



 Buttjes Architecture Inc.

Ambleside Infill Development

1552 ESQUIMALT AVENUE, WEST VANCOUVER, B.C.



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

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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.

Telephone: (604) 268 3700
 Facsimile: (604) 268 6281
 www.burijesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

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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 20-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 35 Adaptable Units which is 25% 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:


Buttjes Architecture Inc.

Telephone: (604) 298 3700
 Facsimile: (604) 298 6581
 www.buttjesarchitecture.com

3707 First Avenue Burnaby, BC
 Canada V5C 2V6

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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

DESIGN RATIONALE

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

PROJECT INFORMATION TABLE			
	EXISTING	PROPOSED	TOTAL
Zoning	RM2	CD	
Units	185 units	139 units	324 units
Site Area	82,505 sq.ft.		82,505 sq.ft.
Gross Floor Area	153,785 sq.ft.	115,573 sq.ft.	269,358 sq.ft.
Floor Area Ratio FAR (Allowable)	1.75		
FAR Area (Allowable)	144,384 sq.ft.		
Floor Area Ratio FAR (Existing + Proposed)	1.77	1.37	3.14
FAR Area (Existing + Proposed)	146,218 sq.ft.	113,422 sq.ft.	259,640 sq.ft.
Site Coverage % (Allowable)	30.00		
Site Coverage % (Existing + Proposed)	11.64%	22.24%	33.88%
Building Height (ft.)	180.00' (54.86m)	Bldg. 1 - 70.00' (21.34m) Bldg. 2 - 71.50' (21.79m)	
Building Height (Canadian Geodetic Vertical Datum CGVD28 (HTV2.0))	226.00' (68.88m)	Bldg. 1 - 136.50' (41.61m) Bldg. 2 - 117.13' (35.70m)	
Number of Storeys	20 storeys	Bldg. 1 - 7 storeys Bldg. 2 - 7 storeys	
Building Setbacks Proposed (ft)			
Esquimalt Ave (front)	24.00' (7.31m) min.	24.00' (7.31m) min.	
Duchess Ave (front)	22.67' (6.91m) min.	22.67' (6.91m) min.	
Lane	13.25' (4.03m) min.	13.25' (4.03m) min.	

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			Deductions		Area in FAR	Total Units
	Residential	Common	Gross Area	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.
	5150.6 m²	835.7 m²	5986.3 m²	49.8 m²	#N/A	5936.5 m²	

RESIDENTIAL-Building 2	Positive Areas			Deductions		Area in FAR	Total Units
	Residential	Common	Gross Area	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.
	3842.0 m²	908.7 m²	4750.7 m²	20.3 m²	#N/A	4600.6 m²	

PROJECT TOTALS	Positive Areas			Deductions		Area in FAR	Total Units
	Residential	Common	Gross Area	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.
	8992.6 m²	1744.4 m²	10737.0 m²	70.1 m²	#N/A	10537.2 m²	

SUITE SUMMARY (BUILDING 1)

(BLDG 1)	Studio	1 BED	1 BED	2 BED	2 BED	2 BED+DEN	3 BED	3 BED	TOTALS
	REGULAR	REGULAR	ADAPTABLE	REGULAR	ADAPTABLE	REGULAR	REGULAR	ADAPTABLE	
LEVEL 1	2 U.	2 U.	4 U.	1 U.	1 U.	U.	1 U.	U.	11 U.
LEVEL 2	1 U.	7 U.	2 U.	1 U.	1 U.	U.	U.	U.	12 U.
LEVEL 3	2 U.	8 U.	2 U.	1 U.	U.	U.	U.	U.	13 U.
LEVEL 4	1 U.	9 U.	2 U.	1 U.	U.	U.	U.	U.	13 U.
LEVEL 5	2 U.	7 U.	2 U.	2 U.	U.	U.	U.	U.	13 U.
LEVEL 6	1 U.	6 U.	2 U.	3 U.	U.	U.	U.	U.	12 U.
LEVEL 7	U.	U.	U.	3 U.	U.	1 U.	U.	1 U.	5 U.
SUB-TOTAL	9 U.	39 U.	14 U.	12 U.	2 U.	1 U.	1 U.	1 U.	79 U.
TOTAL	9 U.	39 U.	14 U.	12 U.	2 U.	1 U.	1 U.	1 U.	79 U.
Distribution	11%	67%		18%		3%			

SUITE SUMMARY (BUILDING 2)

(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.	1 U.	2 U.	U.	1 U.	U.	U.	U.	5 U.
LEVEL 2	1 U.	1 U.	2 U.	U.	1 U.	U.	U.	U.	5 U.
LEVEL 3	2 U.	3 U.	5 U.	U.	U.	U.	1 U.	U.	11 U.
LEVEL 4	3 U.	7 U.	2 U.	U.	U.	U.	U.	U.	12 U.
LEVEL 5	1 U.	8 U.	2 U.	1 U.	U.	U.	U.	U.	12 U.
LEVEL 6	2 U.	5 U.	2 U.	2 U.	U.	U.	U.	U.	11 U.
LEVEL 7	U.	U.	U.	1 U.	1 U.	U.	1 U.	1 U.	4 U.
SUB-TOTAL	10 U.	25 U.	15 U.	4 U.	3 U.	U.	2 U.	1 U.	60 U.
TOTAL	10 U.	25 U.	15 U.	4 U.	3 U.	U.	2 U.	1 U.	60 U.
Distribution	17%	67%		12%			3%		

SUITE SUMMARY (EXISTING TOWER)

LOTA (EXISTING TOWER)	Studio	1 BED	2 BED	TOTALS
	REGULAR	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.

Residential Parking Summary
 (Parking Total includes Visitor Stalls)

	RESIDENTIAL PARKING (Proposed)					BIKE SPACES (Proposed)		
	FS Stall (Full Size)	SC Stall (Small)	HC Stall (Accessible)	EV Stall (Elect.)	TOTAL	Horizontal	Vertical	TOTAL
Level P1 (secured)	7 SP.	5 SP.	SP.	SP.	12 SP.	65 B.	24 B.	89 B.
Level P2 (secured)	52 SP.	19 SP.	4 SP.	7 SP.	82 SP.	31 B.	B.	31 B.
Level P3 (secured)	81 SP.	29 SP.	5 SP.	5 SP.	120 SP.	236 B.	130 B.	366 B.
Level P4 (secured)	57 SP.	14 SP.	4 SP.	3 SP.	78 SP.	B.	B.	B.
TOTAL PROVIDED	197 SP.	67 SP.	13 SP.	15 SP.	292 SP.	332 B.	154 B.	486 B.
Parking Ratio: (excluding surface parking)	324 SP./324U. =				1.00 SPACES/UNIT			

Visitor Parking Summary

	VISITOR PARKING (Proposed)				
	FS Stall (Full Size)	SC Stall (Small Car)	HC Stall (Accessible)	EV Stall (Elect. Vehicle)	TOTAL
Level 1 Surface Parking (* Car Share Stalls)		3 SP.*	1 SP.		4 SP.
Level P1 (secured)	19 SP.	9 SP.	4 SP.		32 SP.
TOTAL PROVIDED	19 SP.	12 SP.	5 SP.	0 SP.	36 SP.
Visitor Parking Ratio: (excluding surface parking)	32 SP./324 SP. = 10%				

3	2021-07-23	REVISED A- REC- ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-00	REVISION

SEAL:

Buttjes Architecture Inc.

Telephone: (604) 298-3700
 Facsimile: (604) 298-6581
 www.buttjesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 3V6

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AMBLESIDE INFILL DEVELOPMENT
 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 : 2021-07-26

DRAWN BY :

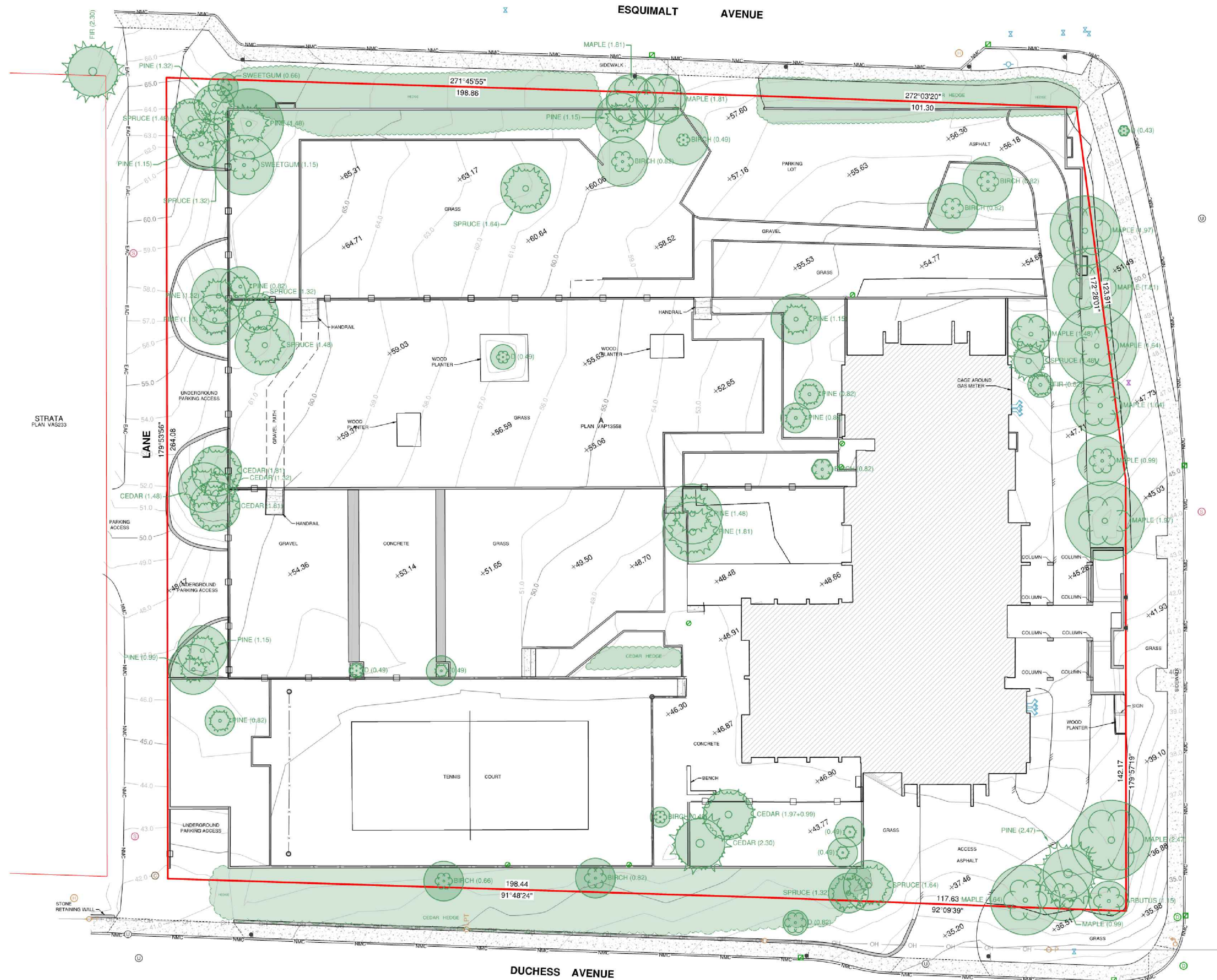
CHECKED BY :

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.



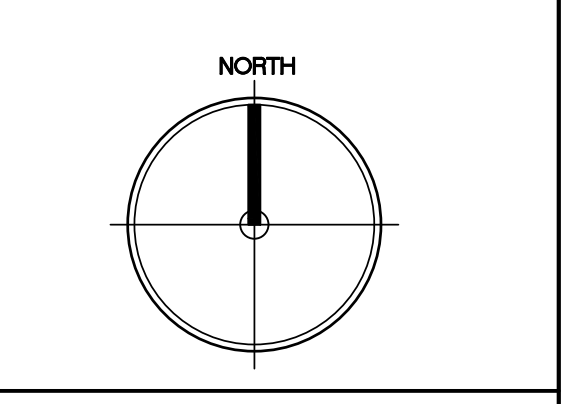
- LEGEND**
- denotes catchbasin
 - denotes drain
 - denotes sewer manhole
 - denotes water valve
 - denotes hydrant
 - denotes siamese connector
 - denotes gas valve
 - denotes communications manhole
 - denotes hydro manhole
 - denotes hydro pole
 - denotes hydro pole with pilaster
 - denotes hydro pole 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.			
SHEET TITLE			
AMBLESIDE DEVELOPMENT TOPOGRAPHIC SURVEY			
DRAWN	DATE	CHECKED	SCALE
MRE	2019-01-17	ME	1"=20'
SHEET No.			
181-15416-00-SSDS1001-R0			

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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Buttjes Architecture Inc.

Telephone: (604) 298-3700
 Facsimile: (604) 298-6081
 www.buttjesarchitecture.com
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AMBLESIDE INFILL DEVELOPMENT
 1522 ESQUIMALT AVENUE, WEST VANCOUVER B.C.

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

EXISTING SITE INFORMATION



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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Telephone: (604) 298-3700
 Facsimile: (604) 298-6081
 www.buttjesarchitecture.com
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 Canada V5C 3V6

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

DRAWING #:

DPa2.02

16TH STREET

15TH STREET

PROPOSED 7 STOREY
APARTMENT BLDG 1

ESQUIMALT AVE

7 STOREY
RESIDENTIAL

10 STOREY
RESIDENTIAL

11 STOREY
RESIDENTIAL

17 STOREY
RESIDENTIAL

LANE

9 STOREY
RESIDENTIAL

12 STOREY
RESIDENTIAL

PROPOSED 7 STOREY
APARTMENT BLDG 2

DUCHESS AVE

9 STOREY
RESIDENTIAL

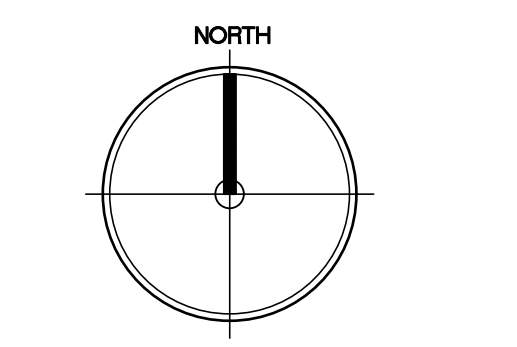
9 STOREY
RESIDENTIAL

1552 ESQUIMALT AVE.
EXISTING 20 STOREY
APARTMENT BUILDING

13 STOREY
RESIDENTIAL

1 Context Plan
Scale: 1:300

NO	DATE	REVISION
3	2021-07-23	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DPC
1	2019-05-02	ISSUED FOR DP APPLICATION



SEAL:

Butjes Architecture Inc.

Telephone: (604) 288 3700
Facsimile: (604) 288 6581
www.butjesarchitecture.com
3707 First Avenue Burnaby, BC
Canada V5C 2V6

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

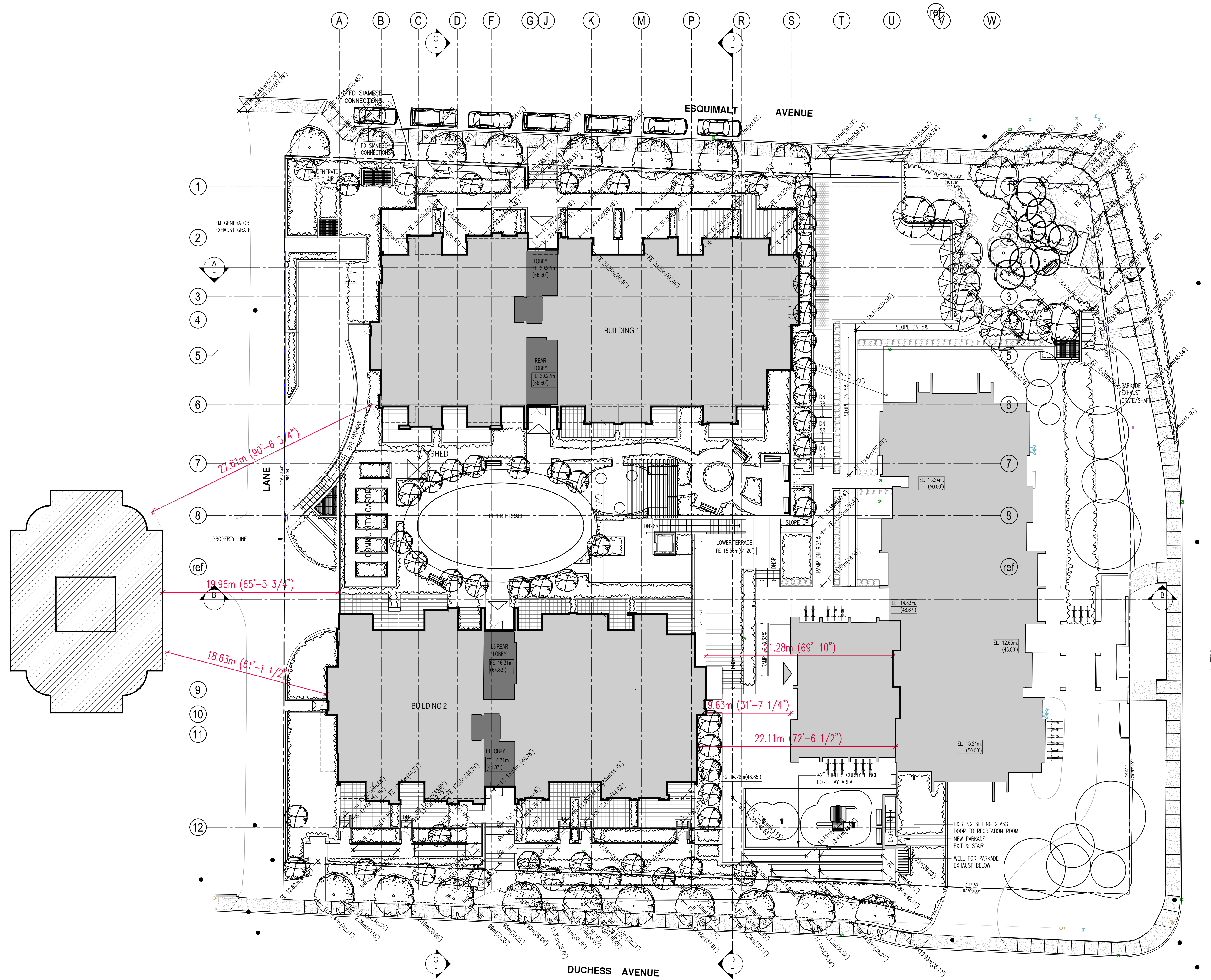
Wall Financial Corporation
1010 Burrard Street
Vancouver, British Columbia V6Z 2R9

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

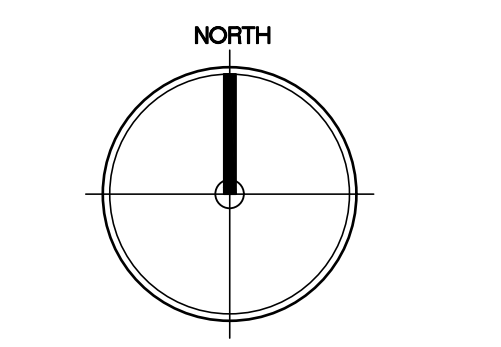
DRAWING #:
DPa2.03

CONTEXT PLAN

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 Last Saved: Nov 29/21 11:37am | Plot Date: Nov 29/21 11:38am



3	2021-07-23	REVISED A & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-00	REVISION



SEAL:

Buttjes Architecture Inc.

Telephone: (604) 298-3700
 Facsimile: (604) 298-6581
 www.buttjesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

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

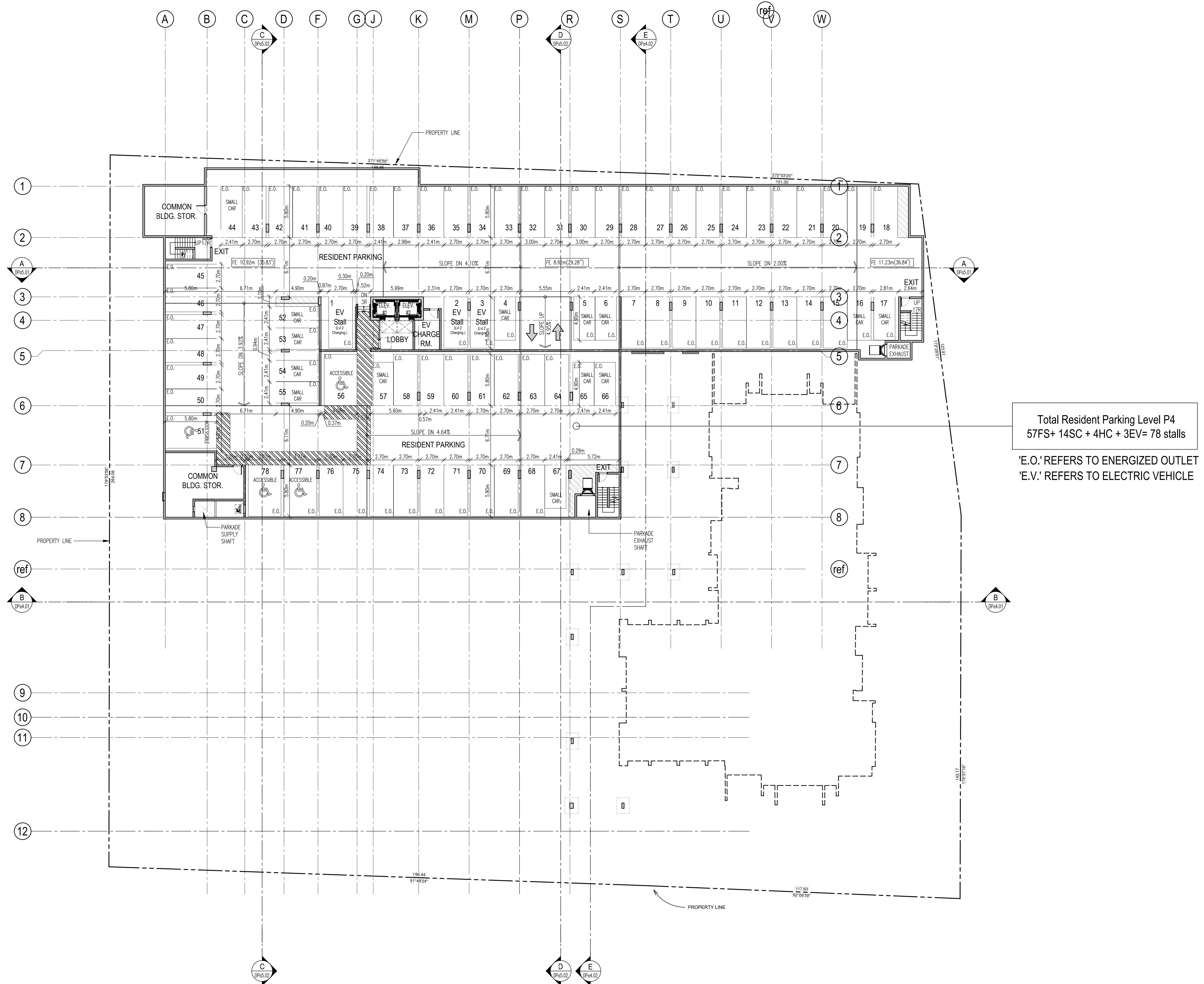
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 PLOT DATE : 2021-07-26
 DRAWN BY :
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DRAWING #:
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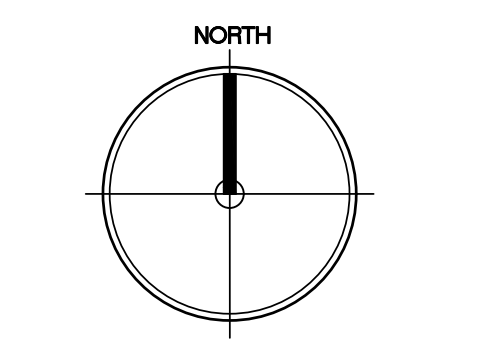
SITE PLAN

1 Site Plan
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File: 2021-07-23 - Ambleside Infill - 1502 Esquimalt Ave - Site Plan - Structural - DPa3.01
 Last Saved: Oct 07/21 11:46am Printed: Sep 07/21 - A4iso



3	2021-07-23	REVISED A- RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-02	REVISION



SEAL:

Buttjes Architecture Inc.

Telephone: (604) 298 3700
 Facsimile: (604) 298 6081
 www.buttjesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

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

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

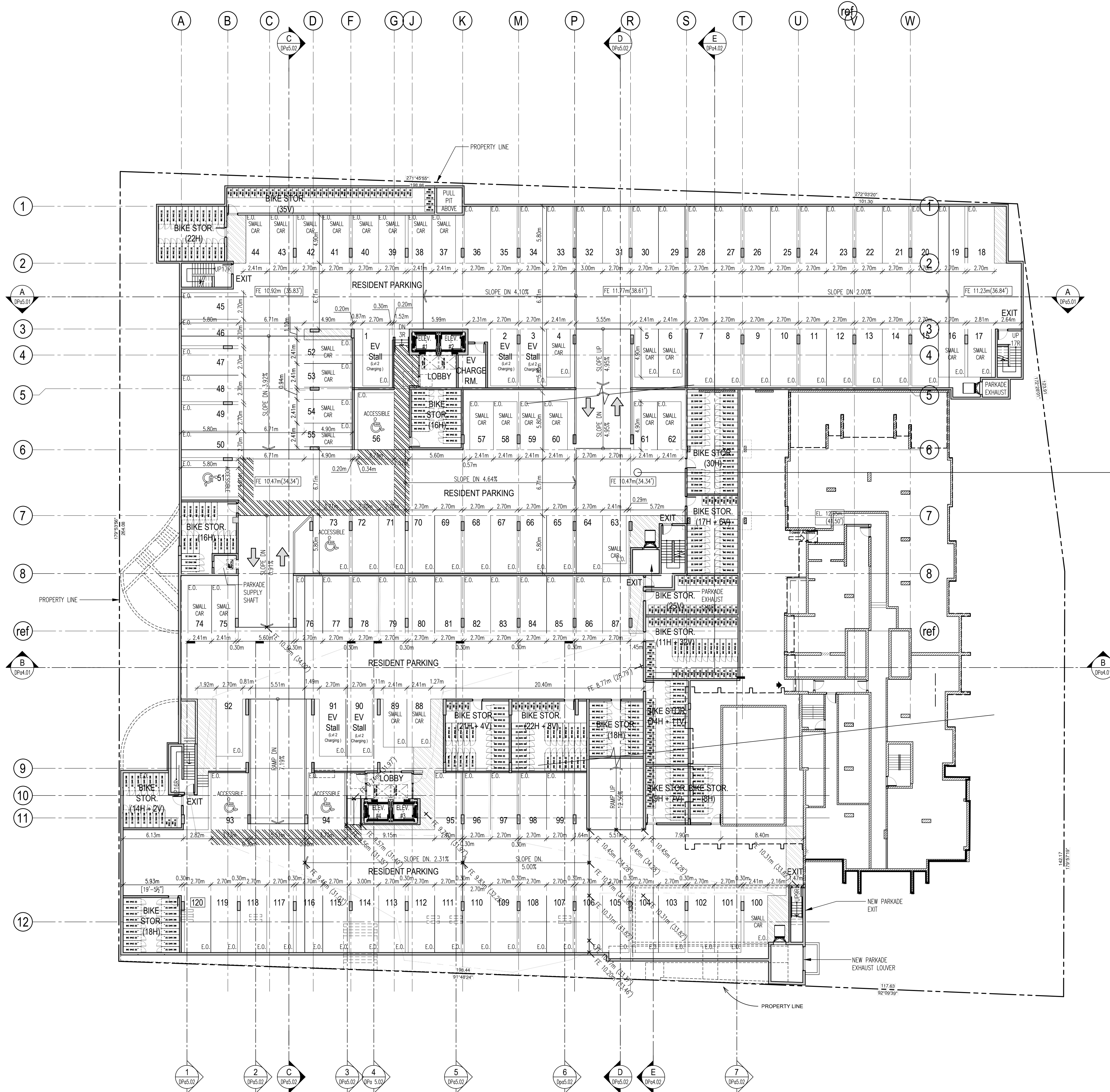
PROJECT No. : 1502
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 PLOT DATE : 2021-07-26
 DRAWN BY :
 CHECKED BY :

DRAWING #:
DPa3.02

Parkade Plan Level P4

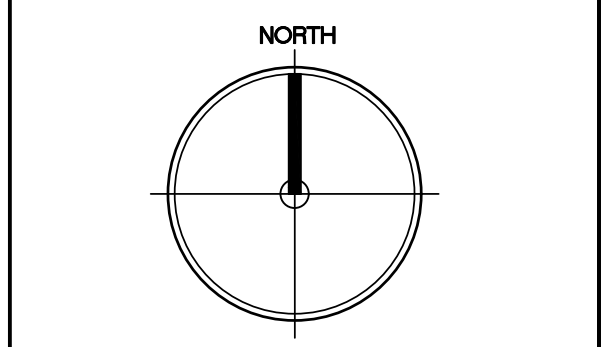
1 Parkade Plan Level P4
 Scale: 1:200

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 Last Saved: Dec 01/21 1:03pm - Plotter: Dec 01/21 - Auto



Total Resident Parking Level P3
 81FS+ 29SC + 5HC + 5EV= 120 stalls
 Bikes 236H + 130V = 366 spaces
 'E.O.' REFERS TO ENERGIZED OUTLET
 'E.V.' REFERS TO ELECTRIC VEHICLE

3	2021-07-23	REVISED & RE-ISSUED FOR REZONING
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1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-02	REVISION



SEAL:

Buttjes Architecture Inc.

Telephone: (604) 298-3700
 Facsimile: (604) 298-6081
 www.buttjesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

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 1502 ESQUIMALT AVENUE, WEST VANCOUVER B.C.

Wall Financial Corporation
 1010 Burrard Street
 Vancouver, British Columbia V6Z 2R6

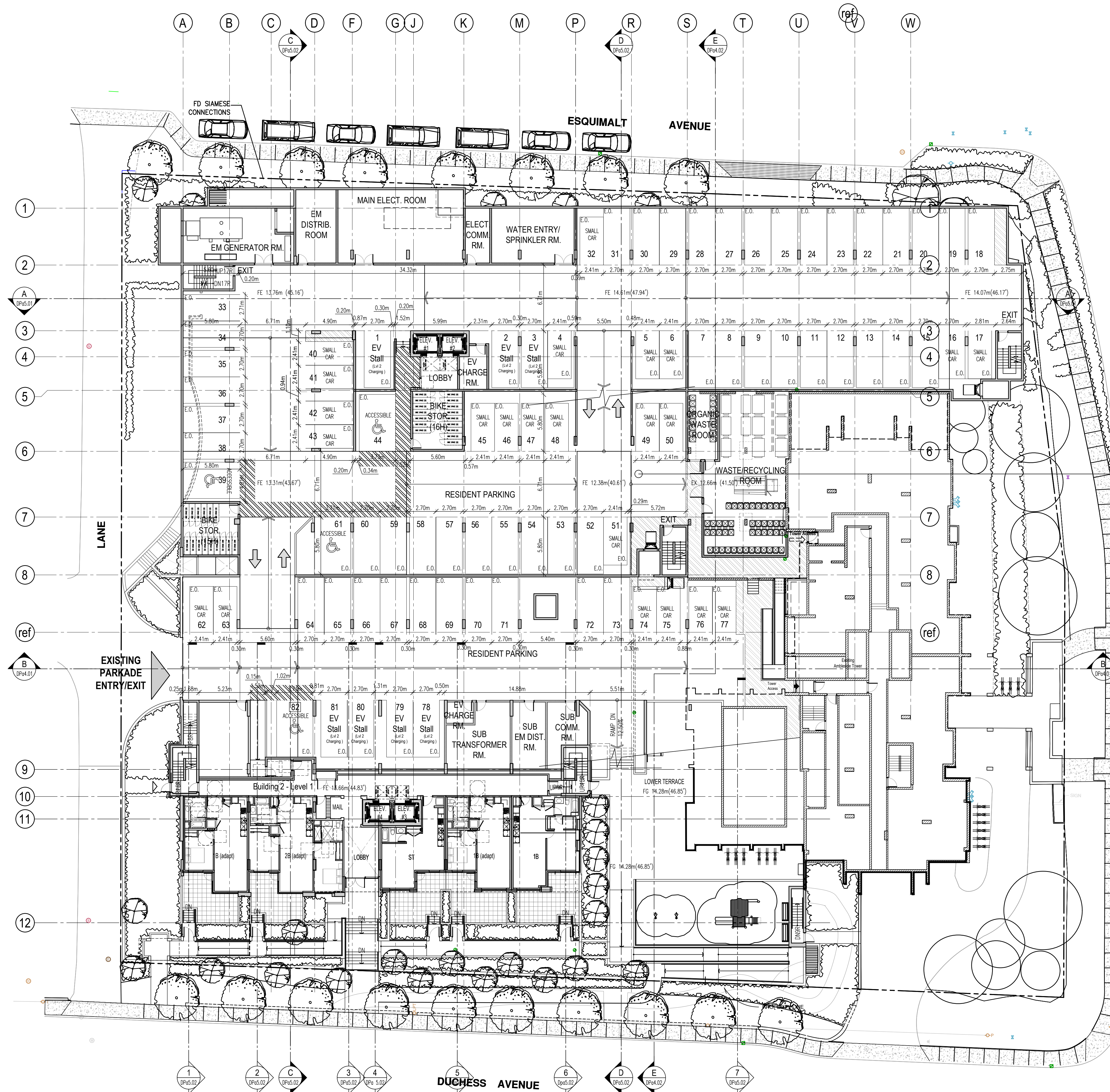
PROJECT No. :	1502
SCALE :	AS NOTED
PLOT DATE :	2021-07-26
DRAWN BY :	
CHECKED BY :	

DRAWING #:

DPa3.03

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

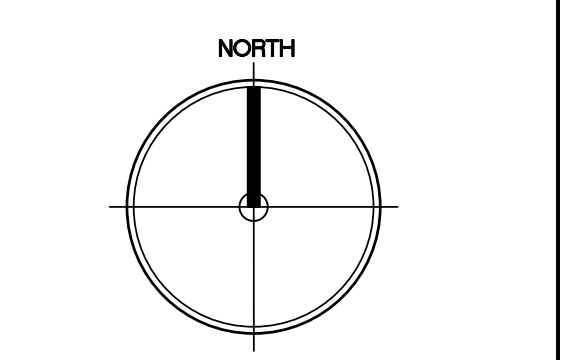
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 Last Saved: Dec 01/21 1:03pm - Plotfile: Dec 01/21 - 1502



Total Resident Parking Level P2
 52FS+ 19SC + 4HC + 7EV= 82 stalls
 Bikes 31H + 0V = 31 spaces

'E.O.' REFERS TO ENERGIZED OUTLET
 'E.V.' REFERS TO ELECTRIC VEHICLE

NO	DATE	REVISION
1	2019-05-02	ISSUED FOR DP APPLICATION
2	2019-06-07	ISSUED FOR DRC
3	2021-07-23	REVISED & RE-ISSUED FOR REZONING



SEAL:

Buttjes Architecture Inc.
 Telephone: (604) 298-3700
 Facsimile: (604) 298-6081
 www.buttjesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

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

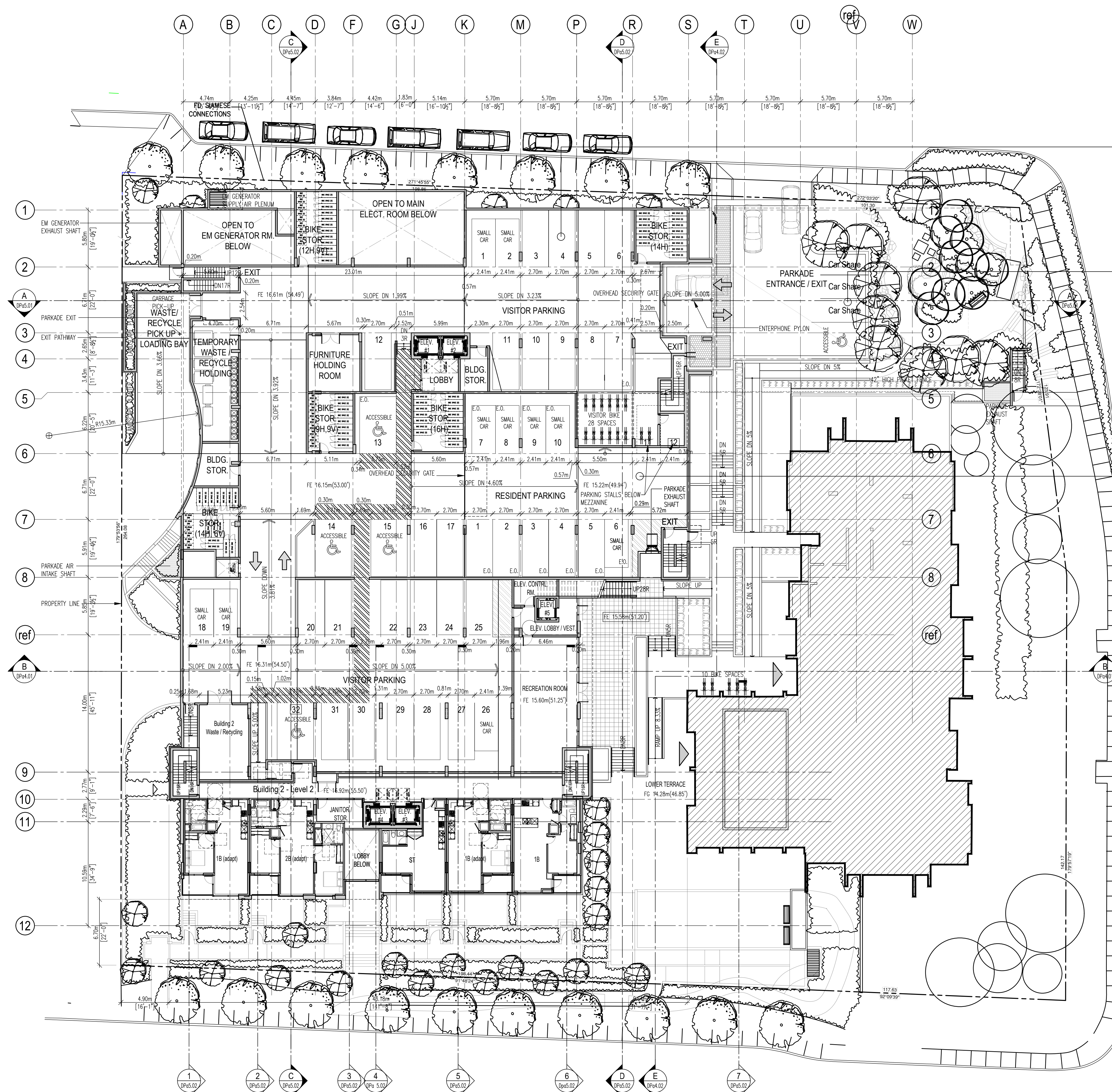
Wall Financial Corporation
 1010 Burrard Street
 Vancouver, British Columbia V6Z 2R0

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

DRAWING #:
DPa3.04

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

Filepath: D:\projects\1502 - Ambleside Infill\1.6 - Plans - 07/21 - 1502 - Parkade Plan Level P2 + Bldg 2 L1 (Duchess Ave.) - DPa3.04
 Last Saved Date: 07/21/2021 1:03pm
 Plot Date: 07/21/2021 1:03pm



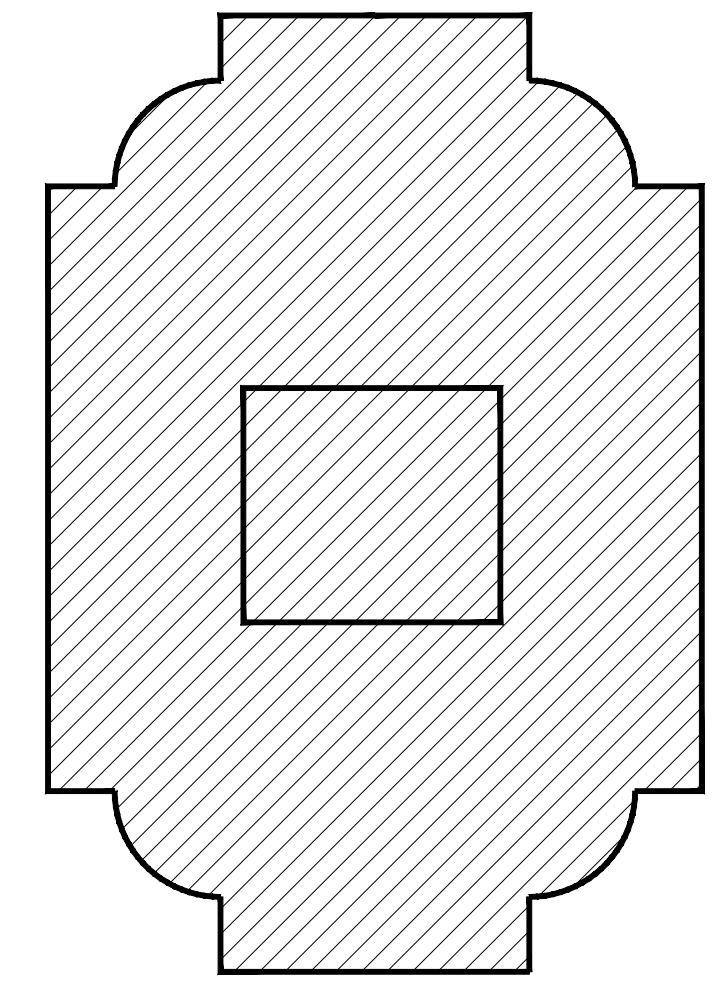
Total Visitor Parking Level P1
 19FS+ 9SC + 4HC + 0EV= 32 stalls
 Bikes 65H + 24V = 89 spaces
 Visitor Bikes = 28 spaces

'E.O.' REFERS TO ENERGIZED OUTLET
 'E.V.' REFERS TO ELECTRIC VEHICLE

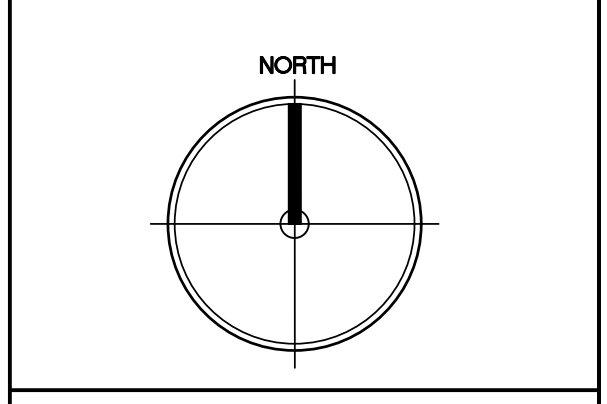
Total Surface Parking
 3 SC+ 1 HC = 4 stalls

Total Resident Parking Level P1
 7 FS+ 5SC + 0HC + 0EV = 12 stalls
 Bikes 0H + 0V = 0 spaces

'E.O.' REFERS TO ENERGIZED OUTLET
 'E.V.' REFERS TO ELECTRIC VEHICLE



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



SEAL:

Buttjes Architecture Inc.
 Telephone: (604) 298-3700
 Facsimile: (604) 298-6581
 www.buttjesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

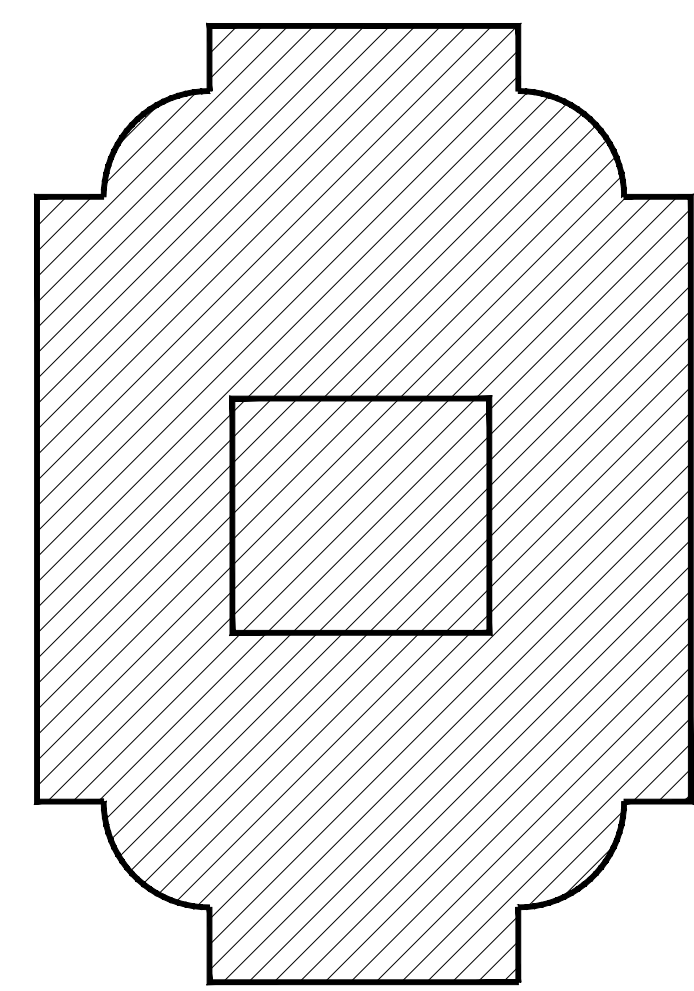
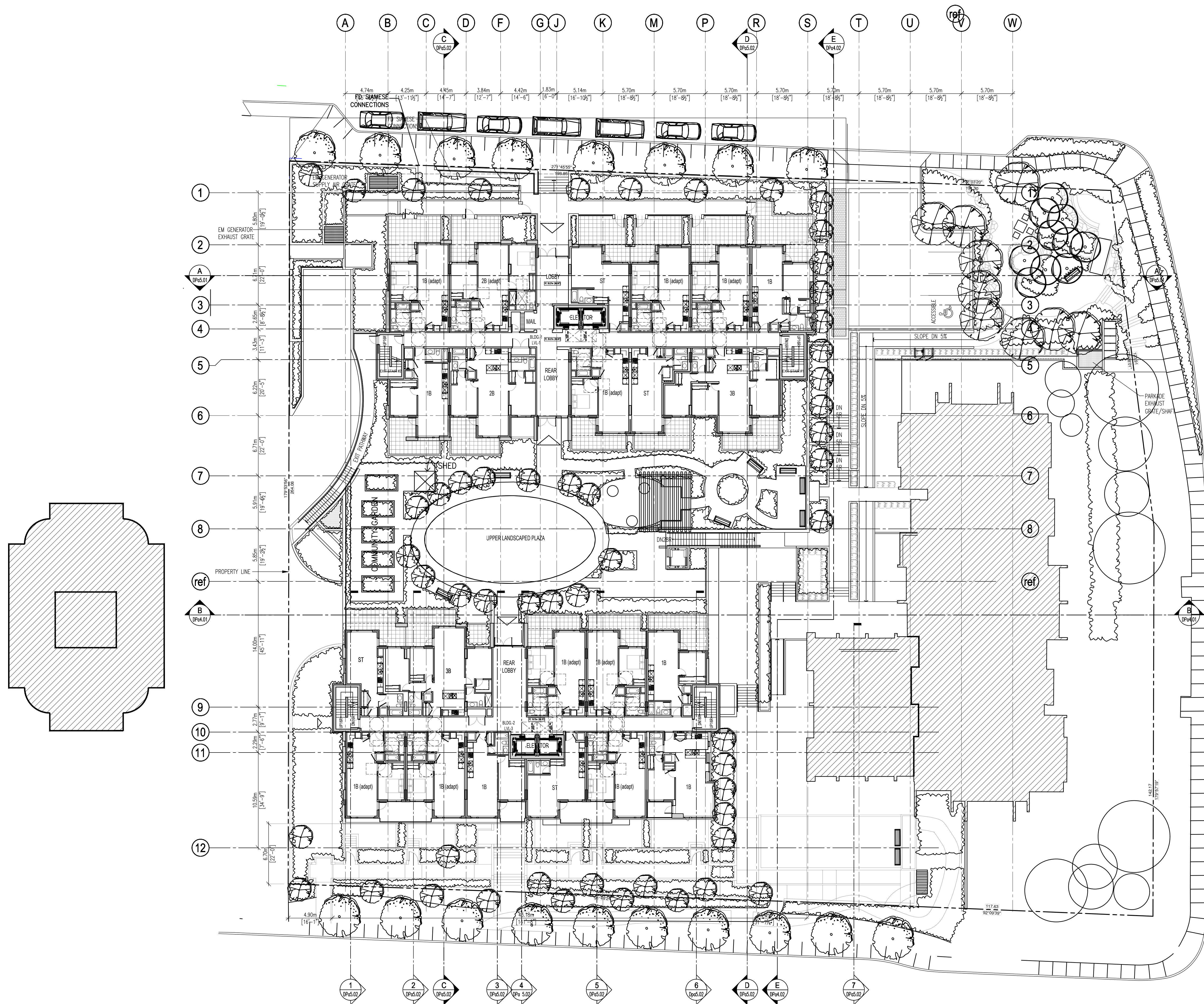
AMBLESIDE INFILL DEVELOPMENT
 1502 ESQUIMALT AVENUE, WEST VANCOUVER B.C.

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

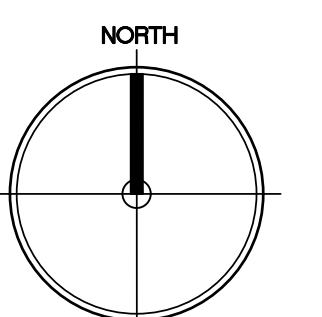
PROJECT No. : 1502
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 PLOT DATE : 2021-07-26
 DRAWN BY :
 CHECKED BY :

DRAWING #:
DPa3.05

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3	2021-07-28	REVISED & RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRG
1	2019-05-16	ISSUED FOR DP APPLICATION
NO	11-MAR-20	REVISION



SEAL:

Burjies Architecture Inc.
 Telephone: (604) 298 3700
 Facsimile: (604) 298 6881
 www.burjiesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

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

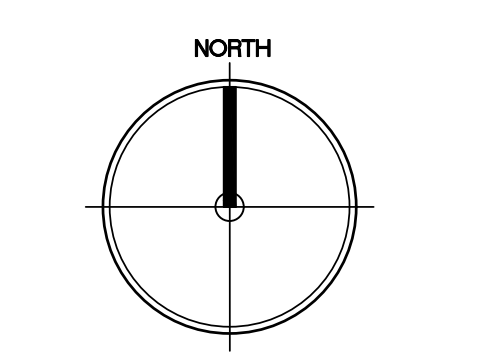
Wall Financial Corporation
 1070 Burnside Street
 Vancouver, British Columbia V6Z 2R9

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

DRAWING #:
DPa3.06
 Bldg. 1 (Esquimalt Ave.) Level 1 +
 Bldg.2 (Duchess Ave.) Level 3

Filename: P:\drawing\1502 - Ambleside Towers\1.6.dwg; option\copy\1502_Plan_Sheet3.dwg - DPa3.06
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NO	DATE	REVISION
3	2021-07-23	REVISED A-RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION



SCALE:

Buttjes Architecture Inc.

Telephone: (604) 288-3700
 Facsimile: (604) 288-6881
 www.buttjesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

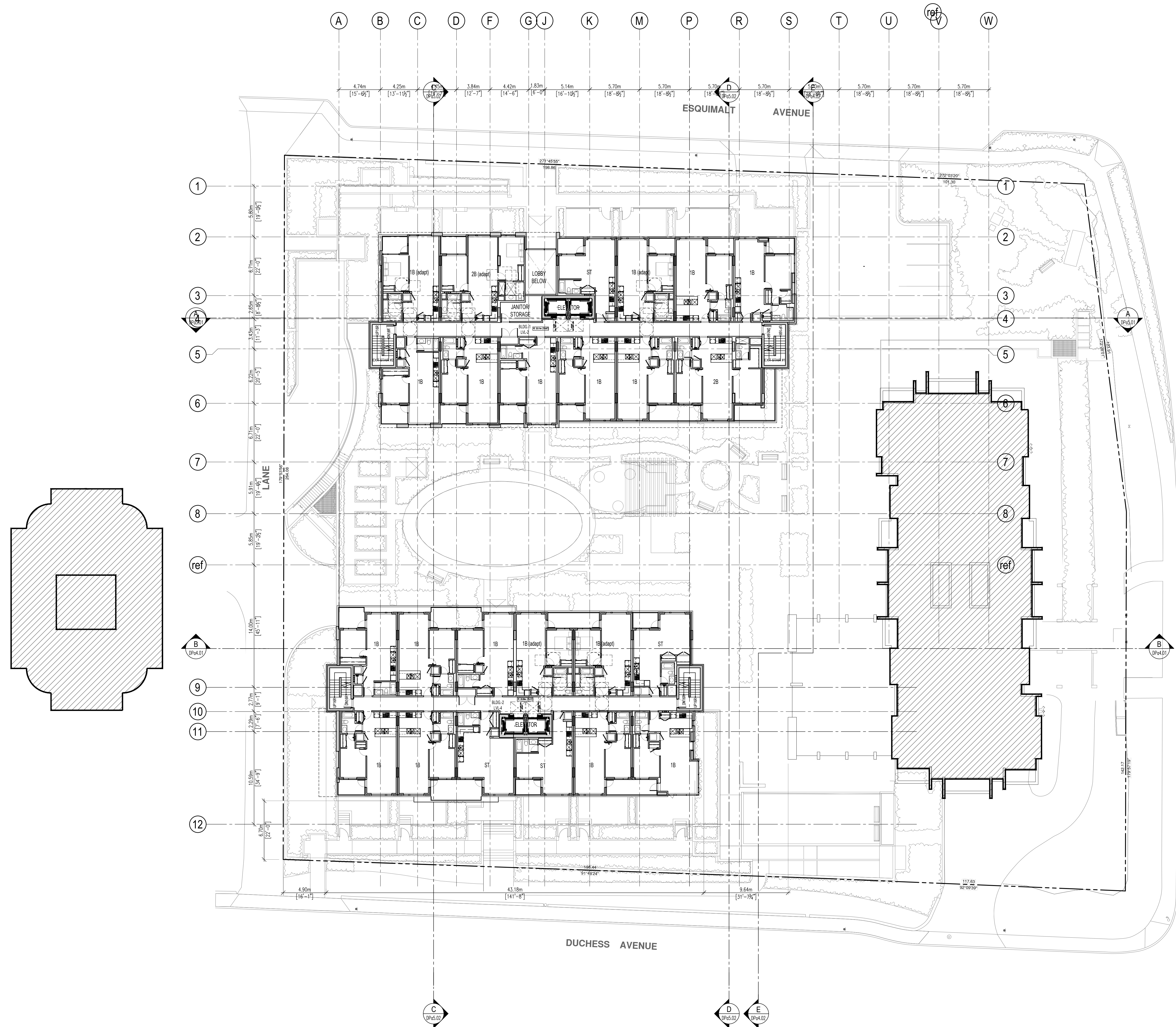
AMBLESIDE INFILL DEVELOPMENT
 1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.



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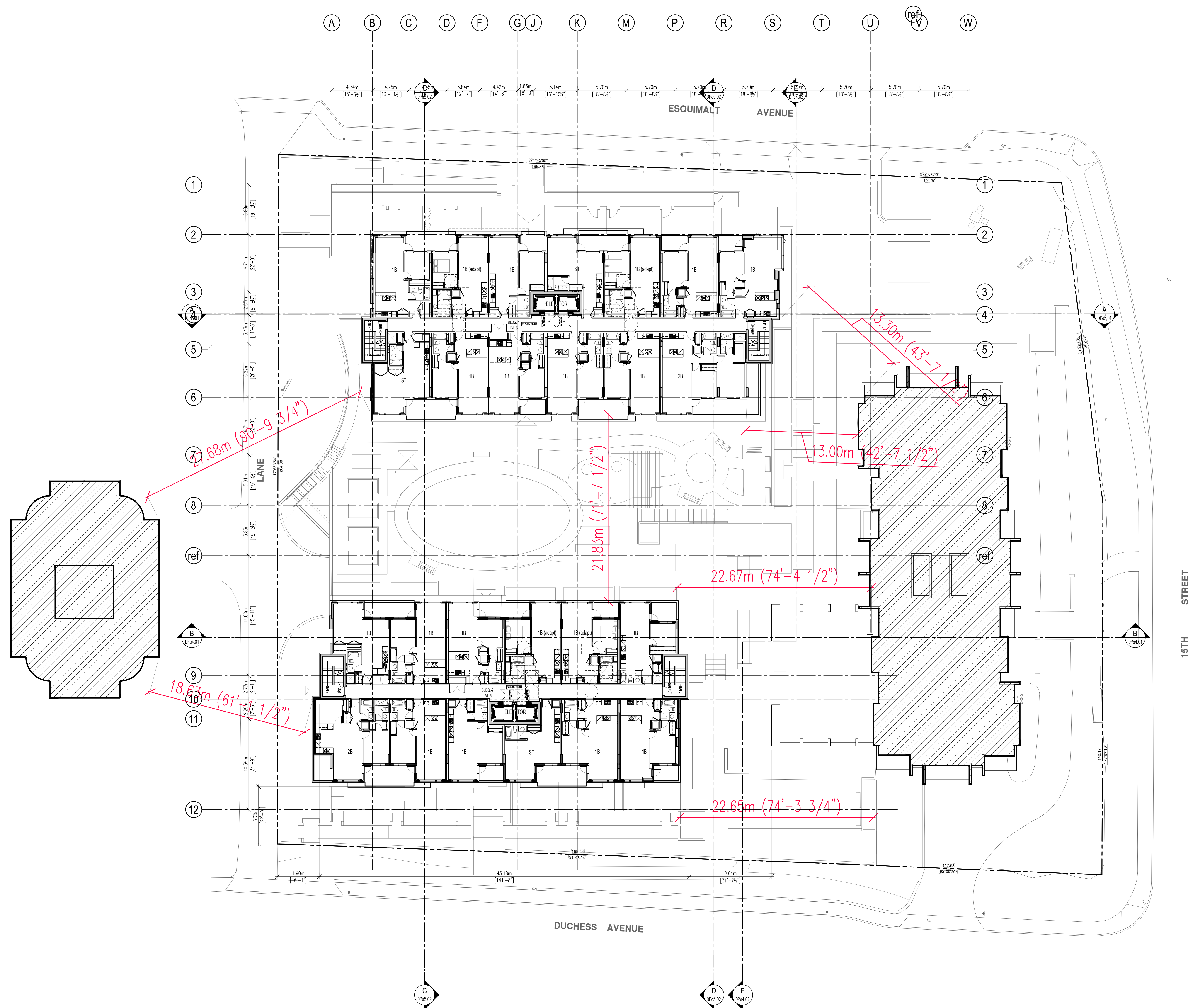
PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2021-07-26
 DRAWN BY :
 CHECKED BY :
 DRAWING #: **DPa3.07**

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

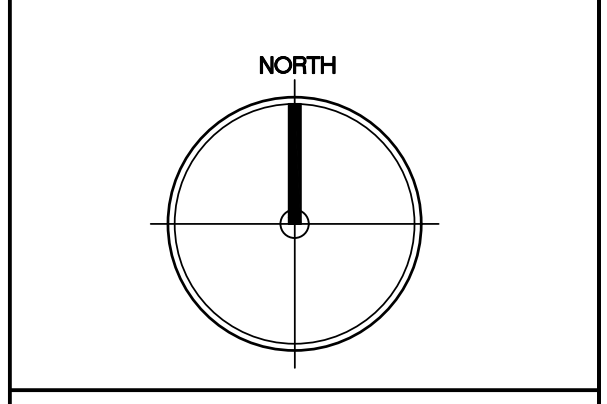


1 Bldg. 1 (Esquimalt Ave.) Level 2 + Bldg.2 (Duchess Ave.) Level 4
 Scale: 1:200

Reference: 2021-07-23 - Ambleside Infill - 1502 - Plans - Sheehy - 01-10-21
 Last Saved: Nov 23/21 2:00pm - Phillips, New 23/21 - Auto



NO	DATE	REVISION
1	2019-05-02	ISSUED FOR DP APPLICATION
2	2019-06-07	ISSUED FOR DRC
3	2021-07-23	REVISED & RE-ISSUED FOR REZONING



SEAL:

Buttjes Architecture Inc.
 Telephone: (604) 298 3700
 Facsimile: (604) 298 6081
 www.buttjesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

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 1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.

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

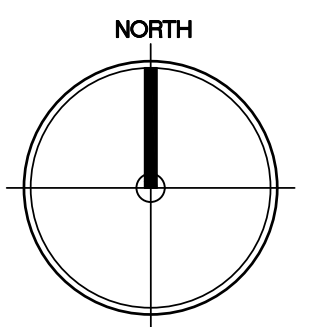
PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2021-07-26
 DRAWN BY :
 CHECKED BY :

DRAWING #:
DPa3.08

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 Scale: 1:200

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 Last Saved: Nov 29/21 2:00pm - Plotfile: Nov 29/21 - Auto

NO	DATE	REVISION
3	2021-07-23	REVISED A-RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DRC
1	2019-05-02	ISSUED FOR DP APPLICATION



SEAL:

Buttjes Architecture Inc.

Telephone: (604) 288 3700
 Facsimile: (604) 288 6881
 www.buttjesarchitecture.com
 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

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PROJECT No. : 1502

SCALE : AS NOTED

PLOT DATE : 2021-07-26

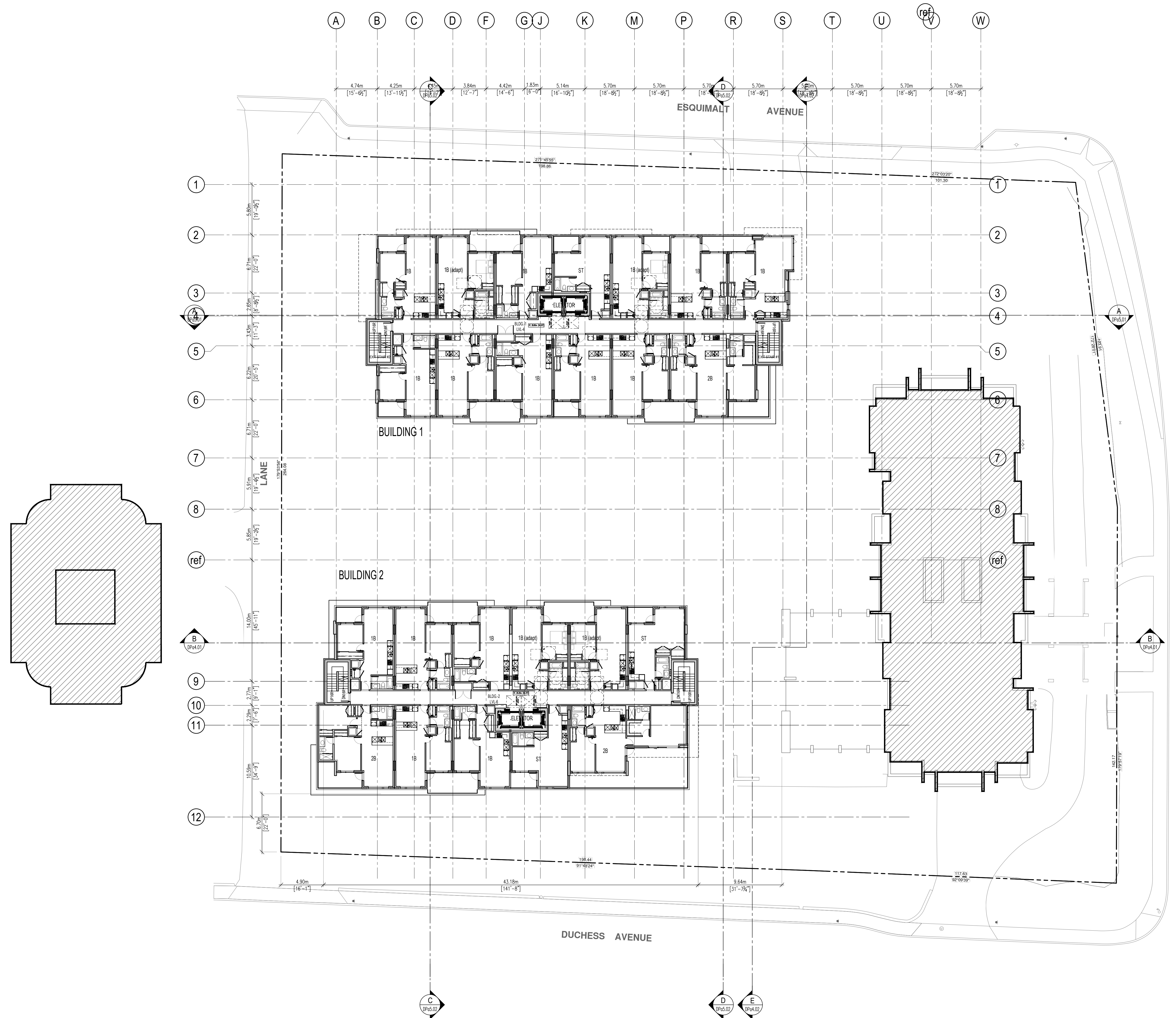
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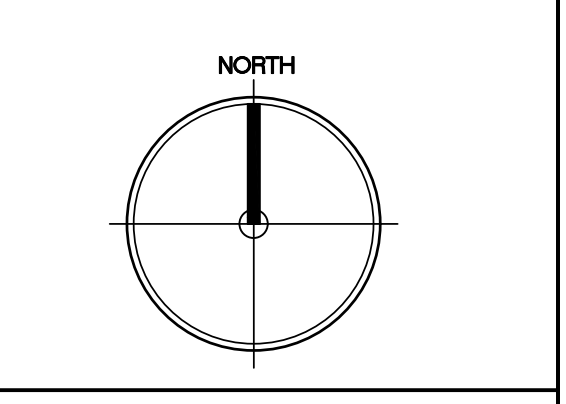
Bldg. 1 (Esquimalt Ave.) Level 4 +
 Bldg. 2 (Duchess Ave.) Level 6



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

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NO	DATE	REVISION
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Buttjes Architecture Inc.

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 3707 First Avenue Burnaby, BC
 Canada V5C 2V6

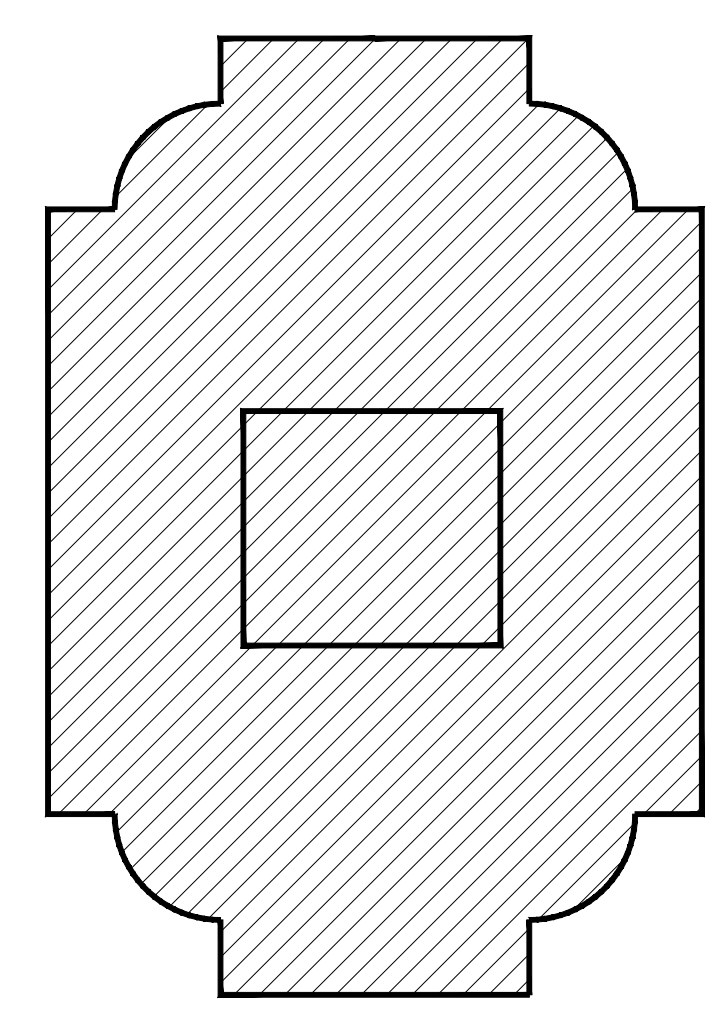
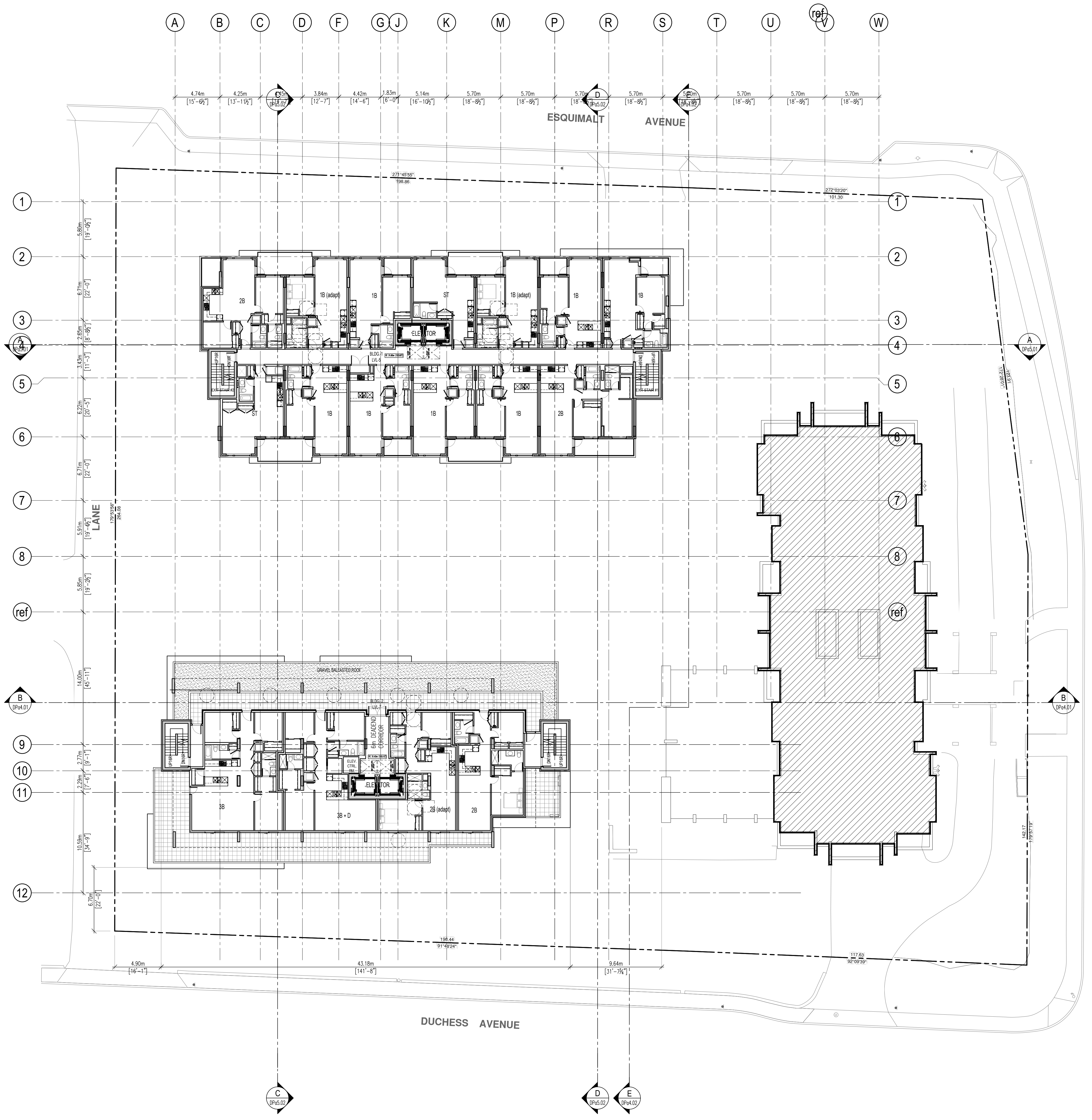
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PROJECT No. :	1502
SCALE :	AS NOTED
PLOT DATE :	2021-07-26
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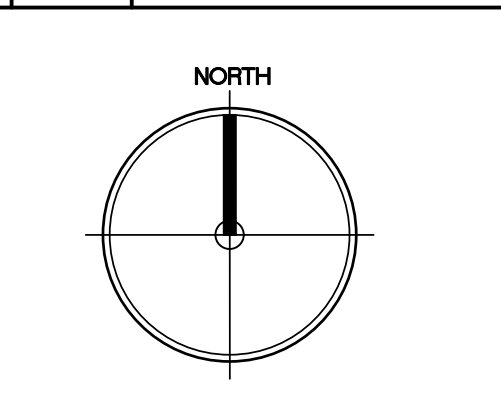
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1 Bldg. 1 (Esquimalt Ave.) Level 5 + Bldg.2 (Duchess Ave.) Level 7
 Scale: 1:200

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 Plot Date: 2021-07-26 10:00:00 AM
 Plot Scale: 1:200
 Plot Size: 36" x 48"

NO	DATE	REVISION
3	2021-07-23	REVISED A, RE-ISSUED FOR REZONING
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1	2019-05-02	ISSUED FOR DP APPLICATION



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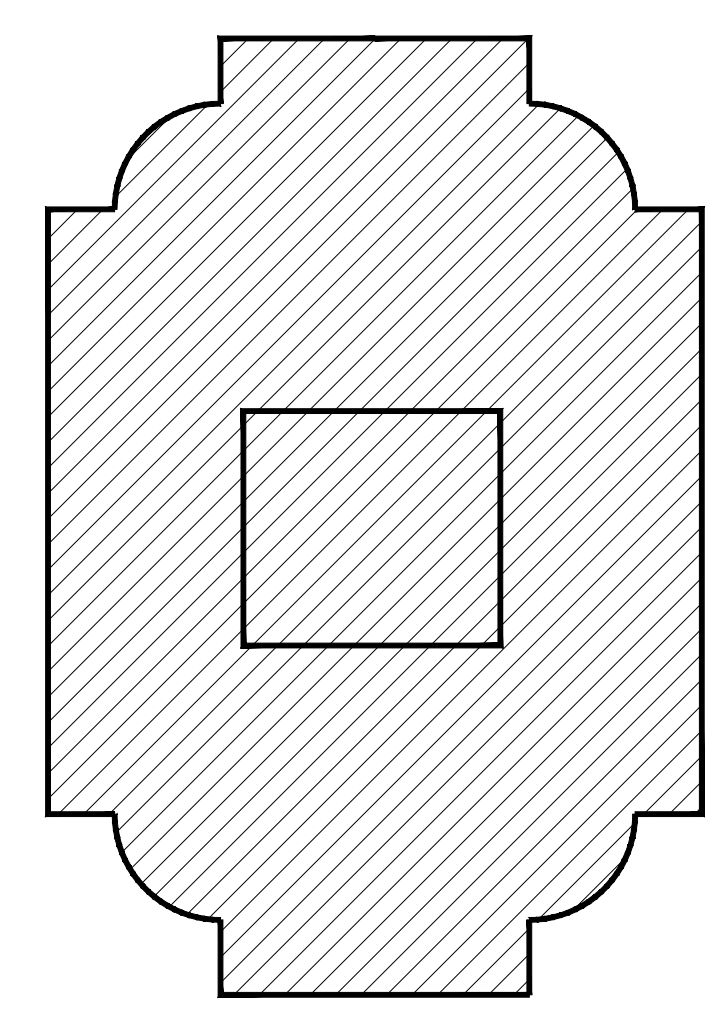
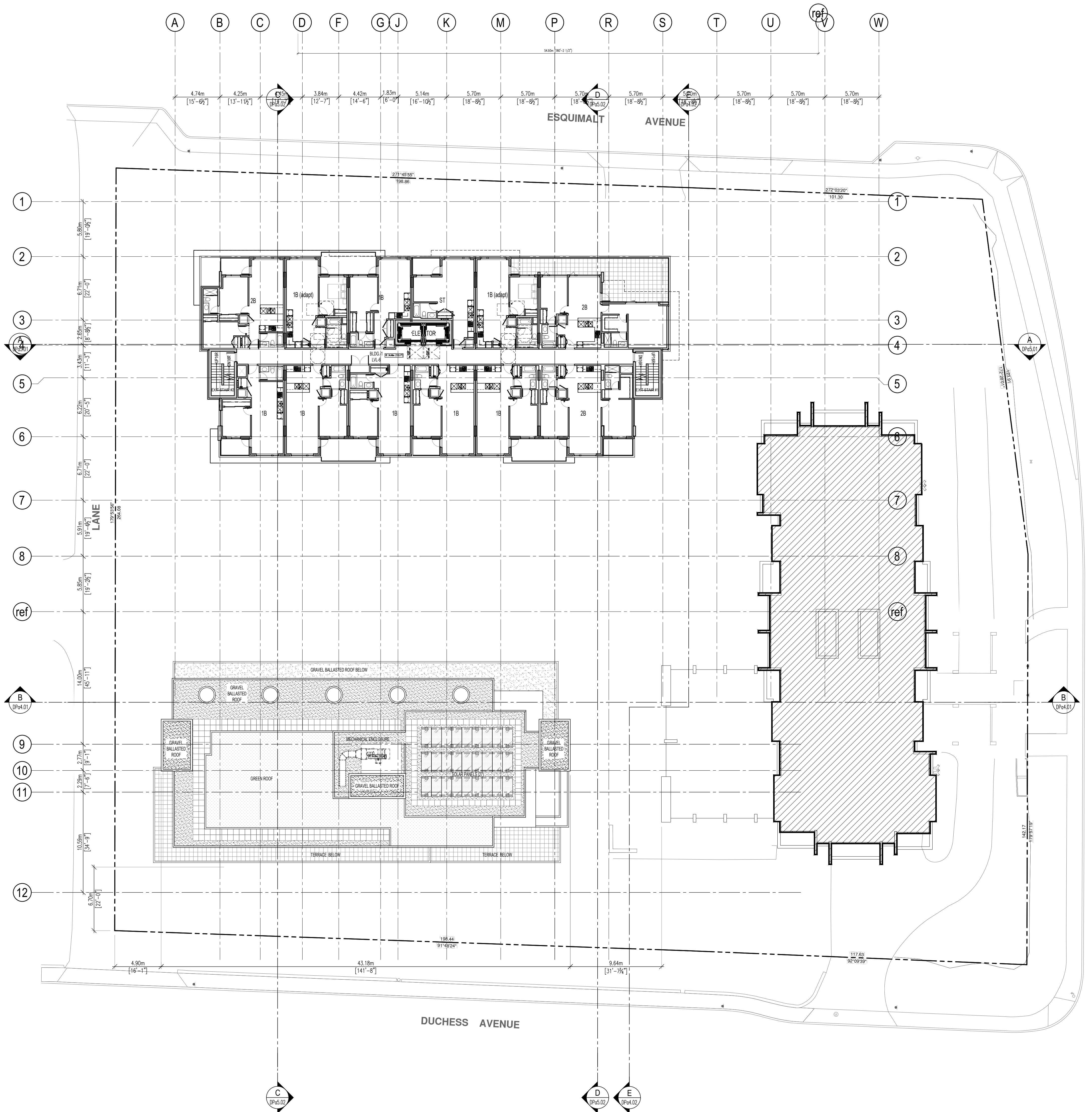
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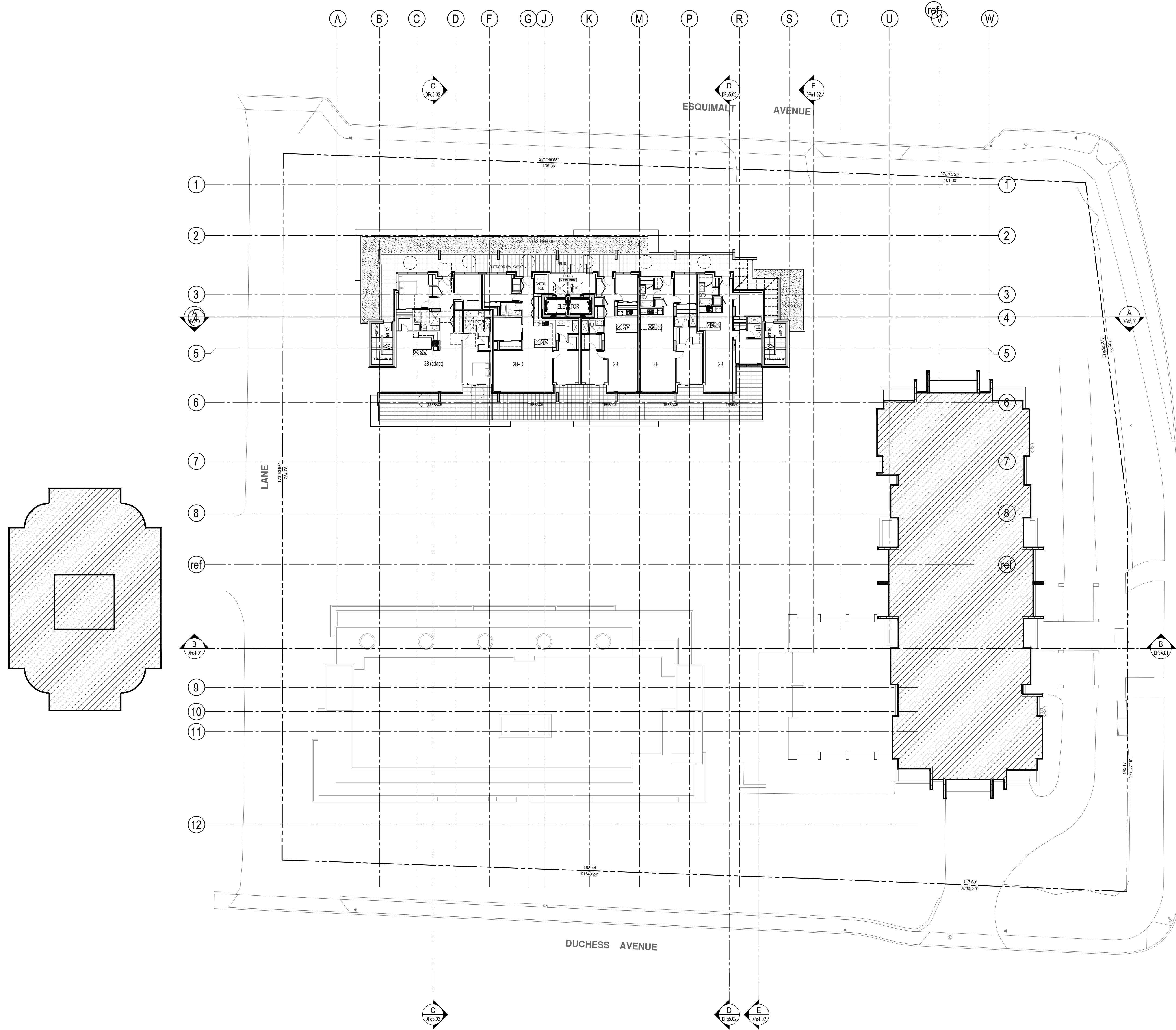
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SCALE	: AS NOTED
PLOT DATE	: 2021-07-26
DRAWN BY	:
CHECKED BY	:

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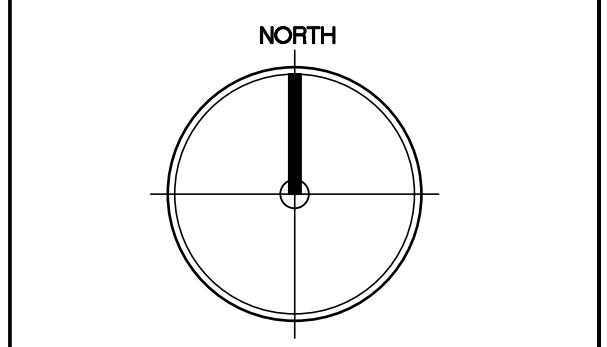


1 Bldg. 1 (Esquimalt Ave.) Level 6 + Bldg.2 (Duchess Ave.) Roof Plan
 Scale: 1:200

File: 2021-07-23 - Ambleside Infill - Bldg. 1 + Bldg. 2 - Roof Plan - Sheet 11 of 12
 Last Saved: Nov 29/21 2:00pm - Plotter: New 29/21 - Auto



NO	DATE	REVISION
3	2021-07-26	REVISED A, RE-ISSUED FOR REZONING
2	2019-06-07	ISSUED FOR DPC
1	2019-05-02	ISSUED FOR DP APPLICATION
NO	17-11-02	REVISION



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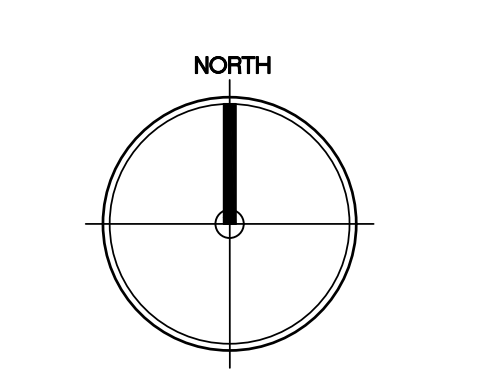
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 Vancouver, British Columbia V6Z 2R9

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

DRAWING #:
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Reference: B:\Projects\1502 - Ambleside Infill\1.6 - Plans - 2021\07\26\1502_Plan_Sheet_DPa3.12.dwg
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NO	DATE	REVISION
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1	2019-05-02	ISSUED FOR DP APPLICATION



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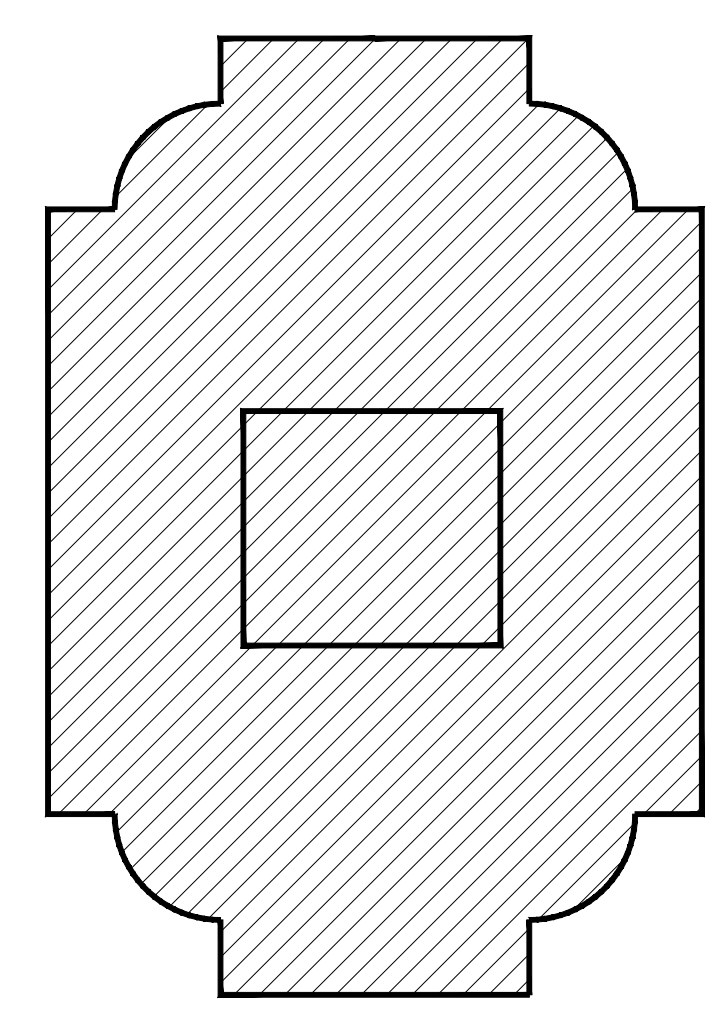
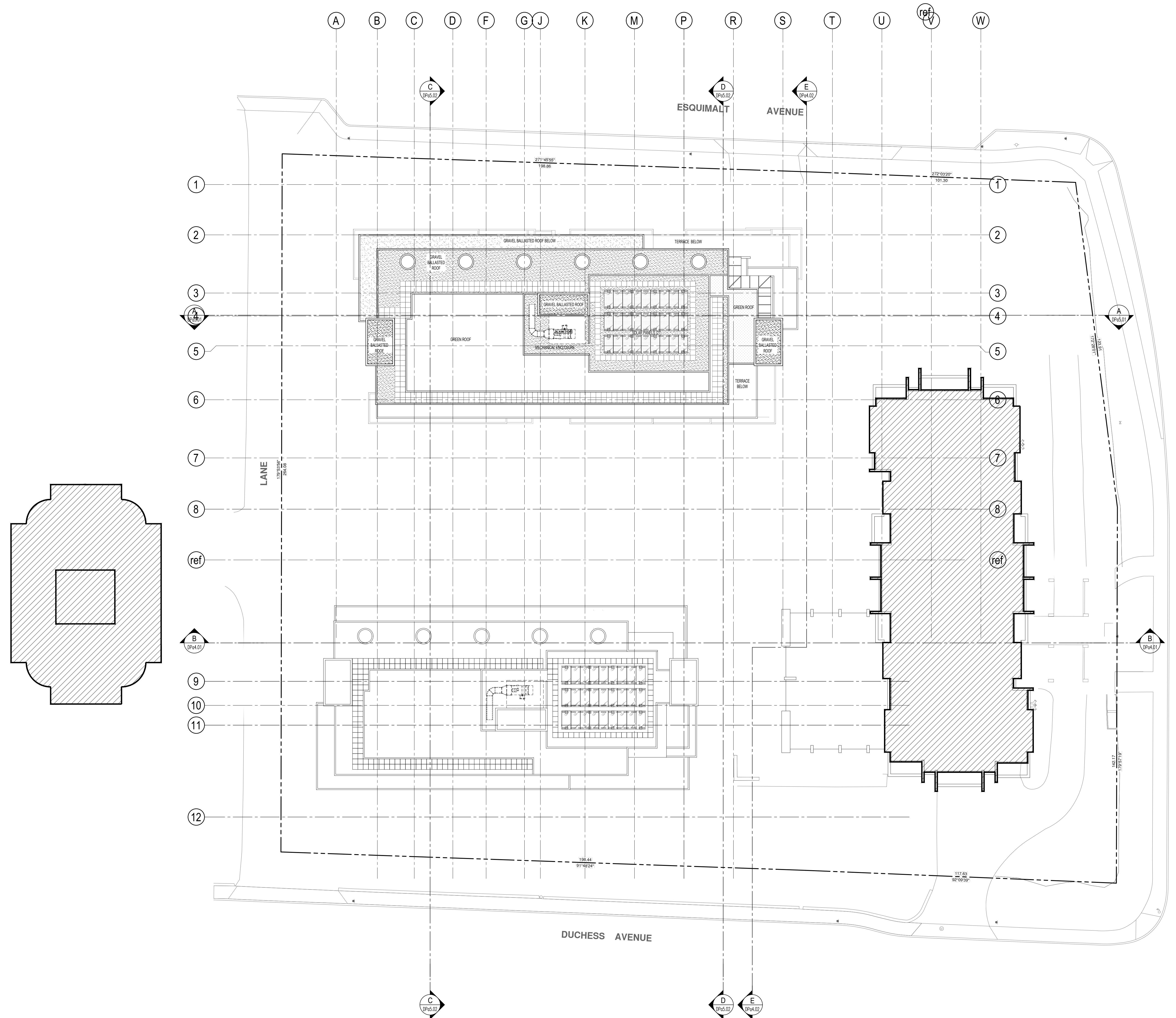
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PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2021-07-26
 DRAWN BY :
 CHECKED BY :

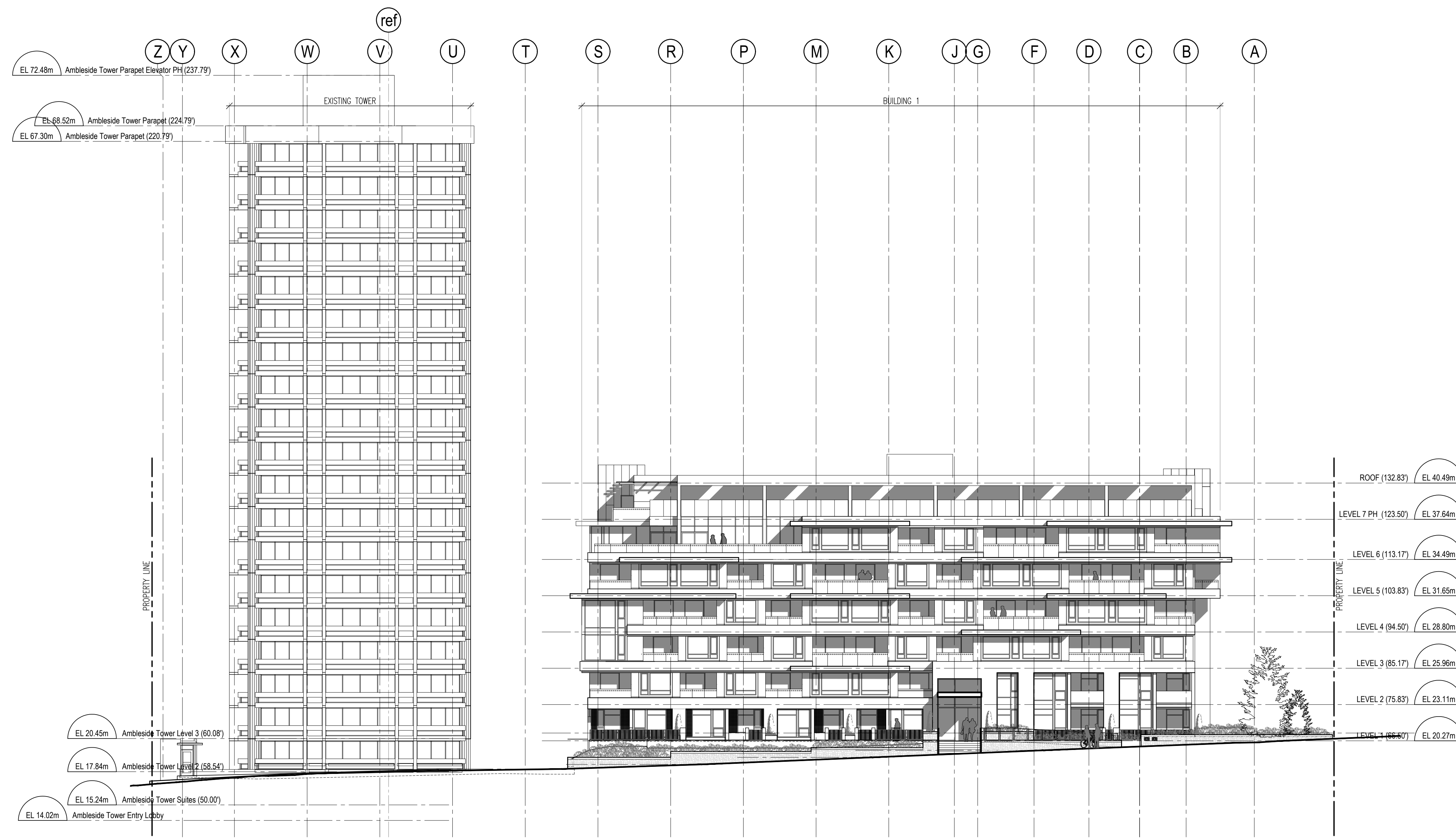
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Bldg 1 (Esquimalt Ave.)
 Level Roof Plan

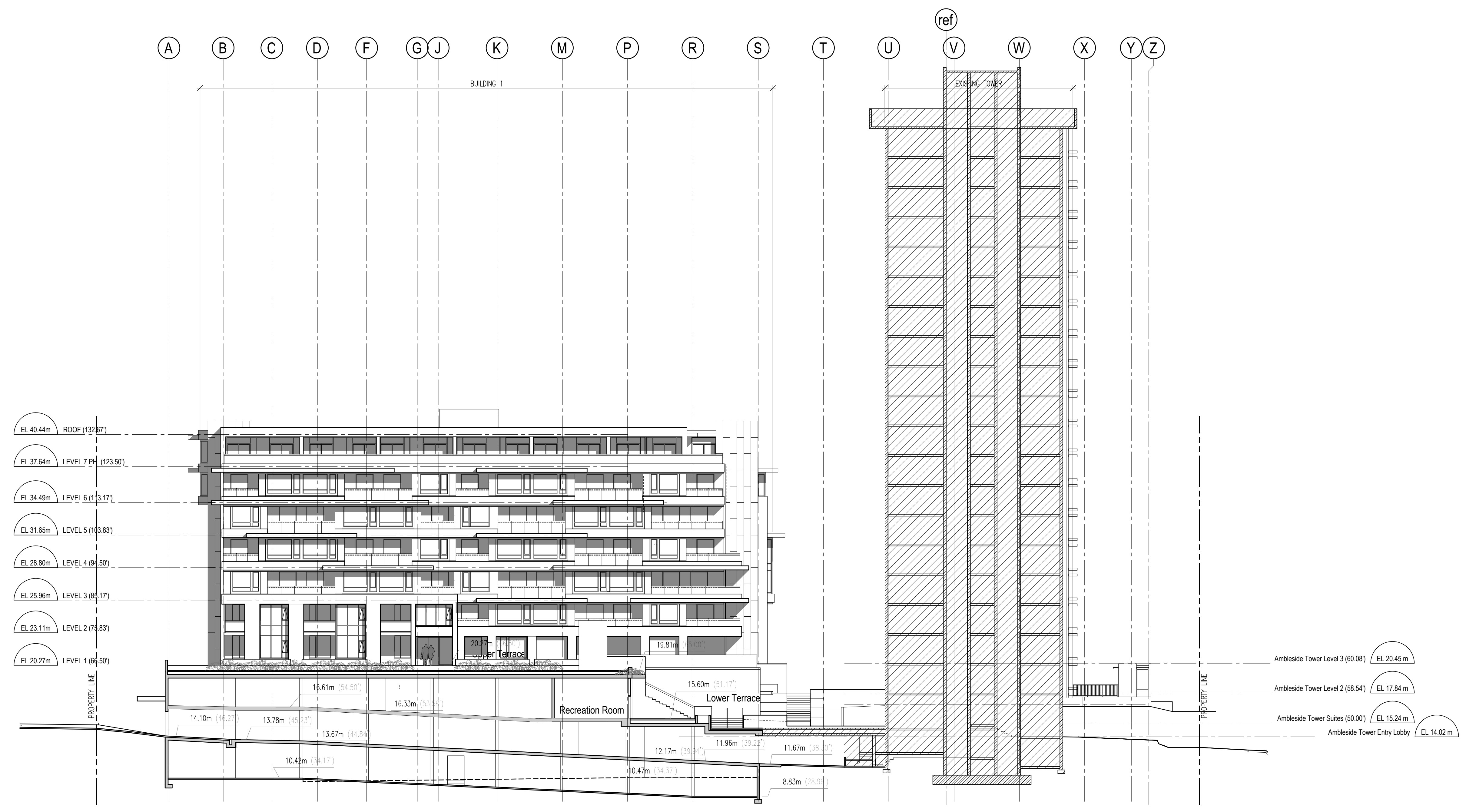


1 Bldg. 1 (Esquimalt Ave.) Level Roof Plan
 Scale: 1:200

Reference: 2021-07-26 - Ambleside Infill 1 & 2 - Phase 1 - 1502 First Avenue Burnaby - DPa3.13
 Last Saved: Nov 29/21 2:00pm - Plotfile: Nov 29/21 - Auto



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
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SEAL:

Buttjes Architecture Inc.
Telephone: (604) 298-3700
Facsimile: (604) 298-6081
www.buttjesarchitecture.com
3707 First Avenue Burnaby, BC
Canada V5C 3V6

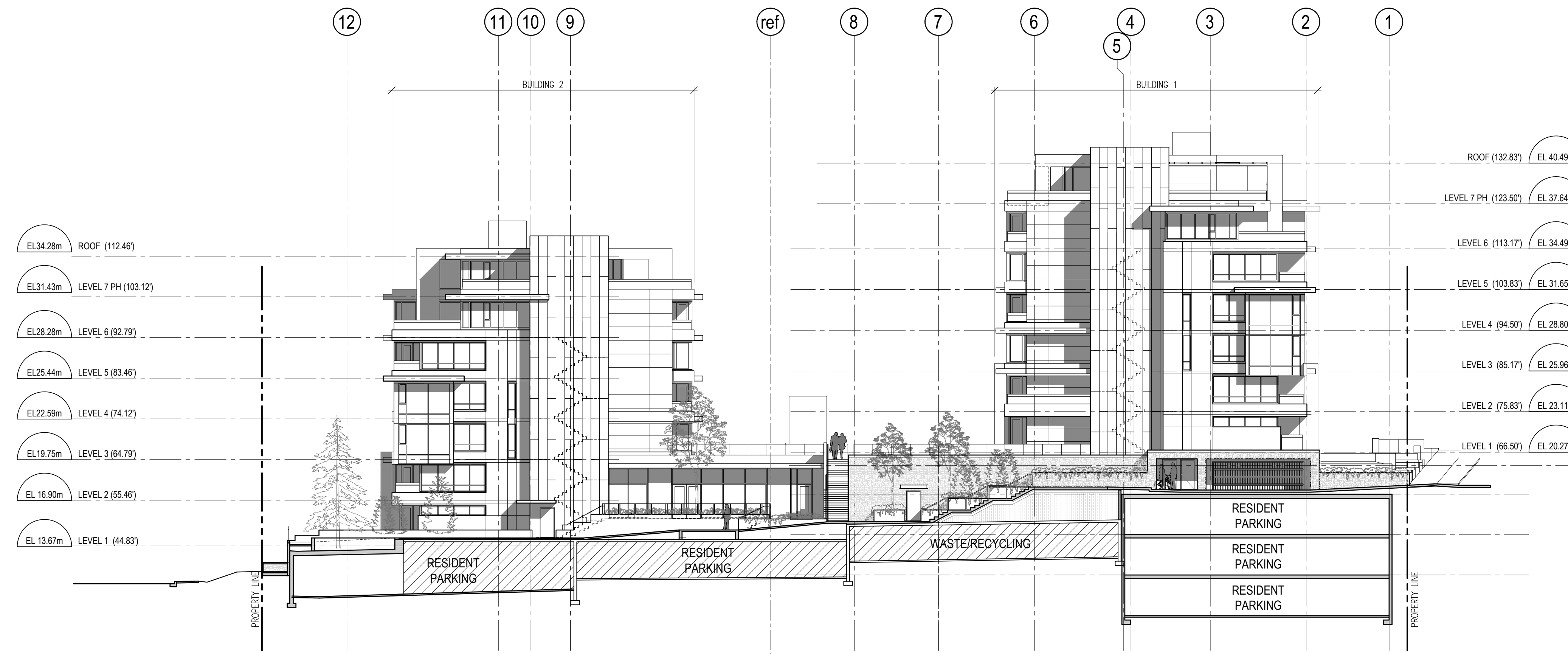
AMBLESIDE INFILL DEVELOPMENT
1552 ESQUIMALT AVENUE, WEST VANCOUVER B.C.

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

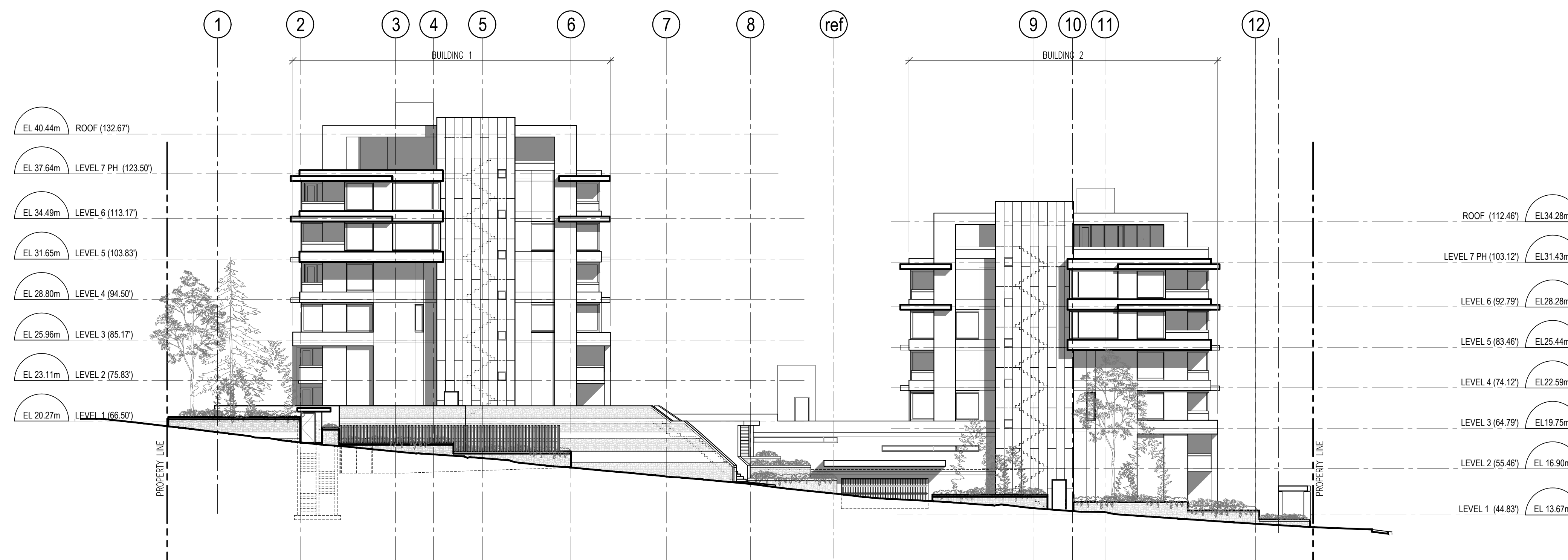
PROJECT No. : 1502
SCALE : AS NOTED
PLOT DATE : 2021-07-26
DRAWN BY :
CHECKED BY :

DRAWING #:
DPa4.01

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

SEAL:

Buttjes Architecture Inc.

Telephone: (604) 298 3700
 Facsimile: (604) 298 6081
 www.buttjesarchitecture.com

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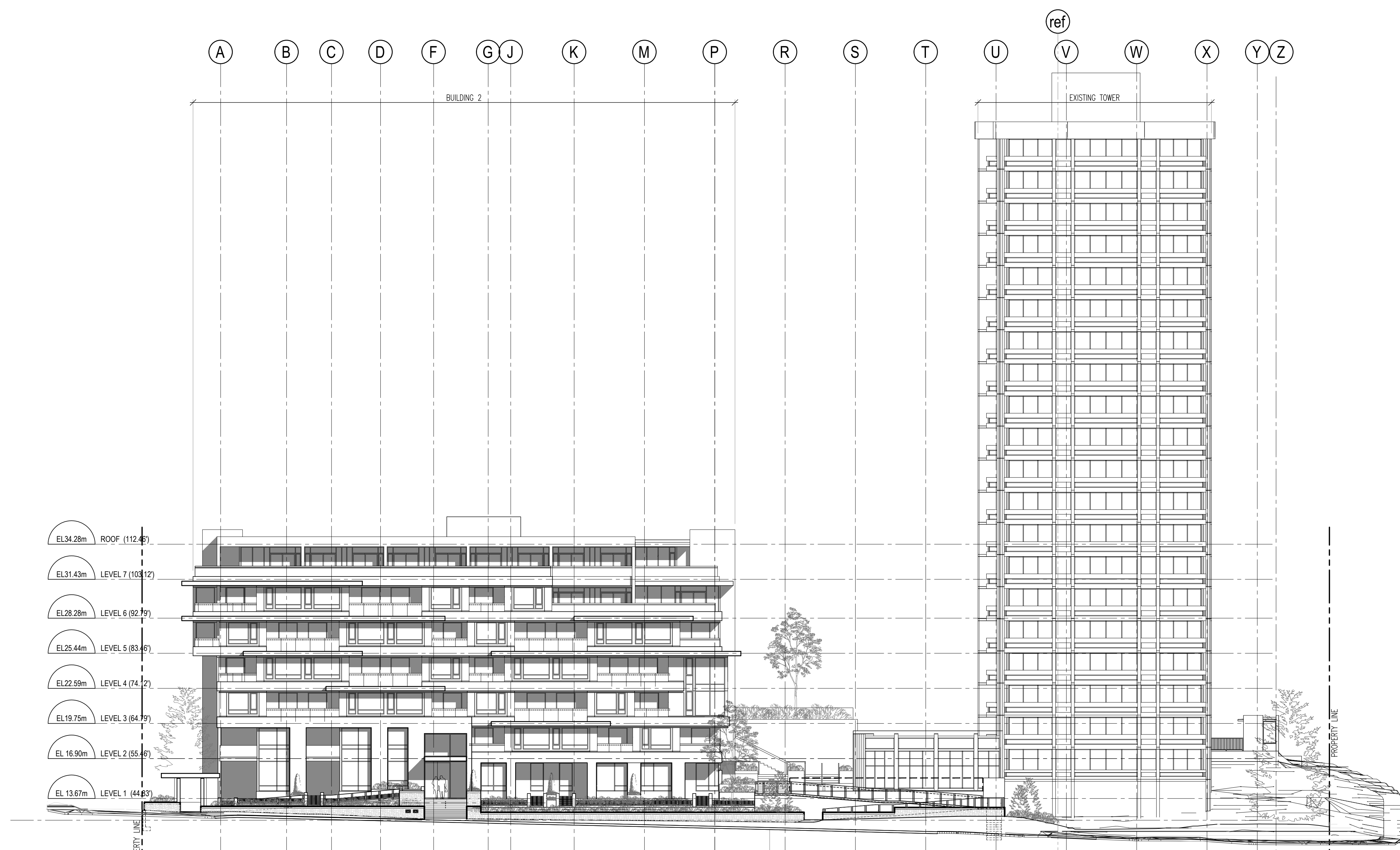
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PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2021-07-26
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 CHECKED BY :

DRAWING #:
DPa4.02

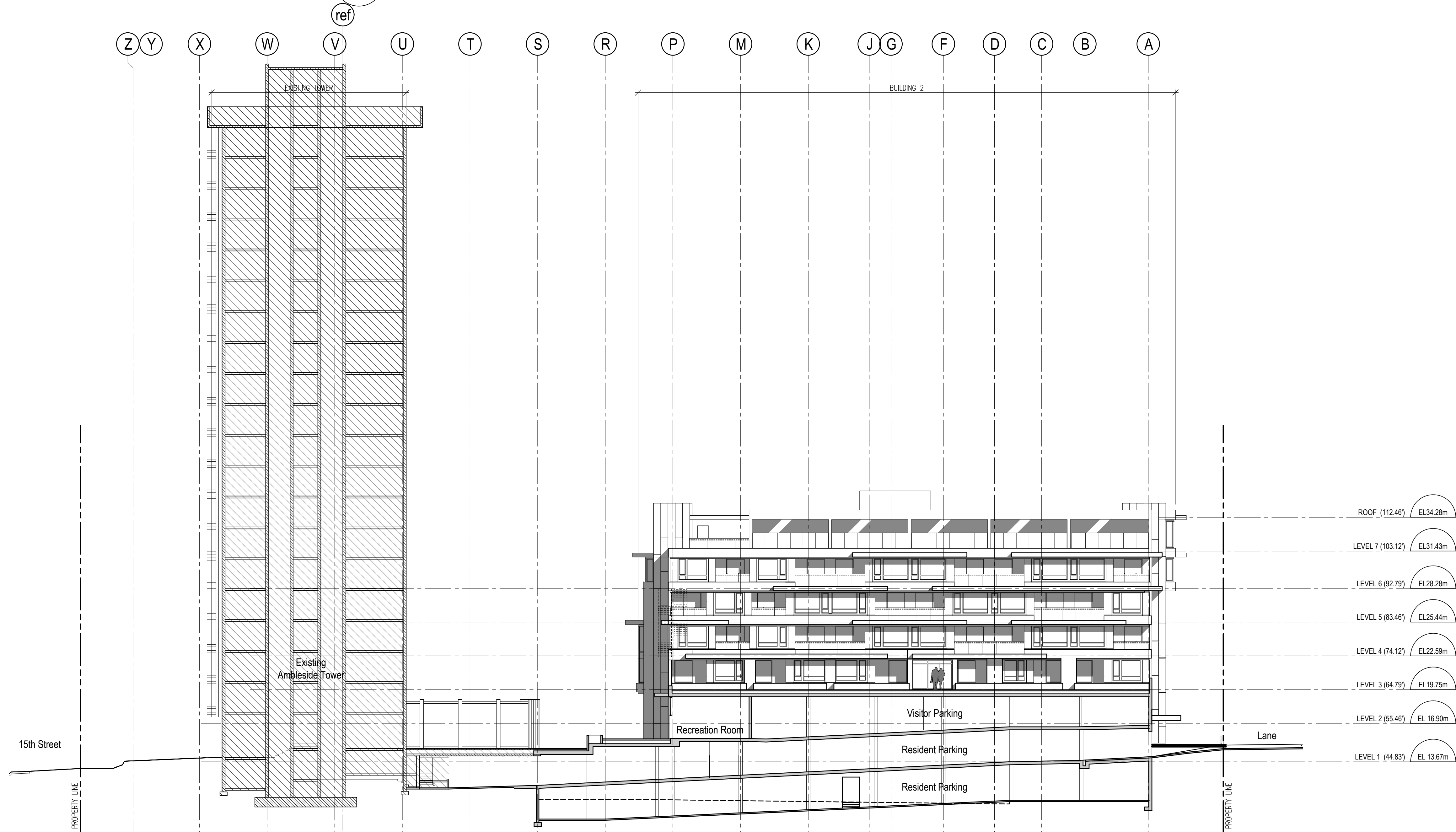
Bldg 1 + 2 East Elevation +
 Section E-E thru Parkade +
 Bldg 1 + 2 West Elevation

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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.

Telephone: (604) 298-3700
 Facsimile: (604) 298-6081
 www.buttjesarchitecture.com

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AMBLESIDE INFILL DEVELOPMENT

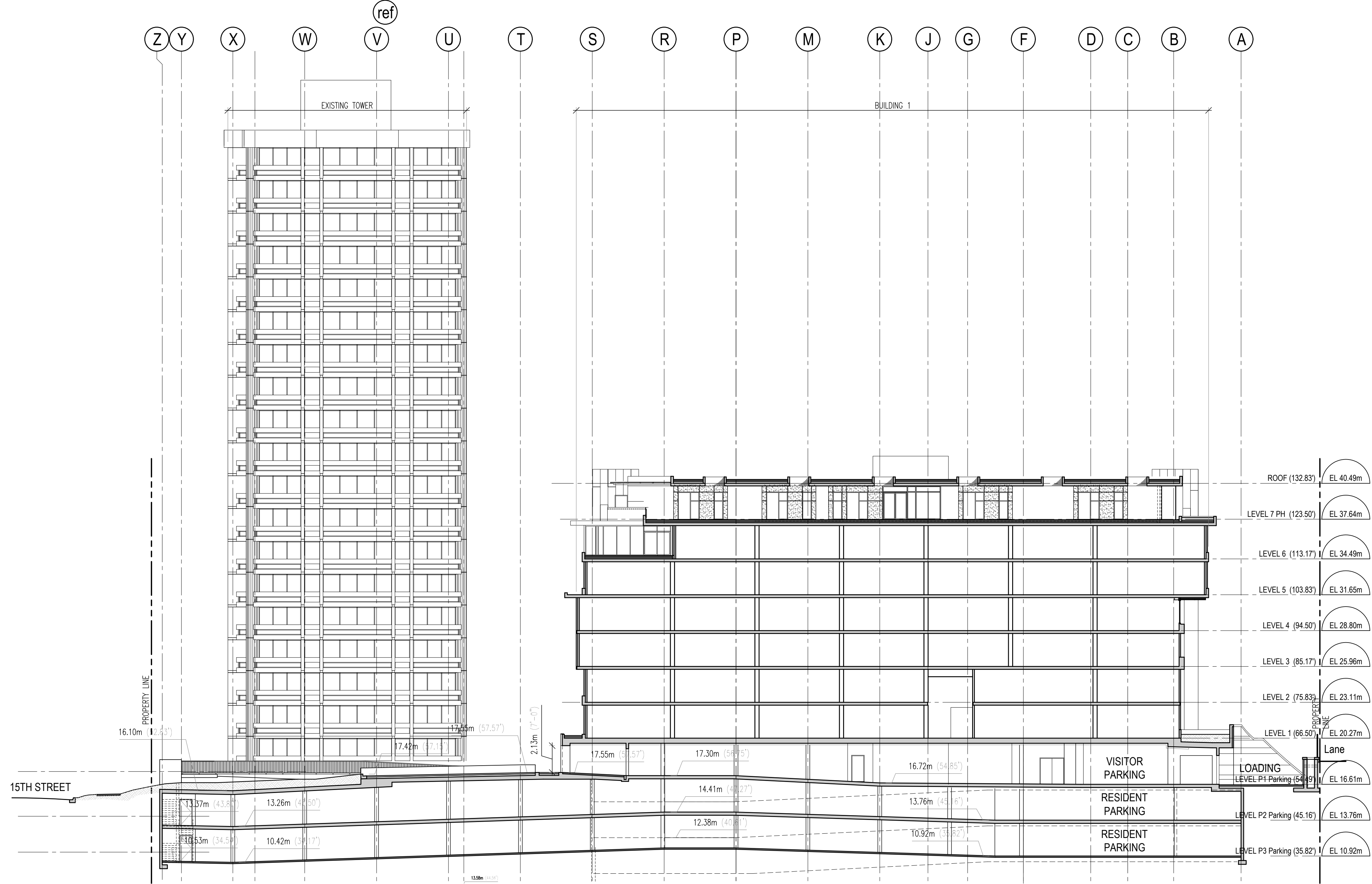
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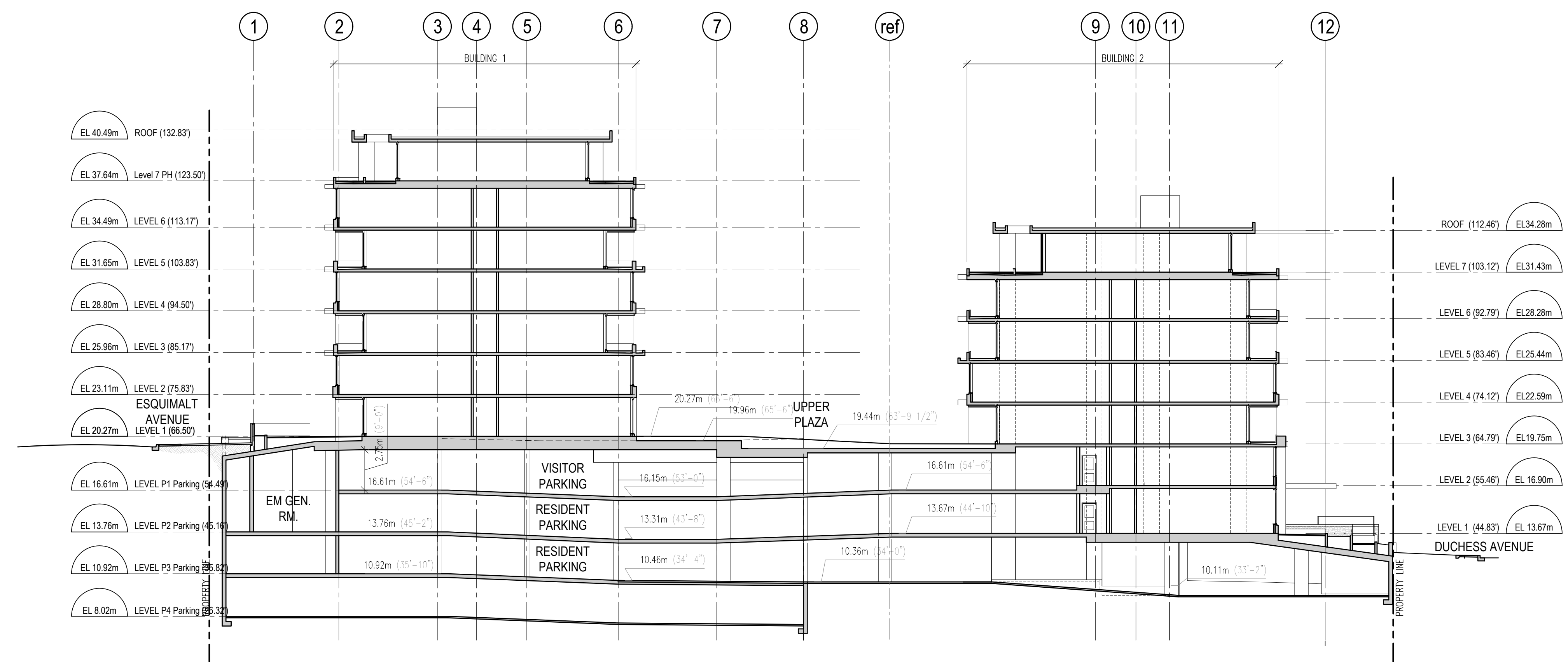
PROJECT No. : 1502
 SCALE : AS NOTED
 PLOT DATE : 2021-07-26
 DRAWN BY :
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DRAWING #:
DPa4.03

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



A-A Section A-A (Thru Bldg. 1)
Scale: 1:200



C-C Section C-C (Thru Bldg. 1 + 2)
Scale: 1:200

LEGEND

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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Buttjes Architecture Inc.

Telephone: (604) 298-3700
Facsimile: (604) 298-6081
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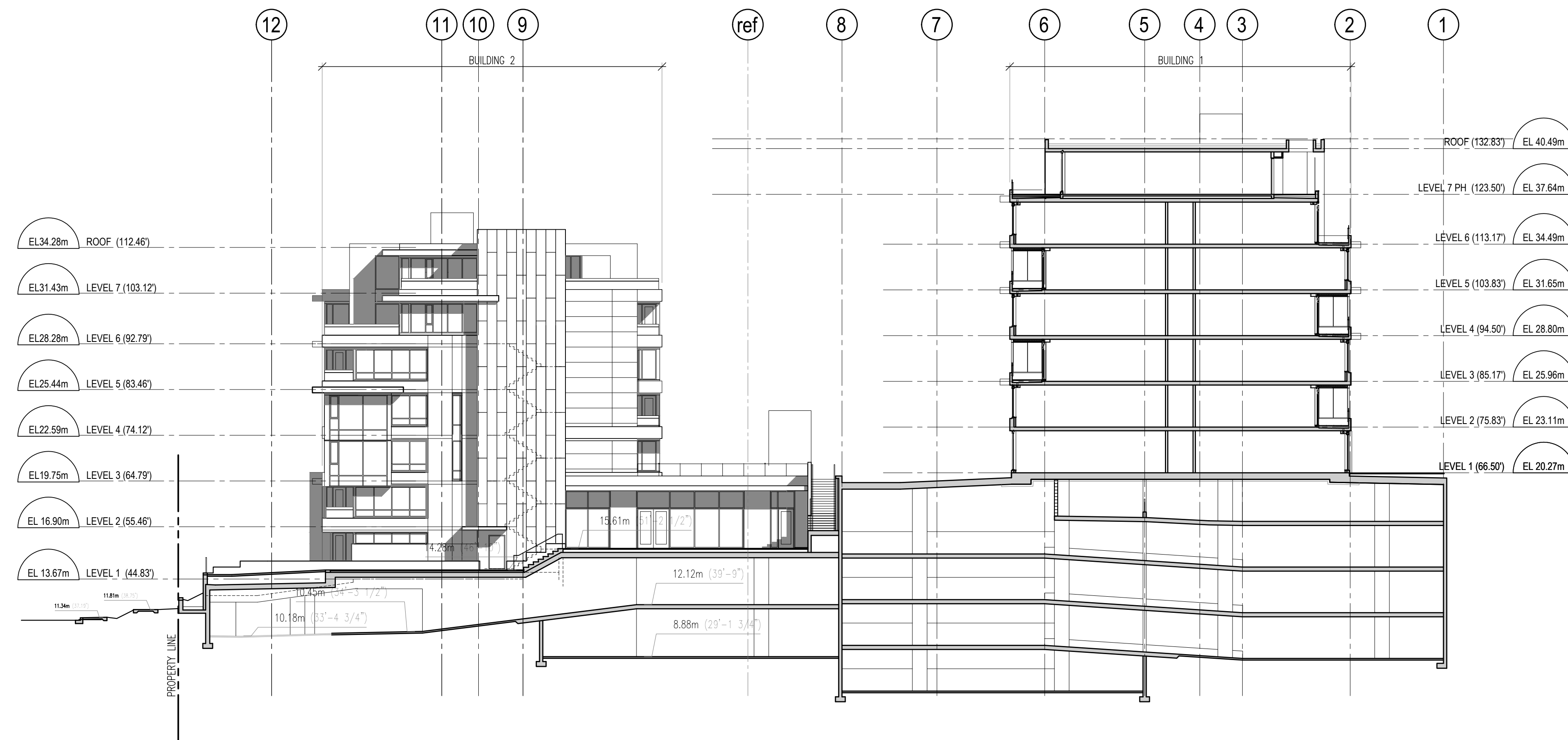
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PROJECT No. : 1502
SCALE : AS NOTED
PLOT DATE : 2021-07-26
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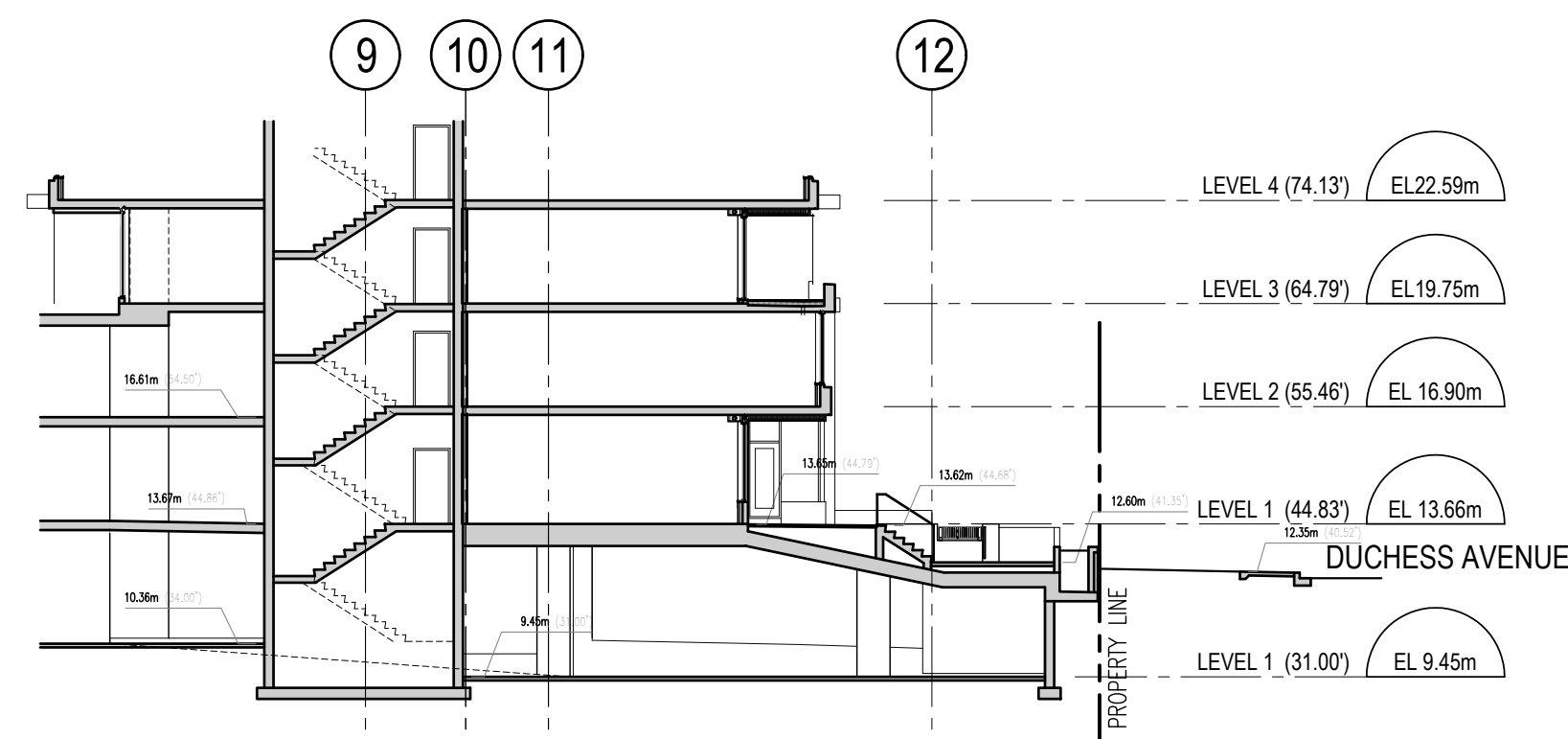
DRAWING #:
DPa5.01

Section A-A (Thru Bldg. 1) +
Section C-C (Thru Bldg. 1 + 2)

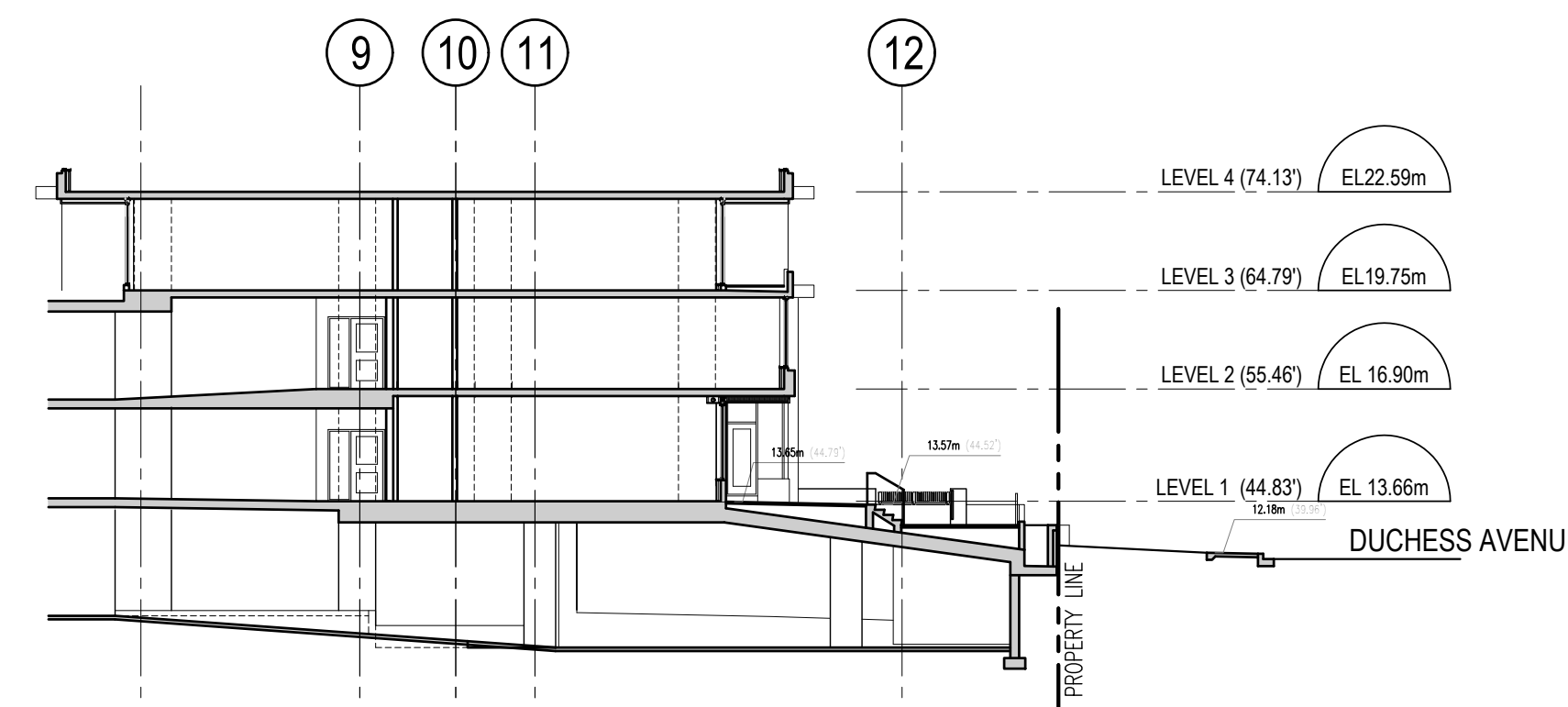
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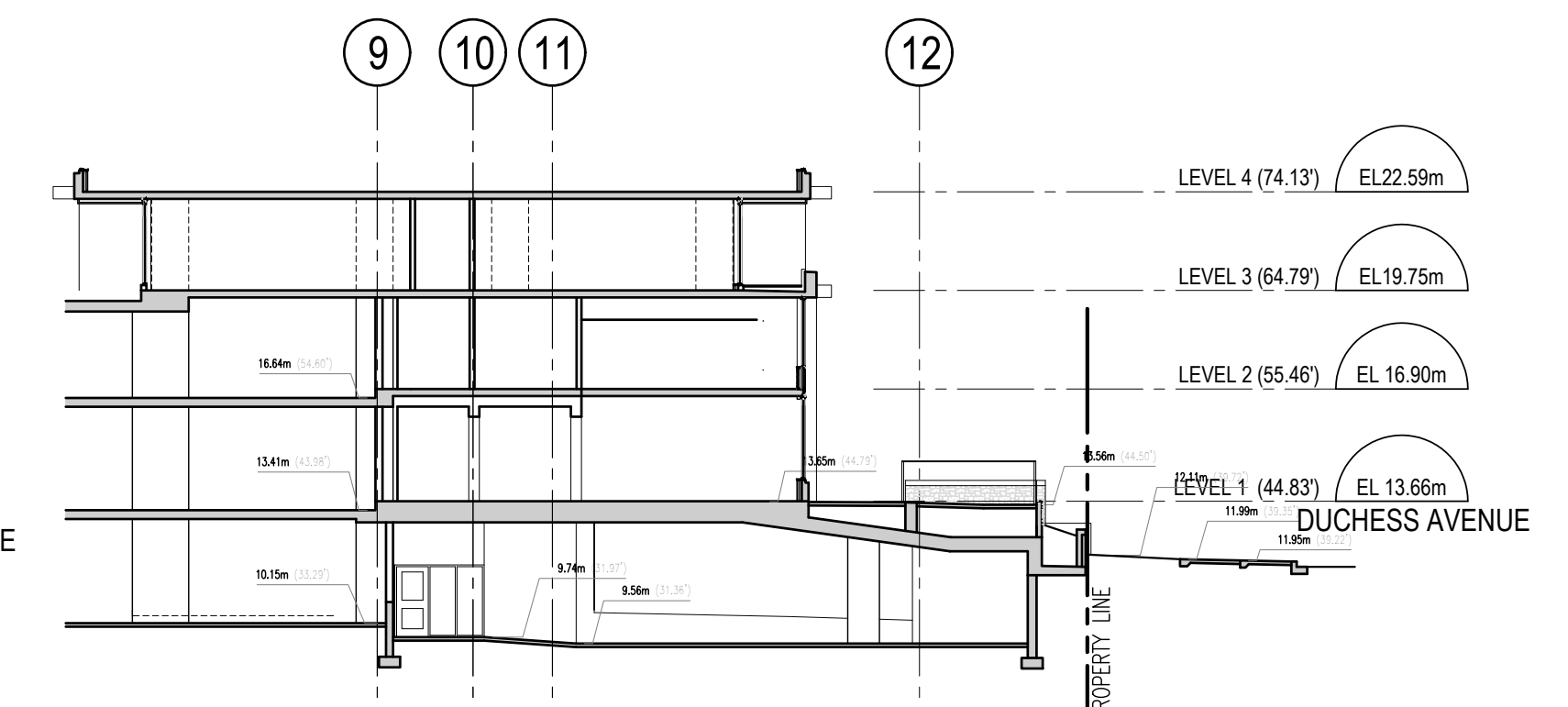
D-D Section D-D (Thru Bldg. 1 + Parkade)
Scale: 1:200



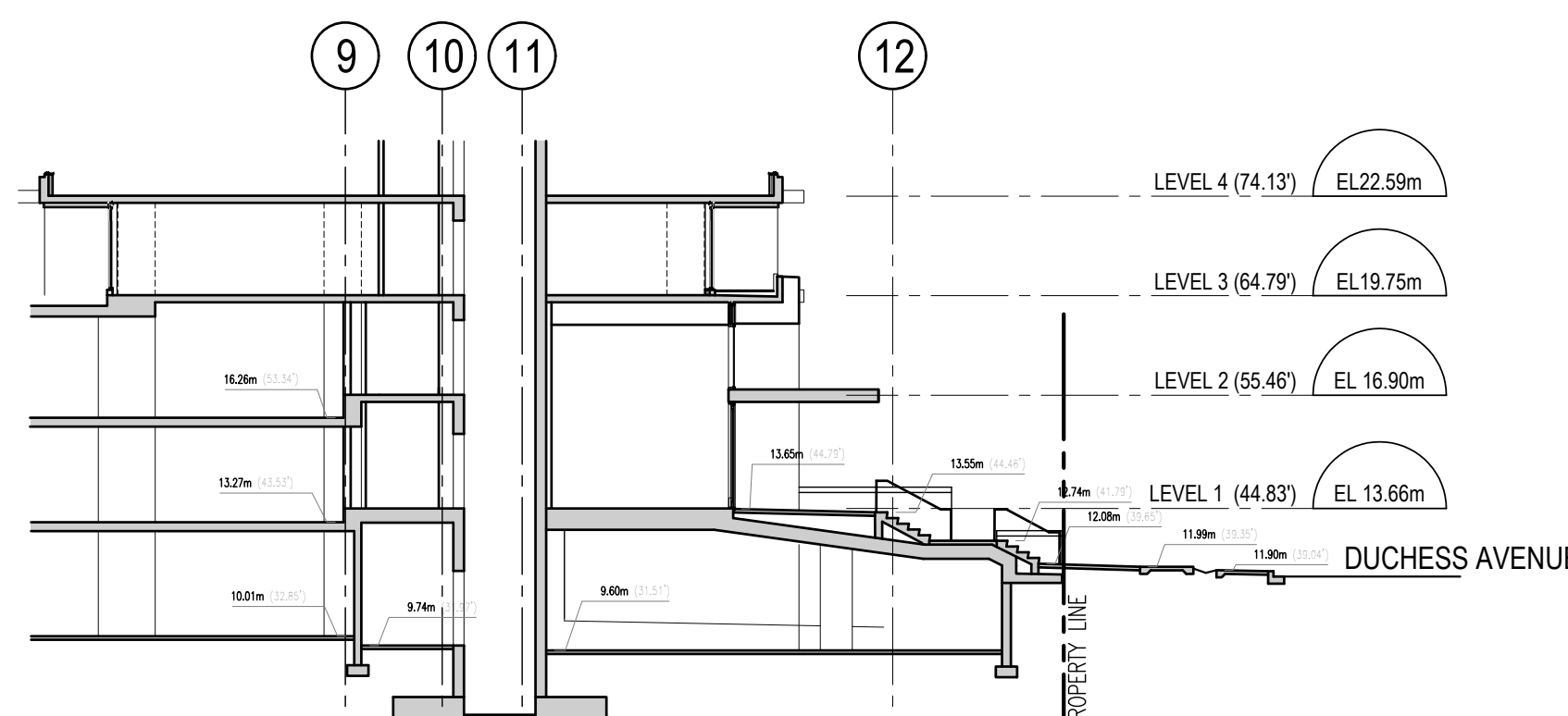
1 Partial Section 1 (Thru Bldg. 2)
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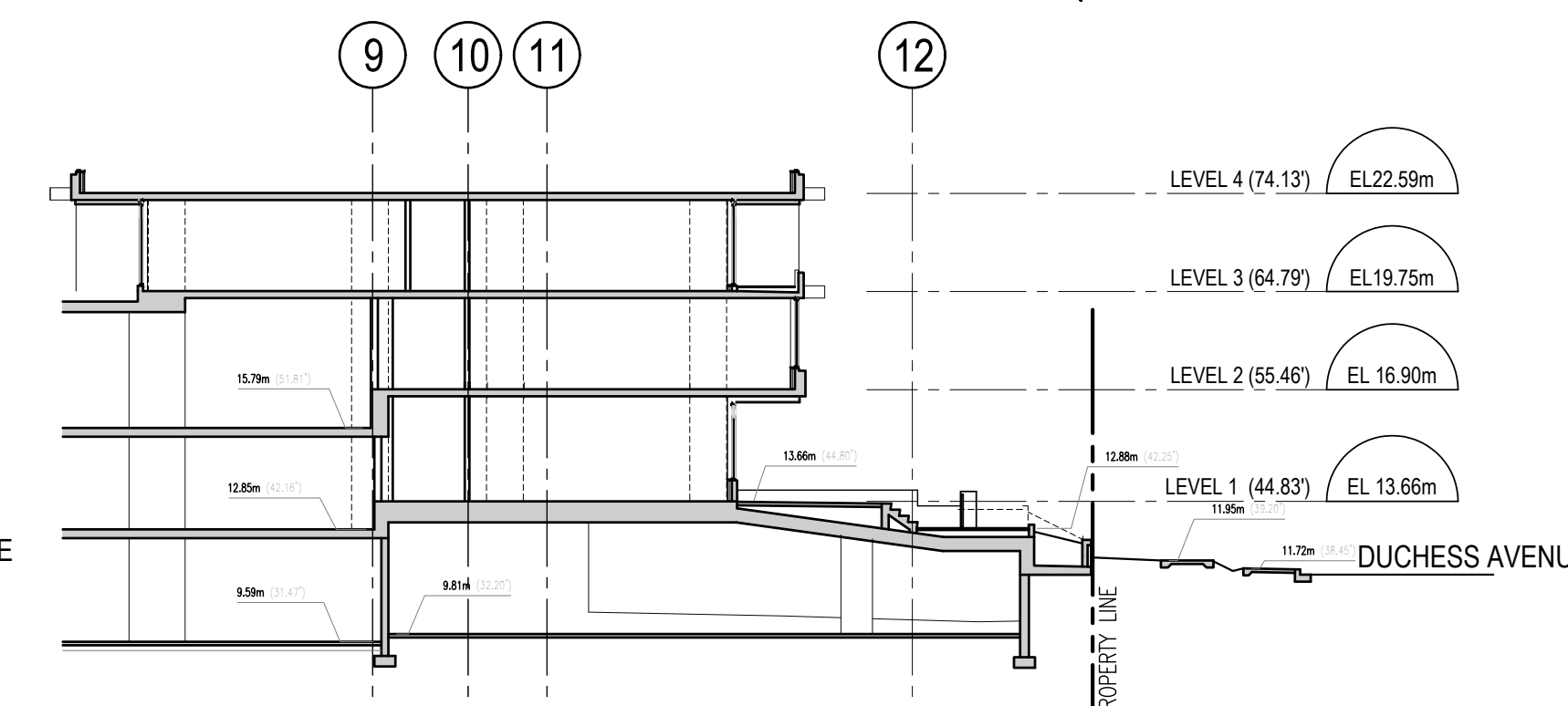
2 Partial Section 2 (Thru Bldg. 2)
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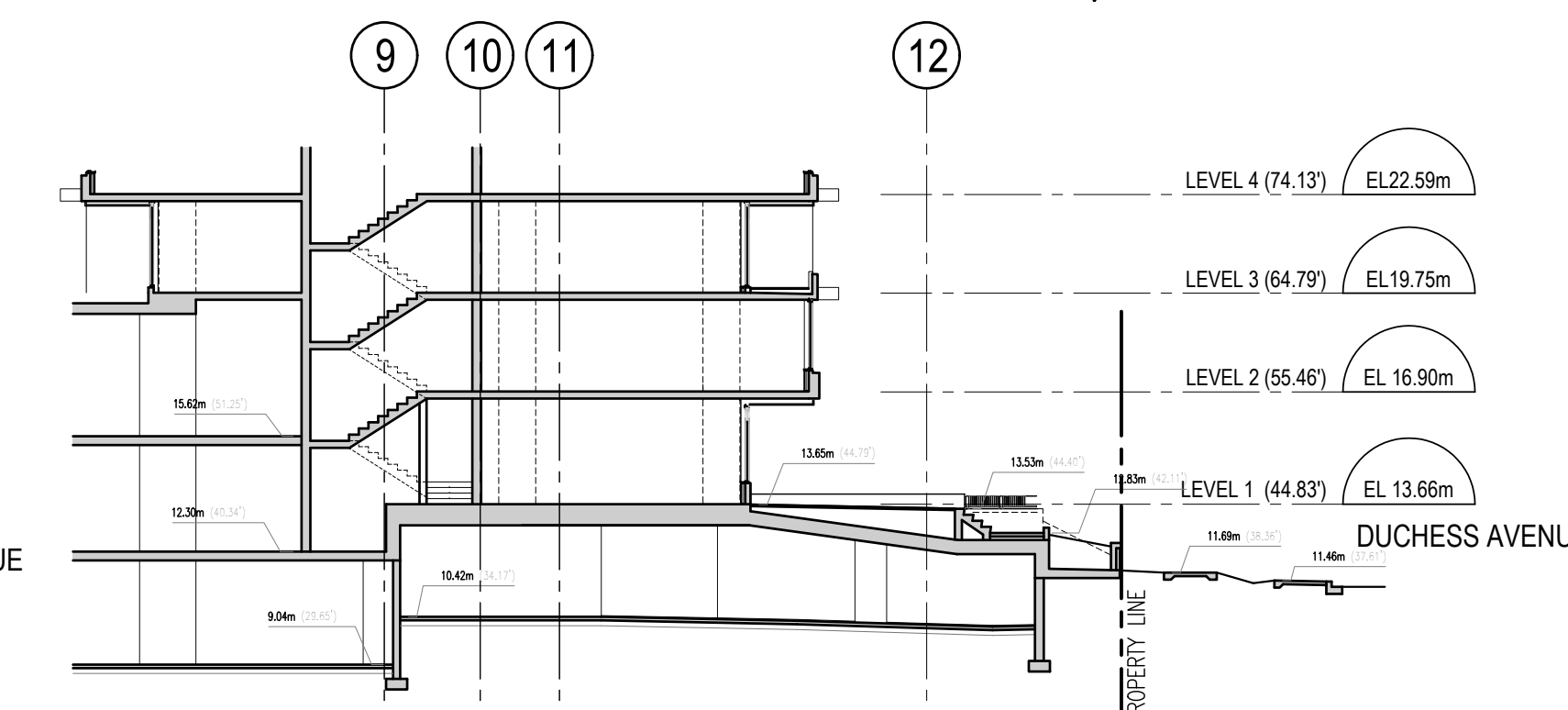
3 Partial Section 3 (Thru Bldg. 2)
Scale: 1:200



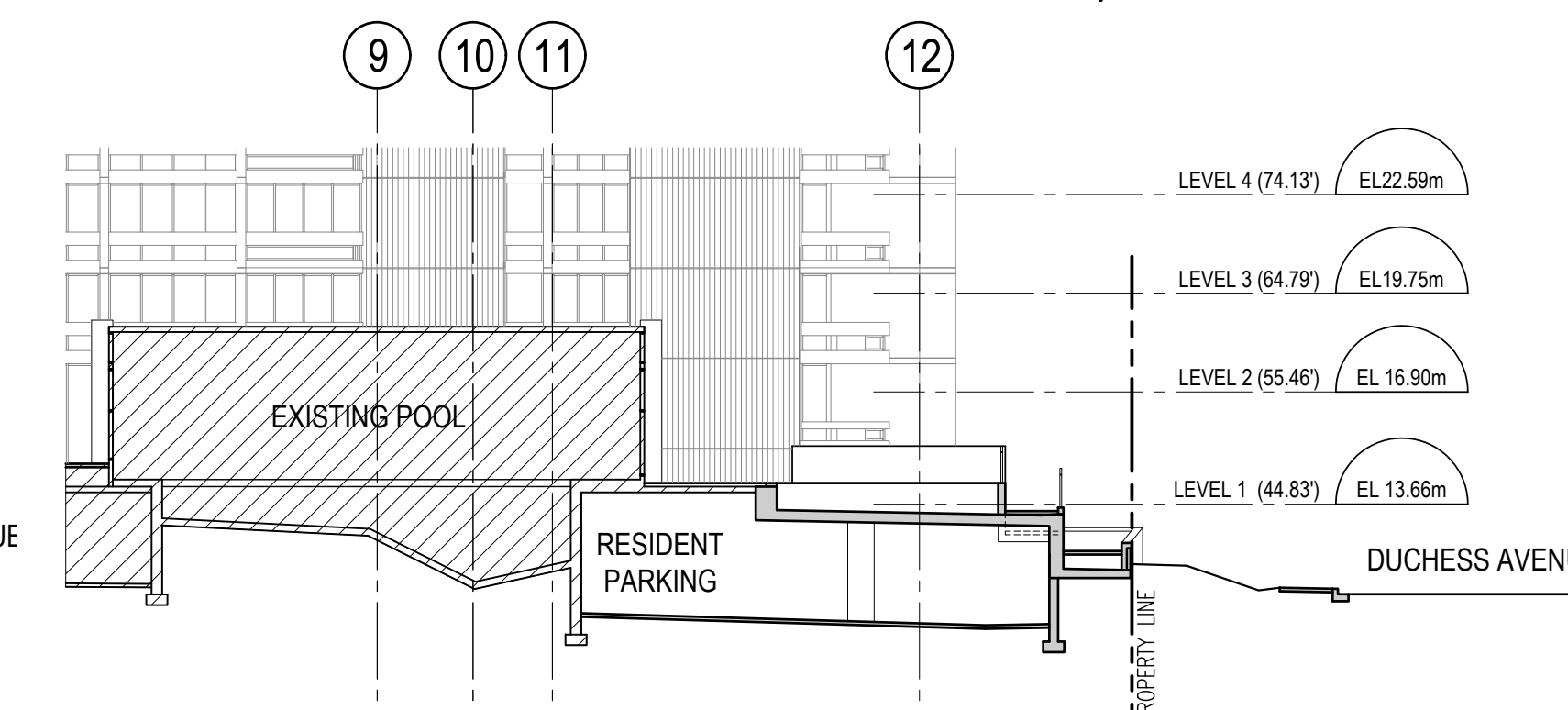
4 Partial Section 4 (Thru Bldg. 2)
Scale: 1:200



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 DRG
1	2019-05-02	ISSUED FOR DP APPLICATION

SEAL:

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Telephone: (604) 298-3700
Facsimile: (604) 298-6081
www.butjesarchitecture.com
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PROJECT No. : 1502
SCALE : AS NOTED
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DRAWING #:

DPa5.02

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

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