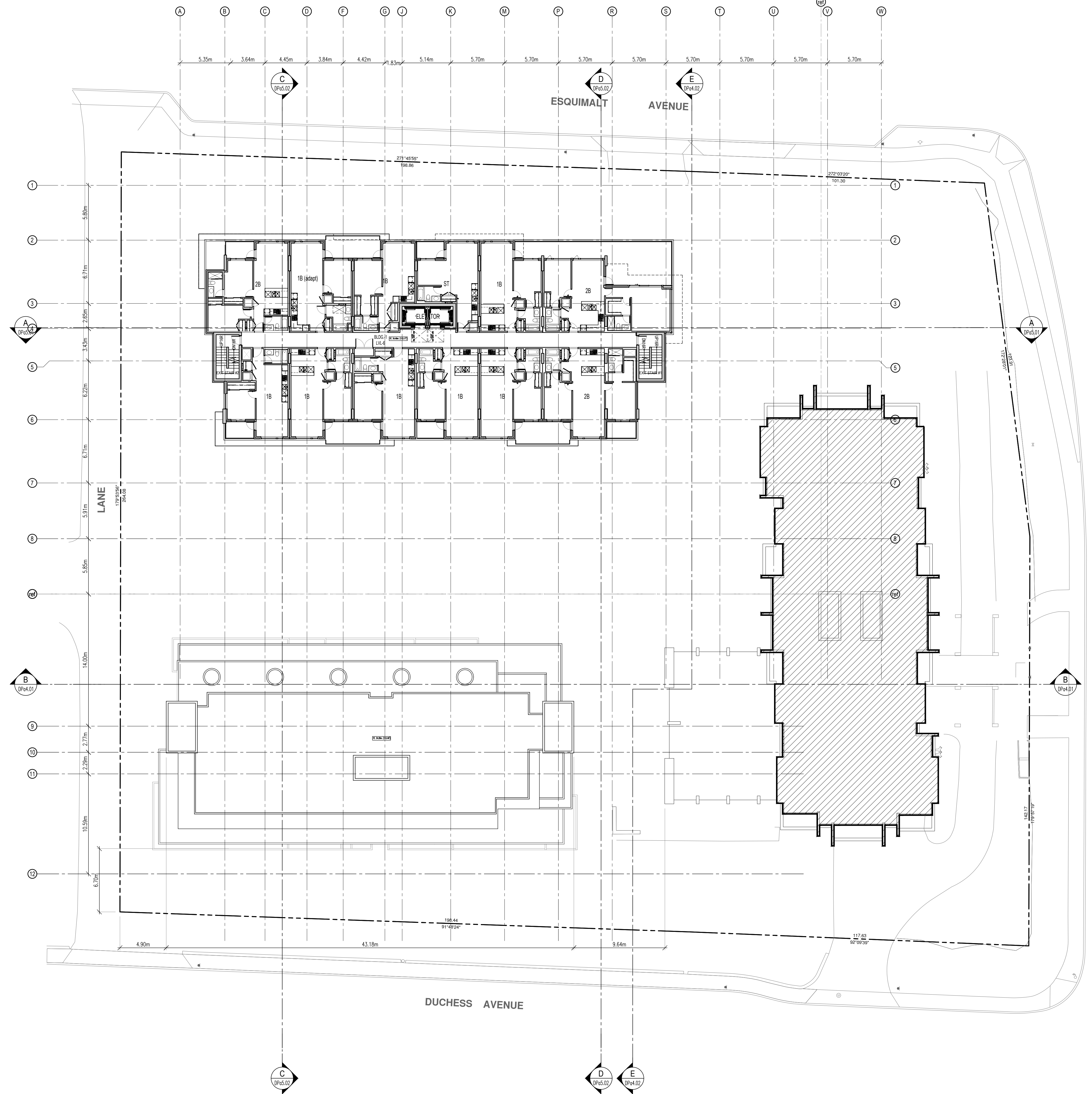
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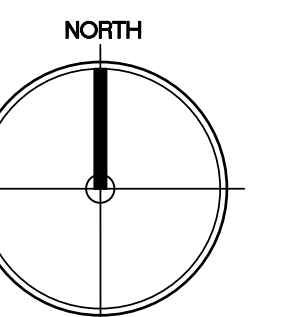
Bldg.1 (Esquimalt Ave.) Level 5 +
 Bldg.2 (Duchess Ave.) Level 7



1 Bldg. 1 (Esquimalt Ave.) Level 5 + Bldg.2 (Duchess Ave.) Level 7
 Scale: 1:200



NO	YY-MM-DD	REVISION
3	2021-07-28	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION



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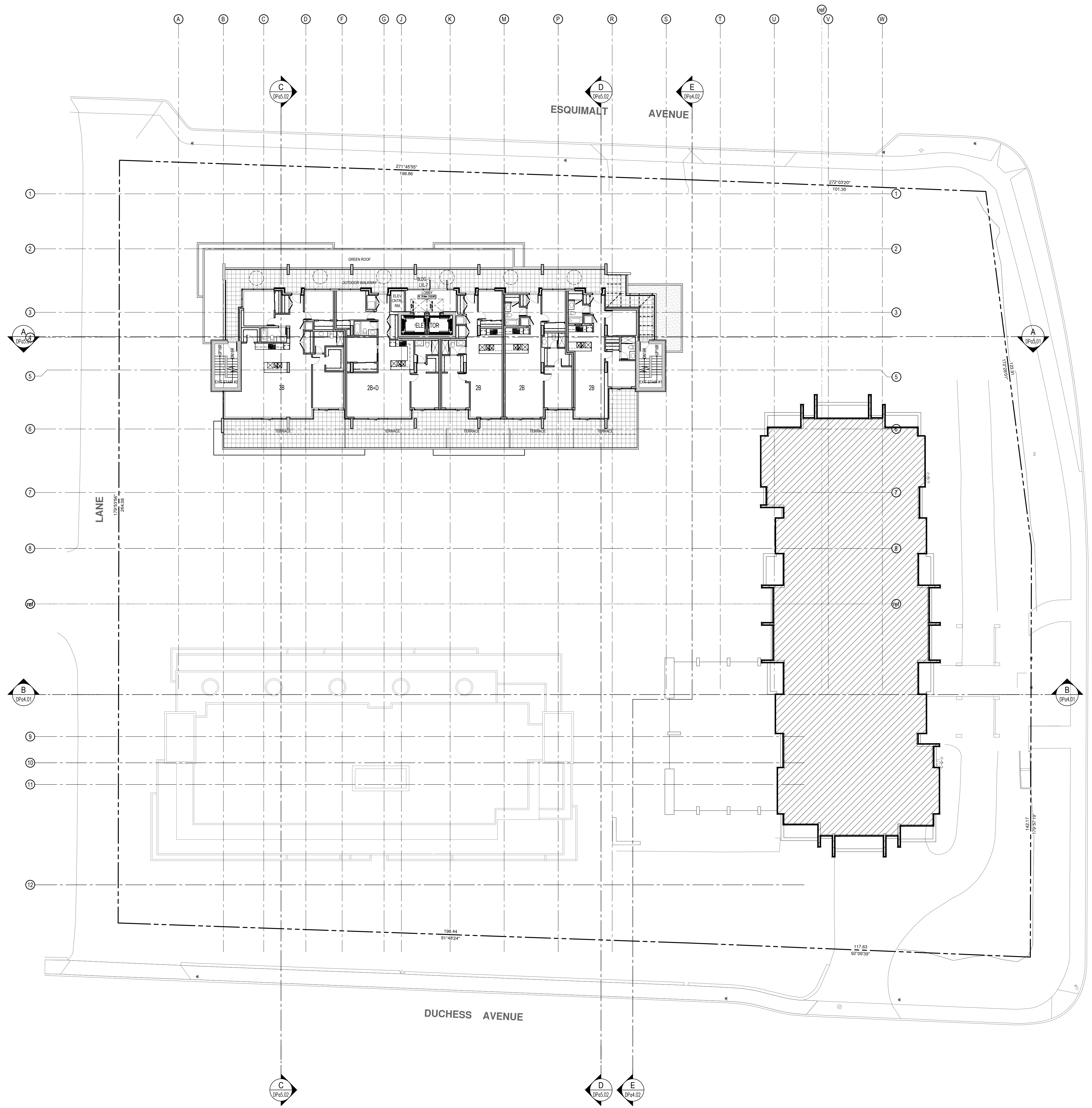
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PROJECT No. :	1502
SCALE :	AS NOTED
PLOT DATE :	2021-07-28
DRAWN BY :	
CHECKED BY :	

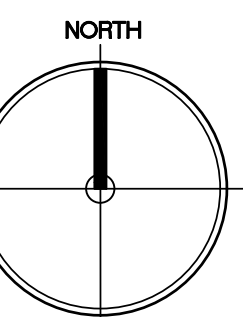
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DPa3.11

1 Bldg. 1 (Esquimalt Ave.) Level 6 + Bldg.2 (Duchess Ave.) Roof Plan
 Scale: 1:200

Filename: L:\Office Work\1502 Ambleside\1 - 6 story option\1502_Plan_Sheet.dwg - DPa3.11
 User: bburijes Date: 2021-07-28 12:20pm Printer: HP DesignJet 5000



NO	YY-MM-DD	REVISION
3	2021-07-28	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION



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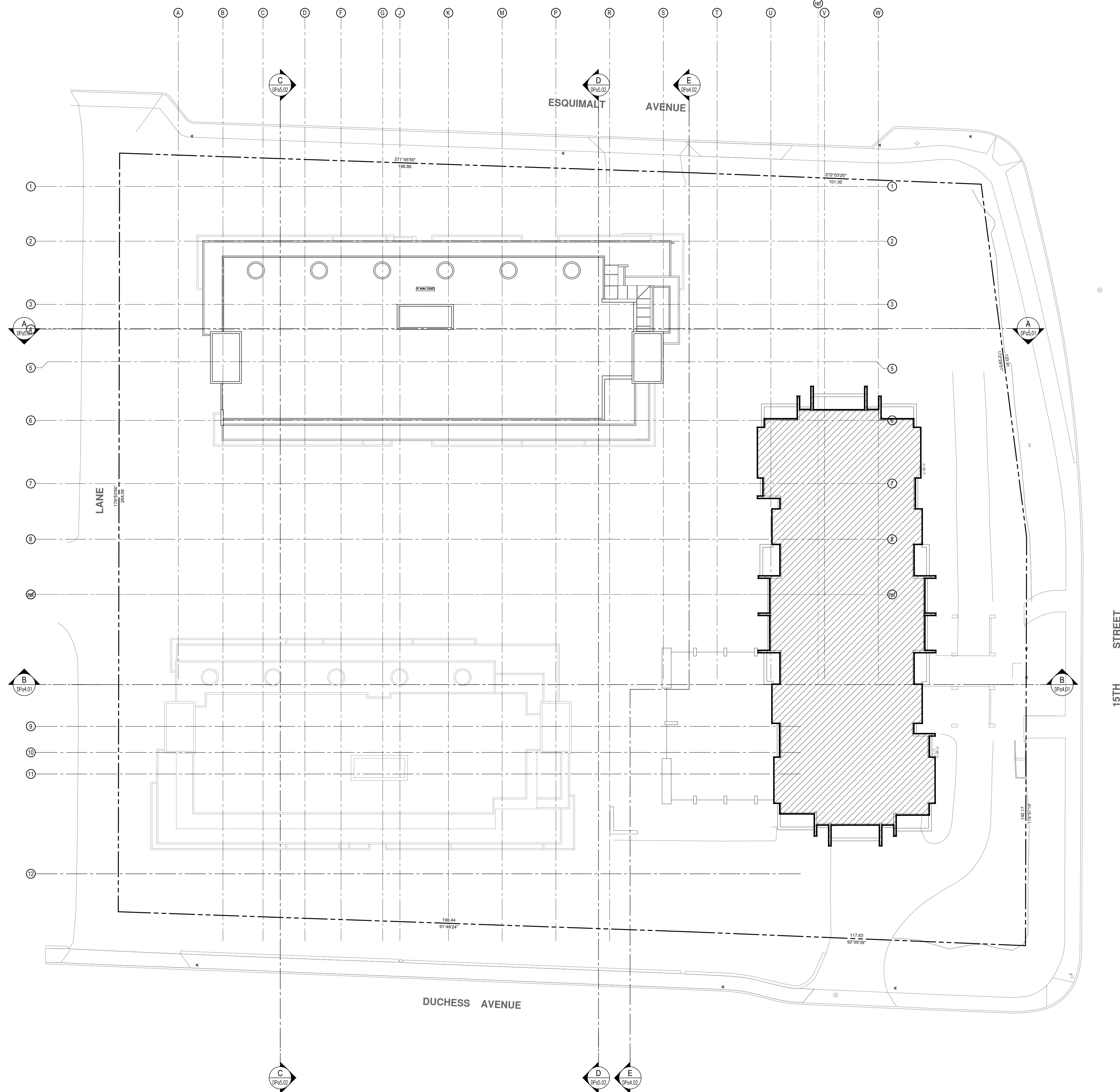


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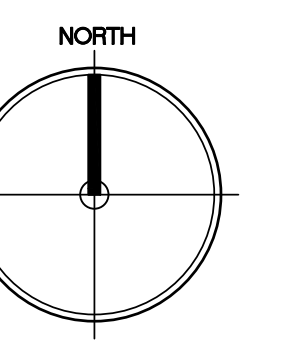
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SCALE :	AS NOTED
PLOT DATE :	2021-07-28
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DRAWING #:
DPa3.12

Filename: L:\Office Work\1502 Ambleside\1 - 6 story option\1502_Plan_Schedule - DPa3.12
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NO	DATE	REVISION
3	2021-07-26	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-02	REVISION



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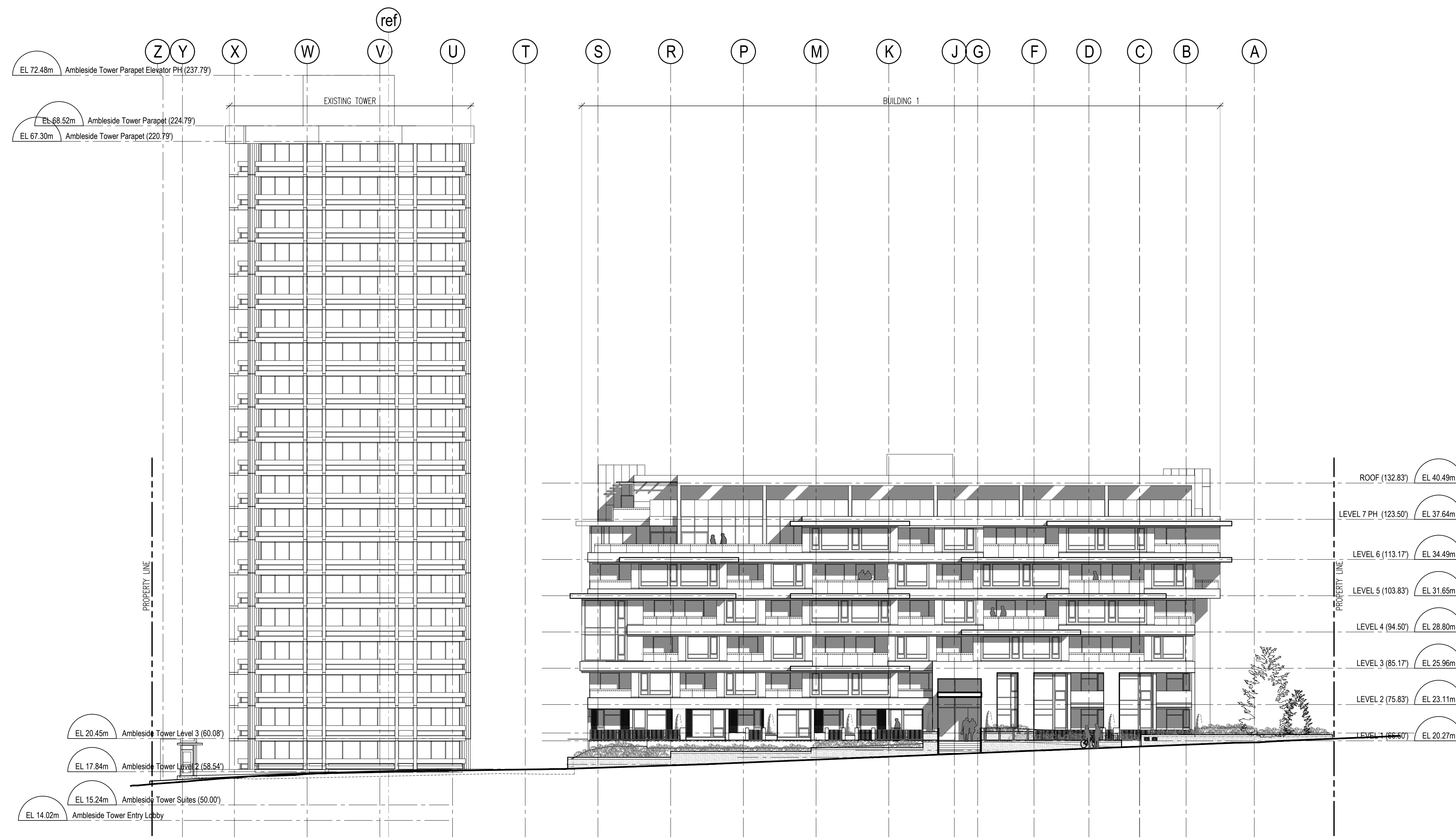
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PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2021-07-26
 DRAWN BY :
 CHECKED BY :

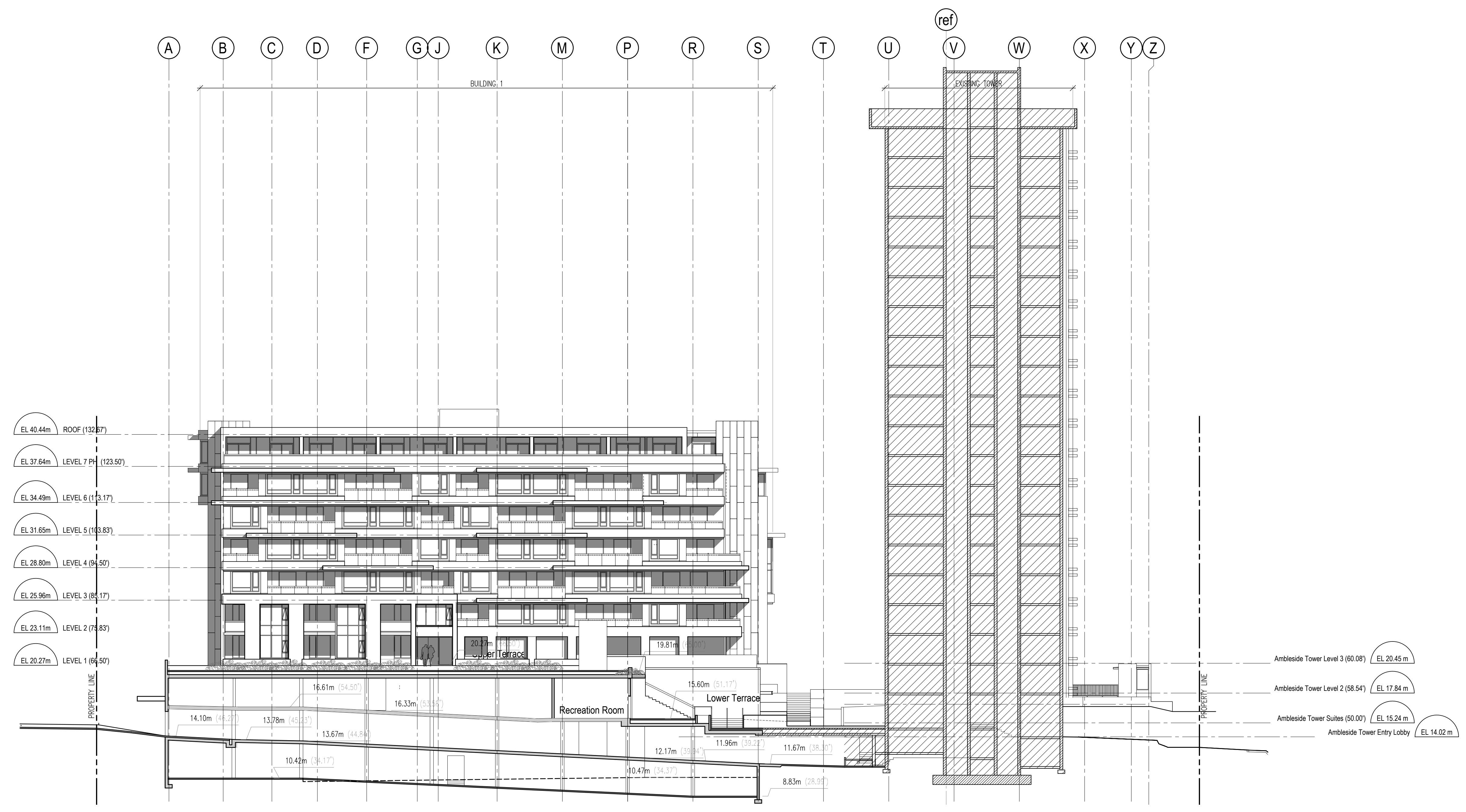
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1 Bldg. 1 (Esquimalt Ave.) Level Roof Plan
 Scale: 1:200

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 Last Saved: Jul 26/21 12:07pm, Printed: Jul 26/21 12:07pm



1 Bldg. 1 North Elevation (Esquimalt Ave.)
Scale: 1:200



2 Bldg. 1 South Elevation + Section B-B Thru Parkade
Scale: 1:200

NO	DATE	REVISION
3	2021-07-22	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION

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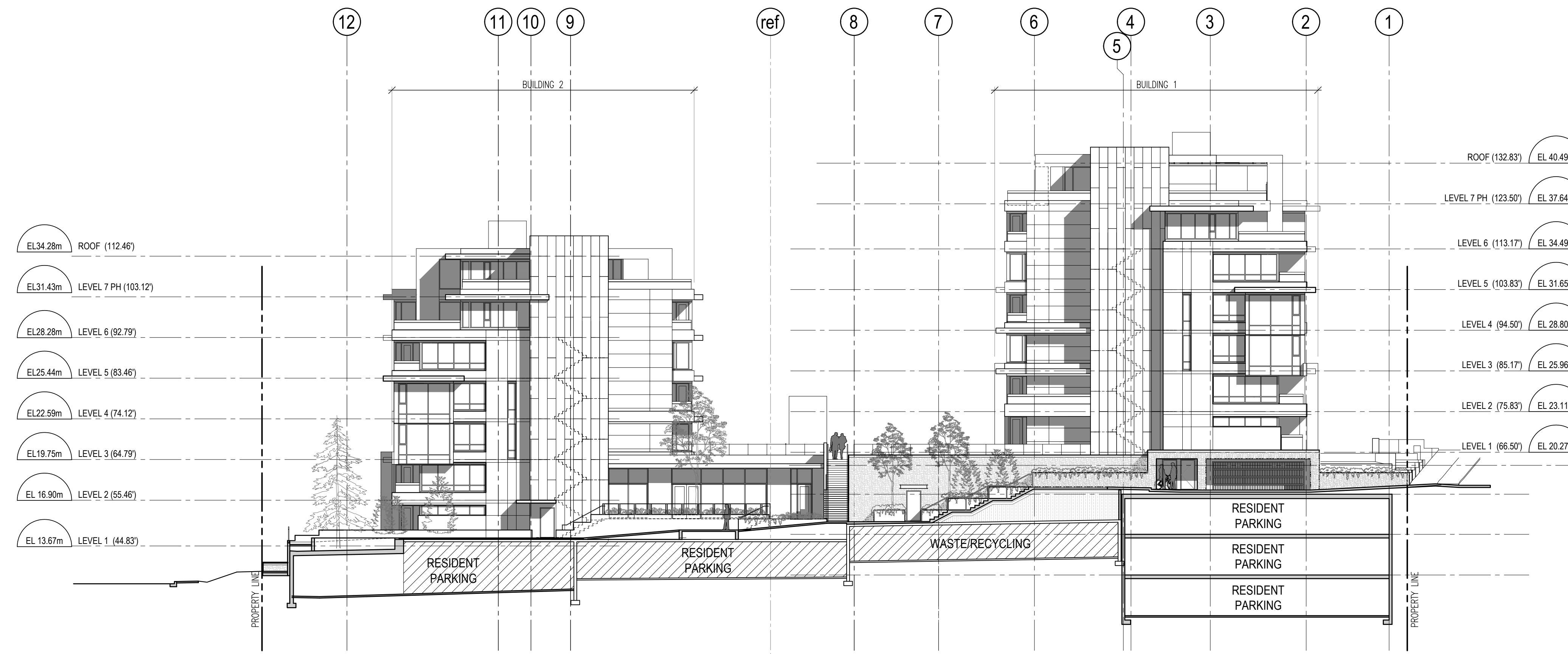
AMBLESIDE INFILL DEVELOPMENT
1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.

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Vancouver, British Columbia V6Z 2R9

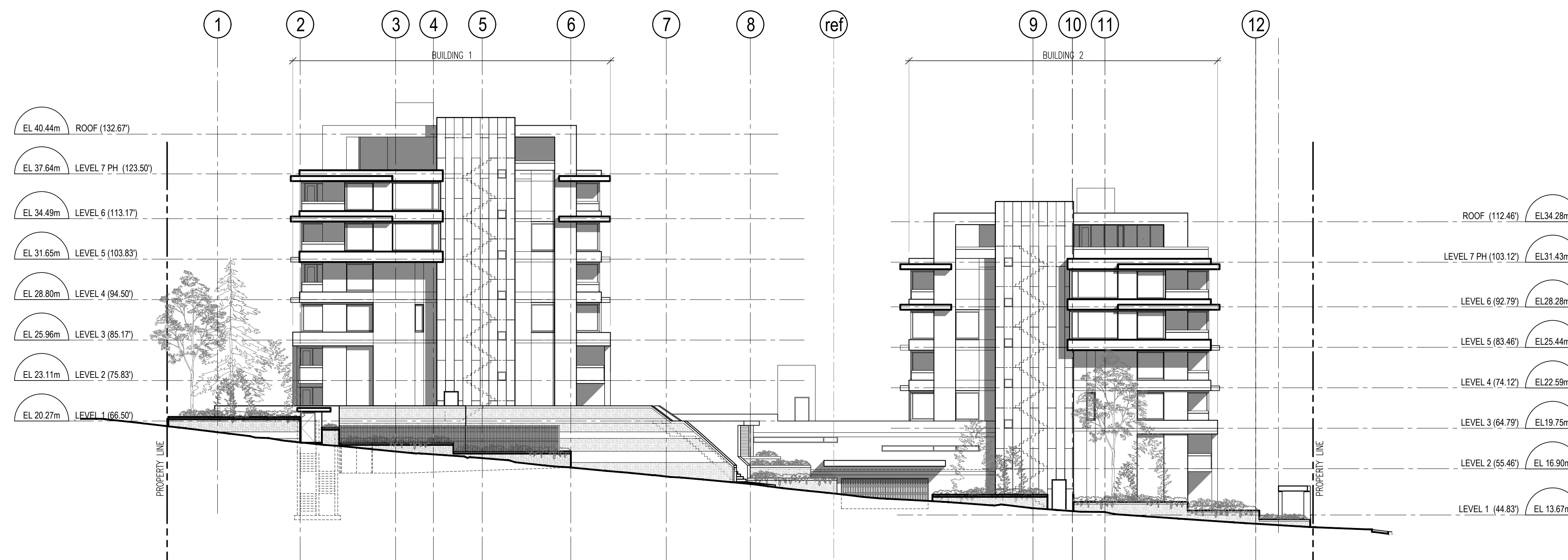
PROJECT No. : 1502
SCALE : AS NOTED
PLOT DATE : 2021-07-26
DRAWN BY :
CHECKED BY :

DRAWING #:
DPa4.01

Bldg 1 North Elevation (Esquimalt Ave.) + Bldg 1 South Elevation + Section B-B Thru Parkade



1 Bldg. 1 + 2 - East Elevation + Section E-E Thru Parkade
Scale: 1:200



2 Bldg. 1 + 2 - West Elevation
Scale: 1:200

NO	DATE	REVISION
3	2021-07-22	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION

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 1552 ESCQUIMALT AVENUE, WEST VANCOUVER B.C.

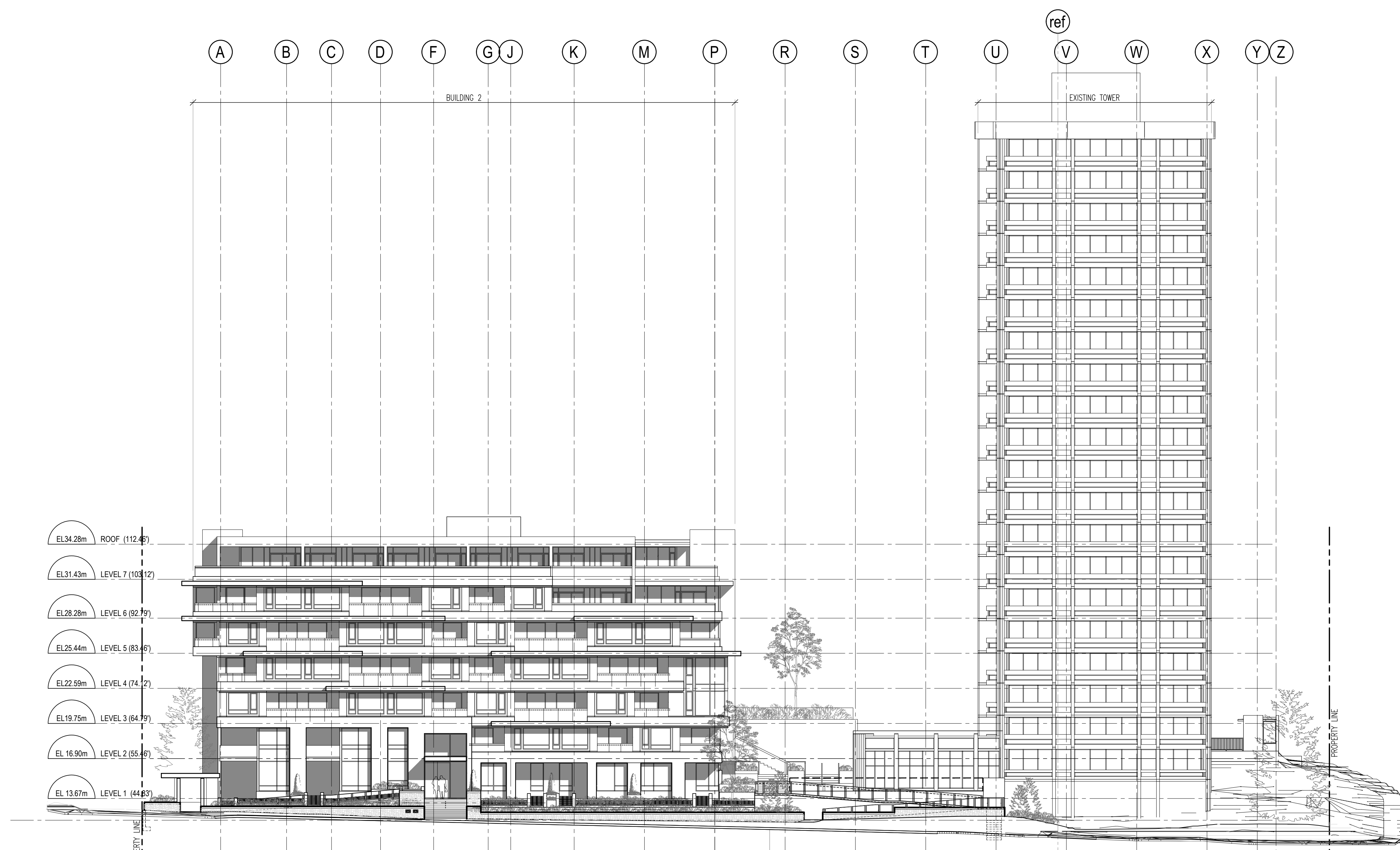
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PROJECT No. : 1502
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 PLOT DATE : 2021-07-26
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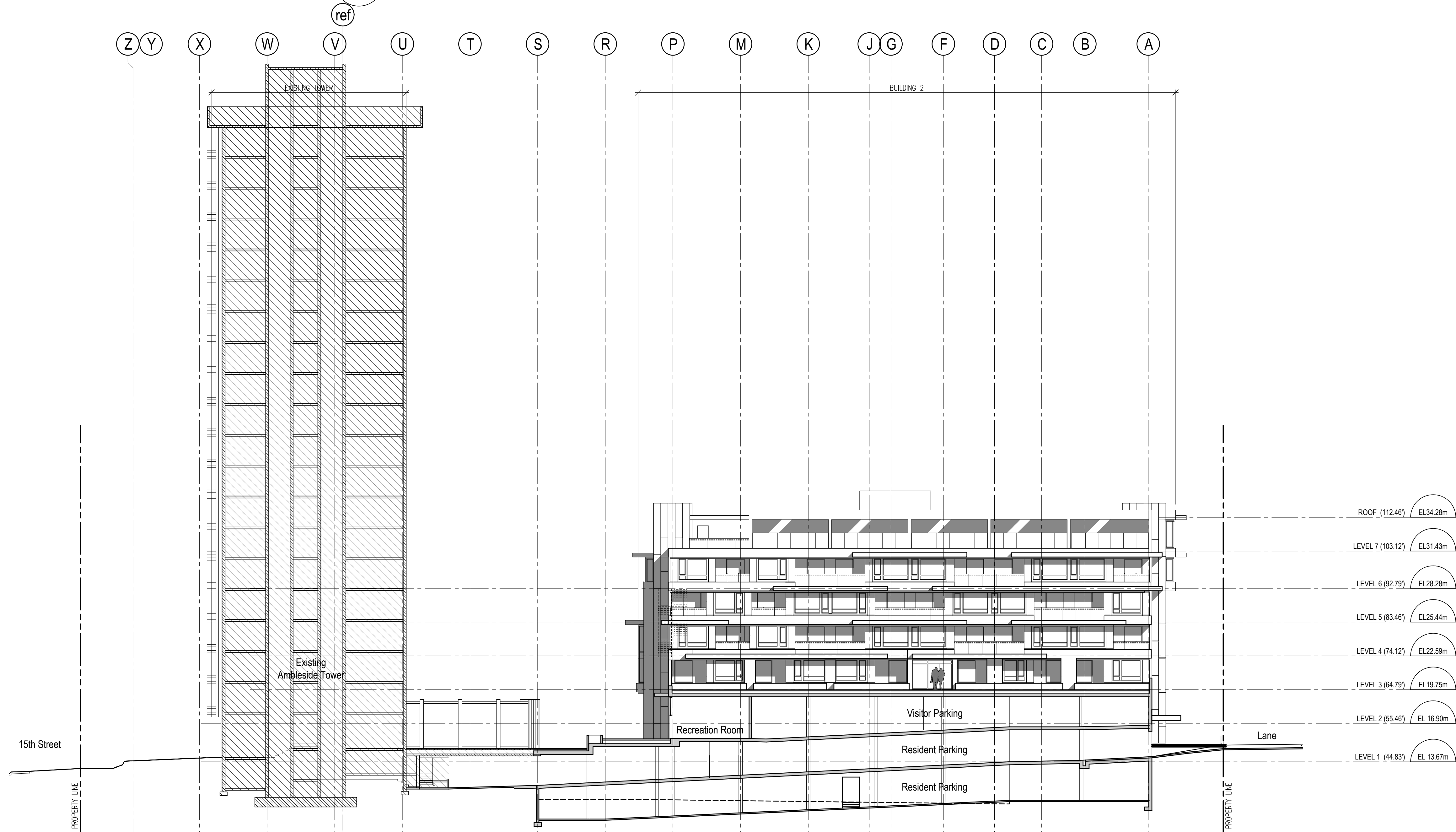
Bldg 1 + 2 East Elevation + Section E-E thru Parkade +
 Bldg 1 + 2 West Elevation

Filepath: L:\Office\Work\1502_Ambleside\1502_Elevations_Sheets.dwg - DPa4.02
 Last Saved: Jul 23/21 5:15pm - Printed: Jul 26/21 - asat



1 Bldg. 2 South Elevation (Duchess Ave.)

Scale: 1:200



2 Bldg. 2 North Elevation

Scale: 1:200

NO	DATE	REVISION
3	2021-07-26	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION

SEAL:

Buttjes Architecture Inc.

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3707 First Avenue Burnaby, BC
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AMBLESIDE INFILL DEVELOPMENT

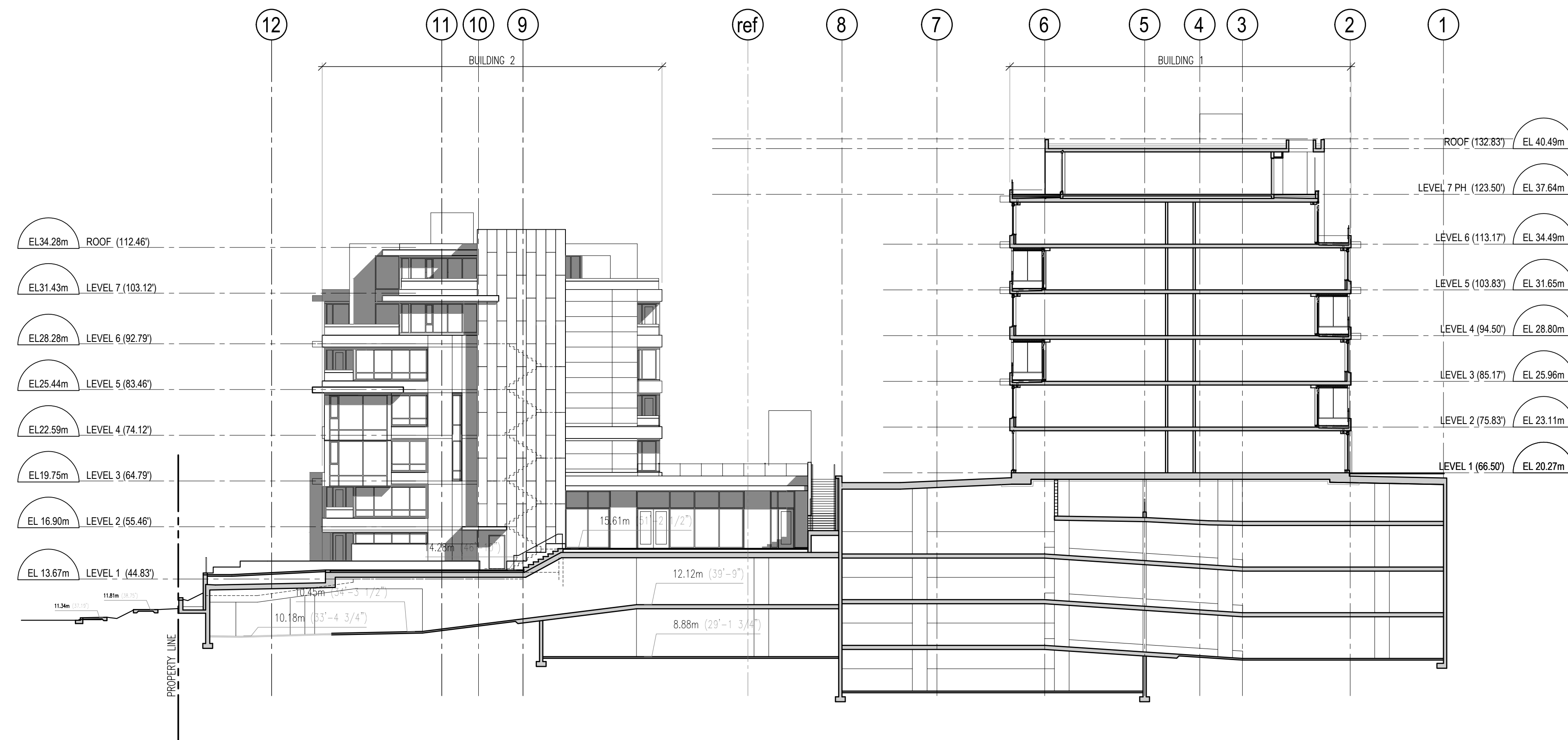
1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.

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

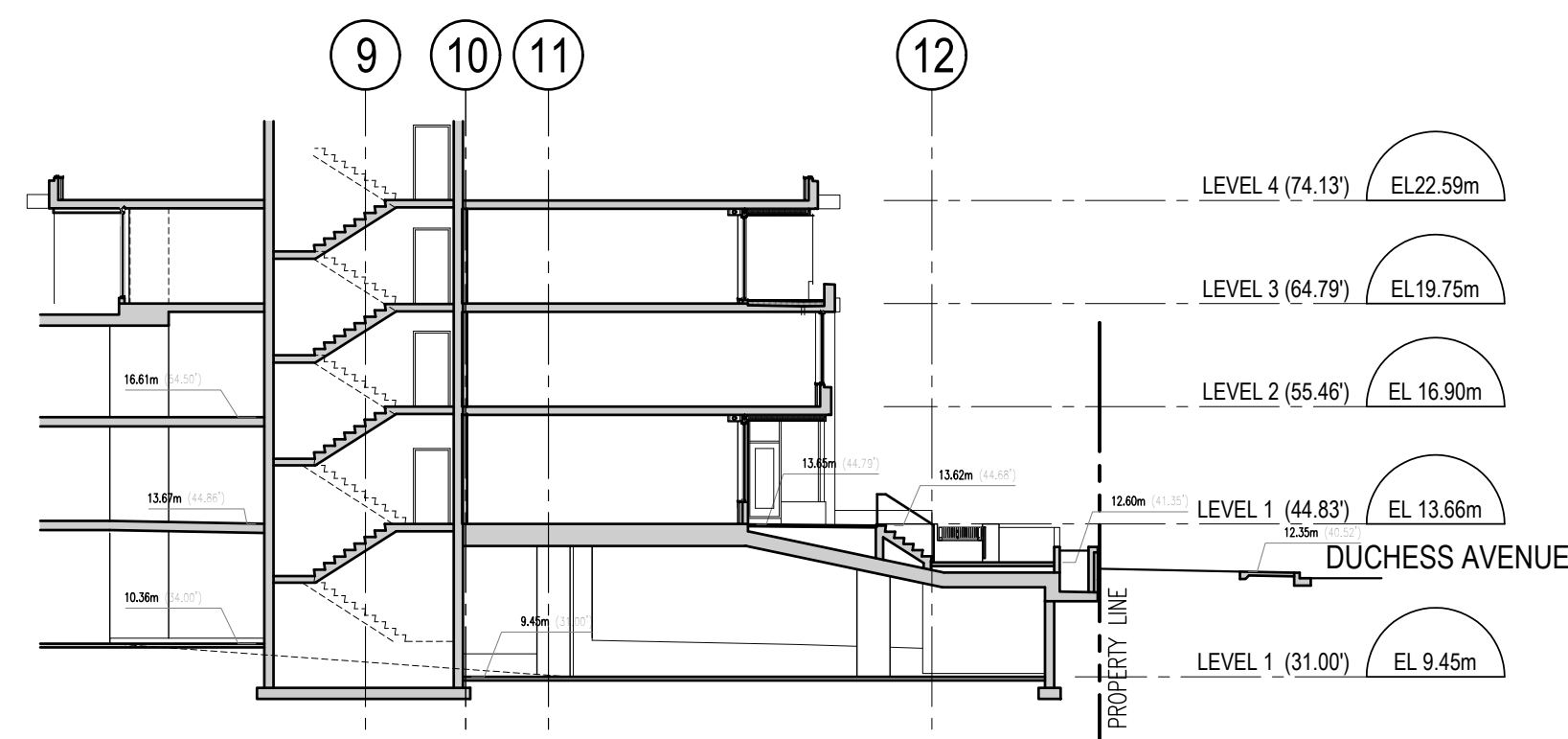
PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2021-07-26
 DRAWN BY :
 CHECKED BY :

DRAWING #:
DPa4.03

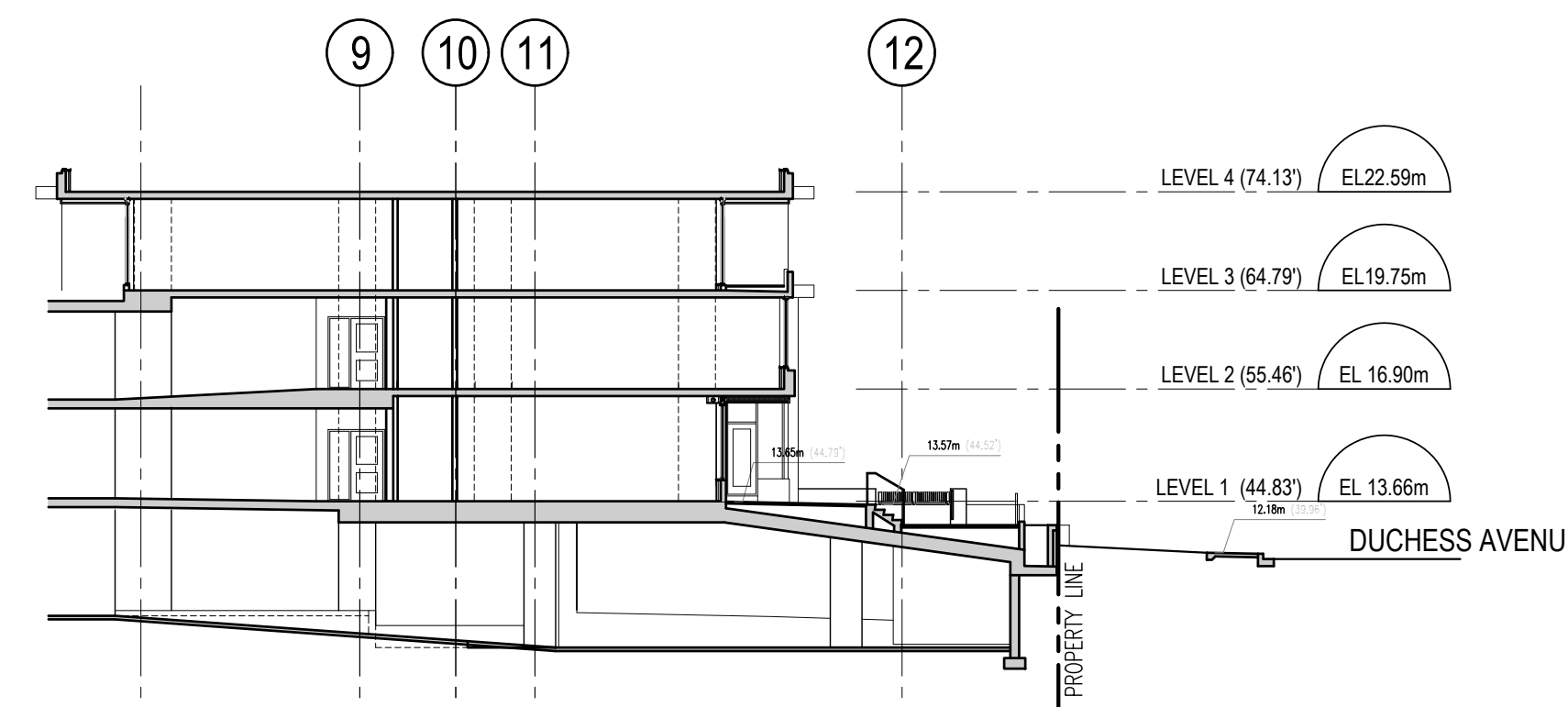
Bldg. 2 South Elevation (Duchess Ave.) +
 Bldg. 2 North Elevation



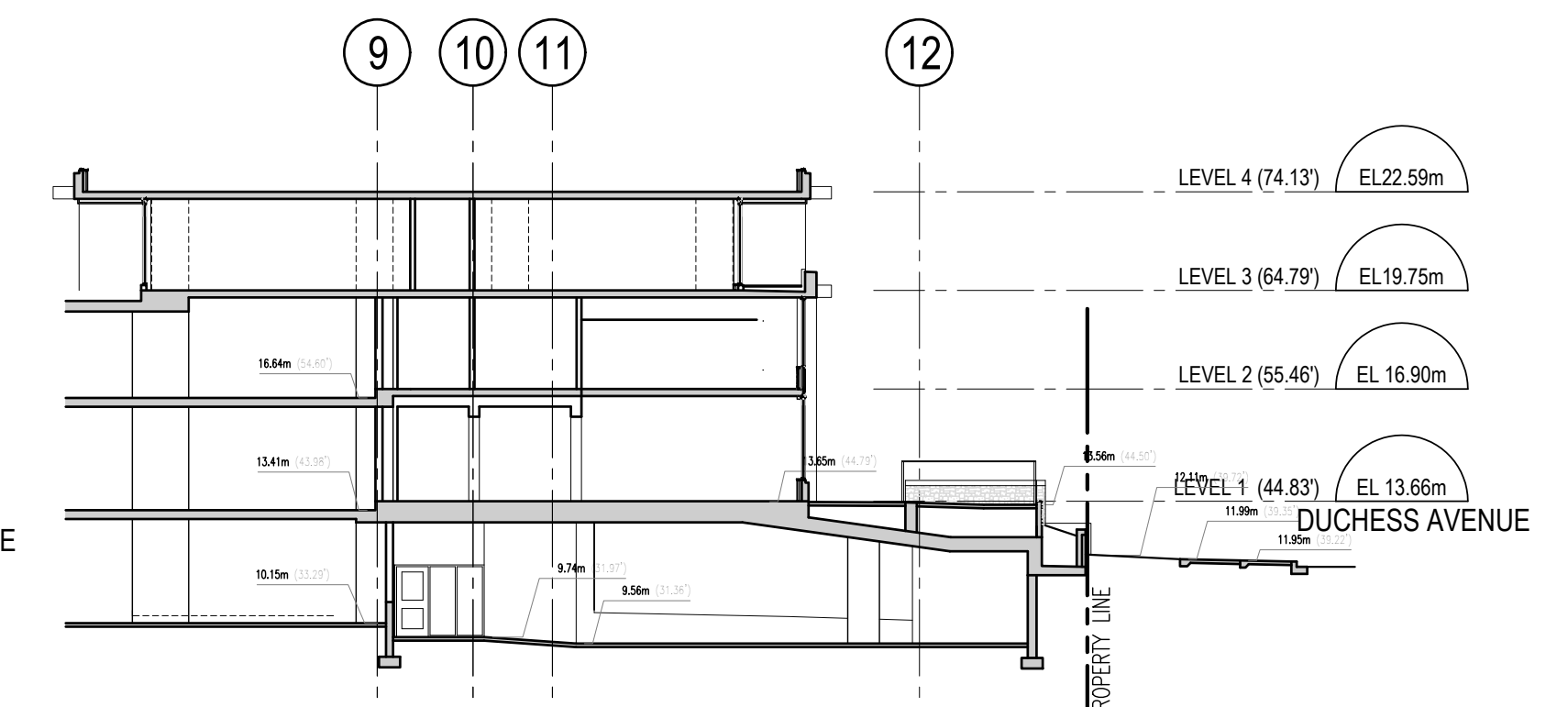
D-D Section D-D (Thru Bldg. 1 + Parkade)
Scale: 1:200



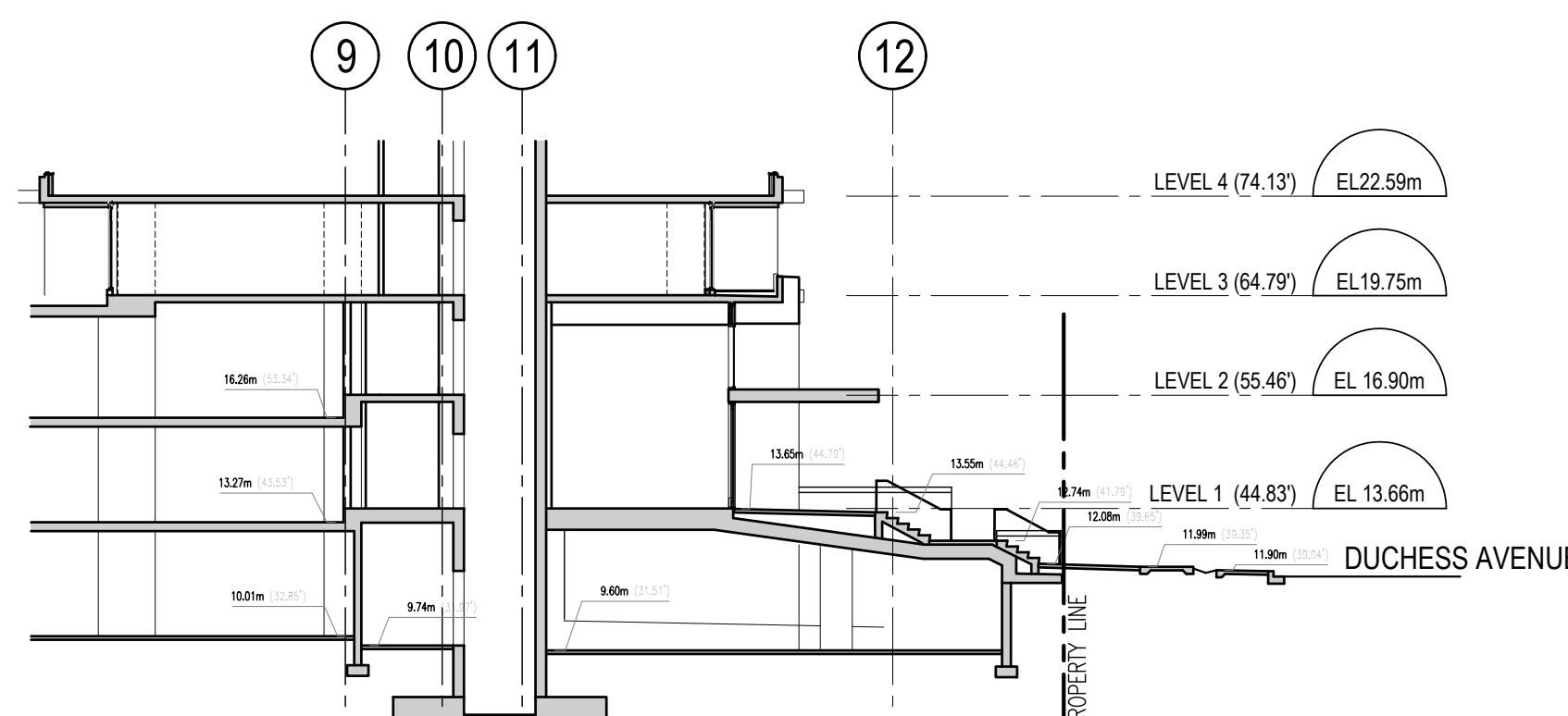
1 Partial Section 1 (Thru Bldg. 2)
Scale: 1:200



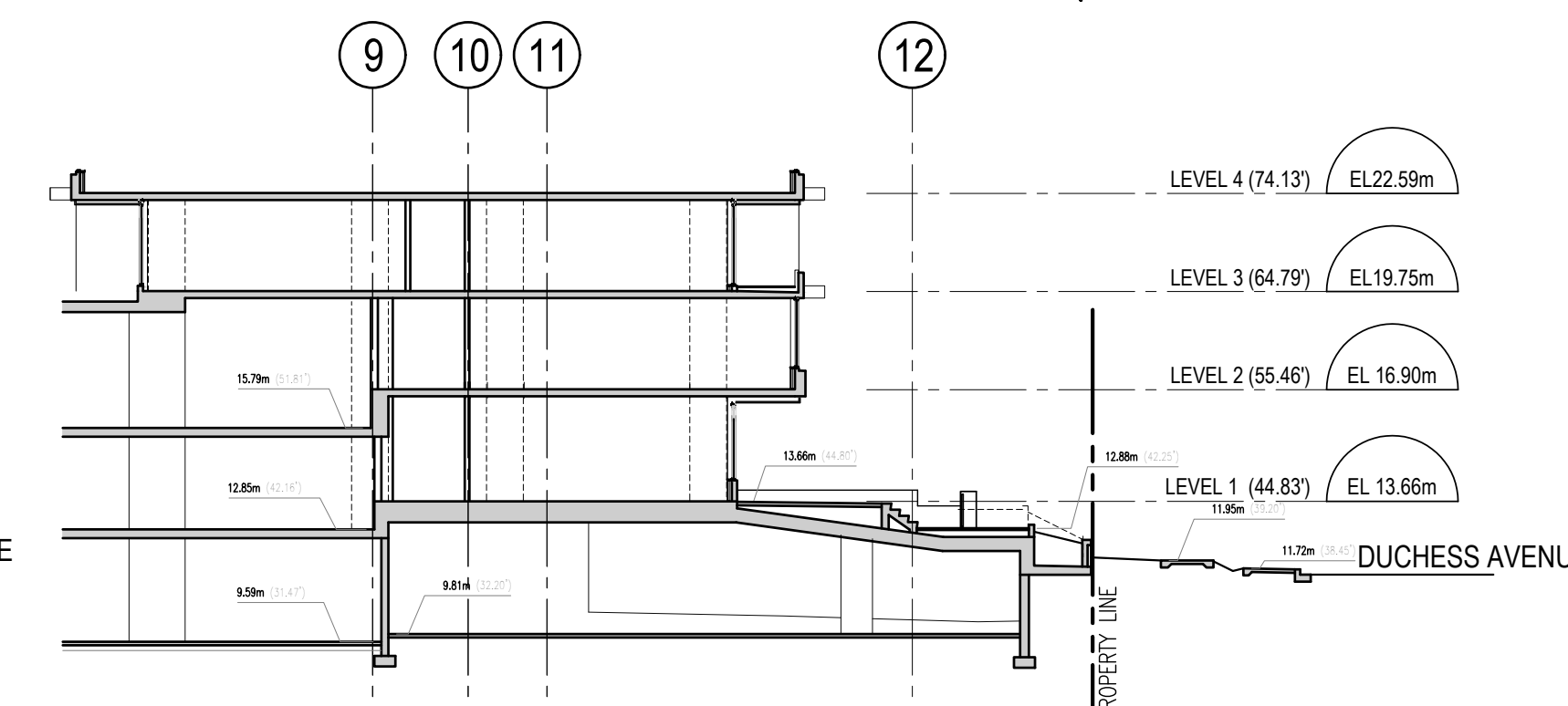
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Scale: 1:200



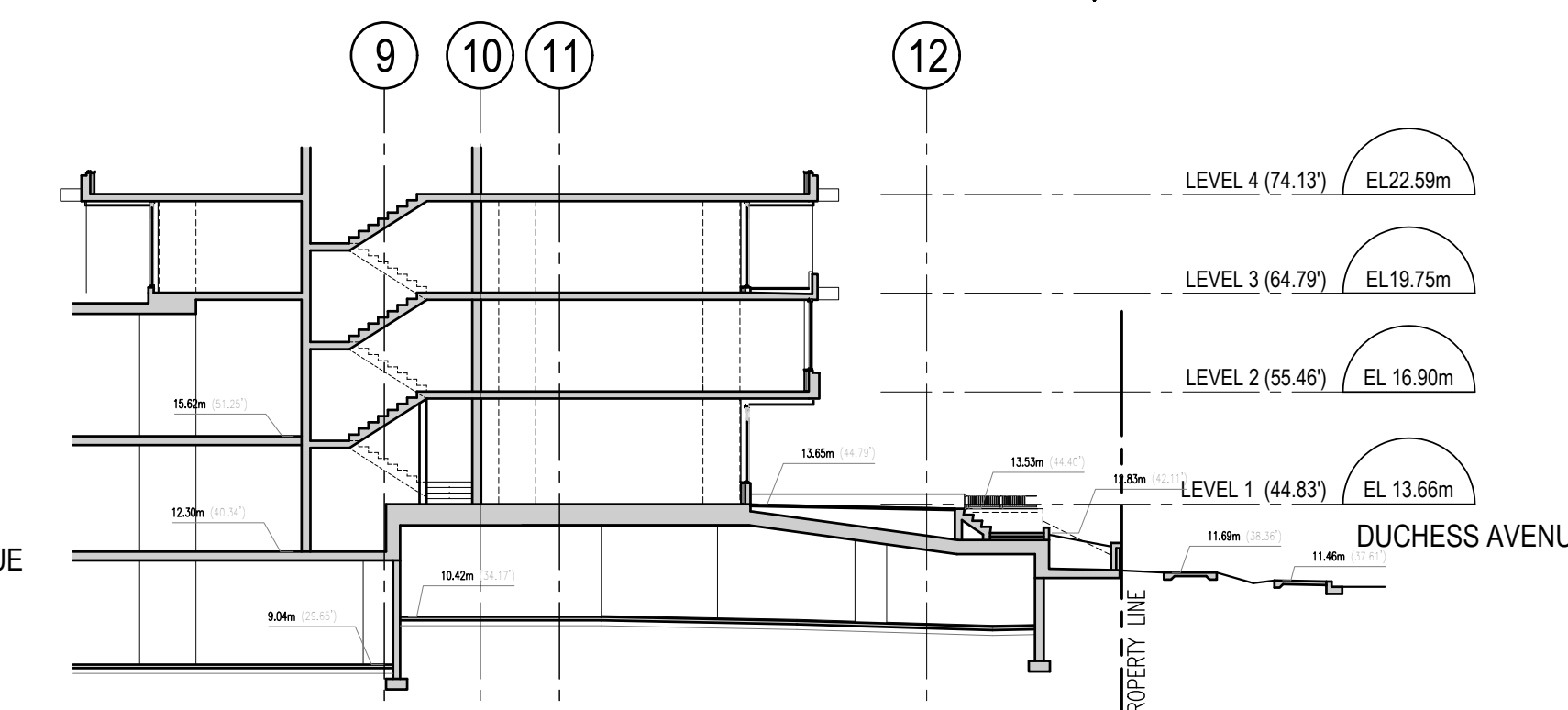
3 Partial Section 3 (Thru Bldg. 2)
Scale: 1:200



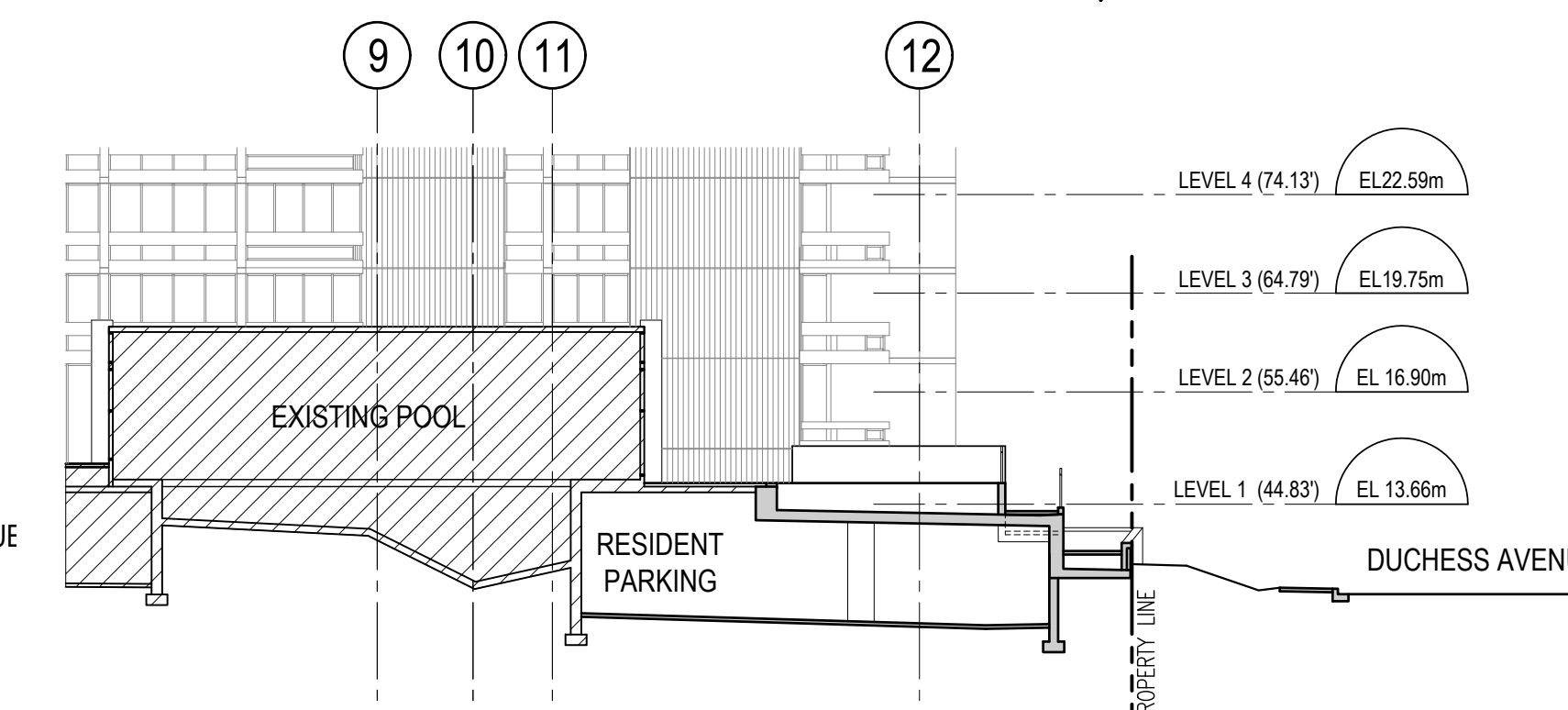
4 Partial Section 4 (Thru Bldg. 2)
Scale: 1:200



5 Partial Section 5 (Thru Bldg. 2)
Scale: 1:200



6 Partial Section 6 (Thru Bldg. 2)
Scale: 1:200



7 Partial Section 7
Scale: 1:200

NO	DATE	REVISION
3	2021-07-22	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION

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AMBLESIDE INFILL DEVELOPMENT

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PROJECT No. : 1502
SCALE : AS NOTED
PLOT DATE : 2021-07-26
DRAWN BY :
CHECKED BY :

DRAWING #: **DPa5.02**

Section D-D (Thru Bldg. 1 + Parkade)
Partial Sections 1-7 Thru Bldg. 2

Filepath: \\Office-Wall\1502_Ambleside\1_5.dwg, project: 1502 - Esquimalt, Sheet: 05 of 02
 Last Saved: Jul 26/21 11:37am, Printer: Jul 26/21 - eplot