

December 5, 2022

University of British Columbia
Campus and Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4

Attention: Karen Russell, Manager Development Services

Wordsworth, 6138 Birney Avenue (Lot 6 Wesbrook Place)
DP 22002 – Summary of design revisions

Karen,

Please find below a summary of proposed design revisions to Wordsworth, from the approved Development Permit submission dated May 2, 2022. The majority of revisions are related to normal design development and the coordination of mechanical and electrical systems, building code compliance review, and incorporation of REAP items. The requested revisions identified in our meeting with UBC CC+P staff of November 22, 2002 have been incorporated into this final submission.

Architectural Design Revisions:

1. Project Statistics: The total FSR Area has been reviewed and revised slightly as a result of further design development. We note, FSR area has increased 9 sq.ft. from 180,945 sq.ft. to 180,954 sq.ft., and remains below the maximum permitted. The suite mix has been revised to reflect the revision to Level 16 suite plans.
2. Parking Layout and Statistics: Underground parking level configurations have been revised based on further mechanical and electrical coordination, and building code compliance reviews with UBC, VFRS, and CCC.

Vehicle parking maximums were re-calculated to reflect the UBC Development Handbook parking requirements method of calculation, to provide disabled parking stalls in addition to the residential stalls (rather than from within the total residential stalls provided). The disabled stalls are distributed between visitor and residential stalls proportionally. Total proposed on-site vehicle parking has been revised from 264 spaces to 289 spaces.

Bicycle storage rooms in the parkade have been revised to reflect comments and discussion with Transportation and CC&P to include oversize bike spaces.

3. Elevations and Materials: The terracotta colour accents have been changed to a metallic gold tone metal panel. The finish has a metallic champagne appearance. We believe the gold colour will elevate the sophistication of the project and maintain the character of the building. Typical design development and envelope review has occurred through the energy modelling process.

4. Lobby and Entry Canopy: Further design development work has been undertaken to accommodate building code tower exiting requirements adjacent to amenity and lobby, in coordination with interior design. Further design development is ongoing to the entry canopy.
5. Mechanical Penthouse: Through coordination and design development, the tower rooftop mechanical penthouse configuration has been revised to suit mechanical equipment layout requirements. Further exterior articulation has been provided as design has developed with input from envelope consultant and energy modelling results.
6. City Homes: A small amount of additional glazing has been incorporated into the end walls of the City Home clusters to take advantage of and provide daylighting to the end units.

Landscape Design Revisions

We include the following summary of revisions to the landscape design which has been provided by the Landscape Architect (Hapa Collaborative) in collaboration with the applicant.

1. The configuration of the central courtyard has been revised. Two garden pathways have been combined into one continuous concrete paver pathway for convenience and emergency access.
2. Shared courtyard tables and benches were added to both ends of the pathway.
3. The sidewalk along Ross Drive has been revised to its original condition.
4. Landscape design has been developed to accommodate grading, structure, and mechanical systems, including the removal of one connection through the side parallel to Ross,
5. Lobby entrance layout has been updated to reflect the revised architectural design and design development.
6. All bike racks have been changed to the standard UBC bike rack (the inverted U type). Bike rack layouts have been further developed to accommodate site conditions and coordination.
7. An additional existing tree has been proposed for removal since it is too close to the parkade edge for realistic retention. Refer to arborist report.
8. All tree up-lighting were removed from the lighting plan – see L1.51.
9. The east-west pathway has been widened to 7' on Birney side, and 6' on the greenway side. The gathering space has been opened up a bit more.

Should you require any additional information, drawings or diagrams, or clarification on the enclosed, please don't hesitate to contact us.

Sincerely,

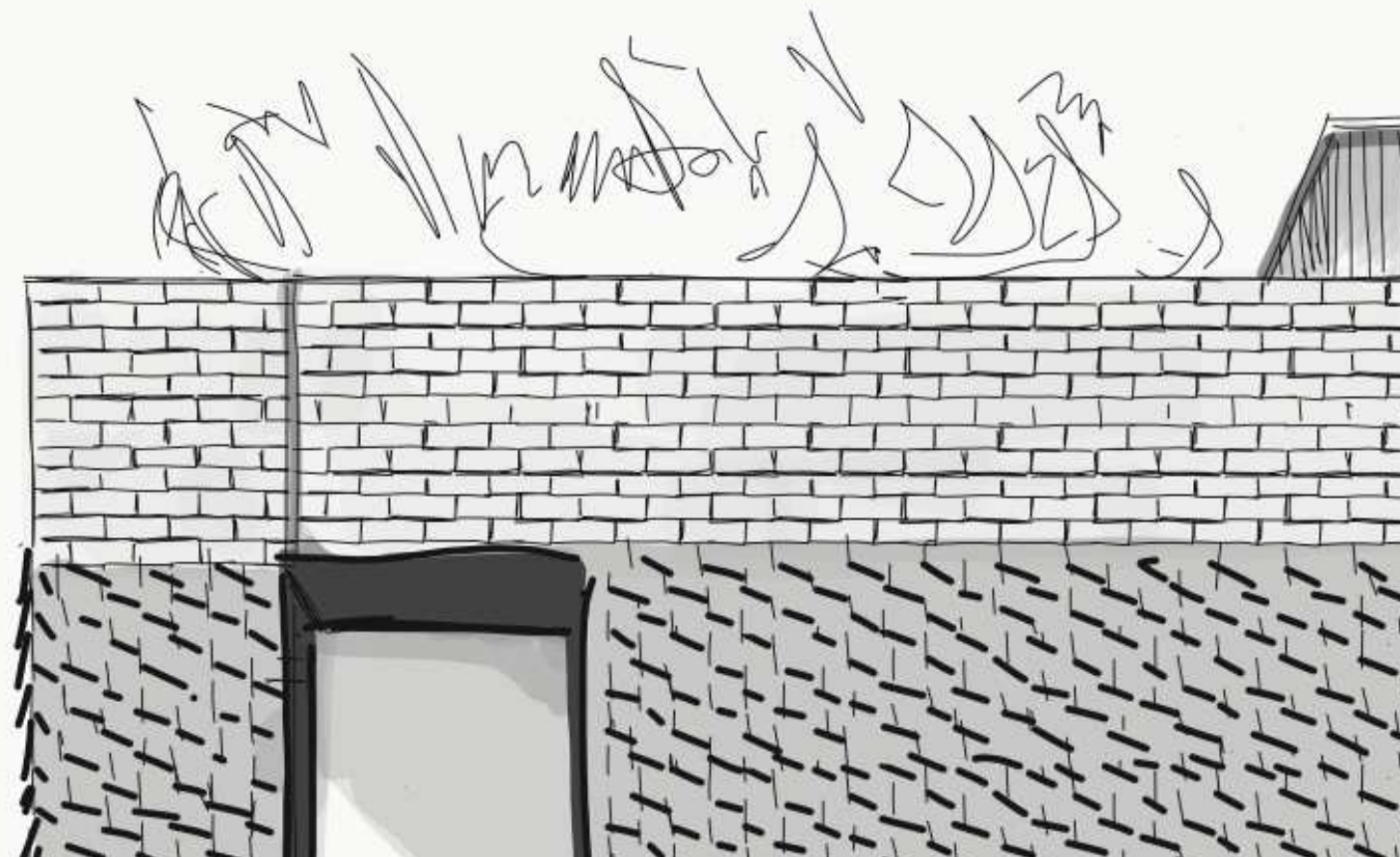


Graham Merritt Architect AIBC
Francl Architecture Inc.

WORDSWORTH

Development Permit Permit Submission
May 3, 2022

Revised Submission - DP Minor Amendment
December 5, 2022



Wordsworth

Birney Avenue and Ross Drive

University of British Columbia

| Setbacks | Required | Proposed |
|----------------------|----------|----------|
| Front, Rear and Side | 2.5 m | 2.5 m |

| Building Areas | | Gross | Amenity | Exclusions | | FSR Area |
|----------------|----------|---------|---------|---------------|-----------|----------|
| Tower | | | | Storage Total | M&E Total | |
| | Level 1 | 10,216 | 2,331 | 390 | 197 | 7,299 |
| | Level 2 | 10,241 | 1,786 | 427 | 209 | 7,820 |
| | Level 3 | 10,495 | | 543 | 275 | 9,677 |
| | Level 4 | 10,495 | | 543 | 275 | 9,677 |
| | Level 5 | 10,495 | | 543 | 275 | 9,677 |
| | Level 6 | 10,495 | | 543 | 275 | 9,677 |
| | Level 7 | 10,495 | | 543 | 275 | 9,677 |
| | Level 8 | 10,495 | | 543 | 275 | 9,677 |
| | Level 9 | 10,495 | | 543 | 275 | 9,677 |
| | Level 10 | 10,495 | | 543 | 275 | 9,677 |
| | Level 11 | 10,495 | | 543 | 275 | 9,677 |
| | Level 12 | 10,495 | | 543 | 275 | 9,677 |
| | Level 13 | 10,495 | | 543 | 275 | 9,677 |
| | Level 14 | 10,495 | | 543 | 275 | 9,677 |
| | Level 15 | 10,495 | | 543 | 275 | 9,677 |
| | Level 16 | 8,090 | | 233 | 168 | 7,689 |
| | Total | 164,982 | 4,117 | 8,109 | 4,148 | 148,608 |
| City Homes | | | | | | |
| | Level 1 | 12,342 | | | | 12,342 |
| | Level 2 | 12,320 | | | 308 | 12,320 |
| | Level 3 | 8,756 | | 880 | | 8,756 |
| | Total | 33,534 | | | | 32,346 |
| Project Total | | 198,516 | | | 0 | 180,954 |

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| Bicycle Storage / Parking | | Required | Proposed |
|---------------------------|---|----------|----------|
| Class I - Residents | (per REAP 3.2 H&W P1 credit: Bicycle Parking & Storage Room(s)) | 446 | 446 |
| | (per UBC Devel't Handbook: min. 1.5 bicycle spaces per dwelling unit) | 347 | 446 |
| Class II - Visitors | (minimum 0.5 bicycle spaces per dwelling unit) | 116 | 116 |

Request height variance of up to 4'-6" due to slope across the site and height calculation based on sloped base plane method of calculation. Refer to sections on page 33. We note, the ground level of the 16 storey tower is set for accessible entry at the lobby, and is recessed below grade approximately 2'-0" at the north end of the tower.

Project Statistics revisions:

- iii

SITE

Lot 6 of Wesbrook Place is a 4,804m2 (51,708 sq.ft.) site located at the corner of Ross Drive (to the south) and Berton Avenue to the west. The north and eastern boundaries are defined by pedestrian greenways. Scholar's greenway to the east connects the nearby entrance of UBC Farm to Mundell Park and beyond. Webber Lane to the north is part of the east-west pedestrian thoroughway (green street) connecting Mundell Park to Berton Avenue and to Wesbrook Village center. This thoroughway incorporates a cascading stream landscape feature which directly borders Lot 6. The stream is the source to the pond at Mundell Park.

The existing site grades are gentle, sloping evenly from its highest point at the north corner to the south corner with a total drop of 3.57m (approximately 11'-8"). There is a slightly steeper cut down along the eastern boundary to navigate the grade transition down to Scholar's greenway and Mundell park.

CONTEXT

Mundell Park is located directly east of Lot 6. This neighbourhood park is a node at the intersection of the two greenways and is a significant public outdoor amenity space. Its focal point is a natural pond, with an island and a pedestrian bridge crossing which completes the north-south pedestrian thoroughway connection. The park also incorporates grassy areas and playground structure at the southern end.

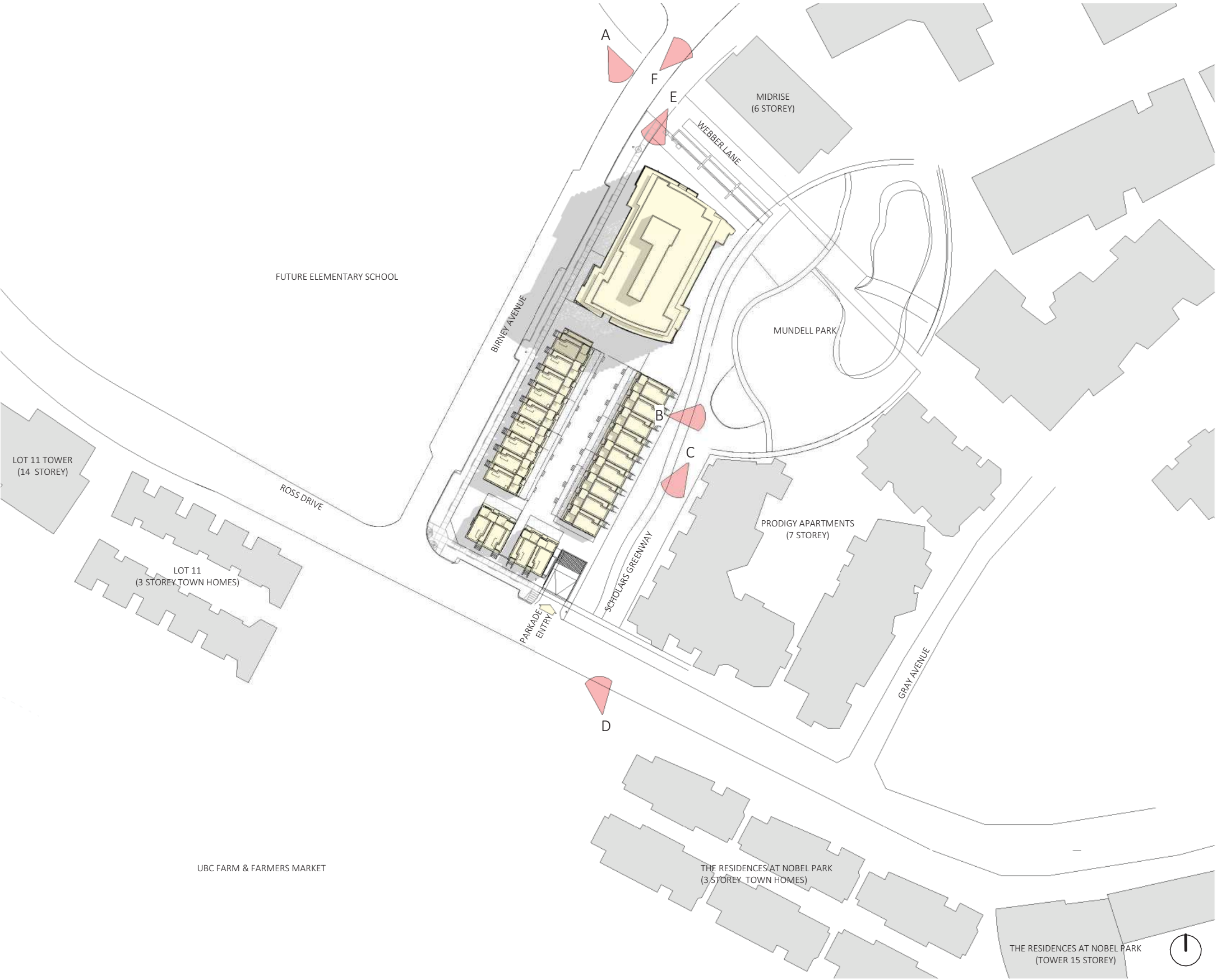
The park is surrounded by existing 6 and 7 storey residential developments along the northern, southern and eastern boundaries. Lot 6 is the last remaining site in the block to be developed.

Across Ross Drive to the south is a section of natural forest, UBC Farm, and the Salish Sea, which will be visible from higher levels of the tower. The site to the west across Berton Avenue is currently undeveloped but will become an elementary school and playing field in future.

Left: Illustrative Massing of the Wesbrook Place Neighbourhood Plan with project site | From <http://planning.ubc.ca/sites/planning.ubc.ca/files/images/DRAFT%20Wesbrook%20Place%20NP%20Illustrated%20Amendment%20Feb%204%202016.jpg>



SITE & CONTEXT PHOTOS



A - Birney Avenue & Webber Lane



D - From UBC Farm Entrance



B - Mundell Park Connection



E - Birney Avenue - Looking South



C - Scholars Greenway



F - Birney Avenue at Webber Lane



Aerial View - Looking Southwest



Aerial View - Looking Northeast

PROGRAM

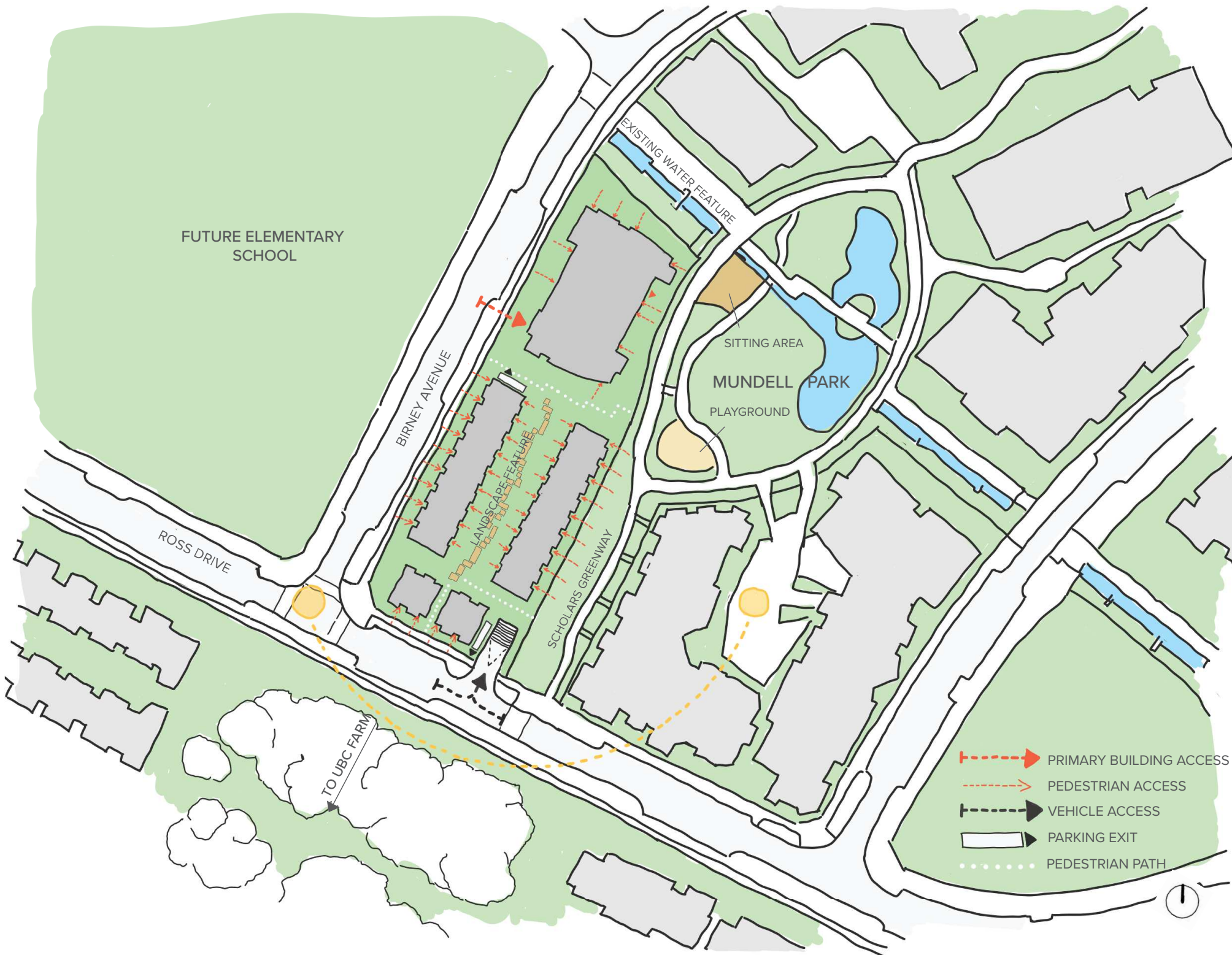
The proposed Lot 6 development consists of a 16-storey residential tower component located at the northern portion of the site. Twenty-two 3-storey city homes are located in the southern portion of the site, fronting Birney Avenue, Ross Drive, and Scholar's Greenway. Passageways allow for access through to the semi-private courtyard space. The below grade parking access is discretely located at the southeastern corner of the site, which is a natural low point that minimizes the extent of exposed ramp entry, with the remainder screened by an overhead trellis structure.

The tower contains 209 suites, predominantly 1-2 bedroom units with some studios and **six penthouse suites from 2 to 3 bedrooms**. The entry lobby is located near the southwest corner of the tower and adjacent amenity room space fronts onto the common courtyard with the city homes. The development guidelines specific to this site allow for a 16 storey tower (not to exceed 48m). However, given the existing topography which slopes both the length and across the site, the proposed 16 storey tower exceeds the 48m height limit. A request for height variance of 4'-6" is included with this submission. The height calculation method (base plane) employed was based on the City of Vancouver zoning method (which effectively generates a diagonal maximum height envelope).

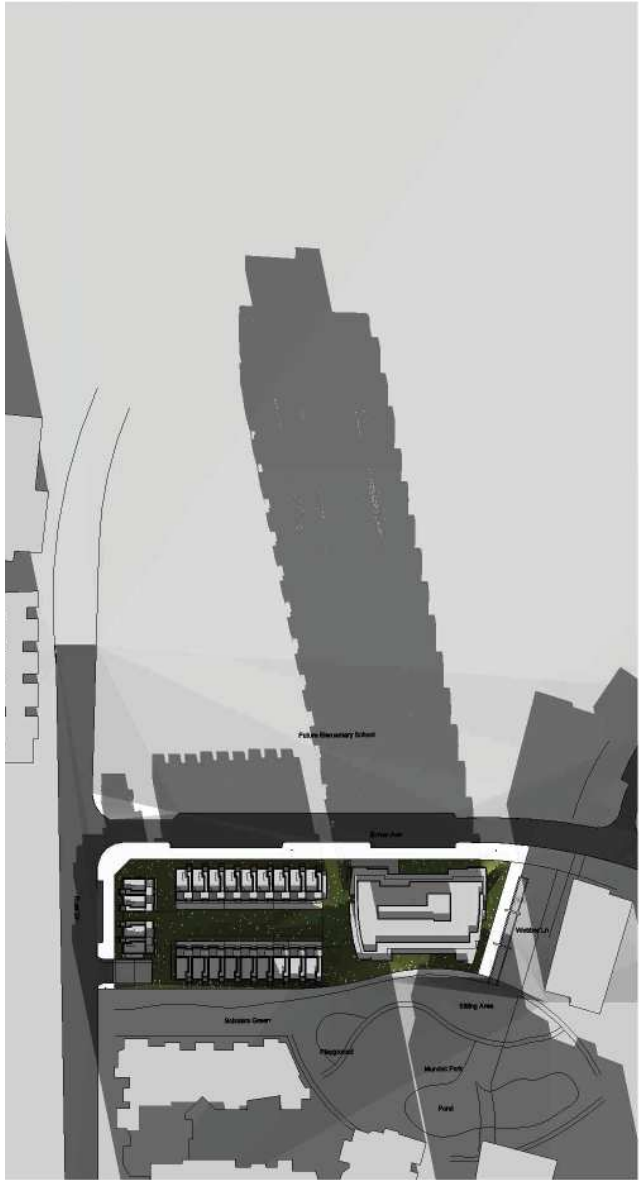
The city homes are connected in clusters of two and nine homes, and maintain a 3-storey volume where they face onto Birney Avenue, Ross Drive and the greenway to provide continuous street edge, and to better relate to scale and massing of adjacent developments. Street level entries and private patios at most homes step up or down as grade falls away over the length of the site and in cross section across the courtyard, to create a sense of individuality for each home. On the courtyard side, the city homes are terraced at the upper level. The semi-private courtyard provides a focal point the forest at the south and connection to the tower to the north.

Underground parking will be provided for both residents and visitors. The penthouse units will each have designated secure private garages. Secure bicycle storage, storage lockers, garbage & recycling facilities and service rooms will also be provided below grade.

This development is designed to REAP Gold standards and is targeting Step 3 of the BCBC Energy Code. Step 3 compliance to be verified with the preliminary energy analysis.



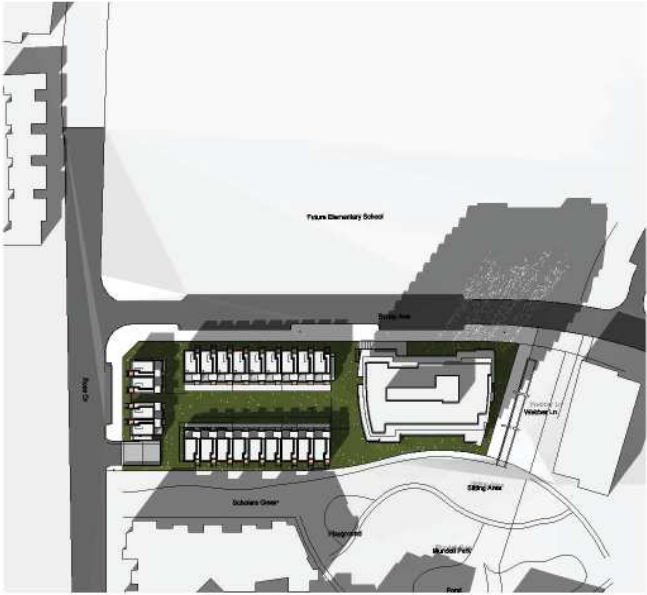
SHADOW ANALYSIS
PRESCRIBED STUDIES



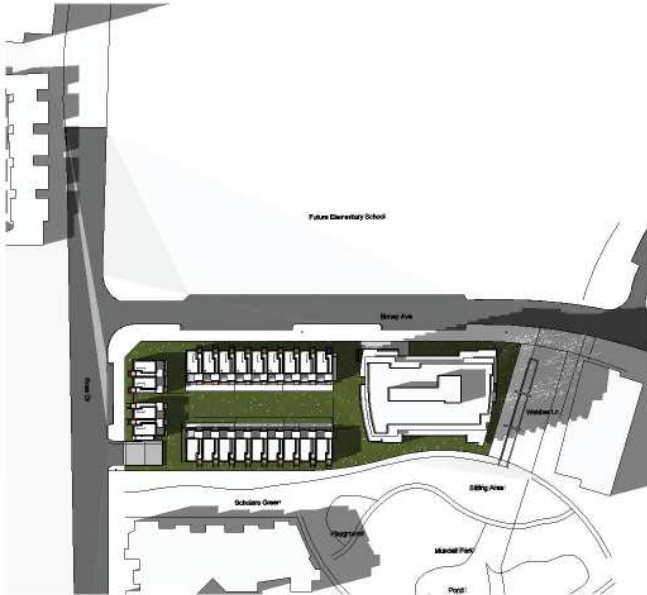
Fall Equinox - 08:30am



Spring Equinox - 10:00am



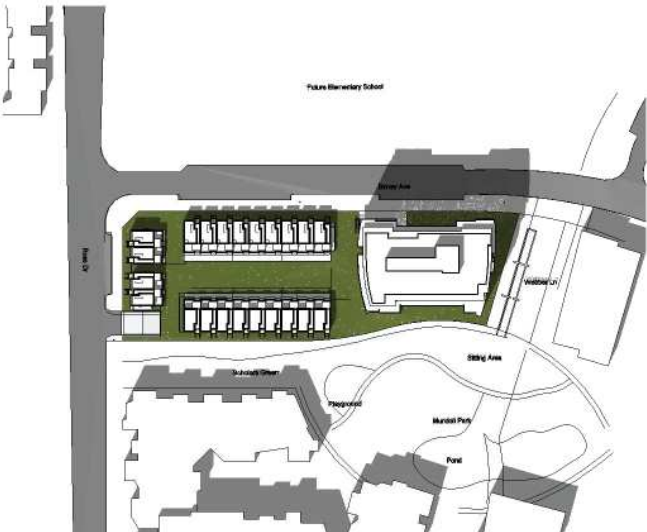
Spring Equinox - 12:00pm



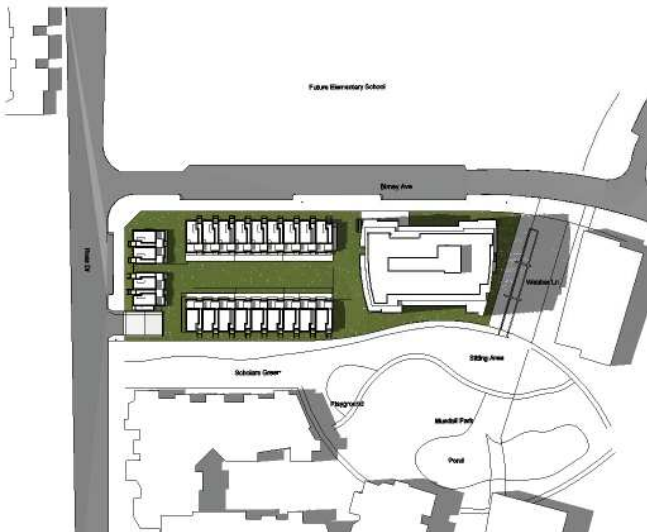
Spring Equinox - 02:00pm



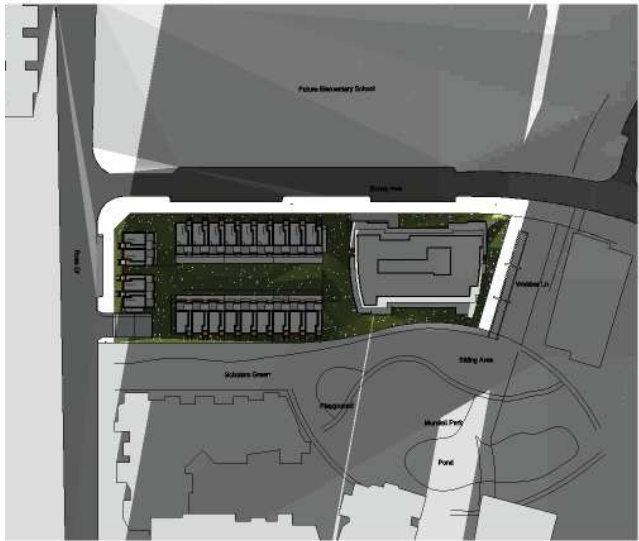
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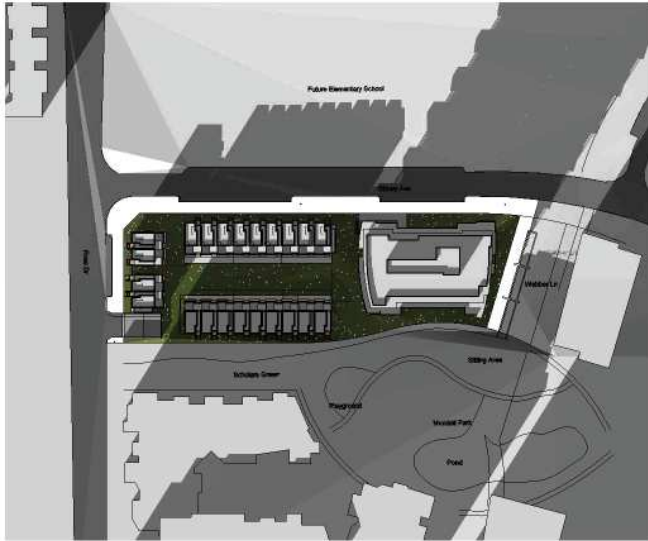
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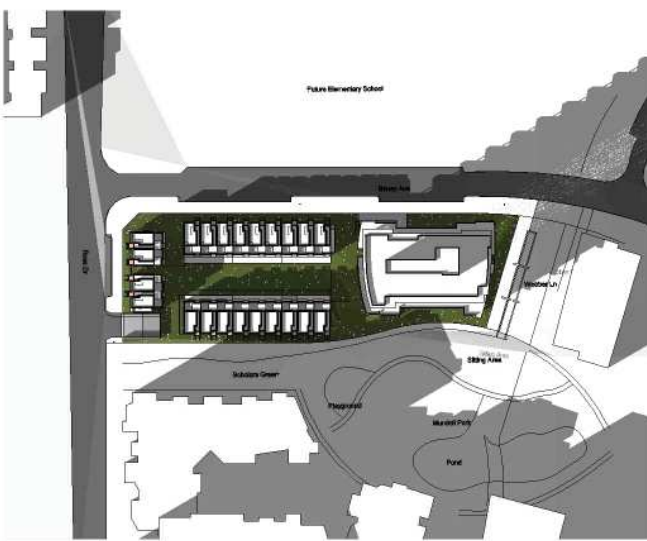
Summer Solstice - 02:00pm



Winter Solstice - 08:30am



Winter Solstice - 10:00am



Winter Solstice - 12:00pm



Winter Solstice - 02:00pm

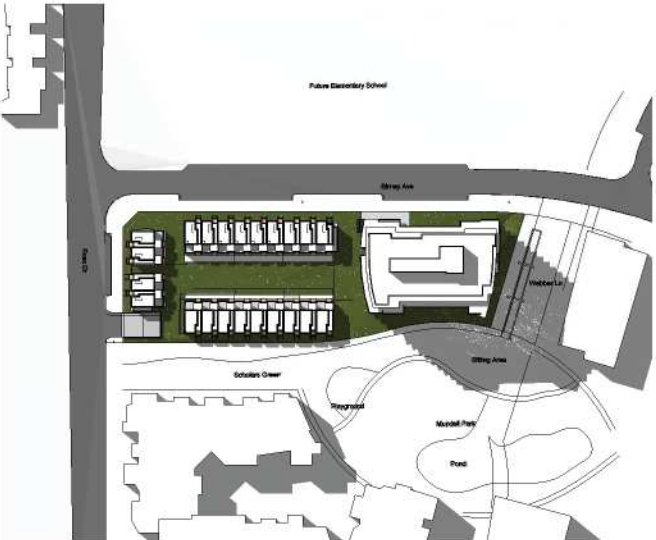
SHADOW ANALYSIS
ADDITIONAL STUDIES

The effects of shadowing by the proposed development (and adjacent existing developments) on Mundell Park and the future elementary school site have been studied at the prescribed dates and times.

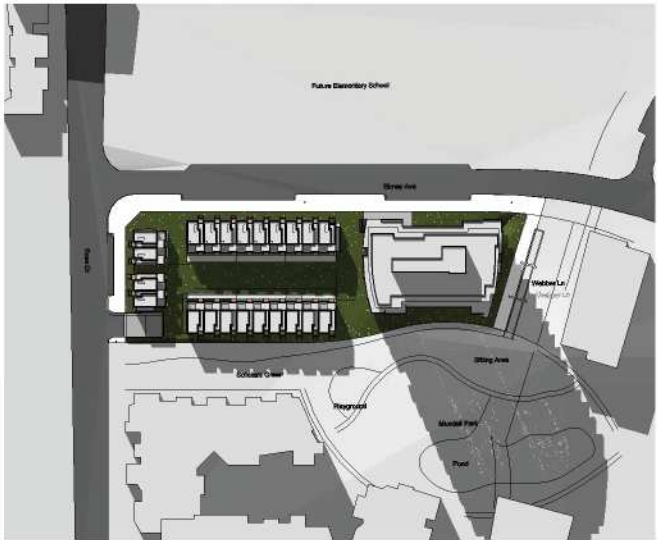
Additional times have also been studied, where use of these public spaces would be commonplace such as in late afternoon, early evening in summertime, and pre-school hours at the future school site.



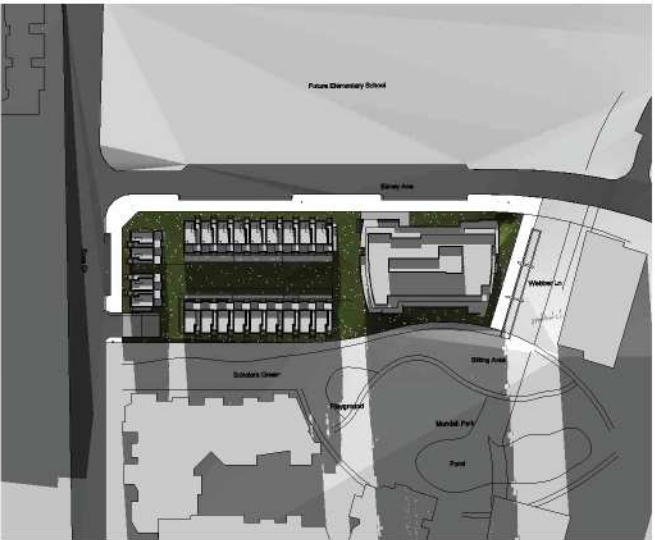
Spring Equinox - 04:00pm



Summer Solstice - 04:00pm



Summer Solstice - 06:00pm



Summer Solstice - 08:00pm



Winter Solstice - 04:00pm





DP Minor Amendment Dec.5, 2022
• landscape background updated / parkade ventilation added
• tower lobby & tower stair exiting revised

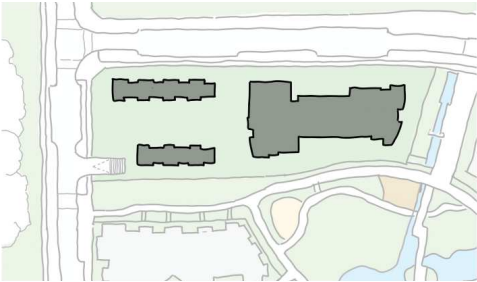
Background

The UBC Wesbrook Place Neighbourhood plan (illustrative plans P-10 & P-11) indicates a massing distribution across Lot 6, with a 16-storey tower located at the northern portion of the site, roughly square in proportion, and the remainder of the site as three storey townhomes. The site coverage shown is distributed approximately as a split of 1/3 tower and 2/3 townhomes, with a permitted density up to FSR of 3.5.

Overshadowing of Mundell Park and the future school site by the tower component was a primary consideration in determining the tower placement prescribed in the neighbourhood plan.

Process & Evolution of the Proposed Design - Through commentary received at the Pre-AUDP, AUDP, DRC and discussions with UBC CC&P, the design team was encouraged to re-examine the design in accordance to a number of overall guiding principles for this site and consider revisions to better align with the Neighbourhood Plan, including the following:

- Maintain (as closely as possible) the intent of site massing and density as shown in illustrative plans P-10 & P-11 of the neighbourhood plan:
- Increase proportion (density and site coverage) of City Homes to reduce Tower footprint
- Maintain prescribed site division line (~1/3 to 2/3 proportion) between Tower and City Homes
- Study tower base (podium) and relationships to grade
- Study effects of tower placement and tower form on overshadowing adjacent public spaces and ways to mitigate



Iteration 1 - Pre-application AUDP
• 7 City Homes
• 239 Tower Units



Iteration 2 - AUDP Submission
• 20 City Homes
• 220 Tower Units



Iteration 3 - Current Revised DP Submission
• 22 City Homes
• 209 Tower Units

LEGEND

Maximum 3.5 FSR
High Rise with Low Rise/Townhouses

Maximum 2.8 FSR
High Rise with Townhouses

Maximum 3.5 FSR

Maximum 2.8 FSR

Maximum 2.0 FSR

Maximum 1.2 FSR

Maximum Number of Storeys

Internal Site Height Transitions

Street Wall Massing
6 Storeys or less

Mixed-Use Commercial Centre

Schools

Green Edge

Usable Neighbourhood
Open Space (UNOS)

Greenway



Images: Illustrated Land Use Plan and 3D Illustrative Plan from Wesbrook Neighbourhood Plan (P-11 & P-12)

Proposed Development

The proposed form of development has evolved in consideration of this guidance, to more closely respect the policies of the Wesbrook Place Neighbourhood Plan. Overall siting revisions can be summarized as follows:

The revised overall site division between City Homes and Tower now closely approximates the prescribed 1/3 to 2/3 division and maintains FSR 3.5.

The density of the City Homes is increased to twenty-two homes facing Birney Avenue, Ross Drive, and Scholars Greenway. These are re-shaped into a deeper row house proportion, and have increased in area to reduce the tower floor plate. The City Homes are grouped into clusters to maintain visual and pathway connections to the semi-private interior courtyard.

The tower massing is redefined to fall within the overall prescribed site division and to reduce over-shadowing of Mundell Park and the future school site. The tower plate is reduced in length significantly and is pulled further north toward the building setback. The tower is re-shaped and internally re-planned (incorporating separate internal cores) in order to extend units outward, closer to the west and east building setback lines.

The tower extends to 16 storeys as permitted, however a height variance of up to 4’-6” is requested. The 48m height limit across this sloped site would not otherwise allow for an accessible ground level at 16 storeys in building height.

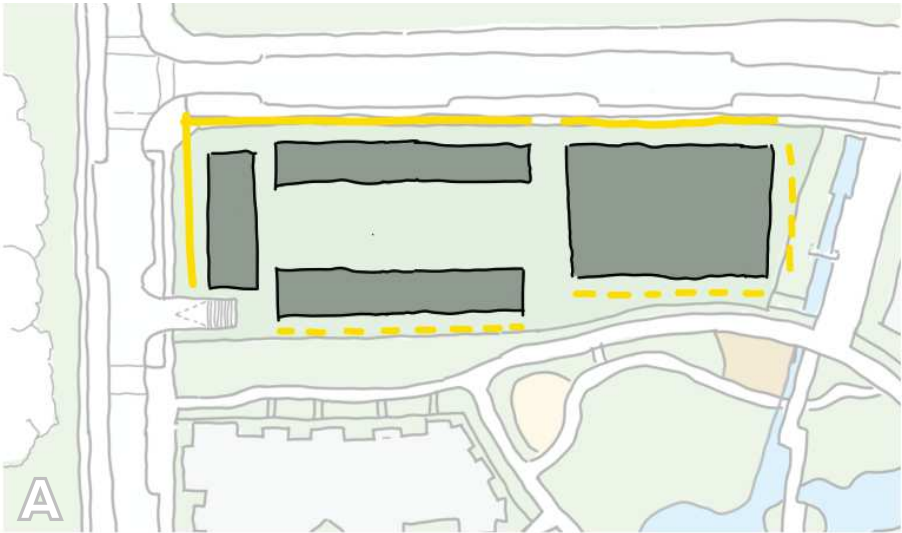
Articulation of the tower base (podium) and grade relationships have been refined, and are described in the building massing design rationale. Courtyard and semi-public passageways and access through the site is discussed in more detail with the design rationale provided by the Landscape Architect.

Building Form and Material

Tower - A series of form manipulations are introduced to break down the overall mass of the tower into more discernible elements and provide a finer level of detail at a human scale.

Beyond siting of the tower, shadow analysis identified the southeast tower corner as having the greatest impact on shadows cast on Mundell Park. Shaping the tower form with a gentle crescent shaped facade mitigates the shadow cast, shortens the overall perceived length of the east facade, and introduces a relationship to the natural context and curves of Mundell Park. Further the building corners are stepped back to further reduce shadowing.

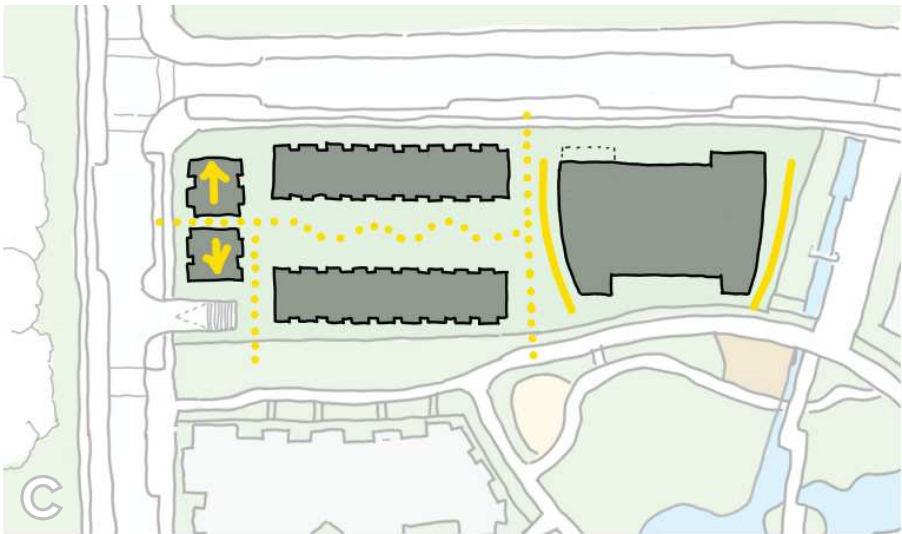
Given the tower proportions (height-to-floor plate), efforts are made to emphasize a more slender appearance by using facade elements, colours, and tones organized vertically. At the north and south facades, grey metal spandrel panel runs vertically with a vertical band of terra cotta coloured panel extending up to and connecting the penthouse level. At the west and east elevations, the main fields of wall are also rendered with a **metallic gold coloured panel system**. These areas are nearly square in proportion and form a background, behind which white painted balconies project, and are modulated in a rhythm.



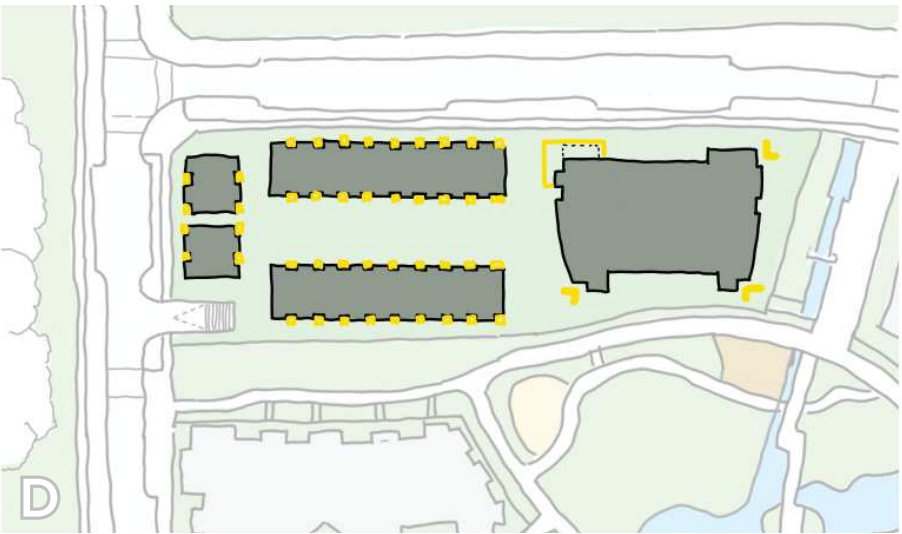
- Neighbourhood Plan massing
- Define street edge conditions



- Increase density at city homes to reduce tower floor plate
- Adjust tower massing to reduce overall length



- Porosity (access) through site
- Crescent shaped tower faces, natural context



- Refine tower corners to reduce shadowing and perceived tower length
- Sense of arrival - define entries

Building Form and Material

Tower (continued from previous page) -

The tower entry and sense of arrival is signalled by a three-storey white (metal panel clad) folded plate form, which carves back to a double-height lobby, with an independent canopy and feature columns, maintaining an open ground plane at the corner. A 3-storey tower podium datum carries across through use of white horizontal bands to relate back to the adjacent City Homes and ground the tower.

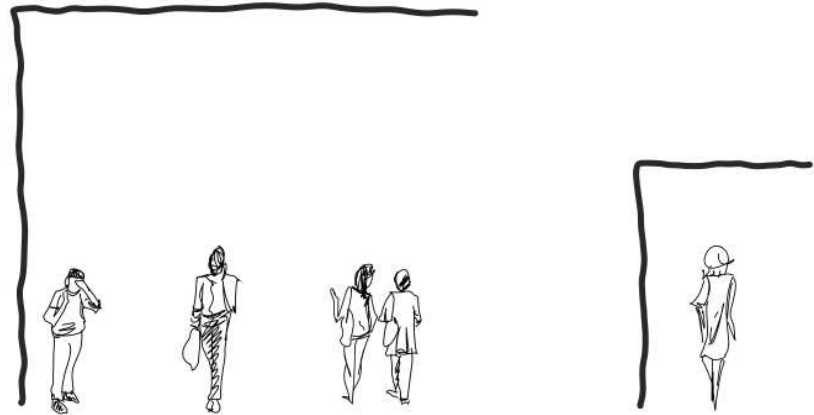
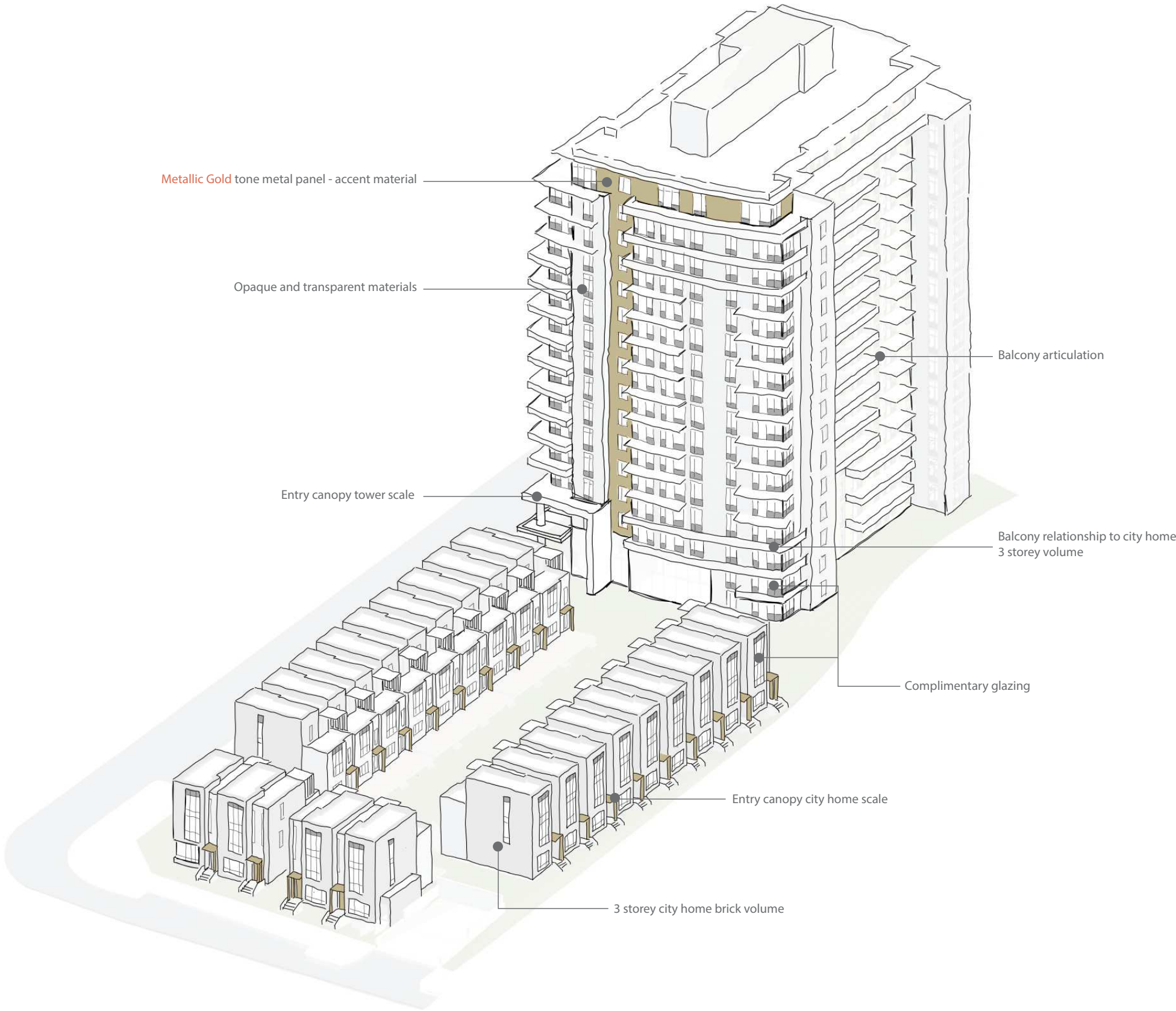
The material palette is common to both the Tower and City Homes, to read as a single cohesive development while providing opportunities for accents at different levels of detail and at human scale. As the scheme has developed, colours and materials have been muted to simplify the expression of the tower.

City Homes - The City Homes are defined in row house form with a three-storey frontage, stepped parapet line, and set back entries with a raised stoop. The homes are grouped into clusters, each stepping down as the grade falls away. Passageways provide glimpses into the courtyard. The homes are terraced with outdoor decks overlooking the courtyard.

Architecturally, the language is clean and minimal. A simple three-storey brick volume is defined with punched openings and repeated. In between, a neutral slot is formed, denoting vertical circulation within the home, clad with metal spandrel panel and glazing. Accent coloured entry doors, metal entry canopies, vertical fins and window shrouds provide human scaled detail, and reinforce a sense of individuality. On the courtyard side, metal panel cladding provides a common base and ties the groupings together as a single building.

The colour palette is tonal, dark charcoal grey brick, warm medium gray metal panel and spandrel panel, with accent coloured elements (entry doors, canopies) in the **metallic gold** colour to match the tower.

Bird Friendly strategy - Glass guards are provided at balconies across both the tower and City Home decks. Following strategies outlined in the UBC Bird Friendly Design Guidelines for Buildings, patterned fritted glass will be incorporated into the glass guards (all locations).



PERSPECTIVE RENDERING
VIEW FROM BIRNEY AVE & WEBBER LANE





PERSPECTIVE RENDERING
VIEW FROM BIRNEY AVENUE & ROSS DRIVE



DP Minor Amendment Dec.5, 2022 - Renderings updated

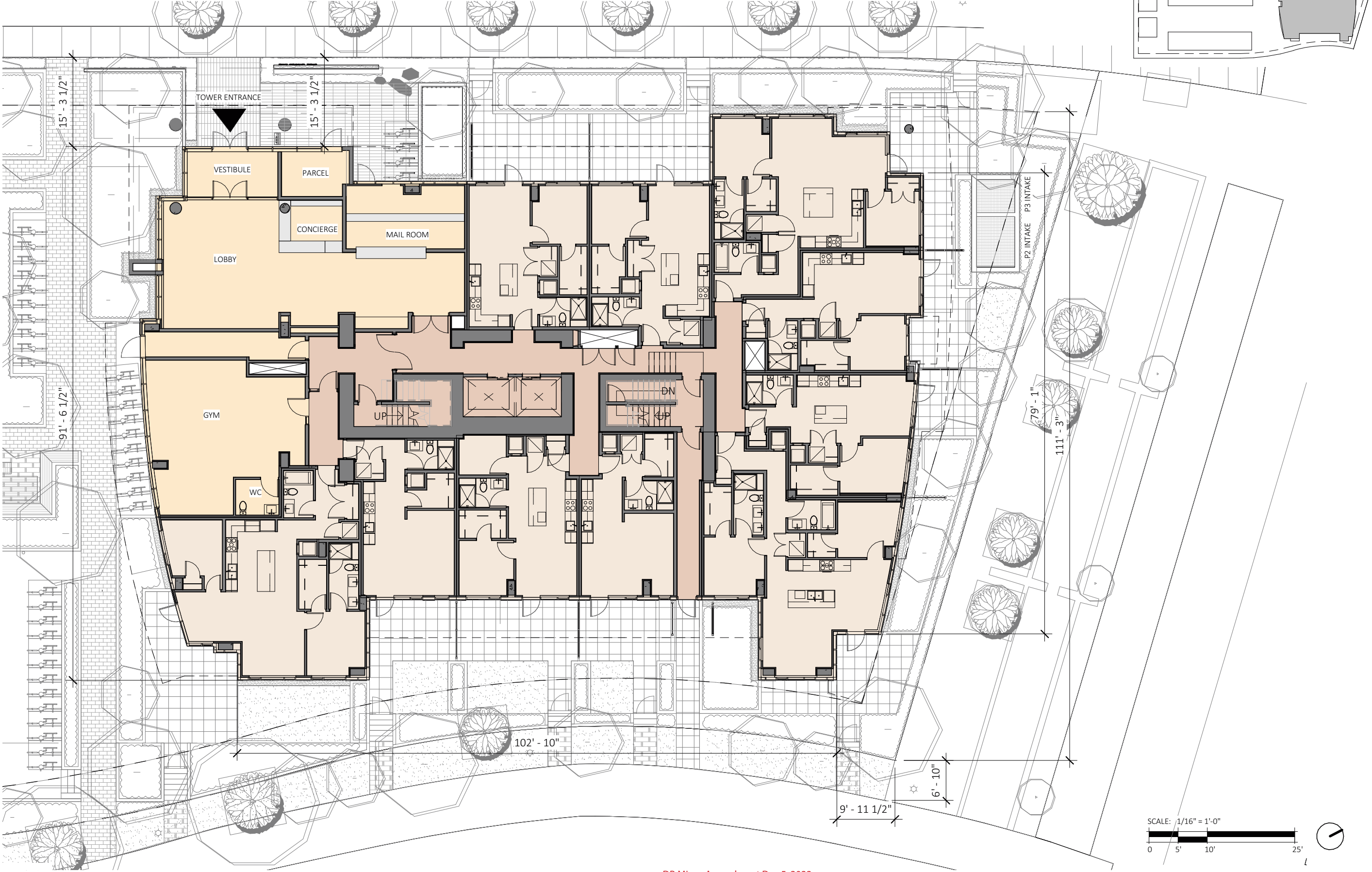


PERSPECTIVE RENDERING
VIEW FROM MUNDELL PARK



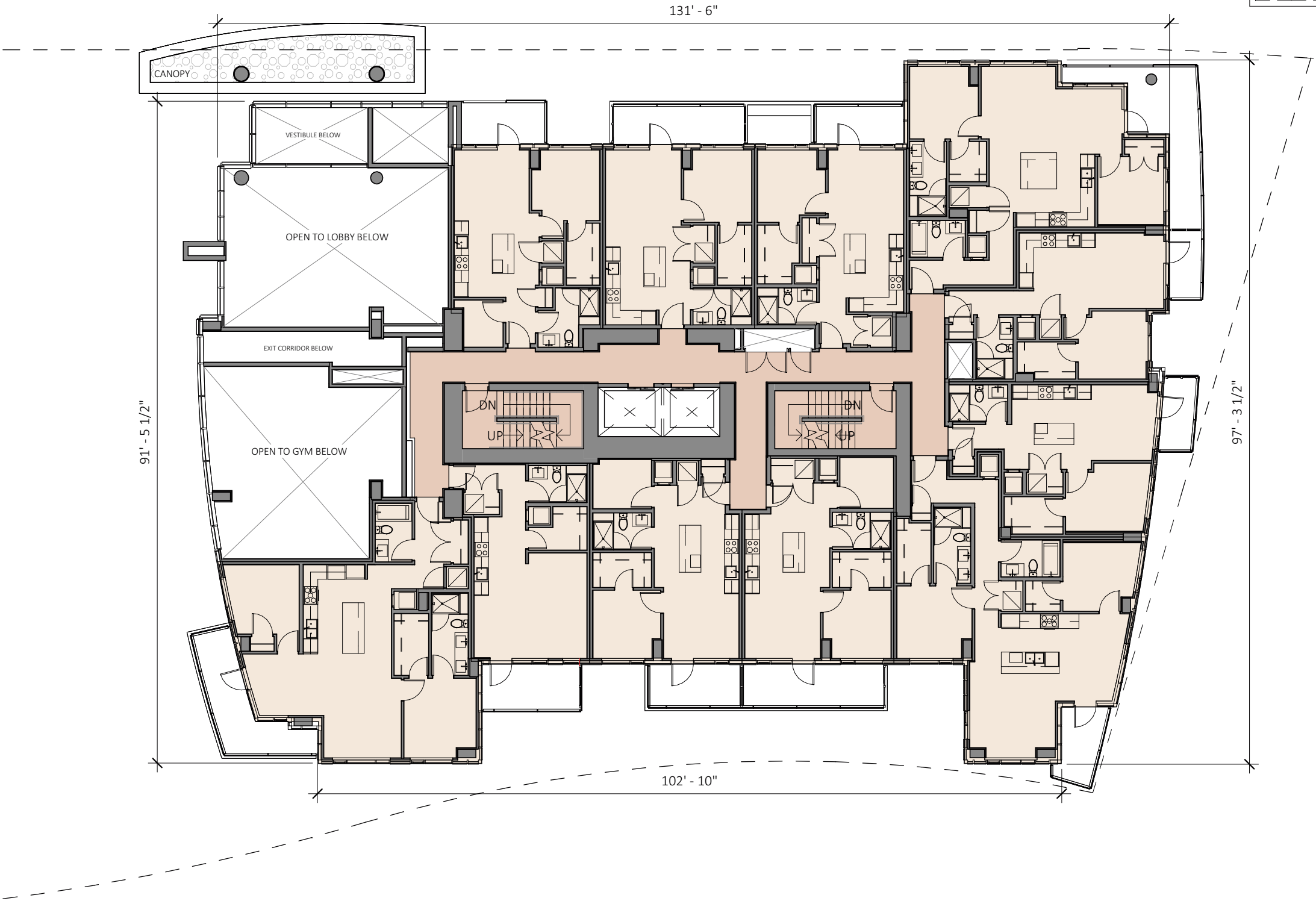
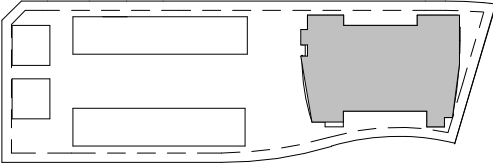
FLOOR PLANS

TOWER GROUND LEVEL



DP Minor Amendment Dec.5, 2022
 • floor plan revisions (lobby & tower stair exiting)
 • FSR area calculations updated in project statistics

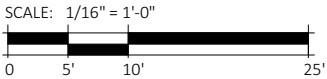
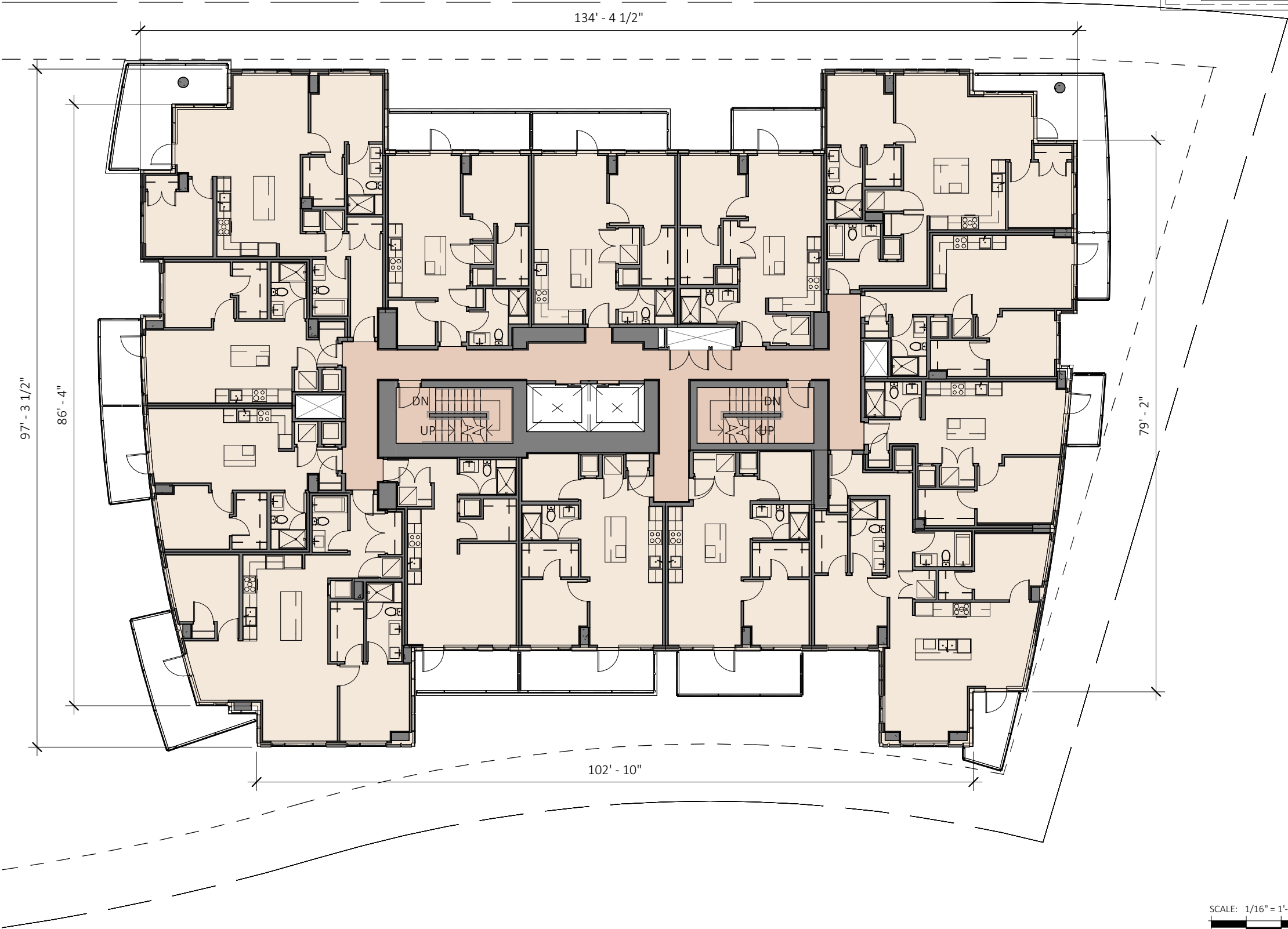
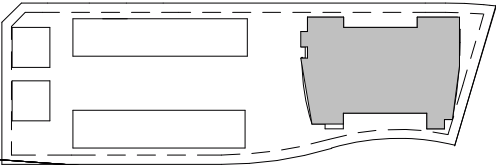
FLOOR PLANS
TOWER LEVEL 2



DP Minor Amendment Dec.5, 2022
• floor plan revisions (lobby & tower stair exiting)
• FSR area calculations updated in project statistics

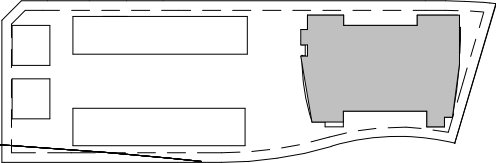
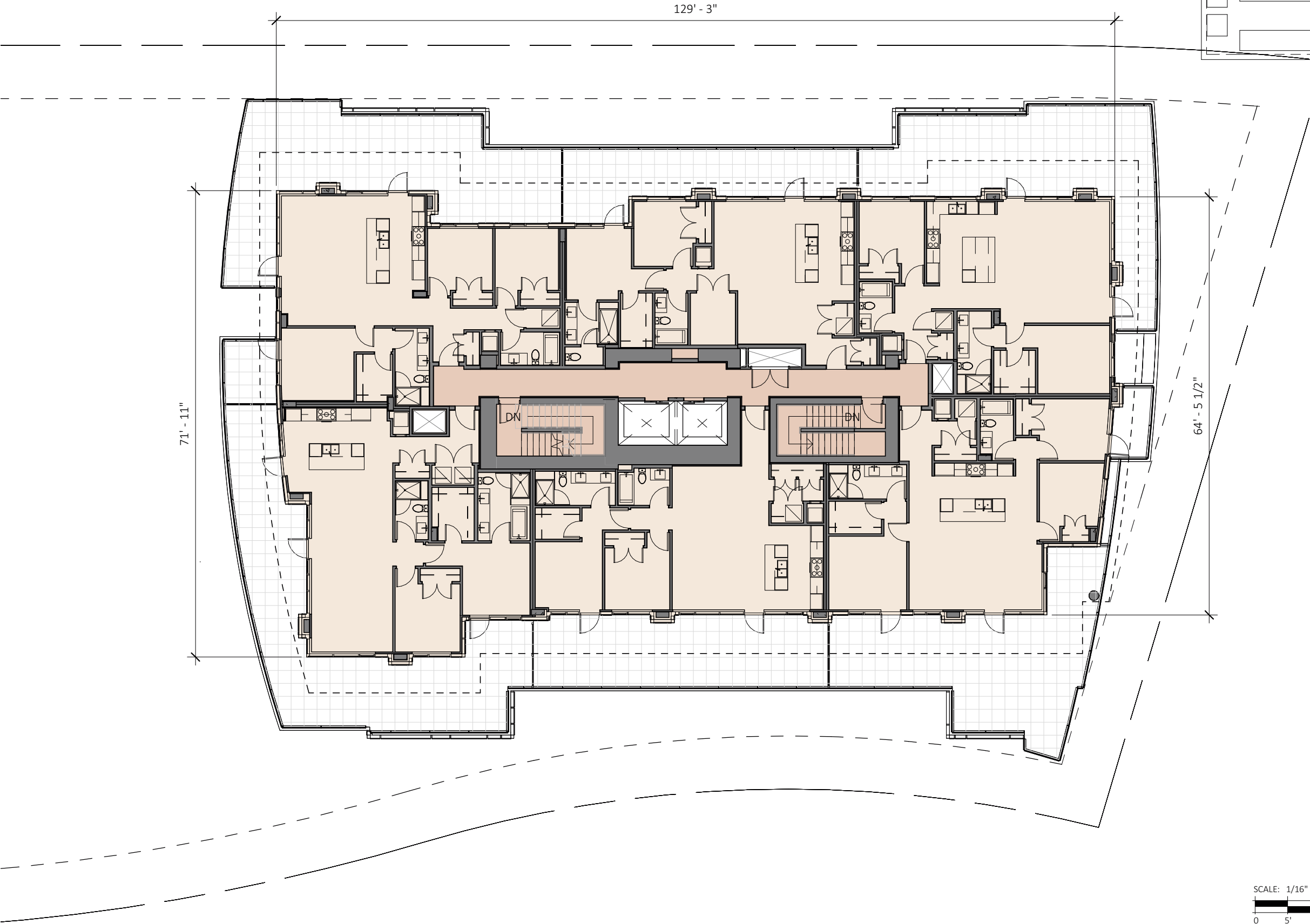
FLOOR PLANS

TOWER LEVEL 3-15



DP Minor Amendment Dec.5, 2022
• FSR area calculations updated in project statistics

FLOOR PLANS
TOWER LEVEL 16

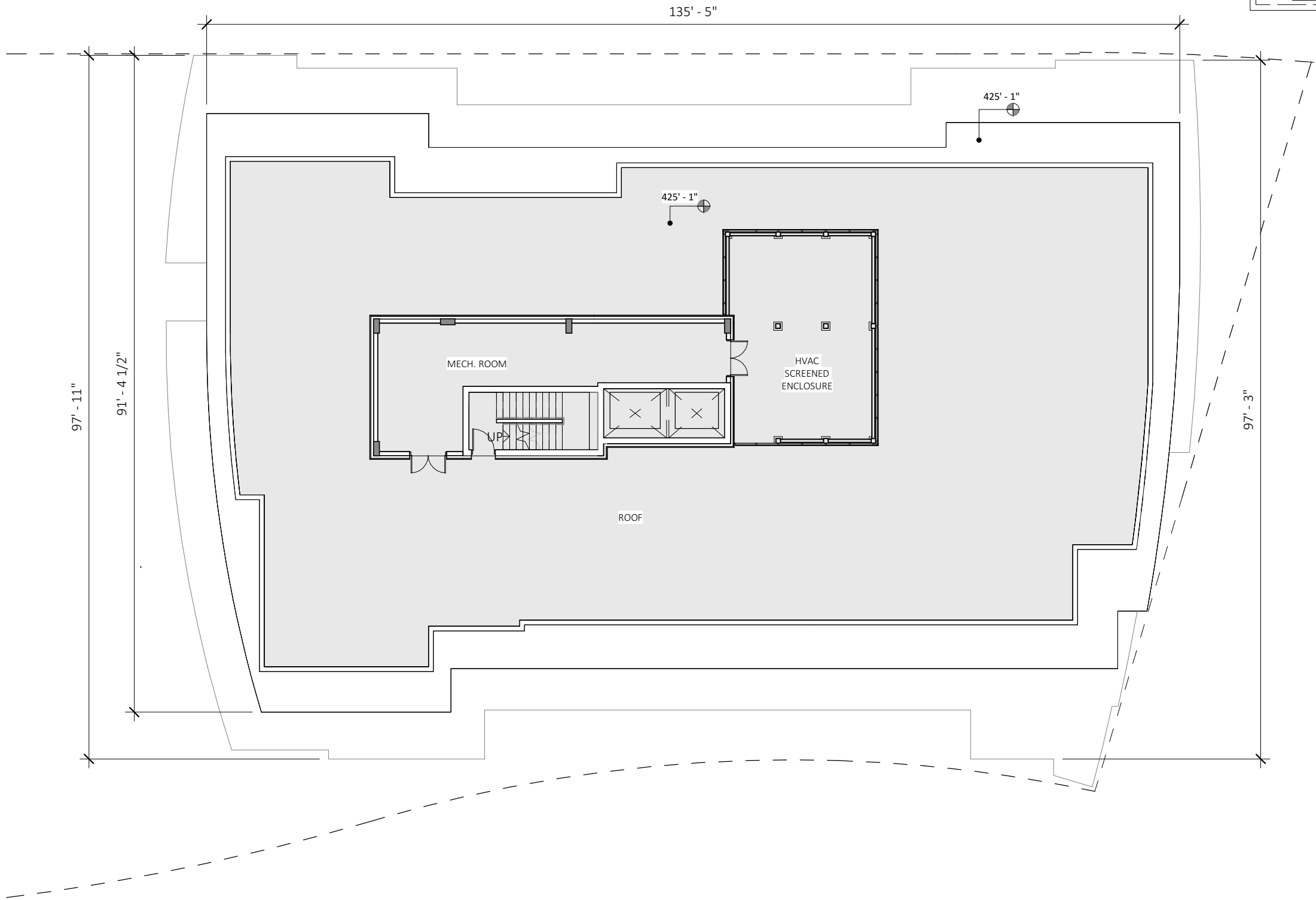
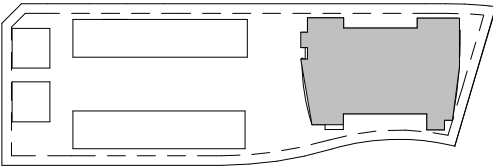


SCALE: 1/16" = 1'-0"



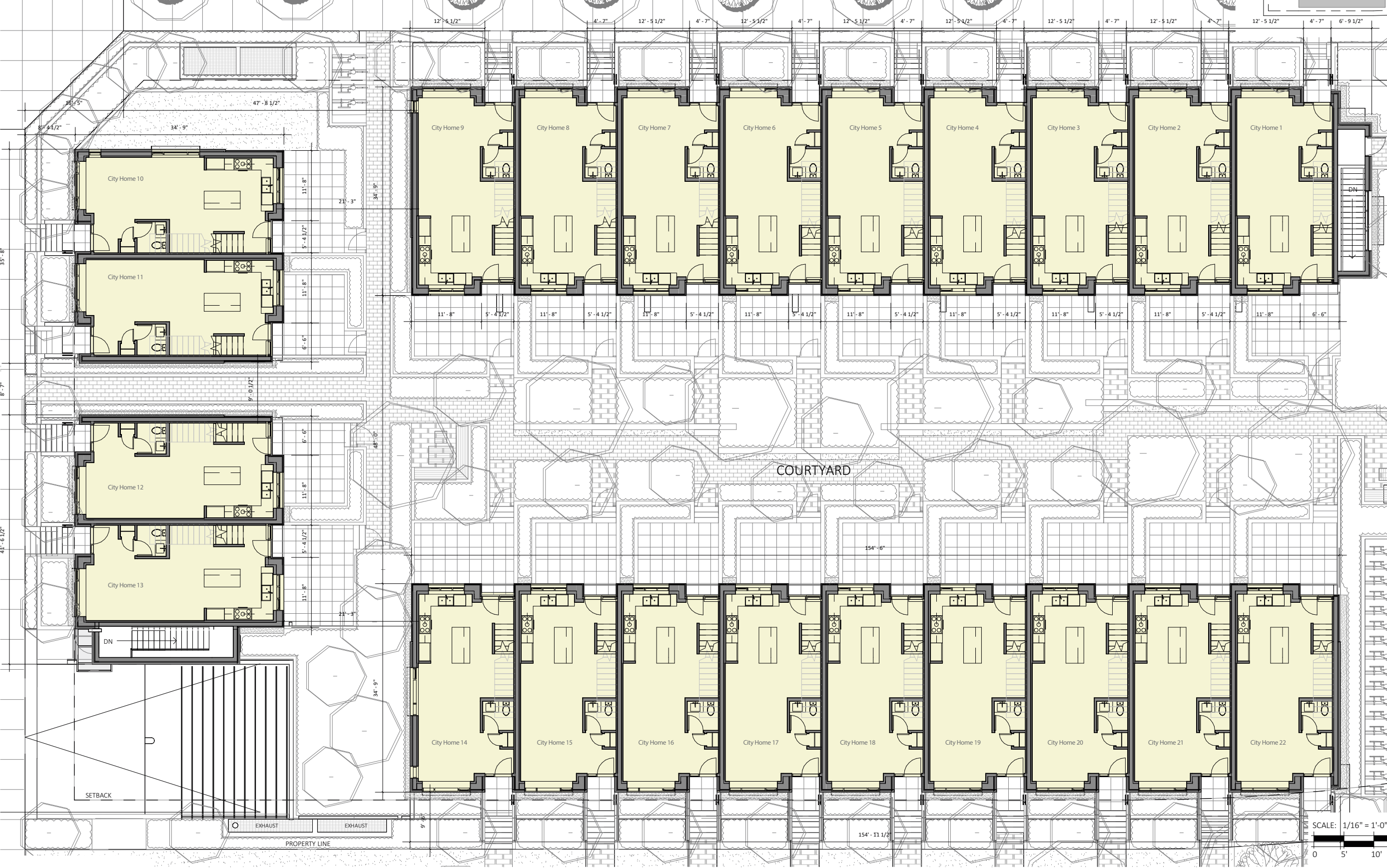
DP Minor Amendment Dec.5, 2022
• Penthouse suite layout / suite mix revisions
• FSR area calculations updated in project statistics

FLOOR PLANS
TOWER - ROOF LEVEL



DP Minor Amendment Dec.5, 2022
• rooftop mechanical penthouse & equipment configuration revisions

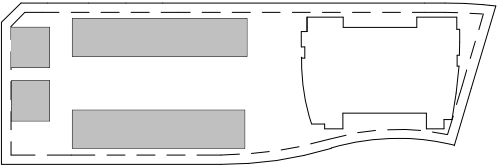
FLOOR PLANS
CITY HOMES GROUND LEVEL



DP Minor Amendment Dec.5, 2022
• FSR area calculations updated in project statistics
• landscape updated / parkade ventilation added

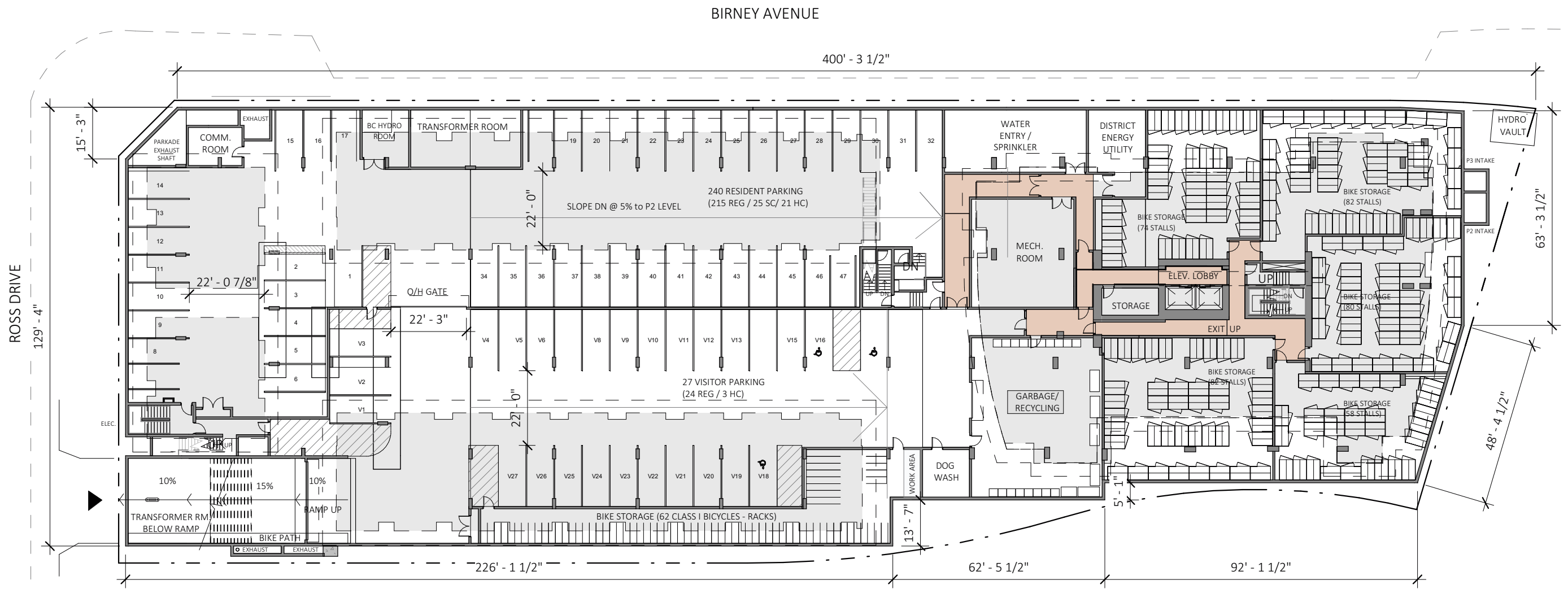


FLOOR PLANS
CITY HOMES LEVEL 3

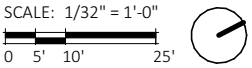


DP Minor Amendment Dec.5, 2022
• FSR area calculations updated in project statistics

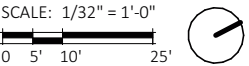
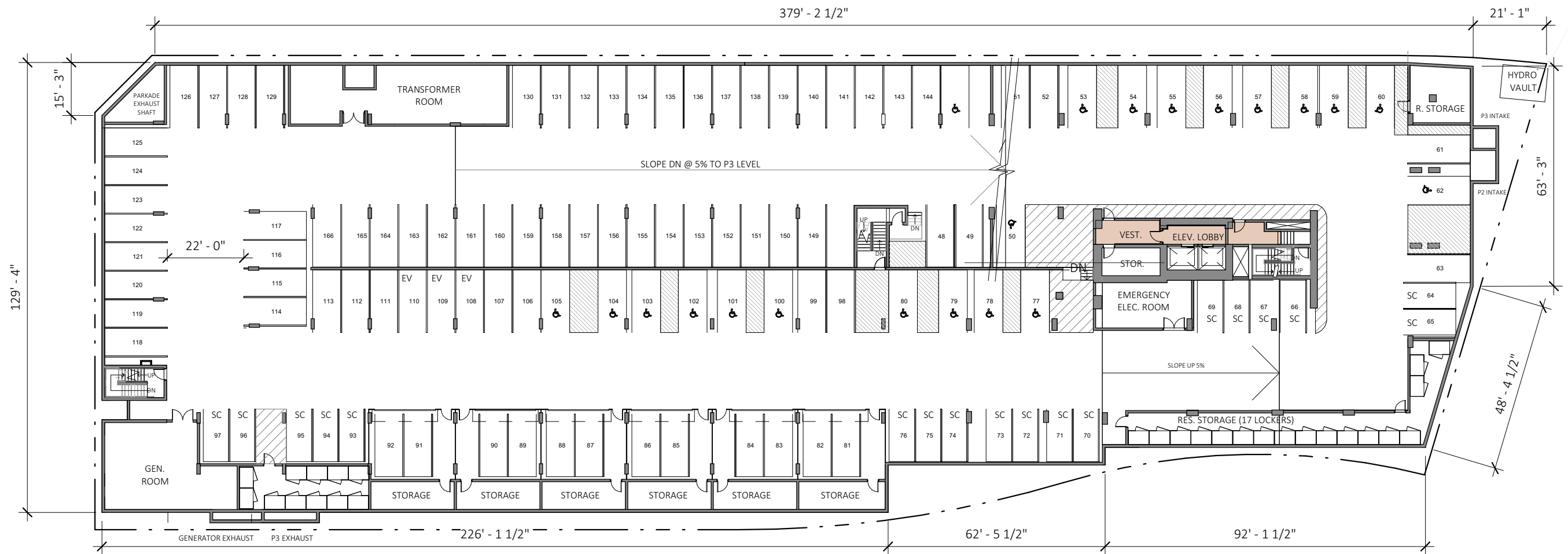




DP Minor Amendment Dec.5, 2022
• revisions to underground parking level room configuration & vehicle parking provided
• Vehicle parking count updated in project statistics

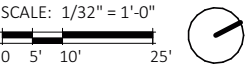
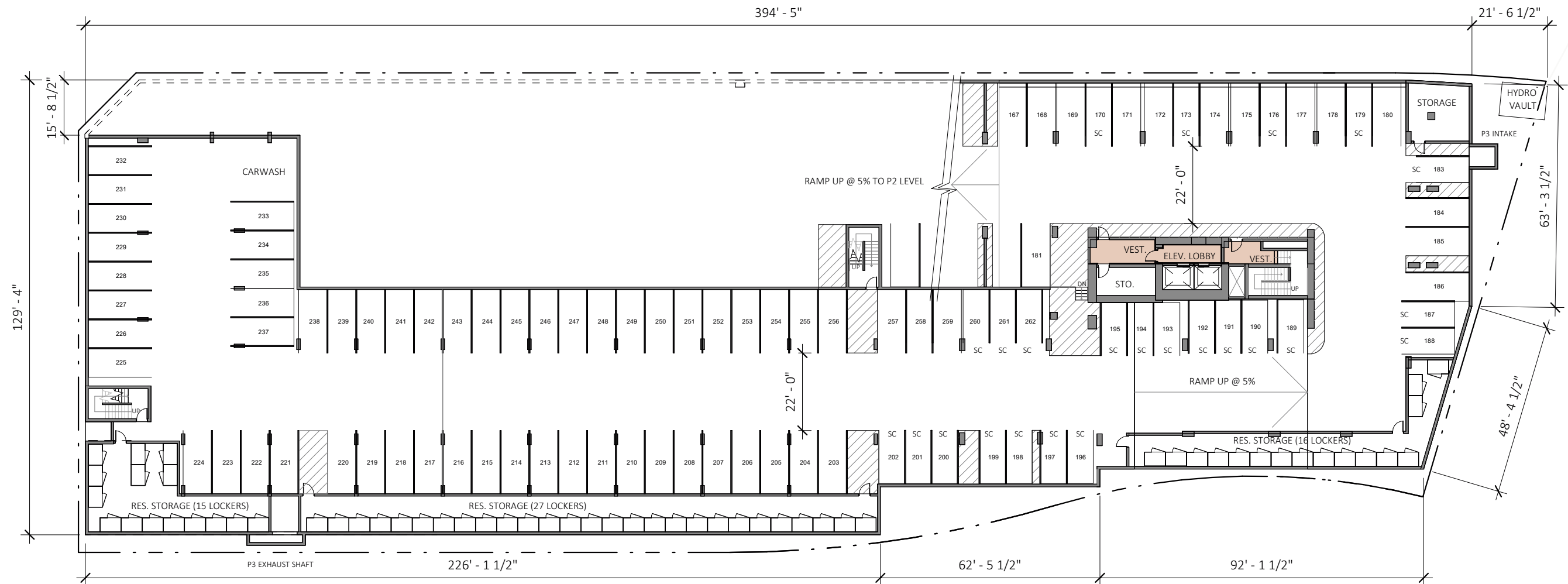


FLOOR PLANS
PARKING LEVEL 2



DP Minor Amendment Dec.5, 2022
• revisions to underground parking level room configuration & vehicle parking provided
• Vehicle parking count updated in project statistics

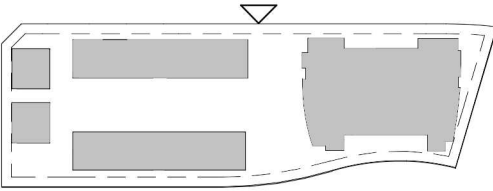
FLOOR PLANS
PARKING LEVEL 3



DP Minor Amendment Dec.5, 2022

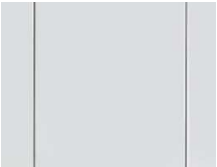
- revisions to underground parking level room configuration & vehicle parking provided
- Vehicle parking count updated in project statistics

ELEVATIONS
WEST ELEVATION BIRNEY AVENUE



Materials Legend

1. painted concrete
 - a. white
 - b. charcoal
 - c. accent colour - gold tone
2. painted concrete soffit
 - a. white (typical)
 - b. accent colour - gold tone
3. composite metal panel
 - a. white
 - b. accent colour - **metallic gold** tone
 - c. charcoal
4. pre-finished metal panel - medium grey matte finish
5. aluminum window wall system - charcoal frame
6. aluminum window wall system glass spandrel - charcoal
7. aluminum window wall system metal spandrel panel
 - a. silver
 - b. medium grey matte finish
8. **metallic gold finish** metal panel system
9. aluminum window wall system vertical fins - charcoal
10. pre-finished metal window shroud - charcoal
11. curtainwall - charcoal frame
12. metal cityhome entry doors - accent colour - silver tone
13. painted steel entry canopy structure - accent colour - dark terra cotta tone
14. brick - manganese ironspot norman format
15. aluminum & glass privacy screens - charcoal frame / fritted glass
16. aluminum & glass guardrail - charcoal frame / fritted glass
17. fritted canopy glass
18. HSS canopy outriggers - charcoal
19. HSS parkade entry trellis structure - charcoal
20. metal louver screened mechanical enclosure - charcoal



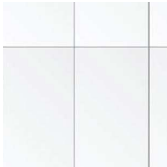
Silver metal panel



Medium grey matte panel



Metallic Gold finish metal panel



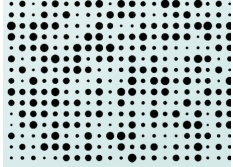
White metal panel



Charcoal spandrel panel



Manganese Ironspot Brick



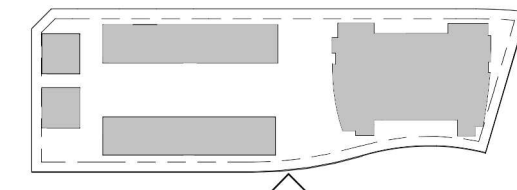
Custom frit glass

SCALE: 1/32" = 1'-0"

0 5' 10' 25'

ELEVATIONS

EAST ELEVATION - SCHOLARS GREENWAY



Materials Legend

1. painted concrete
 - a. white
 - b. charcoal
 - c. accent colour - gold tone
2. painted concrete soffit
 - a. white (typical)
 - b. accent colour - gold tone
3. composite metal panel
 - a. white
 - b. accent colour - **metallic gold** tone
 - c. charcoal
4. pre-finished metal panel - medium grey matte finish
5. aluminum window wall system - charcoal frame
6. aluminum window wall system glass spandrel - charcoal
7. aluminum window wall system metal spandrel panel
 - a. silver
 - b. medium grey matte finish
8. gold metal panel system
9. aluminum window wall system vertical fins - charcoal
10. pre-finished metal window shroud - charcoal
11. curtainwall - charcoal frame
12. metal cityhome entry doors - accent colour - silver tone
13. painted steel entry canopy structure - accent colour - dark terra cotta tone
14. brick - manganese ironspot norman format
15. aluminum & glass privacy screens - charcoal frame / fritted glass
16. aluminum & glass guardrail - charcoal frame / fritted glass
17. fritted canopy glass
18. HSS canopy outriggers - charcoal
19. HSS parkade entry trellis structure - charcoal
20. metal louver screened mechanical enclosure - charcoal



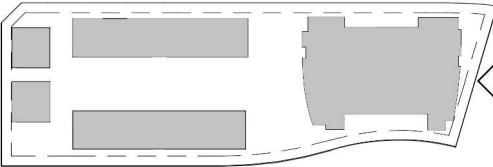
SCALE: 1/32" = 1'-0"

0 5' 10' 25'

DP Minor Amendment Dec.5, 2022

- colour revision to metallic gold
- additional daylighting / Cityhome end units

ELEVATIONS
TOWER NORTH ELEVATION - WEBBER LANE



Materials Legend

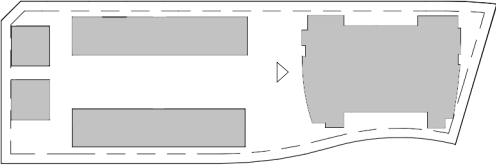
1. painted concrete
 - a. white
 - b. charcoal
 - c. accent colour - gold tone
2. painted concrete soffit
 - a. white (typical)
 - b. accent colour - gold tone
3. composite metal panel
 - a. white
 - b. accent colour - **metallic gold** tone
 - c. charcoal
4. pre-finished metal panel - medium grey matte finish
5. aluminum window wall system - charcoal frame
6. aluminum window wall system glass spandrel - charcoal
7. aluminum window wall system metal spandrel panel
 - a. silver
 - b. medium grey matte finish
8. gold metal panel system
9. aluminum window wall system vertical fins - charcoal
10. pre-finished metal window shroud - charcoal
11. curtainwall - charcoal frame
12. metal cityhome entry doors - accent colour - silver tone
13. painted steel entry canopy structure - accent colour - dark terra cotta tone
14. brick - manganese ironspot norman format
15. aluminum & glass privacy screens - charcoal frame / fritted glass
16. aluminum & glass guardrail - charcoal frame / fritted glass
17. fritted canopy glass
18. HSS canopy outriggers - charcoal
19. HSS parkade entry trellis structure - charcoal
20. metal louver screened mechanical enclosure - charcoal



SCALE: 1/32" = 1'-0"
0 5' 10' 25'

DP Minor Amendment Dec.5, 2022
• colour revision to metallic gold

ELEVATIONS
TOWER SOUTH ELEVATION



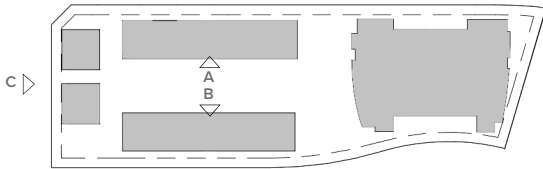
Materials Legend

- 1. painted concrete
 - a. white
 - b. charcoal
 - c. accent colour - gold tone
- 2. painted concrete soffit
 - a. white (typical)
 - b. accent colour - gold tone
- 3. composite metal panel
 - a. white
 - b. accent colour - metallic gold tone
 - c. charcoal
- 4. pre-finished metal panel - medium grey matte finish
- 5. aluminum window wall system - charcoal frame
- 6. aluminum window wall system glass spandrel - charcoal
- 7. aluminum window wall system metal spandrel panel
 - a. silver
 - b. medium grey matte finish
- 8. gold metal panel system
- 9. aluminum window wall system vertical fins - charcoal
- 10. pre-finished metal window shroud - charcoal
- 11. curtainwall - charcoal frame
- 12. metal cityhome entry doors - accent colour - silver tone
- 13. painted steel entry canopy structure - accent colour - dark terra cotta tone
- 14. brick - manganese ironspot norman format
- 15. aluminum & glass privacy screens - charcoal frame / fritted glass
- 16. aluminum & glass guardrail - charcoal frame / fritted glass
- 17. fritted canopy glass
- 18. HSS canopy outriggers - charcoal
- 19. HSS parkade entry trellis structure - charcoal
- 20. metal louver screened mechanical enclosure - charcoal

SCALE: 1/32" = 1'-0"
0 5' 10' 25'

DP Minor Amendment Dec.5, 2022
• colour revision to metallic gold

ELEVATIONS
CITY HOMES EAST & WEST COURTYARD ELEVATIONS



ELEVATION A City Homes 1 to 9 - East Elevation (Courtyard)



ELEVATION B City Homes 14 to 22 - West Elevation (Courtyard)

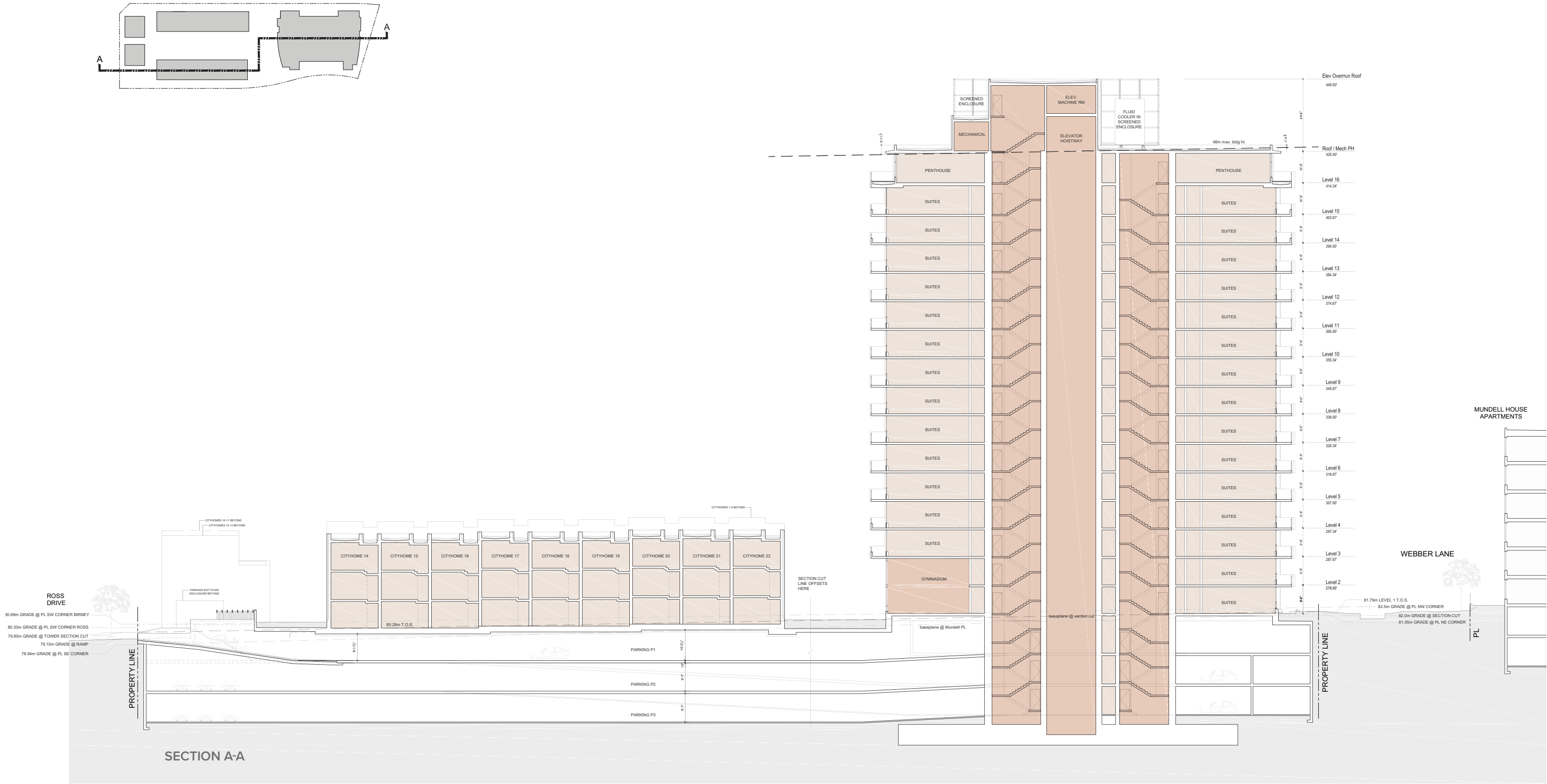


ELEVATION C City Homes 10 to 13 - South Elevation (Ross Drive)

SCALE: 1/32" = 1'-0"
0 5' 10' 25'

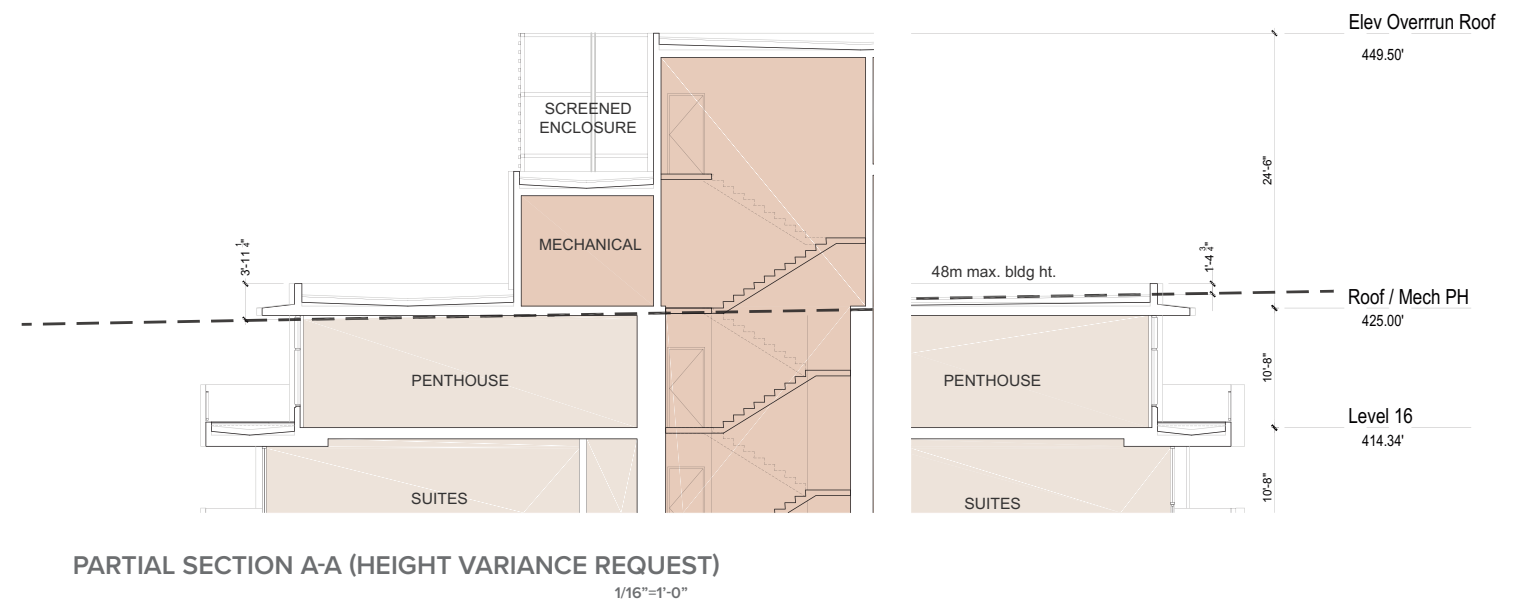
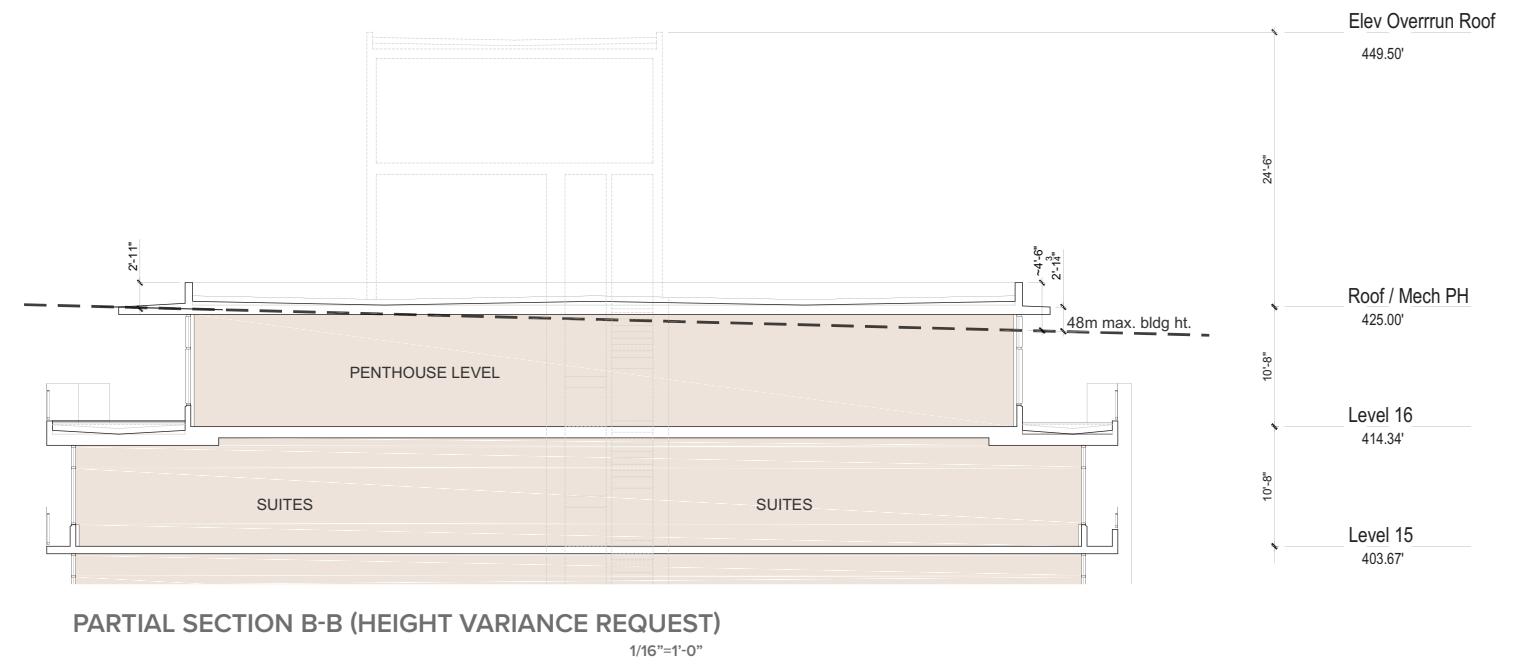
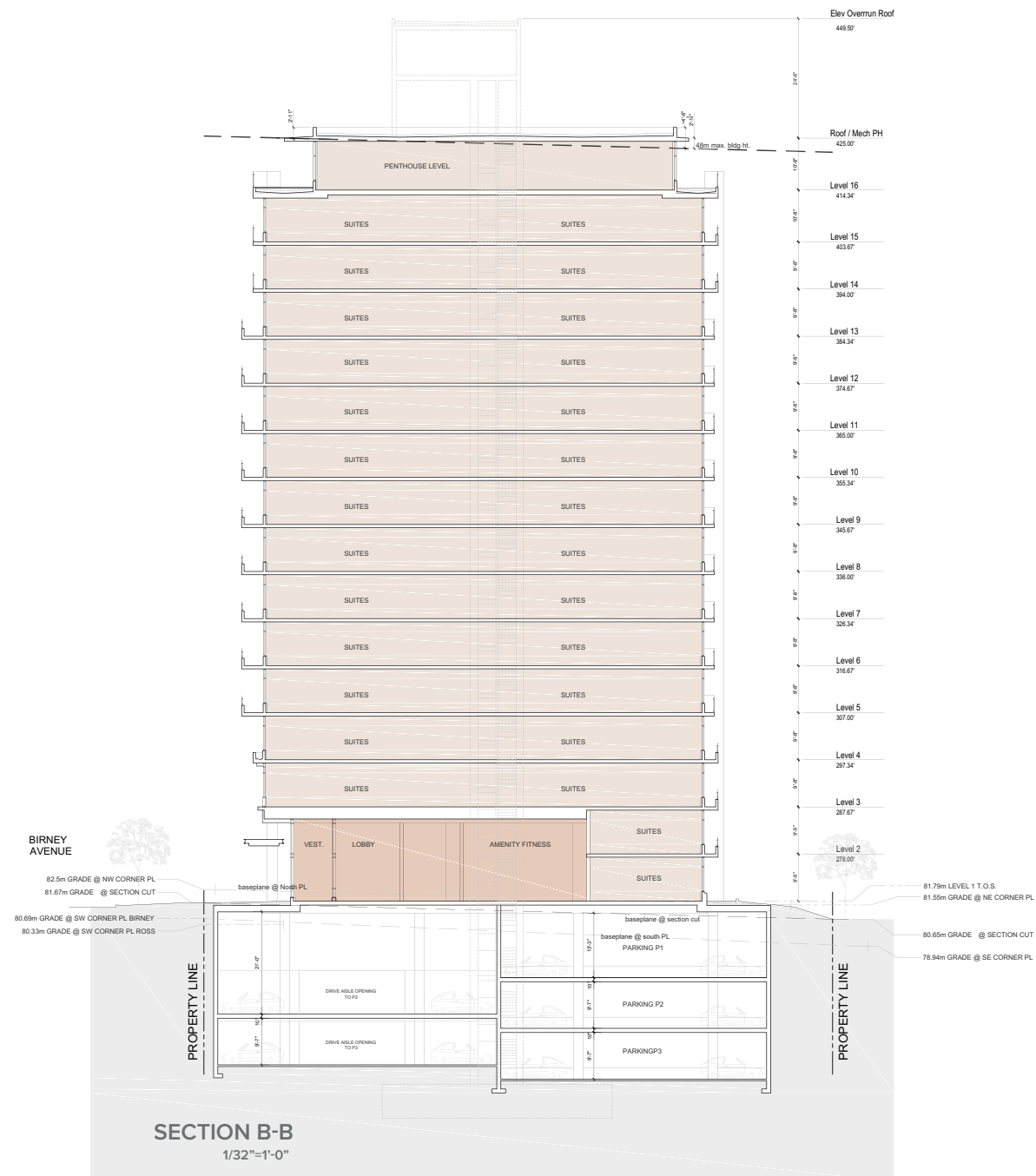
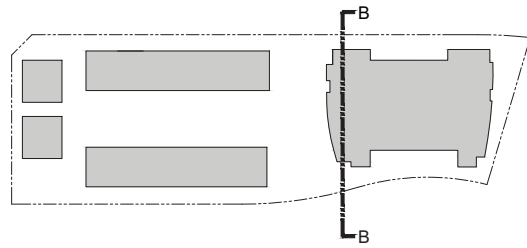
DP Minor Amendment Dec.5, 2022
• colour revision to metallic gold

SITE SECTIONS
TOWER LONGITUDINAL SECTION



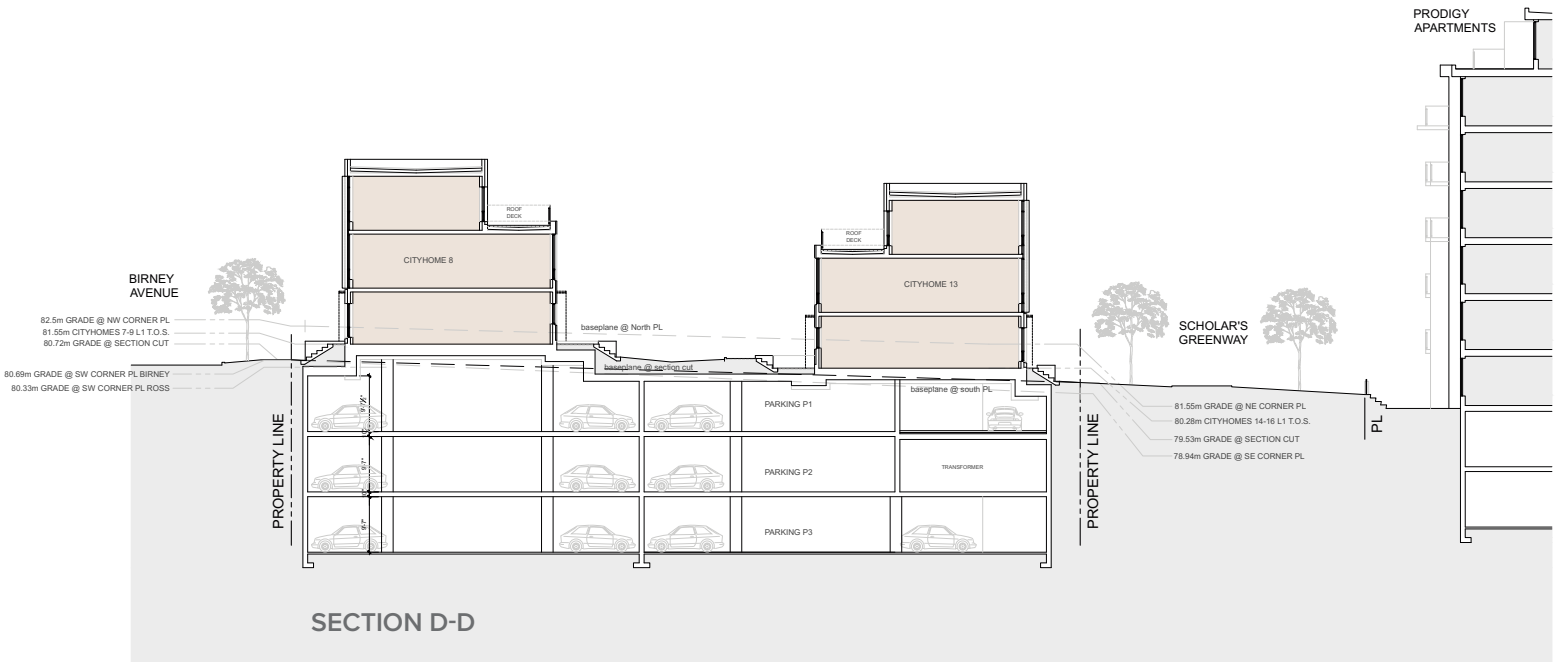
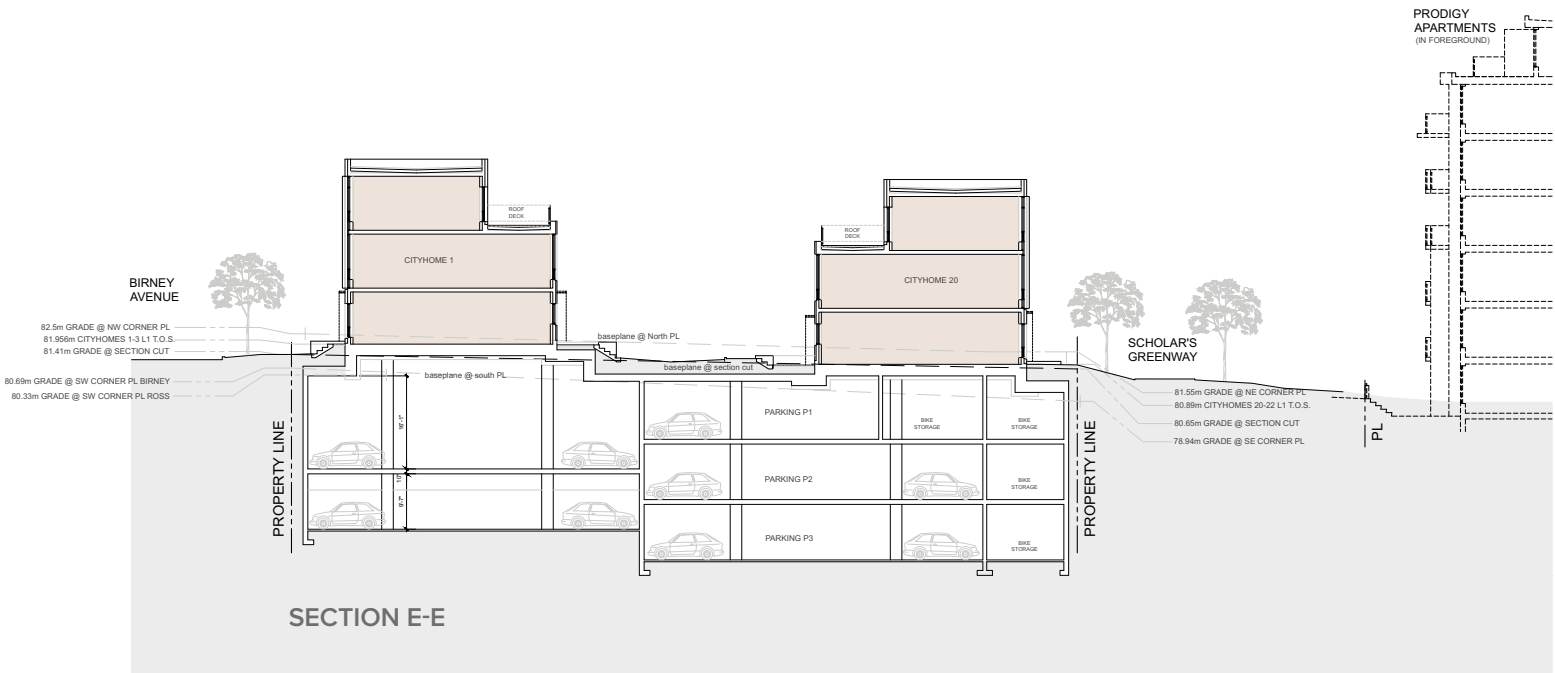
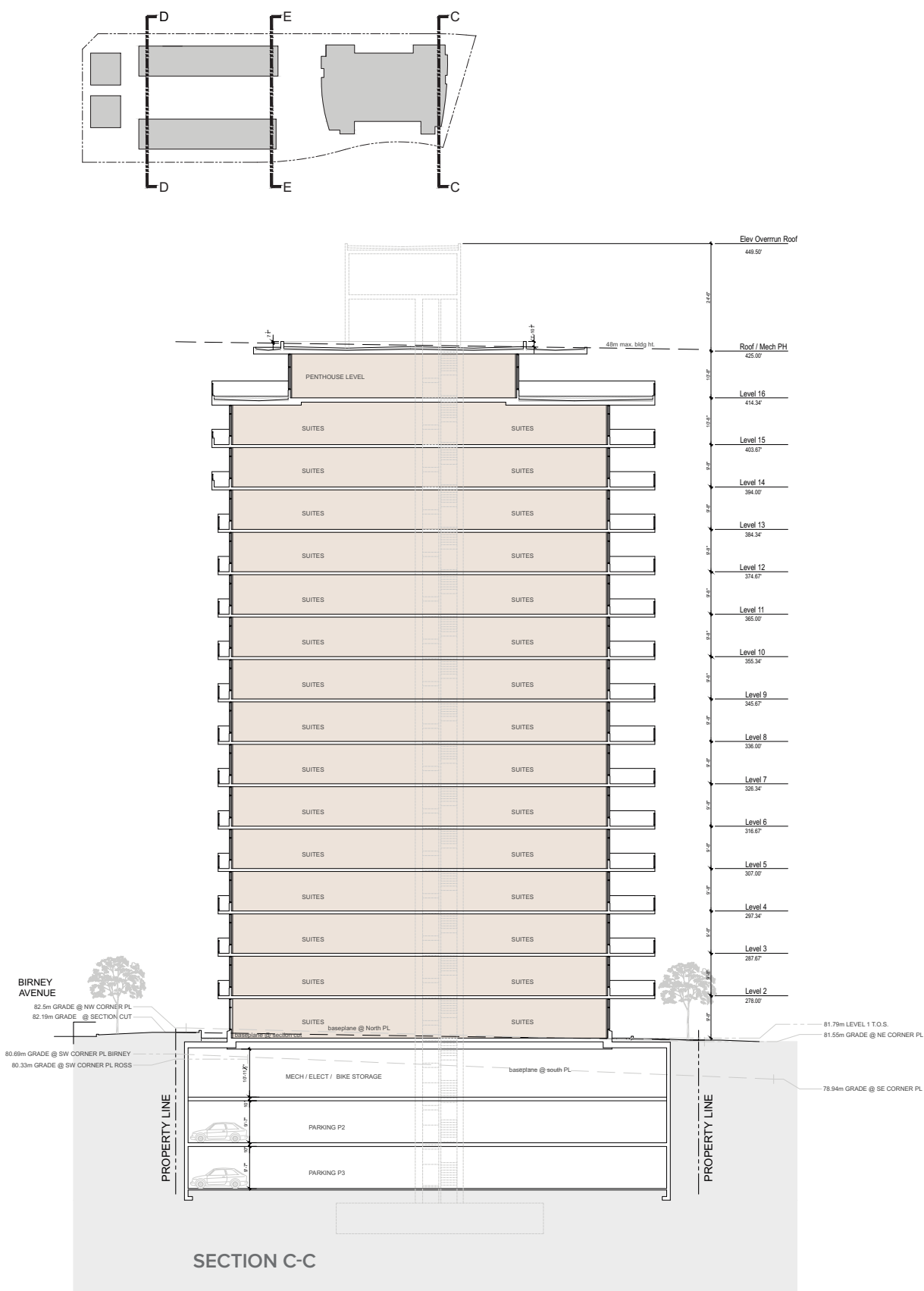
SITE SECTIONS

TOWER CROSS SECTIONS



DP Minor Amendment Dec.5, 2022
• tower lobby revised

SITE SECTIONS
CROSS SECTIONS TOWER AND CITY HOMES



SCALE: 1/32" = 1'-0"
0 5' 10' 25'