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Champion Development Group

Nexst Properties

LAKEWOOD **57**

MIXED-USE | COMMERCIAL + RENTAL RESIDENTIAL DEVELOPMENT

REZONING APPLICATION | 2020 11 19



LW 57

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT TEAM

CLIENT
CHAMPION DEVELOPMENT GROUP
75 WEST 3RD AVENUE
VANCOUVER, B.C. V5Y 3T8
TEL: 604-874-2889

DEVELOPMENT MANAGER
NEXST PROPERTIES LTD.
200 - 3466 WEST BROADWAY
VANCOUVER, B.C. V6R 2B3
TEL: 604-738-4699

CIVIL
INTERCAD SERVICES LTD.
1111 WEST 8TH AVENUE,
VANCOUVER, B.C. V6H 1C5
TEL: 604-739-7707

ARCHITECTURAL
DYS ARCHITECTURE
260-1770 BURRARD STREET
VANCOUVER, B.C. V6J 3G7
TEL: 604-669-7710

LANDSCAPE
DURANTE KREUK LTD.
102 - 1637 WEST 5TH AVENUE
VANCOUVER, BC, V6J 1N5
TEL: 604-684-4611

SUSTAINABILITY
E3 ECO GROUP INC.
400 - 8085 NORTH FRASER WAY
BURNABY, BC, V5J 5M8
TEL: 604-874-3715

LEGAL INFORMATION

LEGAL ADDRESS
LOT D, BLOCK 26, DISTRICT LOT 184, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP43703,

FOLIO: 259580050000

CIVIC ADDRESS
57 LAKEWOOD DRIVE

VANCOUVER, BC, V5L 4W4

REZONING

PROPOSAL

The site is to be rezoned from a C-2 to CD-1 to permit the development of a six-storey mixed-use building with 89 secured market rental units, and ground-floor commercial retail space, under the *Grandview-Woodland Community Plan*. The site is currently developed with a three-storey commercial/warehouse building, and is located at the southwest corner of Lakewood Drive and Dundas Street, with an approximate size of 2,243 sq. m (24,142 sq. ft.), a 198 ft. frontage on Dundas Street, and a 122 ft. depth. The development proposes a density of 3.0 FSR with two levels of underground parking accessed from the lane.

The *Grandview-Woodland Community Plan* notes the importance of housing and local economy. Our scheme will bring 89 new dwelling units into the community and add more commercial retail spaces to the neighbourhood to enhance and develop a new shopping node.

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A2.04A	FLOOR PLAN LEVEL 02 AREA OVERLAYS	1/8" = 1'-0"
A2.05A	FLOOR PLAN LEVEL 03 AREA OVERLAYS	1/8" = 1'-0"
A2.06A	FLOOR PLAN LEVEL 04 AREA OVERLAYS	1/8" = 1'-0"
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LANDSCAPE		
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PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

PROJECT DETAILS

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LW 57

PROJECT STATISTICS

LAKEWOOD AND DUNDAS — LAST UPDATED October 8, 2020
WINTER BLOSSUM HOLDINGS AND NEXST PROPERTIES
57 LAKEWOOD DRIVE, VANCOUVER, BC

SITE AREA: 24,142 SF 2242.865 SM
ZONING (CURRENT): C-2 (FSR 2.50)
ZONING (PROPOSED): CD-1 (FSR 3.00)

BUILDING HEIGHT	**ALLOWED**		**PROPOSED**	
	N/A	FT	77	FT (APPROXIMATELY)
	6	STOREY	6	STOREY

FLOOR SPACE RATIO	**ALLOWED**			**PROPOSED**		
FSR	**3.00** (UNDER CD-1)	**72,427**	SF	**FSR**	**3.00**	**72,330**	SF
		7,243					

SETBACKS	**PROPOSED**	
FRONT YARD	(DUNDAS STREET - NORTH) 2.00	FT
FRONT YARD (UPPER STOREY)	(DUNDAS STREET - NORTH) 10.00	FT
INTERIOR SIDE YARD	(WEST) 0.00	FT
XTERIOR SIDE YARD (LOWER LEVEL)	(LAKEWOOD DRIVE - EAST) 2.00	FT
EXTERIOR YARD (UPPER STOREY)	(LAKEWOOD DRIVE - EAST) 10.00	FT
REAR YARD (LOWER LEVEL)	(BACK LANE - SOUTH) 10.00	FT
REAR YARD (UPPER STOREY)	(BACK LANE - SOUTH) 40.00	FT

FLOOR BREAKDOWN

	GROSS	**CIRCULATION + SERVICES**		**PROGRAM AREA**		**EXCLUSION**				**NET AREA (DDT EXCL'S)**	**NET AREA (DDT EXCL'S)**
	BUILDABLE*	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	AMENITY+GBG. +LOAD	ENCLOSED BALCONY	IN-SUITE STORAGE**	1% EXCLUSION BYLAW (10.11)	FSR/ SF	FSR/ SM
P2	-	-	-	-	-	-	-	-		-	
P1	1,711	-	539	-	1,172	-	-	-	17	1,694	157.4
1	14,195	1,480	1,091	1,885	8,894	1,433	-	51	142	12,569	1,167.7
2	14,095	1,476	-	12,620	-	-	253	478	141	13,223	1,228.5
3	14,095	1,476	-	12,620	-	-	253	478	141	13,223	1,228.5
4	14,095	1,476	-	12,620	-	-	253	478	141	13,223	1,228.5
5	10,700	1,650	-	9,050	-	65	365	282	107	9,881	918.0
6	9,520	1,390	-	7,804	-	326	365	218	95	8,517	791.2
TOTAL	**78,413**	**8,948**	**1,630**	**56,597**	**10,066**	**1,824**	**1,489**	**1,986**	**784**	**72,330**	**6,719.6**
	* DOES INCLUDE: BUILDING WALL RAINSCREEN EXCLUSION CONSIDERED IN NUMBER.								UNDER	96.9	9.00

UNIT BREAKDOWN

LEVEL	**STUDIO**	**1 BED**	**2 BED**	**3 BED**	**TOTAL**	
1	0	0	0	2	2	
2	7	5	5	2	19	
3	7	4	6	2	19	
4	7	4	6	2	19	
5	7	5	4	0	16	
6	7	4	2	1	14	
TOTAL	**35**	**22**	**23**	**9**	**89**	**UNITS**
%	39.33%	24.72%	25.84%	10.11%		PROPOSED PERCENTAGES
TARGET		65%	25%	10%		FAMILY-ORIENTED DWELLINGS = 25% MINIMUM FOR 2-BEDROOM UNITS AND 10% MINIMUM FOR 3-BEDROOM UNITS
MAX.SIZE/UNIT	450	600	830	1044	SF	EXCLUDING STORAGE

PARKING CALCULATION

PARKING			**RESIDENTIAL** (4.5.B1)	**VISITOR** (4.1.16)	**RETAIL** (4.2.5.1)	
	REQUIRED:	MINIMUM	58	4	16	
		MAXIMUM	103	9	N/A	
	PROPOSED:		**65**	**5**	**18**	
TOTAL					**88**	**STALLS**

** H/C ACCESSIBLE STALLS ARE COUNTED AS 2X (CLAUSE 4.1.15)

REQUIRED H/C: 4.8.4.		1	2	STALLS

RES. AREA	78,413 SF	MINIMUM		MAXIMUM
	7,284.7 SM	1/125 SM (MIN)		+ 0.5/UNIT
RETAIL AREA	10,066 SF			
	935.1 SM	1/100 SM (1ST 300 SM) + 1/50 SM		

LOADING CALCULATION

LOADING	**RESIDENTIAL** (5.2.1)		**RETAIL** (5.2.5)			
	CLASS A(S)	CLASS B(M)	CLASS A(S)	CLASS B(M)		
REQUIRED:	0	0	0	2		
(BASED OF GFA)	0	0	N/A	N/A		
PROPOSED:	**0**	**1**	**0**	**2**		
TOTAL				**3**	**LOADING**	

BICYCLE STORAGE CALCULATION

BICYCLE STORAGE	**RESIDENTIAL** (6.2.1.2)		**RETAIL** (6.2.5.1)			
	CLASS A(S)	CLASS B(M)	CLASS A(S)	CLASS B(M)		
REQUIRED:	166	6	3	6		
PROPOSED:	**177**	**6**	**3**	**6**		
				192	**TOTAL**	

TYPE	**PERCENTAGE**	**REQUIRED**	**PROPOSED**
OVERSIZED	5%	8	8
LOCKERS	10%	17	17
VERTICAL	30%	50	50
HORIZONTAL	55%	91	102
TOTAL	**100%**	**166**	**177**

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

PROJECT DETAILS

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PROJECT OVERVIEW

INTRODUCTION

The development site is located at 57 Lakewood Drive, on the west side of the street between Templeton Drive and Semlin Drive. The site fronts Dundas Street to the north and a lane to the south. The development consists of one parcel, measuring approximately 197.84/197.81 ft. in width on the north and south property lines, with a site depth of approximately 108.04 ft. long

Context - Surrounding Site Condition:

North - A single storey commercial building north of Dundas Street;
East - A 4 storey multi-family residences east of Lakewood Drive;
South - A 3 storey multi-family residences south side of the lane;
West - A 2 storey commercial building, adjacent property

ZONING

Existing Zoning: C-2 (Commercial)
Proposed Zoning: CD-1 (Comprehensive Development District)

APPLICABLE GUIDELINES & POLICIES

Grandview-Woodland Community Plan (2016)
Community Amenity Contributions -Through Rezonings (1999, last amended 2020)
Green Buildings Policy for Rezonings (2010, last amended 2018)
-Low Emissions Green Buildings
High-Density Housing for Families with Children Guidelines (1992)
Family Room: Housing Mix Policy for Rezoning Projects (2016)
Rental Incentive Guidelines (2012)

LAND-USE

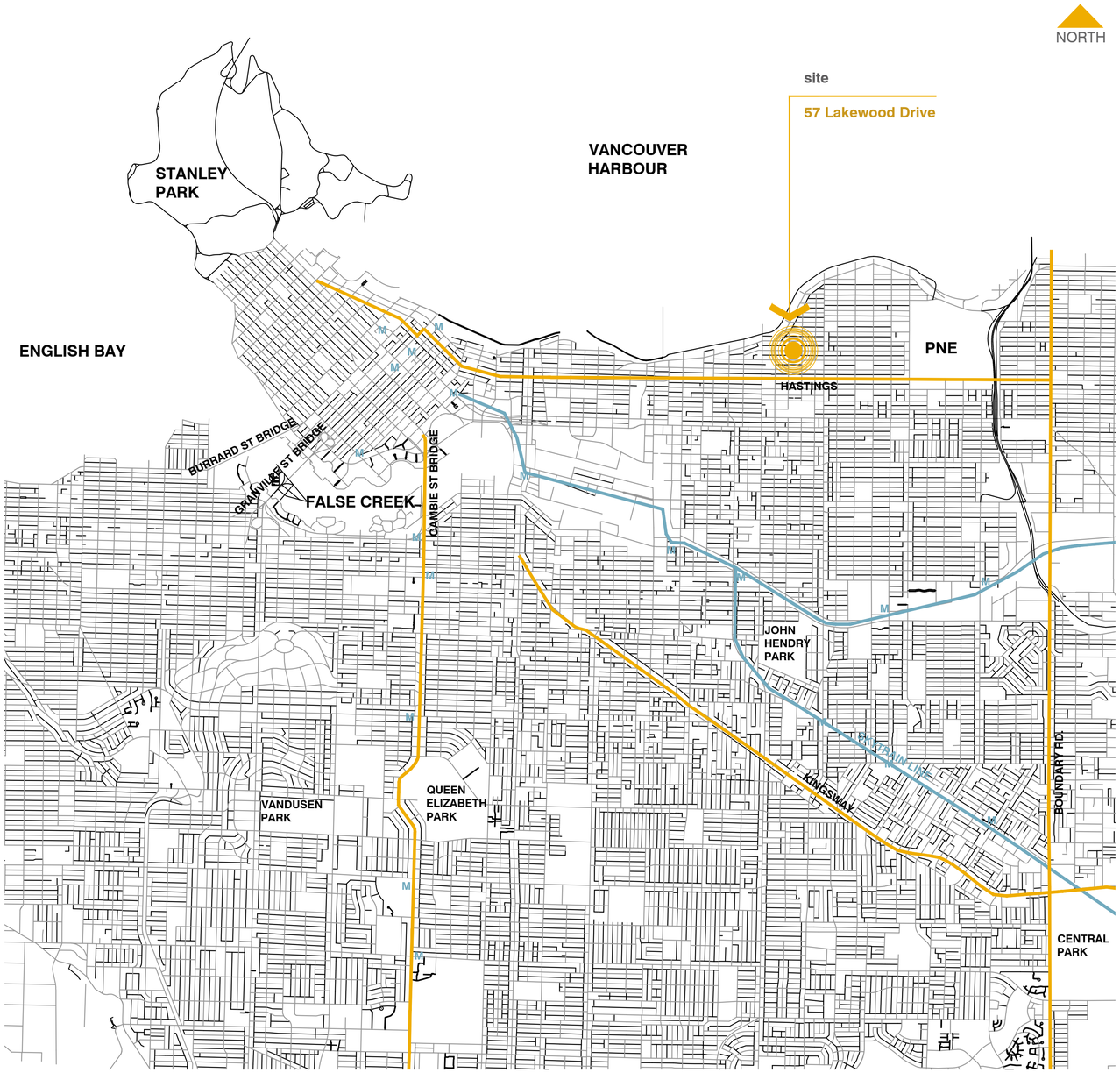
The site is currently zoned C-2 (Commercial) and is guided by the Grandview-Woodland Community Plan bound between Clark Drive and Kamloops Street (west to east) and Wall Street to East 12th (north to south).

HEIGHT

The height is proposed to be 6 storeys. The height of the building will step down with the slope of Dundas Street.

HOUSING MIX AND DENSITY

Housing type is proposed to be 100% rental with 35% designated as family-orientated housing. A minimum of 10 percent are three bedroom units and 25 percent are two bedroom units as per the FR: Housing Mix Policy for Rezoning Projects.



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SUB-AREA

URBAN DESIGN PRINCIPLES

The development site is located in the sub-area Cedar Cove, set on the north-facing slope between Hastings Street and Vancouver's working port. Cedar Cove has four character areas; Residential Core, Dundas Shopping Node, Portside Industrial, and Nanaimo East.

The site is within the heart of the Dundas Shopping Node on Dundas Street; a busy arterial connector that bisects the sub-area of this shopping node.

POLICIES

Cedar Cove's Dundas Shopping Node will expand to allow new mixed-use development with additional shops and services, opportunities for market and rental housing, and improved public spaces.The GWCP notes that the area will integrate with it's "setting next to the port and harbour"," continue to provide" rental housing, and be a more complete neighbourhood with local commercial "services closer to home".

Key design principles stated in the community plan notes the proposed development shall adhere to the following:

Dundas Street, Semlin Drive to Lakewood Drive south side:

Height: up to 6 storeys.

Density: up to 3.0 FSR.

Site frontage: 54.9 m (180 ft.) minimum.

Setbacks: Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk / Rear 9.2 m (30 ft.).

Upper floor set back 3 m (10 ft.) at front, above the fourth floor.

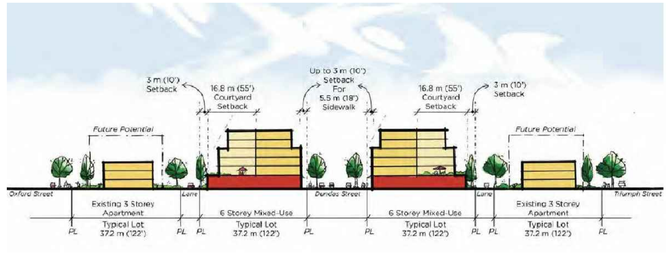
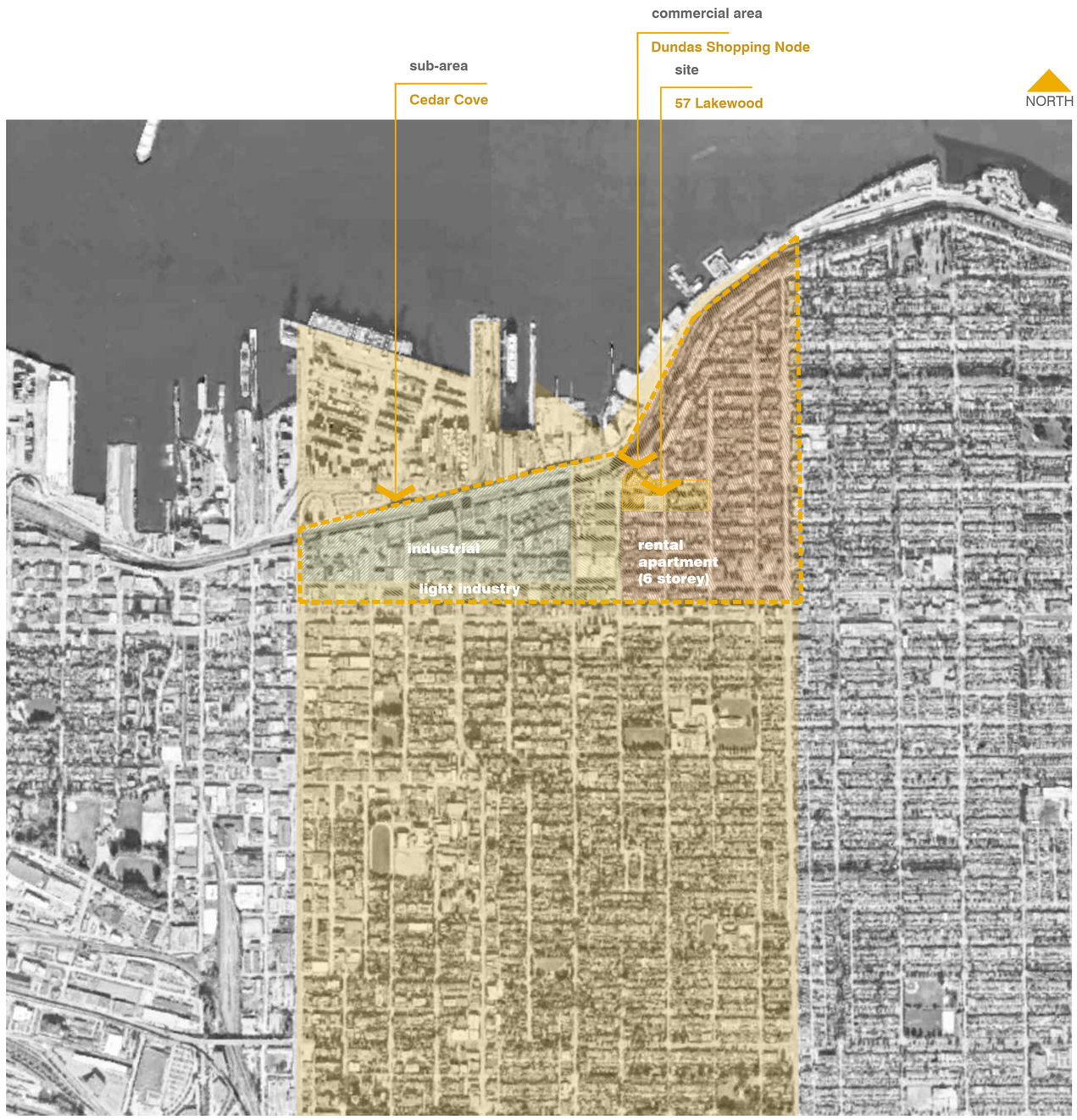


Figure 6.21: Cedar Cove Dundas Shopping Node Typical Section
Grandview-Woodland Community Plan



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SUB-AREA

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NEIGHBOURHOODS

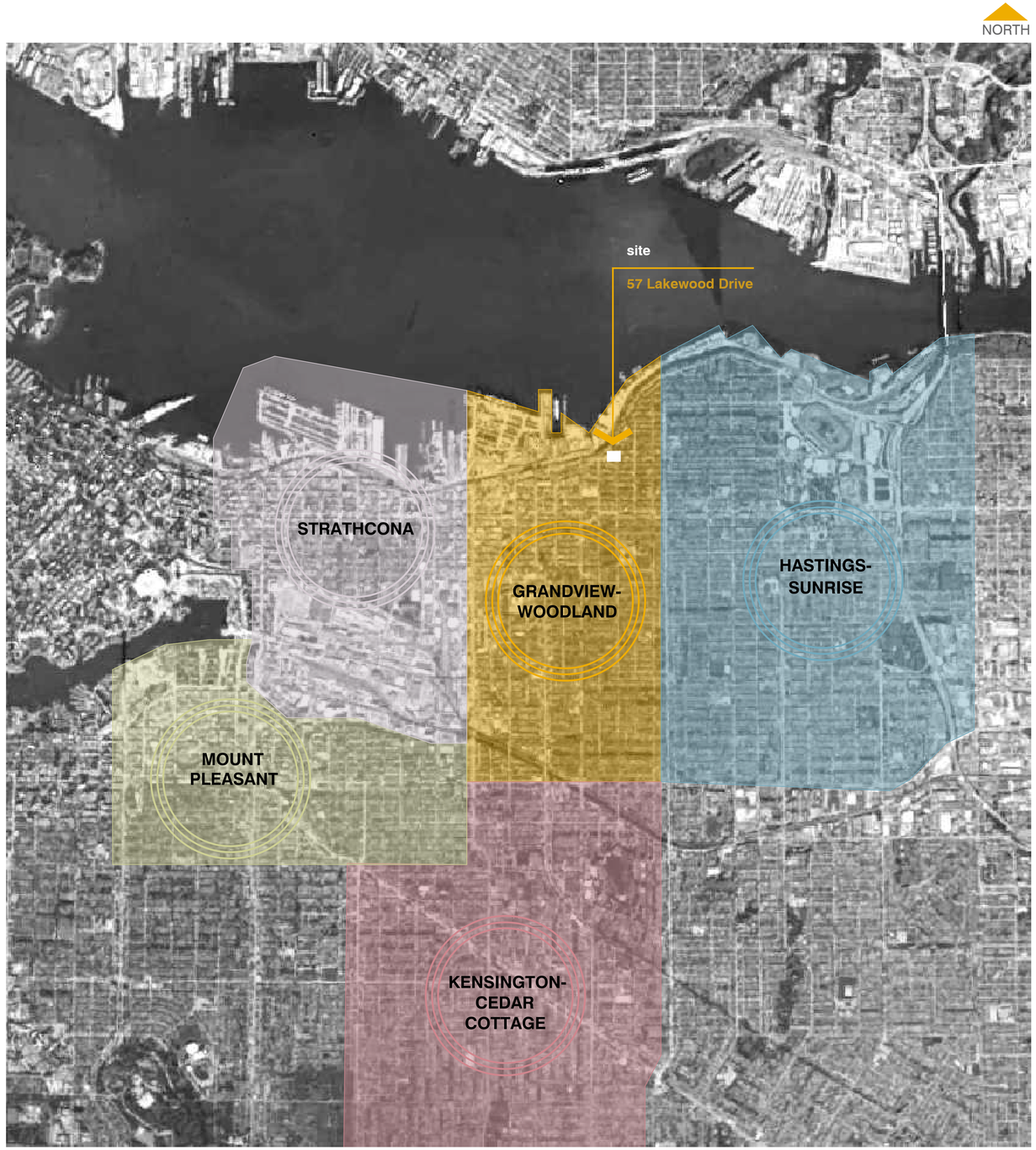
CONTEXT - NEIGHBOURHOOD OVERVIEW

The site is located in the Grandview-Woodland area and is bordered by Strathcona and Mount Pleasant on its west, Kensington-Cedar Cottage to its south, and Hastings-Sunrise along its eastern boundary.

In proximity are various community amenities including Templeton Park Pool, The Cultch Theaters, Britannia Community Centre, and notable parks such as Pandora Park, Woodland Park, Grandview Park, Burrard View Park, New Brighton Park and Pool and Hastings Park, the PNE Grounds and Vancouver's busy Port. The site is also close to shopping areas on Commercial Drive, known as "The Drive" and East Hastings Street known as "The East Village".

The Grandview-Woodland is mentioned in it's community plan to face a number of challenges including stagnating population and demographic growth, a need for more affordable housing, optimizing transit access, adding commercial retail vitality, and facilitating coexistence with it's industrial interface. The GWCP mentions that there is "oppotunity" in "how the industrial interface can "continue to co-exist" in the future.The proposed mixed use project with added variety of residential rental and commercial space hopes to help address this.

The project site is located in the sub-area of Cedar Cove within Grandview Woodland, located on the north bordering the Port of Vancouver and waterfront. The community plan outlines goals for maintaining and increasing the stock of rental housing, expanding the shipping node where the proposed site is at Dundas and Wall St., preserving character streetscapes where identified, expanding Oxford Park, protecting the city's industrial and port related jobs, and "improving the interface with residential areas" to industrial. The proposed project hopes to support these goals with the introduction of new residential units, commercial retail units, and contextually inspired design that interfaces the industrial-port interface.



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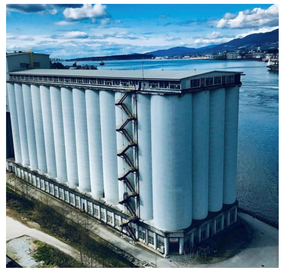
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CONTEXTUAL INFLUENCE

URBAN CONTEXT - FORM

The site's surrounding context influenced the building's design direction. The angular sloped forms of the North Shore mountains, character and features of the Port of Vancouver harbour, presence of nearby industrial and railway areas, and character of surrounding low-rise apartment buildings all contributed to the project's design inspiration. These influences include the surrounding scale of existing low-rise apartment buildings, facades of industrial building warehouses to the west, vertical forms of grain silos, angled/curved forms of cargo ships, and rectangular forms of storage containers as shown in images to the right.

The Port of Vancouver's shipping containers are particularly expressed in the building design. Expressed as individual and integrated elements, they help parti the building horizontally and vertically, reducing the building mass and reflecting the site's character. In the proposed project, they are expressed in the terrace-stacked forms, enclosed balconies, extruded masses, and industrial-inspired materiality of the building. This contextual influence hopes to help transition between the residential and industrial areas east and west of the site as per Grandview Woodland's Community Plan, and develop the site into a unique commercial centre for the community.



grain silos |
vertical form



cargo ships |
angled form



shipping containers |
rectangular form



mountain profile |
angled form



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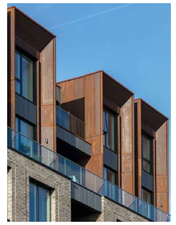
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CONTEXTUAL INFLUENCE









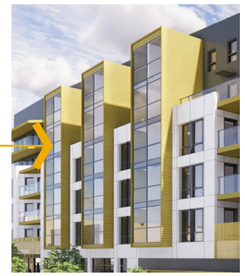




STORAGE CONTAINERS
Form



STORAGE CONTAINERS
Color





DUNDAS FRONTAGE
Broken down building mass reduces building scale. Vertical and stacked storage containers.

STORAGE CONTAINERS
Form



STORAGE CONTAINERS
Materiality





LANEWAY FRONTAGE
Industrial/port materiality

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

CONTEXTUAL INFLUENCE | FORM

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CONTEXTUAL INFLUENCE

URBAN CONTEXT - COMMUTERS

The project site is at an intersection of major traffic routes. To the immediate north of the project site is Dundas Street, a designated truck route and arterial route for vehicular traffic and transit. Further to the north is the railway, Port of Vancouver, and the waterfront. To the immediate east is Lakewood Drive, a designated *Local Street Bikeway* and bike route for users.

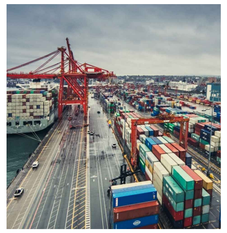
The GWCP outlines the prioritization of sustainable transportation methods including walking, cycling, and transit for developing sustainable "vibrant" places. Referring to Transportation 2040, the community plan outlines that "streets and sidewalks" should support vibrant public life through walking culture and "social connectivity".

In particular to Grandview Woodland, it is mentioned that there should be a focus on **improving the walking experience along commercial shopping streets**. Attention to maintaining and enhancing the cycling network, improving bike parking and integration with transit, and expanding pubic bike share at destination rich streets is also mentioned.

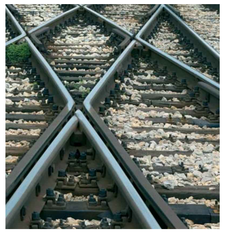
The proposed project addresses this context in terms of it's inspired design and program. The project design's slanted elements, sloped roof form, sloped dynamic window reveals, and vertical perforated metal strips on the pedestrian level reflects the dynamic nature of this site as a key circulatory area. The programming of high density housing and commercial with very public furniture rich public sidewalks near bike parking/transit supports sustainable transportation methods for local residents, the use of transit and bike routes, and making complete furniture rich streets for pedestrians to stay and walk through.



cargo ships |
global trade



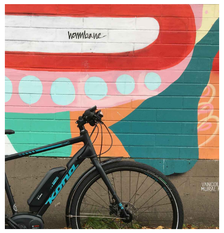
harbour docks |
port terminal



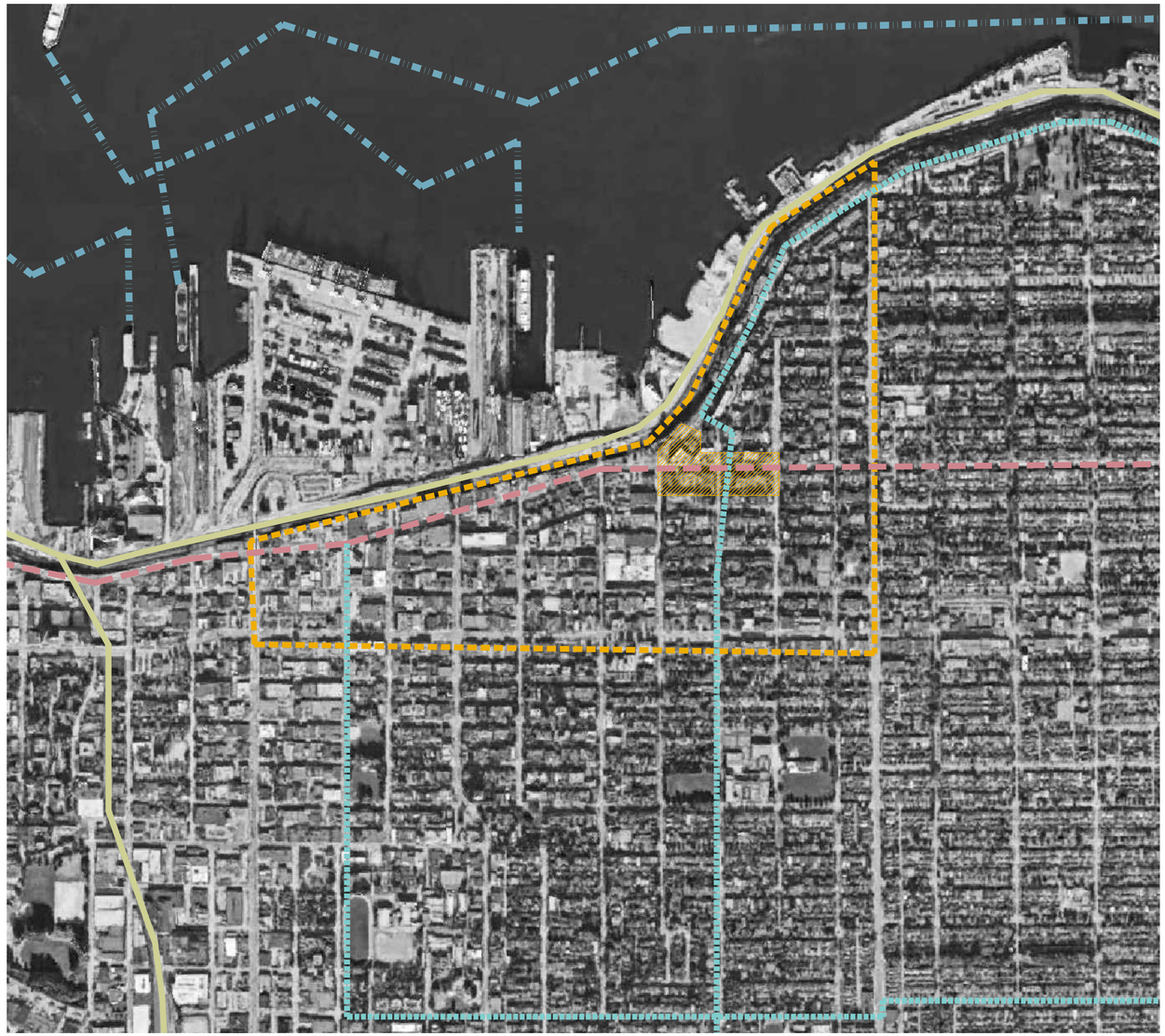
railway |
commuters of goods



Dundas St |
arterial



commuters |
movement



CARGO SHIPS

CYCLIST

ARTERIALS

RAILWAY

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NORTH

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CONTEXTUAL INFLUENCE | COMMUTERS

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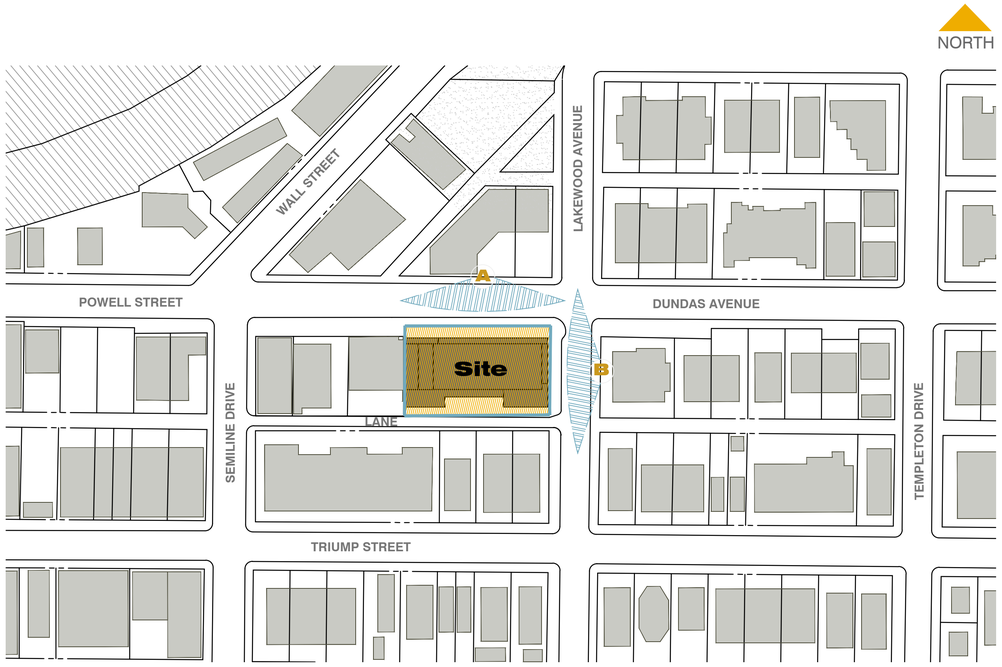
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STREETSCAPE PHOTOS



A



DUNDAS AVENUE LOOKING SOUTH

B



LAKEWOOD AVENUE LOOKING EAST

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STREETSCAPE PHOTOS

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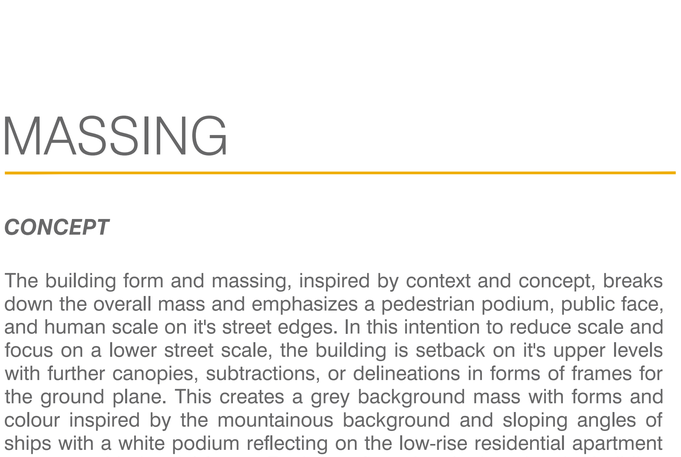
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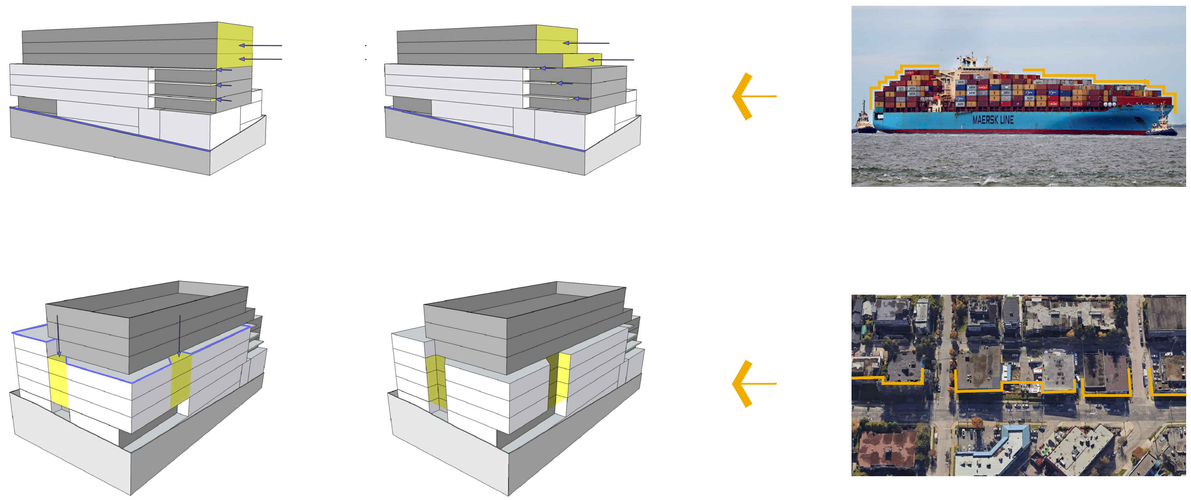
MASSING

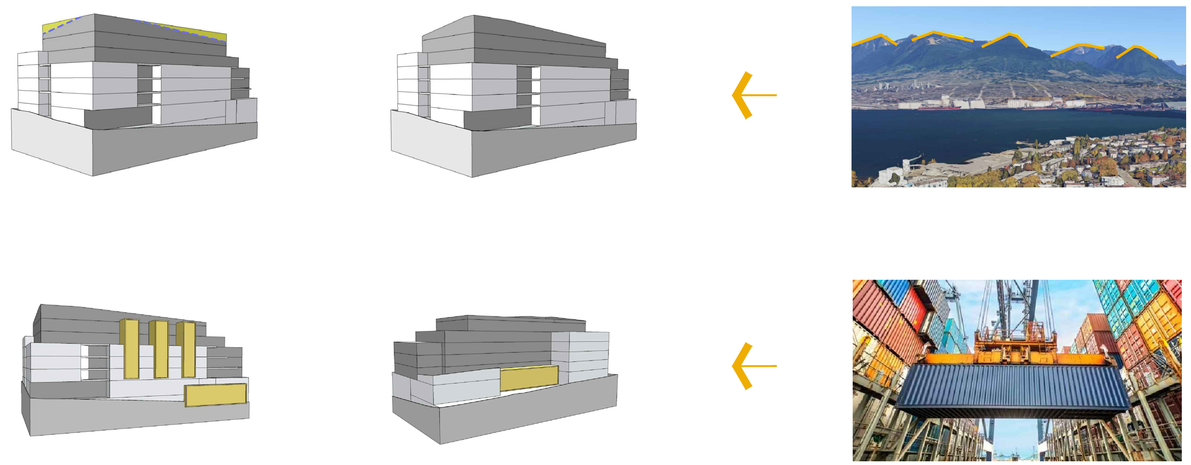
CONCEPT

The building form and massing, inspired by context and concept, breaks down the overall mass and emphasizes a pedestrian podium, public face, and human scale on it's street edges. In this intention to reduce scale and focus on a lower street scale, the building is setback on it's upper levels with further canopies, subtractions, or delineations in forms of frames for the ground plane. This creates a grey background mass with forms and colour inspired by the mountainous background and sloping angles of ships with a white podium reflecting on the low-rise residential apartment context and industrial forms. Further to fit to the sloping site, the building is stepped midway to further reduce scale and reflect stacked forms of nearby port storage containers. At a finer scale, the podium and building mass is further broken down horizontally and vertically through subtractions and additions of storage container inspired forms.

Further inspiration from context, introduction of human scale and texture, and character is expressed in staggered window accent features and cladding patterns; reflecting the constant vehicular movement by the site and features of shipping containers or other industrial features of the Port of Vancouver nearby.







PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
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MASSING | CONCEPT

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MASSING

PROGRAM

The building program includes rental residential, commercial retail units, residential amenity space, and parking. The building podium and ground plane elements described previously help define the commercial retail units.

The proposed program supports the community values and goals outlined in the GWCP. The introduction of supported rental housing ranging from studios to three bedroom family units increases the stock and diversity of needed affordable rental housing, provides a range of housing options for households, provides housing options for all incomes and family sizes, supports local businesses and economy, and in general provides mentioned housing for all socio-economic levels. The proposal for new rental housing addresses the mentioned severe housing and gaps of **income-to-housing-cost** challenges in Vancouver.

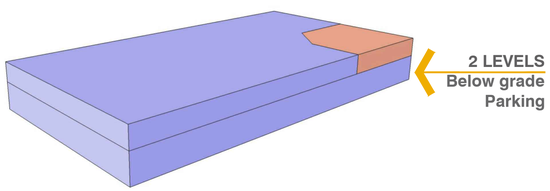
The proposal for new commercial retail space aims to support the OCP's efforts for fostering a more resilient local economy, developing the Dundas Shopping node as a future core for local gathering and shopping, and "compact, mixed use cluster of ships and services" through potential variety of retail space sizes.

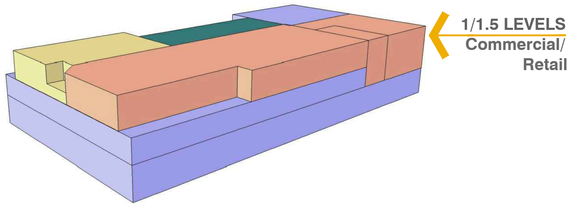
Notably, the project provides two and three bedroom units for 35% of it's proposed units for families. Amenity spaces on roof terraces and near the main residential entrance provides community and family spaces for these residents.

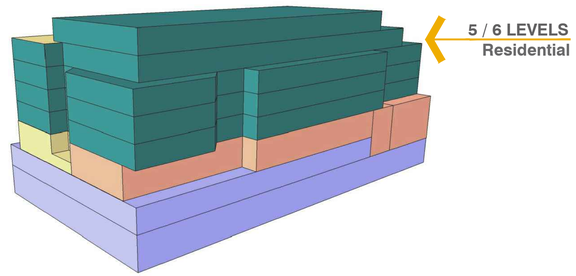
The project is also located near a critical transit route, bike route+stop, and future commercial node**.** The provision of new high density rental housing stock and commercial space supports the Metro Vancouver Regional Affordable Housing Strategy/Regional growth strategy of increasing amounts of affordable housing near transit, creating complete communities with both commercial and residential close,



RESIDENTIAL
AMENITIES
COMMERCIAL / RETAIL
PARKING







PROJECT

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MASSING | PROGRAM

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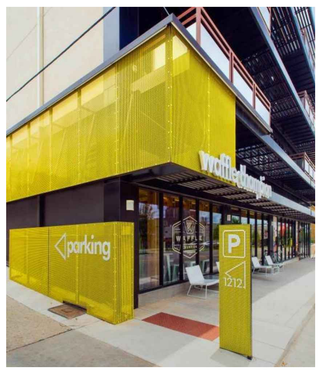
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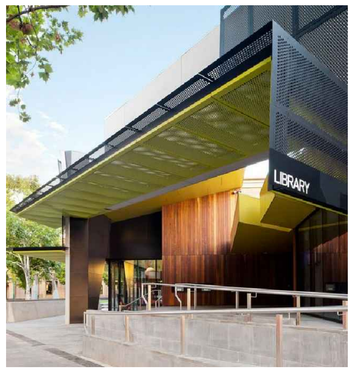
PUBLIC REALM - ENTRANCE

ARRIVAL / COMMERCIAL

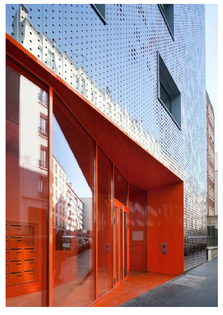
The proposed project aims to emphasize it's public sphere and street condition around the proposed building through human scaled design, texture and material, and architectural conditions encompassing canopies, colour, & pedestrian landscape elements. Use of perforated metal vertical strips placed in dynamic patterns delineate commercial entries more clearly and reflect the industrial/dynamic context of the residential-commercial site. The combined unique design features of the building and public sphere helps both integrate with the neighbourhood industrial-port context and describe the building+Dundas node as a **unique place** and **future community core** of the neighbourhood.

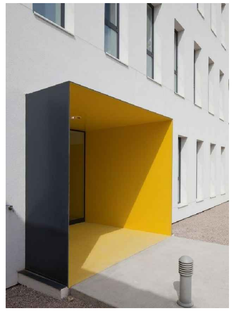


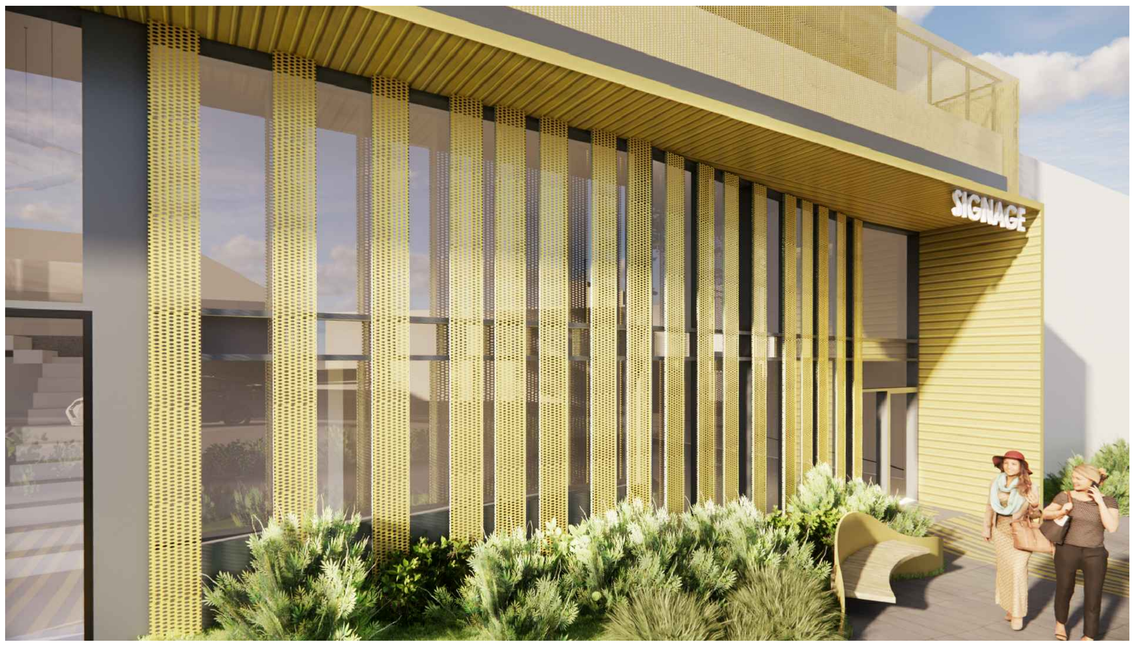












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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

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PUBLIC REALM ENTRANCE

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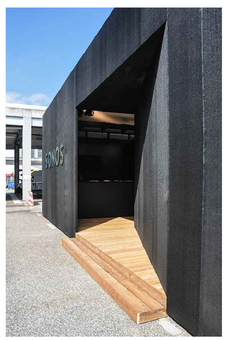
PUBLIC REALM - ENTRANCE

ARRIVAL** / **RESIDENTIAL

The residential entry uses a perforated metal feature to uniquely define and distinguish the entry for residents. A darker and alternative language helps clearly define a grand entry space for residents and visitors to the building site.












PROJECT

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PUBLIC REALM - LANE & STREET EDGES

ARRIVAL

The public realm of the site, both fronting the streets and the lane, hopes to provide human scaled design and articulation. Storefronts are activated through colour, unique language through vertical perforated metal features, frames, and glass. The residential entry through its double height entry and darker colouration, and the laneway through landscaping, perforated metal screens, and port inspired materiality

The larger building overall, through it's setback, simple balcony forms, shared outdoor spaces, terracing provides character.







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PUBLIC REALM LANE & STREET EDGES

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PUBLIC REALM - AMENITY & OUTDOORS

The project proposes a number of amenity spaces for residents. The roof terraces provide residents with outdoor private spaces for families and kids as per Family Room: Housing Mix Policy for Rezoning Projects; those spaces are located on both the fifth and sixth floors on the terminal ends of the building, providing views to the mountains and city. Privately, the building provides balconies, enclosed balconies in regards to acoustic migitation, and outdoor terraces for residents. Inside, the building provides two amenity spaces for a variety of activities and gathering spaces.





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PUBLIC REALM AMENITY & OUTDOORS

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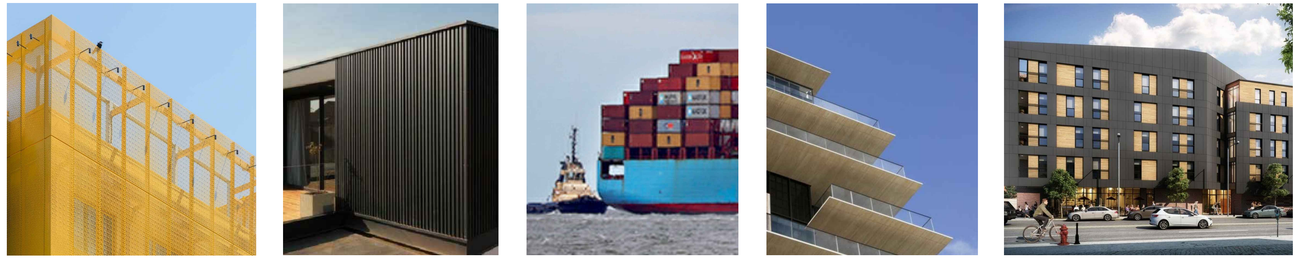
DESIGN RATIONALE

The proposed project's design is informed by the Grandview Woodland Community Plan, the surrounding context, attention to the public realm, and efforts for **place-making**.

The proposed building design hopes to help integrate and transition between the neighbouring industrial area and rental neighbourhood the site sits at. Though the combination of port-industrial and residential inspired elements, a unique community commercial core that is distinct from other Vancouver regions and contextual to site is hoped to be created.

The design speaks to a combination of it's residential, industrial, and geographical context. The yellow-mustard accent colour, corrugated and perforated metals, storage container forms reflect the neighbouring Port of Vancouver and industrial area. The low-rise podium forms, terracing massing, and broken-up building articulation are intended to fir with the mid-rise rental apartment context. The proposed building's sloped forms, terraces, and window reveals speak from the visible mountain slopes, sloped forms of ships, the sloping nature of the site, and dynamic traffic heavy nature of the site.

Setbacks, human-scaled textures and details, canopies, and unique design features further articulate the public ground plane.





OUTDOOR RESIDENTIAL SPACE

- Balconies provide user residential outdoor space.
- Canopies provide outdoor shade and rain shelter
- Enclosed Balconies help provide acoustic migitation fronting Dundas truck route.
- Terraces and roof decks provide community & family outdoor amenity space.

BUILDING ARTICULATION + FORM

- Port and Industrial Inspiration
- Slanted window reveal, parapet, and terracing express movement & terrain.
- Shipping Container inspired forms break down horizontal massing.
- White Podium industrial inspired forms.
- Coloured perforated metal is used at the entrances at the pedestrian level
- Colour and texture selection is used to break down the scale of the massing into smaller volumes

PUBLIC REALM & ENTRIES

- Vertical Perforated Coloured Steel Strips define Commercial Entires
- Charcoal perforated metal feature wall and chamfered wall for residential entry
- Frames, canopies, and subtractions defines pedestrian conditions.
- Landscape design helps make a unique public realm.

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

DESIGN RATIONALE

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SCALE NTS
DATE 2020-07-27

A0.16

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NORTH

CLIENT

CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

DESIGN RATIONALE

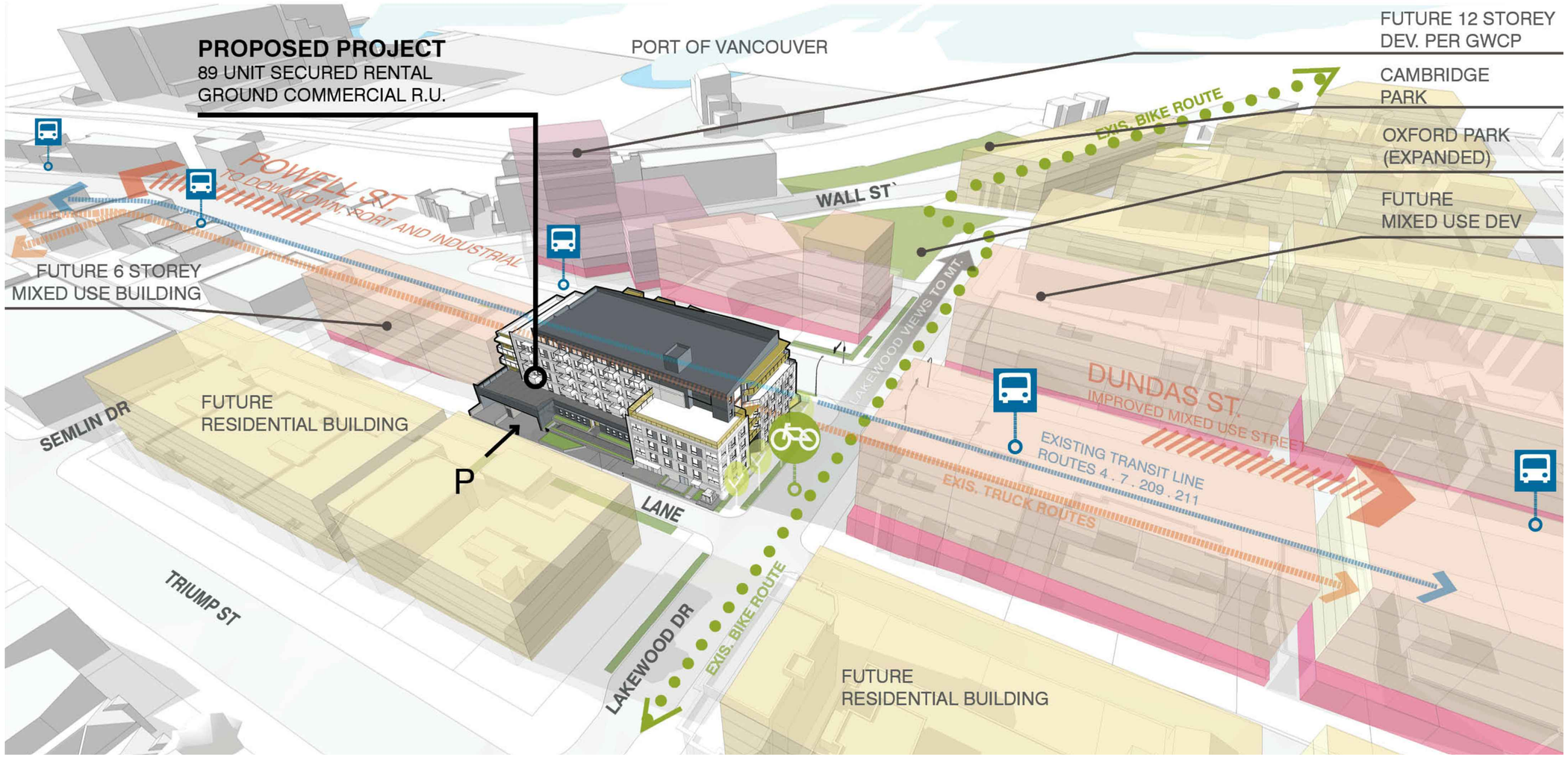
The proposed project hopes to integrate to the existing scale of the neighbourhood. The project's massing terraces downwards towards the south and west to better fit with it's existing neighbours; currently a three storey residential apartment to the south and a two storey commercial space to the west.

The projects scale also fits with it's future context as described by the Grandview-Woodland Community Plan; the surrounding properties to the project site are planned to have either the same or higher densities and heights. According to the community plan, the properties north across Dundas Avenue are planned to have heights reaching eight to twelve stories. To the south, east, and west, the projects are planned to have similar densities to the proposed project with heights also reaching six stories.

The proposed project steps upwards to it's highest point vertically at the intersection of Dundas and Lakewood Drive. This hopes to help reinforce the intersection as a gateway condition and distinct commercial node.

The diagram below conceptually shows the projects potential future context, density, and height as described in the Grandview Woodland Community Plan. Overlaid pale-yellow buildings show potential future six story rental apartment development, pink mixed commercial-rental six storey development, and red & magenta eight and twelve storey mixed use development.

.



PROJECT

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57 Lakewood Drive
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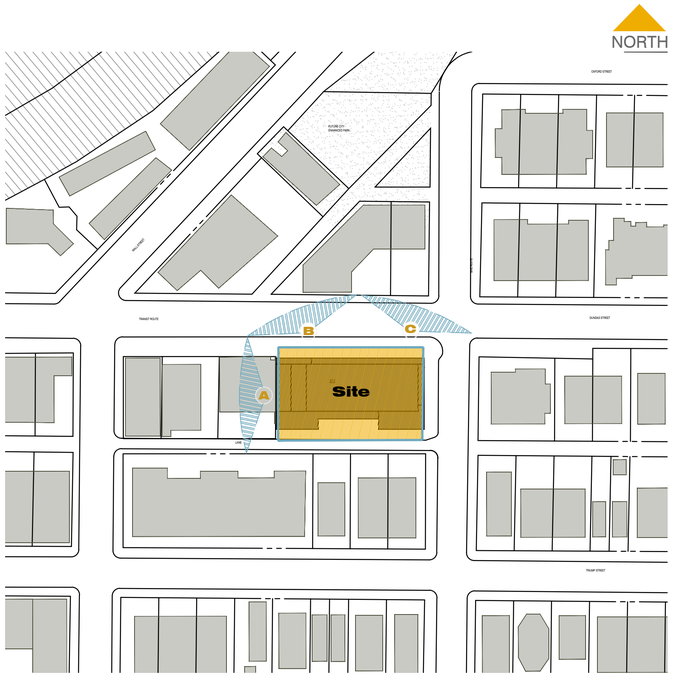
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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

BUILDING VIEWS

POTENTIAL VIEWS OF SITE



A



LOOKING WEST - CITY VIEW

B



LOOKING NORTHWEST - MOUNTAIN + WATER VIEW

C



LOOKING NORTHEAST - MOUNTAIN VIEW

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

BUILDING VIEWS

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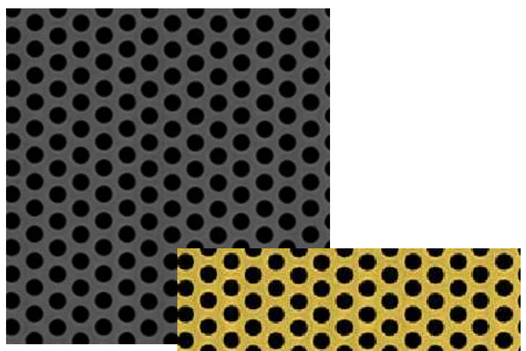
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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

MATERIALS BOARD



PERFORATED METAL PANEL
Adds texture and dynamic.

OFF-WHITE PANEL

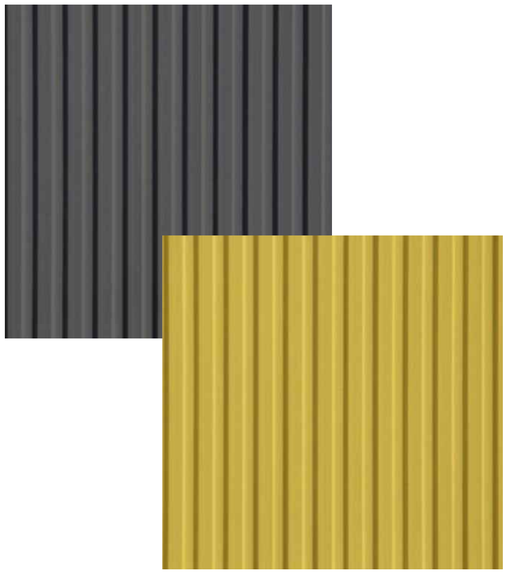


LIGHT GREY PANEL

YELLOW PANEL



CHARCOAL GREY PANEL
Main Volumes and Balconies



CORRUGATED METAL
Adds caracter

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

MATERIALS BOARD

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DATE 2020-07-27

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

MATERIALS BOARD

1. PERFORATED METAL PANEL - GREY
2. PERFORATED METAL PANEL - YELLOW
3. OFF-WHITE PANEL
4. LIGHT GREY PANEL
5. YELLOW PANEL
6. CHARCOAL GREY PANEL
7. CORRUGATED METAL - GREY
8. CORRUGATED METAL - YELLOW



EAST ELEVATION - View elevation fronting Lakewood Street



NORTH ELEVATION - View elevation fronting Dindas Street



SOUTH ELEVATION - View elevation fronting Lane

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

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CLIENT

CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

DESIGN CONCEPT

INTERSECTION OF DUNDAS STREET AND LAKEWOOD DRIVE LOOKING SOUTHWEST
north and east elevations



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PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

DESIGN CONCEPT

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DATE 2020-07-27

A0.21

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DESIGN CONCEPT

DUNDAS STREET LOOKING SOUTHWEST
partial north elevation



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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

DESIGN CONCEPT

VIEW OF ELEVATION FRONTING DUNDAS STREET
north elevation



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PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

DESIGN CONCEPT

VIEW FROM DUNDAS STREET LOOKING SOUTHEAST
north elevation



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PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
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SCALE NTS
DATE 2020-07-27

A0.24

DESIGN CONCEPT

VIEW FROM DUNDAS STREET LOOKING EAST
north elevation



LW 57

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

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CLIENT

CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

DESIGN CONCEPT

VIEW LOOKING AT THE COMMERCIAL ENTRANCE FROM DUNDAS STREET
partial south elevation



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PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

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CLIENT

CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

DESIGN CONCEPT

VIEW FROM LANE LOOKING NORTHEAST
south elevation



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PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

DESIGN CONCEPT

VIEW LOOKING WEST AT THE GROUND LEVEL UNITS
partial south elevation



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PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
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CLIENT

CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

DESIGN CONCEPT

VIEW LOOKING WEST FROM LAKEWOOD DRIVE
east elevation



LW 57

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

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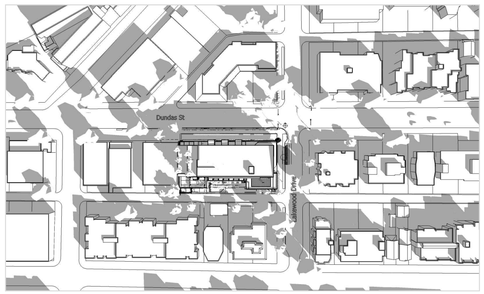
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NORTH

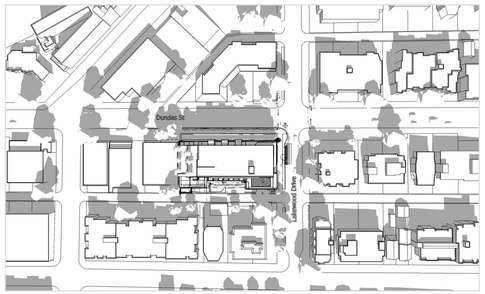
SHADOW STUDIES

March 21 Spring Equinox / September 21st / June 21 Summer Solstice

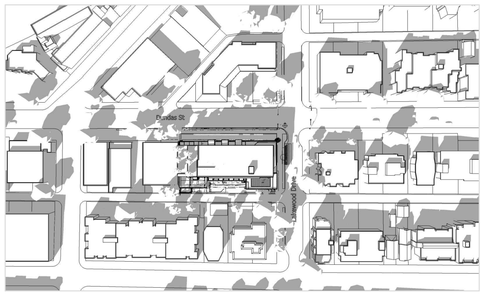
10:00 AM March 21 Equinox



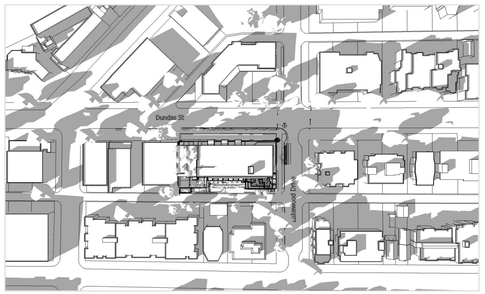
12:00 PM March 21 Equinox



2:00 PM March 21 Equinox



4:00 PM March 21 Equinox



10:00 AM September 21 Equinox



12:00 PM September 21 Equinox

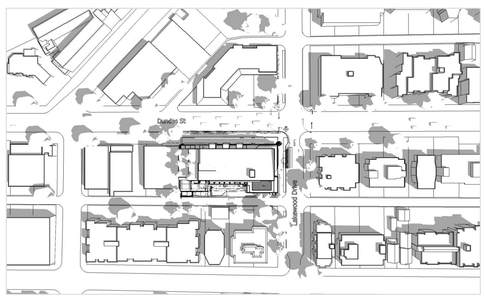


2:00 PM September 21 Equinox

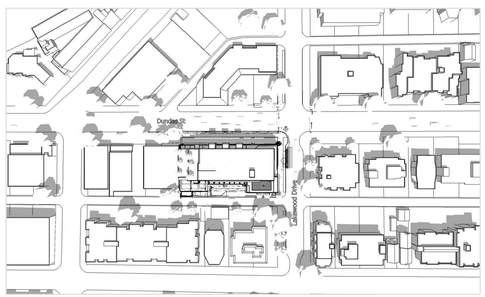
4:00 PM September 21 Equinox



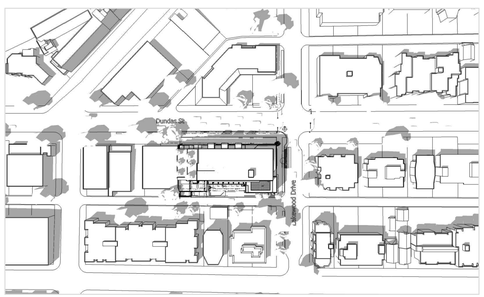
10:00 AM June 21 Solstice



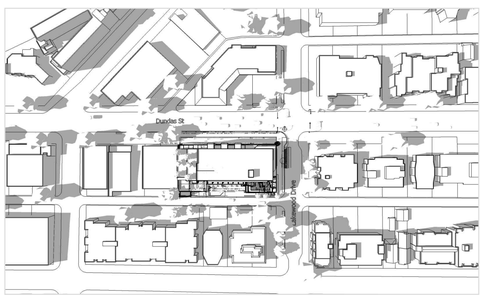
12:00 PM June 21 Solstice



2:00 PM June 21 Solstice



4:00 PM June 21 Solstice



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CLIENT

CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 Lakewood Drive
Vancouver, B.C.

SHADOW STUDIES

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SCALE NTS
DATE 2020-07-27

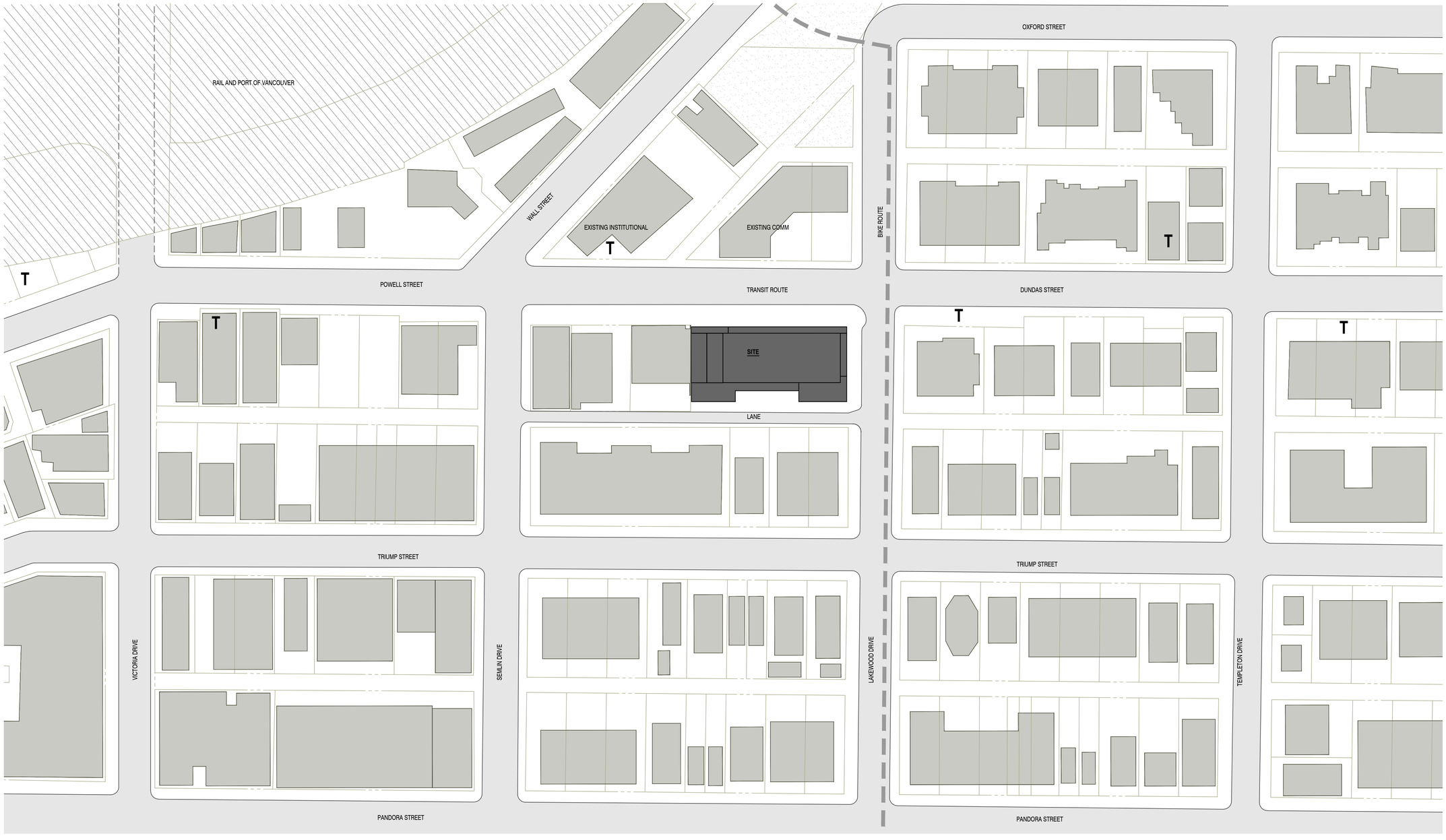
A0.30

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES



PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

CONTEXT PLAN

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PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/64" = 1'-0"
DATE 2020-07-20

A1.01

PLOT STAMP: 2020-Nov-19 @4:30pm – P:\A220489 – WBH – Lakewood Dundas\CAD\1-SD\A220489_ co 00.dwg – A1.01

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EXISTING 1 STOREY COMMERCIAL BUILDING

DUNDAS STREET

COMMERCIAL ENTRANCE

COMMERCIAL ENTRIES

EXISTING FIRE HYDRANT

SIDEWALK

197'-9 1/2"

BS 39.56'

BS 36.10'

BS 34.44'

BS 40.51'

BS 46.49'

BS 47.34'

BS 48.06'

BS 48.12'

SIDEWALK

PUBLIC BIKE SHARE PER ENGINEERING BY OTHERS

EXISTING 1 STOREY COMMERCIAL BUILDING

EXISTING 2 STOREY COMMERCIAL BUILDING

122'-0 1/2"

AMENITY ROOF DECK LEVEL 4

ROOF

AMENITY ROOF DECK LEVEL 5

BS 44.00'

BS 50.06'

BS 50.00'

51.10'

51.20'

BS 52.44'

ROOF DECK LEVEL 2

AMENITY ROOF DECK LEVEL 5

RESIDENTIAL ENTRANCE

EXISTING 4 STOREY RESIDENTIAL BUILDING

BS 49.96'

BS 46.42'

BS 41.30'

BS 41.41'

49.82'

50.21'

51.30'

51.96'

52.10'

BS 53.12'

COMM. & RES. PARKING ENTRANCE + LOADING

LANE

LAKEWOOD DRIVE

PAD MOUNTED TRANSFORMERS

EXISTING 3 STOREY RESIDENTIAL BUILDING

EXISTING 3 STOREY RESIDENTIAL BUILDING

EXISTING 3 STOREY RESIDENTIAL BUILDING

EXISTING 4 STOREY RESIDENTIAL BUILDING

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT

57 LAKEWOOD DRIVE
VANCOUVER, BC

SITE PLAN

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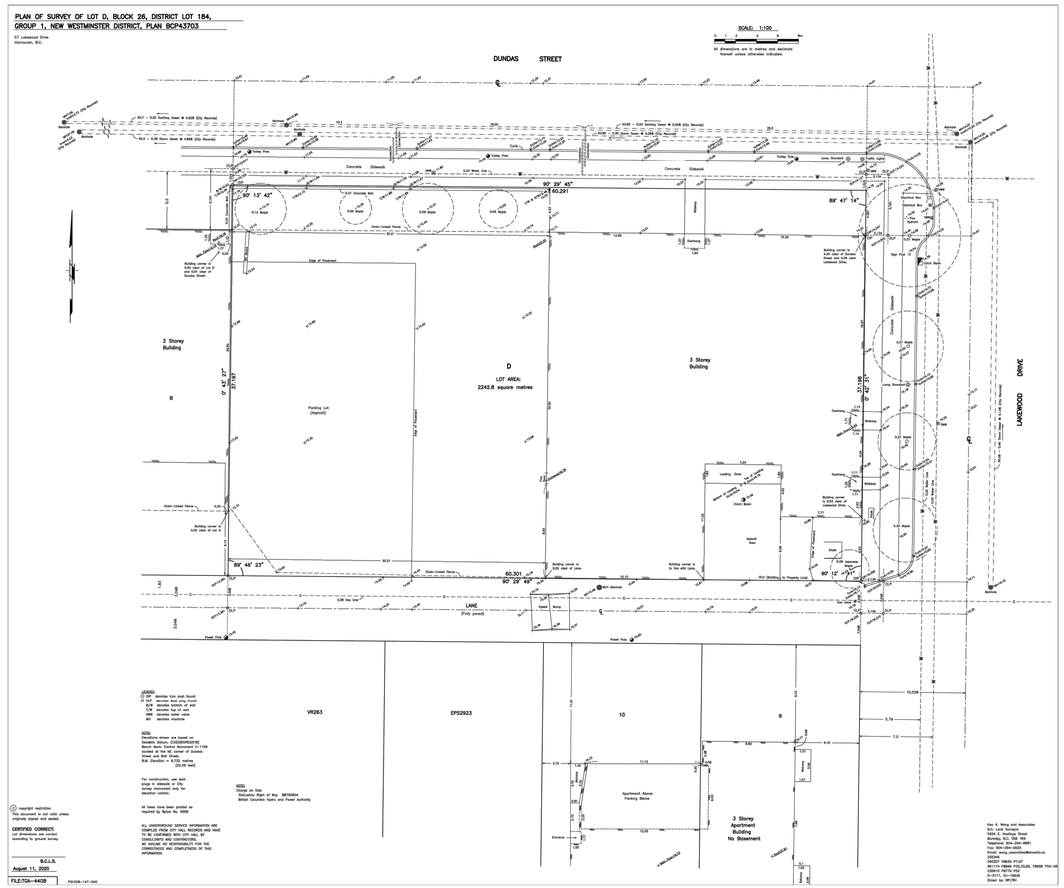
PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/16" = 1'-0"
DATE 2020-07-20

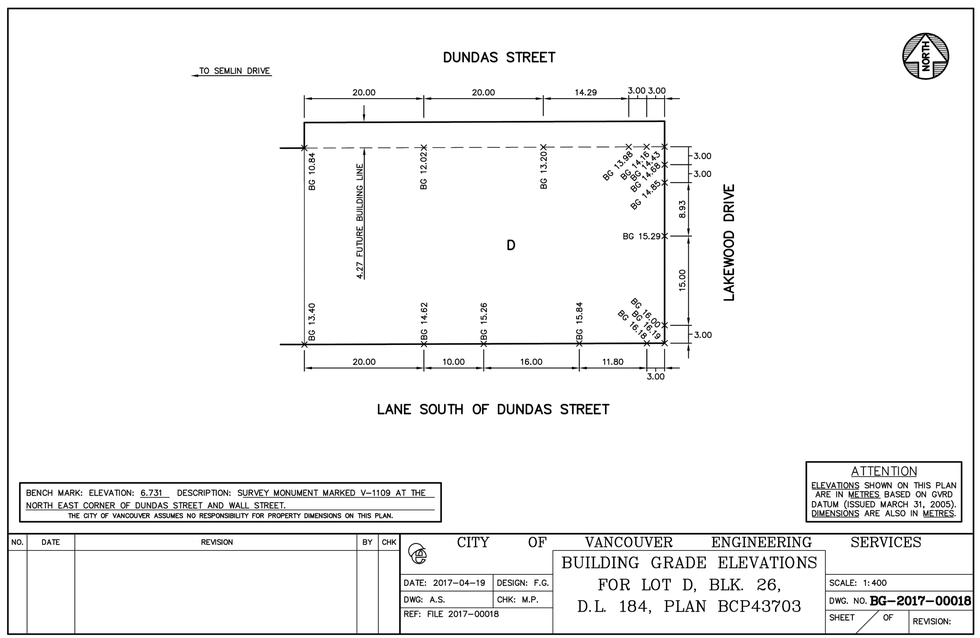
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PLOT STAMP: 2020-Nov-19 @4:49pm – P:\A220489 – WBH – Lakewood Dundas\CAD\1-SD\A220489_ sp 00.dwg – A1.02

SURVEY



BUILDING GRADES



SURVEY & BUILDING GRADES

A1.03

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PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

PARKING PLAN LEVEL P2

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PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/8" = 1'-0"
DATE 2020-07-20

A2.01

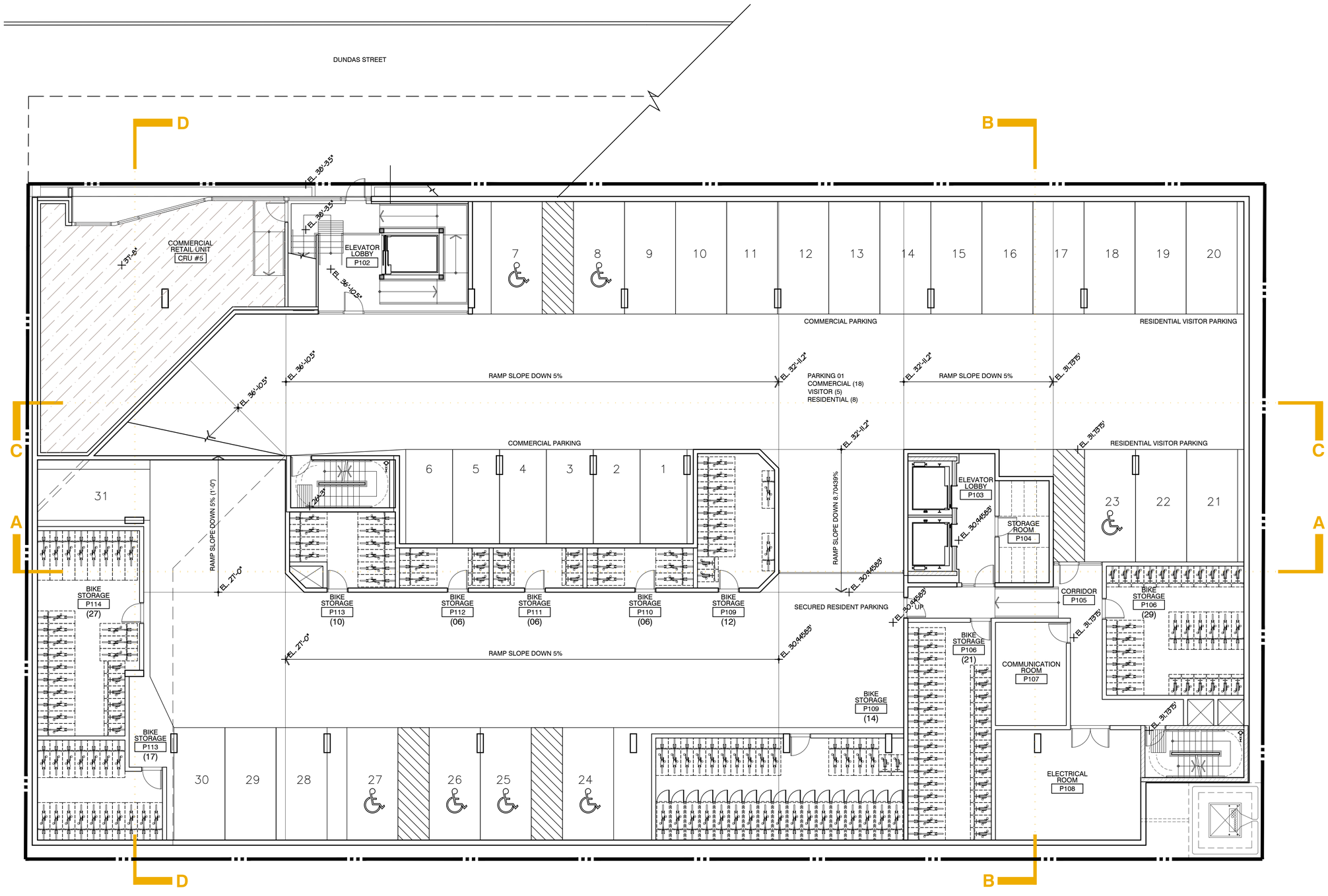
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0	Studio
0	1BR
0	2BR
0	3BR
	CRU

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

PARKING PLAN LEVEL P1

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PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

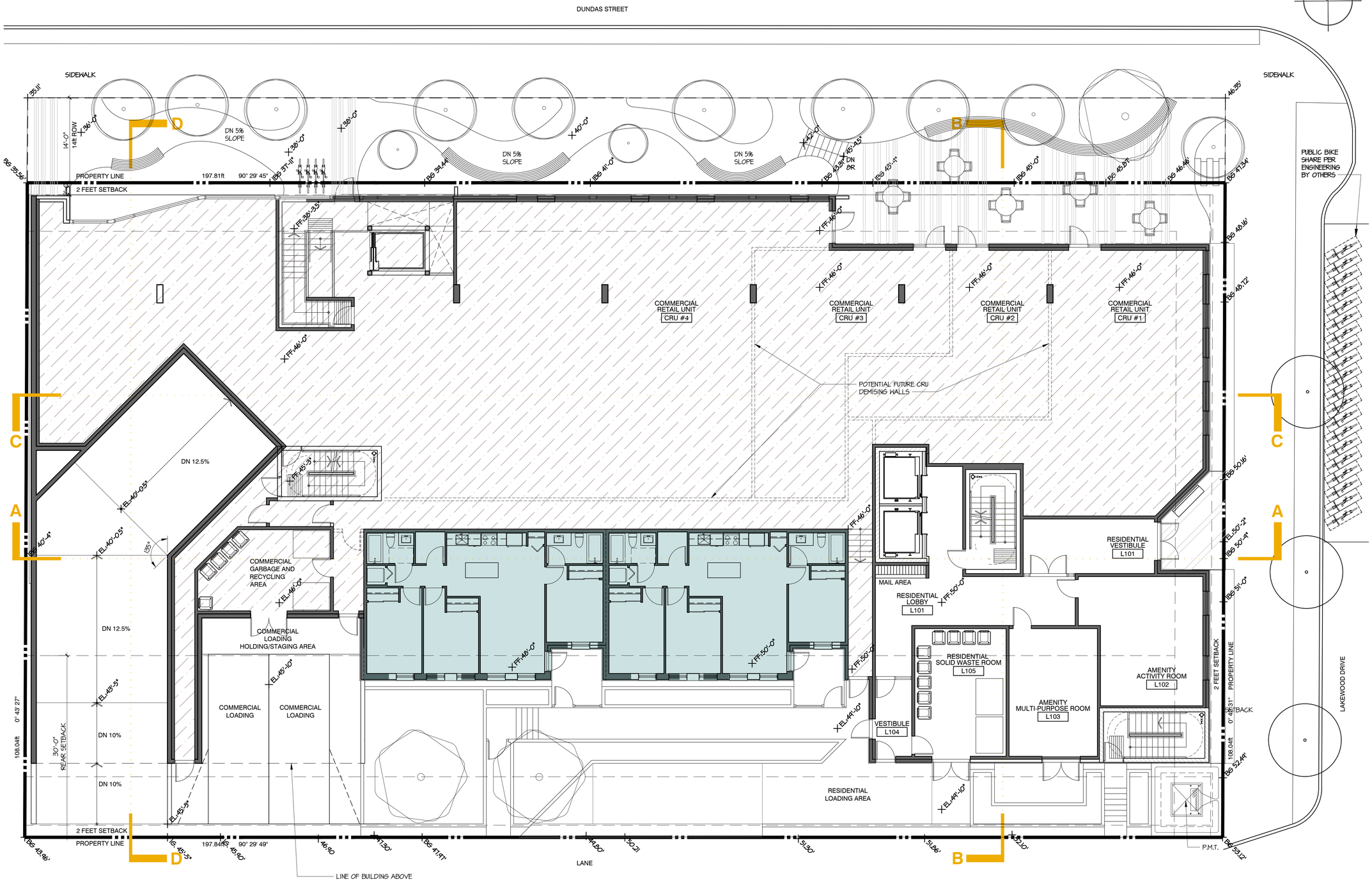
SCALE 1/8" = 1'-0"
DATE 2020-07-20

A2.02

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0	Studio
0	1BR
0	2BR
2	3BR
V	CRU

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

FLOOR PLAN LEVEL 01

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SCALE 1/8" = 1'-0"
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A2.03

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DUNDAS AVENUE



7	Studio
5	1BR
5	2BR
2	3BR

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
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FLOOR PLAN LEVEL 02

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PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/8" = 1'-0"
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A2.04

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7	Studio
4	1BR
6	2BR
2	3BR

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
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FLOOR PLAN LEVEL 03

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PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/8" = 1'-0"
DATE 2020-07-20

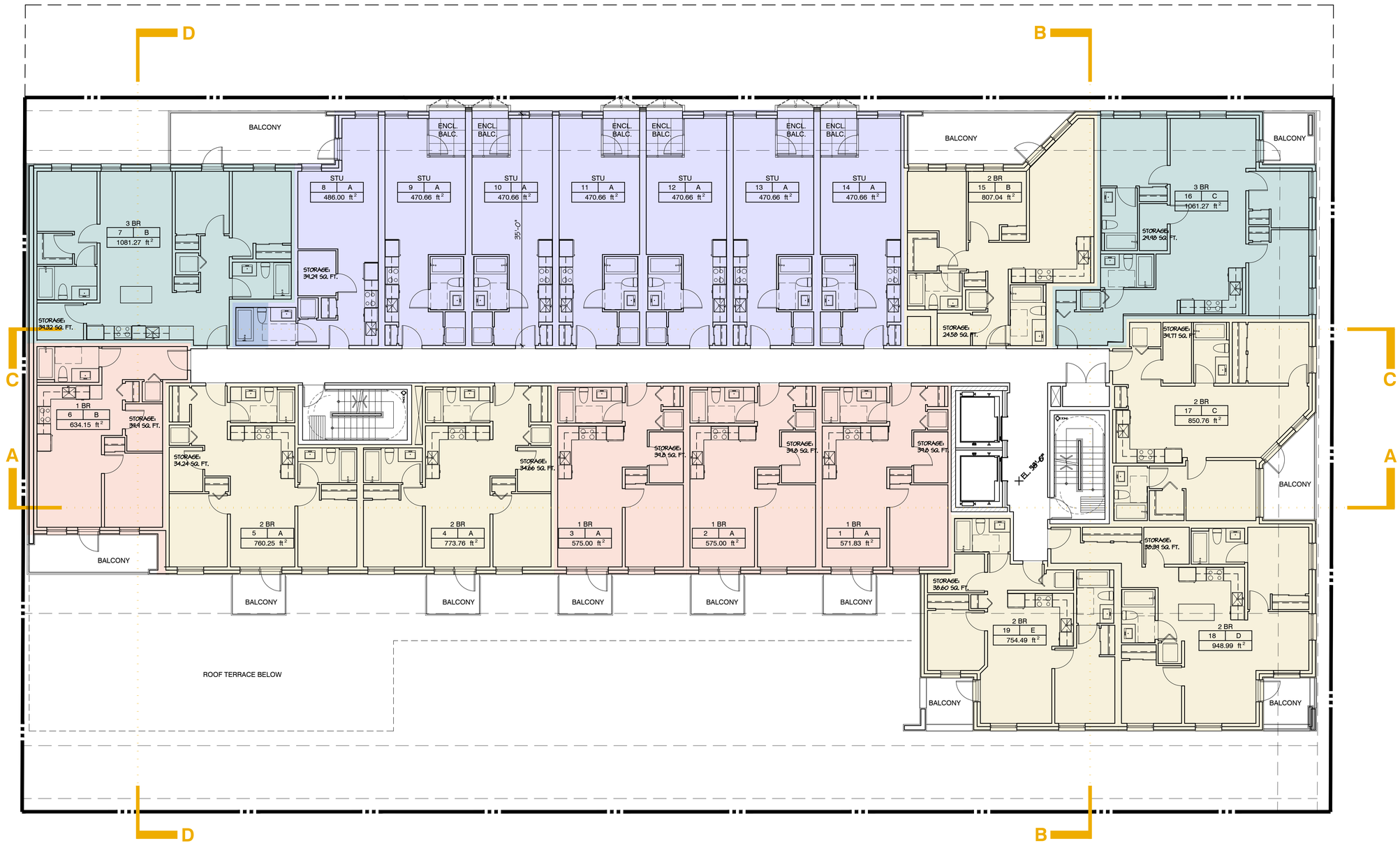
A2.05

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7	Studio
4	1BR
6	2BR
2	3BR

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
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FLOOR PLAN LEVEL 04

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DATE 2020-07-20

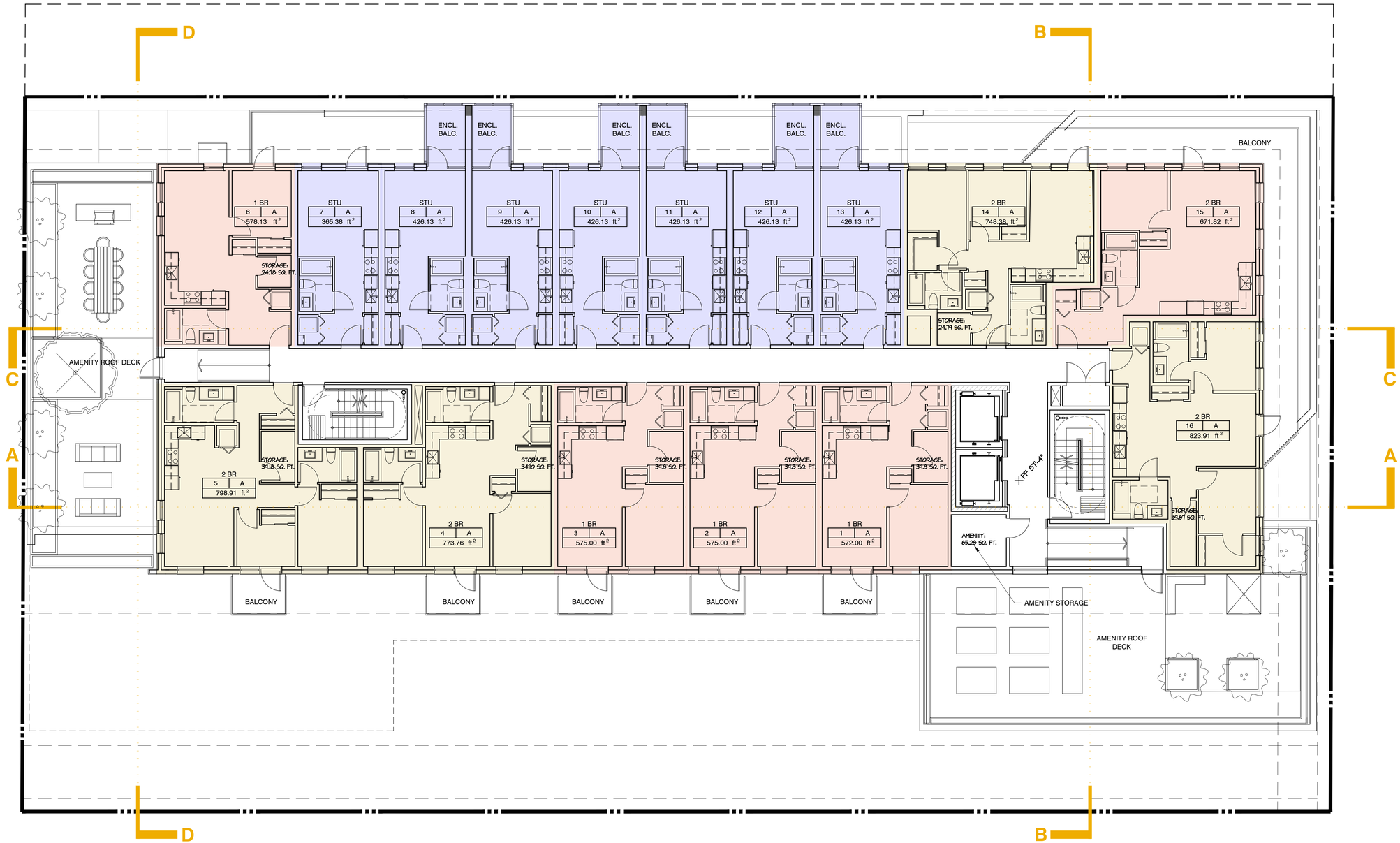
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7	Studio
5	1BR
4	2BR
0	3BR

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
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FLOOR PLAN LEVEL 06

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PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC
SCALE 1/8" = 1'-0"
DATE 2020-07-20

A2.07

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7	Studio
4	1BR
2	2BR
1	3BR

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
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FLOOR PLAN LEVEL 07

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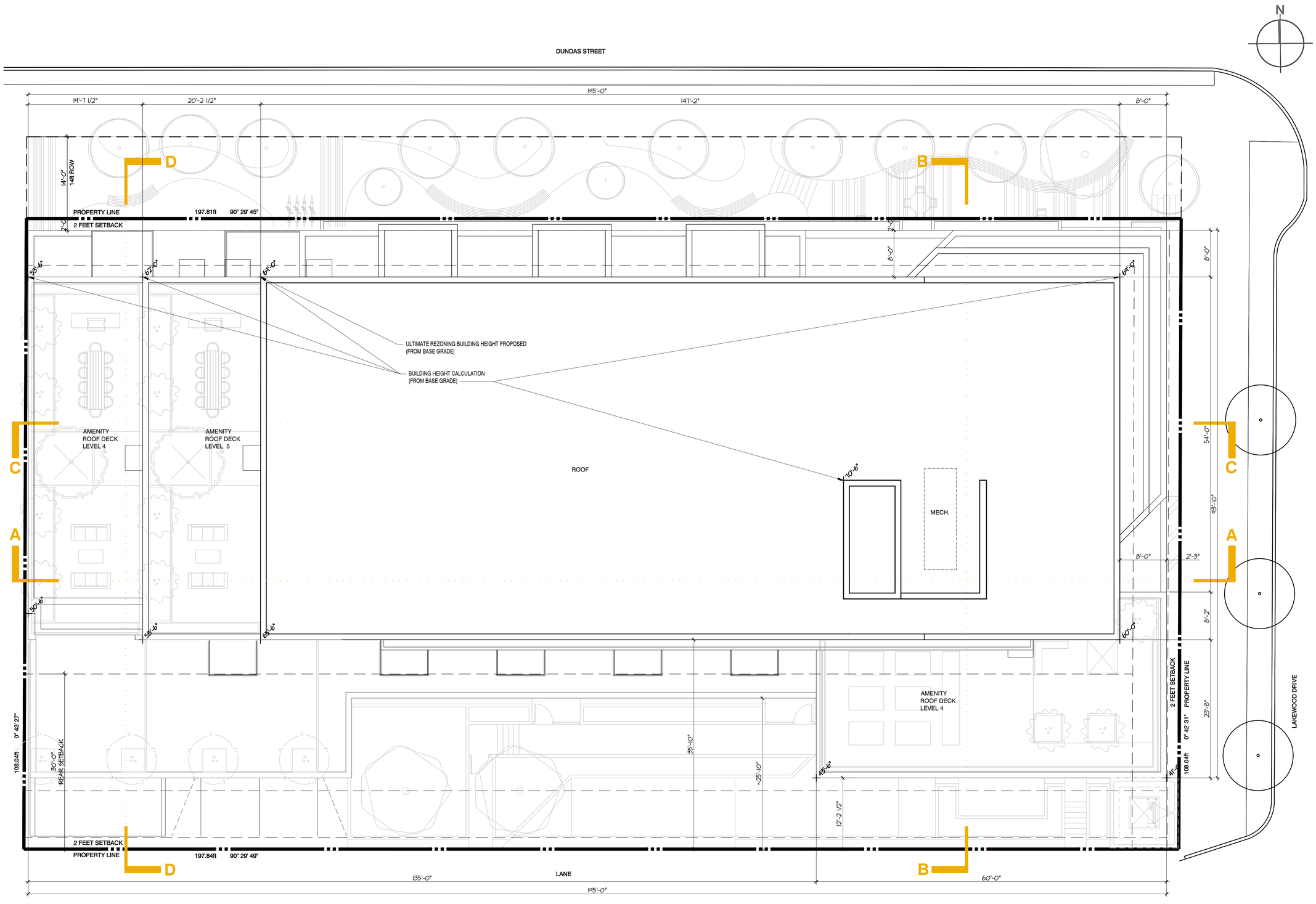
PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC
SCALE 1/8" = 1'-0"
DATE 2020-07-20

A2.08

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PROJECT

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57 LAKEWOOD DRIVE
VANCOUVER, BC

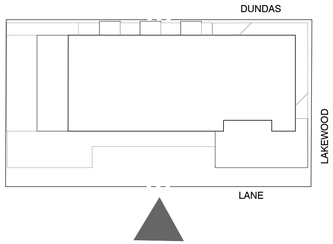
ROOF PLAN

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PROJECT A220489
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SCALE 1/8" = 1'-0"
DATE 2020-07-20

A2.09



1	METAL PANEL WHITE	4	BALCONY METAL + GLASS
2	CORRUGATED METAL YELLOW	5	PERFORATED METAL PANEL YELLOW & CHARCOAL
3	METAL PANEL CHARCOAL	6	METAL PANEL REVEAL GREY



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PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

SOUTH ELEVATION

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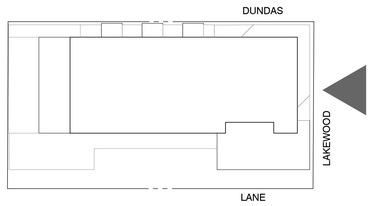
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PROJECT A220489
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SCALE 1/8" = 1'-0"
DATE 2020-07-20

A3.01

PLOT STAMP: 2020-Nov-19 @4:31pm – P:\A220489 – WBH – Lakewood Dundas\CAD\1-SD\A220489_el 00.dwg – A3.01



1	METAL PANEL WHITE	4	BALCONY METAL + GLASS
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3	METAL PANEL CHARCOAL	6	METAL PANEL REVEAL GREY



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PROJECT

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57 LAKEWOOD DRIVE
VANCOUVER, BC

EAST ELEVATION

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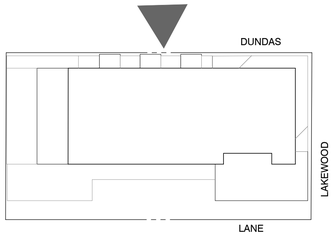
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PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/8" = 1'-0"
DATE 2020-07-20

A3.02

PLOT STAMP: 2020-Nov-19 @4:31pm – P:\A220489 – WBH – Lakewood Dundas\CAD\1-SD\A220489_el 00.dwg – A3.02



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2	CORRUGATED METAL YELLOW	5	PERFORATED METAL PANEL YELLOW & CHARCOAL
3	METAL PANEL CHARCOAL	6	METAL PANEL REVEAL GREY



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PROJECT

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NORTH ELEVATION

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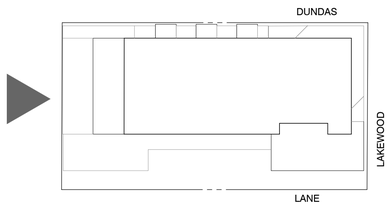
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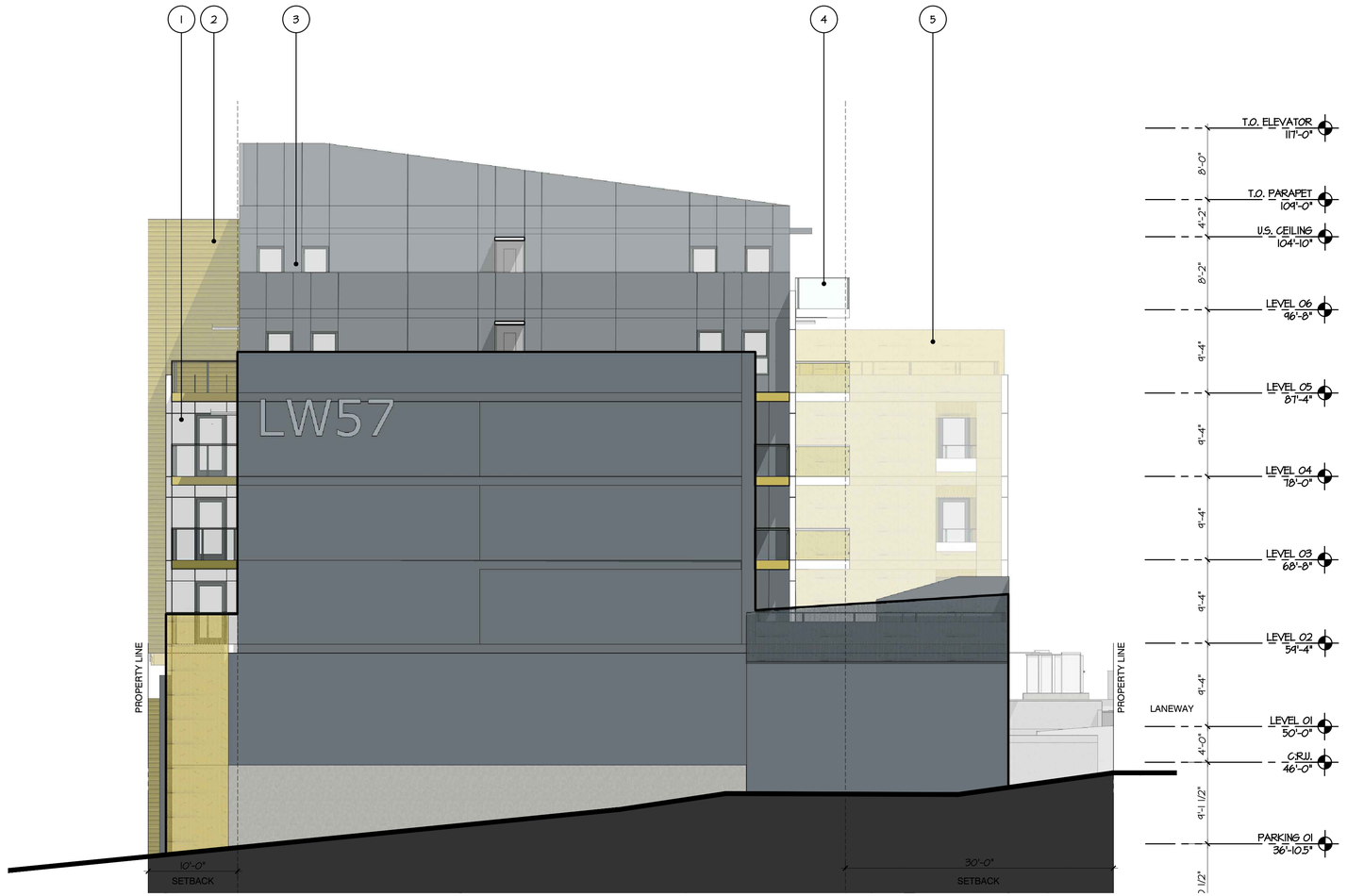
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DATE 2020-07-20

A3.03

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1	METAL PANEL WHITE	4	BALCONY METAL + GLASS
2	CORRUGATED METAL YELLOW	5	PERFORATED METAL PANEL YELLOW & CHARCOAL
3	METAL PANEL CHARCOAL	6	METAL PANEL REVEAL GREY



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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

WEST ELEVATION

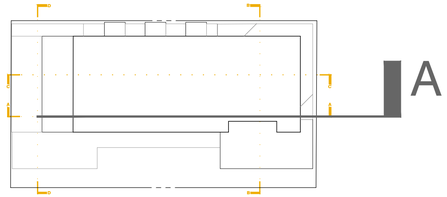
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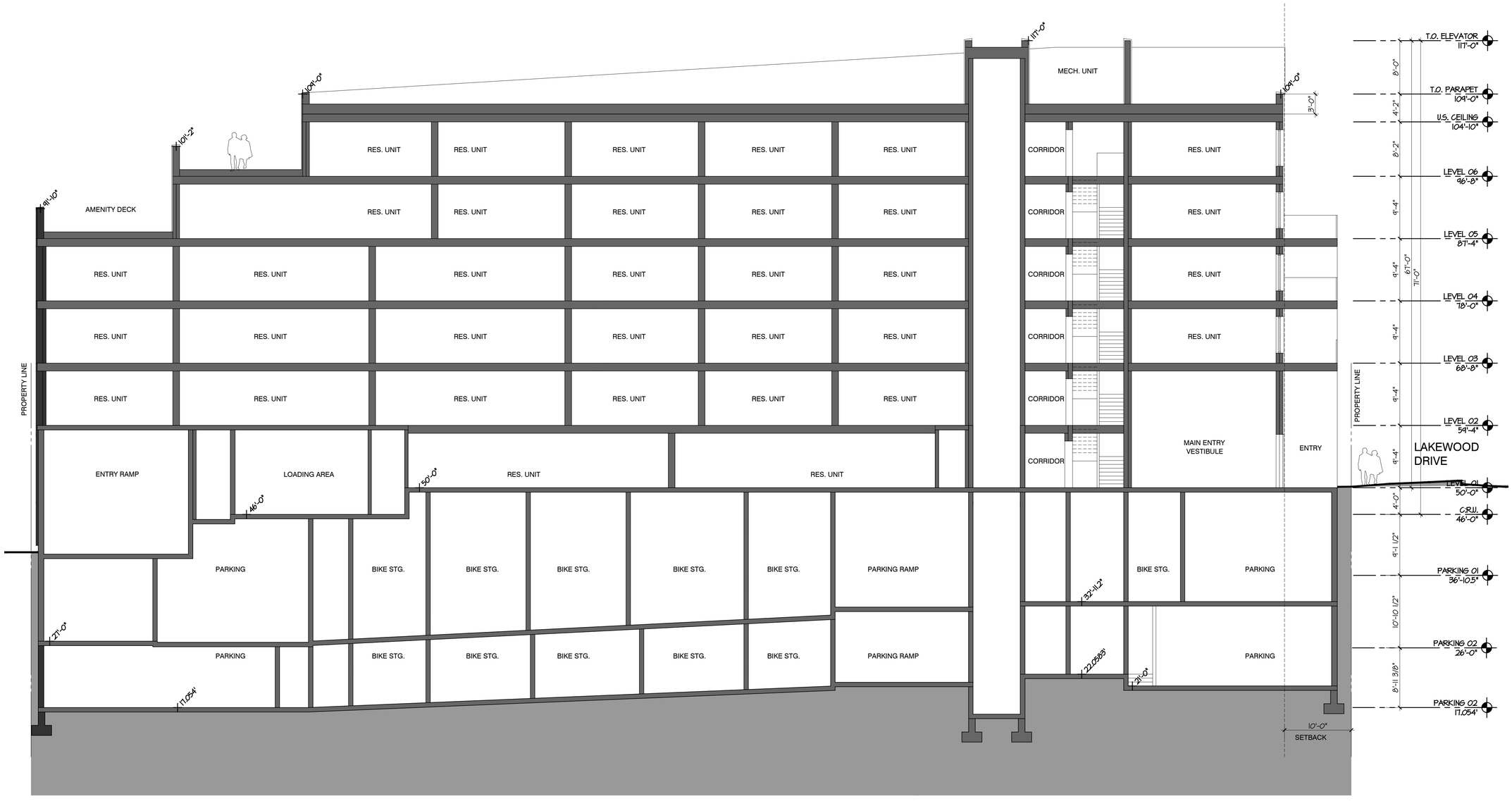
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SCALE 1/8" = 1'-0"
DATE 2020-07-20

A3.04

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

SECTION A

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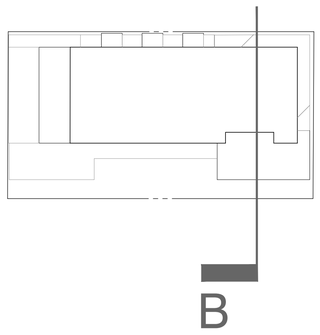
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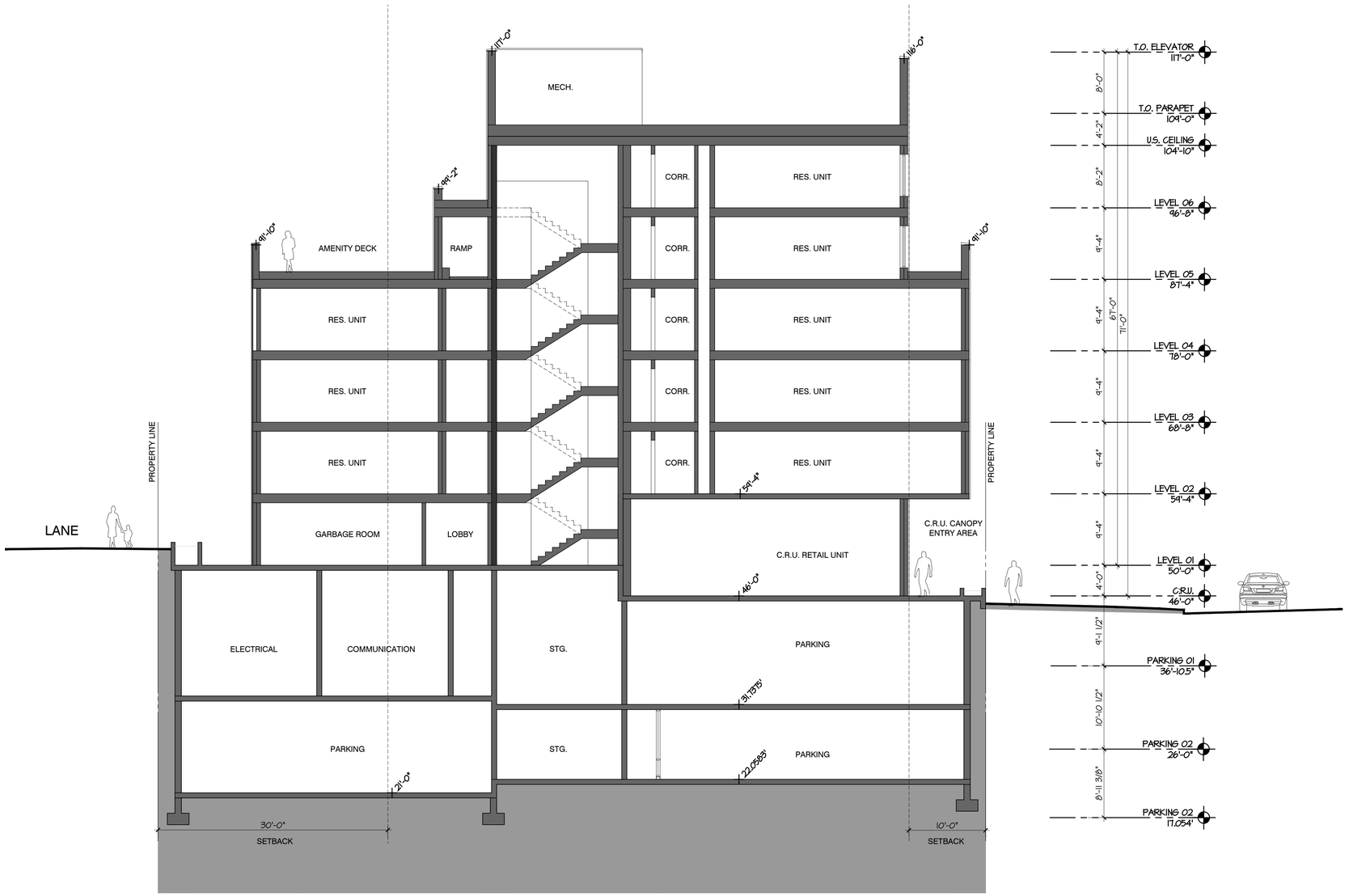
PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/8" = 1'-0"
DATE 2020-07-20

A4.01

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

SECTION B

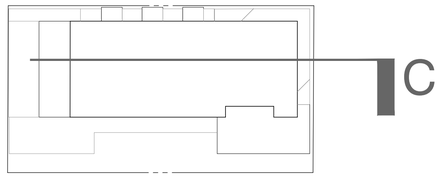
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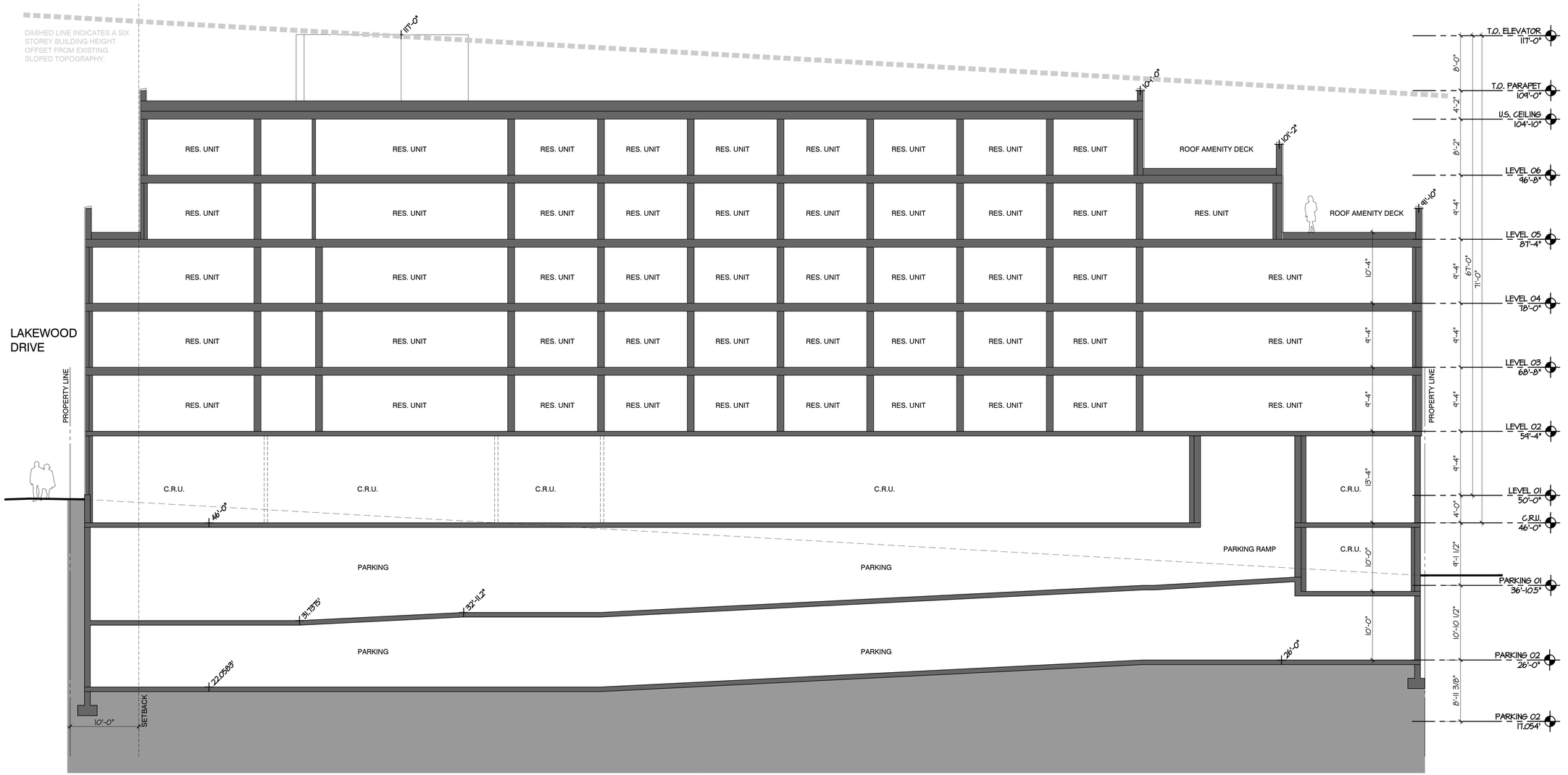
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SCALE 1/8" = 1'-0"
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A4.02





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PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

SECTION C

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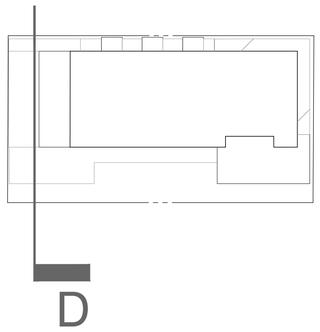
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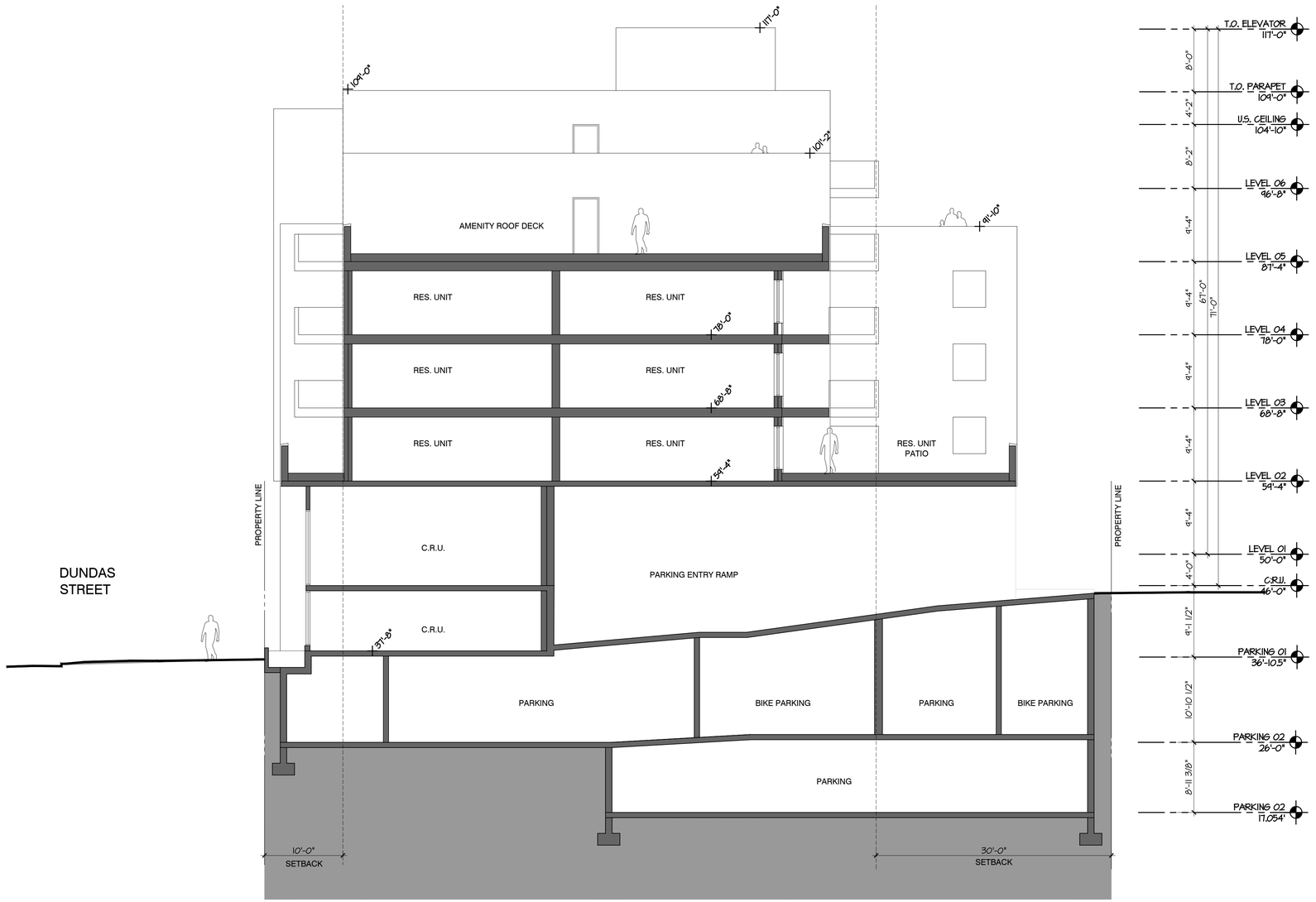
PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/8" = 1'-0"
DATE 2020-07-20

A4.03

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

SECTION D

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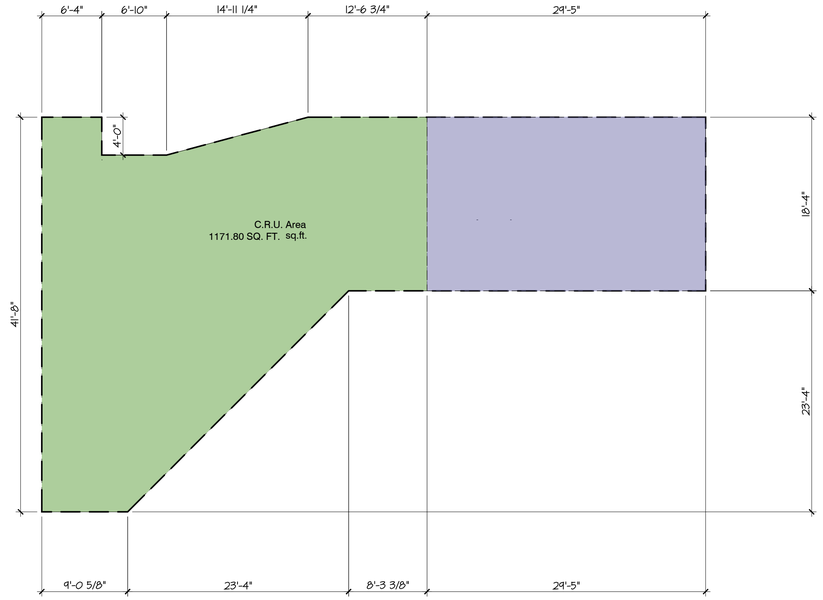
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PROJECT A220489
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SCALE 1/8" = 1'-0"
DATE 2020-07-20

A4.04

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

GROSS FLOOR AREA (10.11.3)
1711.11 SQ. FT.

EXTERNAL WALL AREA (10.11.1)
17.11 SQ. FT.

RES STORAGE AREA
0

AMENITY AREA
0

ENCLOSED BALCONY AREA
0

F.S.R. AREA
1694.00 SQ. FT.

OTHER NOTED AREAS:

UTILITY + CIRCULATION AREA
539.30 SQ. FT.

EXTERIOR BALCONY AREA
0

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

PARKING PLAN LEVEL P1 AREA OVERLAY

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SCALE 1/8" = 1'-0"
DATE 2020-10-01

A2.02A

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N



GROSS FLOOR AREA (10.11.3)
14195.21 SQ. FT.

EXTERNAL WALL AREA (10.11.1)
141.95 SQ. FT.

RES STORAGE AREA
51.19 SQ. FT.

AMENITY AREA
772.99 SQ. FT.

WASTE + LOAD
660.30 SQ. FT.

ENCLOSED BALCONY AREA
0

F.S.R. AREA
12568.77 SQ. FT.

OTHER NOTED AREAS:

UTILITY + CIRCULATION AREA
1910.84 SQ. FT.

EXTERIOR BALCONY AREA
0

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CHAMPION DEVELOPMENT GROUI AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-US COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

FLOOR PLAN LEVEL 01 AREA OVERLAY

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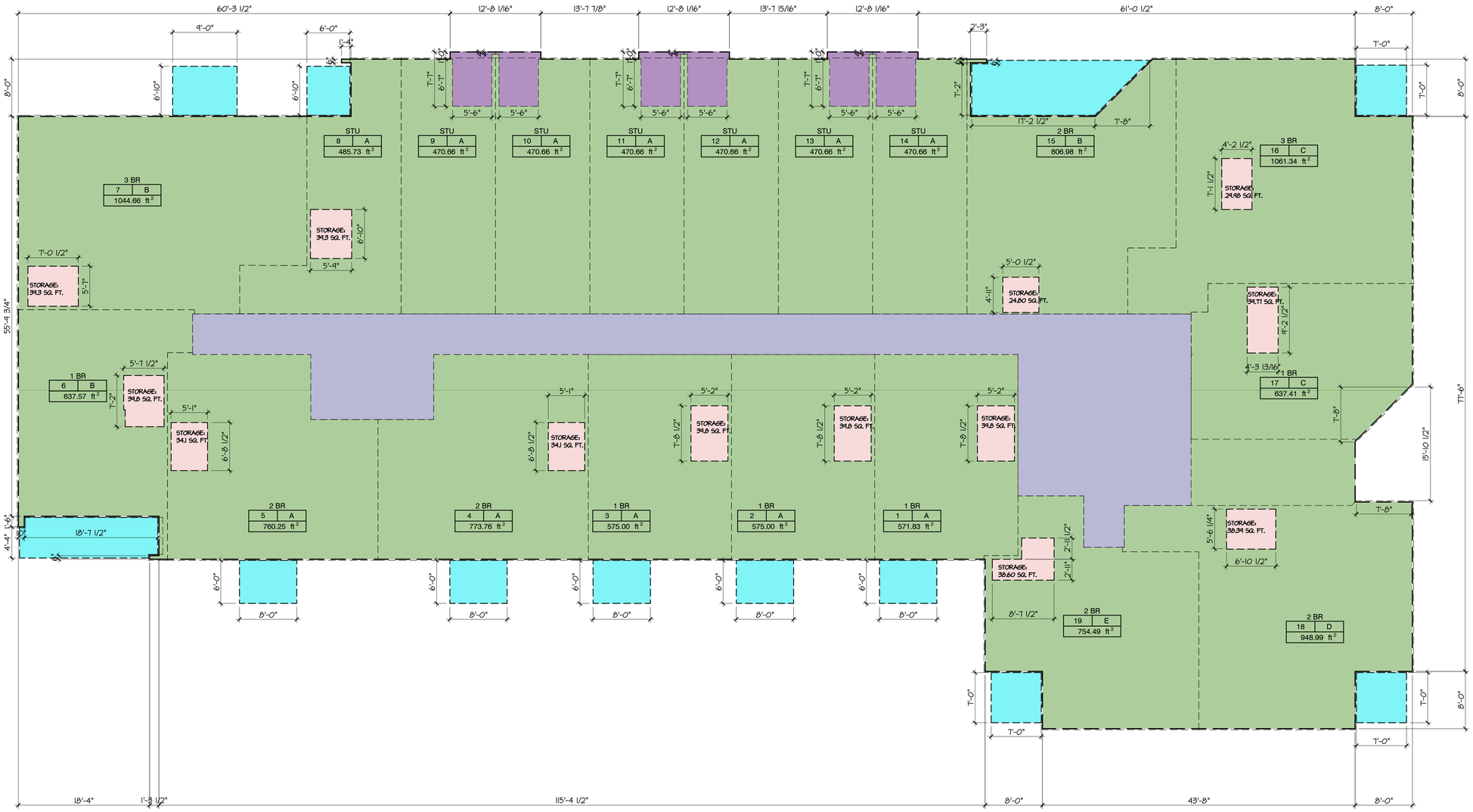
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PROJECT A220489
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SCALE 1/8" = 1'-0"
DATE 2020-10-05

A2.03A

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GROSS FLOOR AREA (10.11.3)
14095.50 SQ. FT.

EXTERNAL WALL AREA (10.11.1)
140.95 SQ. FT.

RES STORAGE AREA
477.64 SQ. FT.

AMENITY AREA
0

ENCLOSED BALCONY AREA
253.22 SQ. FT.

F.S.R. AREA
13223.68 SQ. FT.

OTHER NOTED AREAS:

UTILITY + CIRCULATION AREA
1475.18 SQ. FT.

EXTERIOR BALCONY AREA
757.44 SQ. FT.

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

FLOOR PLAN LEVEL 02 AREA OVERLAY

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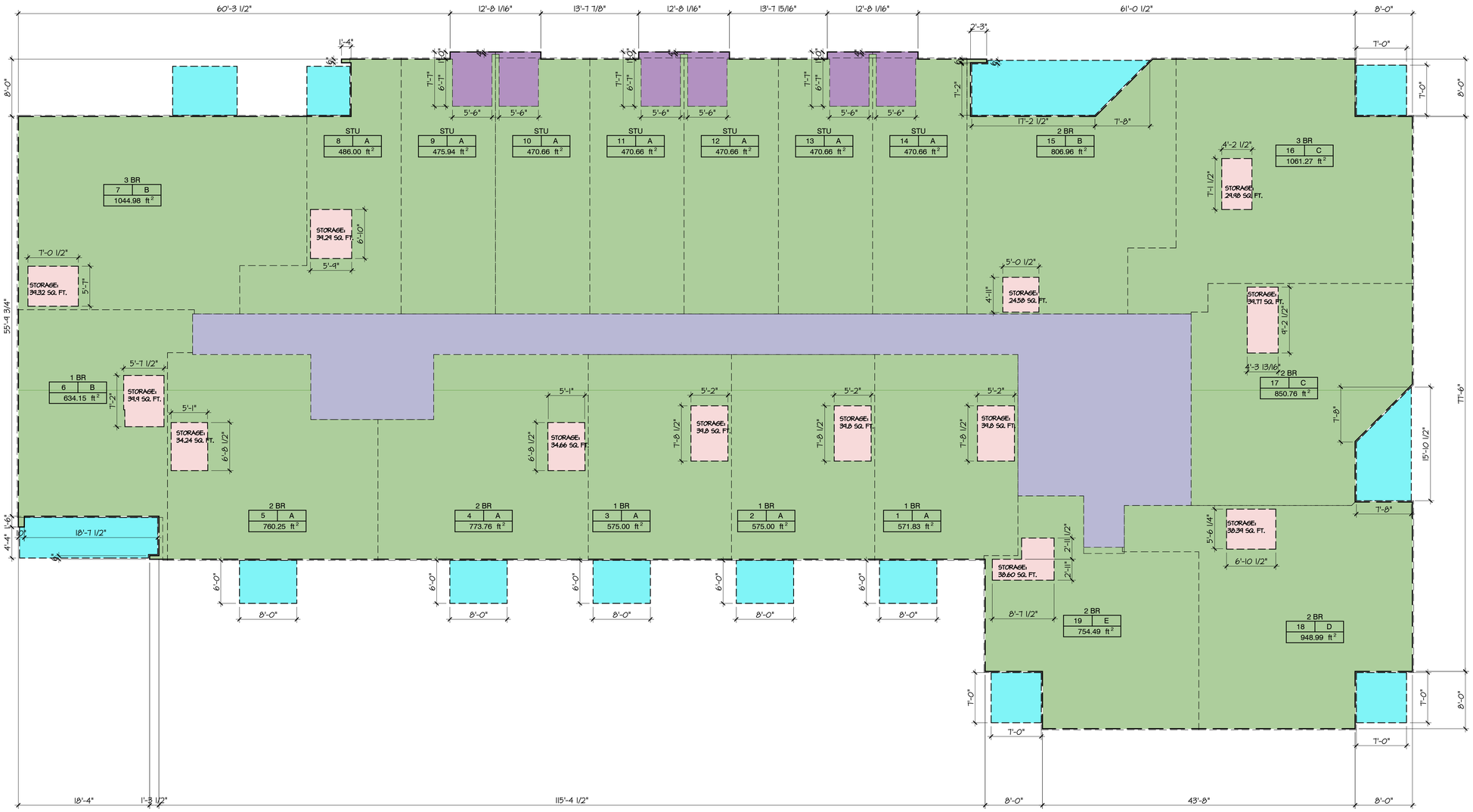
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A2.04A

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GROSS FLOOR AREA (10.11.3)
14095.50 SQ. FT.

EXTERNAL WALL AREA (10.11.1)
140.96 SQ. FT.

RES STORAGE AREA
477.64 SQ. FT.

AMENITY AREA
0

ENCLOSED BALCONY AREA
253.22 SQ. FT.

F.S.R. AREA
13223.68 SQ. FT.

OTHER NOTED AREAS:

UTILITY + CIRCULATION AREA
1475.18 SQ. FT.

EXTERIOR BALCONY AREA
849.76 SQ. FT.

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

FLOOR PLAN LEVEL 03 AREA OVERLAY

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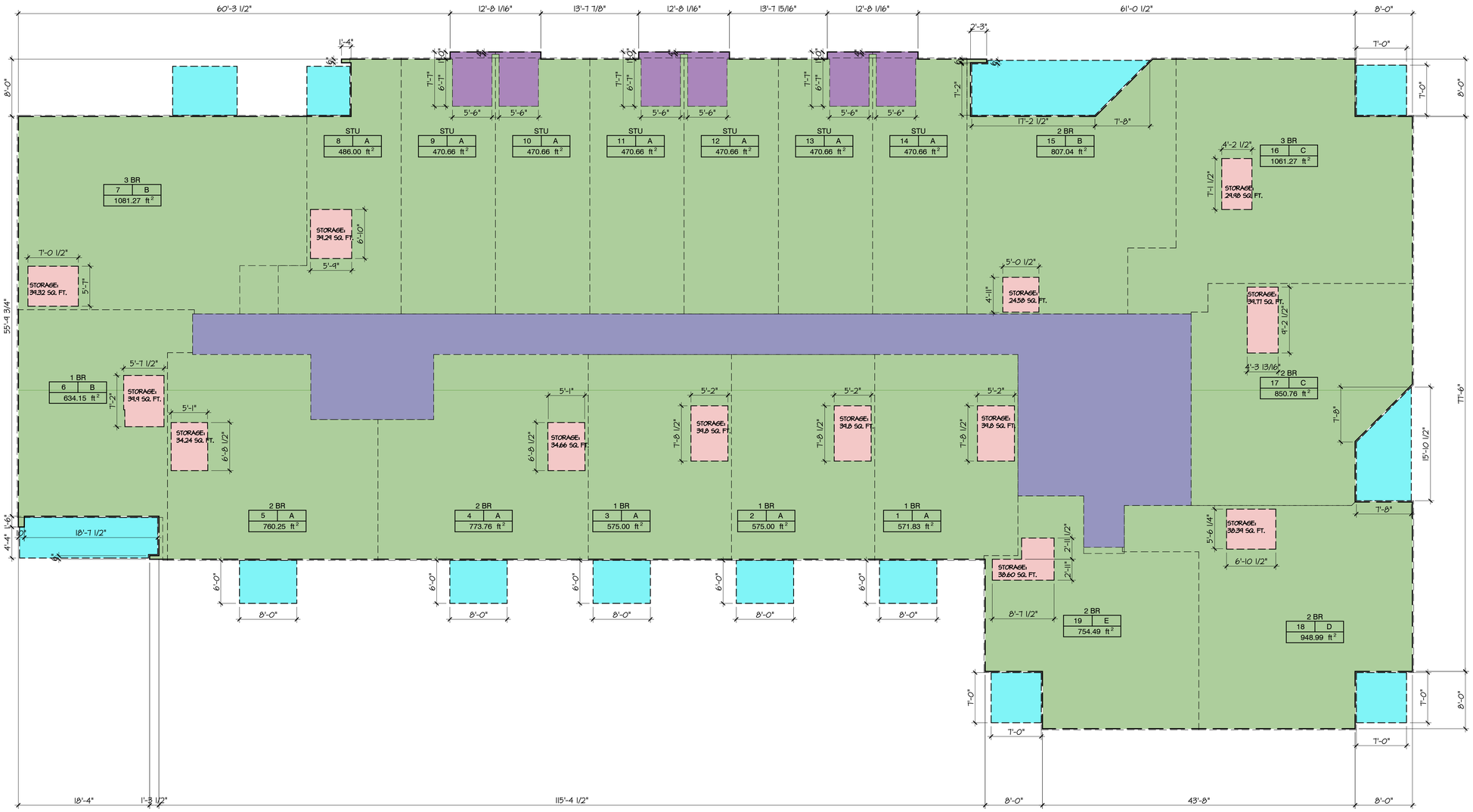
PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/8" = 1'-0"
DATE 2020-10-05

A2.05A

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GROSS FLOOR AREA (10.11.3)
14095.50 SQ. FT.

EXTERNAL WALL AREA (10.11.1)
140.96 SQ. FT.

RES STORAGE AREA
477.64 SQ. FT.

AMENITY AREA
0

ENCLOSED BALCONY AREA
253.22 SQ. FT.

F.S.R. AREA
13223.68 SQ. FT.

OTHER NOTED AREAS:

UTILITY + CIRCULATION AREA
1475.18 SQ. FT.

EXTERIOR BALCONY AREA
849.76 SQ. FT.

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

FLOOR PLAN LEVEL 04 AREA OVERLAY

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SCALE 1/8" = 1'-0"
DATE 2020-10-05

A2.06A

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

GROSS FLOOR AREA (10.11.3)
10700.68 SQ. FT.

EXTERNAL WALL AREA (10.11.1)
107.01 SQ. FT.

RES STORAGE AREA
282.00 SQ. FT.

AMENITY AREA
65.28 SQ. FT.

ENCLOSED BALCONY AREA
364.50 SQ. FT.

F.S.R. AREA
9881.90 SQ. FT.

OTHER NOTED AREAS:

UTILITY + CIRCULATION AREA
1650.38 SQ. FT.

EXTERIOR BALCONY AREA
524.46 SQ. FT.

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT

57 LAKEWOOD DRIVE
VANCOUVER, BC

FLOOR PLAN LEVEL 05 AREA OVERLAY

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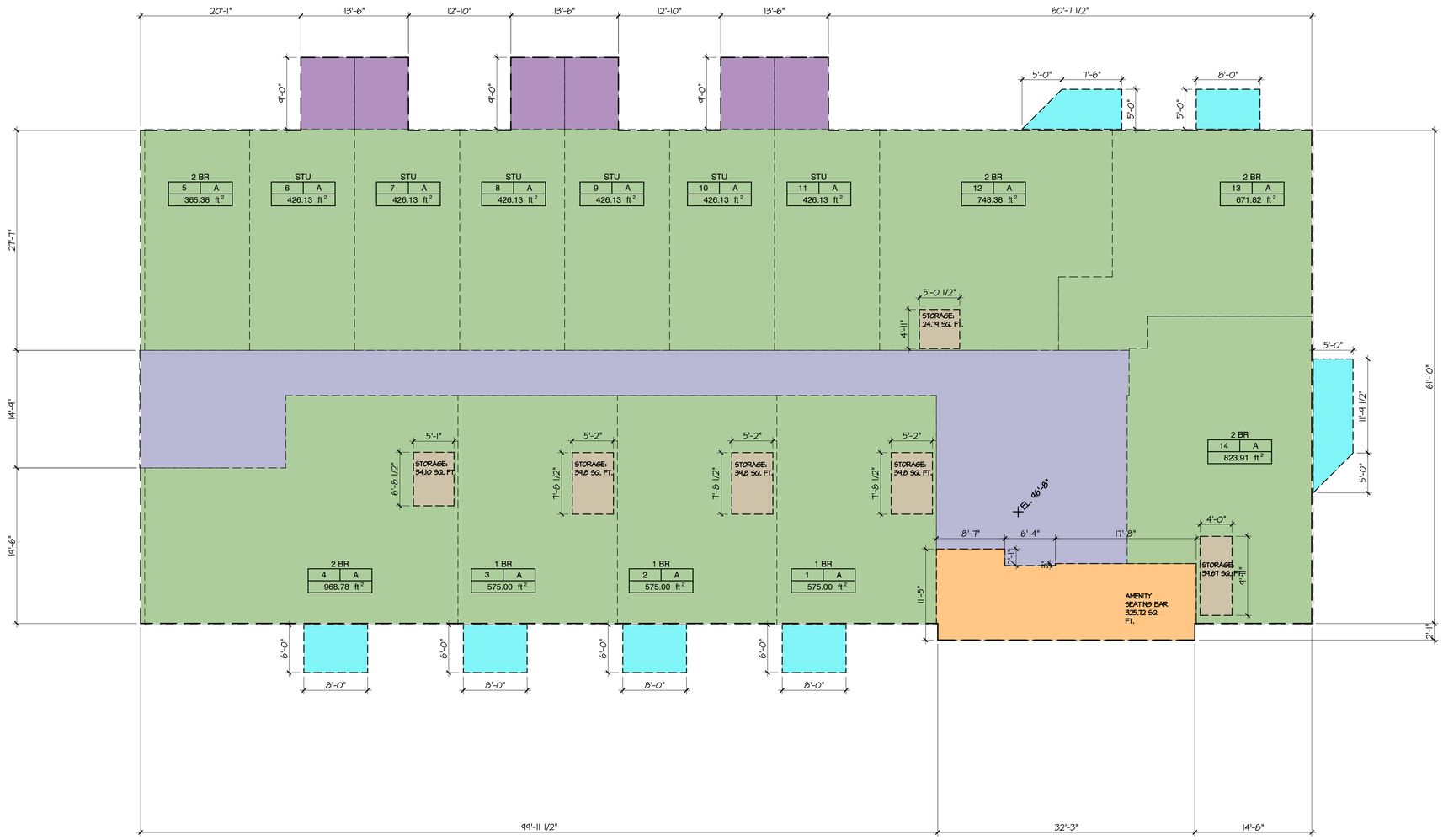
PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/8" = 1'-0"
DATE 2020-10-05

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N

GROSS FLOOR AREA (10.11.3)
9520.24 SQ. FT.

EXTERNAL WALL AREA (10.11.1)
95.20 SQ. FT.

RES STORAGE AREA
218.03 SQ. FT.

AMENITY AREA
325.71 SQ. FT.

ENCLOSED BALCONY AREA
364.50 SQ. FT.

F.S.R. AREA
8516.79 SQ. FT.

OTHER NOTED AREAS:

UTILITY + CIRCULATION AREA
1360.36 SQ. FT.

EXTERIOR BALCONY AREA
353.46 SQ. FT.

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CHAMPION DEVELOPMENT GROUP AND NEXST PROPERTIES

PROJECT

LAKEWOOD + DUNDAS MIXED-USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT
57 LAKEWOOD DRIVE
VANCOUVER, BC

FLOOR PLAN LEVEL 06 AREA OVERLAY

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PROJECT A220489
DRAWN MM/SZ/N **CHECKED** NC

SCALE 1/8" = 1'-0"
DATE 2020-10-05

A2.08A