

PINNACLE LOUGHEED

9850 AUSTIN ROAD + 9858/98 GATINEAU PLACE
REZONING REFERENCE #18-00032

OWNER AND APPLICANT:
PINNACLE INTERNATIONAL
300 - 911 HOMER ST,
VANCOUVER, BC
CONTACT: MIKE DE COTIIS
604-602-7747

DESIGN ARCHITECT:
JYOM ARCHITECTURE
3378 CAMBIE ST, VANCOUVER, BC
CONTACT: KANDICE KWOK
425-589-4878

ARCHITECT OF RECORD:
BINGHAM + HILL ARCHITECTS
201 - 1444 ALBERNI ST,
VANCOUVER, BC
CONTACT: JOHN BINGHAM
604-688-8254

STRUCTURE ENGINEER:
GLOTMAN SIMPSON GROUP
1661 W 5TH AVE,
VANCOUVER, BC
CONTACT: HARRISON GLOTMAN
604-734-8822

LANDSCAPE & PUBLIC ART CONSULTANT:
DURANTE KREUK LTD.
102 - 1637 W 5TH AVE,
VANCOUVER, BC
CONTACT: DYLAN CHERNOFF
604-684-4611

CIVIL ENGINEER:
APLIN & MARTIN CONSULTANTS LTD.
201-12448 82ND AVENUE,
SURREY, BC,
CONTACT: JOHN BENNIE
604-454-7252

TRANSPORTATION:
BUNT & ASSOCIATES ENGINEERING LTD.
1550 - 1050 W PENDER ST.,
VANCOUVER, BC
CONTACT: YULIA LIEM
604-685-6427 EXT.236

LAND SURVEYOR:
BENNETTLAND SURVEYING LTD.
201 - 275 FELL AVE,
NORTH VANCOUVER, BC
CONTACT: PATRICK KORABEK
604-980-4868

MECHANICAL & ELECTRICAL CONSULTANT:
SRC ENGINEERING CONSULTANTS LTD.
205 - 4180 LOOUGHEED HWY,
BURNABY, BC
CONTACT: MIKE SHEFREIE (ELECTRICAL) 604-500-8422
GEORGE GHATTAS (MECHANICAL) 604-268-9091

BUILDING ENVELOPE & ENERGY CONSULTANT:
BC BUILDING SCIENCE LTD.
611 BENT CT, NEW WESTMINSTER, BC
CONTACT: FARSHID BAGHERI
604-520-6456

GEOTECHNICAL CONSULTANT:
GEOPACIFIC CONSULTANTS LTD.
1779 W 75TH AVE,
VANCOUVER, BC
CONTACT: SEAN HEFFERNAN
604-617-1469

ACOUSTICAL CONSULTANT :
BKL CONSULTANTS LTD.
3999 HENNING DR,
BURNABY, BC
CONTACT: GARY MAK
604-988-2508

SOLID WASTE AND RECYCLYING CONSULTANT:
TARGET ZERO WASTE CONSULTING INC.
3472 WEYMOOR PL, VANCOUVER, BC
CONTACT: JEFF LEVITT
604-688-7024 EXT.1

Notes:

2022.04.07 - RESUBMISSION
2022.03.03 - RESUBMISSION

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: COVER SHEET/DRAWING LIST/ CONSULTANT INFO

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.00	-

A0.00 INDEX SHEET
A0.01 DESIGN RATIONALE
A0.02 SITE PHOTOS
A0.03 SHADOW ANALYSIS
A0.04 PHASE 1 - PROJECT STATISTICS
A0.04a PHASE 1 - PROJECT STATISTICS SUMMARY
A0.04b PHASE 1,2,3 - PROJECT STATISTICS
A0.04c PHASE 1,2,3 - PROJECT STATISTICS SUMMARY
A0.05 PHASING & TRANSFER DIAGRAM
A0.05a USE & TENURE DIAGRAM
A0.51 AERIAL VIEW
A0.52 3D VIEW
A0.53 3D VIEW-TRANSIT PLAZA
A0.54 3D VIEW-TRANSIT PLAZA
A0.55 3D VIEW
A0.56 3D VIEW
A0.57 3D VIEW

A1.01 SITE PLAN
A1.11 GROUND FLOOR PLAN
A1.12 UPPER GROUND FLOOR PLAN
A1.13 LEVEL 2 FLOOR PLAN
A1.14 LEVEL 3 FLOOR PLAN
A1.15 LEVEL 4 FLOOR PLAN
A1.16 LEVEL 5 FLOOR PLAN
A1.17 LEVEL 6 TO 8 FLOOR PLAN
A1.18 LEVEL 9 TO 10 FLOOR PLAN
A1.19 LEVEL 11 FLOOR PLAN
A1.20 LEVEL 12 TO 13 FLOOR PLAN
A1.21 LEVEL 14 FLOOR PLAN
A1.22 LEVEL 15 FLOOR PLAN
A1.23 LEVEL 16 TO 17 FLOOR PLAN
A1.24 LEVEL 18 TO 37 FLOOR PLAN
A1.25 LEVEL 38 TO 39 FLOOR PLAN
A1.26 LEVEL 40 FLOOR PLAN
A1.27 LEVEL 41 TO 43 FLOOR PLAN
A1.28 LEVEL 44 TO 50 FLOOR PLAN
A1.29 LEVEL 51 TO 63 FLOOR PLAN
A1.30 LEVEL 64 FLOOR PLAN
A1.31 LEVEL 65 FLOOR PLAN
A1.32 LEVEL 66 TO 72 FLOOR PLAN
A1.33 LEVEL 73 FLOOR PLAN
A1.34 LEVEL 74 FLOOR PLAN
A1.35 LEVEL 75 TO 76 FLOOR PLAN
A1.36 LEVEL 77 TO 80 FLOOR PLAN
A1.37 TOWER 1B ROOF FLOOR PLAN

A2.01 PHASE 1: LEVEL P14
A2.02 PHASE 1: LEVEL P13
A2.03 PHASE 1: LEVEL P12
A2.04 PHASE 1: LEVEL P11
A2.05 PHASE 1: LEVEL P10
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A2.07 PHASE 1: LEVEL P8
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A2.09 PHASE 1: LEVEL P6
A2.10 PHASE 1: LEVEL P5
A2.11 PHASE 1: LEVEL P4
A2.12 PHASE 1: LEVEL P3
A2.13 PHASE 1: LEVEL P2
A2.14 PHASE 1: LEVEL P1
A2.15 PHASE 1: LEVEL 1A-BIKE LOCKER MEZZANINE PLAN
A2.16 PHASE 1: LEVEL 1B-GROUND FLOOR PLAN
A2.17 PHASE 1: 2ND FLOOR PLAN
A2.18 PHASE 1: 3RD FLOOR PLAN
A2.19 PHASE 1: 4TH FLOOR PLAN
A2.20 PHASE 1: 5TH TO 6TH FLOOR PLAN
A2.21 PHASE 1: 7TH TO 9TH FLOOR PLAN
A2.22 PHASE 1: 10TH FLOOR PLAN
A2.23 PHASE 1: 11TH TO 12TH FLOOR PLAN
A2.24 PHASE 1: 13TH FLOOR PLAN
A2.25 PHASE 1: 14TH AMENITY FLOOR PLAN
A2.26 PHASE 1: 15TH FLOOR PLAN
A2.27 PHASE 1: 16TH TO 17TH FLOOR PLAN
A2.28 PHASE 1: 18TH TO 39TH FLOOR PLAN
A2.29 PHASE 1: 40TH FLOOR PLAN
A2.30 PHASE 1: 41TH TO 47TH FLOOR PLAN
A2.31 PHASE 1: 48TH TO 63RD FLOOR PLAN
A2.32 PHASE 1: 64TH FLOOR PLAN
A2.33 PHASE 1: 65TH TO 72ND FLOOR PLAN
A2.34 PHASE 1: 73RD FLOOR PLAN
A2.35 PHASE 1: 74TH FLOOR PLAN
A2.36 PHASE 1: 75TH TO 80TH FLOOR PLAN
A2.37 PHASE 1: TOWER 1B ROOF PLAN

A0.09 LEVEL 1A-FIRE TRUCK ACCESS PLAN
A0.10 LEVEL 1B-FIRE TRUCK ACCESS PLAN
A0.11 LVEL 2 - FIRE TRUCK ACCESS PLAN
A0.12 PHASE 1: SOLID WASTE PLAN

BURNABY WASTE COLLECTION TRUCK MANEUVERING EXHIBIT 1- 8)

A3.01 PHASE 1: TYPICAL RESIDENTIAL 15TH TO 47TH LEVEL PLAN
A3.02 PHASE 1: TYPICAL RESIDENTIAL 48TH TO 63TH LEVEL PLAN
A3.03 PHASE 1: TYPICAL RESIDENTIAL 64TH LEVEL PLAN
A3.04 PHASE 1: TOWER 1A TYPICAL RESIDENTIAL 15TH TO 17TH LEVEL PLAN
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A4.01 PHASE 1: RESIDENTIAL TYPICAL UNIT PLANS
A4.02 PHASE 1: RESIDENTIAL TYPICAL UNIT PLANS
A4.03 PHASE 1: RESIDENTIAL TYPICAL UNIT PLANS
A4.04 PHASE 1: RESIDENTIAL TYPICAL UNIT PLANS
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A5.12 PHASE 1: TOWER 1A SOUTH ELEVATION
A5.13 PHASE 1: EAST ELEVATION
A5.14 PHASE 1: TOWER 1B NORTH ELEVATION
A5.15 PHASE 1: TOWER 1B SOUTH ELEVATION
A5.16 PHASE 1: TOWER 1A NORTH ELEVATION
A5.40 MATERIAL & COLOR PALETTE
A5.41 SIGNAGE CONCEPT

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A6.02 SECTION A'
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L101 OVERALL LANDSCAPE PLAN
L102 LOWER LEVEL LANDSCAPE PLAN
L103 UPPER LEVEL LANDSCAPE PLAN
L104 ENLARGED LANDSCAPE PLAN
L105 ENLARGED LANDSCAPE PLAN
L106 ENLARGED LANDSCAPE PLAN
L107 ENLARGED LANDSCAPE PLAN
L200 LANDSCAPE SECTION & IMAGES

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A8.02 PHASE 1: UPPER GROUND FLOOR PLAN
A8.03 PHASE 1: 2ND FLOOR PLAN
A8.04 PHASE 1: 3RD FLOOR PLAN
A8.05 PHASE 1: 4TH FLOOR PLAN
A8.06 PHASE 1: 5TH FLOOR PLAN
A8.07 PHASE 1: 6TH TO 8TH FLOOR PLAN
A8.08 PHASE 1: 9TH TO 10TH FLOOR PLAN
A8.09 PHASE 1: 11TH TO 13TH FLOOR PLAN
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A8.16 PHASE 1: 64TH FLOOR PLAN
A8.17 PHASE 1: 65TH TO 72ND FLOOR PLAN
A8.18 PHASE 1: 73RD FLOOR PLAN
A8.19 PHASE 1: 74TH TO 80THFLOOR PLAN

Notes:

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

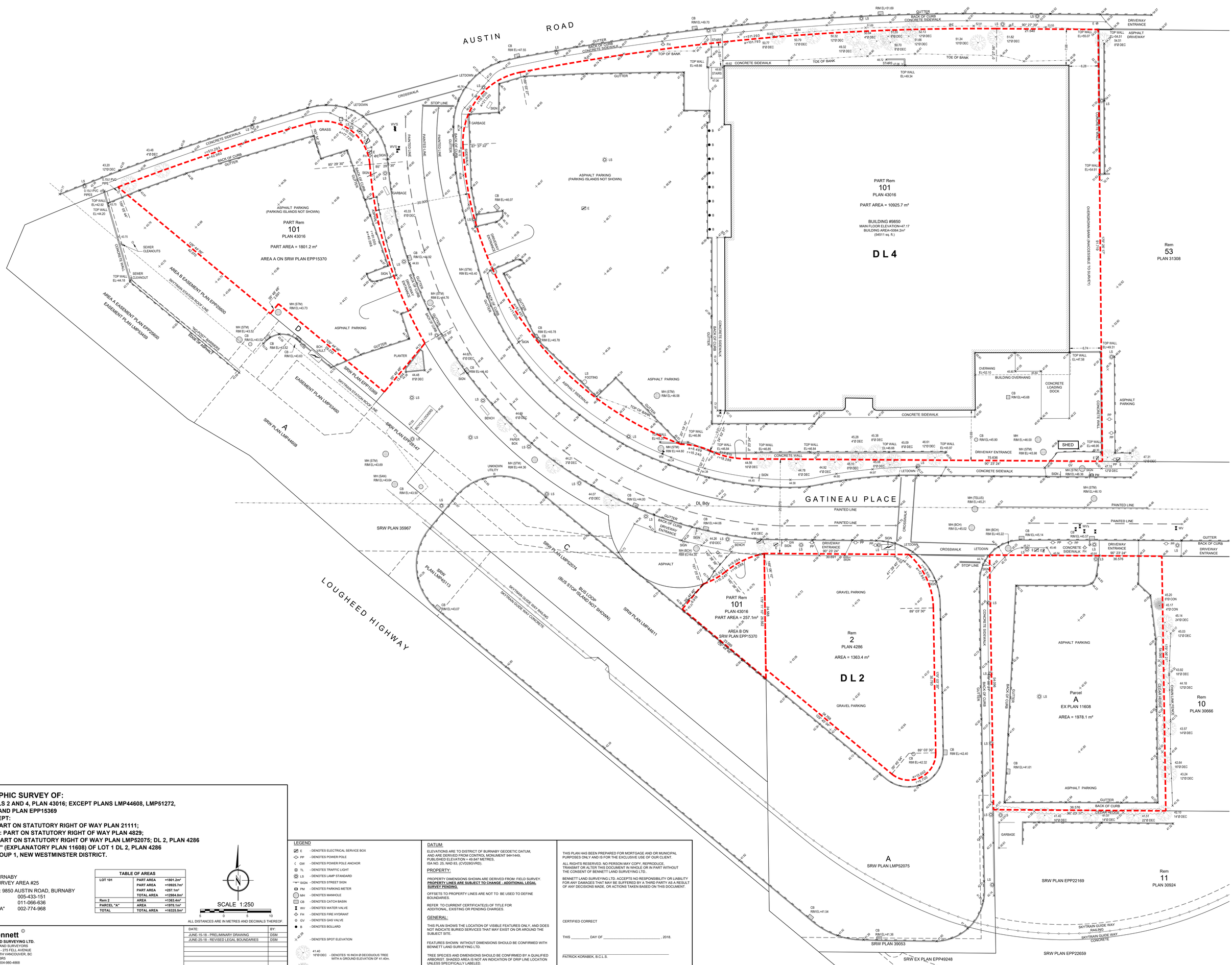
CLIENT:
PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE:
LOUGHEED
BURNABY BC

TITLE:
INDEX SHEET

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.10	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.00	-


AUSTIN ROAD
GATINEAU PLACE
LOUGHEED HIGHWAY
PART Rem
101
PLAN 43016
PART AREA = 10925.7 m²
BUILDING #9850
MAIN FLOOR ELEVATION=47.17
BUILDING AREA=5064.2m²
(54511 sq. ft.)
D L 4
PART Rem
101
PLAN 43016
PART AREA = 1801.2 m²
AREA A ON SRW PLAN EPP15370
PART Rem
101
PLAN 43016
PART AREA = 257.1m²
AREA B ON
SRW PLAN EPP15370
Rem
2
PLAN 4286
AREA = 1363.4 m²
D L 2
Rem
53
PLAN 31308
Parcel
A
EX PLAN 11608
AREA = 1978.1 m²
Rem
10
PLAN 30666
A
SRW PLAN LMP52075
Rem
11
PLAN 30924
SRW PLAN EPP22169
SRW PLAN EPP22659
SRW PLAN 39053
SRW EX PLAN EPP49248
SRW PLAN 35967
SRW PLAN LMP44608
SRW PLAN LMP52074
SRW PLAN LMP46113
SRW PLAN LMP44811
SRW PLAN EPP51269
SRW PLAN EPP51417
AREA B EASEMENT PLAN EPP25600
AREA A EASEMENT PLAN EPP25600
EASEMENT PLAN LMP53459
EASEMENT PLAN LMP53460
SKYTRAIN STATION ROOF LINE
"NO POST" BARRIERS
BASE OF ASPHALT
SKYTRAIN GUIDE WAY RAILING
SKYTRAIN GUIDE WAY CONCRETE
BUS LOOP
(BUS STOP ISLAND NOT SHOWN)
ASPHALT PARKING
(PARKING ISLANDS NOT SHOWN)
BUILDING OVERHANG
CONCRETE LOADING DOCK
SHED
GRAVEL PARKING
OVERGROWN BANK (INACCESSIBLE TO SURVEY)
CONCRETE WALL
CONCRETE SIDEWALK
ASPHALT PARKING
ASPHALT
GRASS
PLANTER
BENCH
PAPER BOX
BICYCLE LOCKERS
GARBAGE
SIGN
STOP LINE
CROSSWALK
LETDOWN
TOP OF BANK
TOE OF BANK
BACK OF CURB
GUTTER
PAINTED LINE
DRIVEWAY ENTRANCE
CHAIN LINK FENCE
CEDAR HEDGE
0.150 PVC PIPES
SEWER CLEANOUTS
SEWER CLEANOUT
UNKNOWN UTILITY
DL Bdy
20.000
20.070
90° 23' 24"
89° 37' 22"
85° 29' 30"
89° 03' 30"
89° 56' 38"
90° 27' 30"
R=511.293
R=42.960
R=117.228
R=511.293
R=101.793
R=6.469
R=15.240
R=18.268
R=73.085
R=73.085
R=18.288
R=18.288
R=6.469
R=15.240
R=18.268
R=117.228
R=42.960
R=117.228

PLAN EPP_____

PROPOSED SUBDIVISION PLAN OF:

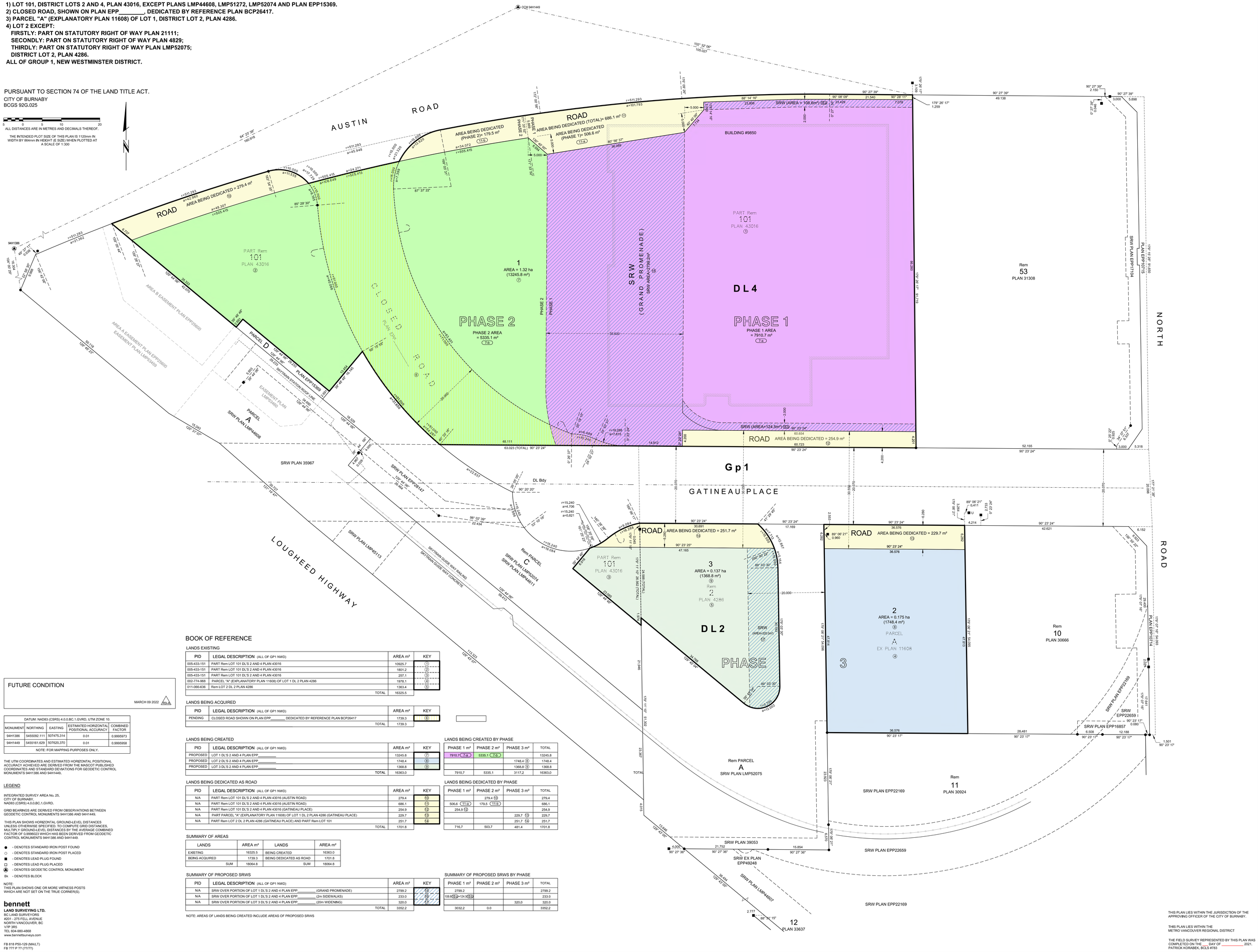
1) LOT 101, DISTRICT LOTS 2 AND 4, PLAN 43016, EXCEPT PLANS LMP44608, LMP51272, LMP52074 AND PLAN EPP15369.
2) CLOSED ROAD, SHOWN ON PLAN EPP_____, DEDICATED BY REFERENCE PLAN BCP26417.
3) PARCEL "A" (EXPLANATORY PLAN 11608) OF LOT 1, DISTRICT LOT 2, PLAN 4286.
4) LOT 2 EXCEPT:
FIRSTLY: PART ON STATUTORY RIGHT OF WAY PLAN 21111;
SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN 4829;
THIRDLY: PART ON STATUTORY RIGHT OF WAY PLAN LMP52075;
DISTRICT LOT 2, PLAN 4286.
ALL OF GROUP 1, NEW WESTMINSTER DISTRICT.

PURSUANT TO SECTION 74 OF THE LAND TITLE ACT.
CITY OF BURNABY
BCGS 92G.025

5 0 2 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 1120mm IN WIDTH BY 864mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:300

N



BOOK OF REFERENCE

LANDS EXISTING

PID	LEGAL DESCRIPTION (ALL OF GP1 NWD)	AREA m²	KEY
005-433-151	PART Rem LOT 101 DL'S 2 AND 4 PLAN 43016	10925.7	①
005-433-151	PART Rem LOT 101 DL'S 2 AND 4 PLAN 43016	1801.2	②
005-433-151	PART Rem LOT 101 DL'S 2 AND 4 PLAN 43016	257.1	③
002-774-968	PARCEL "A" (EXPLANATORY PLAN 11608) OF LOT 1 DL 2 PLAN 4286	1978.1	④
011-066-636	Rem LOT 2 DL 2 PLAN 4286	1363.4	⑤
	TOTAL	16325.5	

LANDS BEING ACQUIRED

PID	LEGAL DESCRIPTION (ALL OF GP1 NWD)	AREA m²	KEY
PENDING	CLOSED ROAD SHOWN ON PLAN EPP_____ DEDICATED BY REFERENCE PLAN BCP26417	1739.3	⑥
	TOTAL	1739.3	

LANDS BEING CREATED

PID	LEGAL DESCRIPTION (ALL OF GP1 NWD)	AREA m²	KEY
PROPOSED	LOT 1 DL'S 2 AND 4 PLAN EPP_____	13245.8	⑦
PROPOSED	LOT 2 DL'S 2 AND 4 PLAN EPP_____	1748.4	⑧
PROPOSED	LOT 3 DL'S 2 AND 4 PLAN EPP_____	1368.8	⑨
	TOTAL	16363.0	

LANDS BEING CREATED BY PHASE

PHASE 1 m²	PHASE 2 m²	PHASE 3 m²	TOTAL
7910.7 (7-a)	5335.1 (7-b)		13245.8
		1748.4 ⑧	1748.4
		1368.8 ⑨	1368.8
7910.7	5335.1	3117.2	16363.0

LANDS BEING DEDICATED AS ROAD

PID	LEGAL DESCRIPTION (ALL OF GP1 NWD)	AREA m²	KEY
N/A	PART Rem LOT 101 DL'S 2 AND 4 PLAN 43016 (AUSTIN ROAD)	279.4	⑩
N/A	PART Rem LOT 101 DL'S 2 AND 4 PLAN 43016 (AUSTIN ROAD)	686.1	⑪
N/A	PART Rem LOT 101 DL'S 2 AND 4 PLAN 43016 (GATINEAU PLACE)	254.9	⑫
N/A	PART PARCEL "A" (EXPLANATORY PLAN 11608) OF LOT 1 DL 2 PLAN 4286 (GATINEAU PLACE)	229.7	⑬
N/A	PART Rem LOT 2 DL 2 PLAN 4286 (GATINEAU PLACE) AND PART Rem LOT 101	251.7	⑭
	TOTAL	1701.8	

LANDS BEING DEDICATED BY PHASE

PHASE 1 m²	PHASE 2 m²	PHASE 3 m²	TOTAL
	279.4 ⑩		279.4
506.6 (11-a)	179.5 (11-b)		686.1
254.9 ⑫			254.9
		229.7 ⑬	229.7
		251.7 ⑭	251.7
716.7	503.7	481.4	1701.8

SUMMARY OF AREAS

LANDS	AREA m²	LANDS	AREA m²
EXISTING	16325.5	BEING CREATED	16363.0
BEING ACQUIRED	1739.3	BEING DEDICATED AS ROAD	1701.8
SUM	18064.8	SUM	18064.8

SUMMARY OF PROPOSED SRWS

PID	LEGAL DESCRIPTION (ALL OF GP1 NWD)	AREA m²	KEY
N/A	SRW OVER PORTION OF LOT 1 DL'S 2 AND 4 PLAN EPP_____ (GRAND PROMENADE)	2799.2	⑮
N/A	SRW OVER PORTION OF LOT 1 DL'S 2 AND 4 PLAN EPP_____ (2m SIDEWALKS)	233.0	⑯
N/A	SRW OVER PORTION OF LOT 3 DL'S 2 AND 4 PLAN EPP_____ (20m WIDENING)	320.0	⑰
	TOTAL	3352.2	

SUMMARY OF PROPOSED SRWS BY PHASE

PHASE 1 m²	PHASE 2 m²	PHASE 3 m²	TOTAL
2799.2			2799.2
108.6 (SRW=124.5 SRW)			233.0
		320.0	320.0
3032.2	0.0		3352.2

NOTE: AREAS OF LANDS BEING CREATED INCLUDE AREAS OF PROPOSED SRWS

FUTURE CONDITION

MARCH 09 2022 (R0)-DL

DATUM: NAD83 (CSRS) 4.0.0.BC.1.GVRD, UTM ZONE 10.				
MONUMENT	NORTHING	EASTING	ESTIMATED HORIZONTAL POSITIONAL ACCURACY	COMBINED FACTOR
94H1386	5455092.111	507475.314	0.01	0.9995973
94H1449	5455161.629	507620.370	0.01	0.9995958
NOTE: FOR MAPPING PURPOSES ONLY.				

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 94H1386 AND 94H1449.

LEGEND

INTEGRATED SURVEY AREA No. 25,
CITY OF BURNABY,
NAD83 (CSRS) 4.0.0.BC.1.GVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 94H1386 AND 94H1449.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996023 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 94H1386 AND 94H1449.

● - DENOTES STANDARD IRON POST FOUND
○ - DENOTES STANDARD IRON POST PLACED
■ - DENOTES LEAD PLUG FOUND
□ - DENOTES LEAD PLUG PLACED
Ⓐ - DENOTES GEODETIC CONTROL MONUMENT
Bk - DENOTES BLOCK

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
#201 - 275 FELL AVENUE
NORTH VANCOUVER, BC
V7P 3R5
TEL 604-980-4868
www.bennettsurveys.com

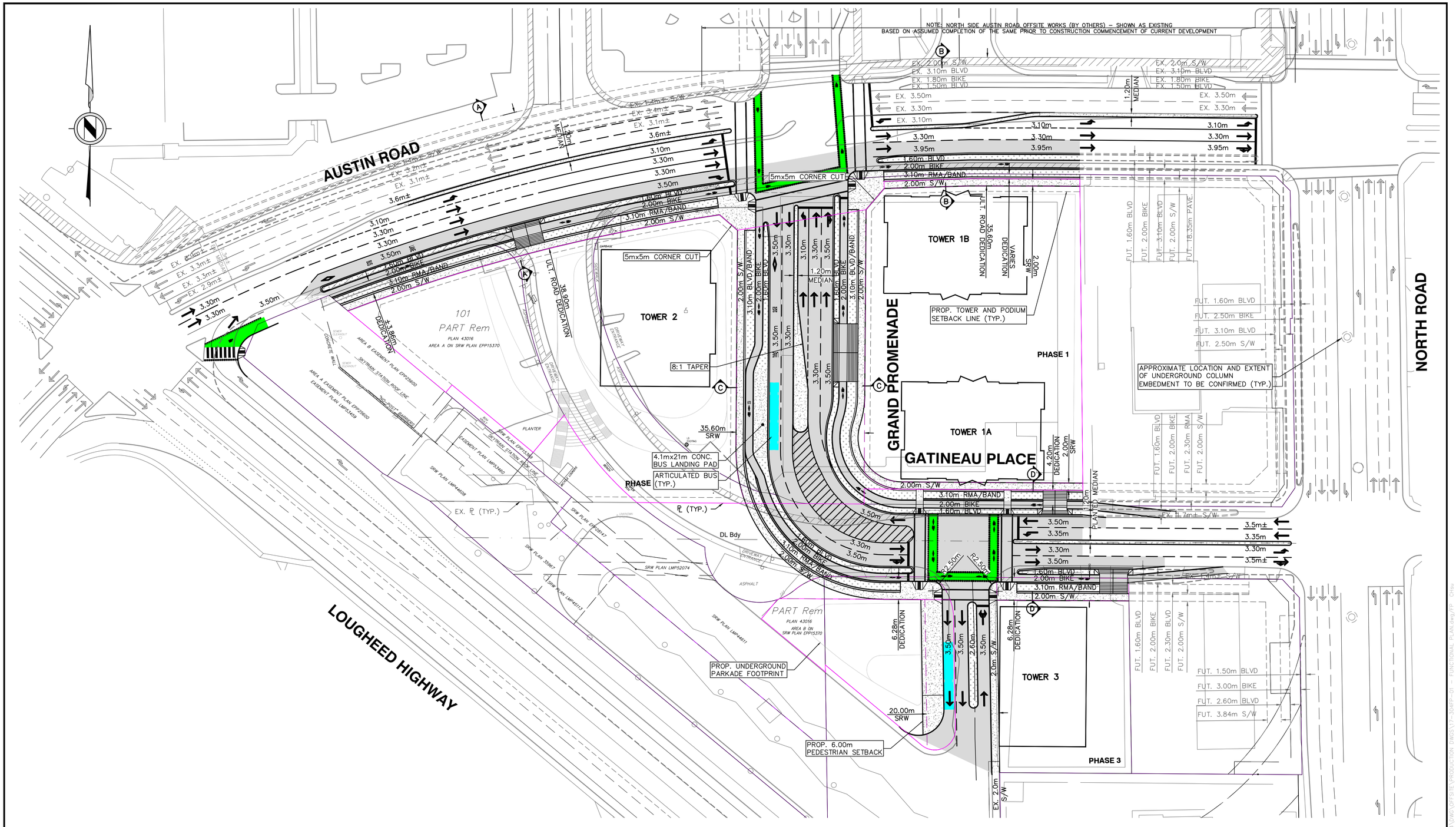
FB 818 P50-129 (MA/LT)
FB 777 P 77 (7/7?)

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER OF THE CITY OF BURNABY.

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE ___ DAY OF _____ 2021.
PATRICK KORABEK, BCLS #783

N:\C0010-NV-2022\14626.00-9850-AUSTIN\14626.00-DRAWINGS\14626.00-SKETCHES\S14626-01P-R9-A.DWG



LEGAL DESCRIPTION: LOT 101, DISTRICT LOTS 2 AND 4, G 1, NWD, PLAN 43016, EXCEPT PLANS LMP44608, LMPS51272, LMP52074 AND PLAN EPP15369

ELEVATIONS ARE TO DISTRICT OF BUNRABY GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT 94H1449, ELEV.= 49.847 METRES, ISA NO. 25, NAD 83

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
1	ISSUED FOR REZONING RESUBMISSION	BHS	JH	10/25/19	BCA
2	REISSUED FOR REZONING	CKH	BCA	06/08/21	BCA
3	ISSUED FOR COORDINATION	CKH	BCA	10/02/21	BCA
4	ISSUED FOR REZONING RESUBMISSION	CKH	RJB	12/15/21	RJB
5	ISSUED FOR COORDINATION	CKH	RJB	03/24/22	RJB

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
EGBC Permit to Practice Number #1001018
Aplin & Martin Consultants Ltd.
#201 - 12448 82 Avenue, Surrey, B.C. Canada V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT:
PINNACLE INTERNATIONAL
300-911 HOMER STREET, VANCOUVER BC
604-602-7747

PROJECT:
LOUGHEED DEVELOPMENT
AUSTIN ROAD, BURNABY, BC

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE:
FUNCTIONAL PLAN

DESIGN: CKH CHECK: RJB
DRAWN: DI APPR: RJB

A & M FILE: **17-304**

PROJECT NO. .

SCALE : HORZ. 1:500 VERT. N/A

DRAWING DATE: **MARCH 2022**

DRAWING NO. .

A & M DRAWING NO. **17-304-01**

SHEET NO. **01 OF 08**

REV. **5**

0 5 1:500 25m

CONTEXT

The Lougheed Town Center Core Area is a Masterplan covering an area of 29.1 hectare (72acre) demarcated by North Road to the east, Lougheed Highway to the south, Bartlett Court to the west and Cameron Street to the north. This Masterplan adopted in 1997 responds to the future pedestrian and transit-oriented, mixed-use development of the area which will be a hub to connect Vancouver, New Westminster, Coquitlam, Port Moody and other parts of Burnaby.

CITY OF BURNABY LOUGHEED CORE MASTERPLAN

The Masterplan is highlighted by major character precincts that are planned to work harmoniously together to enhance the livability of the Town Center. Arteries and nodes of commercial streets, open green space, neighborhoods and transit plazas intersect to create a pedestrian and transit-focused area that support housing, mobility and equity and well-being themes.

PINNACLE LOUGHEED SITE

The Site is located at the southern tip of Lougheed Town Center and is bordered by Austin Road to the north, North Road to the east and Lougheed Highway along the southwest edge. The Site is the main gateway and intersection of Austin Road, Transit Plaza and the Grand Promenade Gateway.

PLANNING DESIGN

The planning of Pinnacle Lougheed optimizes the efficiency and effectiveness of the circulation networks set out in the Masterplan to create the maximum amount of collective open space facing the Transit Plaza. A strong ground floor continuous commercial frontage and upper level connections activates the pedestrian-focused site. Landscape features and pathways further ties together the complexities of a major transportation node. The tower massing and forms create the visual marker as the Grand Promenage Gateway.

The URBAN landscape traverse with NATURE create "LIVABILITY".



DESIGN RATIONALE

The Site is inherently a keystone to the Lougheed Core Masterplan. Therefore, the architecture design reacts both in the macro-scale to create a city landmark and in the micro-scale as the driver of activity.

City Landmark

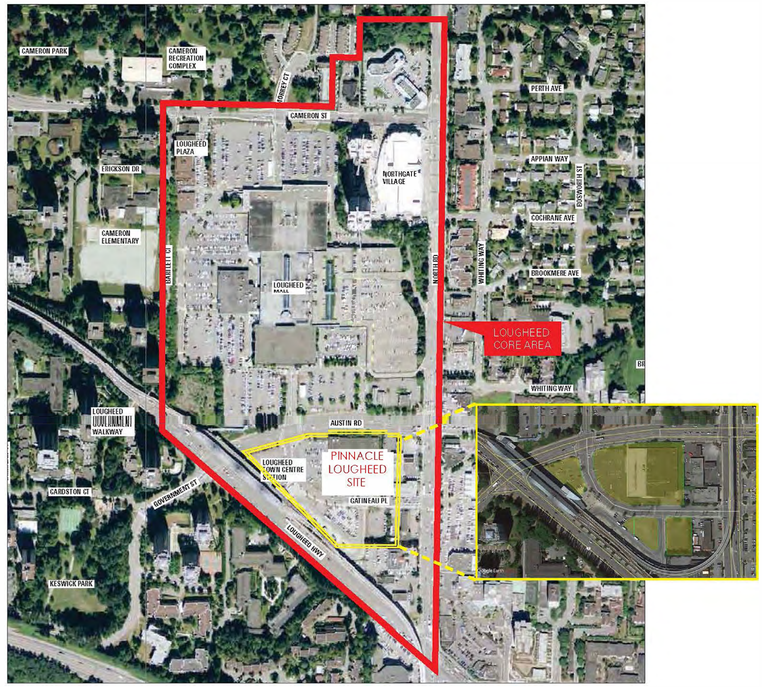
The architecture language represents the livability initiative by presenting urban towers as an ensemble of nature, like Calla Lilies, that bloom with beauty and elegance. The blending of the four buildings become a stronger skyline as the composition of height and form compliment and frame one another. The body of the towers take on natural curves and flairs to emulate the petals of the flower. The layering of solid, void and transparencie in between create the natural textures of nature. The base of the towers are cradled by an organic junction of levels inspired by layers of leaves. The intention of the curvature matches the vertical fluidity while still creating a sold base to ground the landmark.

Driver of Activity

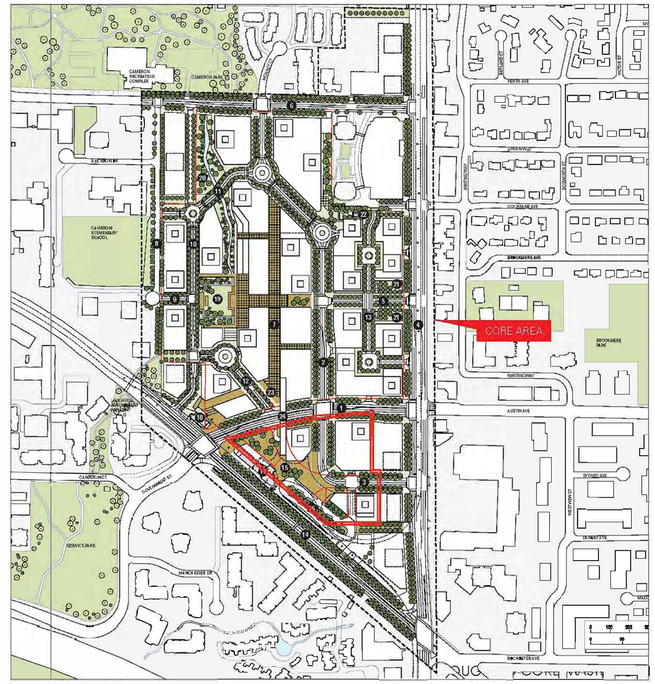
The podium skin and roof terraces take on leaf-like patterns which extend seamlessly into the landscape design. The Transit Plaza boundaries are maximized with the connection to the upper levels and sky bridge, activating all vital veins of the development and the Lougheed core. The terraced massing of the podium and integrated landscape provide human-scale comfort against the scale of the towers.

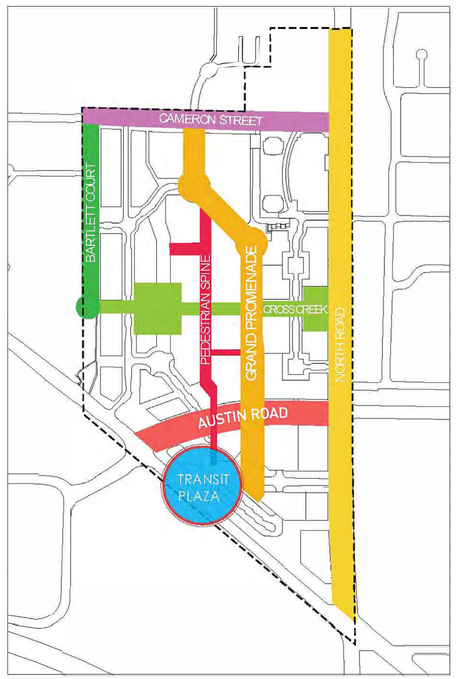
FORM OF DEVELOPMENT

The development is comprised of four landmark towers and commercial podiums. The tower heights adhere to the layered approach to create a natural skyline relationship that respond to the triangular shape of the intersection. The mixed-use offerings in each tower aim to attract and provide for a vibrant lifestyle for residents and users.



EXISTING AERIAL PLAN

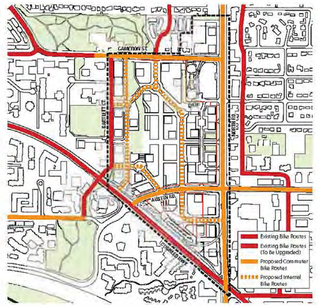




MAJOR CHARACTERISTIC PRECINCTS



PROPOSED PEDESTRIAN NETWORK



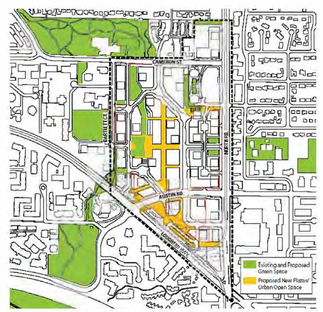
PROPOSED BICYCLE NETWORK



PROPOSED TRANSIT NETWORK



PROPOSED VEHICULAR NETWORK



PROPOSED OPEN SPACES



PROPOSED EDGES AND CONNECTIONS

*drawings and diagrams from City of Burnaby Lougheed Core Masterplan Book

Notes:

REV.	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

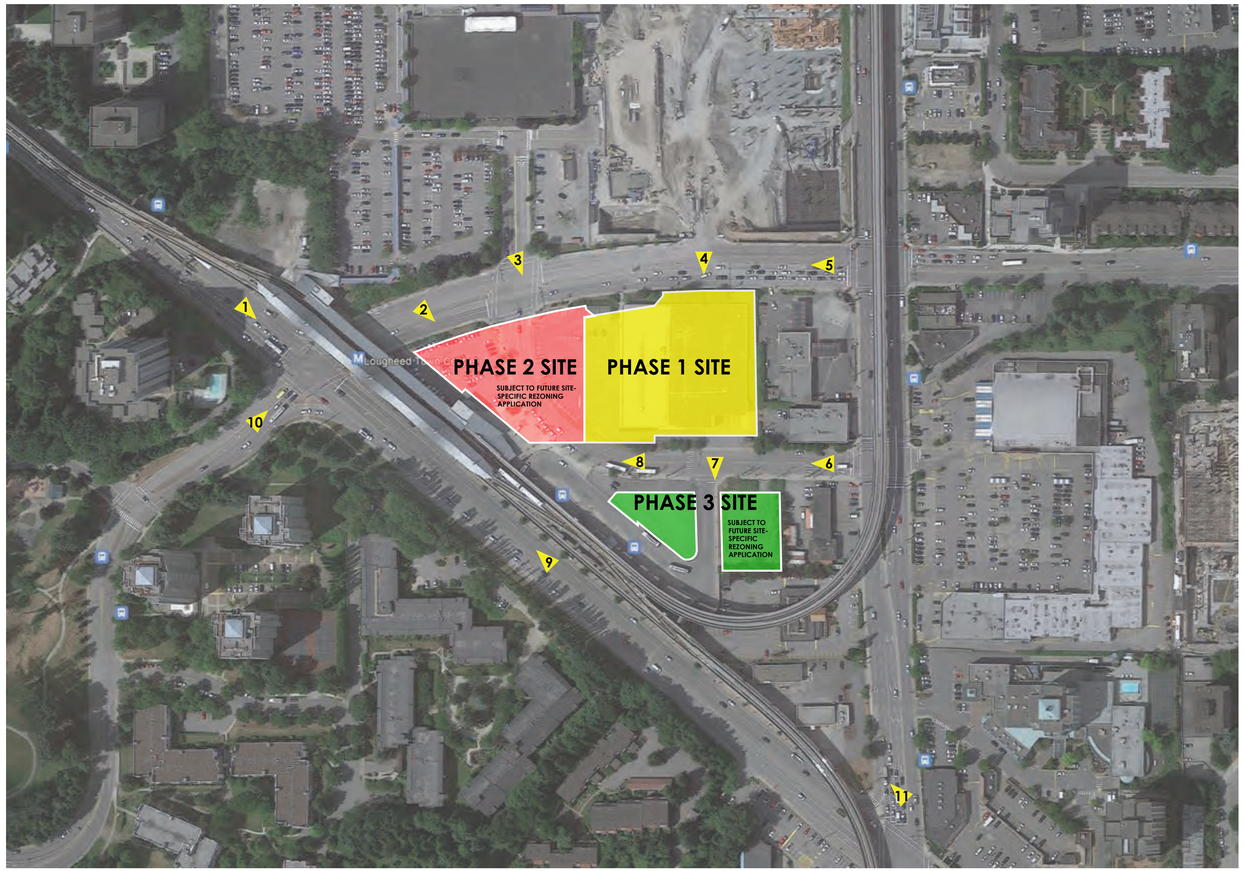
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: DESIGN RATIONALE

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.01	-





1. Intersection of Lougheed Hwy & Austin Rd



2. Along Austin Rd looking Southeast



3. Intersection of Lougheed HWY & Gainteau Pl



4. Along Austin Rd looking South



5. Intersection of Austin Rd & North Rd



5. Intersection of Gatineau Pl & North Rd



7. Gainteau Pl. looking South



8. Gatineau Pl. looking West



9. Along Lougheed Hwy looking Northwest



10. Intersection of Austin Rd & Lougheed Hwy



11. Intersection of North Rd & Lougheed Hwy

Notes:

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

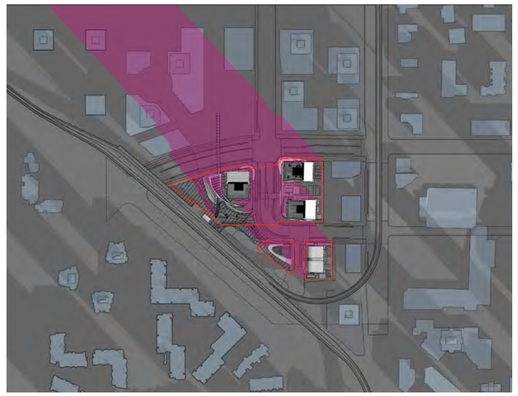
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

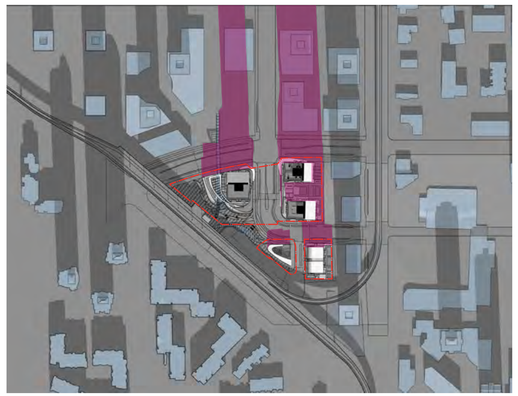
TITLE: SITE PHOTOS

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
N.T.S.	2021.12..22	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A0.02		-

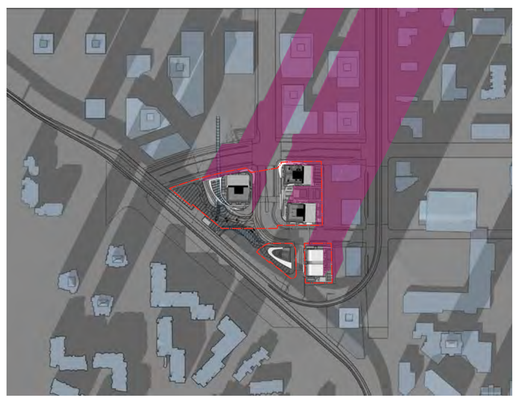
WINTER SOLSTICE
DECEMBER 21



9 AM

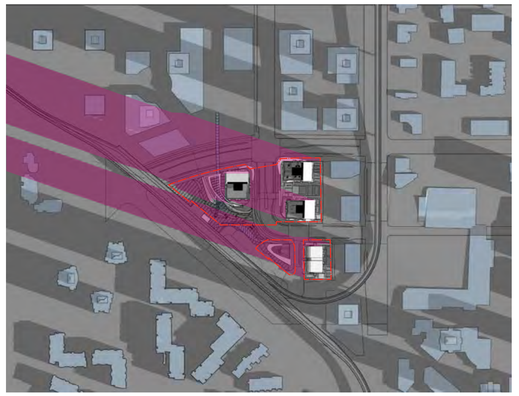


12 PM

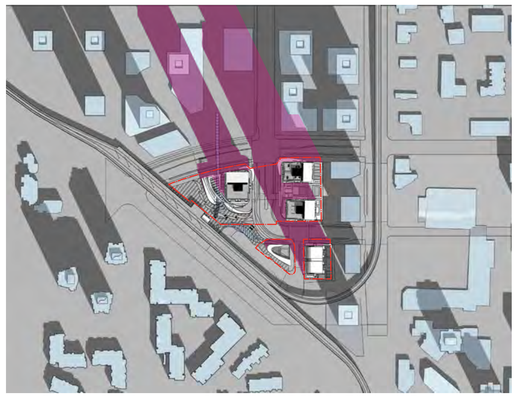


3 PM

SPRING & FALL EQUINOX
MARCH 20 & SEPTEMBER 21



9 AM (Daylight Saving Time)

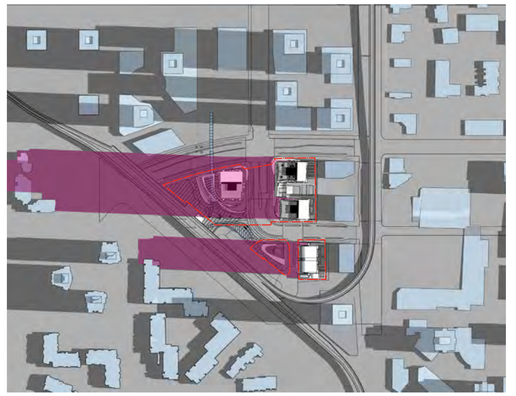


12 PM (Daylight Saving Time)



3 PM (Daylight Saving Time)

SUMMER SOLSTICE
JUNE 21



9 AM (Daylight Saving Time)



12 PM (Daylight Saving Time)



3 PM (Daylight Saving Time)

Notes:

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: SHADOW ANALYSIS

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
N.T.S.	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.03	-

PHASE 1 - SUBJECT REZONING APPLICATION

Notes:

A. Project Description:
PINNACLE LOUGHEED Mixed-use Development
Rezoning Reference #18-00032

B. Civic Address(es) and Alias:
9850 Austin Rd +9858/98 Gatineau Place
Legal Address(es):

Lot 101, DLs 2 and 4, Group 1, NWD Plan 43016 Exc. Plans LMP44608, LMP51272, LMP 52074, Plan EPP15369; Lot 2 Exc: Firstly: Part on Statutory ROW Plan 21111; Secondary: Part on Statutory ROW Plan 4829; Thirdly: Part on Saltutory ROW Plan LMP52075; DL 2, Group 1 NWD Plan 4286, and Parcel "A" (Explanatory Plan 11608) of Lot 1, DL 2, Group 1, NWD Plan 4286

C. Zoning FROM:
CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and the Lougheed Town Centre Plan as guidelines)

TO:
Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and the Lougheed Town Centre Plan as guidelines)

D. Vehicular Access From:
AUSTIN ROAD
GATINEAU PLACE
(NEW) PROMENADE

E. Site Area:

SF			Total:	SM
Gross Existing Site Area (Per Survey):				
LOT 101	139,759		139,758.6	12,984.0
RIM LOT 2		14,676	14,675.5	1,363.4
PARCEL "A"		21,292	21,292.3	1,978.1
Road Closure Area:			18,721.2	1,739.3
Site Area for Calc of Density (SF):			**194,447.6**	18,064.8
Dedication Area:				
PHASE 1	7,714		7,714.5	716.7
PHASE 2		5,422	5,421.8	503.7
PHASE 3		5,182	5,181.7	481.4
Total			**18,318.0**	1,701.8
Minimum Lot Area:			17,976.1	1,670.1
Subdivided Lot Area / Net Area:				
PHASE 1	85,150		85,150.1	7,910.7
PHASE 2		57,427	57,426.5	5,335.1
PHASE 3		33,553	33,553.3	3,117.2
Total			**176,129.9**	16,363.0

F1. Floor Area Ratio (FAR)

By USE:	Permitted			Proposed			
	FAR	**m²**	**sq.ft.**	**FAR**	**m²**	**sq.ft.**	**%**
RM5s Calculation							
Base:	4.30	77,667	836,000	4.30	77,667	836,000	36.4%
Base Bonus:	0.78	14,121	152,000	0.78	14,121	152,000	6.6%
Supplementary Base:	2.35	42,364	456,000	2.35	42,364	456,000	19.8%
Supplementary Bonus:	2.35	42,364	456,000	2.35	42,364	456,000	19.8%
RM5s FAR TOTAL:	9.77	176,516	1,900,000	9.77	176,516	1,900,000	
Offset:	2.55	46,033	495,000	2.00	37,017	398,609	17.3%
Total Strata Residential:	**11.92**	**215,349**	**2,318,000**	**11.82**	**213,548**	**2,298,609**	
Total Commercial C1s:	**6.00**	**108,389**	**1,166,687**	**5.31**	**95,981**	**1,033,129**	
TOTAL:	**17.92**	**323,738**	**3,484,687**	**17.13**	**309,528**	**3,331,737**	

*344,476 SF of commerical converted to market rental

F2.

By PHASE:	Permitted			Proposed			NET SITE AREA
	FAR	**m²**	**sq.ft.**	**FAR**	**m²**	**sq.ft.**	**sq.ft.**
PHASE 1 - Total Strata Residential				16.05	126,967	1,366,663	
Base:				5.84	46,178	497,053	
Base Bonus:				1.06	8,396	90,373	
Supplementary Base:				3.18	25,188	271,120	
Supplementary Bonus:				3.18	25,188	271,120	
Offset				2.78	22,018	236,992	
PHASE 1 - Total Commercial				6.21	49,090	528,401	
PHASE 1 TOTAL:				**22.26**	**176,057**	**1,895,064**	85,150.1

PHASE 2 AND PHASE 3 FAR AND GFA TO BE DESIGNED THROUGH FUTURE SITE-SPECIFIC REZONING APPLICATIONS. THE FOLLOWING STATISTICS OUTLINE THE MAXIMUM FAR AND GFA FOR FUTURE APPLICATIONS

PHASE 2 - Total Strata Residential				13.99	74,646	803,486	
Base:				5.09	27,149	292,227	
Base Bonus:				0.93	4,936	53,132	
Supplementary Base:				2.78	14,808	159,398	
Supplementary Bonus:				2.78	14,808	159,398	
Offset				2.43	12,945	139,335	
PHASE 2 - Total Commercial				2.68	14,307	154,000	
PHASE 2 TOTAL:				**16.67**	**88,953**	**957,487**	57,426.5
PHASE 3 - Total Strata Residential				3.81	11,934	128,460	
Base:				1.39	4,340	46,721	
Base Bonus:				0.25	789	8,495	
Supplementary Base:				0.76	2,368	25,484	
Supplementary Bonus:				0.76	2,368	25,484	
Offset				0.66	2,070	22,277	
PHASE 3 - Total Commercial				10.45	32,584	350,727	
PHASE 3 TOTAL:				**14.28**	**44,518**	**479,187**	33,553.3
TOTAL				**18.92**	**309,528**	**3,331,737**	176,129.9

** FAR DETERMINED BY PHASE NET SITE AREA

J. PHASE 1 (Tower 1A) Height

Level(s)	Height of Floor(s)		Number of Floor(s)
	Metric (m)	Imperial (ft)	
Levels P14 - P7	2.65	8'-8"	8
Levels P6 - P1	2.9	9'-6"	6
Level 1	7.8	25'-8"	1
Level 2 - Level 13	3.66	12'-0"	12
Level 14 - Level 73	2.95	9'-8"	60
Roof	12.9	42'-6"	
Overall Height From Finished Grade			
Proposed	238.5	782'-4"	73
Permitted			

PHASE 1 (Tower 1B) Height

Level(s)	Height of Floor(s)		Number of Floor(s)
	Metric (m)	Imperial (ft)	
Levels P9 - P7	2.65	8'-8"	3
Levels P6 - P1	2.9	9'-6"	6
Level 1	7.8	25'-8"	1
Level 2 - Level 13	3.66	12'-0"	12
Level 14 - Level 80	2.95	9'-8"	67
Roof	10	32'-10"	
Overall Height From Finished Grade			
Proposed	259.1	850'-0"	80
Permitted			

K. PHASE 1 (Tower 1A + 1B) Setbacks

Property Line	Required		Proposed	
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
North			4.24	14'
South			2.58	8'-6"
East			1.52	5'-0"
West			n/a	n/a

G. Site Coverage Calculations

	Metric	Imperial	
Total Lot Area	16,363.0	176,129.9	
Phase 1 Foot Print	4,590.9	49,415.7	58.0%

H. Site Elevations

	Natural Grade		Finished Grade	
	Metric	**Imperial**	**Metric**	**Imperial**
Phase 1 - Point 1	48.90		51.74	
Point 2	52.32		54.15	
Point 3	45.89		46.30	
Point 4	47.10		45.01	

I. Site Dimensions

	Width			Depth	
	Metric	**Imperial**		**Metric**	**Imperial**
PHASE 1	101.29	332'-4"		86.25	283

L. Gross Floor Area & Permitted FAR/GFA exemptions

GFA Calculations:

REFER TO CHART AA, PINNACLE LOUGHEED - MASTERPLAN AREA STATISTICS FOR FUNCTION BREAKDOWN

	PHASE 1 (Tower1A + Tower1B) Level(s)	GFA (Proposed) Calculation: Number of Floors		Total Unit Area (SF)	Common Area Per Floor (SF)	Total Common Area (SF)	Total FAR Exclusions (SF)	Gross Area Per Floor (SF)	Total Gross Area (SF)	Efficiency (Saleable Area/Total Gross Area)	FAR Exclusions: Lobby/ Amenity Area Exemption (SF)	Mechanical Area Exemption (SF)	Adaptable Units Exemption (SF)	Total FAR Exemption (SF)	Total FAR Area (SF)
Tower 1A	Level 1 - Retail / Office	1		9,930			53,213		63,143		7,997	45,216		53,213	
	Level 2 - Retail / Office	1		43,122			1,378		44,501			1,378		1,378	
	Level 3 - Level 13 - Office	11		470,547			13,046		483,593			13,046		13,046	
	Level 14 -Amenity	1		6,781			27,683		34,465		27,683			27,683	
	Level 15-73 - Residential	59		10,163 637,834			20,168		658,102	96.9%	7,511	9,677	2,980	20,168	
	Subtotal	**73**		**1,168,315**			**115,488**		**1,283,803**		43,191	69,317	2,980	**115,488**	**1,168,315**
Tower 1B	Level 1 - Retail / Office	1													
	Level 2 - 14 - Office / Amenity	13		Level 1 -14 Joined Podium Included in Tower 1A Calc											
	Level 15-80 - Residential	66		726,749			**10,317**		737,066	98.6%		7,017	3,300	10,317	
	Subtotal	**80**		**726,749**			**10,317**		**737,066**		**0**	**7,017**	**3,300**	**10,317**	**726,749**
	Total			**1,895,064**			**125,805**		**2,020,869**		43,191	76,334	6,280	**125,805**	**1,895,064**
									SM					SM	**176,057**

M. Unit Count

PHASE 1 (Tower 1A+ Tower 1B)

Type	Studio	1 bedroom	P11e i bedroom	1 bedroom + Den	2 bedroom	2 bedroom + Den	3 bedroom	3 bedroom + Den	3 + bedroom	Total	% Total
Minimum Size	37 m2 (398.28 sf)	56 m2 (602.80 sf)	50 m2 (538.21 sf)	56 m2 (602.80 sf)	84 m2 (753.50 sf)	70 m2 (753.50 sf)	84 m2 (904.20 sf)	84 m2 (904.20 sf)	84 m2 (904.20 sf)		
Proposed Size		59.4m2 -62.7 m2 (639sf - 675 sf)		58.4m2 - 79.2 m2 (629sf-853 sf)	82.3 m2- 92.3 m2 (886 sf-994sf)	82.4 m2 - 95.2 m2 (887 sf-1025sf)	91.5-92.4 m2 (985sf - 995sf)	109.4 m2 (1178 sf)			
Tower 1A - Standard		162		226	0	138	2	3		**531**	**78%**
Tower 1A - Adaptable (20%)				50	50		47			**147**	**22%**
Distribution		24%		41%	7%	20%	7%	0.4%		678	100%
Tower 1B - Standard		229		230	32	117	16			**624**	**79%**
Tower 1B - Adaptable (20%)				65	50		49			**164**	**21%**
Distribution		29%		37%	10%	15%	8%			788	100%
Total Phase 1 Distribution		27%		39%	9%	17%	8%	0.2%		**1466**	**100%**

N. Vehicle Parking - Required & Proposed

PHASE 1

	Use	No. of Residents / Area (SF)	Resident / Occupant	Residential Visitor	INCLUDED IN TOTAL PROVIDED CAR STALLS: Small Car @15%	Electric Vehicle	H/C			Car Wash	Car Share	Total Parking Required	Total Parking Proposed
	Require. / Permitted		**1.0**	**0.1**	**0.35**	**0.10**	**AC**	**Van AC**	**Vistor**				
										1/100	**1/100**		
Tower 1A	Market Housing	531	531	53	204	53	5	2.4		5	5	584	
	Market Housing - Adaptable	147	147	15	57	15	49	25	3	1	1	162	
	Office (1/495.16sf)	515,097	1040		364	104	8	4			10	1040	
	Retail CRU (1/495.16sf)	13,305	27		9	3	2	1			0.3	27	
	Total - Tower 1A		**1745**	**68**	635	175	64	32		7	17	**1813**	**1813**
Tower 1B	Market Housing	624	624	62	240	62	5	2.7		6	6	686	
	Market Housing - Adaptable	164	164	16	63	16	55	27	4	2	2	180	
	Total - Tower 1B		**788**	**79**	303	79	60	30		8	8	**867**	**867**
	Total PHASE 1 (Tower 1A + Tower 1B)		2533	147	938	253	124	62	7	15	25	2680	**2680**

* Phase 1 Propose 1 Automatic Car Wash +4 Car Wash Stalls

Combined GFA & FAR

Buildings	GFA (Proposed) Calculation: Number of Floors		Total FSR Area (SF)		Total FAR Exclusions (SF)			Total Gross Area (SF)	Efficiency (Saleable Area/Total Gross Area)	FAR Exclusions: Lobby/ Amenity Area Exemption (sf)	Mechanical Area Exemption (sf)	Adaptable Units Exemption (sf)	Total FAR Exemption (SF)	Total FAR Area (SF)
PHASE 1 (Tower 1A) - Residential	59		639,913					755,402						
PHASE 1 (Tower 1A) - Commerical Retail	2		13304.5		115,488			13,305		43,191	69,317	2,980	**115,488**	
PHASE 1 (Tower 1A)- Commerical Office	11		515096.7					515,097						
PHASE 1 (Tower 1B) - Residential	66		726,749		10,317			737,066			7,017	3300	**10,317**	
	PHASE 1 TOTAL AREA		1,895,064			Phase 1 TOTAL GROSS AREA:		2,020,869						

O. Bicycle Parking

Use		Residential Class A (Market) 2.0/unit	Residential Class A (Rental) 1.0/unit	Residential Class B (Visitor) 0.2/unit	Bike Wash (1.0 Car Wash)	Repair Station 1/400 Class A	Commercial Class A (1/500sm 1/5382sf)		Commercial Class B Visitor - Retail (1/500sm 1/5382sf)	Commercial Class B Visitor - Office (1/1000sm 1/10764sf)	Total: Locker (Residential)	Total: Rack (Commercial)
Phase 1 - Tower 1A	Market Housing	1356		136		3.4					1492	
	Office						95.7			48		144
	Retail						2.5		2.5			5
Phase 1 - Tower 1B	Market Housing	1576		158		3.9					1734	
Total PHASE 1 (Tower 1A + Tower 1B)		2932		293		7.3	98.2		2.5	48	3225	149

*Propose 5 Bike Wash for Phase 1 – located with Proposed Car Wash Locations

Off Street Bicycle Parking and End Trip Facilities - Shower and Changing - Provided for commercial employees per requirements of section 800.3(4) Bicycle Facilities Guidelines - based on Commercial and Retail Bike Rack Total

Permitted Amenity GFA

Use		Permitted		Proposed		
		Metric	Imperial	Metric	Imperial	%
Phase 1		max 5% of FAR Area		4,013	43,191	2.3%

O.

Screening & Landscaping

	Required		Proposed		
	Metric	Imperial	Metric	Imperial	
Landscaping (sqm)			1,977	21,277.0	*soft only*
Screening (sqm)					
Open Space (sqm)					
Garden Plots (sqm)			133	1,434.8	
Active Play Area (sqm)			289	3,110.8	*includes only kids play*
Active lawn Area (sqm)			342	3,681.3	*includes artifical turf for dog and kids play areas*

P. Green Building & Principle Building Technology

	Required	Proposed
BCBC Step:	2	2
Primary Energy Source:		Low Carbon Heat Pump
District Energy Ready:	Y / N ?	N
Geoexchange Ready:	Y / N ?	N
Timber	Y / N ?	N
Mass Timber	Y / N ?	N
Steel	Y / N ?	N
Concrete	Y / N ?	Y
Other Material	Y / N ?	N

S. Solid Waste and Recycling

		PHASE 1		
Use	Require	Units / GFA	Storage	Staging
Residential:	**Max 150 sm / 1614 sf**	1466 / 1,374,842	150 sm X2 (3,229 sqft)	67.5 sm (726.6 sqft)
Commercial:	**Max 100 sm / 1076.4 sf**	528,401	100 sm (1,076 sqft)	
Total:			**400 sm**	**67.5 sm**

S. Loading

Phase 1	Use	Requirement	Units	GFA	Bays	Bays	Proposed	
	Residential	**1/200 Units**	1466		7.3	18	17	2 x Class A
	Commercial	**1/4600 m2 1/49514sf**		528,401	10.7			15 x. Class B

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

CLIENT:
PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE:
LOUGHEED
BURNABY BC

TITLE:
PROJECT PHASE 1 STATISTICS

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-
PROJECT NO:	**DRAWING NO:**		**REVISION:**
18001.80	A0.04		-

PHASE 1 - SUBJECT REZONING APPLICATION

Notes:

AA. PINNACLE LOUGHEED - MASTERPLAN AREA STATISTICS

LEVEL		PHASE 1								
		TOWER 1A					TOWER 1B			
		UNIT TOTAL	PER FLOOR AREA (SF)	EXCLUSION - MECH (SF)	EXCLUSION-ADAPTABLE (SF)	EXCLUSION-AMENITY(SF)	UNIT TOTAL	PER FLOOR AREA (SF)	EXCLUSION - MECH (SF)	EXCLUSION-ADAPTABLE (SF)	EXCLUSION-AMENITY(SF)
		678					788				
80	F						12	10,627.6	64.4	20.0	
79	F						12	10,627.6	64.4	20.0	
78	F						12	10,627.6	64.4	20.0	
77	F						12	10,627.6	64.4	20.0	
76	F						12	10,627.6	64.4	20.0	
75	F						12	10,627.6	64.4	20.0	
74	F						12	10,627.6	64.4	20.0	
73	F	0		64.4		7,510.8	12	10,627.6	64.4	20.0	
72	F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	
71	F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	
70	F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	
69	F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	
68	F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	
67	F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	
66	F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	
65	F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	
64	F	11	10,648.3	605.4	60.0		11	10,648.3	605.4	60.0	
63	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
62	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
61	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
60	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
59	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
58	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
57	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
56	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
55	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
54	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
53	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
52	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
51	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
50	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
49	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
48	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
47	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
46	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
45	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
44	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
43	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
42	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
41	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
40	F	9	8,972.9	2,289.8	40.0		9	8,972.9	2,289.8	40.0	
39	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
38	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
37	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
36	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
35	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
34	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
33	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
32	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
31	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
30	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
29	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
28	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
27	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
26	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
25	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
24	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
23	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
22	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
21	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
20	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
19	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
18	F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	
17	F	10	10,163.3	1,101.4	60.0		12	11,189.3	64.4	60.0	
16	F	10	10,163.3	1,101.4	60.0		12	11,189.3	64.4	60.0	
15	F	10	10,163.3	1,101.4	60.0		12	11,189.3	64.4	60.0	
14	F		1,979.0		4,802.4	27,683.1					
13	F		41,840.9						1,186.0		
12	F		41,840.9						1,186.0		
11	F		41,840.9						1,186.0		
10	F		42,506.0						1,186.0		
9	F		42,506.0						1,186.0		
8	F		42,839.9						1,186.0		
7	F		42,839.9						1,186.0		
6	F		42,839.9						1,186.0		
5	F		43,475.6						1,186.0		
4	F		43,312.2						1,186.0		
3	F		44,504.7						1,186.0		
2	F	10,518.2	32,603.9						1,378.4		
LG/UG	F	2,786.3	7,143.5						45,216.0	3,683.4	4,313.4
										Lobby	

PHASE 1		TOWER 1A		TOWER 1B	
		SF	SM	SF	SM
RESIDENTIAL		639,913.4	59,449.9	726,749.2	67,517.2
COMMERCIAL - OFFICE		515,096.7	47,854.0	Level 1 -14 Joined Podium	
COMMERCIAL - RETAIL		13,304.5	1,236.0	Included in Tower 1A Calc	
EXCLUSION	MECH	69,317.4	6,439.8	7,016.8	651.9
	AMENITY	43,190.7	4,012.5		
	ADAPTABLE	2,980.0	276.9	3,300.0	306.6
	SUBTOTAL EXCLUSIONS	115,488.1	10,729.2	10,316.8	958.5
	TOTAL EXCLUSIONS	125,804.9	11,687.7		
SUBTOTAL GROSS AREA		1,283,802.7	119,269.1	737,066.0	68,475.6
TOTAL GROSS AREA		**2,020,868.7**	**187,744.8**		
SUBTOTAL FAR AREA		1,168,314.6	108,539.9	726,749.2	67,517.2
TOTAL FAR AREA		**1,895,063.8**	**176,057.1**		

PARKING (BELOW GRADE) in SF

	SF	SM
P 1	82,755.3	7,688.2
P 2	82,755.3	7,688.2
P 3	82,755.3	7,688.2
P 4	82,755.3	7,688.2
P 5	82,755.3	7,688.2
P 6	82,755.3	7,688.2
P 7	82,755.3	7,688.2
P 8	82,755.3	7,688.2
P 9	82,755.3	7,688.2
SUBTOTAL	**744,797.7**	**69,193.9**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PROJECT PHASE 1 SUMMARY

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
-	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.0bc	-

PHASE 1, 2, 3 - *PHASE 2 AND 3 SUBJECT TO FUTURE SITE-SPECIFIC REZONING APPLICATION(S)*

Notes:

A. Project Description:
PINNACLE LOUGHEED Mixed-use Development
Rezoning Reference #18-00032

B. Civic Address(es) and Alias:
9850 Austin Rd +9858/98 Gatineau Place
Legal Address(es):
Lot 101, DLs 2 and 4, Group 1, NWD Plan 43016 Exc. Plans LMP44608, LMP51272, LMP 52074, Plan EPP15369; Lot 2 Exc: Firstly: Part on Statutory ROW Plan 21111; Secondary: Part on Statutory ROW Plan 4829; Thirdly: Part on Saltutory ROW Plan LMP52075; DL 2, Group 1 NWD Plan 4286, and Parcel "A" (Explanatory Plan 11608) of Lot 1, DL 2, Group 1, NWD Plan 4286

C. Zoning FROM:
CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and the Lougheed Town Centre Plan as guidelines)

TO:
Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and the Lougheed Town Centre Plan as guidelines)

D. Vehicular Access From:
AUSTIN ROAD
GATINEAU PLACE
(NEW) PROMENADE

E. Site Area:

SF			Total:	SM
Gross Existing Site Area (Per Survey):				
	LOT 101	139,759	139,758.6	12,984.0
	REM LOT 2	14,676	14,675.5	1,363.4
	PARCEL "A"	21,292	21,292.3	1,978.1
Road Closure Area:			18,721.2	1,739.3
Site Area for Calc. of Density (SF):			**194,447.6**	18,064.8
Dedication Area:				
PHASE 1	7,714		7,714.5	716.7
PHASE 2		5,422	5,421.8	503.7
PHASE 3		5,182	5,181.2	481.4
Total			**18,318.0**	1,701.8
Minimum Lot Area:			17,976.1	1,670.1
Subdivided Lot Area / Net Area:				
PHASE 1	85,150		85,150.1	7,910.7
PHASE 2		57,427	57,426.5	5,335.1
PHASE 3		33,553	33,553.3	3,117.2
Total			**176,129.9**	16,363.0

F1. Floor Area Ratio (FAR)

By USE:	Permitted			Proposed			%
	FAR	m²	sq.ft.	FAR	m²	sq.ft.	
RM5+ Calculation							
Base:	4.30	77,667	836,000	4.30	77,667	836,000	36.4%
Base Bonus:	0.78	14,121	152,000	0.78	14,121	152,000	6.6%
Supplementary Base:	2.35	42,364	456,000	2.35	42,364	456,000	19.8%
Supplementary Bonus:	2.35	42,364	456,000	2.35	42,364	456,000	19.8%
RM5+ FAR TOTAL:	9.77	176,516	1,900,000	9.77	176,516	1,900,000	
Offset:	2.35	34,813	418,000	2.00	37,012	398,609	17.3%
Total Strata Residential:	**11.92**	**215,349**	**2,318,000**	**11.82**	**213,548**	**2,298,609**	
Total Commercial C3s:	6.00	108,389	1,166,687	5.31	95,981	1,033,129	**344,476 SF of commerical*
TOTAL:	**17.92**	**323,738**	**3,484,687**	**17.13**	**309,529**	**3,331,737**	***converted to market rental*

F2. By PHASE:

	Permitted			Proposed			NET SITE AREA
	FAR	m²	sq.ft.	FAR	m²	sq.ft.	sq.ft.
PHASE 1 - Total Strata Residential				16.05	126,967	1,366,643	
Base:				5.84	46,178	497,053	
Base Bonus:				1.06	8,396	90,373	
Supplimentary Base:				3.18	25,188	271,120	
Supplimentary Bonus:				3.18	25,188	271,120	
Offset				2.78	22,018	236,992	
PHASE 1 - Total Commercial				6.21	49,090	528,403	
PHASE 1 TOTAL:				**22.26**	**176,057**	**1,895,064**	85,150.1

PHASE 2 AND PHASE 3 FAR AND GFA TO BE DESIGNED THROUGH FUTURE SITE-SPECIFIC REZONING APPLICATIONS. THE FOLLOWING STATISTICS OUTLINE THE MAXIMUM FAR AND GFA FOR FUTURE APPLICATIONS

PHASE 2 - Total Strata Residential				13.99	74,646	803,486	
Base:				5.09	27,149	292,227	
Base Bonus:				0.93	4,936	53,132	
Supplimentary Base:				2.78	14,808	159,396	
Supplimentary Bonus:				2.78	14,808	159,396	
Offset				2.43	12,945	139,335	
PHASE 2 - Total Commercial				2.68	14,307	154,000	
PHASE 2 TOTAL:				**16.67**	**88,953**	**957,487**	57,426.5
PHASE 3 - Total Strata Residential				3.83	11,934	128,460	
Base:				1.39	4,340	46,721	
Base Bonus:				0.25	789	8,493	
Supplimentary Base:				0.76	2,368	25,484	
Supplimentary Bonus:				0.76	2,368	25,484	
Offset				0.66	2,070	22,277	
PHASE 3 - Total Commercial				10.45	32,584	350,727	
PHASE 3 TOTAL:				**14.28**	**44,518**	**479,187**	33,553.3
TOTAL				**18.92**	**309,529**	**3,331,737**	176,129.9

** FAR DETERMINED BY PHASE NET SITE AREA

J. PHASE 1 (Tower 1A) Height

Level(s)	Height of Floor(s)		Number of Floor(s)
	Metric (m)	Imperial (ft)	
Levels P14 - P7	2.65	8'-8"	8
Levels P6 - P1	2.9	9'-6"	6
Level 1	7.8	25'-8"	1
Level 2 - Level 13	3.66	12'-0"	12
Level 14 - Level 73	2.95	9'-8"	60
Roof	12.9	42'-6"	
Overall Height From Finished Grade			
Proposed	238.5	782'-4"	73
Permitted			

PHASE 1 (Tower 1B) Height

Level(s)	Height of Floor(s)		Number of Floor(s)
	Metric (m)	Imperial (ft)	
Levels P9 - P7	2.65	8'-8"	3
Levels P6 - P1	2.9	9'-6"	6
Level 1	7.8	25'-8"	1
Level 2 - Level 13	3.66	12'-0"	12
Level 14 - Level 80	2.95	9'-8"	67
Roof	10	32'-10"	
Overall Height From Finished Grade			
Proposed	242.1	794'-4"	76
Permitted			

K. PHASE 1 (Tower 1A + 1B) Setbacks

Property Line	Required		Proposed	
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
North			4.24	14'
South			2.58	8'-6"
East			1.52	5'-0"
West			n/a	n/a

PHASE 2 (Tower 2) Height

Level(s)	Height of Floor(s)		Number of Floor(s)
	Metric (m)	Imperial (ft)	
Levels P11- P7	2.65	8'-8"	5
Levels P6 - P1	2.9	9'-6"	6
Level 1	6.5	21'-4"	1
Level 2	7	23'-0"	1
Level 3 - Level 10	2.95	9'-8"	8
Level 11 - Level 76	2.95	9'-8"	66
Roof	10	32'-10"	
Overall Height From Finished Grade			
Proposed	242.1	794'-4"	76
Permitted			

PHASE 2 (TOWER 2) Setbacks

Property Line	Required		Proposed	
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
North			5.095	16'-9"
South			13.28	43'-7"
East			n/a	n/a
West			10.035	33'

PHASE 3 (Tower 3) Height

Level(s)	Height of Floor(s)		Number of Floor(s)
	Metric (m)	Imperial (ft)	
Levels P14 - P7	2.65	8'-8"	8
Levels P6 - P1	2.9	9'-6"	6
Level 1	7.5	24'-7"	1
Level 2 - 50	2.95	9'-8"	49
Roof	7.5	24'-7"	
Overall Height From Finished Grade			
Proposed	159.4	522'-10"	50
Permitted			

PHASE 3 (Tower 3) Setbacks

Property	Required		Proposed - 3A		Proposed - 3B	
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
North			1.829	6'-0"	1.829	6'-0"
South			0	0	2.926	9'-7"
East			0	0	9.738	32'-0"
West			0	0	NA	NA

G. Site Coverage Calculations

	Metric	Imperial	
Total Lot Area	16,363.0	176,129.9	
Phase 1 Foot Print	4,590.9	49,415.7	58.0%
Phase 2 Foot Print	3,185.0	34,283.1	59.7%
Phase 3A Foot Print	1,682.0	18,104.4	73.2%
Phase 3B Foot Print	600.9	6,468.0	
Site Coverage %	**61.5%**		
Max. Permitted Lot Coverage %			

H. Site Elevations

	Natural Grade		Finished Grade	
	Metric	Imperial	Metric	Imperial
Phase 1 - Point 1	48.90		51.74	
Point 2	52.32		54.15	
Point 3	45.89		46.30	
Point 4	47.10		45.01	
Phase 2 - Point 1	45.11		45.00	
Point 2	46.95		48.90	
Point 3	46.03		46.57	
Point 4	44.74		45.00	

	Natural Grade		Finished Grade	
	Metric	Imperial	Metric	Imperial
Phase 3A - Point 1	44.45		45.34	
Point 2	45.09		46.22	
Point 3	42.10		42.10	
Point 4	42.23		42.20	
Phase 3B - Point 5	43.79		45.00	
Point 6	44.27		44.87	
Point 7	42.64		42.60	

I. Site Dimensions

	Width		Depth	
	Metric	Imperial	Metric	Imperial
PHASE 1	101.29	332'-4"	86.25	283'
PHASE 2	102.87	337'-6"	79.87	262'-1"
PHASE 3A	36.58	120'	54.08	177'-5"
PHASE 3B	54.02	177'-3"	41.65	136'-8"

M. Unit Count

PHASE 1 (Tower 1A+ Tower 1B)

Type	Studio	1 bedroom	P11e I bedroom	1 bedroom + Den	2 bedroom	2 bedroom + Den	3 bedroom	3 bedroom + Den	3 + bedroom	Total	% Total
Minimum Size	37 m2 (398.28 sf)	56 m2 (602.80 sf)	50 m2 (538.21 sf)	56 m2 (602.80 sf)	70 m2 (753.50 sf)	70 m2 (753.50 sf)	84 m2 (904.20 sf)	84 m2 (904.20 sf)	84 m2 (904.20 sf)		
Proposed Size		59.4m2 -62.7 m2 (639sf - 675 sf)		58.4m2 - 79.2 m2 (629sf-853 sf)	82.3 m2- 92.3 m2 (886 sf-994sf)	82.4 m2 - 95.2 m2 (887 sf-1025sf)	91.5-92.4 m2 (985sf - 995sf)	109.4 m2 (1178 sf)			
Tower 1A - Standard		162		226	0	138	2	3		**531**	**78%**
Tower 1A - Adaptable (20%)				50	50		47			**147**	**22%**
Distribution		24%		41%	7%	20%	7%	0.4%		678	100%
Tower 1B - Standard		229		230	32	117	16			**624**	**79%**
Tower 1B - Adaptable (20%)				65	50		49			**164**	**21%**
Distribution		29%		37%	10%	15%	8%			788	100%
Total Phase 1 Distribution		27%		39%	9%	17%	8%	0.2%		**1466**	**100%**

PHASE 2 (Tower 2)

Type	Studio	1 bedroom	P11e I bedroom	1 bedroom + Den	2 bedroom	2 bedroom + Den	3 bedroom	3 bedroom + Den	3 bedroom + Family Room	Total	% Total
Minimum Size	37 m2 (398.28 sf)	56 m2 (602.80 sf)	50 m2 (538.21 sf)	56 m2 (602.80 sf)	70 m2 (753.50 sf)	70 m2 (753.50 sf)	84 m2 (904.20 sf)	84 m2 (904.20 sf)	84 m2 (904.20 sf)		
Proposed Size		56.7 m2 (610 sf)	50 m2 (538.21 sf)	61.5 m2- 68.7 m2 (662sf - 740 sf)	70m2-87.3 m2 (754sf - 940 sf)	99.6 m2 - 113.3m2 (1072 sf - 1220sf)	85.4 m2 - 99.6 m2 (919 sf - 1072sf)	112.8 m2 (1214 sf)	158m2 - 206.7m2 (1700sf - 2225sf)		
Standard		125	110	310	119	6	16	16		**702**	**80%**
Adaptable (20%)				55	55	54			12	**176**	**20%**
Hotel										**172**	
Distribution		14%	13%	42%	20%	7%	2%	2%	1%	**878**	**100%**

PHASE 3 (Tower 3)

Type	Studio	1 bedroom	P11e I bedroom	1 bedroom + Den	2 bedroom	2 bedroom + Den	3 bedroom	3 bedroom + Den	3 + bedroom	Total	% Total
Minimum Size	37 m2 (398.28 sf)	56 m2 (602.80 sf)		56 m2 (602.80 sf)	70 m2 (753.50 sf)	70 m2 (753.50 sf)	84 m2 (904.20 sf)	84 m2 (904.20 sf)	84 m2 (904.20 sf)		
Proposed Size		56.3m2 (607sf)		63.9 m2 (688 sf)	71.5m2-86.7 m2 (770sf - 933 sf)		100.4 m2 (1081 sf)				
Standard		26		26	39		13			**104**	**80%**
Adaptable (20%)					13		13			**26**	**20%**
Standard - Rental		69		70	104		35			**278**	**80%**
Adaptable - Rental (20%)					35		35			**70**	**20%**
Distribution		20%		20%	40%		20%			**478**	**100%**

Combined Unit Count

Type	Studio	1 bedroom	P11e I bedroom	1 bedroom + Den	2 bedroom	2 bedroom + Den	3 bedroom	3 bedroom + Den	3 bedroom + Family Room	Total	% Total
Minimum Size	37 m2 (398.28 sf)	56 m2 (602.80 sf)	50 m2 (538.21 sf)	56 m2 (602.80 sf)	70 m2 (753.50 ftsq)	70 m2 (753.50 ftsq)	84 m2 (904.20 sqft)	84 m2 (904.20 sqft)	84 m2 (904.20 sqft)		
Proposed Size		56.3m2 - 62.7m2 (607sf - 675sf)	50 m2 (538.21 sf)	58.4m2 - 79.2 m2 (629sf-853 sf)	70m2-92.3 m2 (754sf - 994 sf)	82.4 m2 - 113.3 m2 (887 sf-1220sf)	85.4 m2 - 100.4 m2 (919 sf-1081sf)	109.4 m2 - 112.8 m2 (1178 sf-1214sf)	158m2 - 206.7m2 (1700sf - 2225sf)		
Standard Strata		542	110	792	190	261	47	19	0	**1961**	**69.5%**
Adaptable Strata		0	0	170	168	54	109	0	12	**513**	**18.2%**
Standard - Rental		69	0	70	104	0	35	0	0	**278**	**9.9%**
Adaptable - Rental		0	0	0	35	0	35	0	0	**70**	**2.5%**
Total:		611	110	1032	497	315	226	19	12		
Distribution		22%	4%	37%	18%	11%	8%	0.7%	0.4%	**2822**	**100%**
				62%			38%				

** REFER TO CHART M2: Combined Unit Count Prior to Rental Transfer to Carrigan Court Site for Affordable Unit Sizes to be Transferred*

N. Vehicle Parking - Required & Proposed

PHASE 1

	Use	No. of Residents / Area (SF)	Resident / Occupant	Residential Visitor	Small Car @35%	Electric Vehicle	H/C			Car Wash	Car Share	Total Parking Required	Total Parking Proposed
							AC	Van AC	Vistor				
	Require. / Permitted		**1.0**	**0.1**	**0.35**	**0.10**				**1/100**	**1/100**		
Tower 1A	Market Housing	531	531	53	204	53	5	2.4		5	5	584	
	Market Housing - Adaptable	147	147	15	57	15	49	25	3	1	1	162	
	Office (1,495.16sf)	515,097	1040		364	104	8	4			10	1040	
	Retail CRU (1,495.16sf)	13,305	27		9	3	2	1			0.3	27	
	Total - Tower 1A		**1745**	**68**	635	175	64	32		7	17	**1813**	**1813**
Tower 1B	Market Housing	624	624	62	240	62	5	2.7		6	6	686	
	Market Housing - Adaptable	164	164	16	63	16	55	27	4	2	2	180	
	Total - Tower 1B		**788**	**79**	303	79	60	30		8	8	**867**	**867**
	Total PHASE 1 (Tower 1A + Tower 1B)		2533	147	938	253	124	62	7	15	25	2680	**2680**

* Phase 1 Propose 1 Automatic Car Wash + 4 Car Wash Stalls

PHASE 2 (Tower 2)

Use	No. of Residents / Area (SF)	Resident / Occupant	Residential Visitor	Small Car	Electric Vehicle	H/C			Car Wash	Car Share	Total Parking Required	Total Parking Proposed
						AC	Van AC	Vistor				
Require. / Permitted		**1.0**	**0.1**	**0.35**	**0.1**				**1/100**	**1/100**		
Market Housing	702	702	70	270	70	6	3		7	7	772	
Market Housing - Adaptable	176	176	18	68	18	5	29	4	2	2	194	
Hotel (0.5/unit)	172	86		30	9	2	1			1	86	
Retail CRU (1/495.16sf)	35,513	72		25	7	2	1			1	72	
Total		**1036**	**88**	393	104	68	34	4	9	10	**1124**	**1124**

PHASE 3 (Tower 3)

Use	No. of Residents / Area (SF)	Resident / Occupant	Residential Visitor	Small Car	Electric Vehicle	H/C			Car Wash	Car Share	Total Parking Required	Total Parking Proposed
						AC	Van AC	Vistor				
Require. / Permitted		**1.0**	**0.1**	**0.35**	**0.1**				**1/100**	**1/100**		
Market Housing	104	104	10	40	10	2	1		1	1	114	
Market Housing - Adaptable	26	26	3	10	3	9	4	2	0.3	0.3	29	
Market Rental	278	278	28	107	28	3	2		3	3	306	
Market Rental - Adaptable	70	70	7	27	7	23	12	3	1	1	77	
Retail CRU (1/495.16sf)	6,082	12		4	1	1	1			0.1	12	
Total		**490**	**48**	188	49	39	19	5	5	5	**538**	**538**

Combined

Use	Resident / Occupant	Residential Visitor	Small Car	Electric Vehicle	H/C			Car Wash	Car Share	Total Parking Required	Total Parking Proposed
					AC	Van AC	Vistor				
Market Housing	1961	196	755	196	18	9		20	20	2157	2157
Market Housing - Adaptable	513	51	198	51	171	86	9	5	5	564	564
Market Rental	278	28	107	28	3	2		3	3	306	306
Market Rental - Adaptable	70	7	27	7	23	12	3	1	1	77	77
Hotel (0.5/unit)	86		30	9	2	1			1	86	86
Retail CRU (1/495.16sf)	111		39	11	5	2.4			1	111	111
Office(1/495.16sf)	1040		364	104	8	4			10	1040	1040
Total	**4059**	**282**	**1519**	**406**	**231**	**115**	**12**	**28**	**41**	**4341**	**4341**

O. Bicycle Parking

Use		Residential Class A (Market) 2.0/unit	Residential Class A (Rental) 1.0/unit	Residential Class B (Visitor) 0.2/unit	Bike Wash (1.0 Car Wash)	Repair Station 1/400 Class A	Commercial Class A (1/500m 1/5382sf)		Commercial Class B Visitor - Retail (1/500m 1/5382sf)	Commercial Class B Visitor - Office (1/1000m 1/10764sf)	Total Locker (Residential)	Total Rack (Commercial)
Phase 1 - Tower 1A	Market Housing	1356		136		3.4					1492	
	Office						95.7			48		144
	Retail						2.5		2.5			5
Phase 1 – Tower 1B	Market Housing	1576		158		3.9					1734	
Total PHASE 1 (Tower 1A + Tower 1B)		2932		293		7.3	98.2		2.5	48	3225	149
								**Propose 5 Bike Wash for Phase 1 – located with Proposed Car Wash Locations*				
Phase 2	Market Housing	1756		176		4.4					1932	
	Hotel						22.0					22
	Retail						6.6		6.6			132
Phase 3	Market Housing	260		26		0.7					286	
	Rental Housing		348	70		0.9					418	
	Retail						1.1		1.1			2.3
Total		4,948	348	564		13	128		10	48	5,860	186

Off Street Bicycle Parking and End Trip Facilities - Shower and Changing - Provided for commercial employees per requirements of section 800.3(4) Bicycle Facilities Guidelines - based on Commercial and Retail Bike Rack Total

L. Gross Floor Area & Permitted FAR/GFA exemptions

GFA Calculations:
REFER TO CHART AA, PINNACLE LOUGHEED - MASTERPLAN AREA STATISTICS FOR FUNCTION BREAKDOWN

PHASE 1 (Tower1A + Tower1B)

	Level(s)	Number of Floors	Unit Area Per Floor (SF)	Total Unit Area (SF)	Common Area Per Floor (SF)	GFA (Proposed) Calculation: Total Common Area (SF)	Total FAR Exclusions (SF)	Gross Area Per Floor (SF)	Total Gross Area (SF)	Efficiency (Saleable Area/Total Gross Area)	FAR Exclusions: Lobby/ Amenity Area Exemption (SF)	Mechanical Area Exemption (SF)	Adaptable Units Exemption (SF)	Total FAR Exemption (SF)	Total FAR Area (SF)
Tower 1A	Level 1 - Retail / Office	1		9,930			53,213		63,143		7,997	45,216		53,213	
	Level 2 - Retail / Office	1		43,122			1,378		44,501			1,378		1,378	
	Level 3 - Level 13 - Office	11		470,547			13,046		483,593			13,046		13,046	
	Level 14 - Amenity	1		6,781			27,683		34,465		27,683			27,683	
	Level 15-73 - Residential	59	10,163	637,834			20,168		658,102	96.9%	7,511	9,677	2,980	20,168	
	Subtotal	**73**		**1,168,315**			**115,488**		**1,283,803**		43,191	69,317	2,980	**115,488**	**1,168,315**
Tower 1B	Level 1 - Retail / Office	1													
	Level 2 - 14 - Office / Amenity	13		Level 1 -14 Joined Podium Included in Tower 1A Calc											
	Level 15-80 - Residential	66		726,749			**10,317**		737,066	98.6%		7,017	3,300	10,317	
	Subtotal	**80**		**726,749**			**10,317**		**737,066**		**0**	**7,017**	**3,300**	**10,317**	**726,749**
	Total			**1,895,064**			**125,805**		**2,020,869**		43,191	Den 76,334	6,280	**125,805**	**1,895,064**
										SM				**187,745**	SM **176,057**

PHASE 2 (Tower2)

	Level(s)	Number of Floors	Unit Area Per Floor (SF)	Total Unit Area (SF)	Common Area Per Floor (SF)	GFA (Proposed) Calculation: Total Common Area (SF)	Total FAR Exclusions (SF)	Gross Area Per Floor (SF)	Total Gross Area (SF)	Efficiency (Saleable Area/Total Gross Area)	FAR Exclusions: Lobby/ Amenity Area Exemption (SF)	Mechanical Area Exemption (SF)	Adaptable Units Exemption (SF)	Total FAR Exemption (SF)	Total FAR Area (SF)
	Level 1 - Retail / Hotel	1		16,582			4,594		21,177		4,474	121		4,594	
	Level 2 - Retail / Hotel / Amenity	1		27,219			641		27,859			641		641	
	Level 3 - 10 - Hotel	8		110,199			15,331		125,530		10,207	5,124		15,331	
	Level 11 - 76 - Residential	66		803,486			14,012		817,499	98.3%		10,432	3,580	14,012	
	Total	**76**		**957,487**			**34,578**		**992,065**					**34,578**	**957,487**
										SM					SM **88,953**

PHASE 3 (Tower3)

	Level(s)	Number of Floors	Unit Area Per Floor (SF)	Total Unit Area (SF)	Common Area Per Floor (SF)	GFA (Proposed) Calculation: Total Common Area (SF)	Total FAR Exclusions (SF)	Gross Area Per Floor (SF)	Total Gross Area (SF)	Efficiency (Saleable Area/Total Gross Area)	FAR Exclusions: Lobby/ Amenity Area Exemption (SF)	Mechanical Area Exemption (SF)	Adaptable Units Exemption (SF)	Total FAR Exemption (SF)	Total FAR Area (SF)
	Level 1 - Retail	1		6,082			9,691		15,773		3,925	5,766		9,691	
	Level 2 - Amenity	1					9,968		9,968		9,922	46		9,968	
	Level 3 - 37 - Rental	35		344,645			4,203		348,848			2,803	1,400	4,203	
	Level 38-50 - Residential	13		128,460			**1,113**		**129,572**	99.1%		593	520	1,113	
	Total	**50**		**479,187**			**24,974**		**504,160**		13,847	9,207	1,920	**24,974**	**479,187**
	Combined GFA & FAR									SM					SM **44,518**

	Buildings	Number of Floors		Total FSR Area (SF)		Total FAR Exclusions (SF)			Total Gross Area (SF)	Efficiency (Saleable Area/Total Gross Area)	Lobby/ Amenity Area Exemption (sf)	Mechanical Area Exemption (sf)	Adaptable Units Exemption (sf)	Total FAR Exemption (SF)	Total FAR Area (SF)
	PHASE 1 (Tower 1A) - Residential	59		639,913					755,402						
	PHASE 1 (Tower 1A) - Commerical Retail	2		13304.5		115,488			13,305		43,191	69,317	2,980	**115,488**	
	PHASE 1 (Tower 1A)- Commerical Office	11		515096.7					515,097						
	PHASE 1 (Tower 1B) - Residential	66		726,749		10,317			737,066			7,017	3300	**10,317**	
		PHASE 1 TOTAL AREA		1,895,064			Phase 1 TOTAL GROSS AREA:		2,020,869						
	PHASE 2 (Tower 2) - Residential	66		803,486					838,064						
	PHASE 2 - Commercial Retail	1		35513.4		34,578			35,513		14,681	16,317	3,580	**34,578**	
	PHASE 2 - Commercial Hotel	9		118486.8					118,487						
		PHASE 2 TOTAL AREA		957,487			Phase 2 TOTAL GROSS AREA:		992,065						
	PHASE 3 (Tower 3) - Residential	13		128,460					153,433						
	PHASE 3 (Tower 3) - Rental	35		344,645		24,974			344,645		13,847	9,207	1,920	**24,974**	
	PHASE 3 - Commercial Retail	1		6081.9					6,082						
		PHASE 3 TOTAL AREA		479,187			Phase 3 TOTAL GROSS AREA:		504,160						
	TOTAL AREA			**3,331,737**			**TOTAL GROSS**		**3,517,094**		71,718	101,859	11,780	**185,357**	**3,331,737**
			SM	**309,529**				SM	**326,749**					SM	**309,529**

Use	Permitted FAR		Proposed FAR	
	Metric	Imp.	Metric	Imp.
Residential:	215,349	2,318,000	213,548	2,298,609
Commercial - Voluntary Market Rental Conversion:			32,019	344,645
Commercial - Hotel	108,389	1,166,687	11,008	118,487
Commercial - Office			47,854	515,097
Commercial - Retail			5,100	54,900
Commercial Subtotal:			95,981	1,033,129
Total FAR Area:	**323,738**	**3,484,687**	**405,509**	**3,331,737**
Total GROSS Area:			**326,749**	**3,517,094**

* Market rental conversion from commercial — 32,019 — 344,645

**Proposed total residential area includes 2,306,765 SF market housing PLUS 344,476 SF market rental conversion from unused commercial FAR

***Ratio of Commercial - Voluntary Market Rental Conversion TO Commercial is 33.6% to 66.4%

Permitted Amenity GFA

Use	Permitted		Proposed		
	Metric	Imperial	Metric	Imperial	%
Phase 1	max 5% of FAR Area		4,013	43,191	2.3%
Phase 2	max 5% of FAR Area		1,364	14,681	1.5%
Phase 3	max 5% of FAR Area		1,286	13,847	2.9%

O. Screening & Landscaping

	Required		Proposed		
	Metric	Imperial	Metric	Imperial	
Landscaping (sqm)			1,977	21,277.0	*soft only*
Screening (sqm)					
Open Space (sqm)					
Garden Plots (sqm)			133

PHASE 1, 2 AND 3

PHASE 2 AND 3 STATISTICS PROVIDE DEVELOPMENT SCOPE FOR ENTIRE AUSTIN-GATINEAU SITE AND WILL BE CONFIRMED THROUGH FUTURE SITE-SPECIFIC REZONING APPLICATION(S)

Notes:

AA. PINNACLE LOUGHEED - MASTERPLAN AREA STATISTICS

LEVEL	PHASE 1									PHASE 2					PHASE 3				
	TOWER 1A					TOWER 1B				TOWER 2					TOWER 3				
	UNIT TOTAL	PER FLOOR AREA (SF)	EXCLUSION - MECH (SF)	EXCLUSION-ADAPTABLE (SF)	EXCLUSION-AMENITY(SF)	UNIT TOTAL	PER FLOOR AREA (SF)	EXCLUSION - MECH (SF)	EXCLUSION-ADAPTABLE (SF)	EXCLUSION-AMENITY(SF)	UNIT TOTAL	PER FLOOR AREA (SF)	EXCLUSION - MECH (SF)	EXCLUSION-ADAPTABLE (SF)	EXCLUSION-AMENITY(SF)	UNIT TOTAL	PER FLOOR AREA (SF)	EXCLUSION - MECH (SF)	EXCLUSION-ADAPTABLE (SF)	EXCLUSION-AMENITY(SF)
	678					788					878					478				
80 F						12	10,627.6	64.4	20.0											
79 F						12	10,627.6	64.4	20.0											
78 F						12	10,627.6	64.4	20.0											
77 F						12	10,627.6	64.4	20.0											
76 F						12	10,627.6	64.4	20.0	6	12,214.0	92.0	80.0							
75 F						12	10,627.6	64.4	20.0	6	12,214.0	92.0	80.0							
74 F						12	10,627.6	64.4	20.0	6	12,214.0	92.0	80.0							
73 F	0		64.4		7,510.8	12	10,627.6	64.4	20.0	12	12,294.0	92.0								
72 F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	12	12,294.0	92.0								
71 F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	12	12,294.0	92.0								
70 F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	12	12,294.0	92.0								
69 F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	12	12,274.0	92.0	20.0							
68 F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	12	12,274.0	92.0	20.0							
67 F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	12	12,274.0	92.0	20.0							
66 F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	12	12,274.0	92.0	20.0							
65 F	11	10,538.1	64.4			12	10,627.6	64.4	20.0	14	12,234.9	92.0	60.0							
64 F	11	10,648.3	605.4	60.0		11	10,648.3	605.4	60.0	14	12,234.9	92.0	60.0							
63 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
62 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
61 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
60 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
59 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
58 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
57 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
56 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
55 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
54 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
53 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
52 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
51 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0							
50 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0			10	9,881.5	45.6	40.0	
49 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0			10	9,881.5	45.6	40.0	
48 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0			10	9,881.5	45.6	40.0	
47 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0			10	9,881.5	45.6	40.0	
46 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0			10	9,881.5	45.6	40.0	
45 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0			10	9,881.5	45.6	40.0	
44 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0			10	9,881.5	45.6	40.0	
43 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0			10	9,881.5	45.6	40.0	
42 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0			10	9,881.5	45.6	40.0	
41 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.9	92.0	60.0			10	9,881.5	45.6	40.0	
40 F	9	8,972.9	2,289.8	40.0		9	8,972.9	2,289.8	40.0	10	9,277.9	3,088.1	20.0			10	9,881.5	45.6	40.0	
39 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
38 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
37 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			8	8,674.2	1,252.1	40.0	
36 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
35 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
34 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
33 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
32 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
31 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
30 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
29 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
28 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
27 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
26 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
25 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
24 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
23 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
22 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
21 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
20 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
19 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
18 F	12	11,189.3	64.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
17 F	10	10,163.3	1,101.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
16 F	10	10,163.3	1,101.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
15 F	10	10,163.3	1,101.4	60.0		12	11,189.3	64.4	60.0	14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
14 F		1,979.0		4,802.4	27,683.1					14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
13 F		41,840.9						1,186.0		14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
12 F		41,840.9						1,186.0		14	12,234.0	92.0	60.0			10	9,881.5	45.6	40.0	
11 F		41,840.9						1,186.0		12	10,870.0	1,456.0	60.0			10	9,881.5	45.6	40.0	
10 F		42,506.0						1,186.0			11,745.9	640.5				10	9,881.5	45.6	40.0	
9 F		42,506.0						1,186.0			11,745.9	640.5				10	9,881.5	45.6	40.0	
8 F		42,839.9						1,186.0			16,942.6	640.5				10	9,881.5	45.6	40.0	
7 F		42,839.9						1,186.0			16,942.6	640.5				10	9,881.5	45.6	40.0	
6 F		42,839.9						1,186.0			16,942.6	640.5				10	9,881.5	45.6	40.0	
5 F		43,475.6						1,186.0			15,361.7	640.5				10	9,881.5	45.6	40.0	
4 F		43,312.2						1,186.0	7,996.8		15,361.7	640.5				10	9,881.5	45.6	40.0	
3 F		44,504.7						1,186.0			5,156.2	640.5		10,207.2		10	9,881.5	45.6	40.0	
2 F	10,518.2	32,603.9						1,378.4		21,279.7	5,938.9	640.5						45.6		9922
LG/UG F	2,786.3	7,143.5						45,216.0	3,683.4	4,313.4	14,233.7	2,348.7	120.7		4,473.5		6,081.9	5,766.3		3924.6
									Lobby											

35,679.9

	TOWER 1A		TOWER 1B	
PHASE 1	SF	SM	SF	SM
RESIDENTIAL	639,913.4	59,449.9	726,749.2	67,517.2
COMMERCIAL - OFFICE	515,096.7	47,854.0	Level 1-14 Joined Podium	
COMMERCIAL - RETAIL	13,304.5	1,236.0	Included in Tower 1A Calc	
EXCLUSION - MECH	69,317.4	6,439.8	7,016.8	651.9
EXCLUSION - AMENITY	43,190.7	4,012.5		
EXCLUSION - ADAPTABLE	2,980.0	276.9	3,300.0	306.6
SUBTOTAL EXCLUSIONS	115,488.1	10,729.2	10,316.8	958.5
TOTAL EXCLUSIONS	125,804.9	11,687.7		
SUBTOTAL GROSS AREA	1,283,802.7	119,269.1	737,066.0	68,475.6
TOTAL GROSS AREA	**2,020,868.7**	**187,744.8**		
SUBTOTAL FAR AREA	1,168,314.6	108,539.9	726,749.2	67,517.2
TOTAL FAR AREA	**1,895,063.8**	**176,057.1**		

PHASE 2	SF	SM	
RESIDENTIAL	803,486.4	74,646.3	
COMMERCIAL - HOTEL	118,486.8	11,007.8	172 keys
COMMERCIAL - RETAIL	35,513.4	3,299.3	
EXCLUSION - MECH	16,317.3	1,515.9	
EXCLUSION - AMENITY	14,680.7	1,363.9	
EXCLUSION - ADAPTABLE	3,580.0	332.6	
TOTAL EXCLUSIONS	34,578.0	3,212.4	
TOTAL GROSS AREA	**992,064.6**	**92,165.8**	
TOTAL FAR AREA	**957,486.4**	**88,953.4**	

PHASE 3		SF	SM	
RESIDENTIAL		128,459.5	11,934.3	130 units
COMMERCIAL	MARKET RENTAL	344,645.2	32,018.6	348 units
	RETAIL	6,081.9	565.0	
EXCLUSION - MECH		9,207.2	855.4	
EXCLUSION - AMENITY		13,846.6	1,286.4	
EXCLUSION - ADAPTABLE		1,920.0	178.4	
TOTAL EXCLUSIONS		24,973.8	2,320.1	
TOTAL GROSS AREA		**504,160.4**	**46,838.0**	
TOTAL FAR AREA		**479,186.6**	**44,517.9**	

85150.1

7.51512212
8.534918926
6.049278862
0.156247615
22.25556752

PARKING (BELOW GRADE) in SF

	PHASE 1 SF	PHASE 1 SM	PHASE 2 SF	PHASE 2 SM	PHASE 3 SF	PHASE 3 SM
P 1	82,755.3	7,688.2	54,774.0	5,088.7	25,872.5	2,403.6
P 2	82,755.3	7,688.2	54,903.3	5,100.7	25,291.8	2,349.7
P 3	82,755.3	7,688.2	54,903.3	5,100.7	18,823.9	1,748.8
P 4	82,755.3	7,688.2	54,903.3	5,100.7	18,823.9	1,748.8
P 5	82,755.3	7,688.2	54,903.3	5,100.7	18,823.9	1,748.8
P 6	82,755.3	7,688.2	54,903.3	5,100.7	18,823.9	1,748.8
P 7	82,755.3	7,688.2	54,903.3	5,100.7	18,823.9	1,748.8
P 8	82,755.3	7,688.2	54,903.3	5,100.7	18,823.9	1,748.8
P 9	82,755.3	7,688.2	54,903.3	5,100.7	18,823.9	1,748.8
SUBTOTAL	**744,797.7**	**69,193.9**	**494,000**	**45,894**	**182,931.6**	**16,994.9**
TOTAL PHASE 1+2	**1,238,798.1**	**115,088.1**				

PROJECT SUMMARY			SF	SM	
RESIDENTIAL			2,298,608.5	213,547.6	**TOTAL UNITS 2,822**
COMMERCIAL - OFFICE			515,096.7	47,854.0	
COMMERCIAL - HOTEL			118,486.8	11,007.8	KEYS 172
COMMERCIAL	MARKET RENTAL		344,645.2	32,018.6	
	RETAIL		54,899.8	5,100.4	
	SUBTOTAL COMMERCIAL		1,033,128.5	95,980.7	
EXCLUSION	MECH		101,858.7	9,463.0	
	AMENITY		71,718.0	6,662.8	
	ADAPTABLE		11,780.0	1,094.4	
	TOTAL EXCLUSION		185,356.7	17,220.2	
TOTAL GROSS AREA			**3,517,093.7**	**326,748.6**	
TOTAL FAR AREA			**3,331,737.0**	**309,528.4**	
PARKING (BELOW GRADE)			**1,421,729.7**	**132,083.0**	

PHASE 1, 2, AND 3 (ENTIRE "PINNACLE LOUGHEED / AUSTIN-GATINEAU" SITE

PHASE 2 AND 3 STATISTICS PROVIDE DEVELOPMENT SCOPE FOR ENTIRE AUSTIN-GATINEAU SITE FOR PURPOSES OF RENTAL UNIT OBLIGATION THAT IS TRANSFERRED TO "CARRIGAN SITE" (REZONING REFERENCE #20-18).

PHASE 2 AND PHASE 3 DEVELOPMENT SCOPE WILL BE CONFIRMED THROUGH FUTURE SITE-SPECIFIC REZONING APPLICATION(S)"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

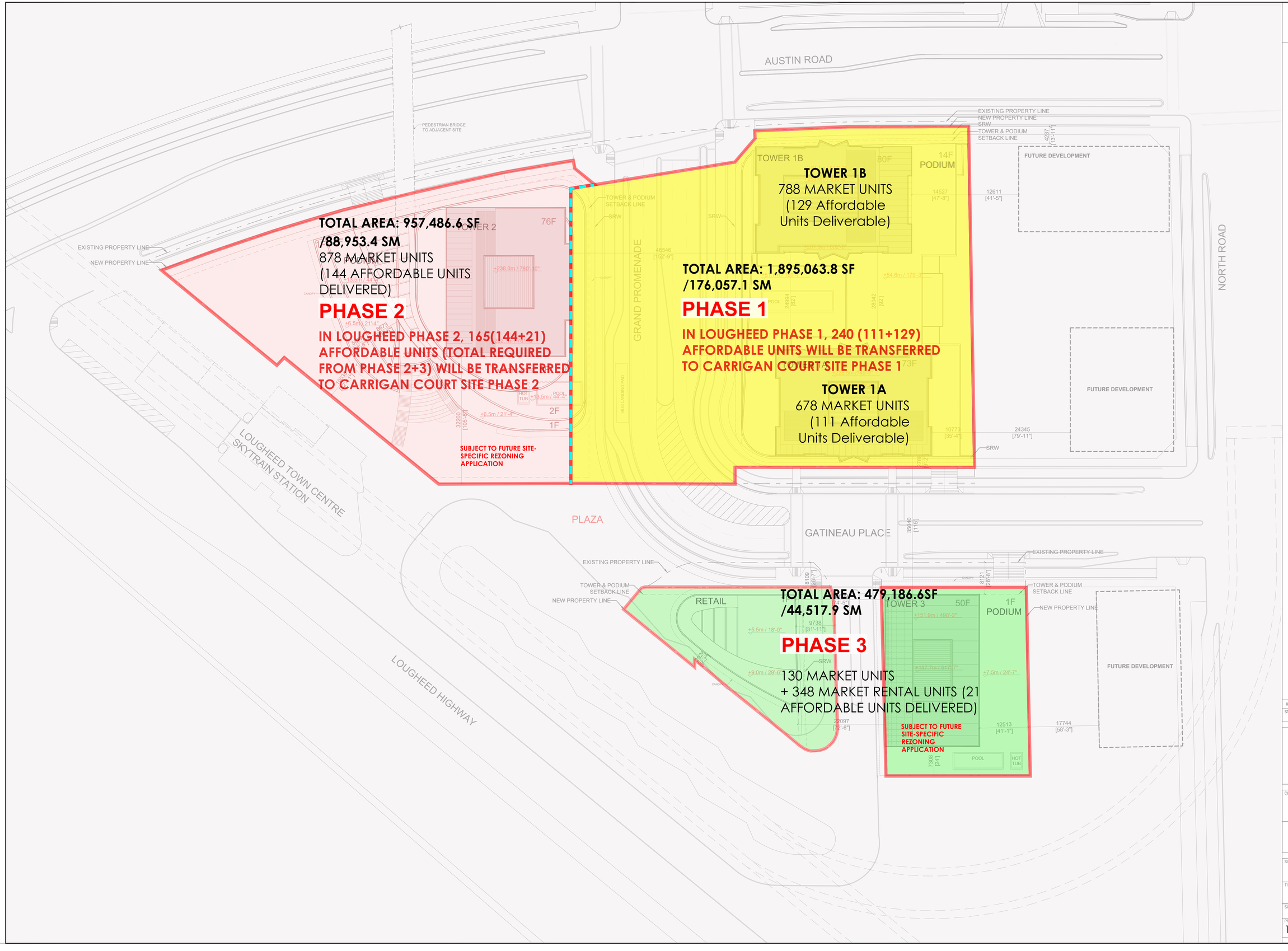
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PROJECT STATISTICS: SUMMARY

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
-	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.04c	-



Notes:

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REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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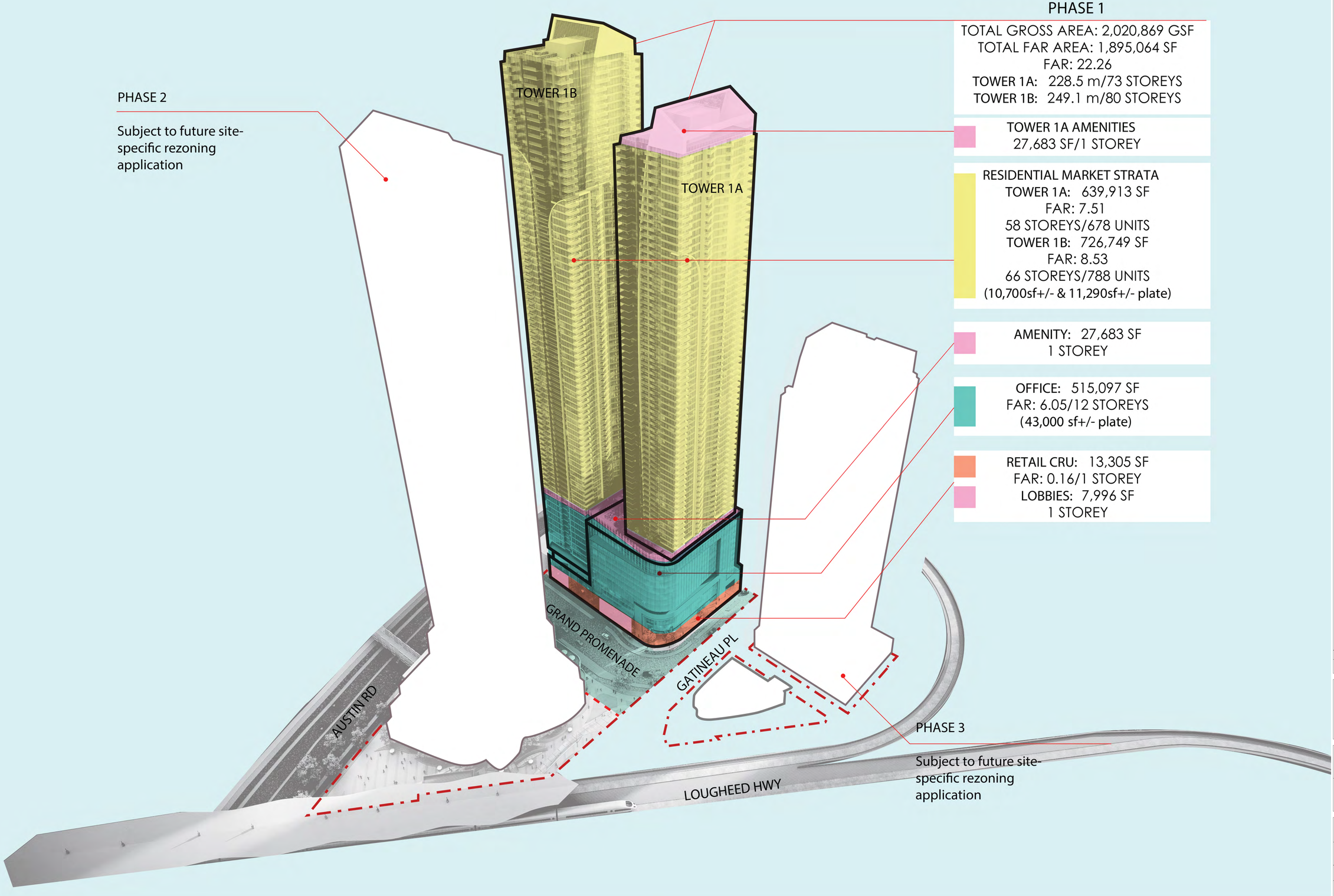
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASING & TRANSFER DIAGRAM

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.05	-



PHASE 1

TOTAL GROSS AREA: 2,020,869 GSF
TOTAL FAR AREA: 1,895,064 SF
FAR: 22.26
TOWER 1A: 228.5 m/73 STOREYS
TOWER 1B: 249.1 m/80 STOREYS

TOWER 1A AMENITIES
27,683 SF/1 STOREY

RESIDENTIAL MARKET STRATA
TOWER 1A: 639,913 SF
FAR: 7.51
58 STOREYS/678 UNITS
TOWER 1B: 726,749 SF
FAR: 8.53
66 STOREYS/788 UNITS
(10,700sf+/- & 11,290sf+/- plate)

AMENITY: 27,683 SF
1 STOREY

OFFICE: 515,097 SF
FAR: 6.05/12 STOREYS
(43,000 sf+/- plate)

RETAIL CRU: 13,305 SF
FAR: 0.16/1 STOREY
LOBBIES: 7,996 SF
1 STOREY

Notes:

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: USE & TENURE DIAGRAM

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
-	2022.04.05	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.05a	-



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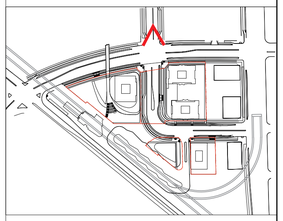

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

JYOM

JYOM Architecture
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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: AERIAL VIEW

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.51	-



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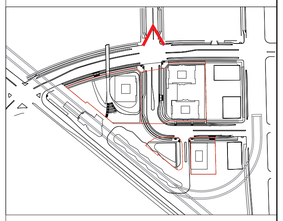

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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604-876-2222

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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: 3D VIEW

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.52	-



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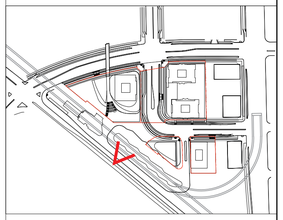

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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604-876-2222

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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: 3D VIEW-TRANSIT PLAZA

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.53	-



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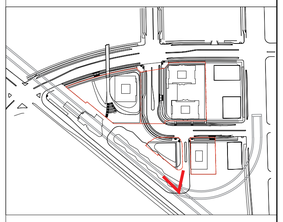

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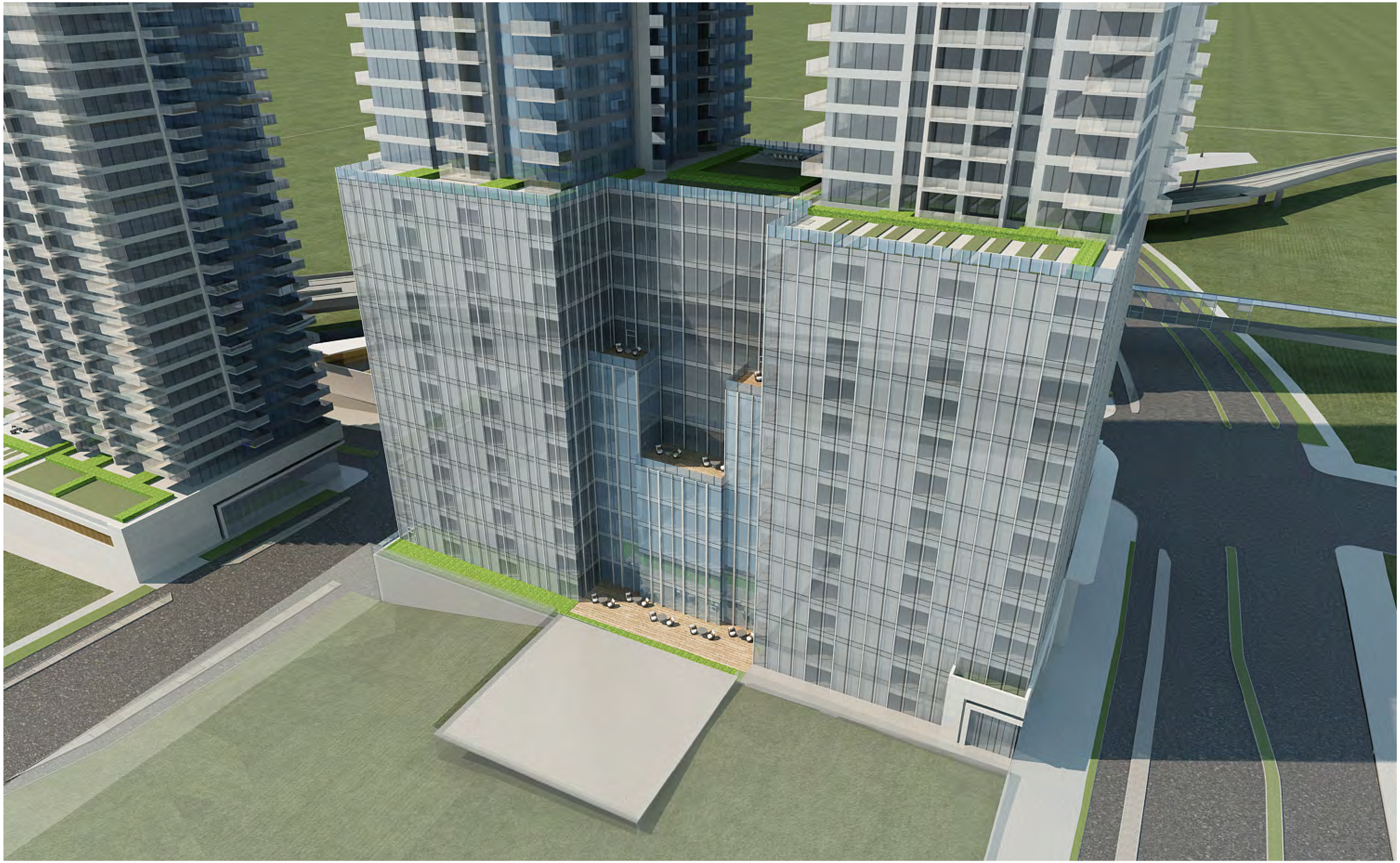
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: 3D VIEW-TRANSIT PLAZA

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.54	-



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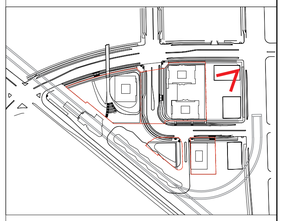

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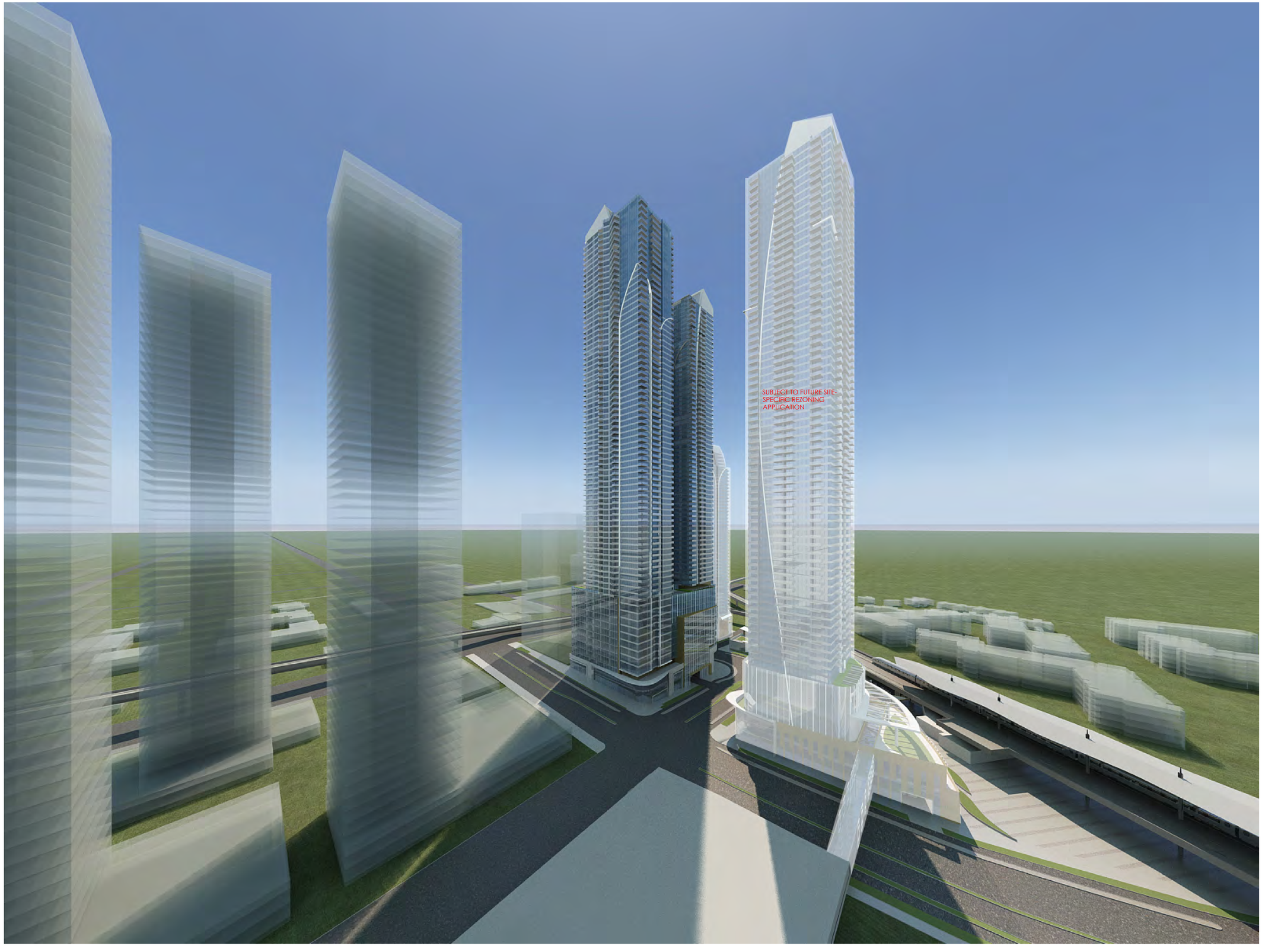
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: 3D VIEW

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.55	-



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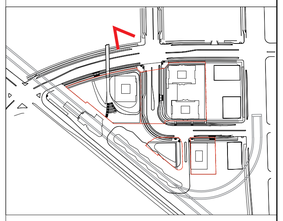

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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604-876-2222

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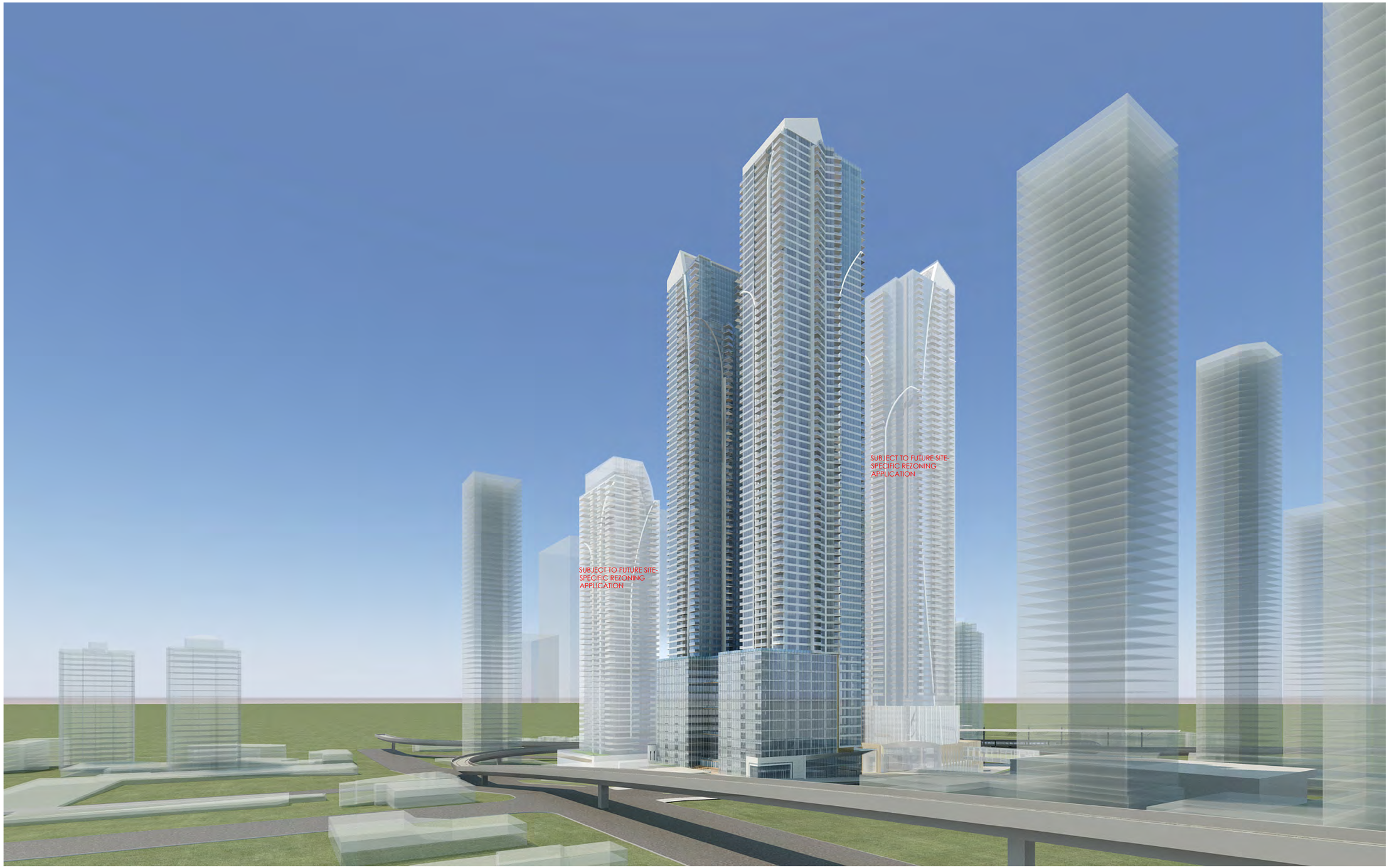
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: 3D VIEW

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A0.56	-



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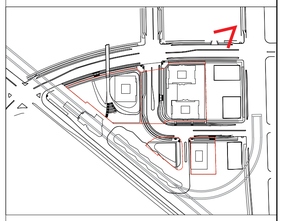

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: 3D VIEW

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
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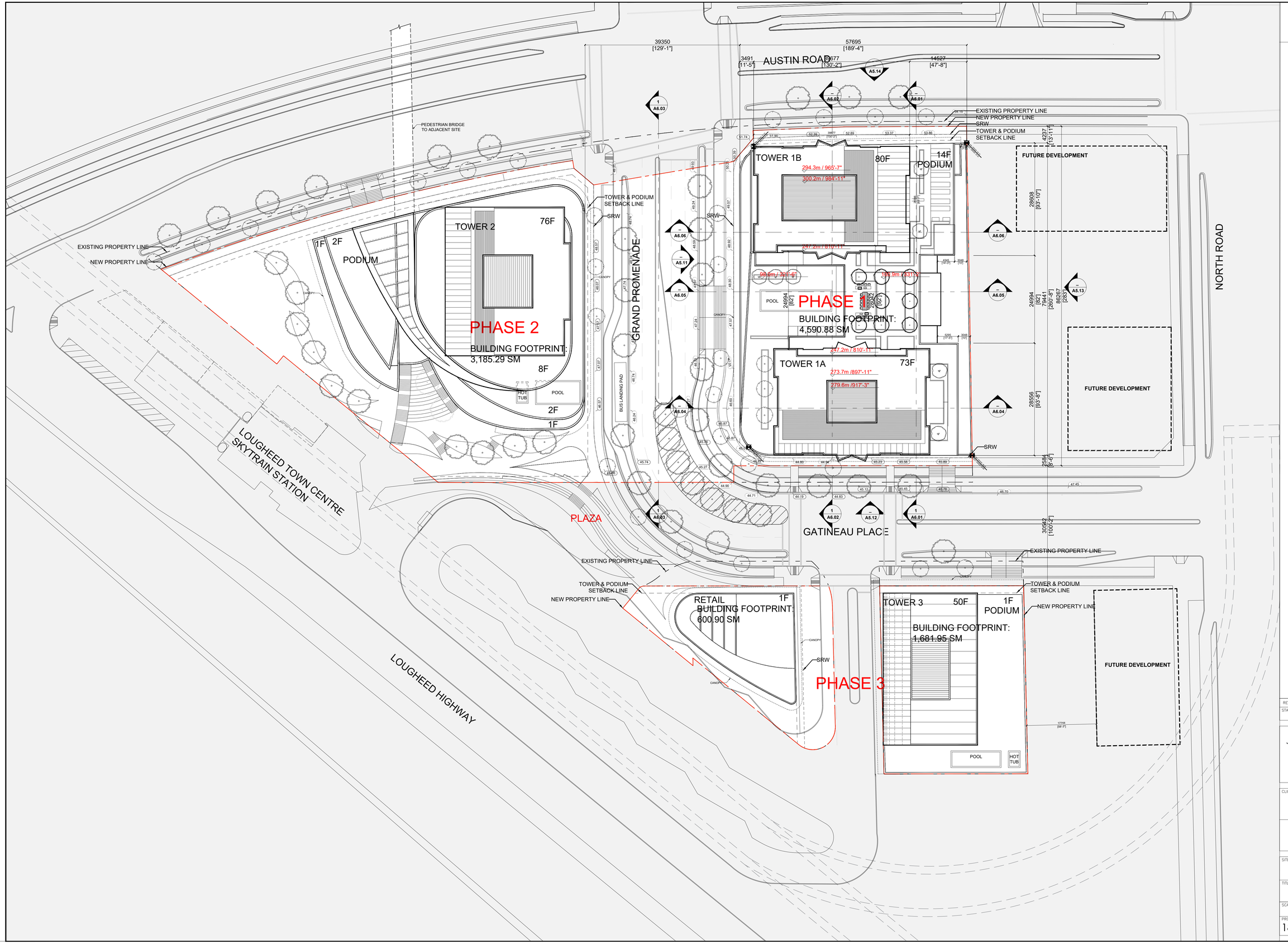

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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: SITE PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A1.01	-

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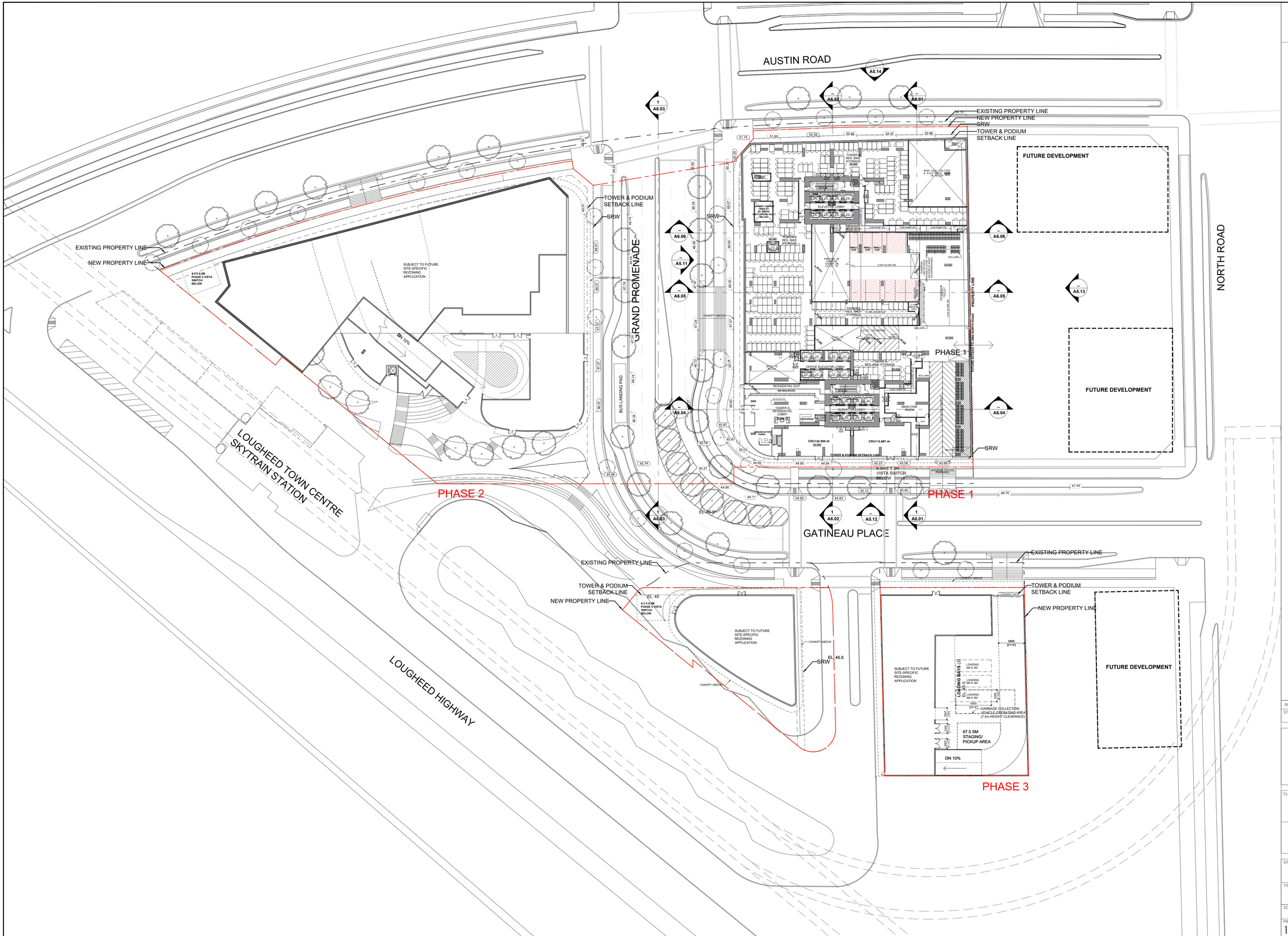

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REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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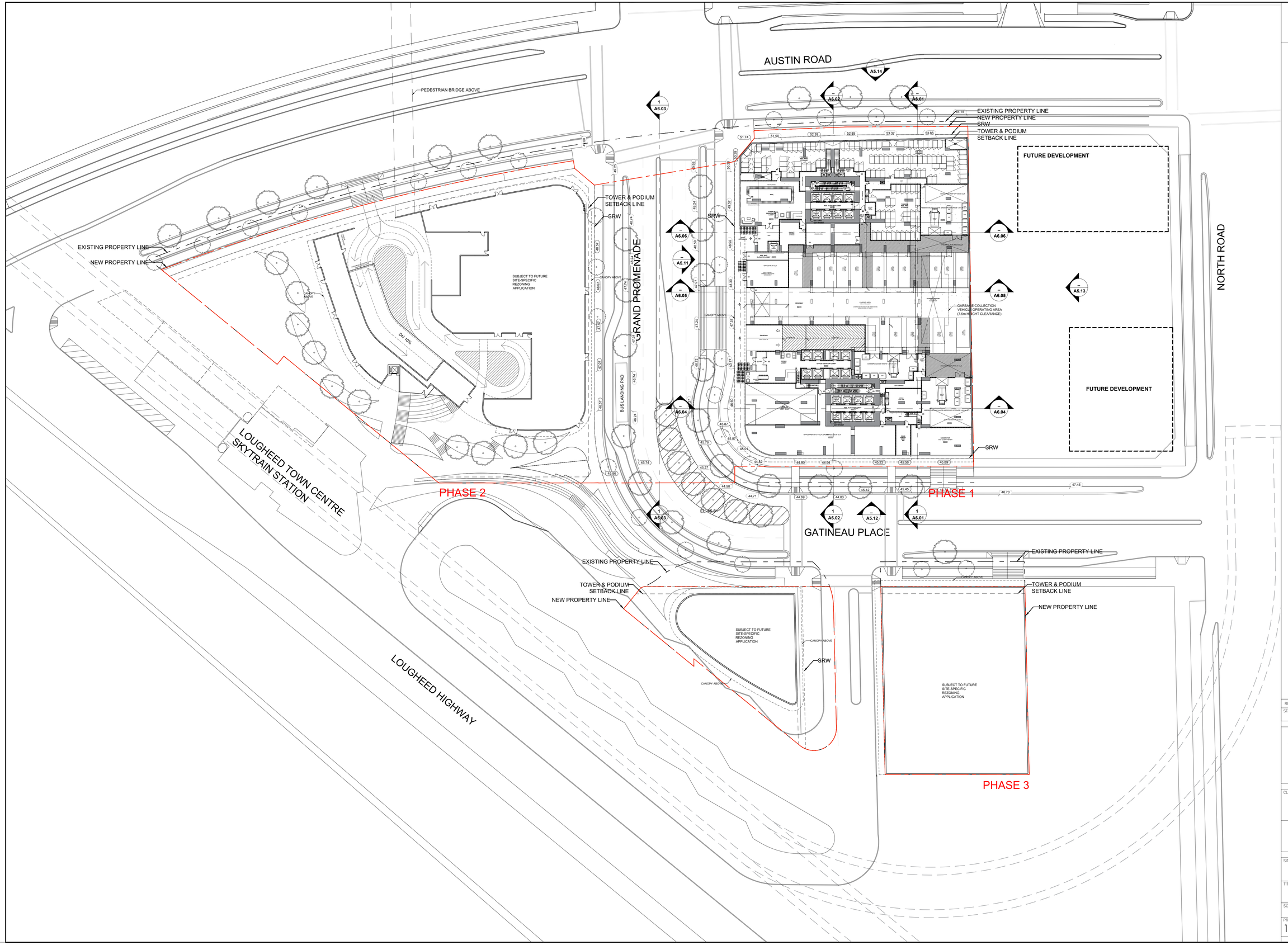
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: GROUND FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-
PROJECT NO: 18001.80	DRAWING NO: A1.11		REVISION: -



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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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SITE: LOUGHEED
BURNABY BC

TITLE: UPPER GROUND FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A1.12	-

Notes:

AUSTIN ROAD

NORTH ROAD

GRAND PROMENADE

GATINEAU PLACE

LOUGHEED HIGHWAY

LOUGHEED TOWN CENTRE SKYTRAIN STATION

SKYWALK EL. 53.1

PEDESTRIAN BRIDGE TO ADJACENT SITE

EXISTING PROPERTY LINE

NEW PROPERTY LINE

SRW

TOWER & PODIUM SETBACK LINE

SUBJECT TO FUTURE SITE-SPECIFIC REZONING APPLICATION

FUTURE DEVELOPMENT

OFFICE

COURTYARD

OFFICE AREA3,454.858 m² (GROSS)

CRU543.734 m² (GROSS)

CRU596.111 m² (GROSS)

OFFICE ELEVATOR LOBBY

WASHROOM

STAIR

STORAGE7

BUS LANDING PAD

CANOPY

+7.5m /24'-7"

ROOF TERRACE

PHASE 1

PHASE 2

PHASE 3

N

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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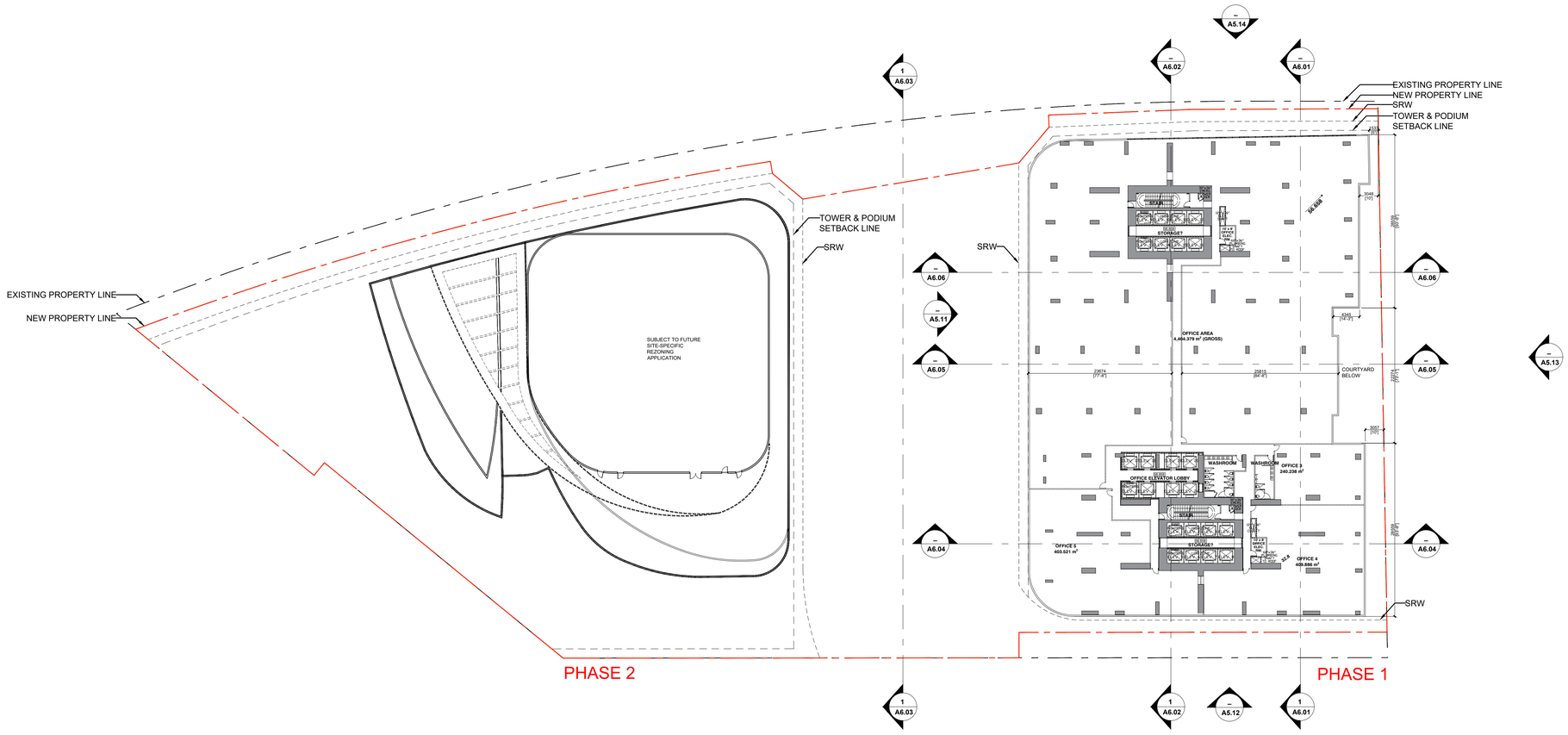
Vancouver, BC
V6B 2W6

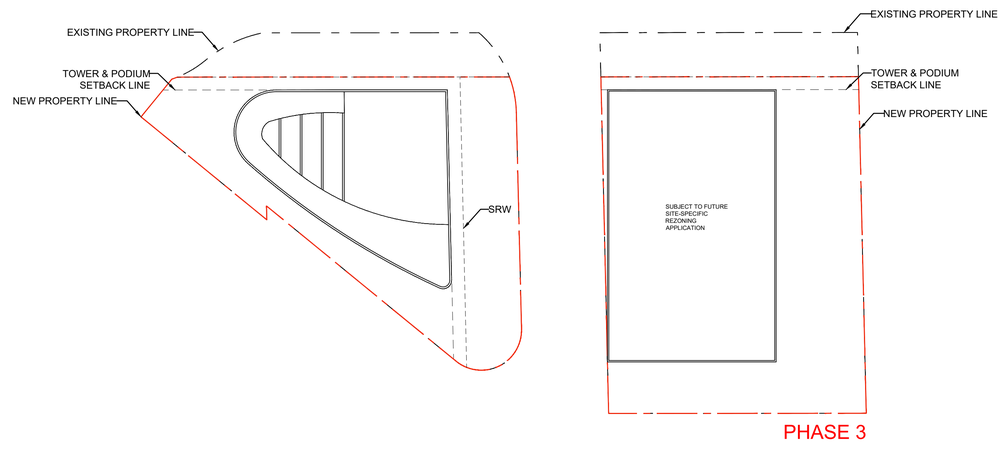
SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 2 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A1.13	-





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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 3 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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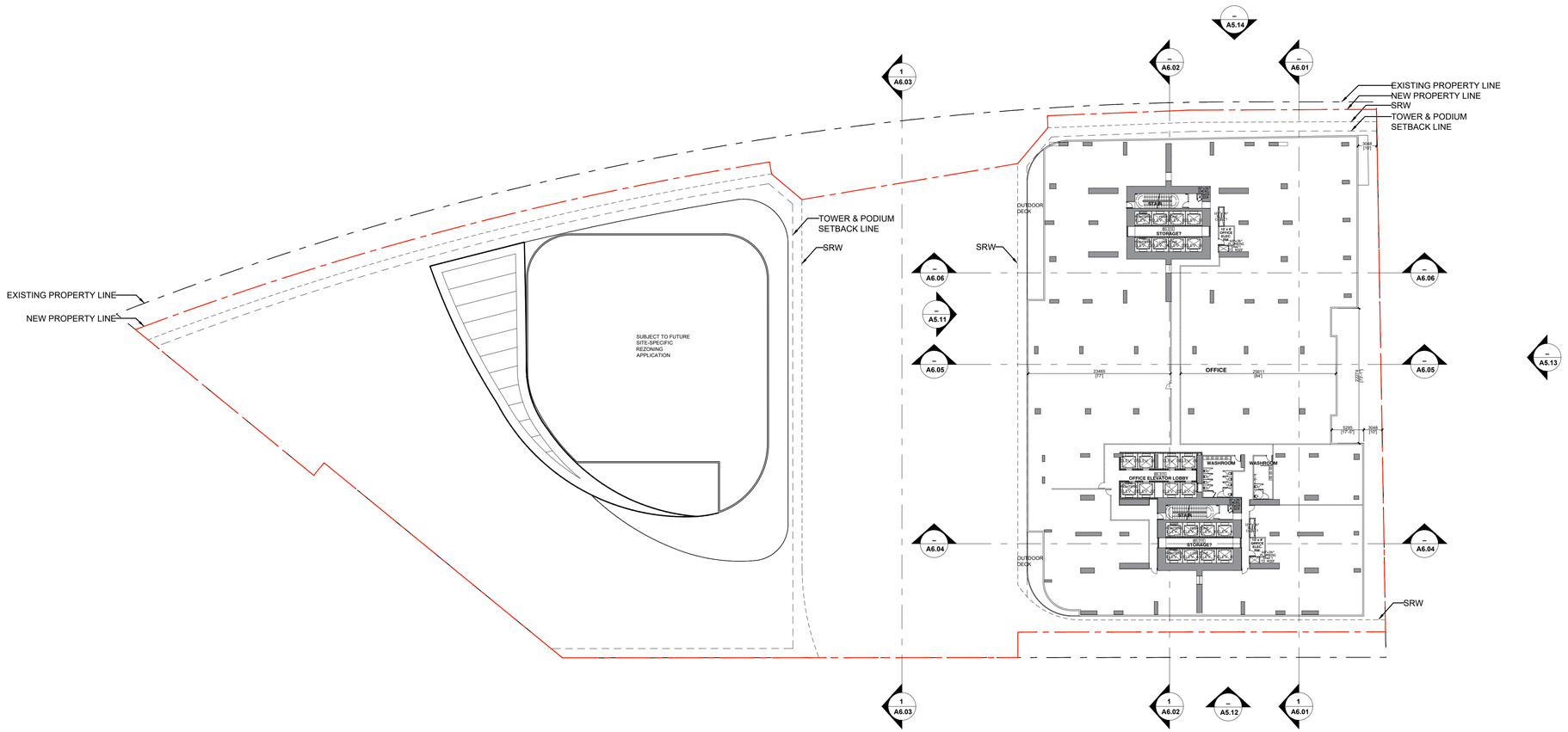
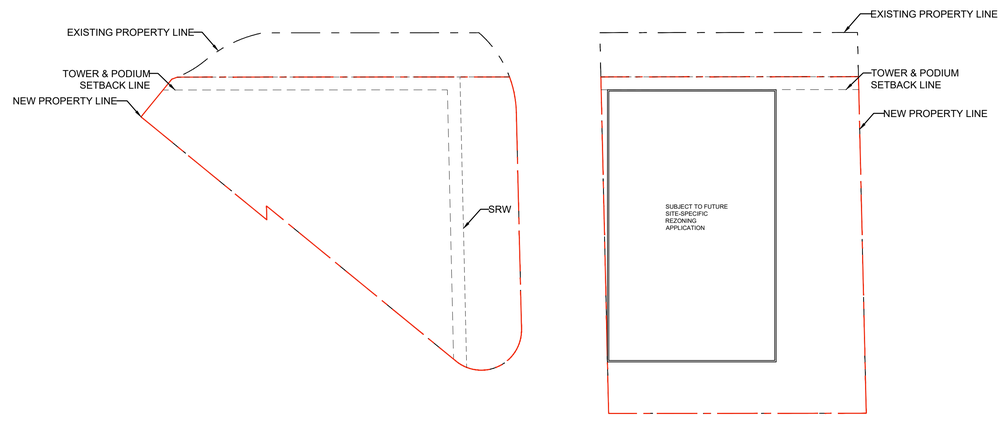
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A1.14		-





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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 4 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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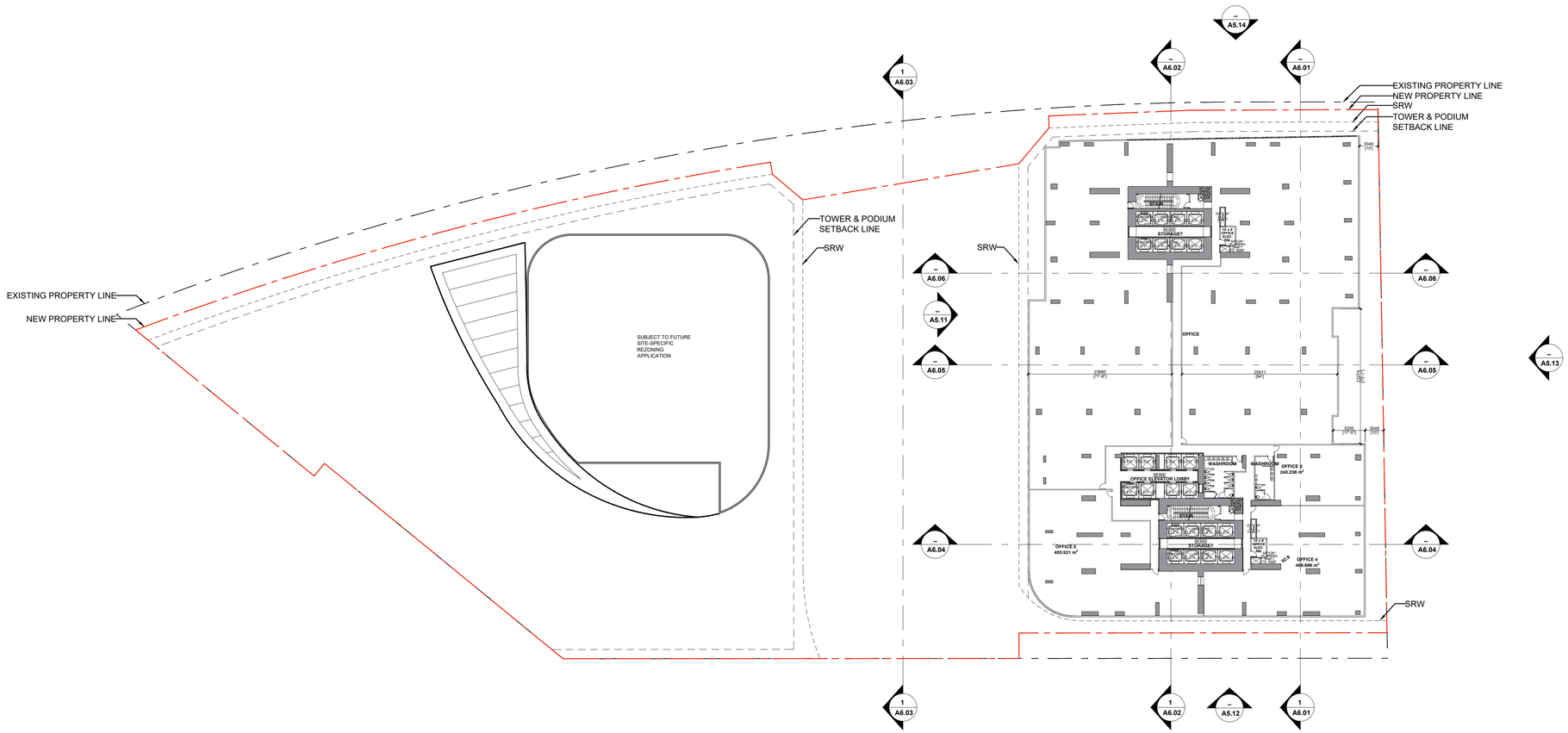

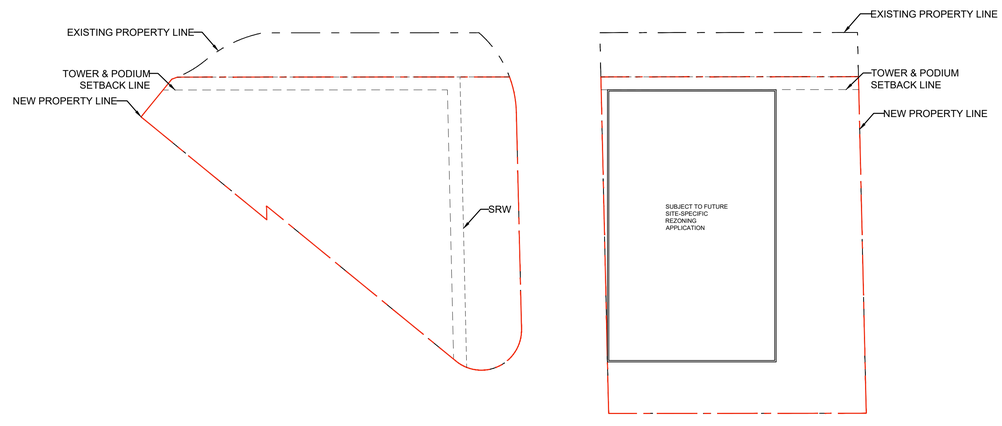

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STATUS:	REZONING APPLICATION		

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SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 5 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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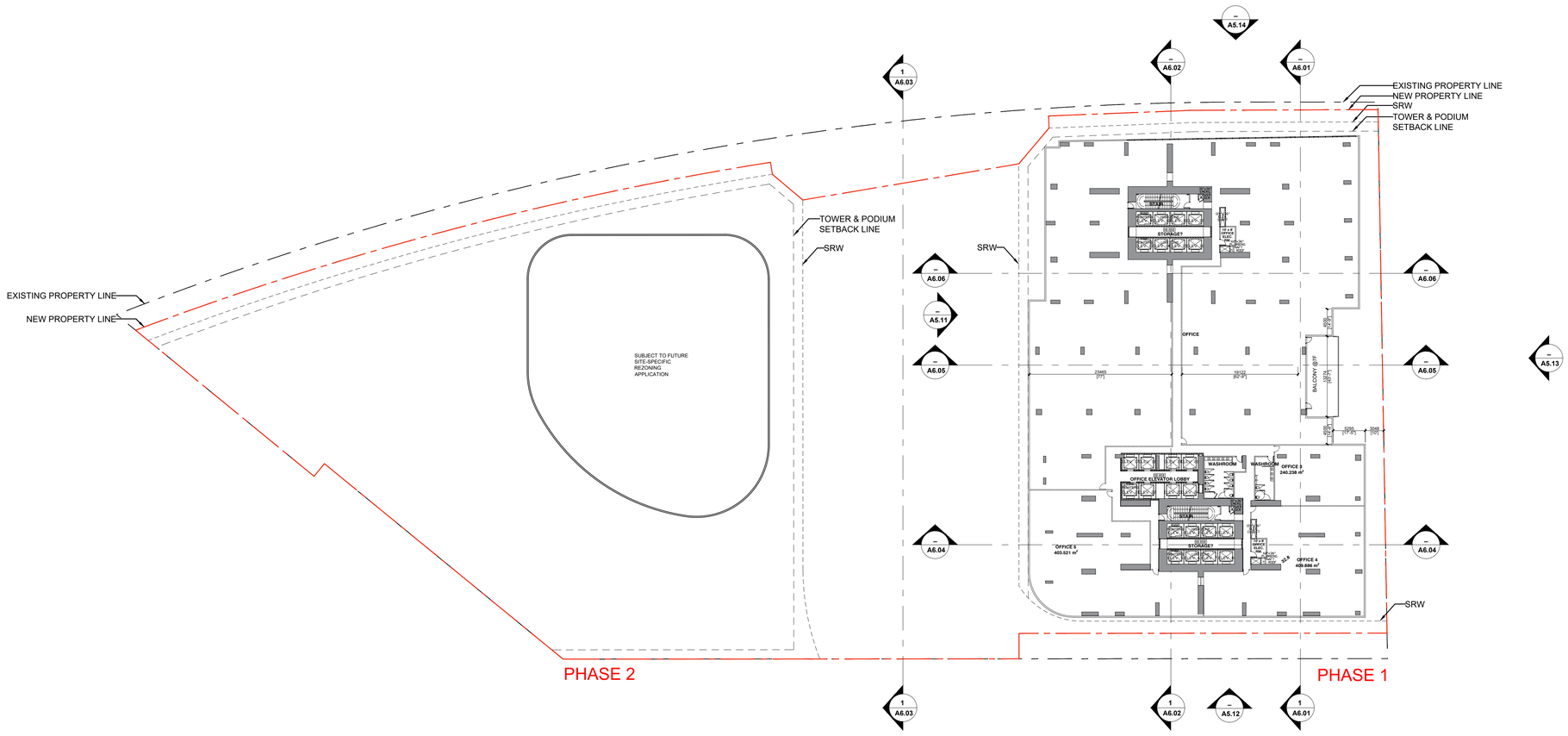
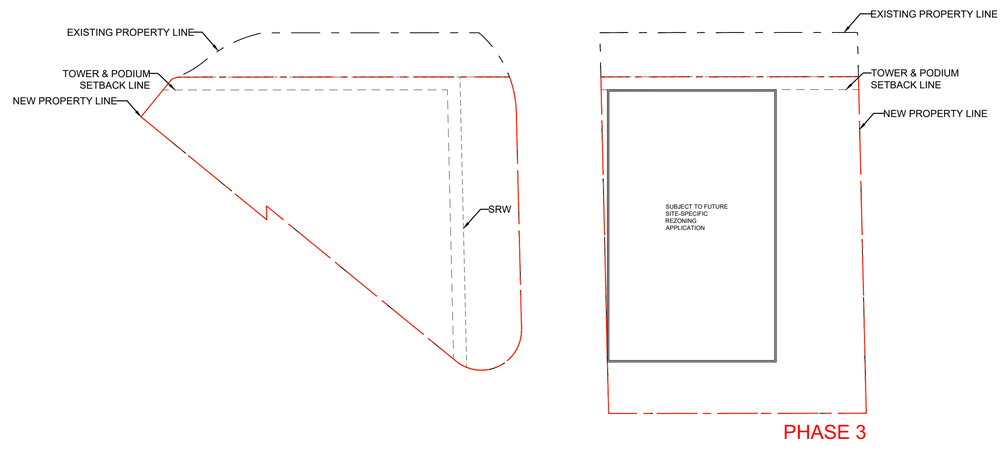
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A1.16		-





Notes:

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REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 6 TO 8 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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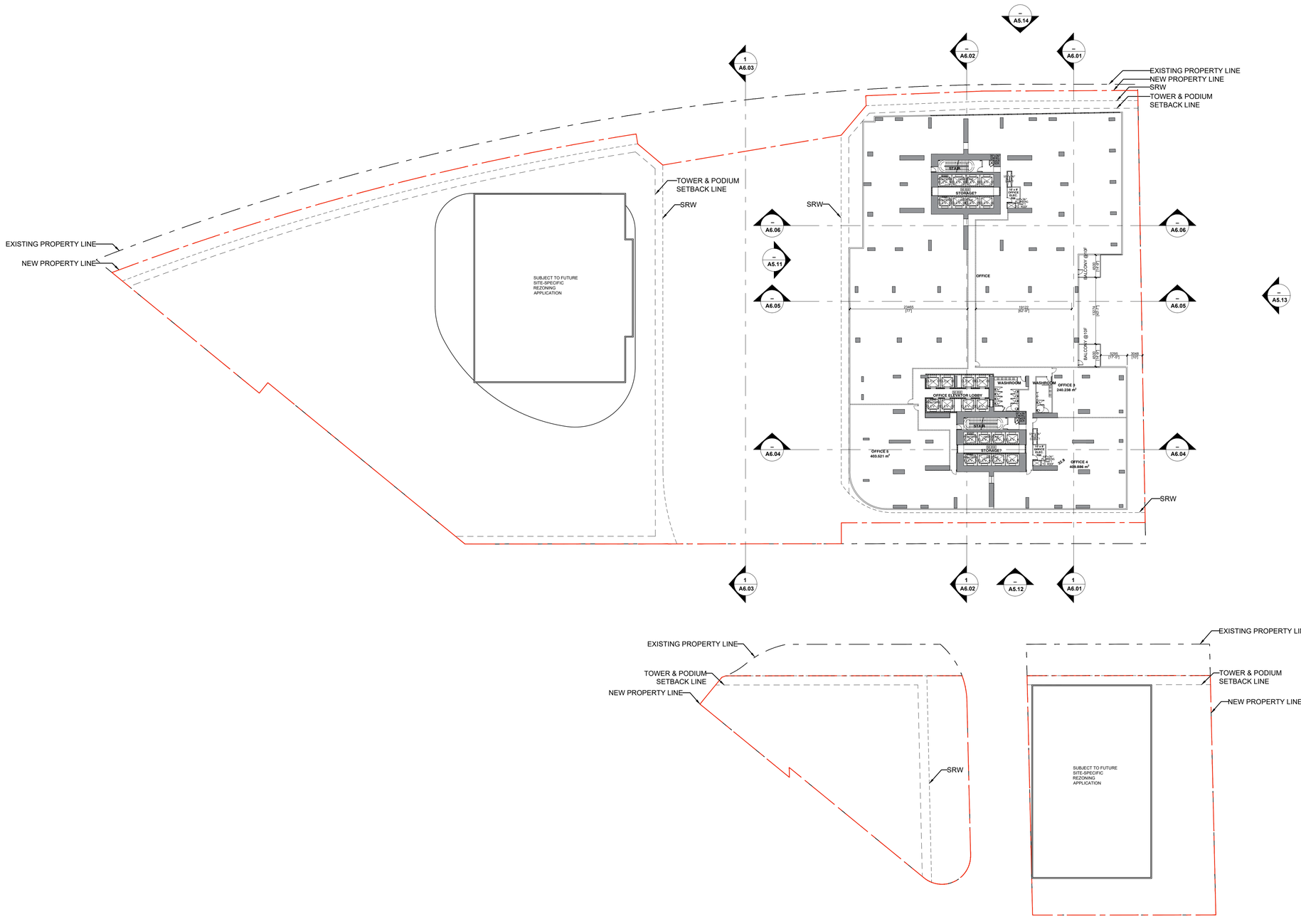

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REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 9 TO 10 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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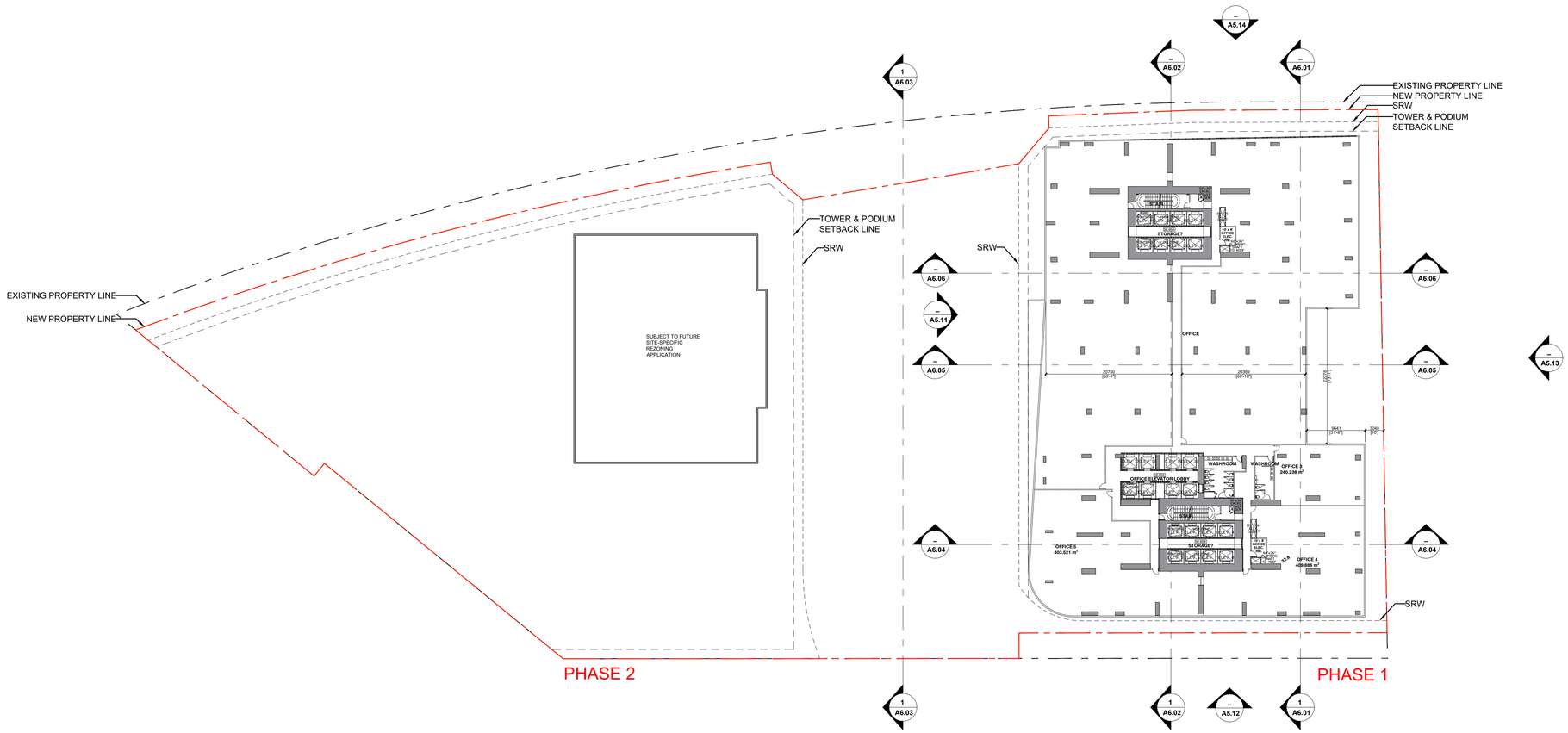

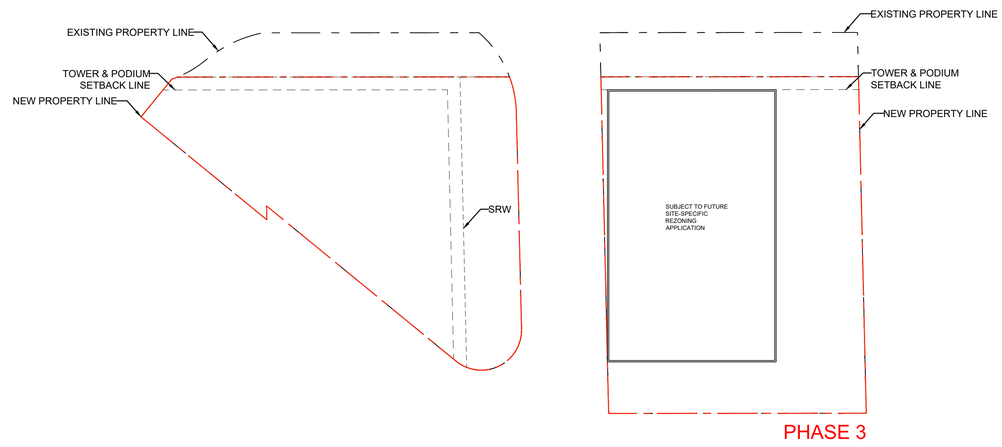

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REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 11TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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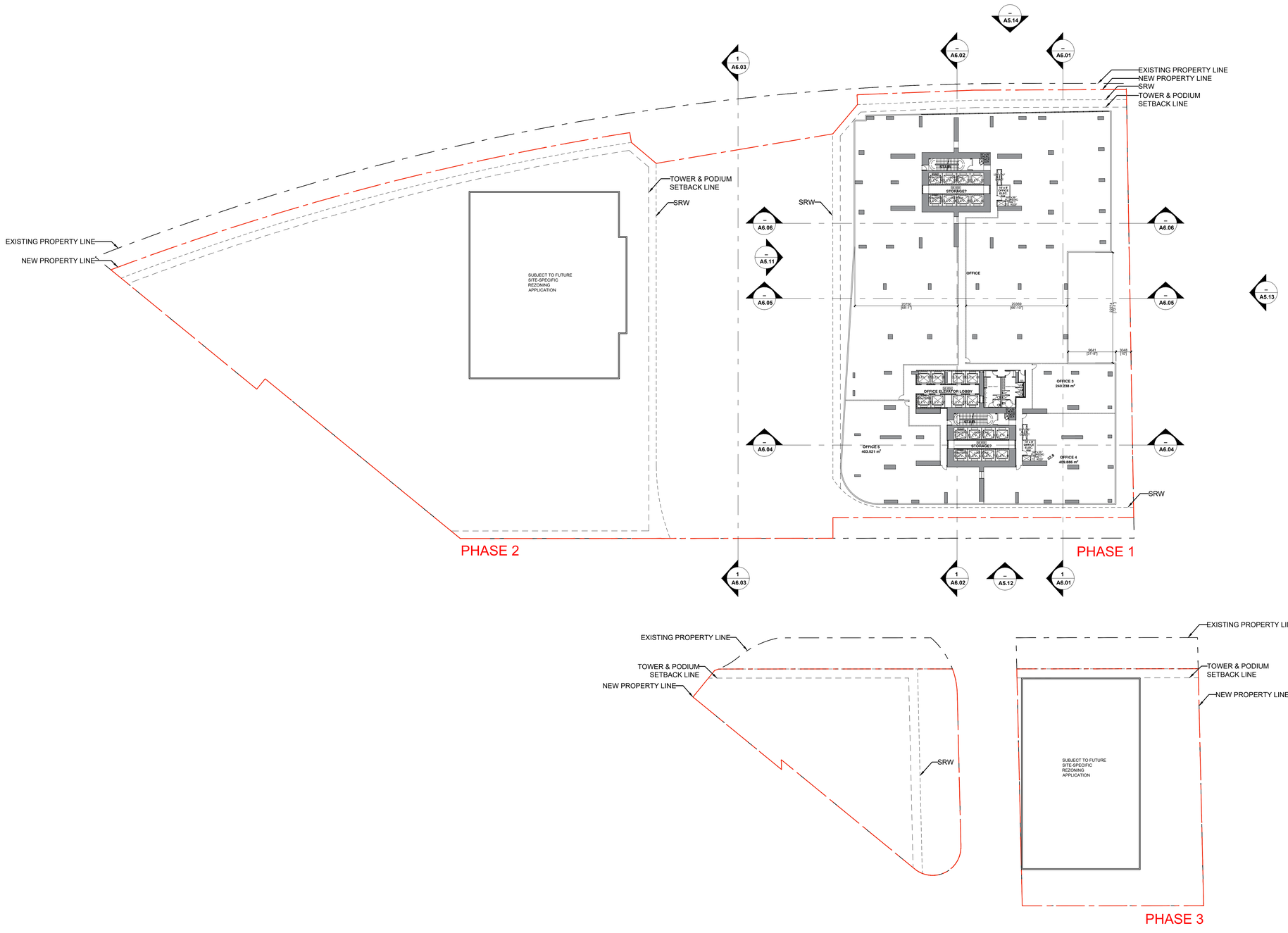

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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 12 TO 13 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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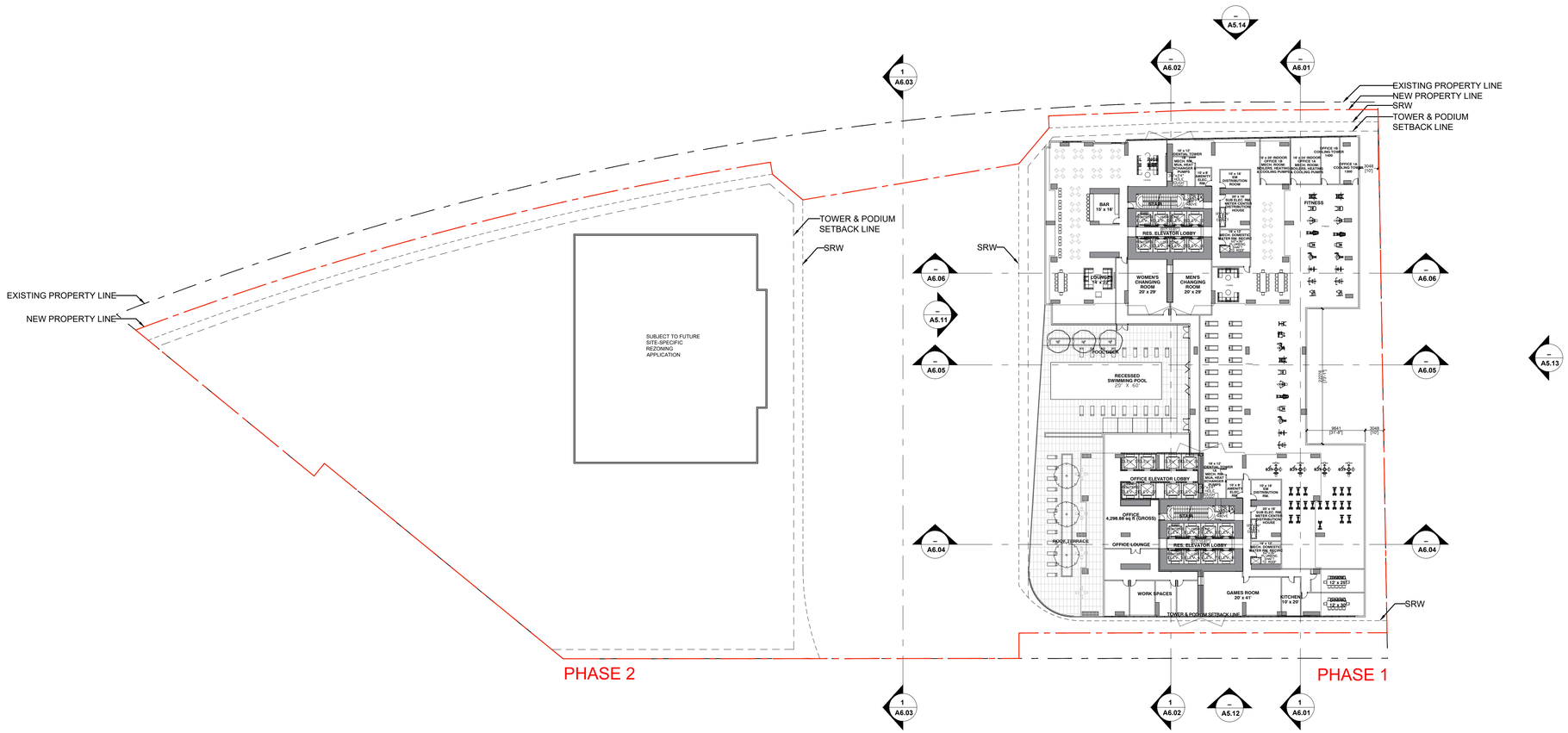

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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 14 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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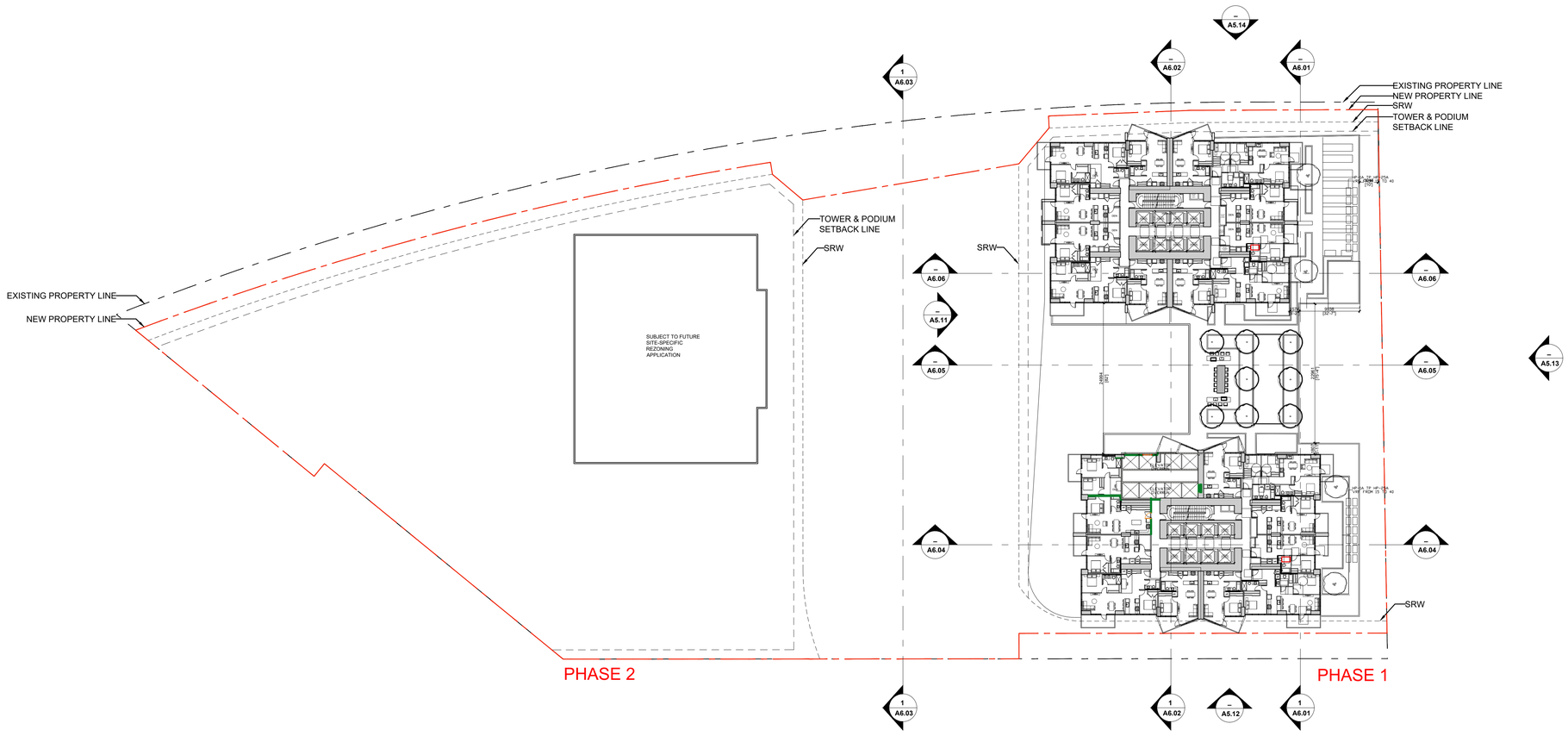

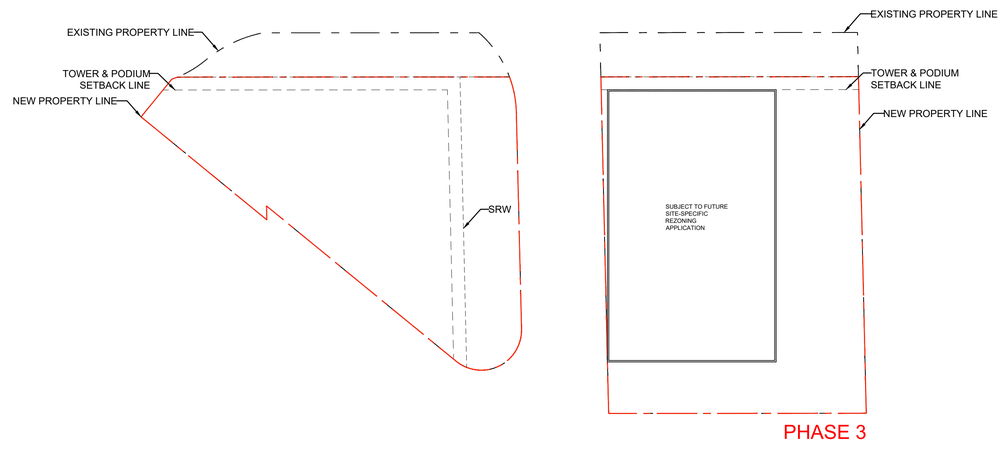

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REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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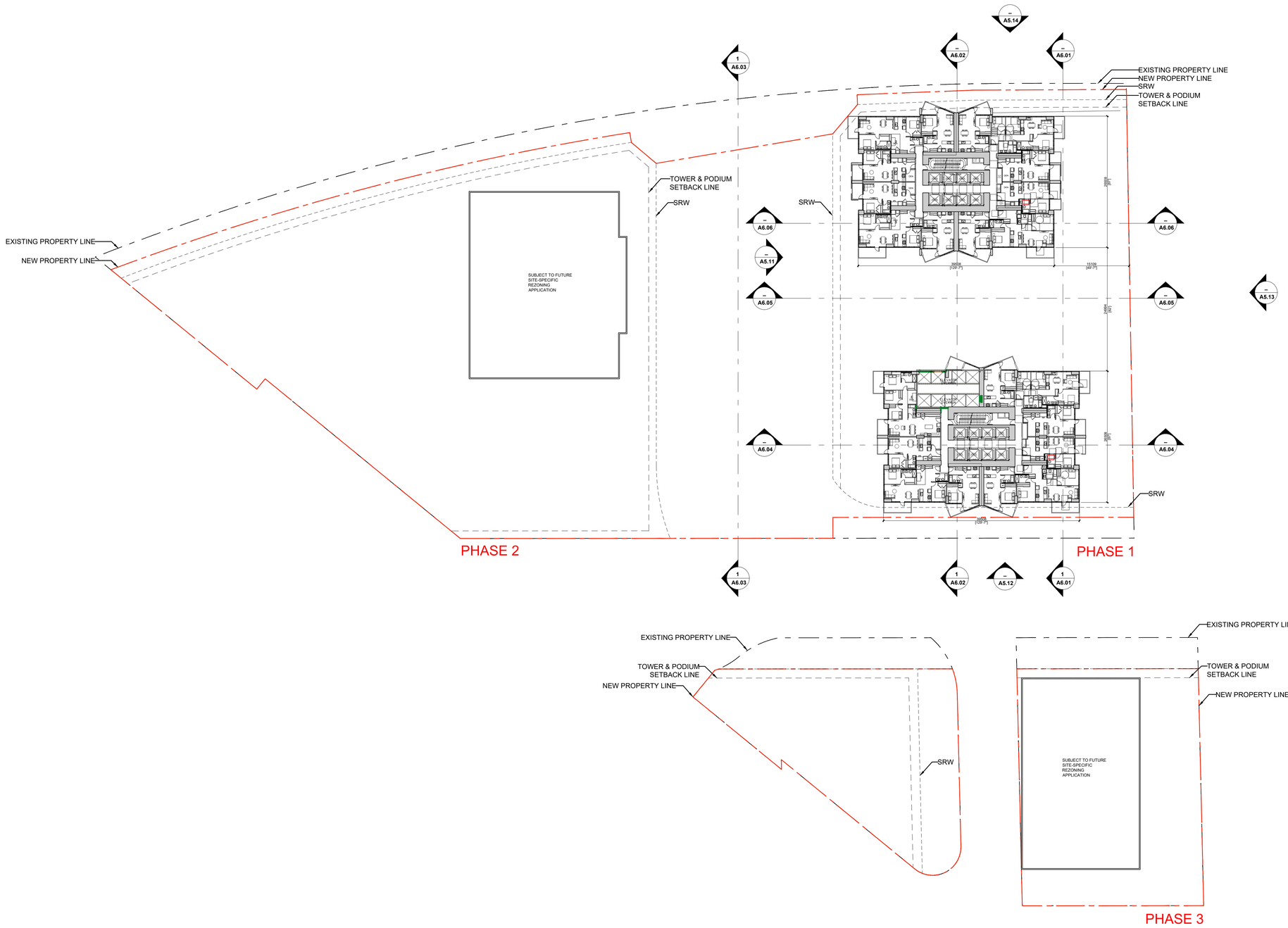
SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 15H FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A1.22	-



Notes:

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STATUS:	REZONING APPLICATION		

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SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 16TH TO 17TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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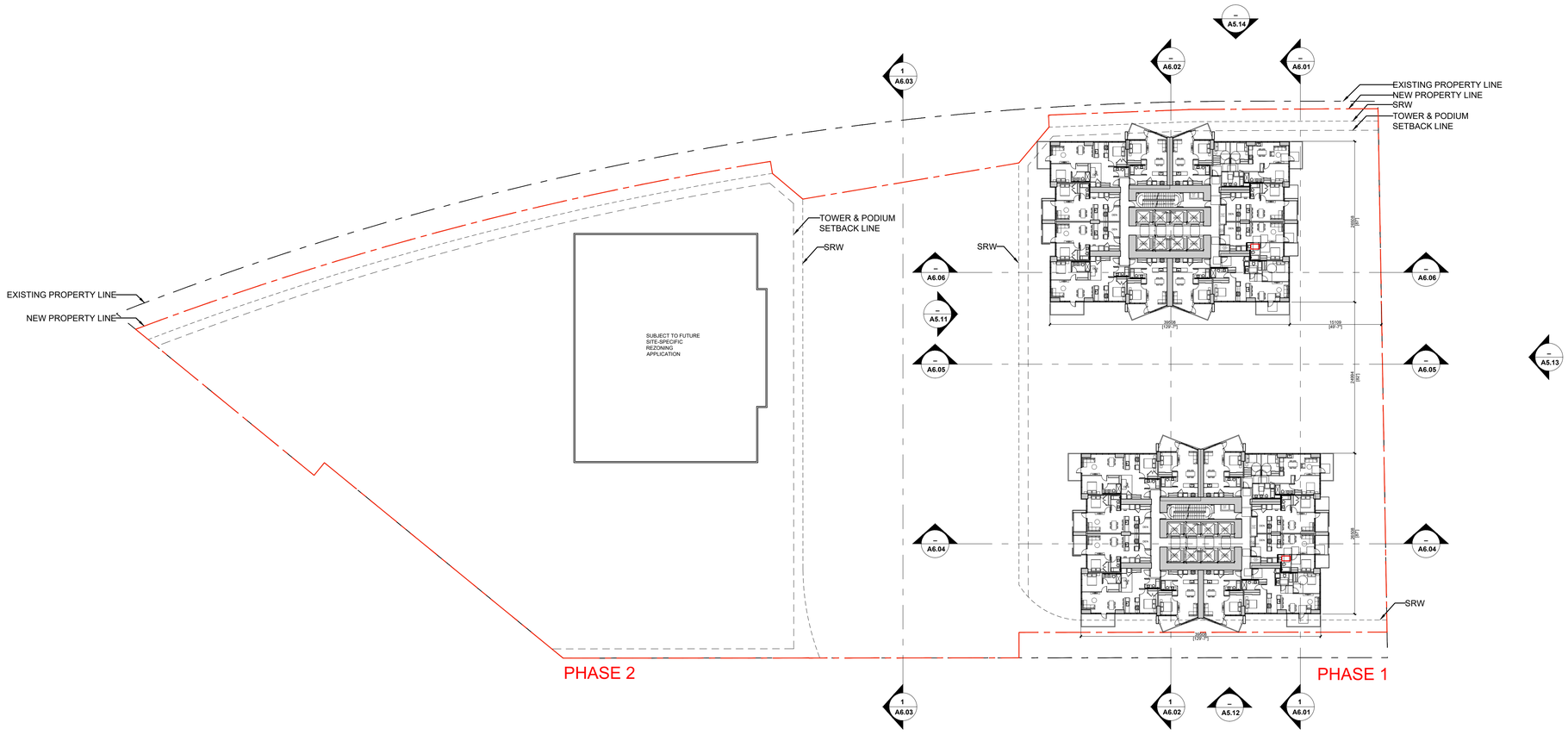

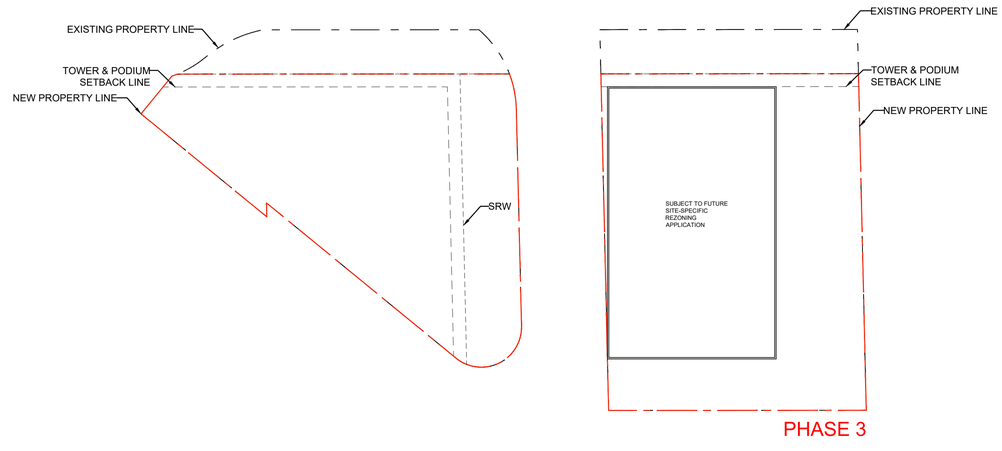

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STATUS:	REZONING APPLICATION		

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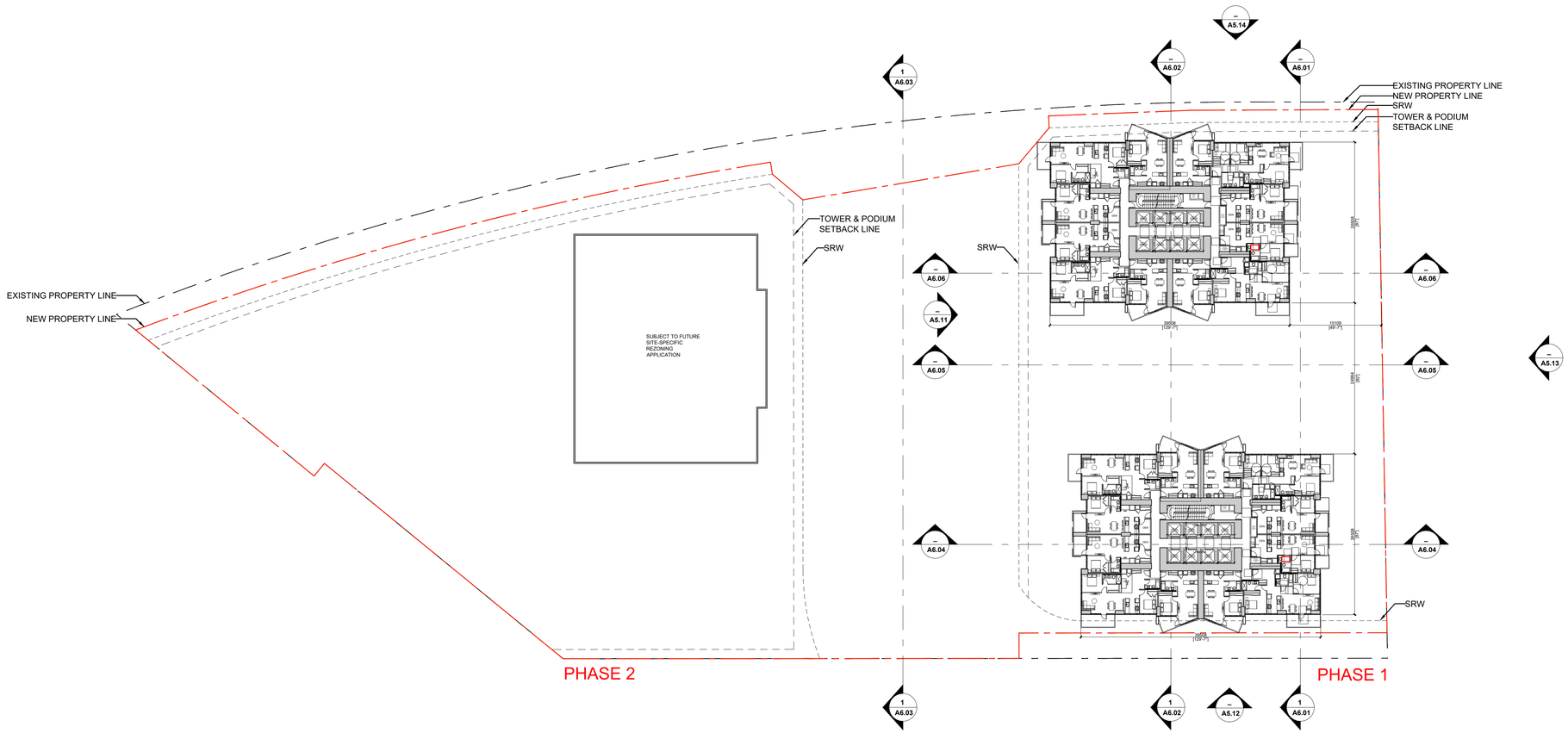
V6B 2W6

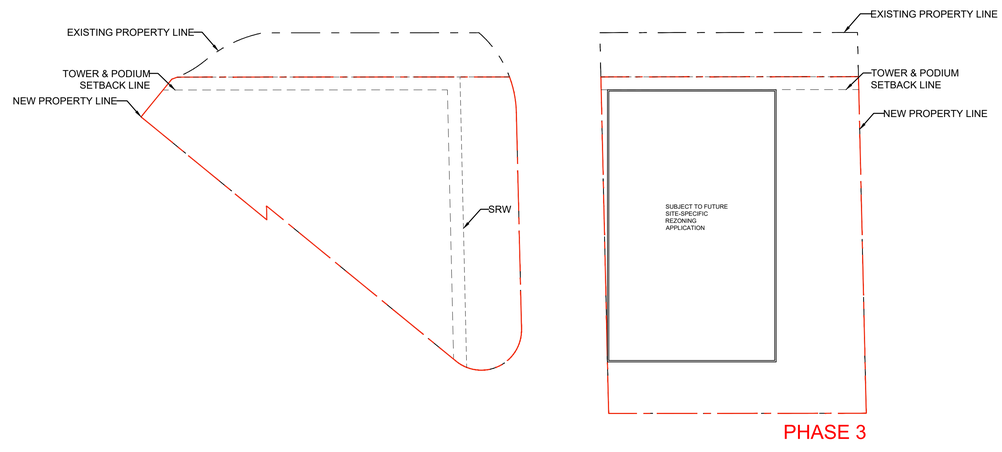
SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 18 TO 37 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A1.24	-





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STATUS:	REZONING APPLICATION		

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SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 38 TO 39 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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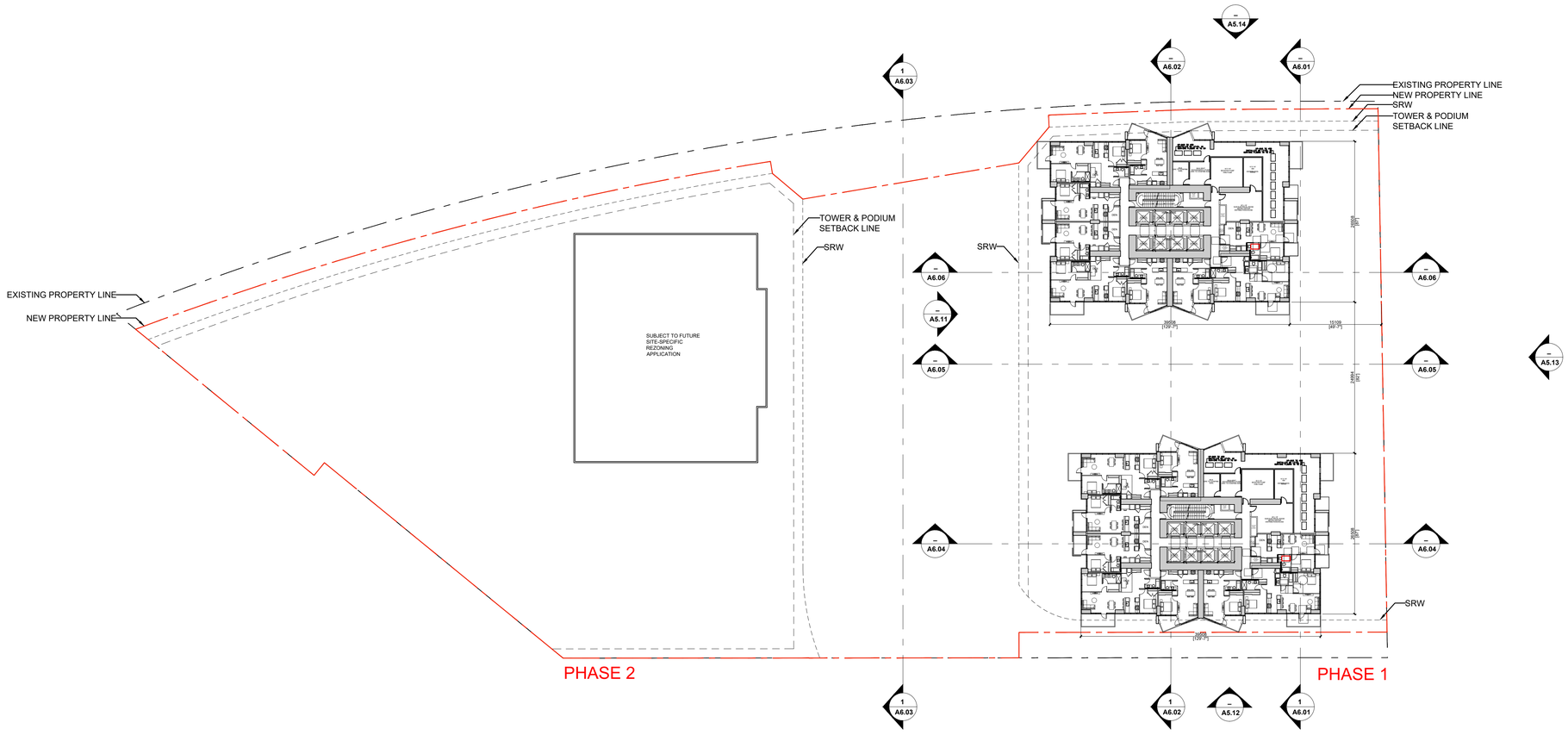

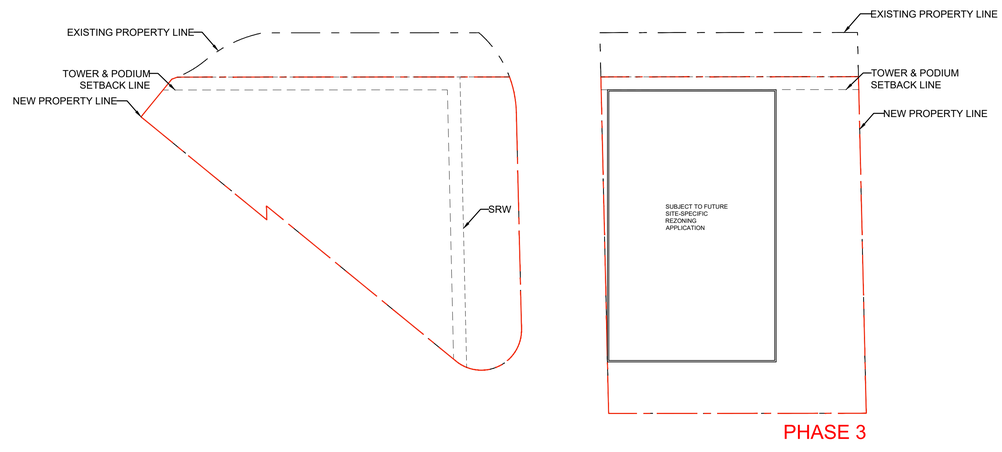

Notes:

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STATUS:	REZONING APPLICATION		

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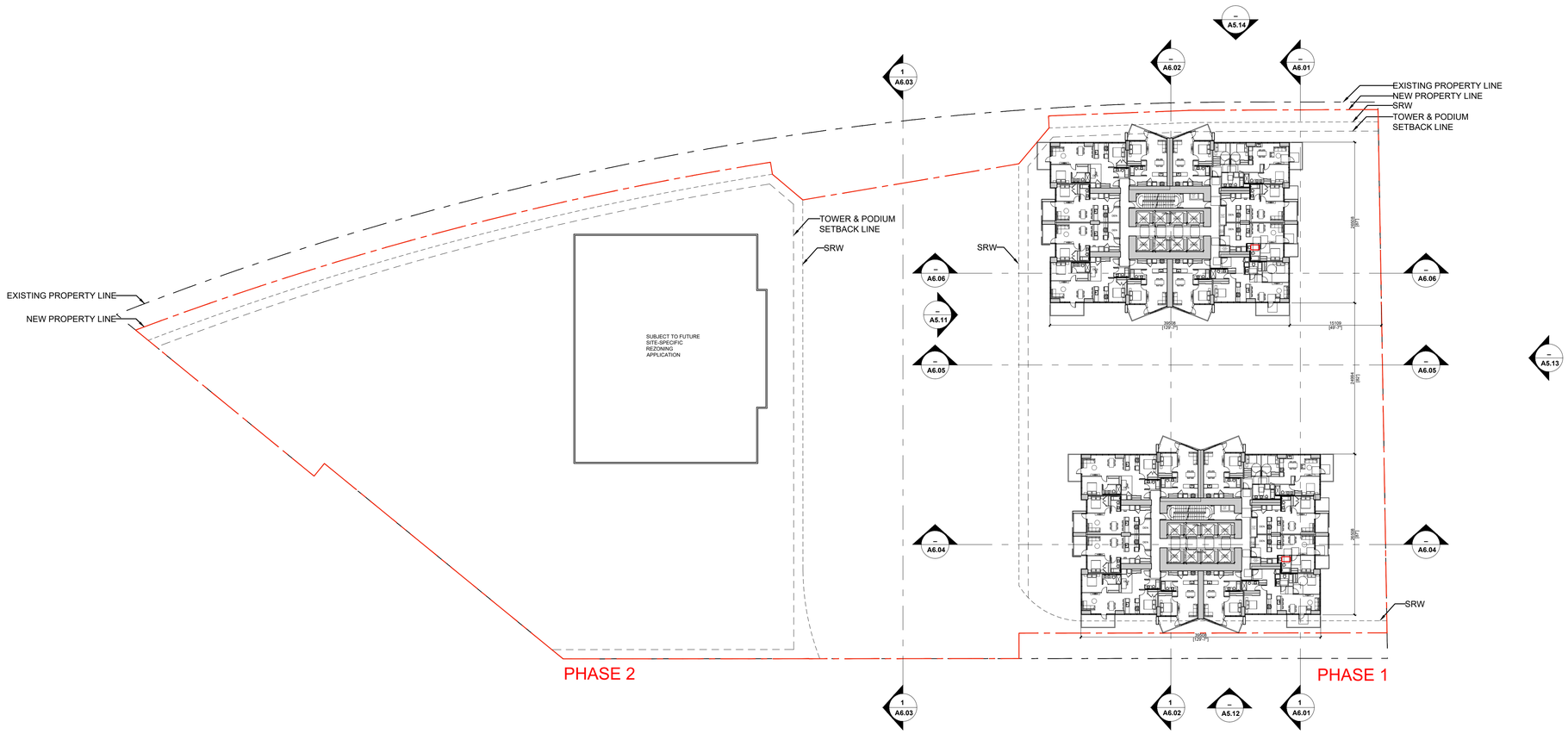
Vancouver, BC
V6B 2W6

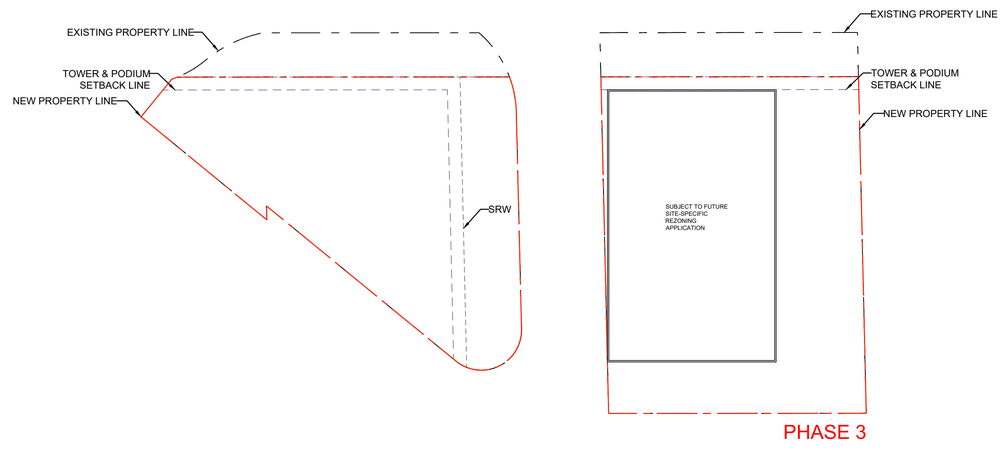
SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 40 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A1.26	-





Notes:

N

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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604-876-2222

www.JYOMarchitects.com

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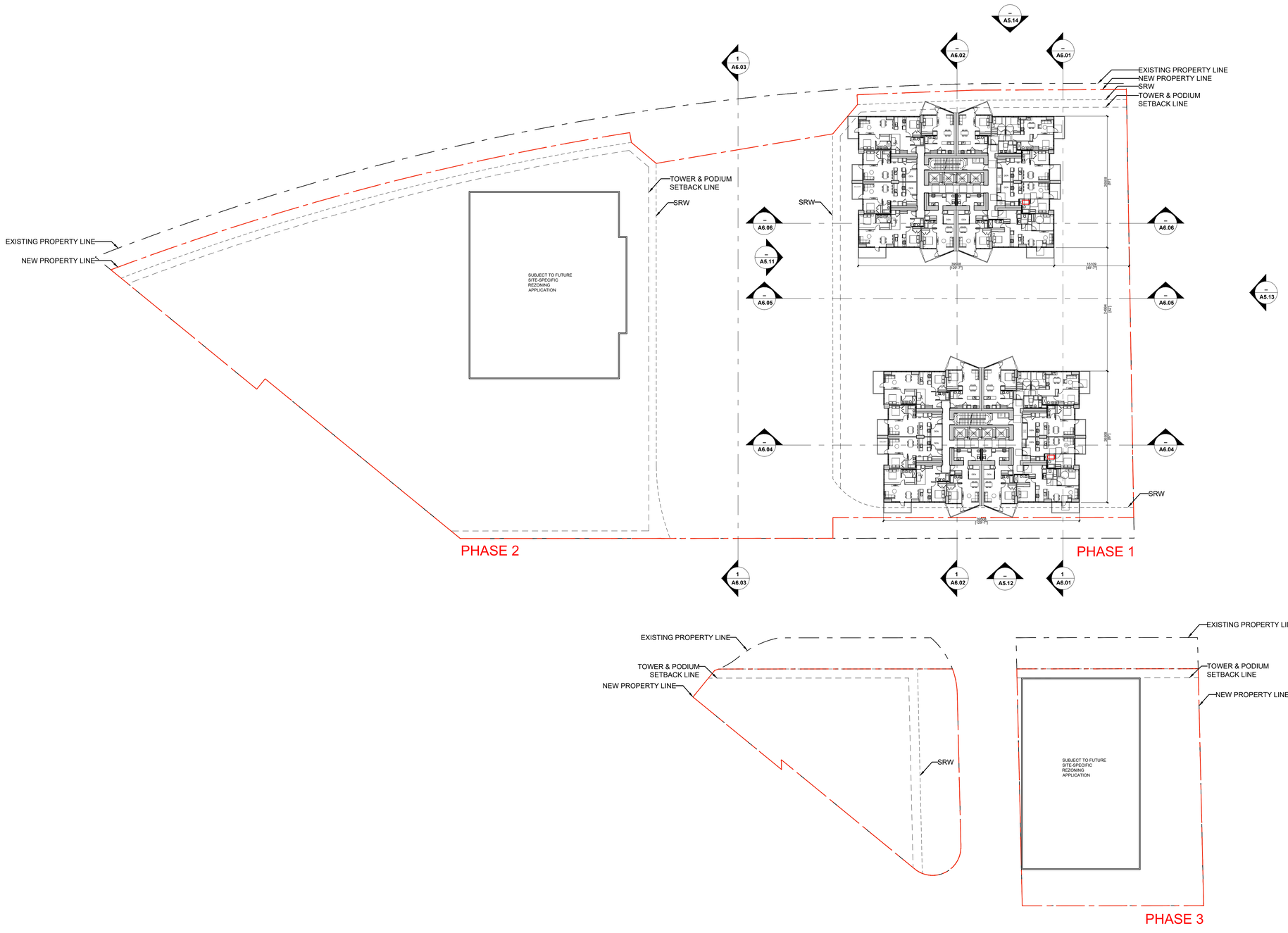
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 41 TO 43 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A1.27	-



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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 44 TO 50 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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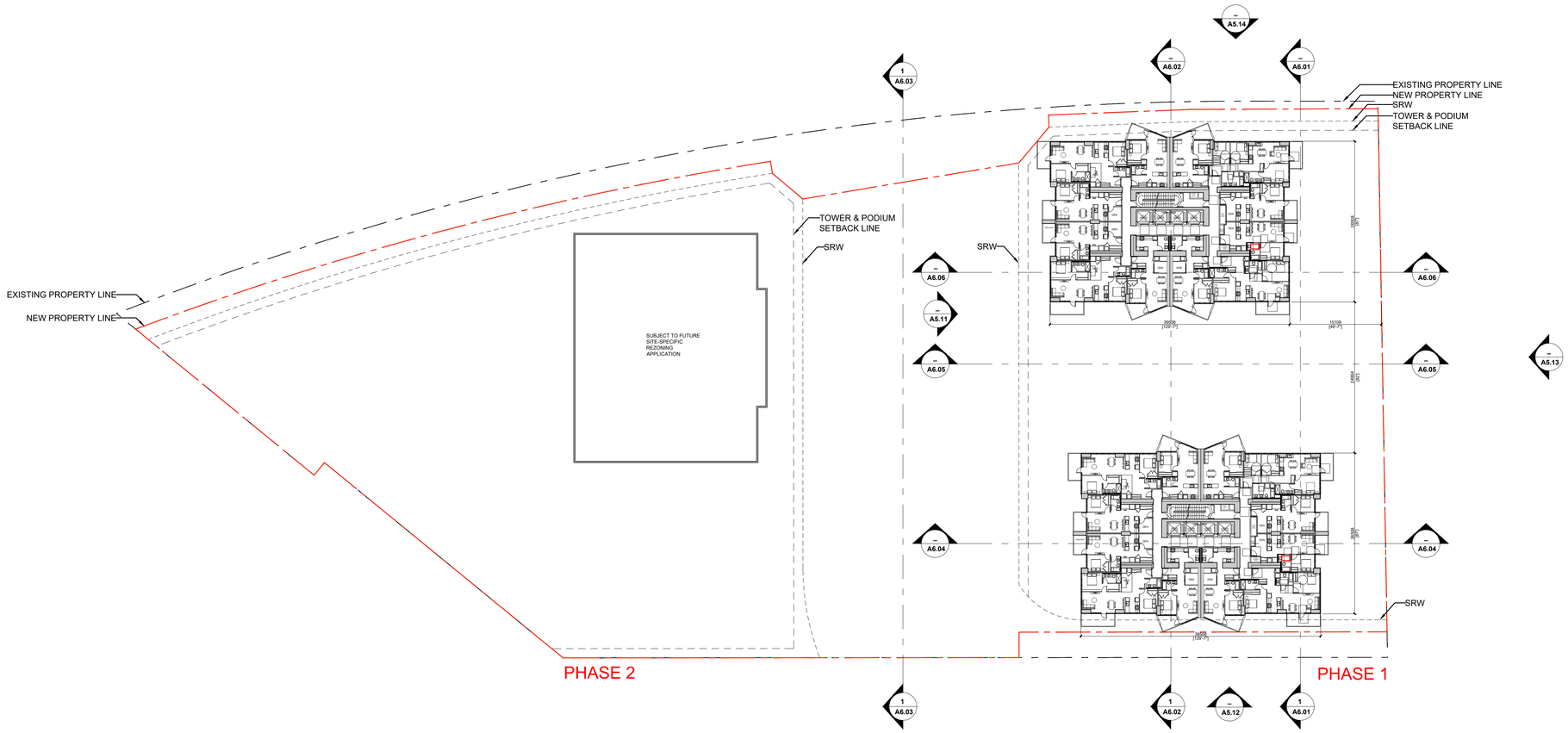
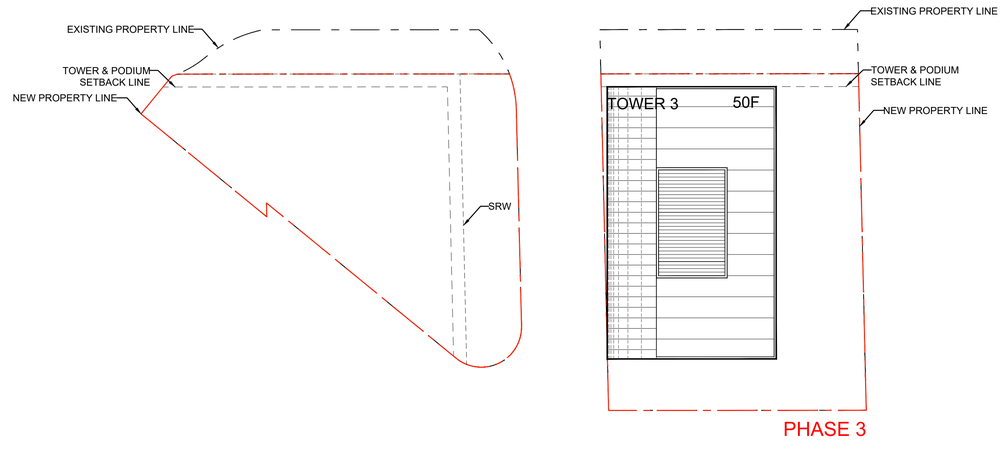
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A1.28		-





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N

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 51 TO 63 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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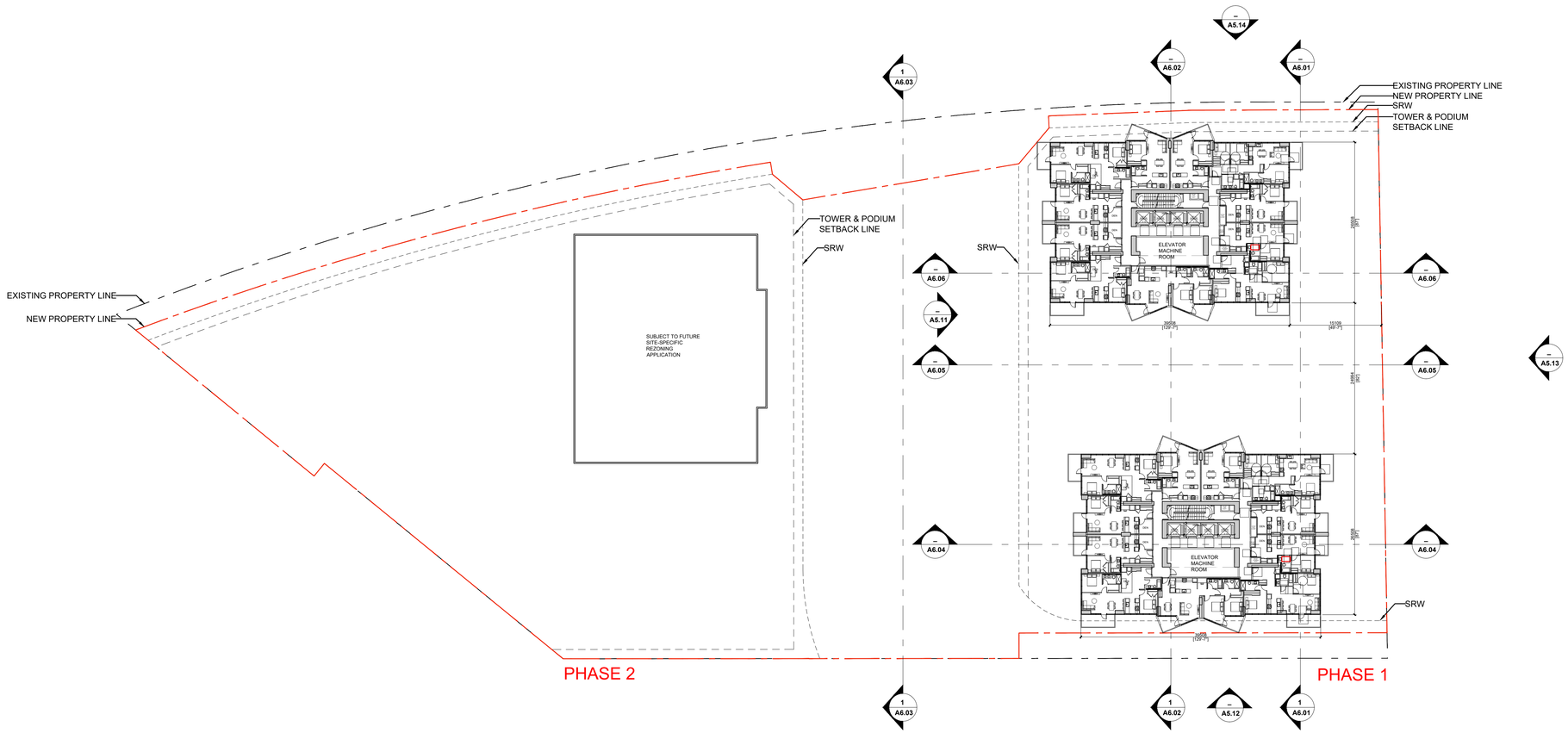

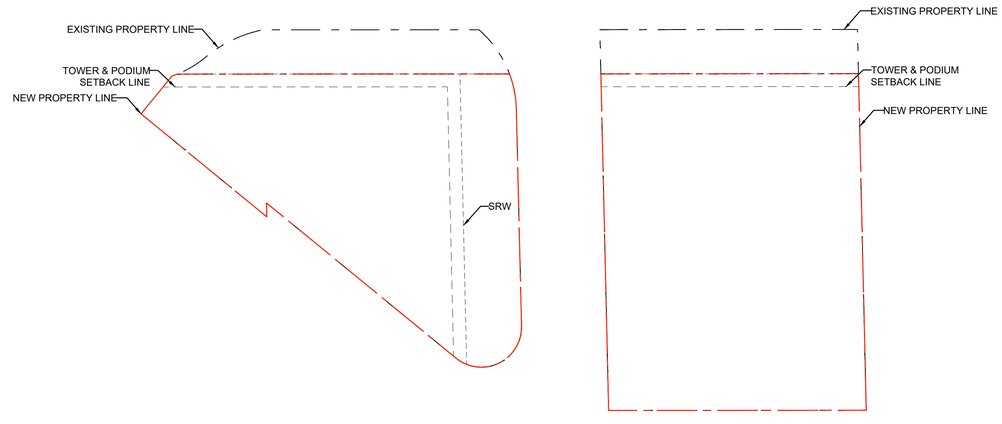

Notes:

N

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 64 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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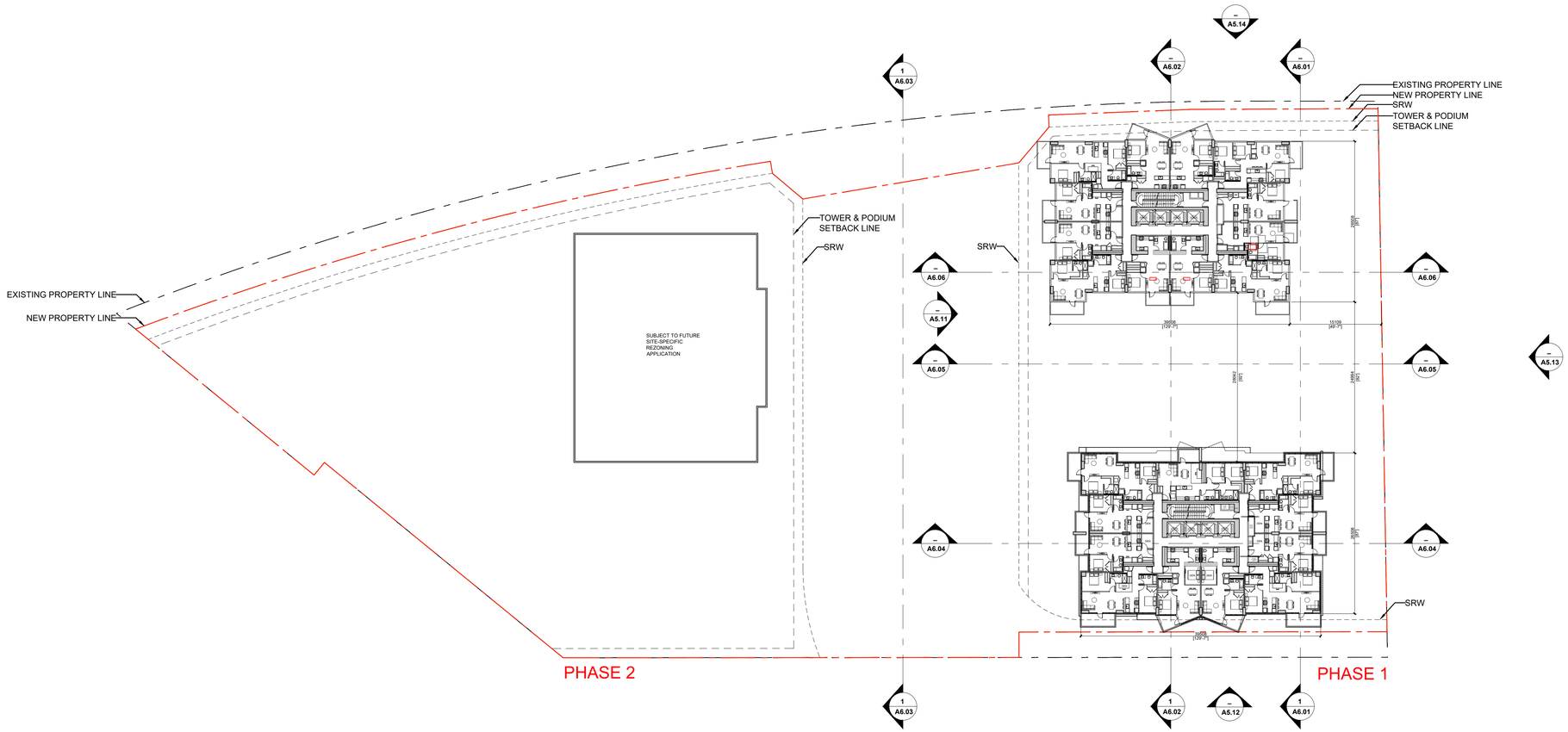

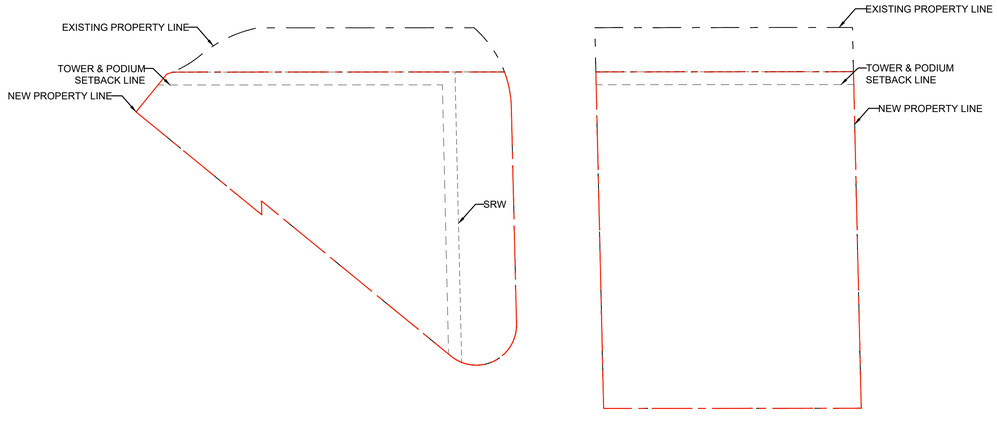

Notes:

N

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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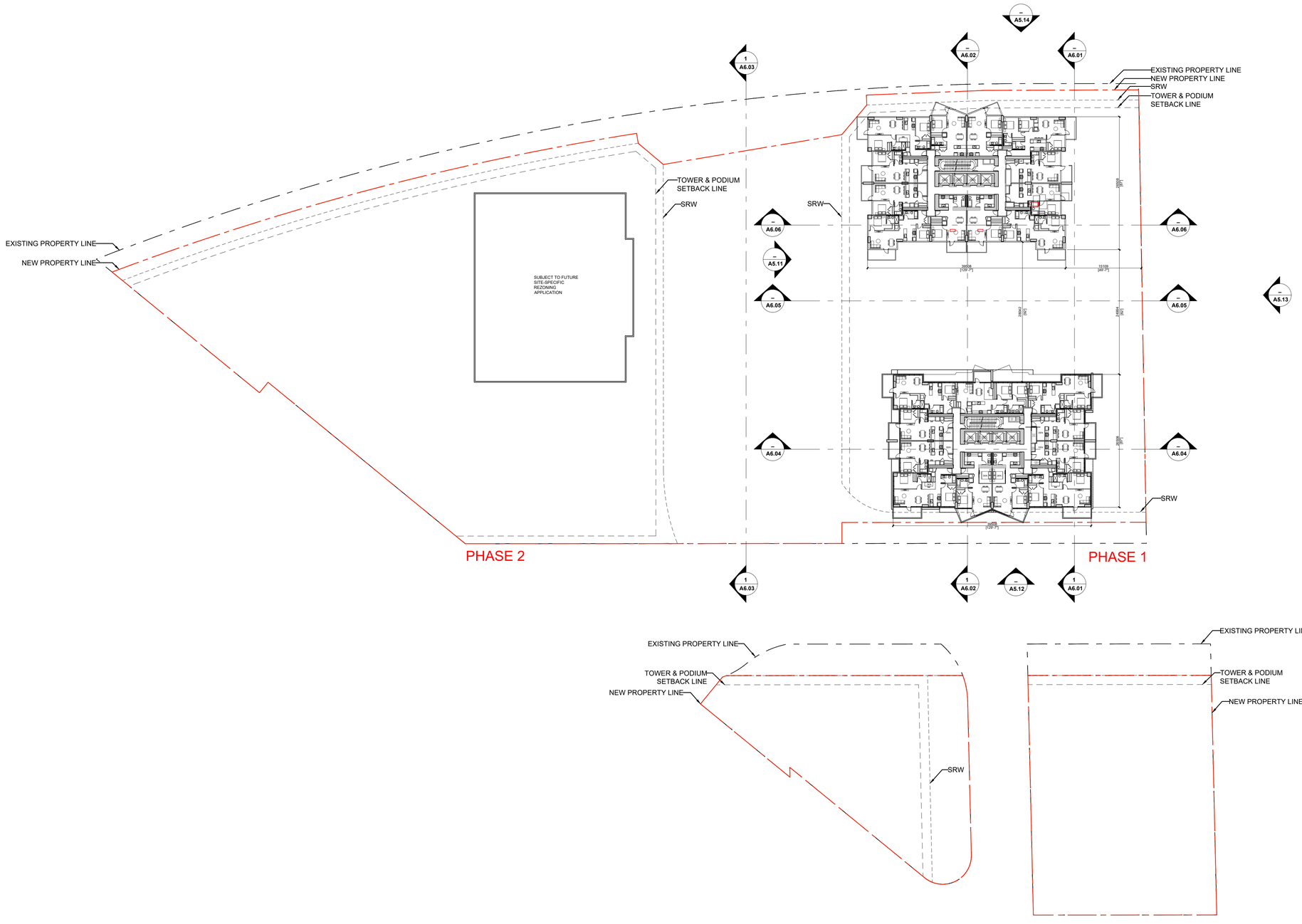
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 65 FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A1.31	-



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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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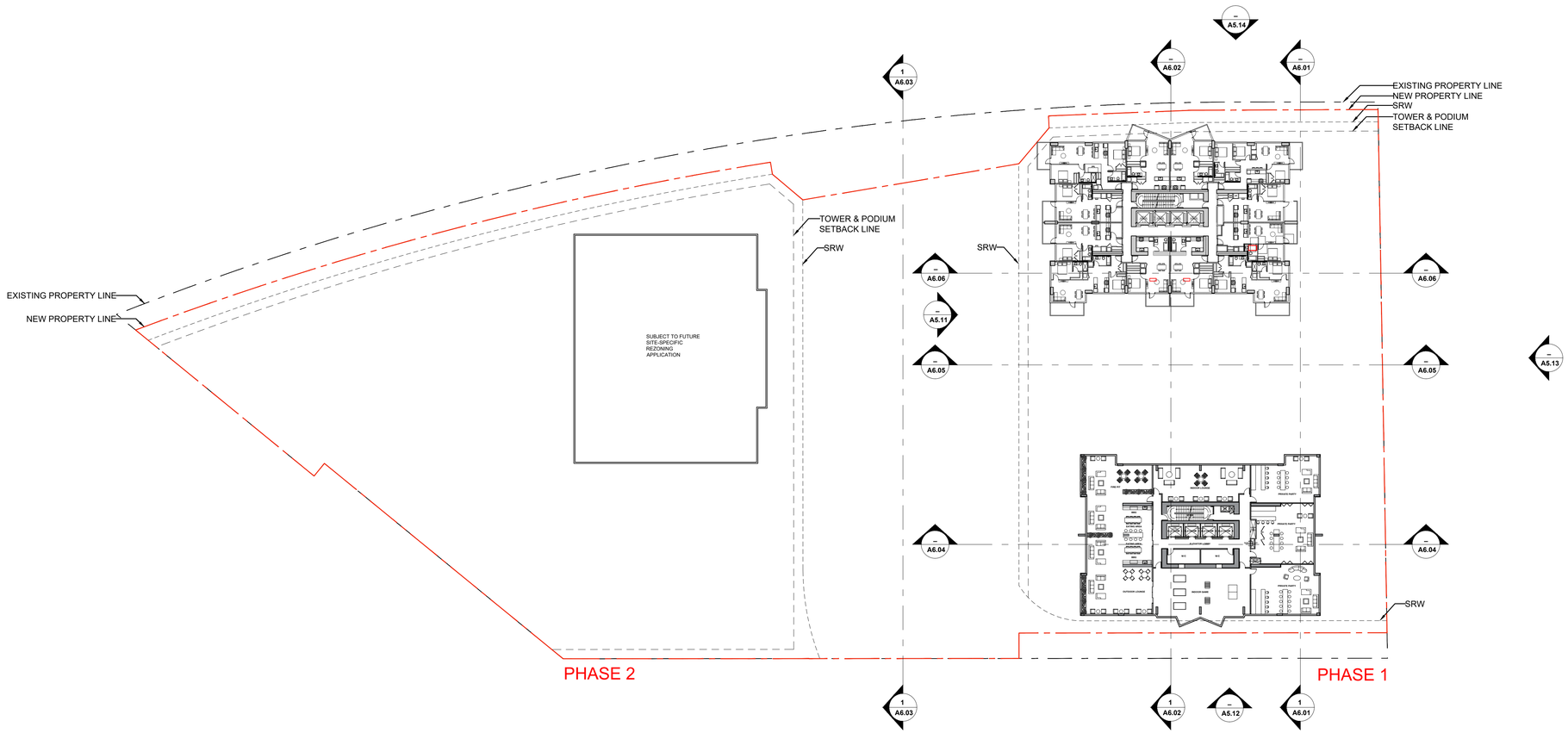
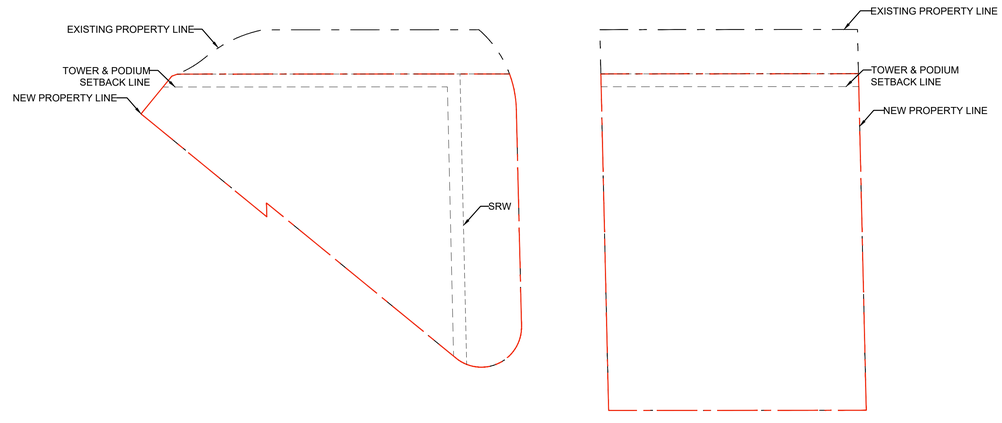
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 66 TO 72 FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A1.32		-





Notes:

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REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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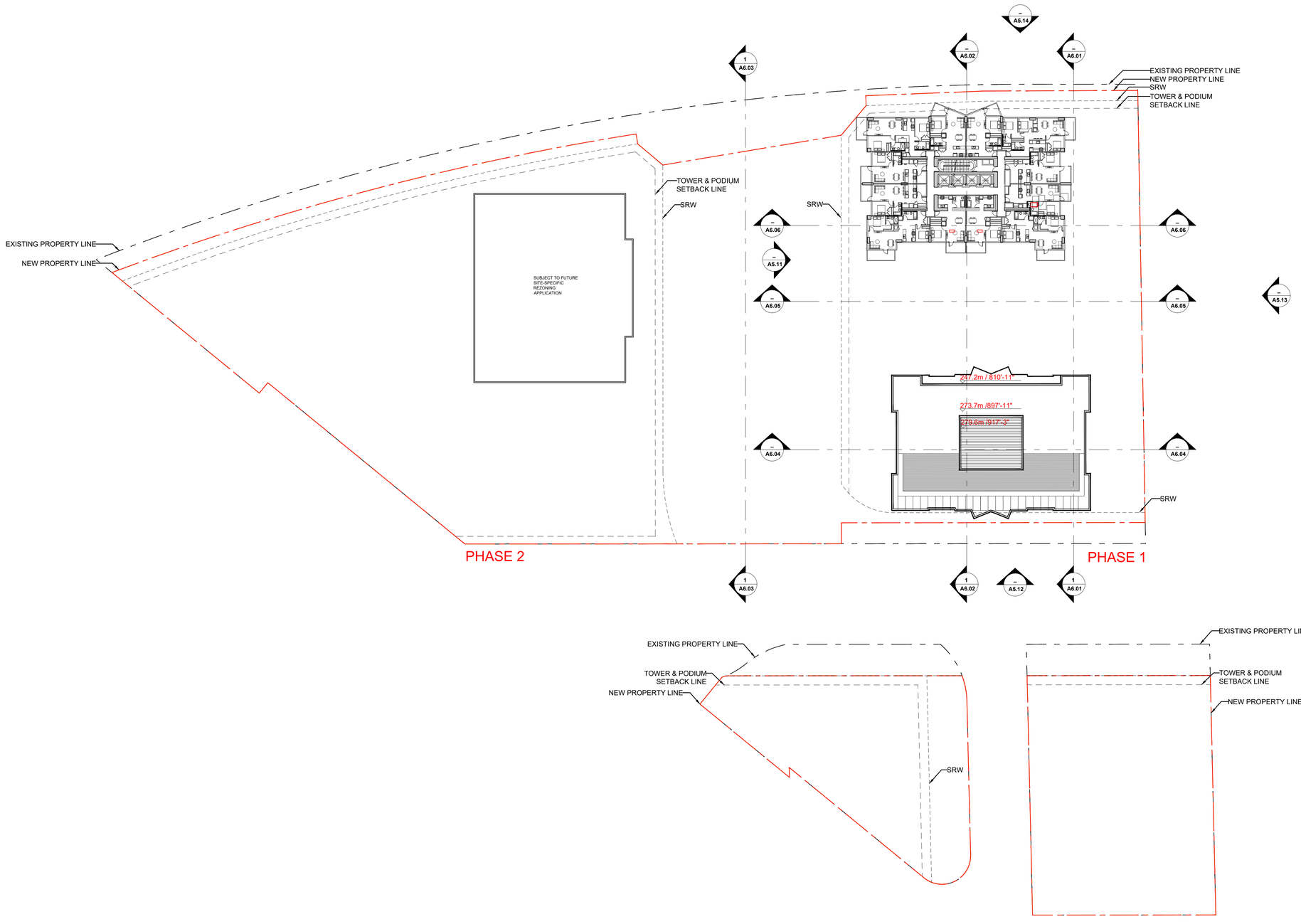
SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 73 FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A1.33	-



Notes:

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REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 74TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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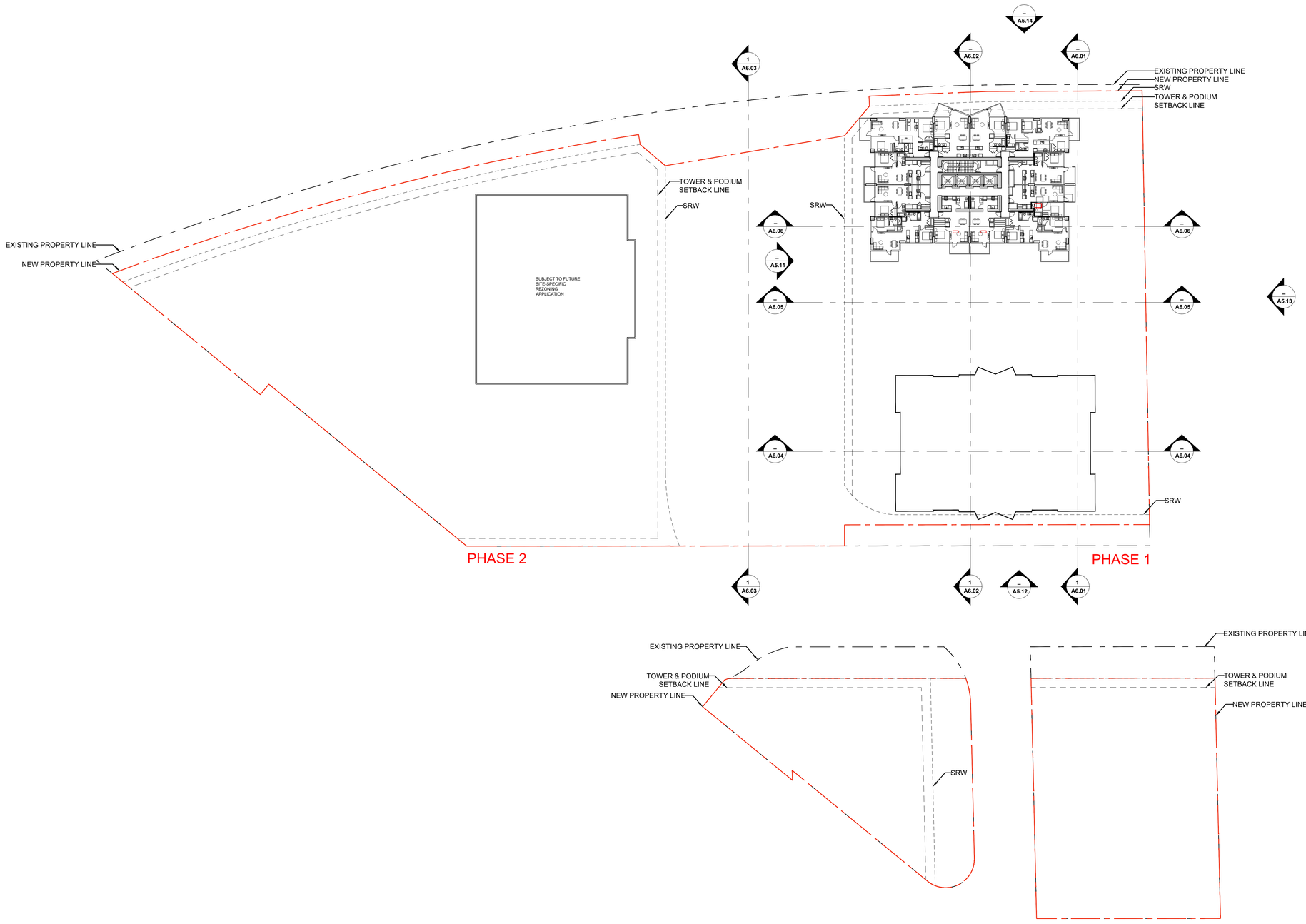

Notes:

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REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 75 TO 76 FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
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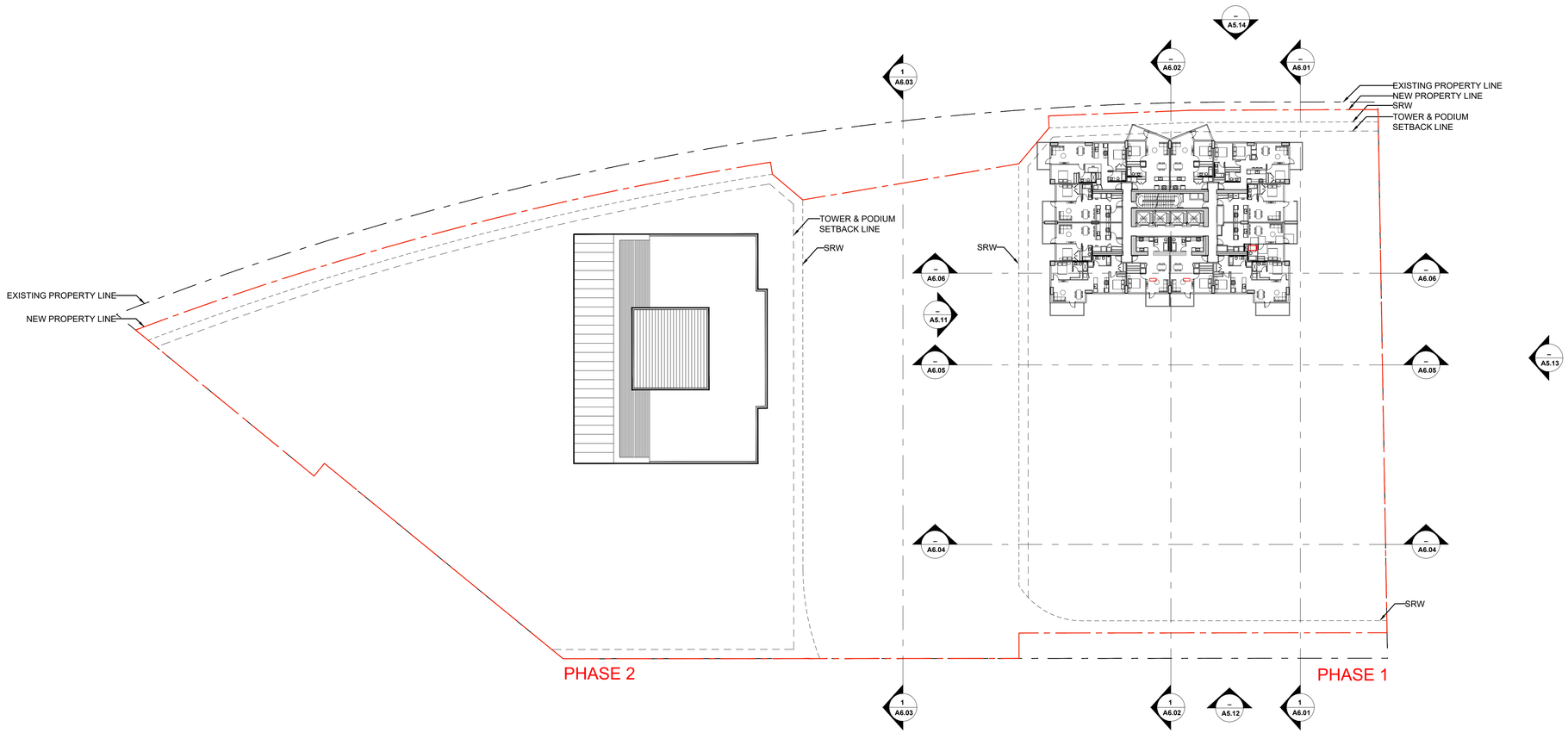

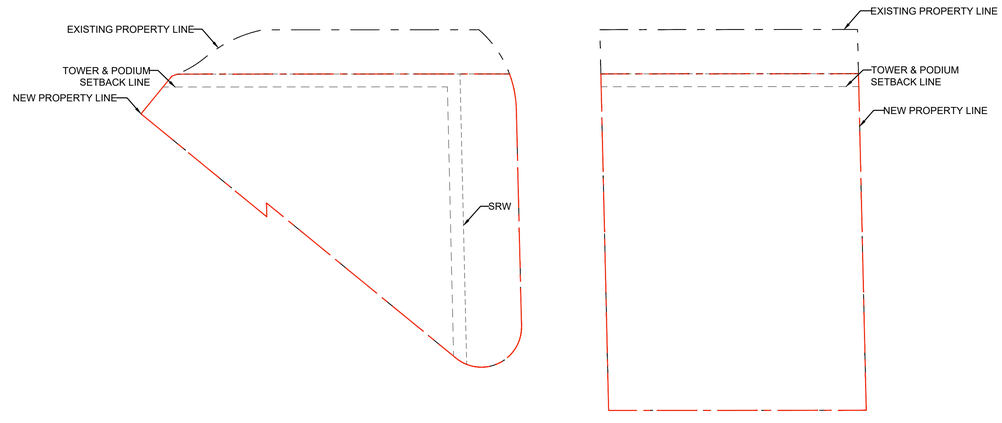

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REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 77 TO 80 FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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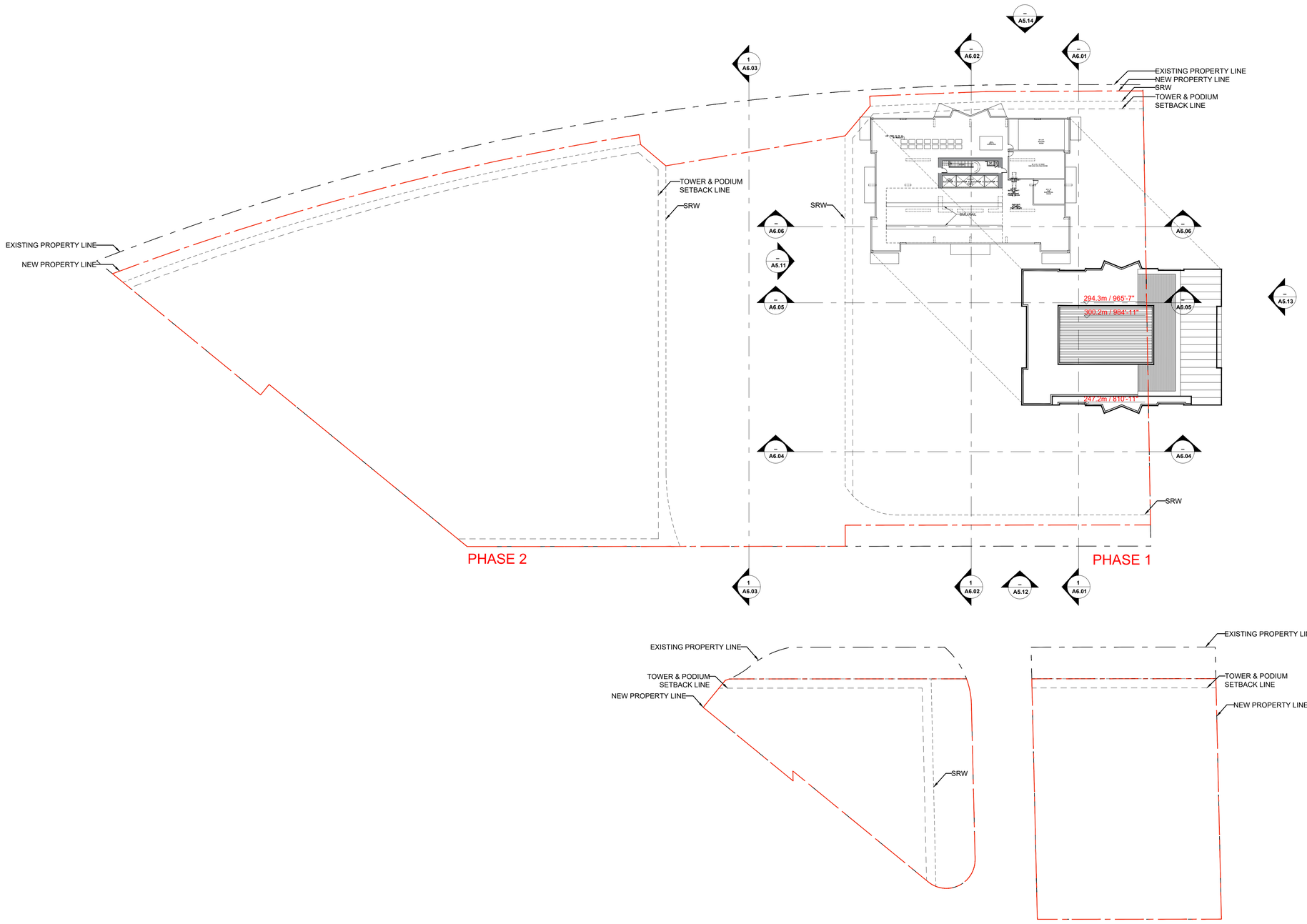

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REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: TOWER 1B ROOF FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
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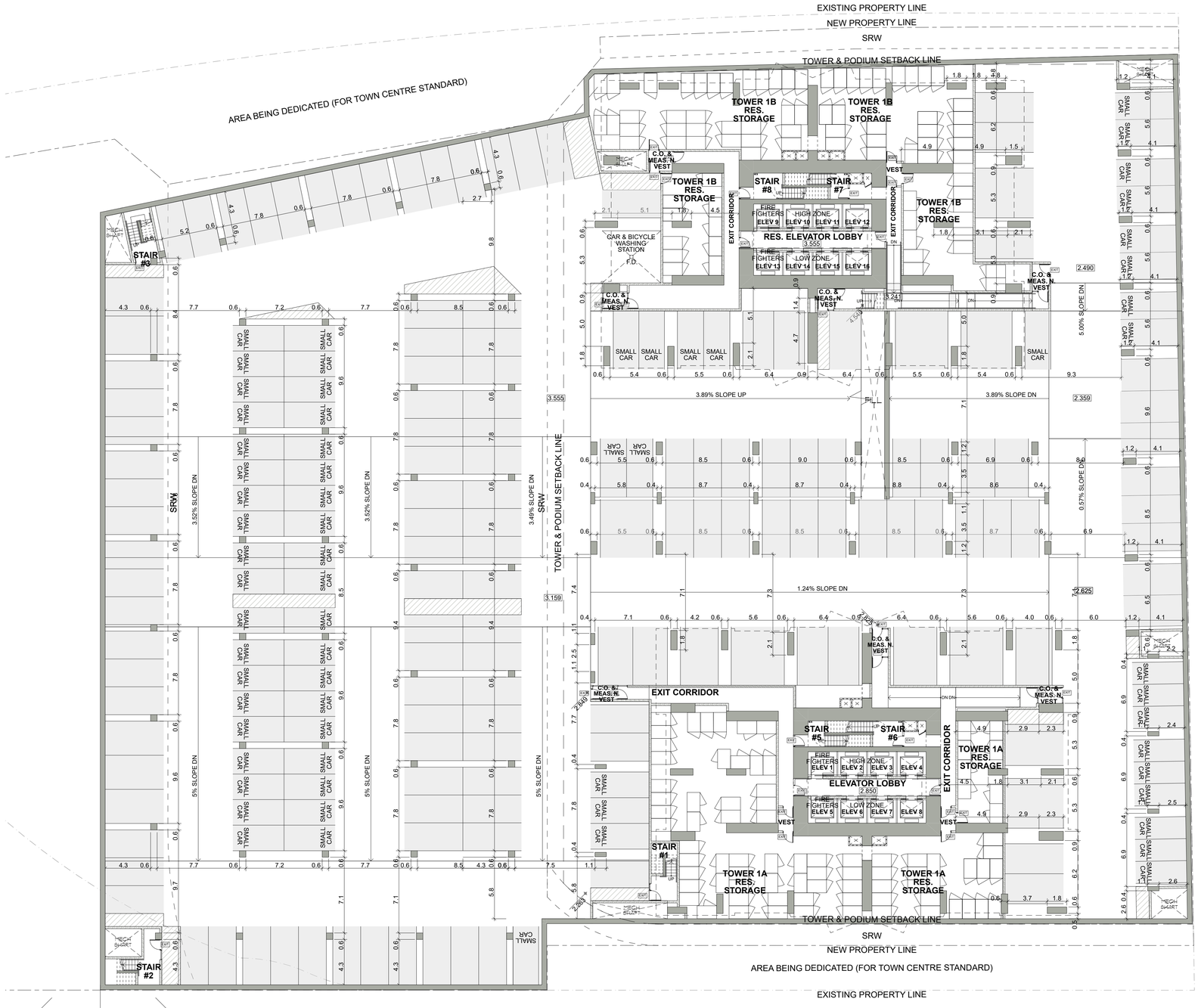
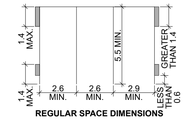


PHASE 2 PHASE 1

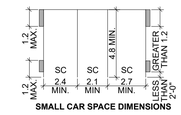
Notes:

PARKING LEGEND

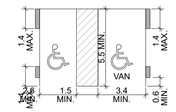
- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK



REGULAR SPACE DIMENSIONS



SMALL CAR SPACE DIMENSIONS



ACCESSIBLE SPACE DIMENSIONS

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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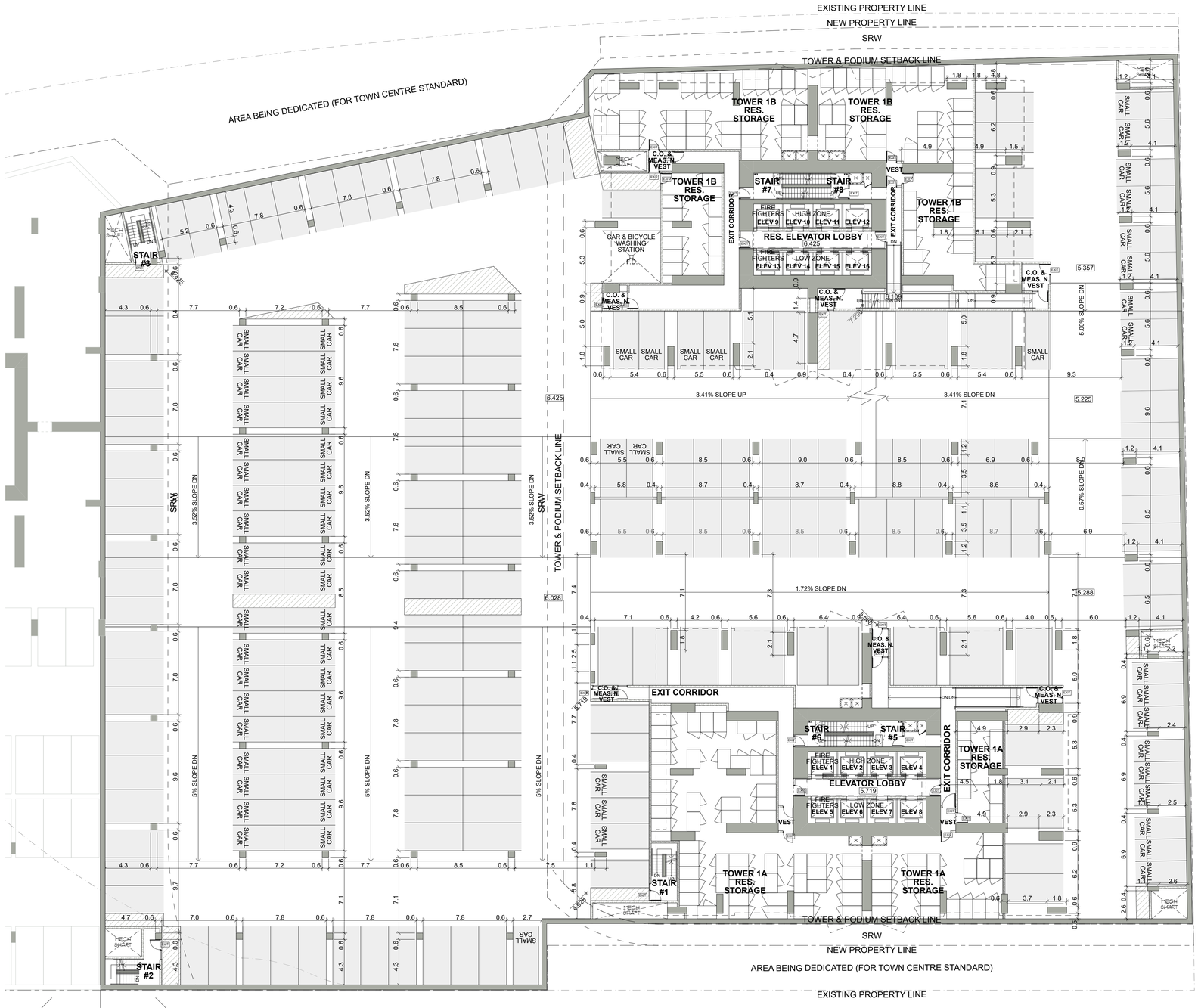
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P14

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.01		-

Drawn by Bingham + Hill Architects

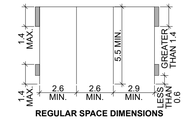


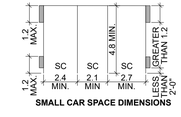
PHASE 2 **PHASE 1**

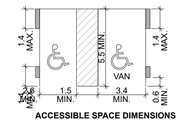
Notes:

PARKING LEGEND

- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK







REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P13

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.02		-

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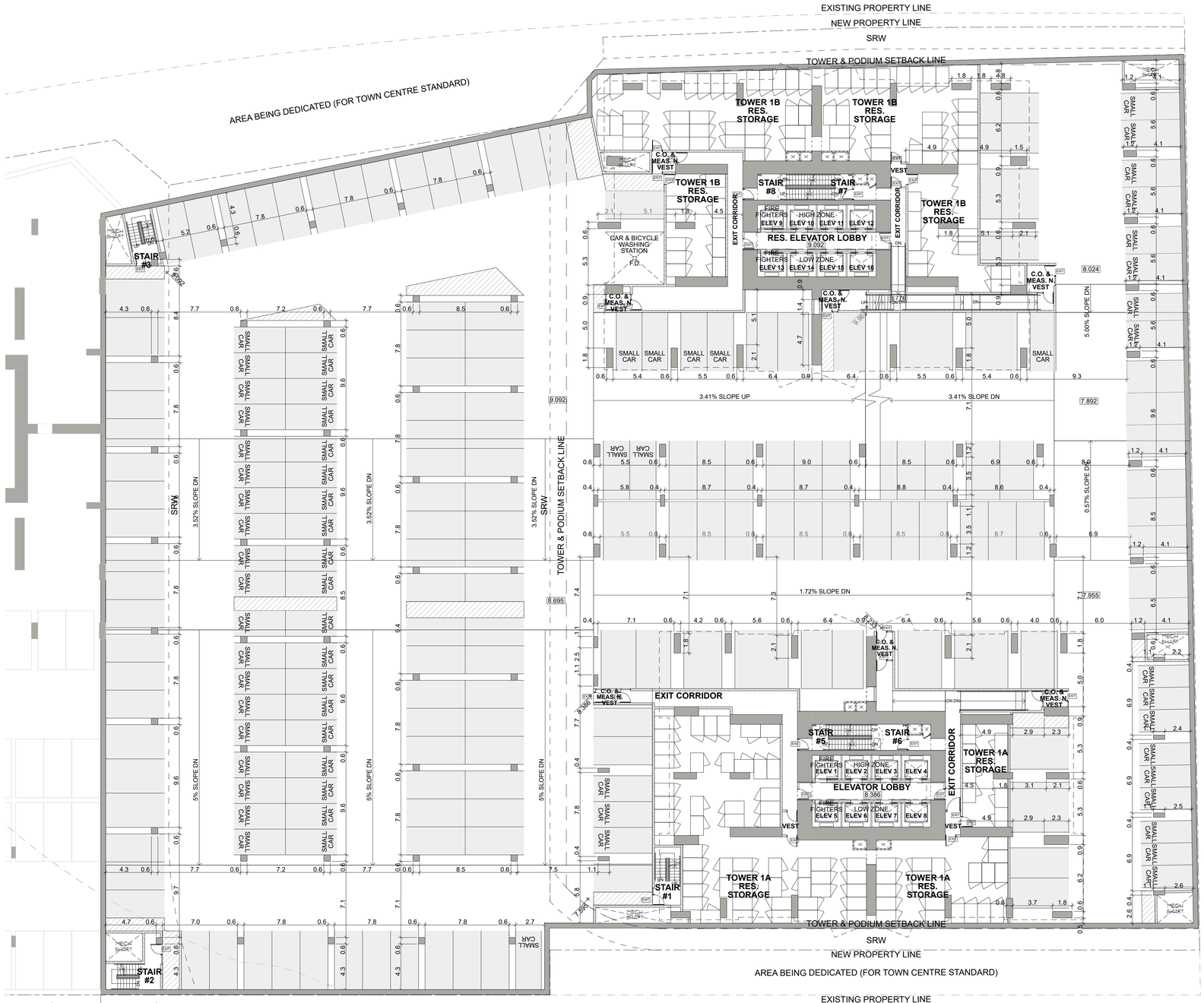
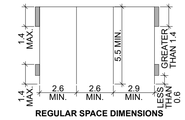


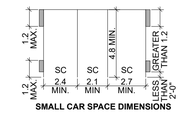
Notes:

PARKING LEGEND

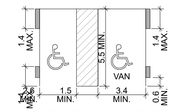
- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK



REGULAR SPACE DIMENSIONS



SMALL CAR SPACE DIMENSIONS



ACCESSIBLE SPACE DIMENSIONS

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P12

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.03		-

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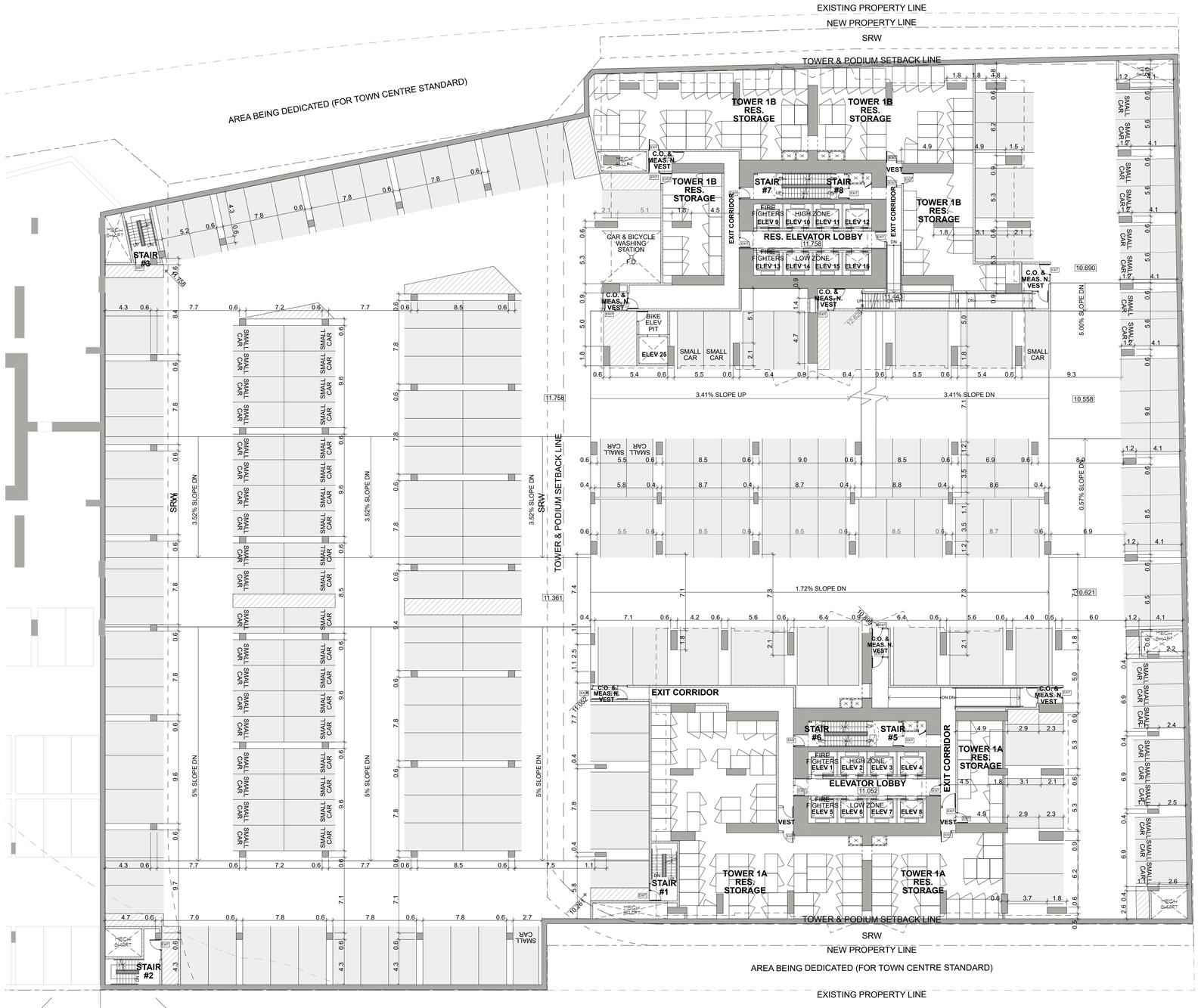
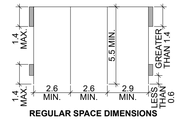


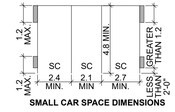
Notes:

PARKING LEGEND

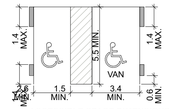
- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK



REGULAR SPACE DIMENSIONS



SMALL CAR SPACE DIMENSIONS



ACCESSIBLE SPACE DIMENSIONS

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

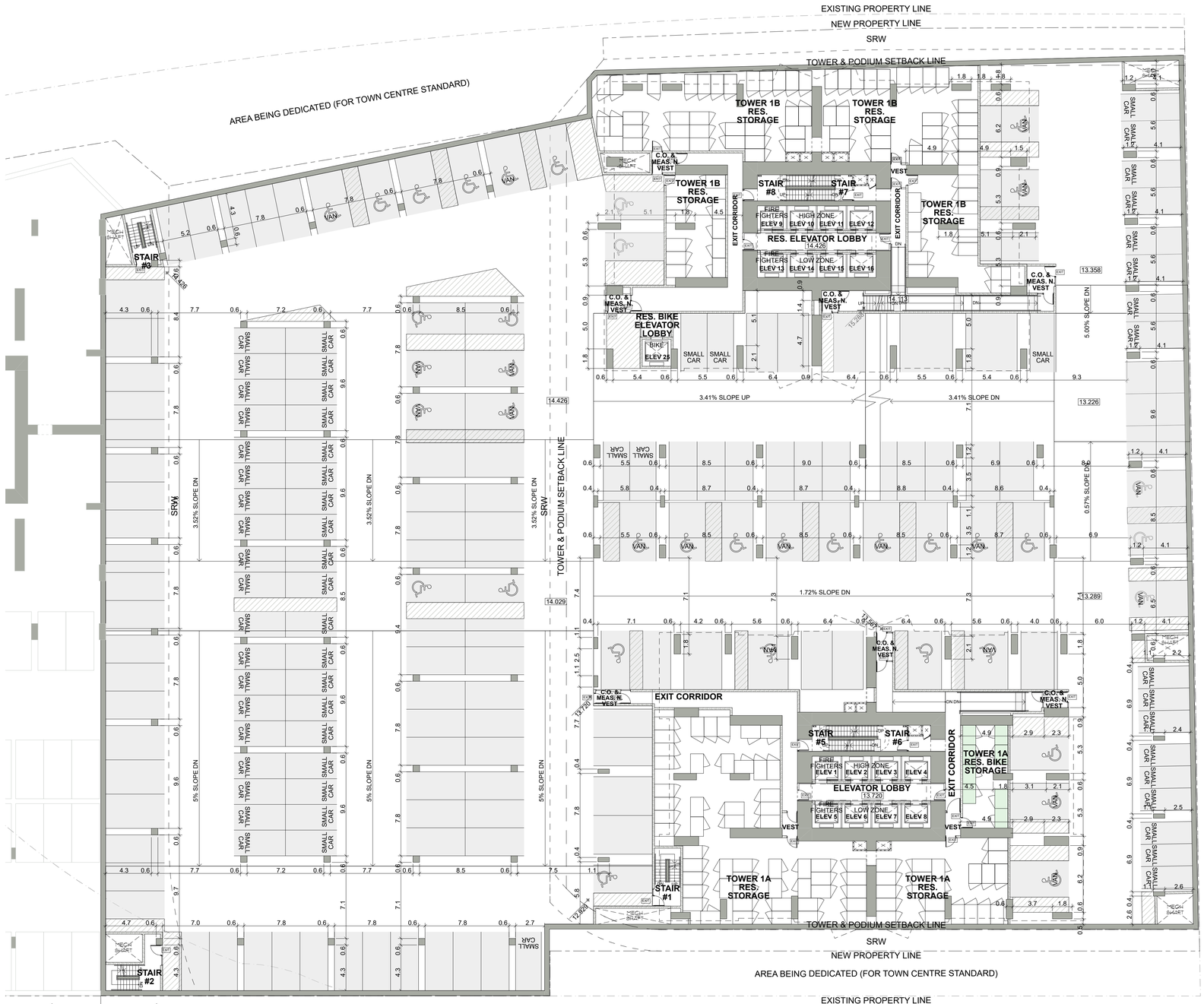
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P11

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.04		-

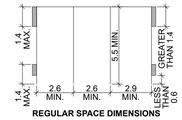
Drawn by Bingham + Hill Architects

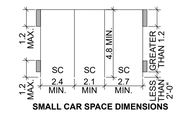


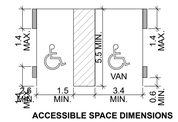
Notes:

PARKING LEGEND

- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK







REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

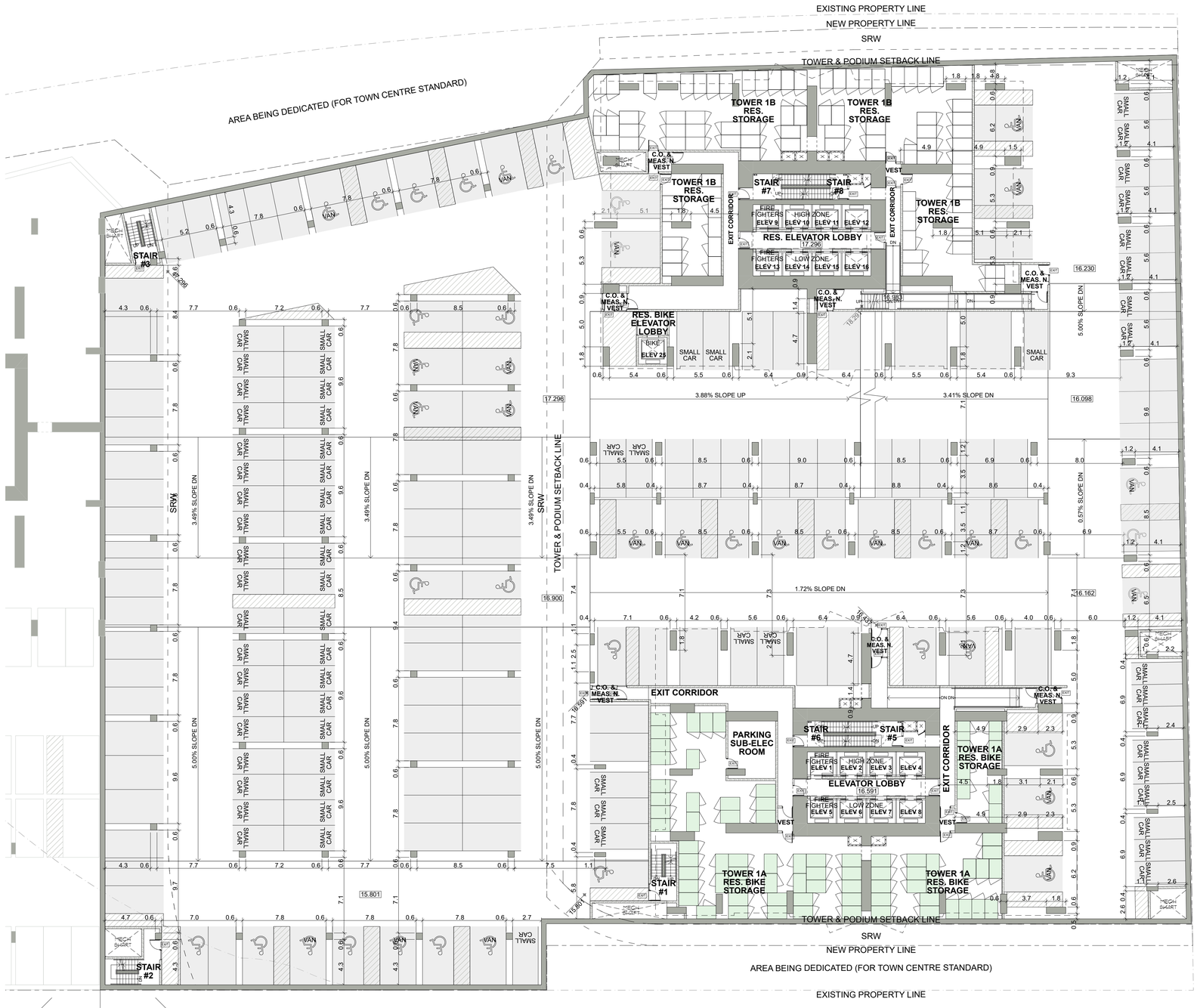
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P10

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.05		-

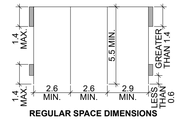
Drawn by Bingham + Hill Architects



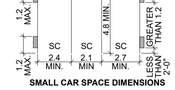
Notes:

PARKING LEGEND

- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK



REGULAR SPACE DIMENSIONS



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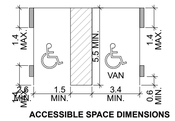


ACCESSIBLE SPACE DIMENSIONS

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

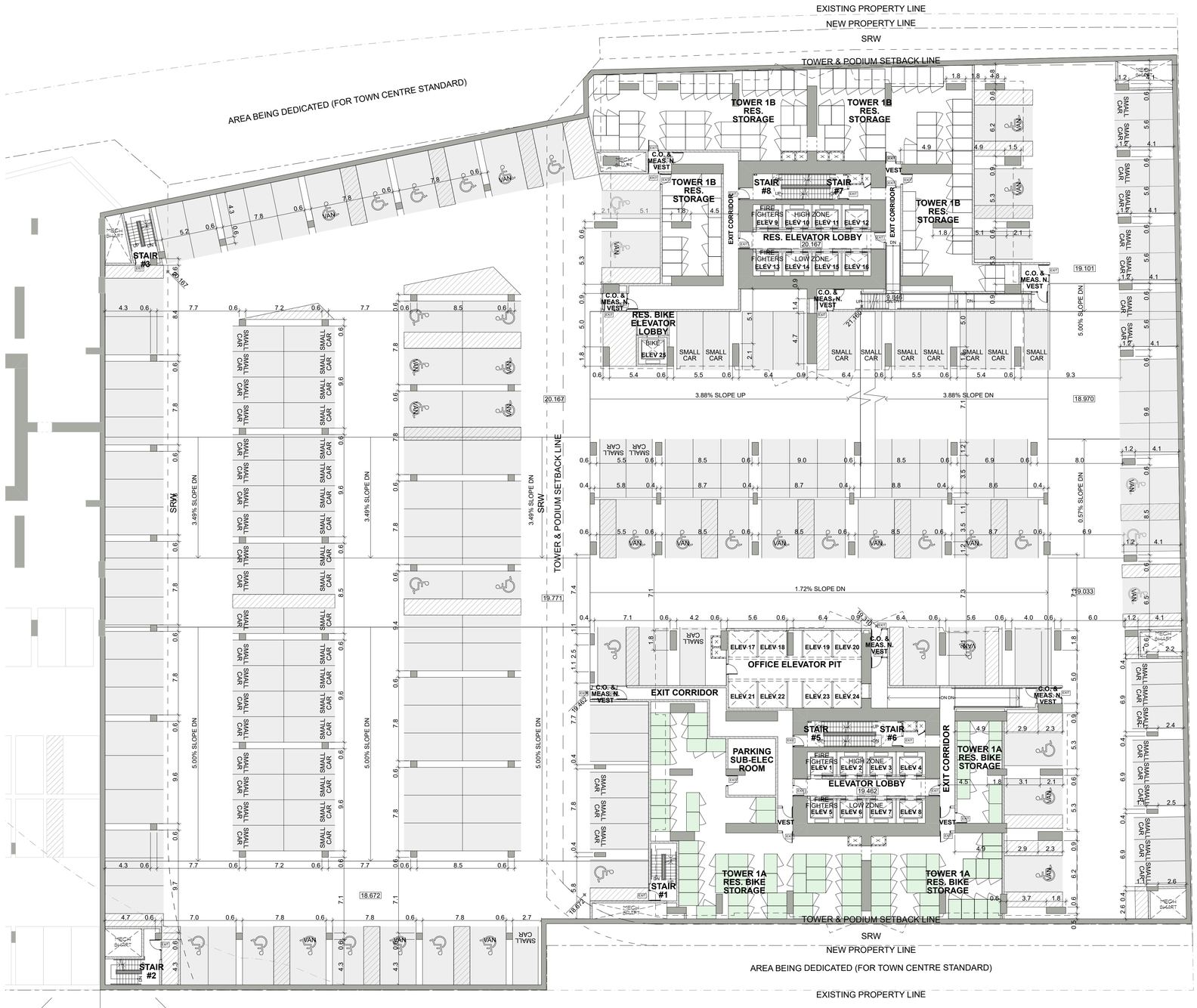
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P9

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.06		-

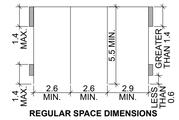
Drawn by Bingham + Hill Architects



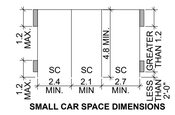
Notes:

PARKING LEGEND

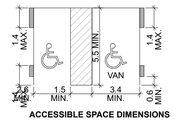
- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK



REGULAR SPACE DIMENSIONS



SMALL CAR SPACE DIMENSIONS



ACCESSIBLE SPACE DIMENSIONS

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

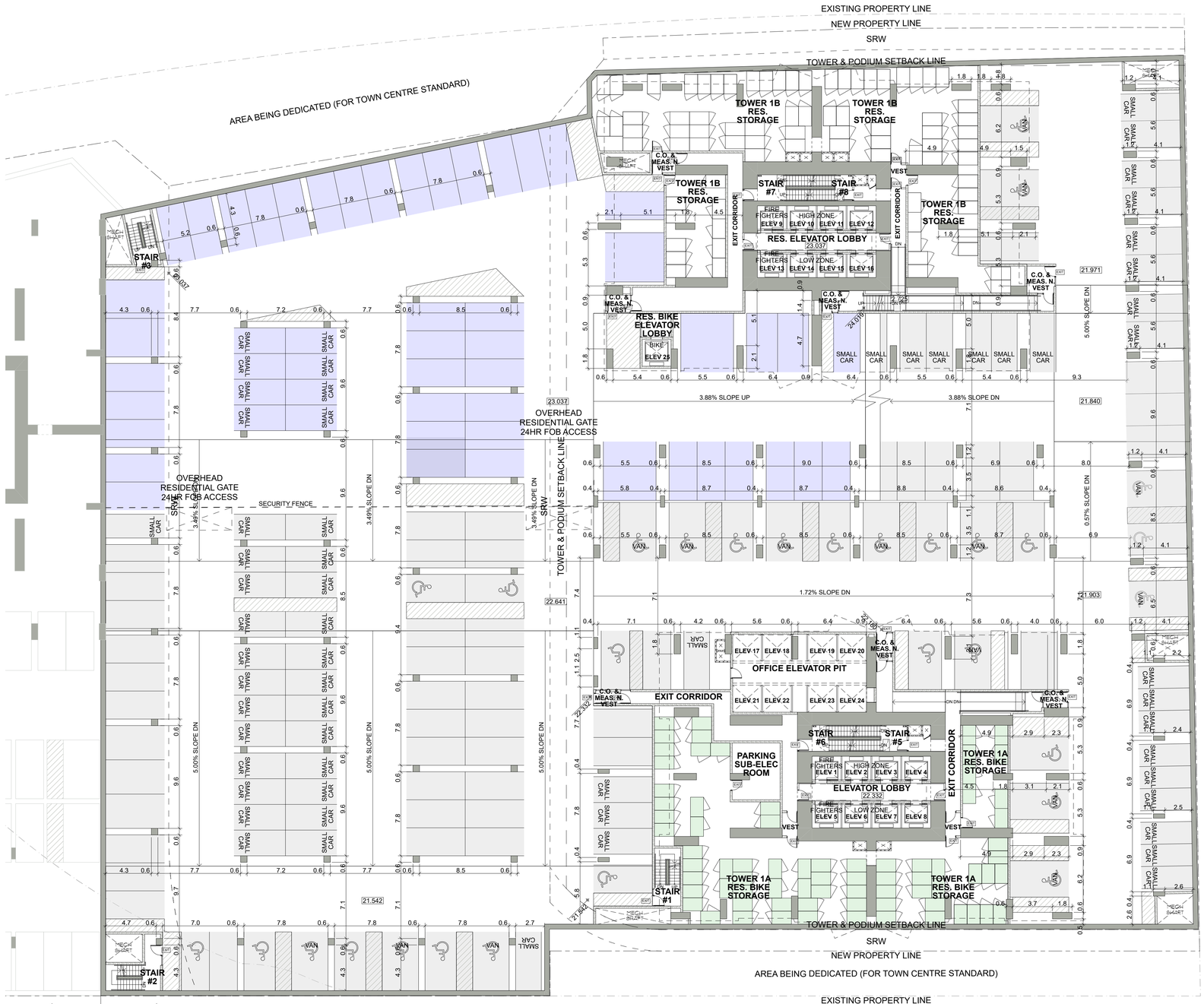
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P8

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.07		-

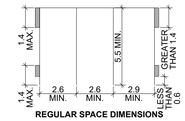
Drawn by Bingham + Hill Architects



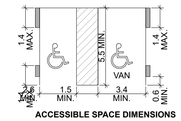
Notes:

PARKING LEGEND

- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK







REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

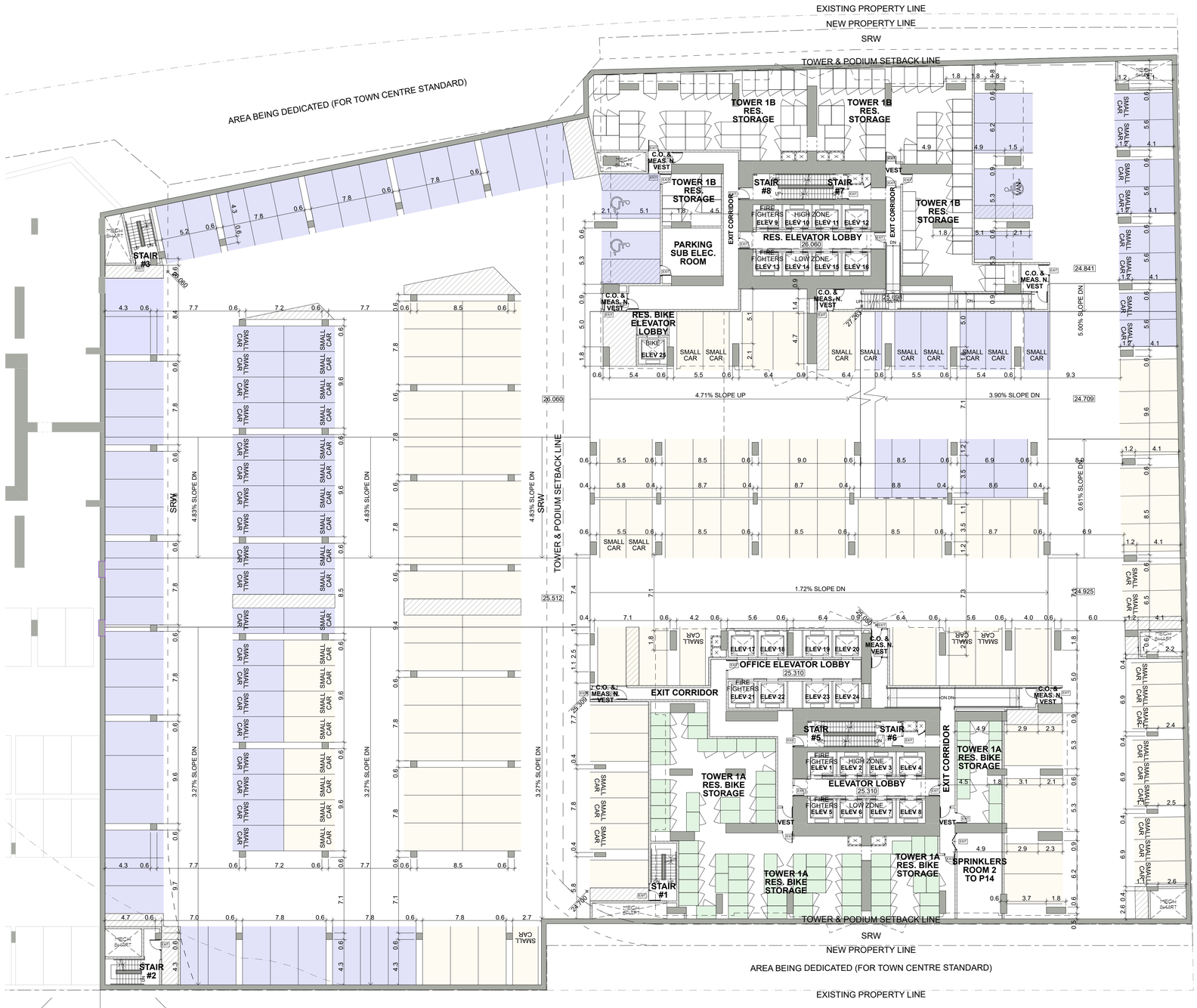
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P7

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.08	-

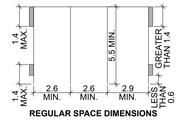
Drawn by Bingham + Hill Architects



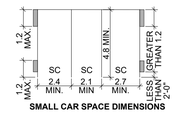
Notes:

PARKING LEGEND

- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK



REGULAR SPACE DIMENSIONS



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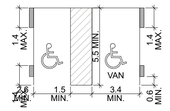


ACCESSIBLE SPACE DIMENSIONS

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

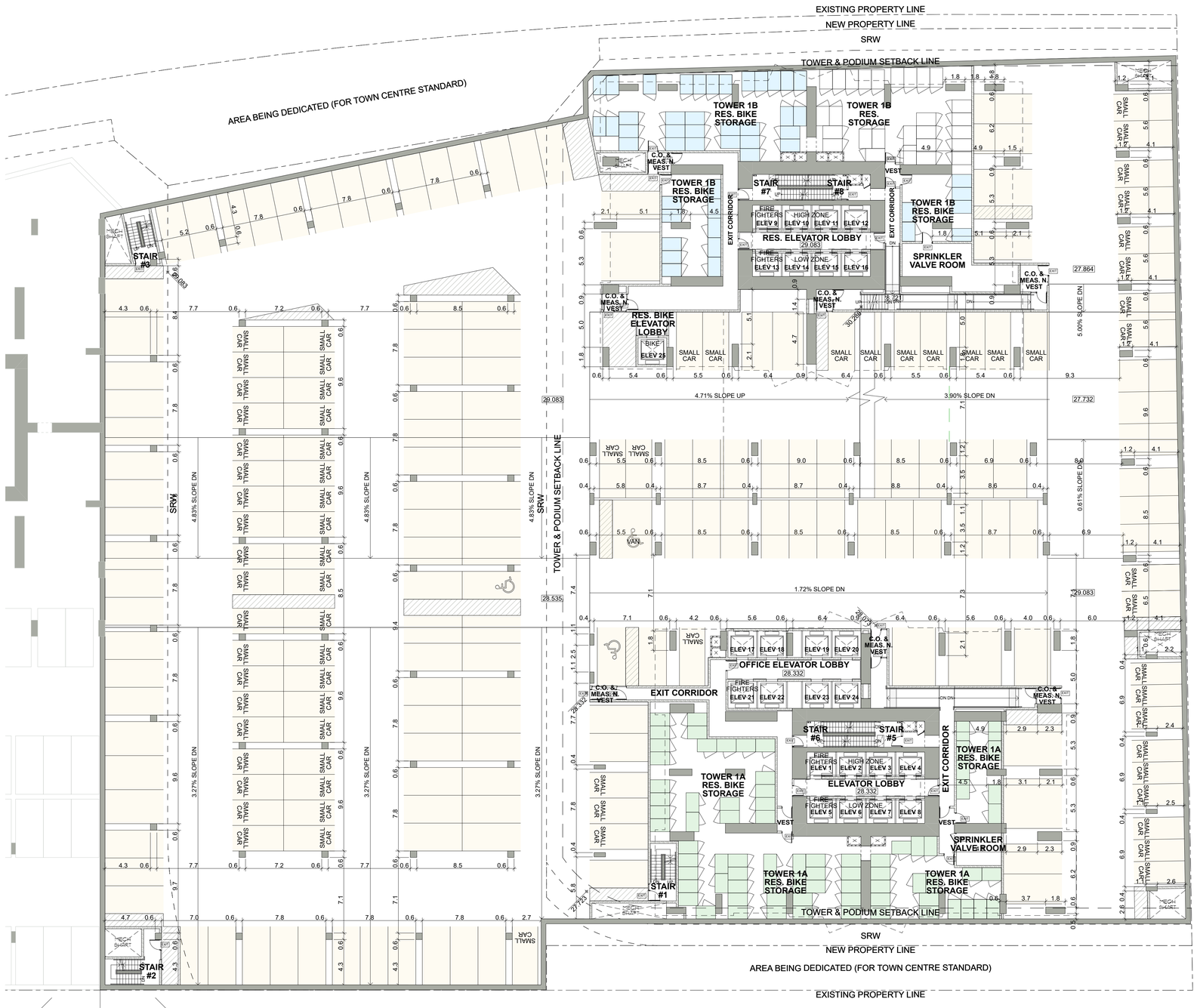
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P6

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.09		-

Drawn by Bingham + Hill Architects

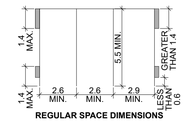


PHASE 2 **PHASE 1**

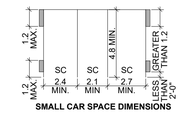
Notes:

PARKING LEGEND

- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK



REGULAR SPACE DIMENSIONS



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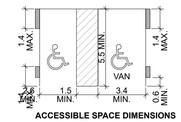


ACCESSIBLE SPACE DIMENSIONS

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM
JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

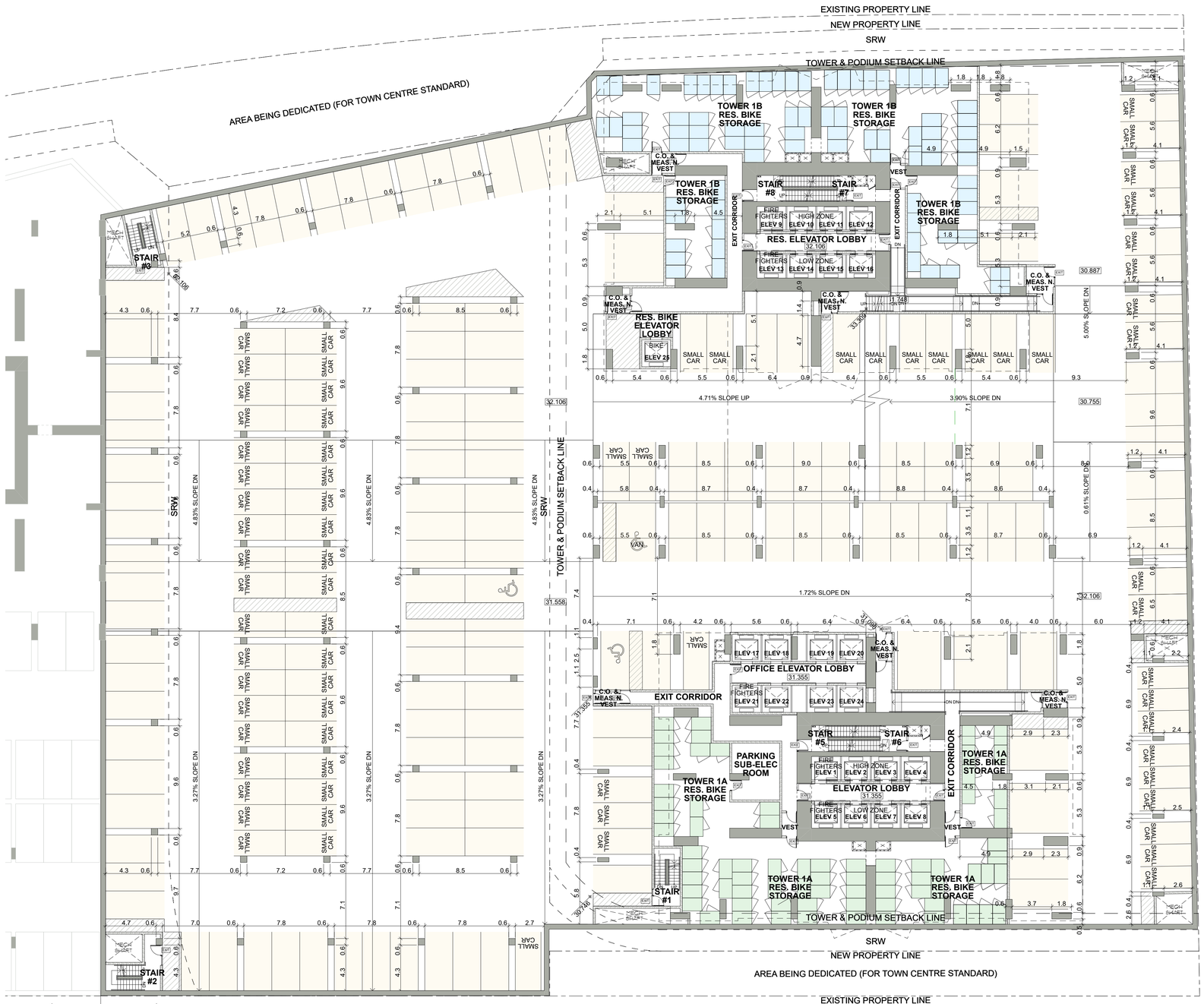
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P5

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.10		-

Drawn by Bingham + Hill Architects

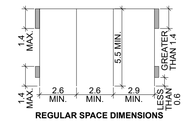


PHASE 2 **PHASE 1**

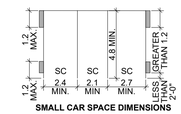
Notes:

PARKING LEGEND

- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK



REGULAR SPACE DIMENSIONS



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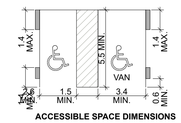


ACCESSIBLE SPACE DIMENSIONS

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

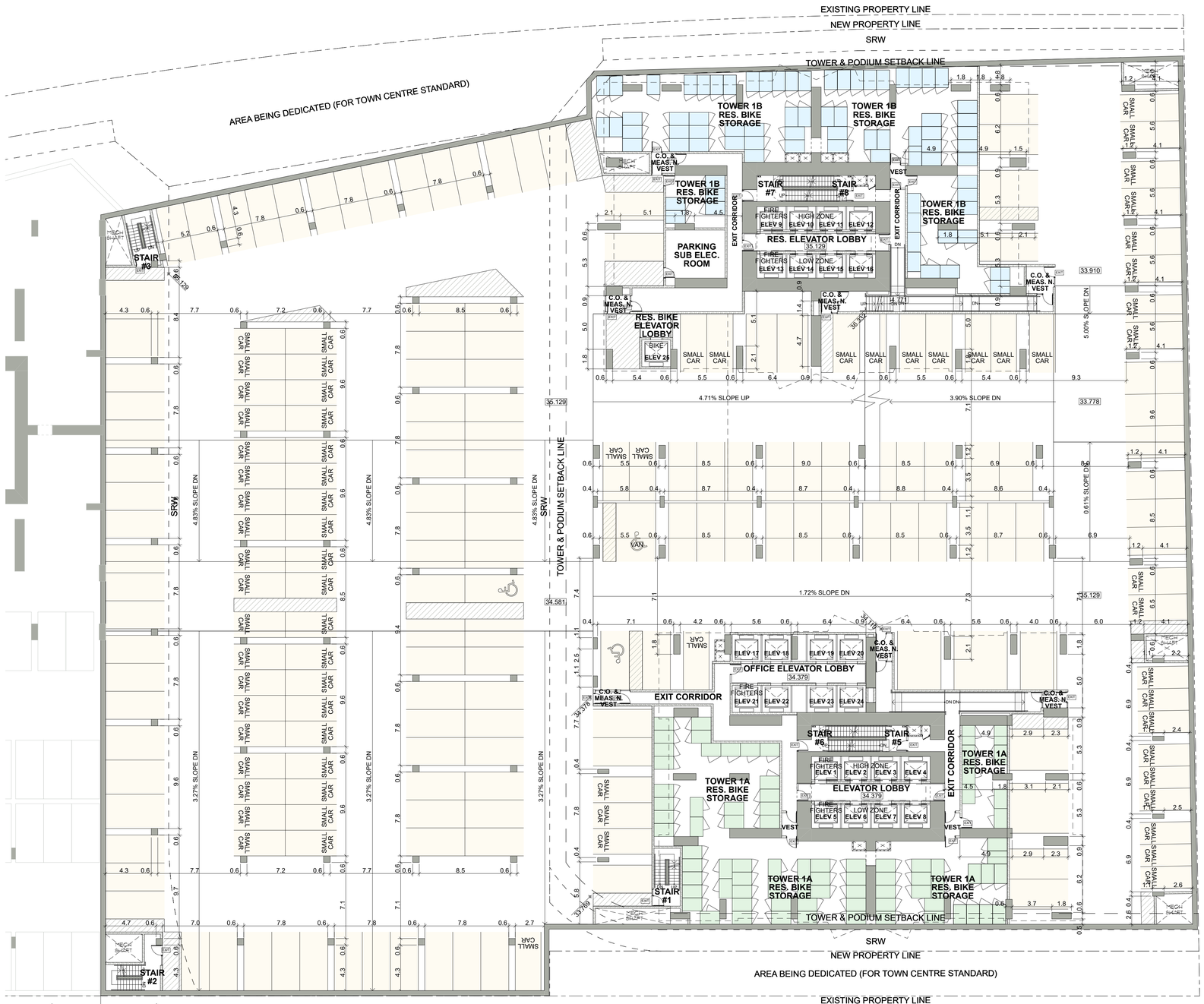
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P4

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.11		-

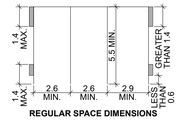
Drawn by Bingham + Hill Architects



Notes:

PARKING LEGEND

- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK



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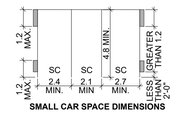
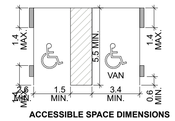


SMALL CAR SPACE DIMENSIONS



ACCESSIBLE SPACE DIMENSIONS

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

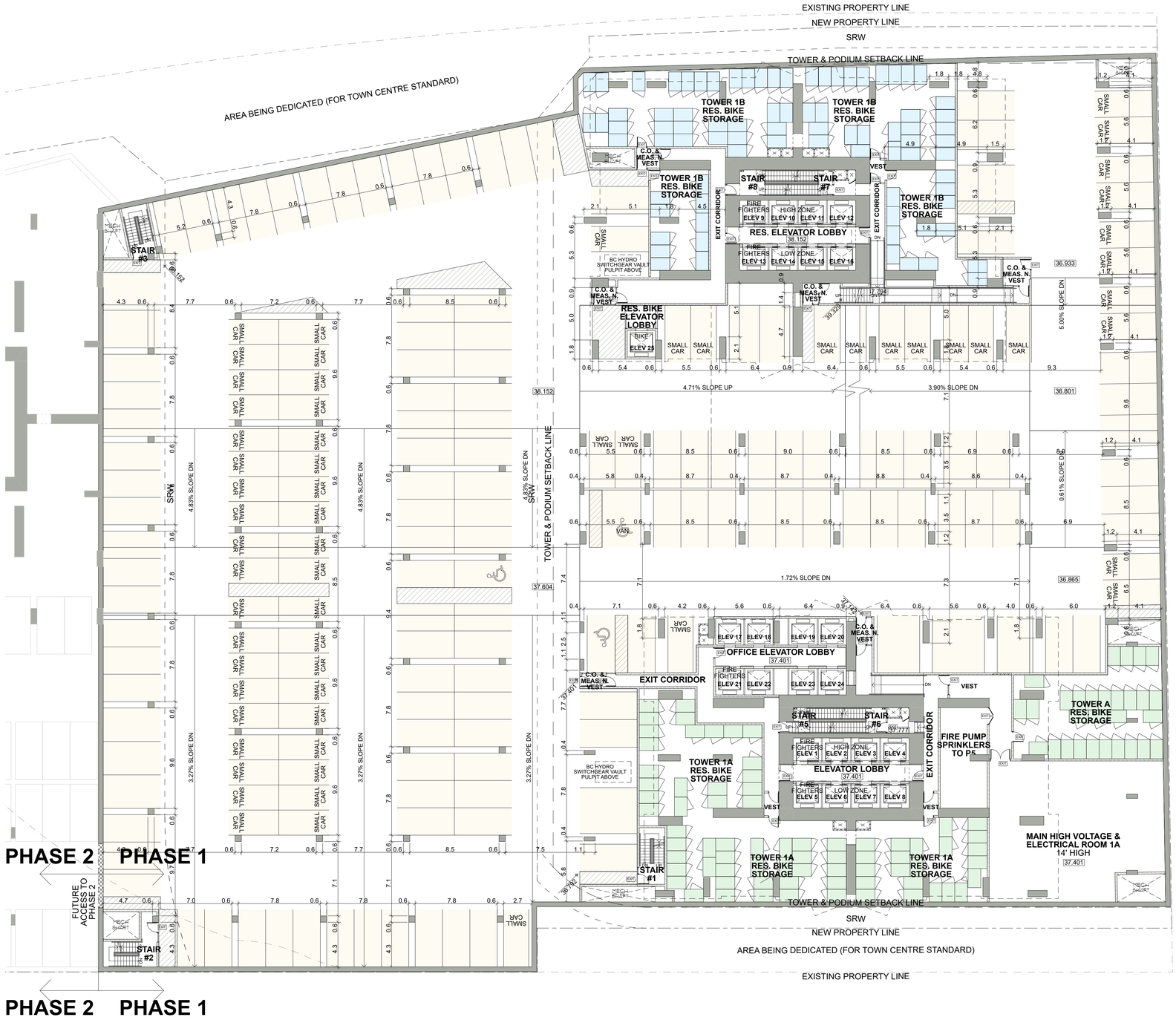
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P3

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.12		-

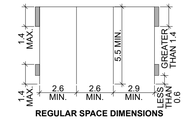
Drawn by Bingham + Hill Architects



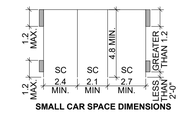
Notes:

PARKING LEGEND

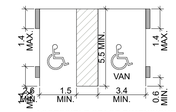
- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
- AREA 2: RESIDENTIAL VISITOR PARKING
- AREA 3: RESIDENTIAL PARKING
- TOWER 1B RESIDENTIAL TWO-BIKE LOCKER
- TOWER 1A RESIDENTIAL TWO-BIKE LOCKER
- CLASS A: SHARED OFFICE, RETAIL & SERVICE TWO-BIKE RACK
- CLASS A: SHARED OFFICE, RETAIL & SERVICE ONE-BIKE RACK
- CLASS B: BIKE RACK



REGULAR SPACE DIMENSIONS



SMALL CAR SPACE DIMENSIONS



ACCESSIBLE SPACE DIMENSIONS

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STATUS:	REZONING APPLICATION		

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#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P2

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.13		-

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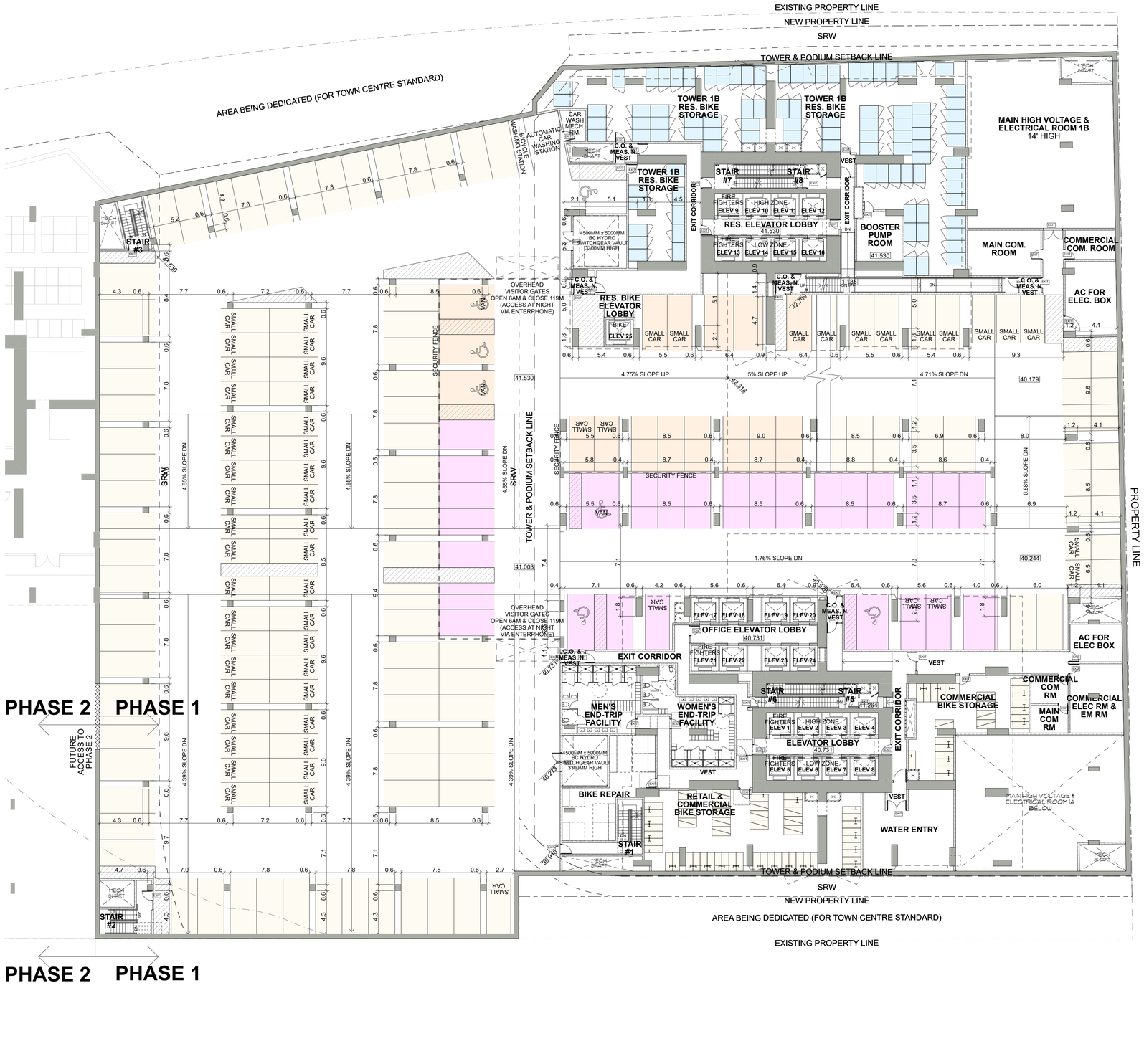

Notes:

PARKING LEGEND

- CAR SHARE
- AREA 1: RETAIL & SERVICE PARKING
- AREA 1: OFFICE PARKING
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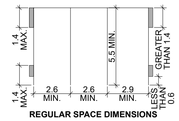
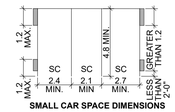
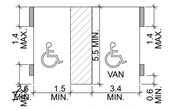


REGULAR SPACE DIMENSIONS



SMALL CAR SPACE DIMENSIONS



ACCESSIBLE SPACE DIMENSIONS

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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL P1

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.14		-

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PHASE 1 (TOWER 1A + 1B) VEHICLE PARKING - REQUIRED & PROPOSED

	UNIT COUNT/ AREA	PARKING BYLAW RATE	REQUIRED CAR STALLS	TOTAL PROVIDED CAR STALLS	INCLUDED IN TOTAL PROVIDED CAR STALLS: H/C BYLAW RATE	TOTAL REQ'D H/C	TOTAL PROVIDED H/C	VAN H/C BYLAW RATE	REQ'D VAN H/C INCLD IN TOTAL	PROVIDED VAN H/C	PROVIDED CAR SHARE
AREA 1: RETAIL	1,236 SQ. M.	1.0/46 SQ. M.	27	27	3 / 1ST 100 + 1/100	3	3	1 VAN HC/ 3 H/C	1	1	1
AREA 1: OFFICE	47,854 SQ. M.	1.0/46 SQ. M.	1,040	1,051	3 / 1ST 100 + 1/100	13	13	1 VAN HC/ 3 H/C	4	4	10
AREA 2: RESIDENTIAL VISITOR	1,466 UNITS	0.1/UNIT	147	151	3 / 1ST 100 + 1/100	4	4	1 VAN HC/3 H/C	2	2	
AREA 3: TOWER 1A RESIDENTIAL	531 UNITS	1.0/UNIT	531		3 / 1ST 100 + 1/100	8	17	1 VAN HC/3 H/C	6	6	5
AREA 3: TOWER 1B RESIDENTIAL	624 UNITS	1.0/UNIT	624			9					6
AREA 3: TOWER 1A RESIDENTIAL ADAPTABLE	147 UNITS	20% TOTAL UNITS	311	1,522	1 / 2 UNITS	74	156	1 VAN HC/3 H/C	52	52	1
AREA 3: TOWER 1B RESIDENTIAL ADAPTABLE	164 UNITS					82					2
TOTAL	1,466 UNITS		**2,680**	**2,751**		**193**	**193**		**65**	**65**	**25**
ALLOWABLE SMALL CAR		35.0%	938								
PROVIDED SMALL CAR		33.9%	932								

PHASE 1 (TOWER 1A + 1B) BICYCLE SPACE - REQUIRED & PROPOSED

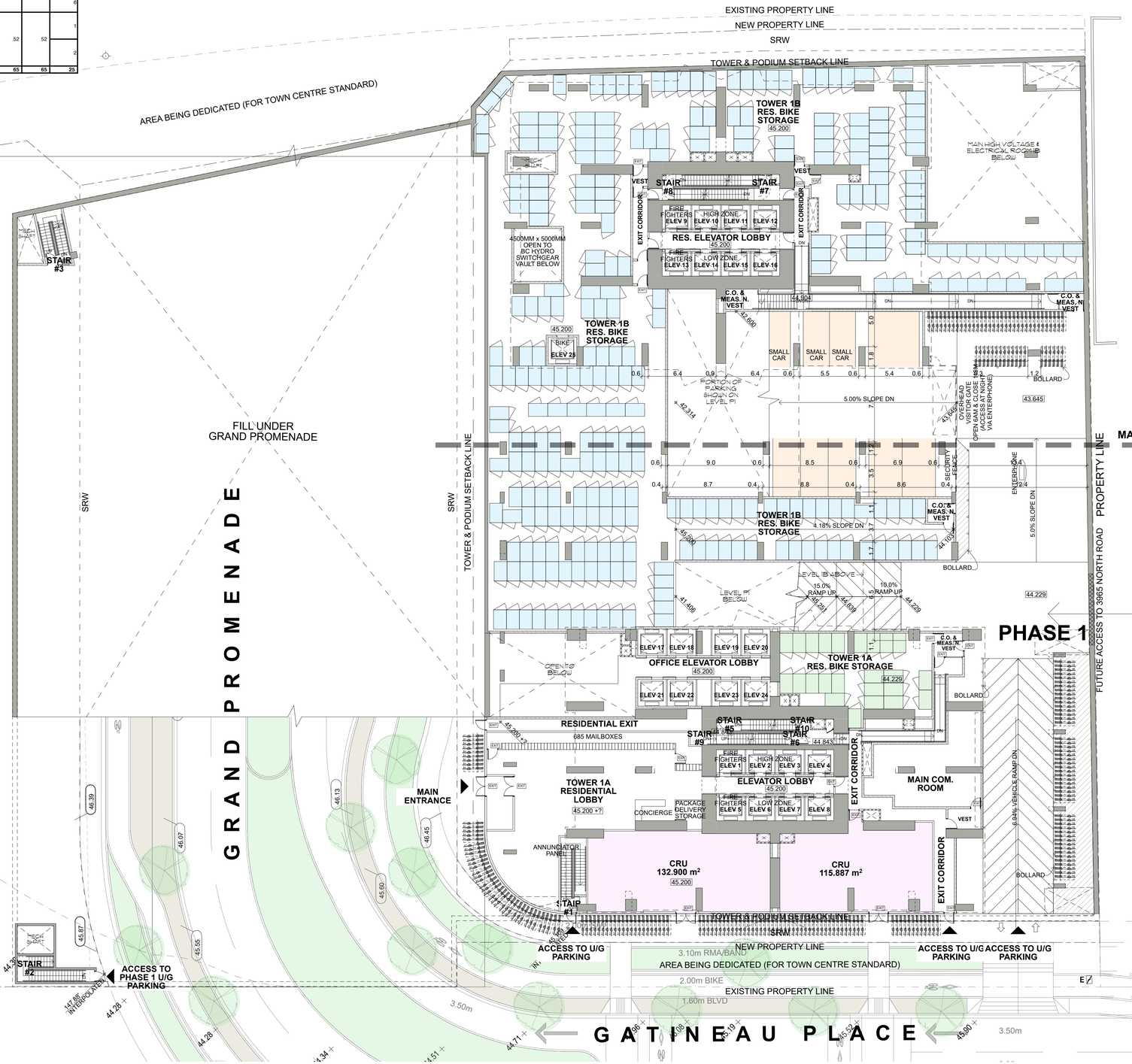
	UNIT COUNT/AREA	BYLAW RATE CLASS A	BYLAW RATE CLASS B	REQUIRED BIKES CLASS A	REQUIRED BIKES CLASS B	PROVIDED BIKES CLASS A	PROVIDED BIKES CLASS B
RETAIL	1,236 SQ. M.	1.0/500 SQ. M.	1.0/500 SQ. M.	3	3	3	
OFFICE	47,854 SQ. M.	1.0/500 SQ. M.	1.0/1,000 SQ. M.	96	48	96	COMBINED
TOWER 1A	678 UNITS	2.0/UNIT	1/ 5 DWELLING UNITS	1,356	136	1,356	
TOWER 1B	788 UNITS	2.0/UNIT	1/ 5 DWELLING UNITS	1,576	158	1,576	
TOTAL	1,466 UNITS			**3,031**	**344**	**3,031**	**343**
BICYCLE REPAIR STATION		1/400 CLASS A BIKE SPACES			8		8

PHASE 1 (TOWER 1A + 1B) VEHICLE PARKING - PROPOSED BY FLOOR

	REGULAR	SMALL	H/C	VAN H/C	SUBTOTAL
LEVEL 1A					
CAR SHARE OFFICE					
LEVEL P1	14	8	1	2	25
CAR SHARE OFFICE					
CAR SHARE RES					
CAR SHARE RES H/C					
LEVEL P1	**REGULAR**	**SMALL**	**H/C**	**VAN H/C**	**SUBTOTAL**
AREA 1 RETAIL	21	3	2	1	27
AREA 1 OFFICE	79	51	0	0	130
LEVEL P2					
AREA 1 OFFICE	126	62	2	1	191
LEVEL P3					
AREA 1 OFFICE	128	73	2	1	204
LEVEL P4					
AREA 1 OFFICE	128	73	2	1	204
LEVEL P5					
AREA 1 OFFICE	128	73	2	1	204
LEVEL P6					
AREA 1 OFFICE	80	28	0	0	108
AREA 2 RES VISITOR	50	44	2	1	97
LEVEL P7					
AREA 2 RES VISITOR	45	9	0	0	54
AREA 3 RESIDENTIAL	34	66	15	15	130
LEVEL P8					
AREA 3 RESIDENTIAL	71	71	22	22	186
LEVEL P9					
AREA 3 RESIDENTIAL	77	66	22	22	187
LEVEL P10					
AREA 3 RESIDENTIAL	89	61	19	19	188
LEVEL P11					
AREA 3 RESIDENTIAL	141	61	0	0	202
LEVEL P12					
AREA 3 RESIDENTIAL	139	66	0	0	205
LEVEL P13					
AREA 3 RESIDENTIAL	139	66	0	0	205
LEVEL P14					
AREA 3 RESIDENTIAL	138	66	0	0	204
TOTAL	**1627**	**947**	**91**	**86**	**2751**

PHASE 1 (TOWER 1A + 1B) BICYCLE SPACE - PROPOSED BY FLOOR

	CLASS A			CLASS B
	OFFICE/ RETAIL	TOWER 1A	TOWER 1B	OFFICE/ RETAIL/ RESIDENTIAL
LEVEL 2	-	-	-	90
LEVEL 1B	-	-	254	34
LEVEL 1A	-	48	550	219
LEVEL P1	98	-	190	-
LEVEL P2	-	204	164	-
LEVEL P3	-	160	164	-
LEVEL P4	-	160	164	-
LEVEL P5	-	160	90	-
LEVEL P6	-	160	-	-
LEVEL P7	-	148	-	-
LEVEL P8	-	148	-	-
LEVEL P9	-	160	-	-
LEVEL P10	-	8	-	-
TOTAL	98	1356	1576	343



Notes:

PARKING LEGEND

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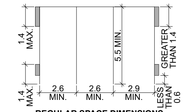

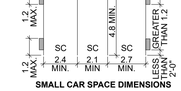

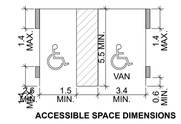

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL 1A - BIKE LOCKER MEZZANINE PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.15		-

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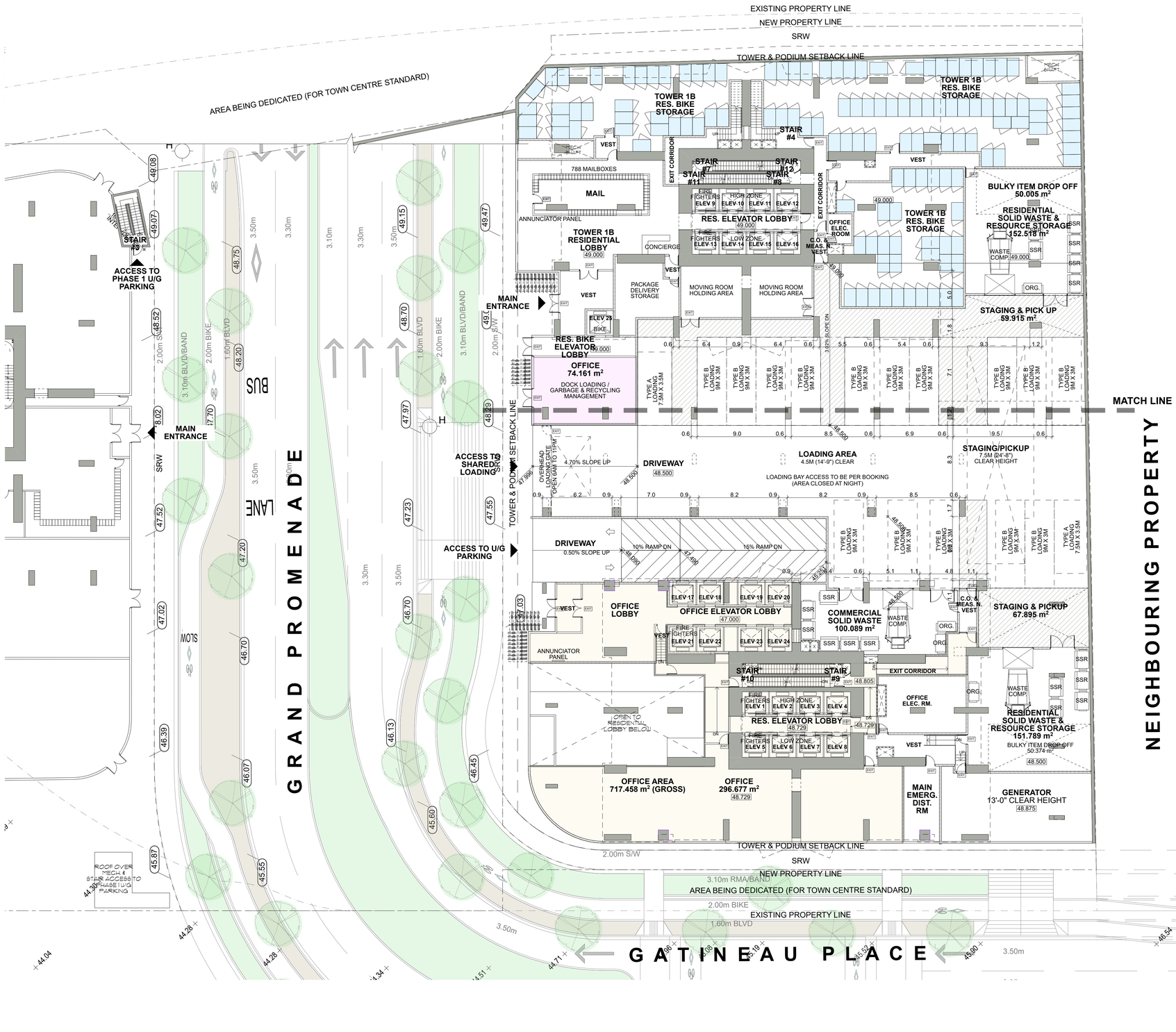

Notes:

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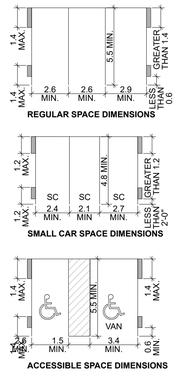

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: LEVEL 1B - GROUND FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.16		-

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Notes:

EXISTING PROPERTY LINE
NEW PROPERTY LINE
SRW
TOWER & PODIUM SETBACK LINE

FUTURE DEVELOPMENT

TOWER & PODIUM SETBACK LINE
SRW

SRW

SRW

CRU343.734 m² (GROSS)
CRU396.111 m² (GROSS)
OFFICE AREA3,454.658 m² (GROSS)

OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE

STAIR
STORAGE?
OFFICE ELEC. RM.
OFFICE ELEVATOR LOBBY
WASHROOM
WASHROOM
COURTYARD
OPEN TO LOADING BELOW
CANOPY
CANOPY
FOR PHASING

GRAND PROMENADE

GATINEAU PLACE

PHASE 1

FUTU

A5.14
A6.02
A6.01
1 A6.03
A6.06
A5.22
A5.11
A6.05
A5.13
A6.04
A5.12
1 A6.03
2

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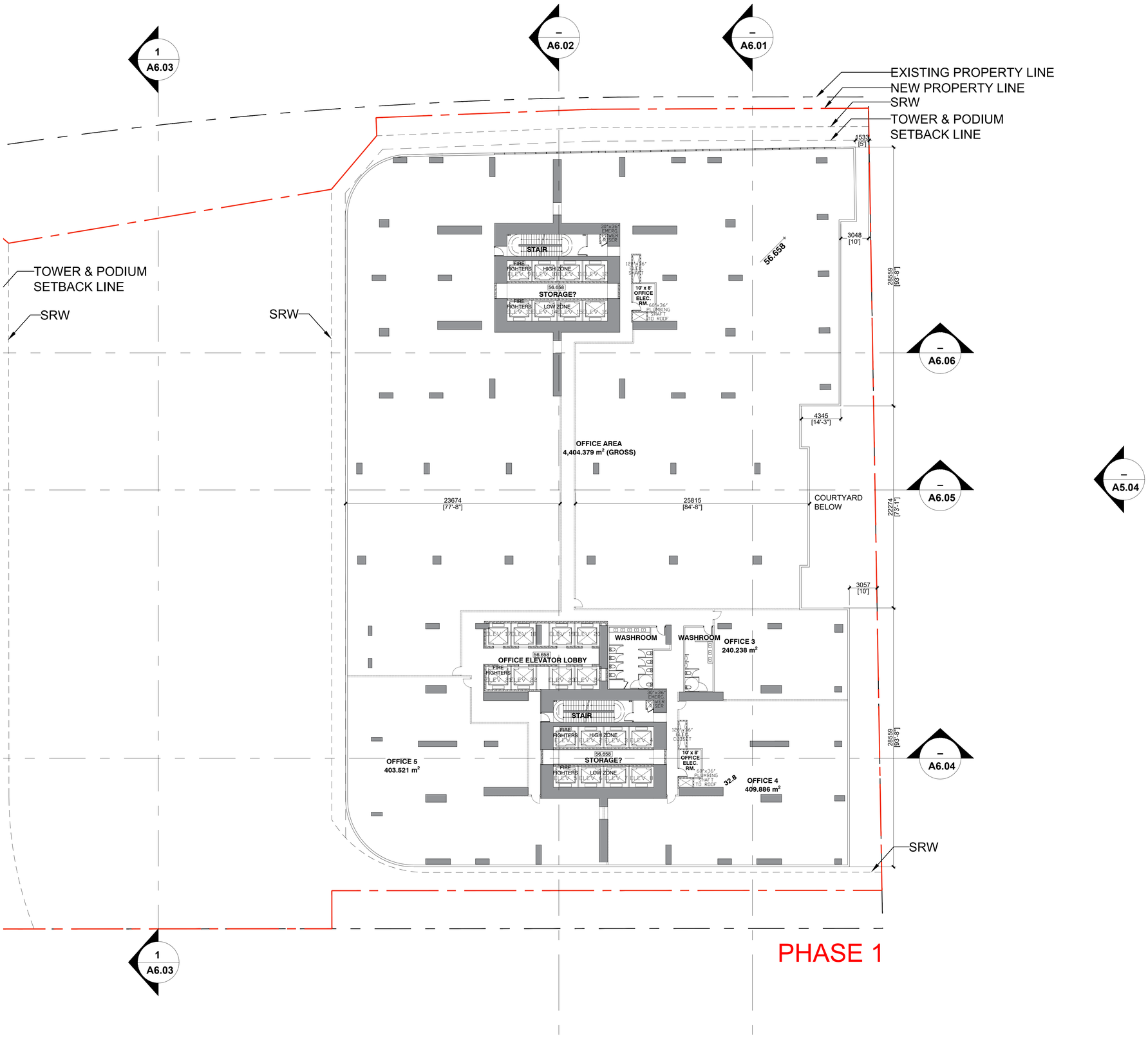
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 2ND FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-
PROJECT NO: 18001.80	DRAWING NO: A2.17		REVISION: -



Notes:

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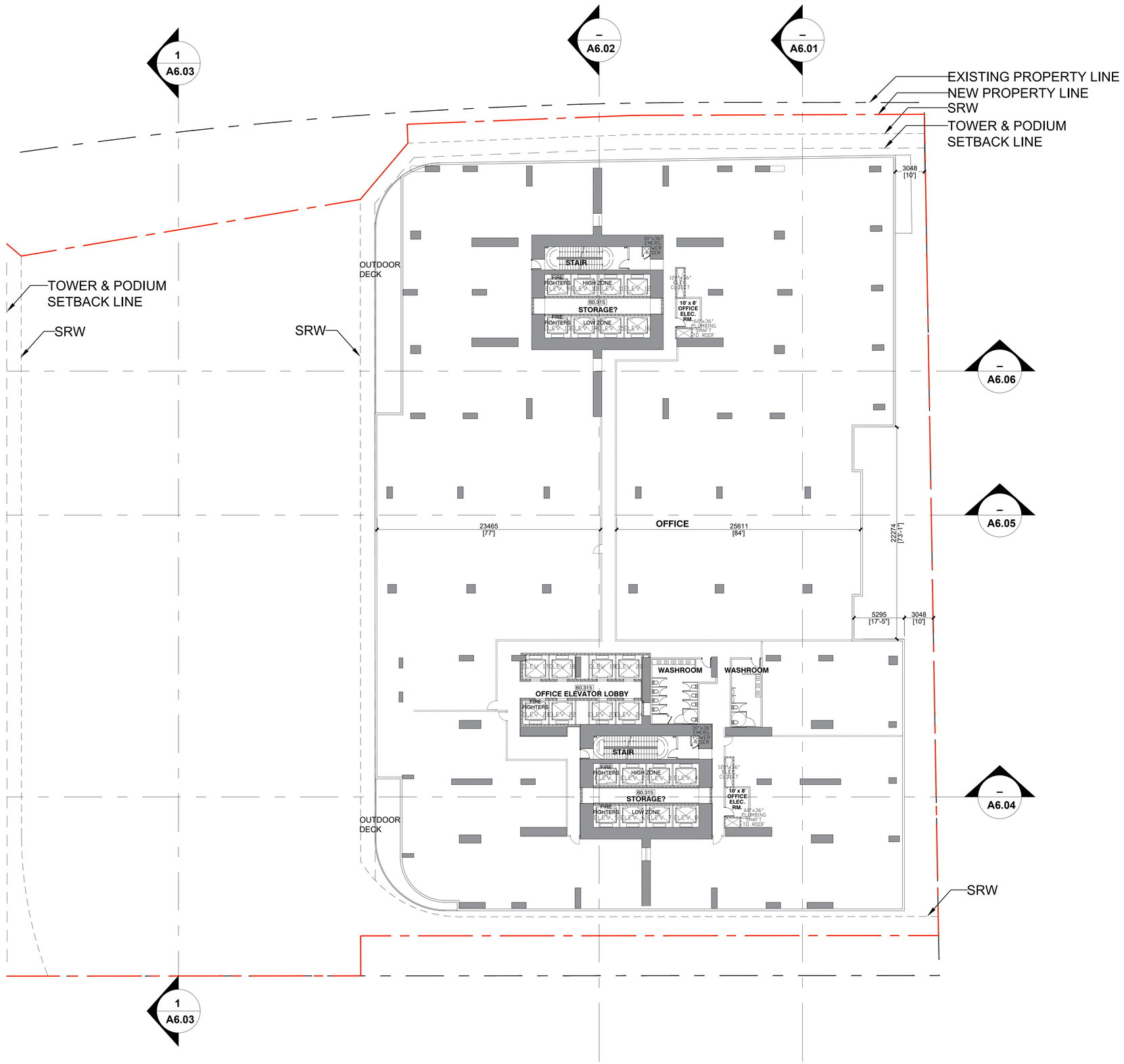
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 3RD FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.18		-



Notes:

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STATUS: REZONING APPLICATION

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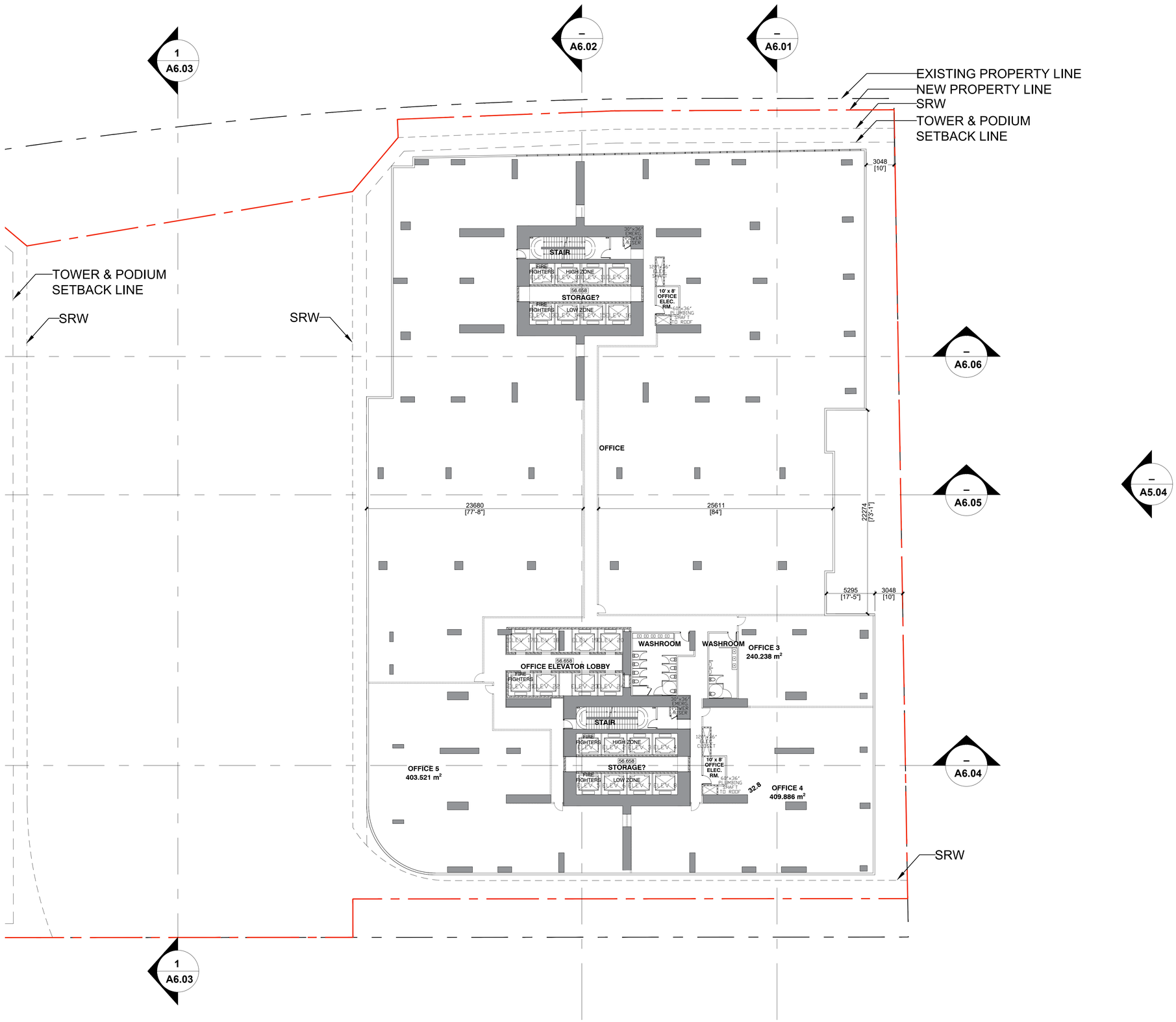
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 4TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.19	-



Notes:

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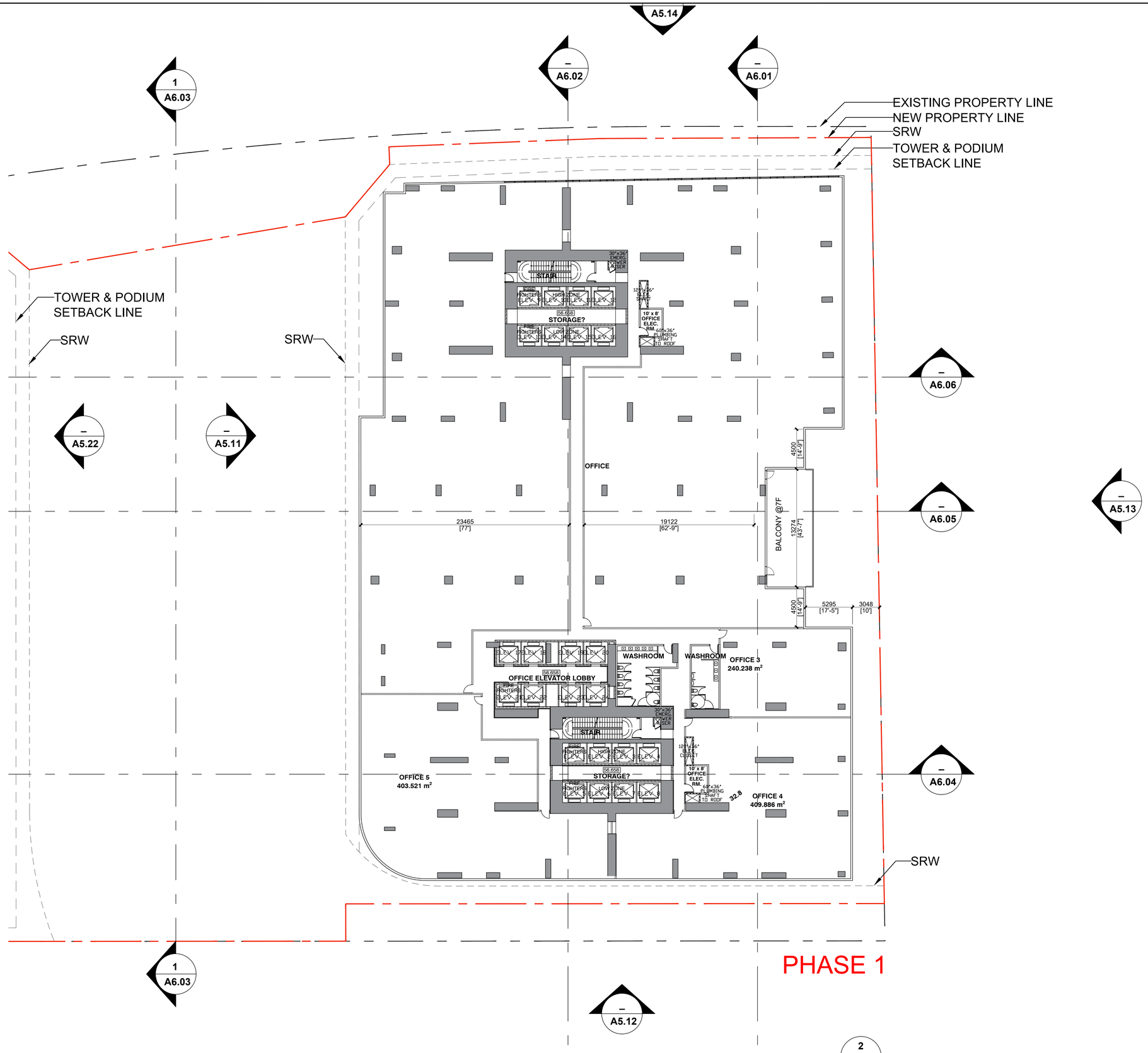
V6B 2W6

SITE:
LOUGHEED
BURNABY BC

TITLE:
PHASE 1: 5TH TO 6TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.20		-



Notes:

REV:	DESCRIPTION:	BY:	DATE:
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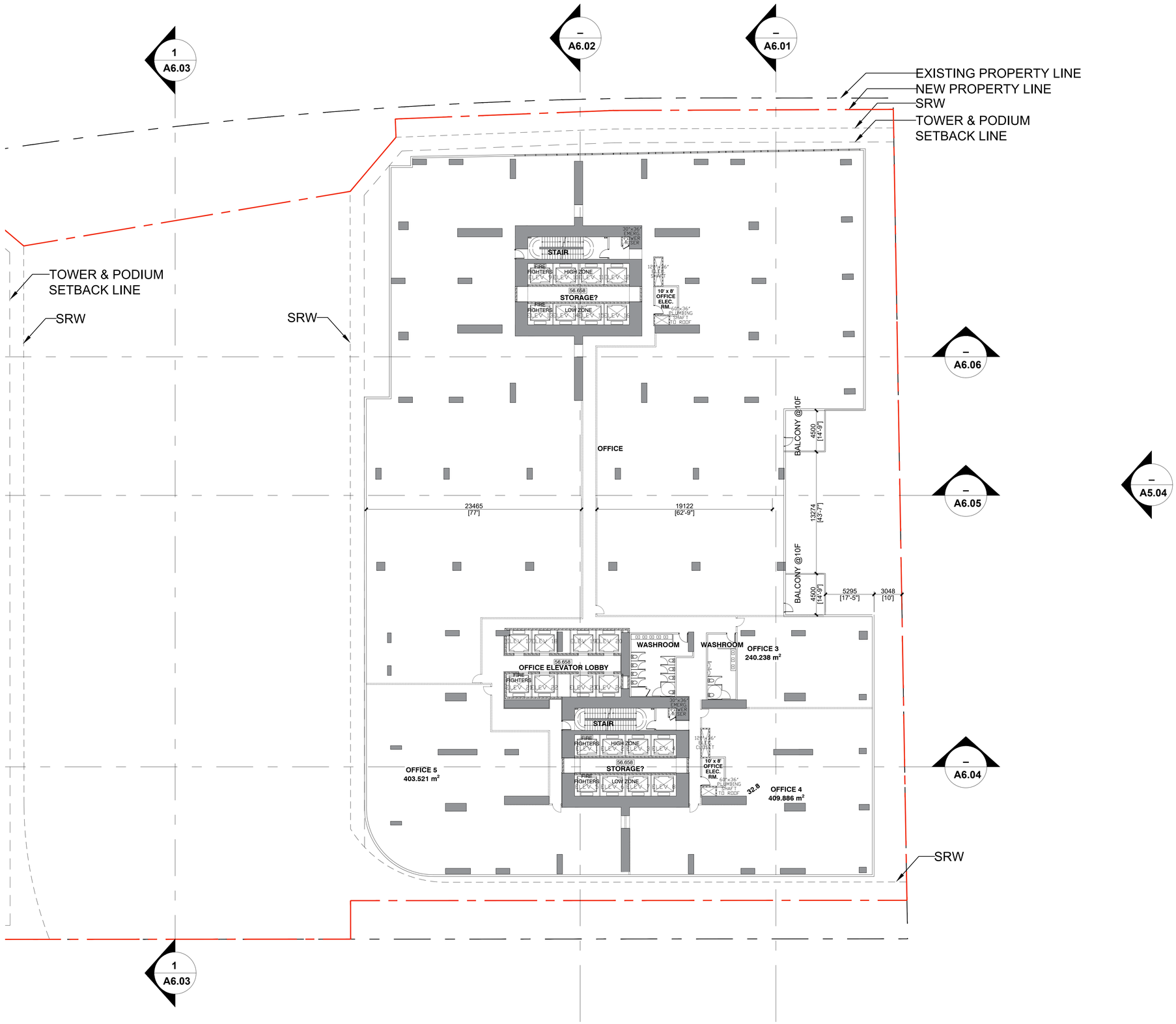
SITE:
LOUGHEED
BURNABY BC

TITLE:
PHASE 2: 7TH TO 9TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.21		-



Notes:

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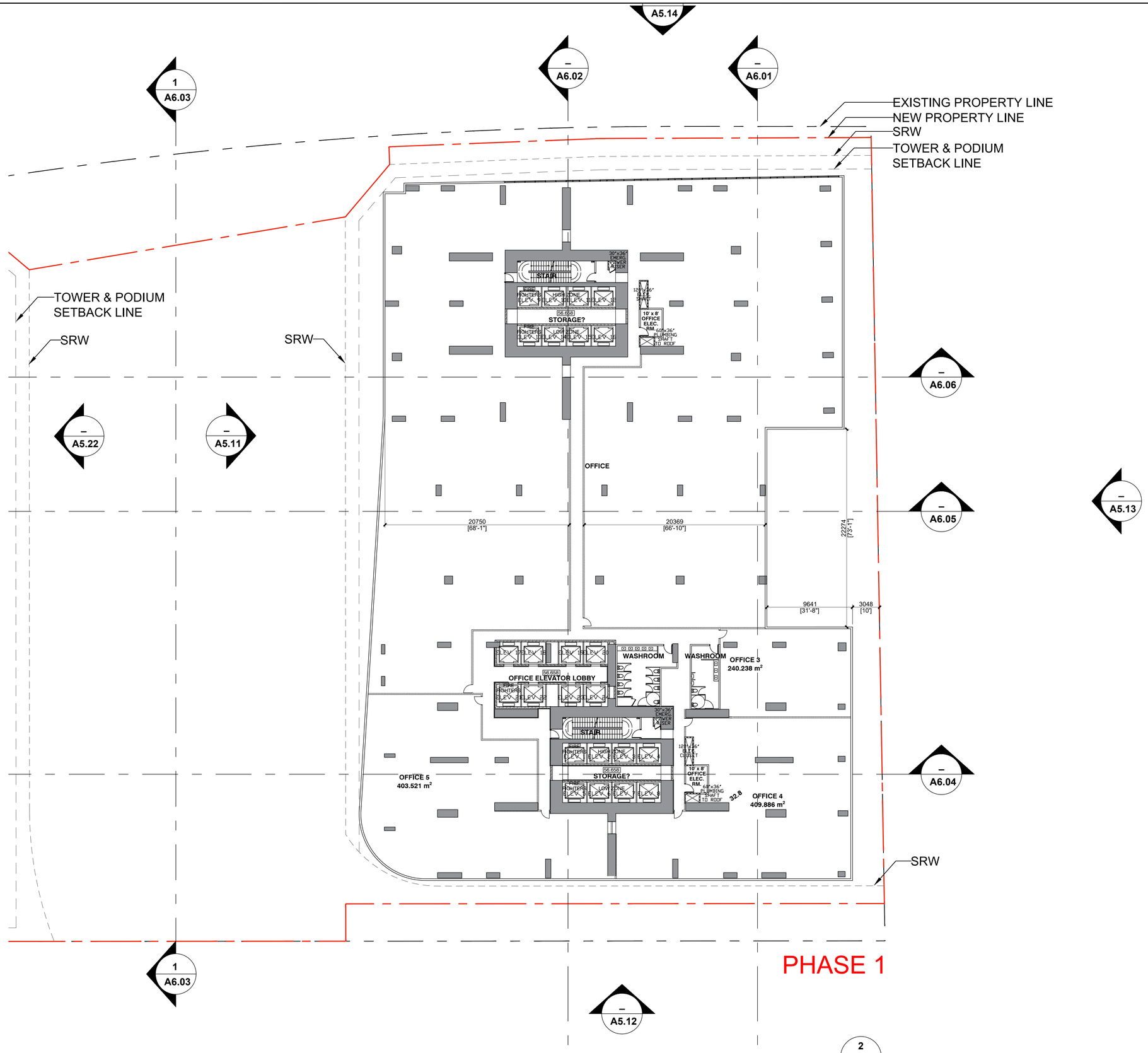
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 10TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.22	-



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SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 11TH TO12TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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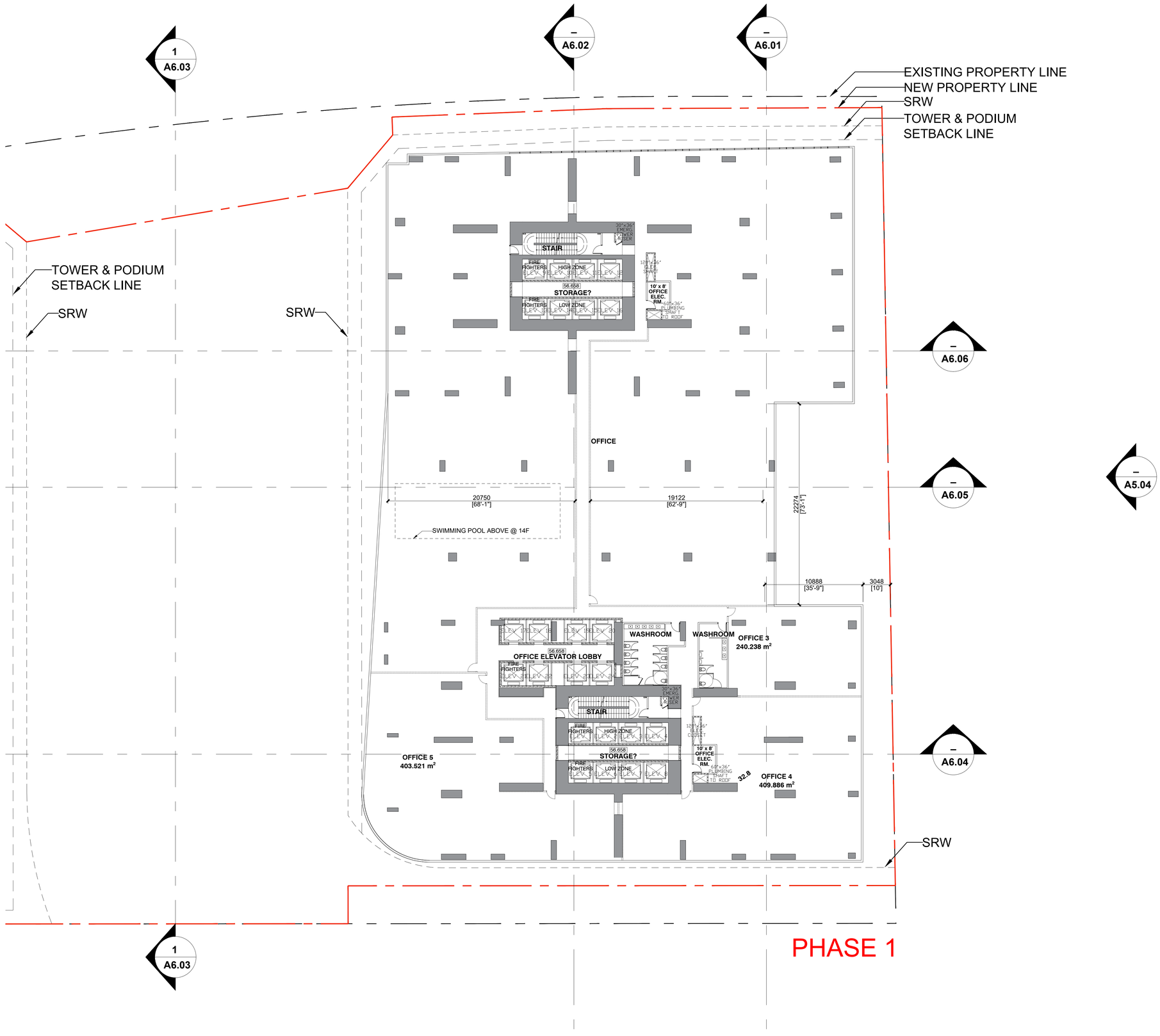

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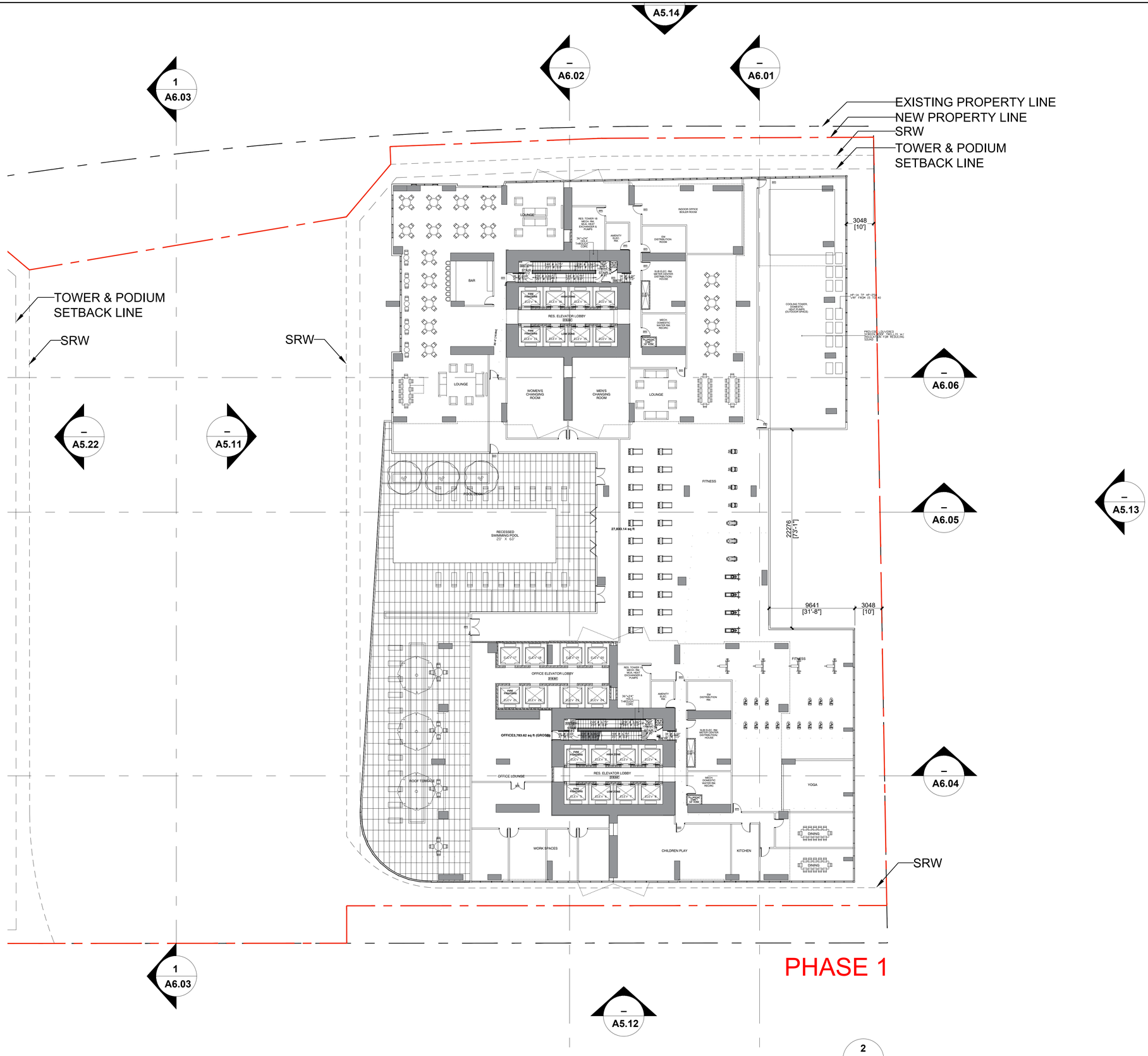
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 13TH FLOOR

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.24	-



Notes:

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STATUS: REZONING APPLICATION

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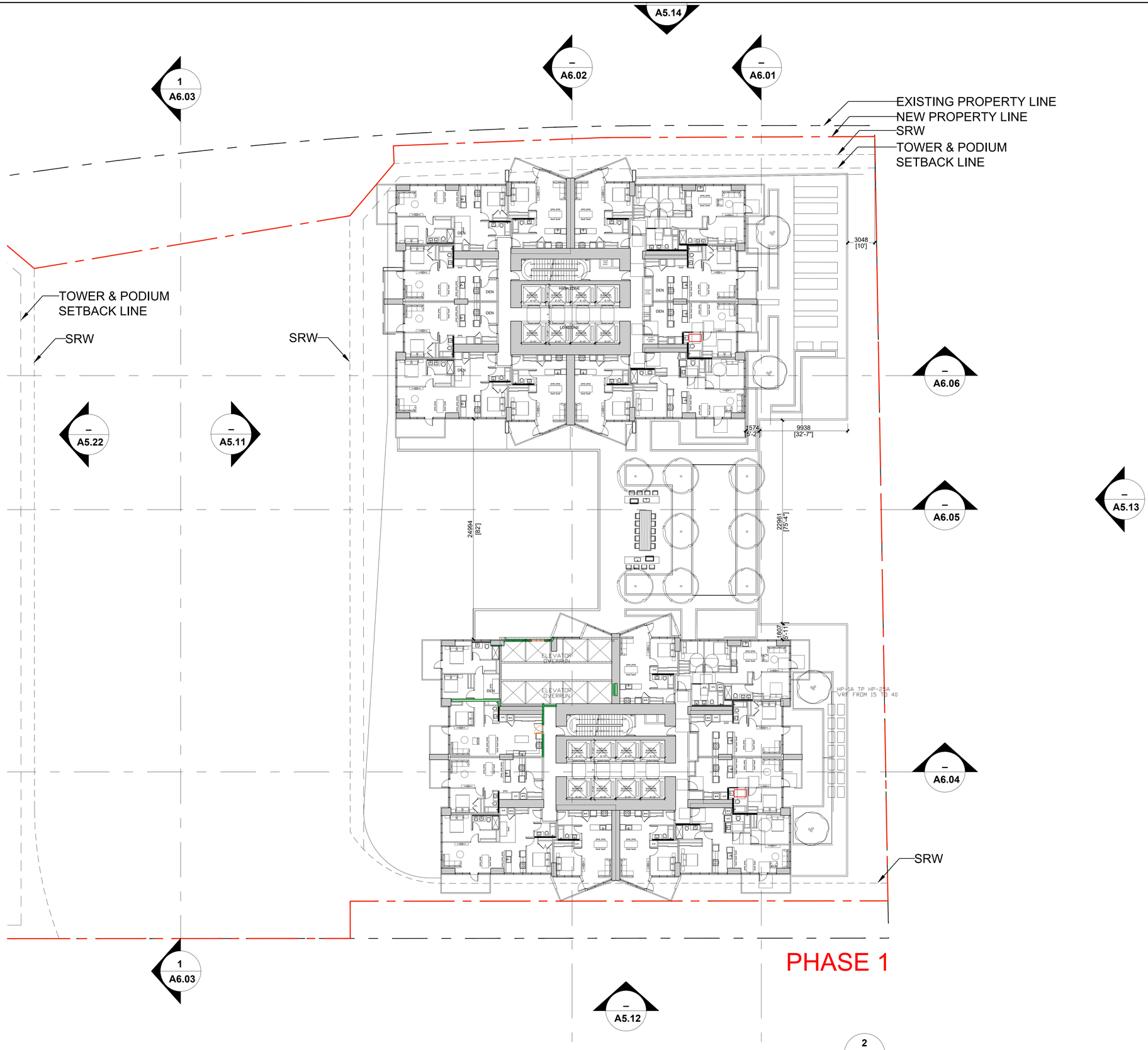
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 14TH AMENITY FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.25		-



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SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 15TH AMENITY FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:
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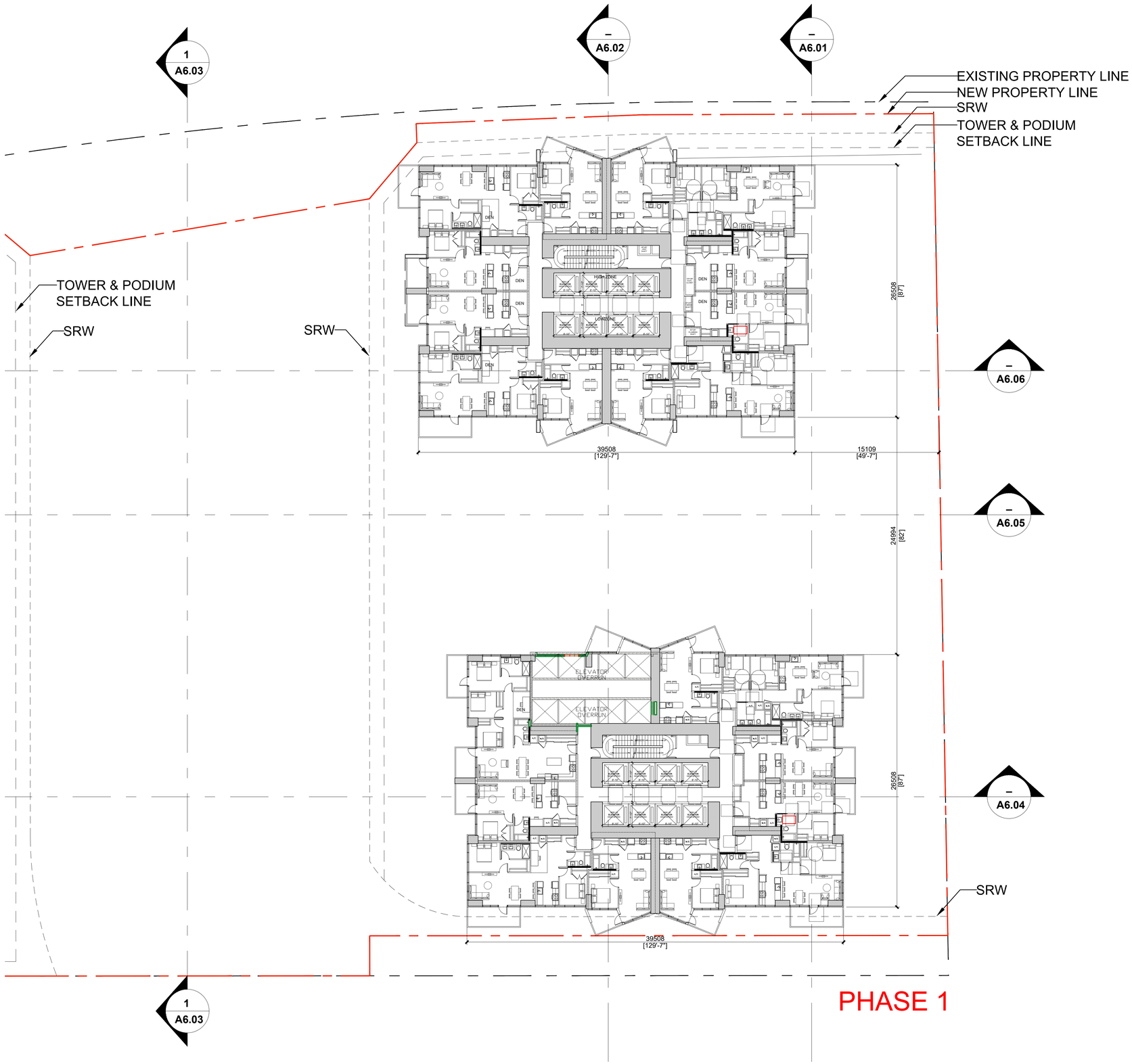

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SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 16TH TO 17TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.27	-

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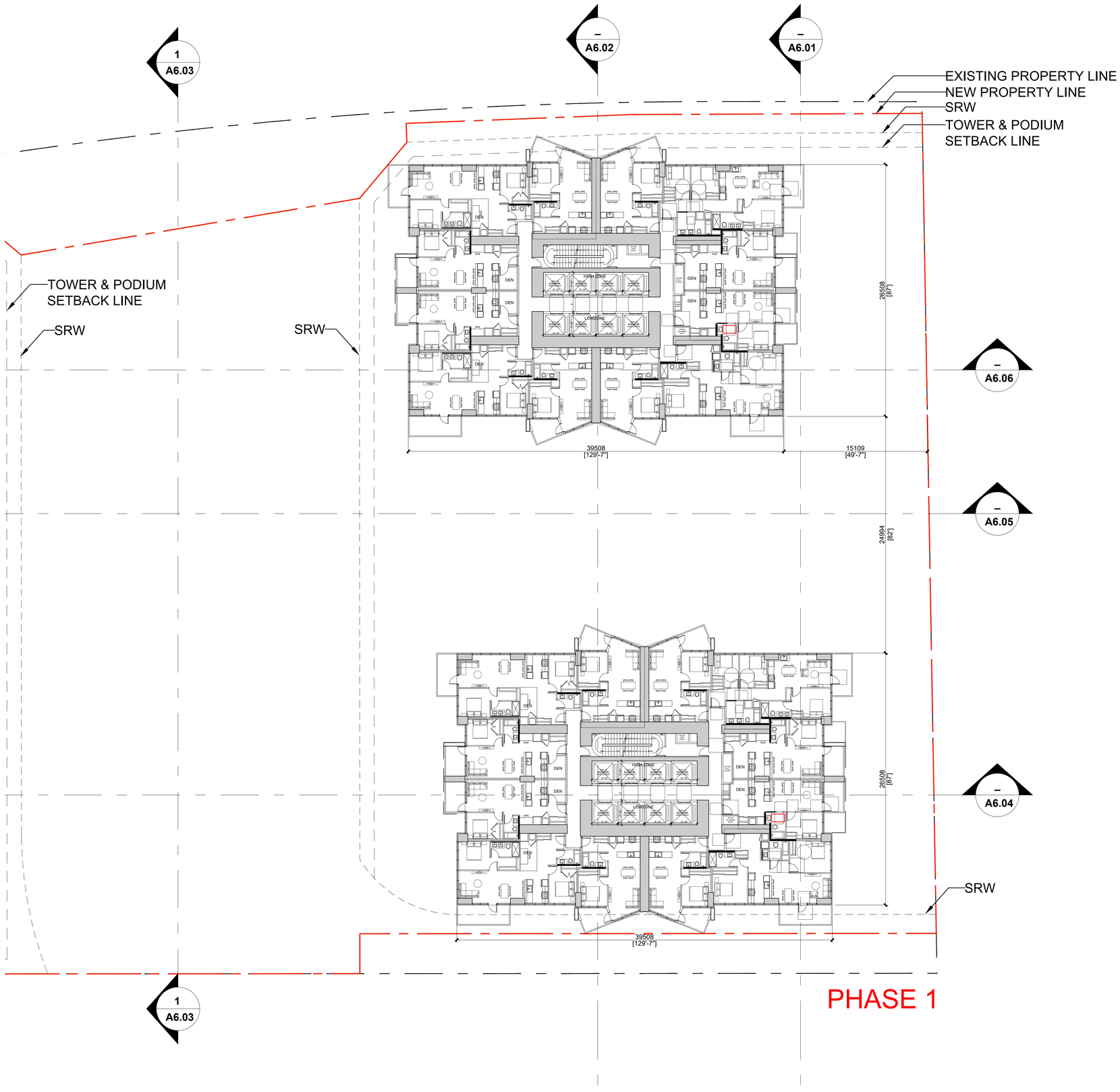

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SITE: LOUGHEED
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TITLE: PHASE 1: 18TH TO 39TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-
PROJECT NO:	DRAWING NO:		REVISION:
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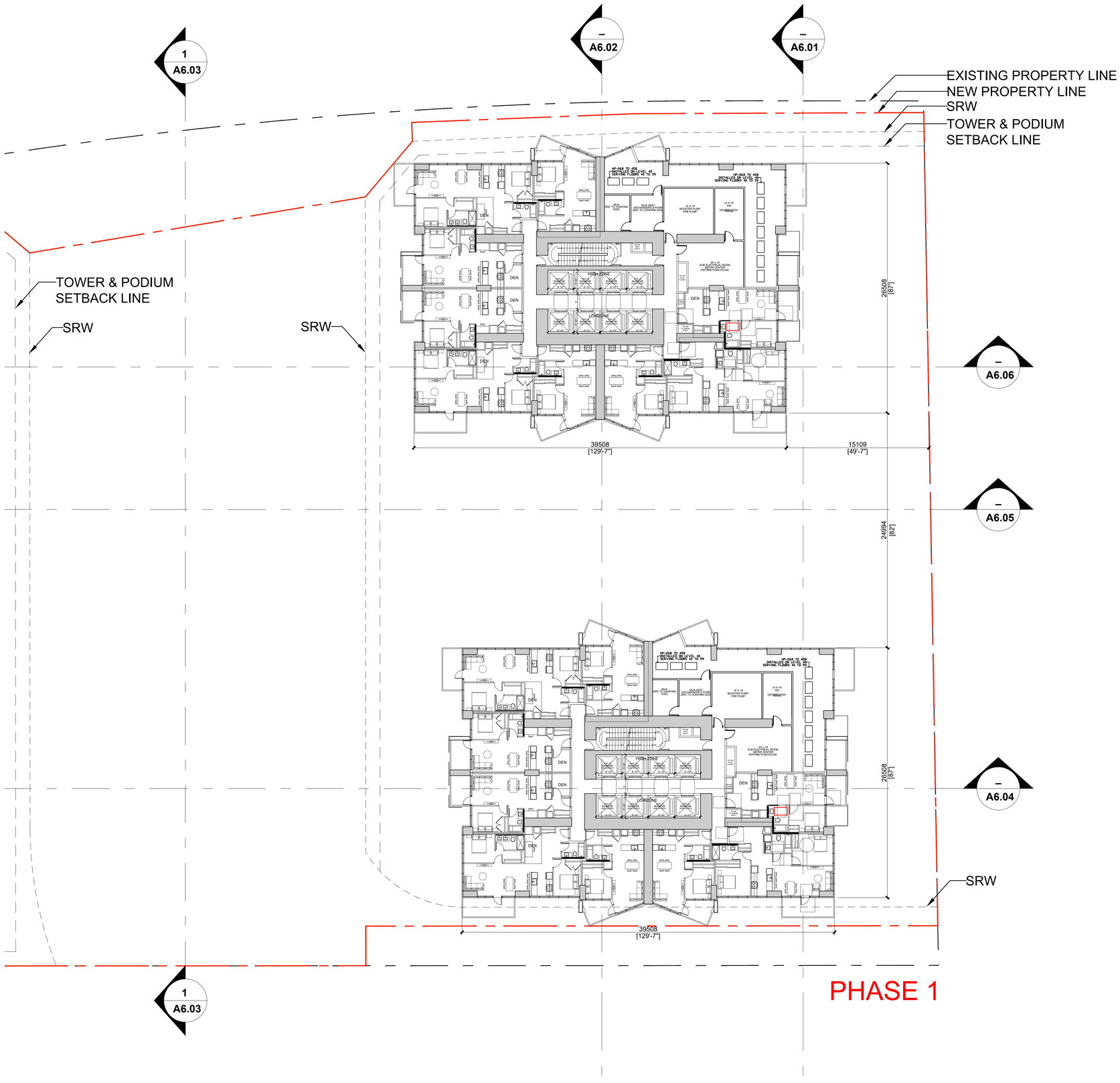

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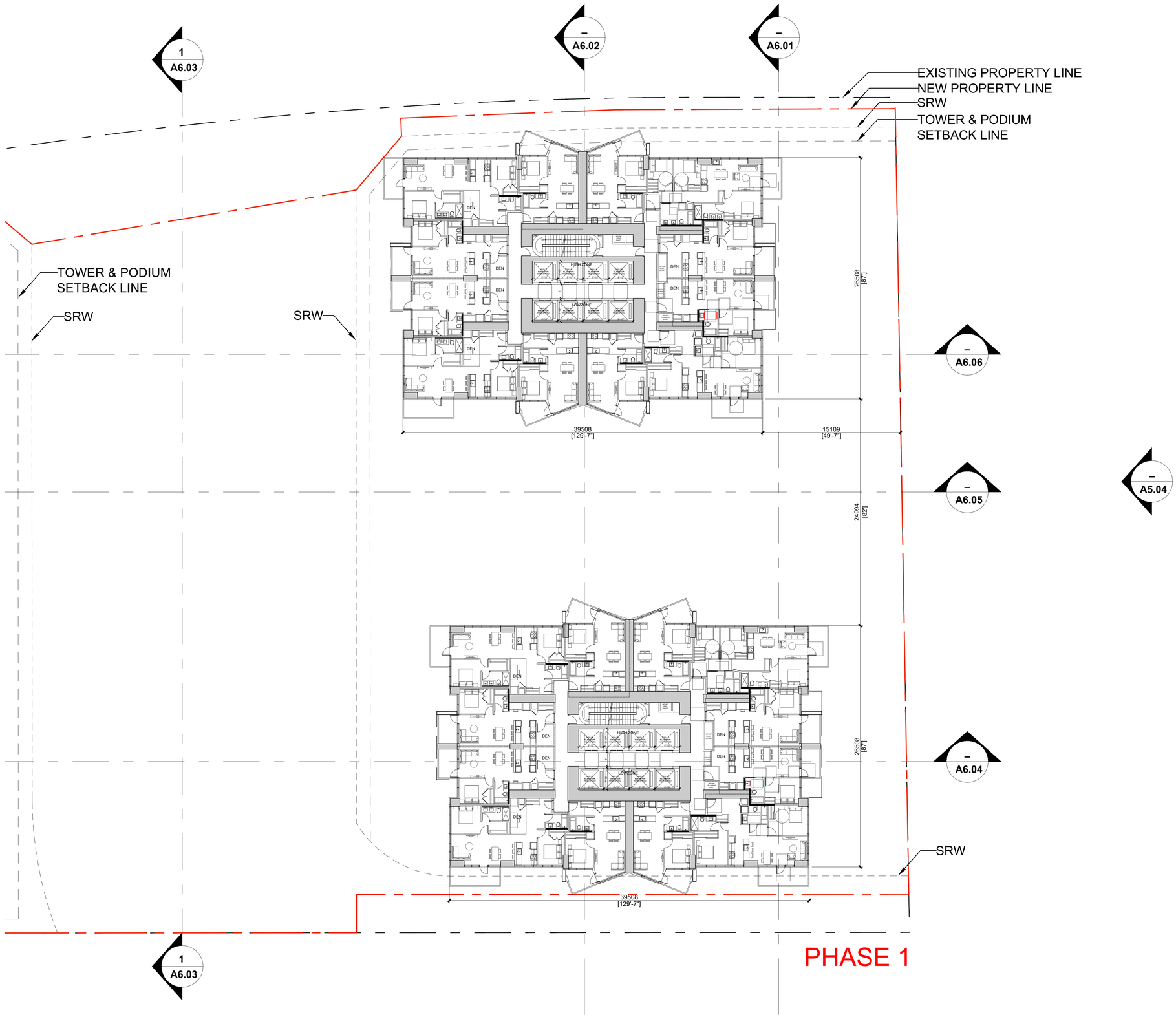
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 40TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A2.29		-



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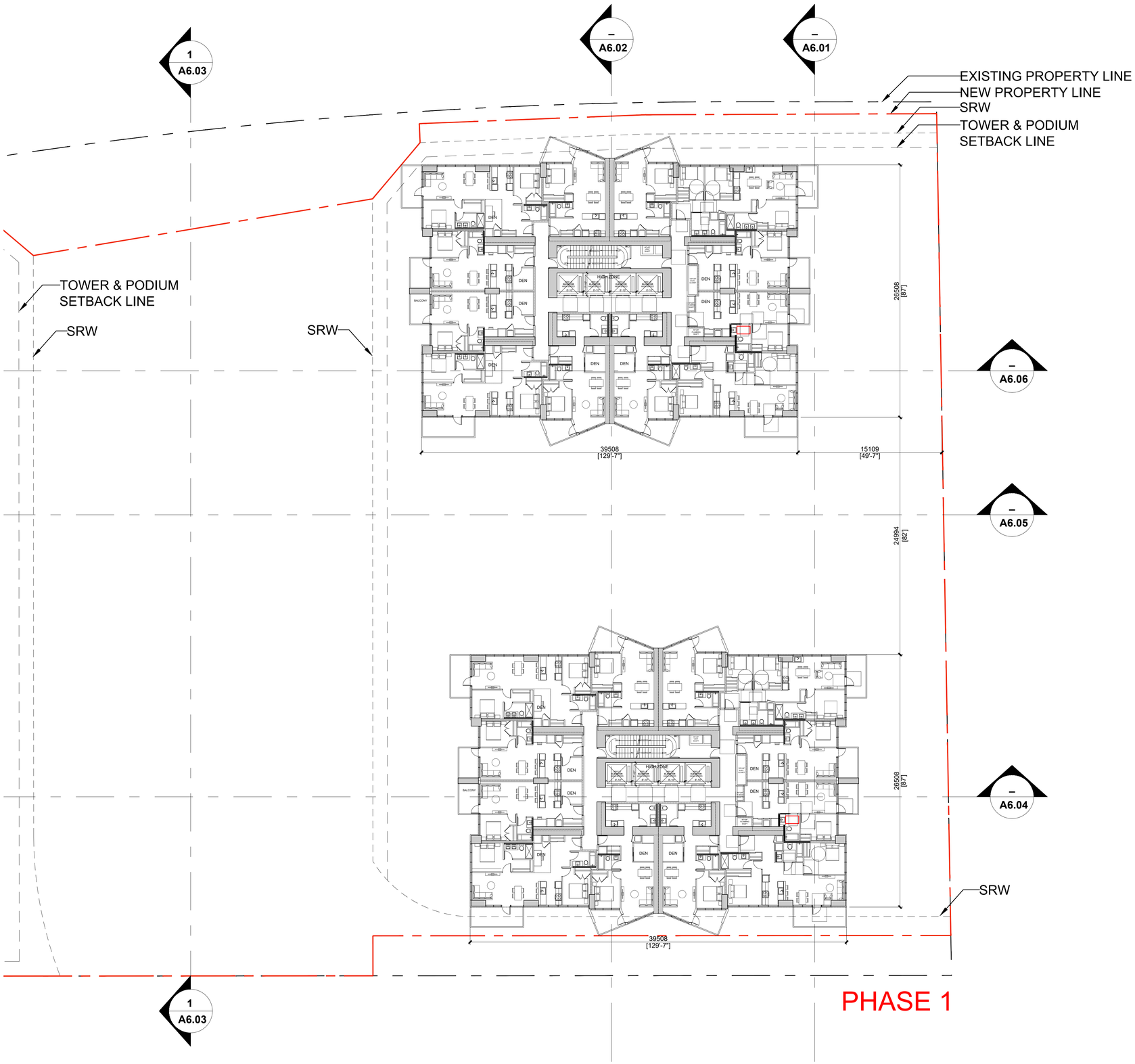
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 41TH TO 47TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.30	-



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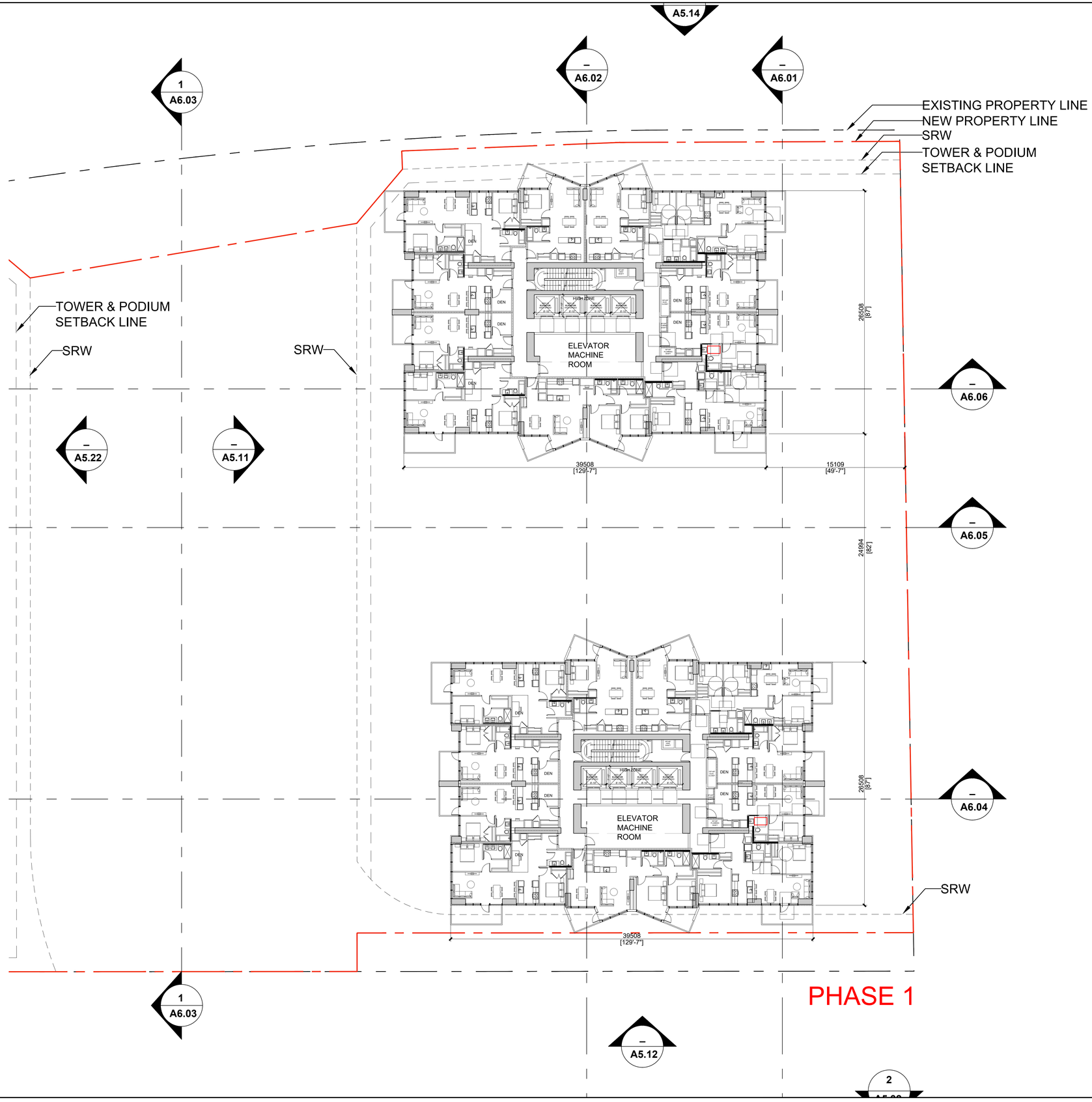
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 48TH TO 63TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.31	-



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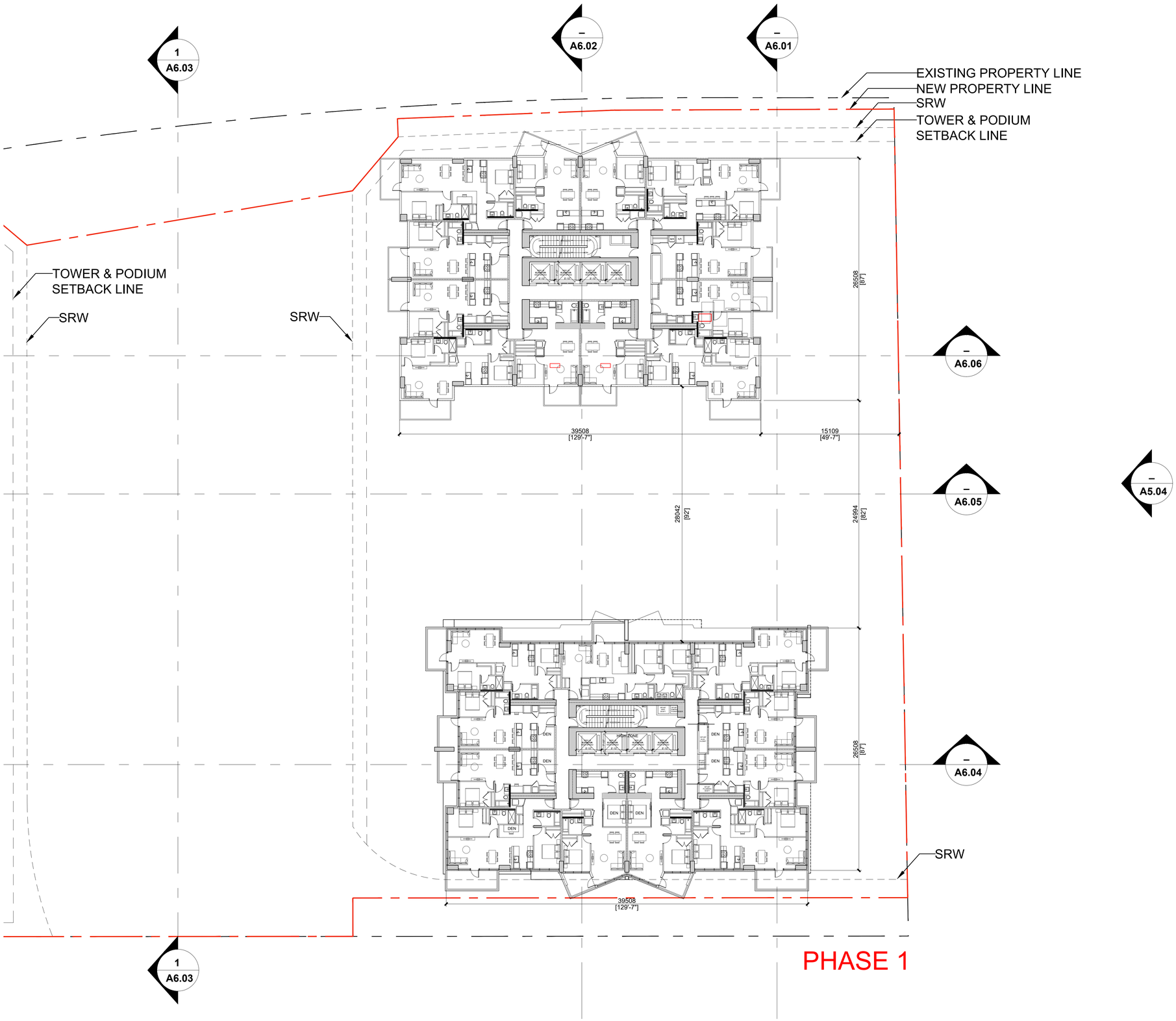
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 64TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.32	-



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SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 65TH TO 72ND FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
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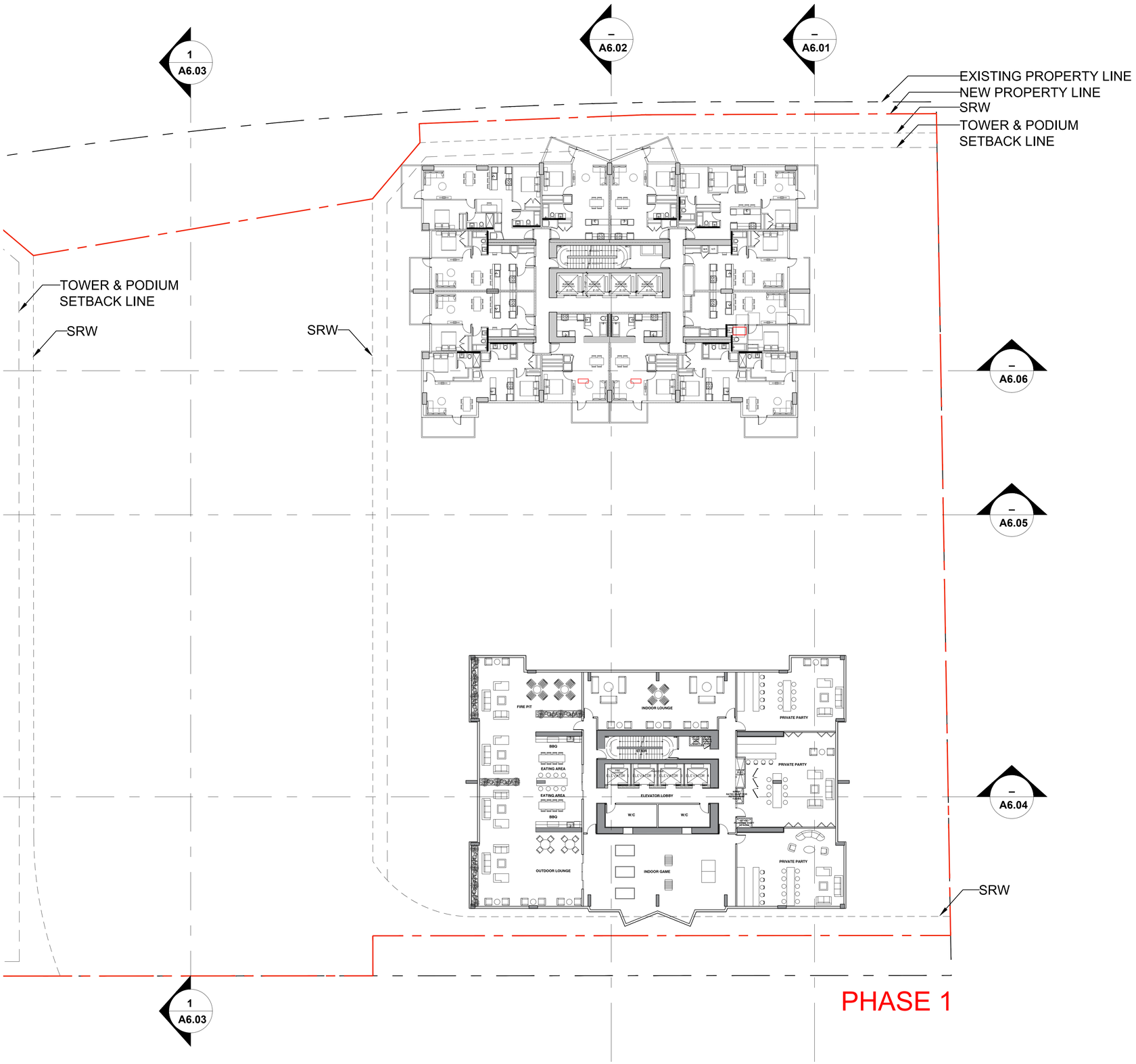

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SITE: LOUGHEED
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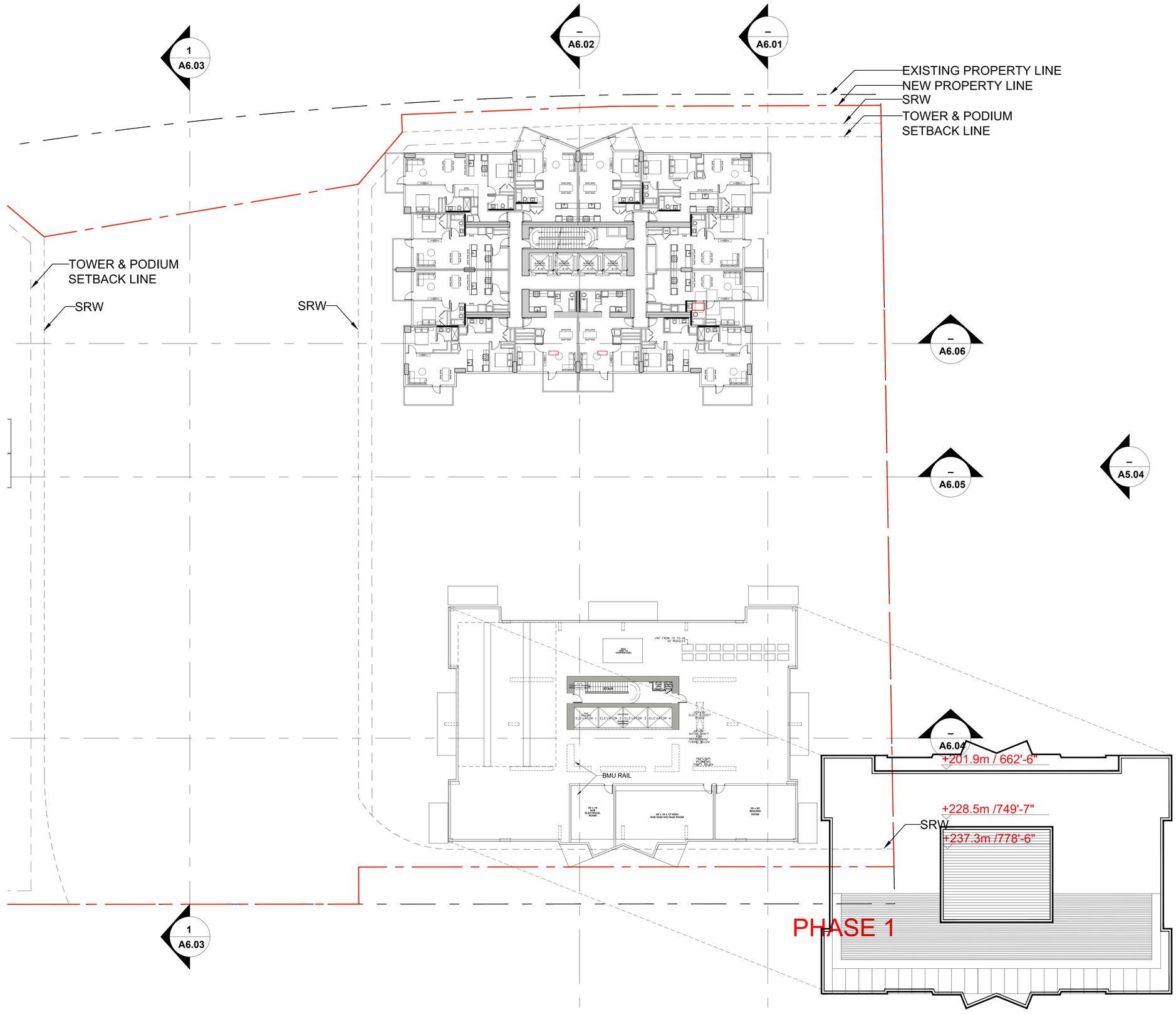
TITLE: PHASE 1: 73RD FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.34	-



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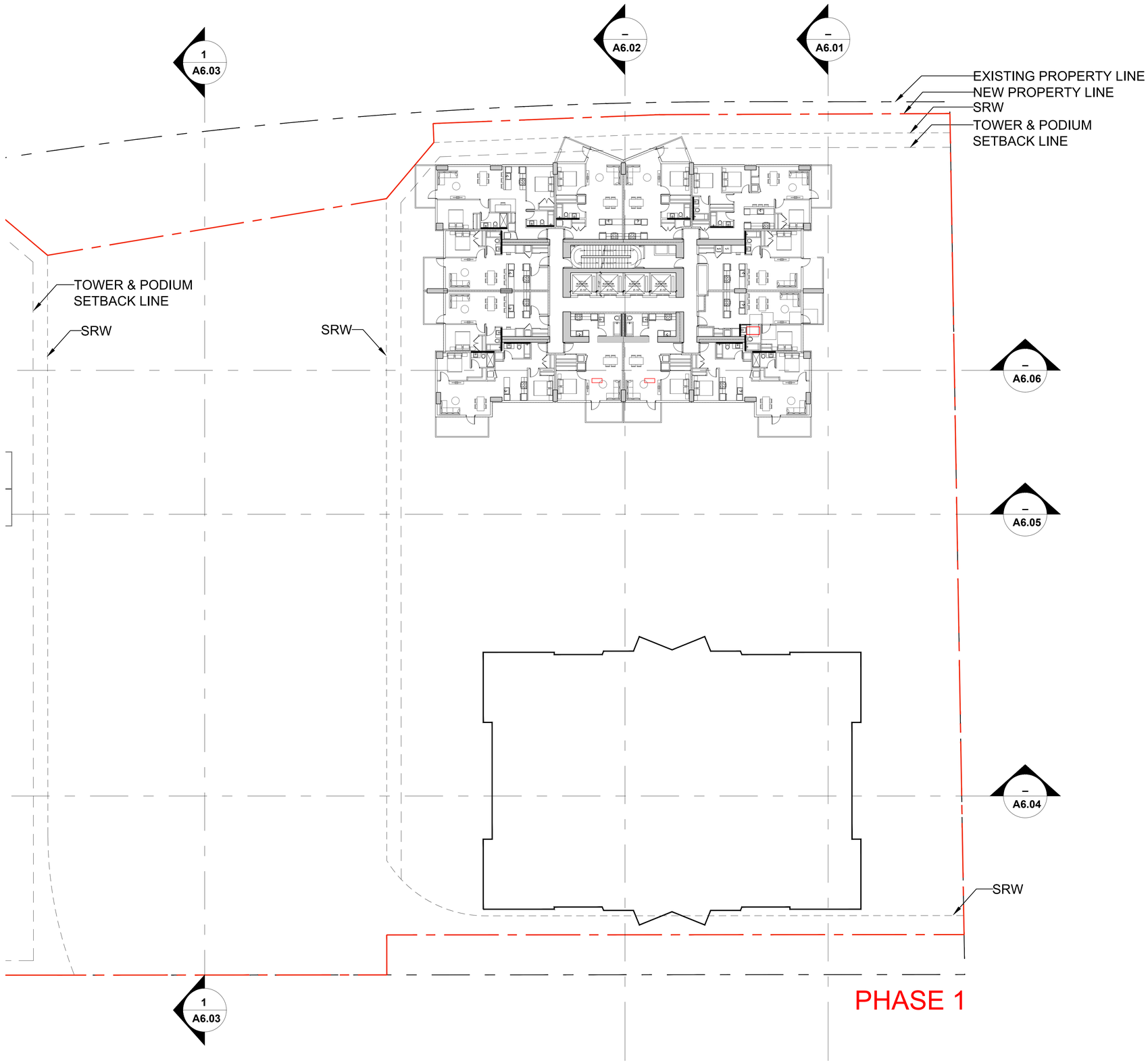
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 74TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.35	-



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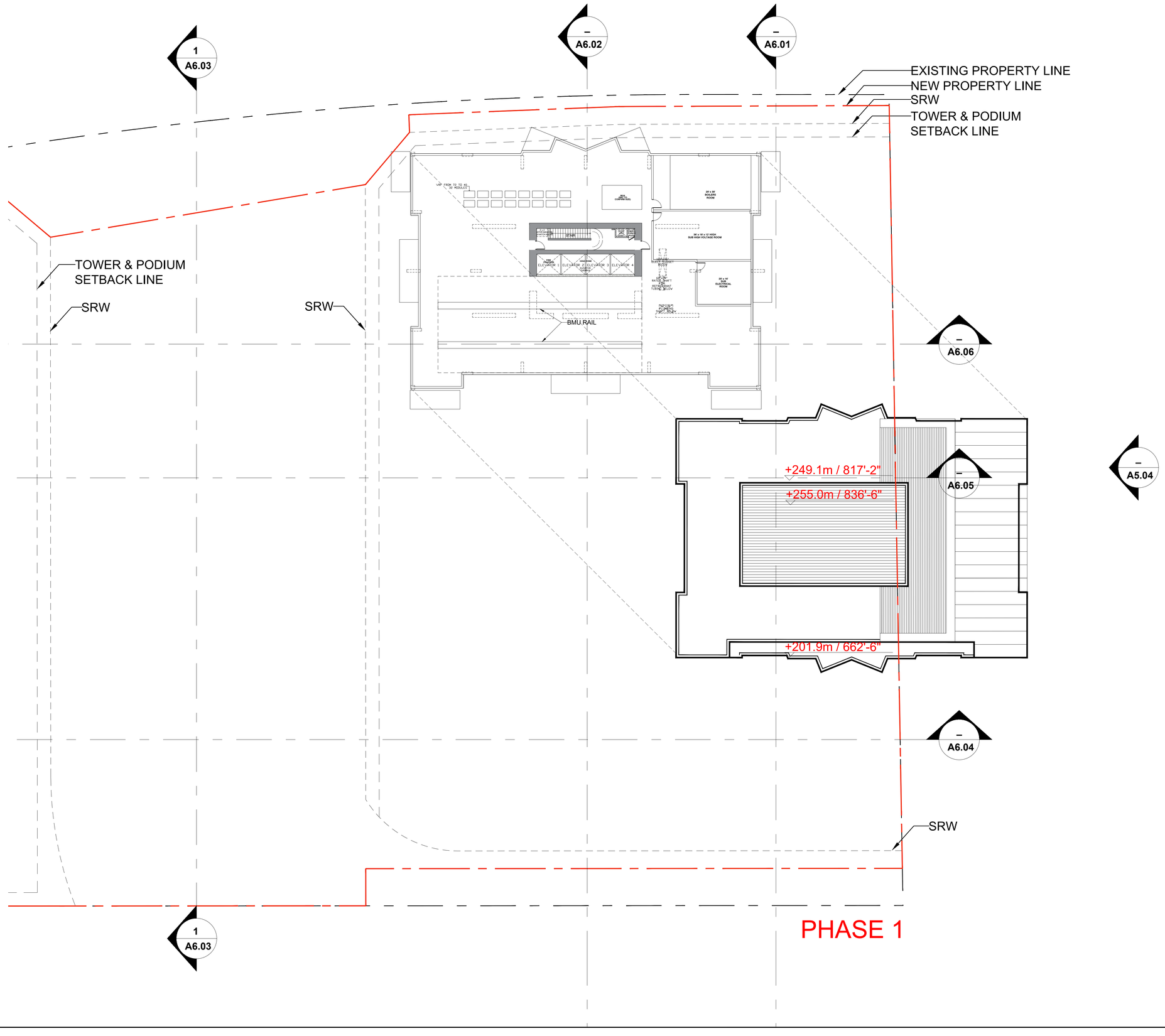
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 75TH TO 80TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.36	-



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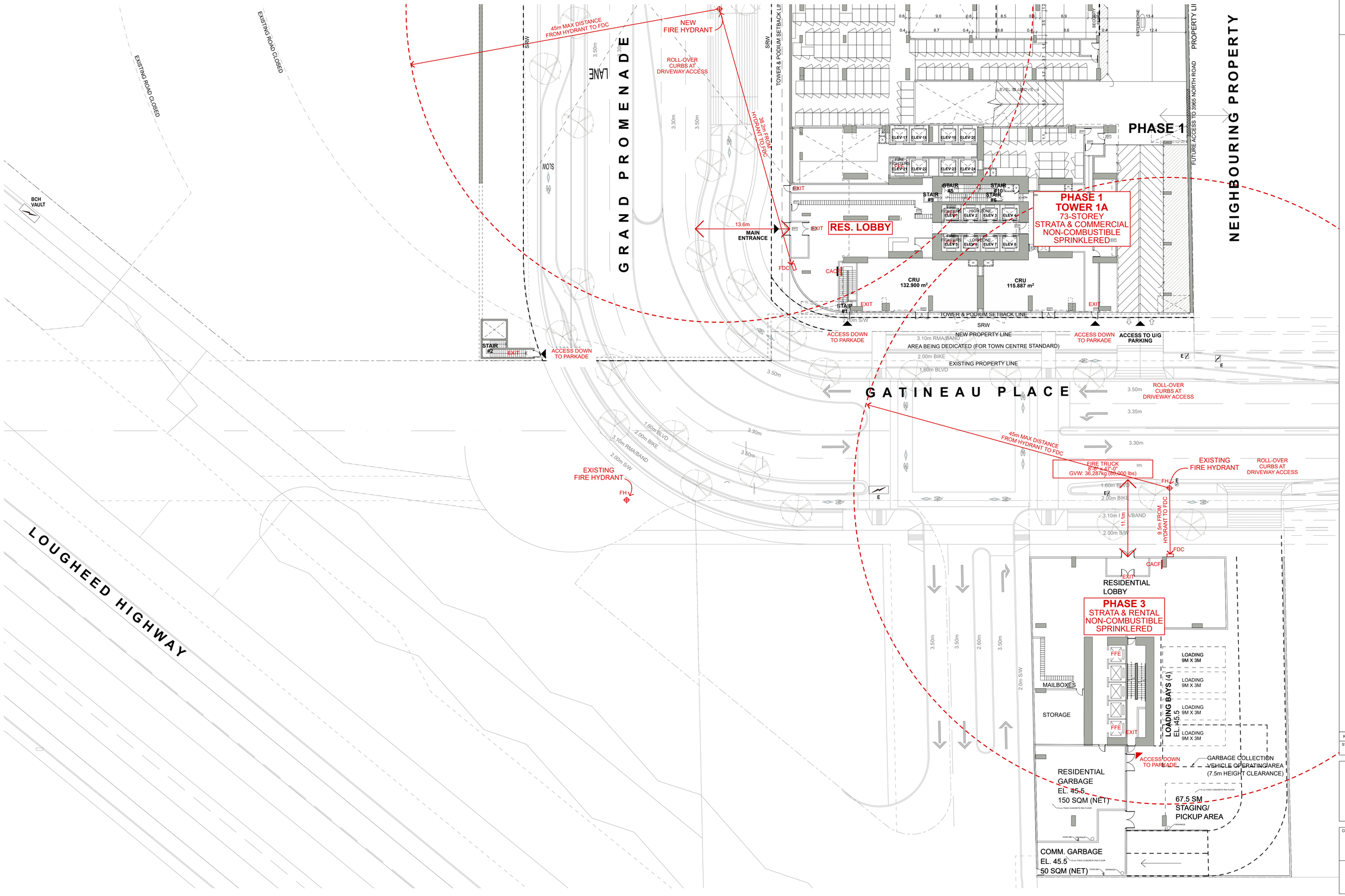
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: TOWER 1B ROOF PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A2.37	-



LEGEND

FD:	FIRE DEPARTMENT
FH:	FIRE HYDRANT
FDC:	FIRE DEPARTMENT CONNECTION
CACF:	CENTRAL ALARM & CONTROL FACILITY
FFE:	FIREFIGHTERS ELEVATOR

Notes:

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 1A - FIRE TRUCK ACCESS PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:240	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A0.09		-

Drawn by Bingham + Hill Architects

Notes:

AUSTIN ROAD

EX. 2.00m S/W
EX. 3.10m BLVD
EX. 1.80m BIKE
EX. 1.50m BLVD
EX. 3.50m
EX. 3.30m
EX. 3.10m
3.10m
3.30m
3.95m
1.60m BLVD
2.00m BIKE
3.10m RMA/BAND
2.00m S/W
EXISTING PROPERTY LINE
NEW PROPERTY LINE
SRW
TOWER & PODIUM SETBACK LINE

EX. 1.4m S/W
EX. 3.4m±
EX. 3.1m±
3.6m±
3.10m
3.30m
3.30m
3.50m
1.60m BLVD
2.00m BIKE
3.10m RMA/BAND
2.00m S/W

AREA BEING DEDICATED (FOR TOWN CENTRE STANDARD)

45m MAX DISTANCE FROM HYDRANT TO FDC

ROLL-OVER CURBS AT DRIVEWAY ACCESS

R = 13.0m

R = 13.0m

7.3m FIRE TRUCK ACCESS 80,000lbs (36,287kg)

NEW FIRE HYDRANT

FH

FIRE TRUCK 8'-6" x 47'-0" GVW: 36,287kg (80,000 lbs)

38.9m FROM HYDRANT TO FDC

51.1m DEAD-END

EXISTING ROAD CLOSED

45m MAX DISTANCE FROM HYDRANT TO FDC

EXISTING ROAD CLOSED

FIRE TRUCK 8'-6" x 47'-0" GVW: 36,287kg (80,000 lbs)

18.9m

HOTEL FDC

MAIN ENTRANCE

HOTEL LOBBY

CACF

EXIT

FFE

FFE

FFE

PHASE 2
STRATA & HOTEL
NON-COMBUSTIBLE
SPRINKLERED

RES. LOBBY

CACF

EXIT

RES. FDC

SRW

MAIN ENTRANCE

STAIR #3

ACCESS DOWN TO PARKADE

32.3m FROM HYDRANT TO FDC

2.00m S/W
3.10m BLVD/BAND
2.00m BIKE
1.60m BLVD
3.50m
3.30m

BUS

FIRE TRUCK 8'-6" x 47'-0" GVW: 36,287kg (80,000 lbs)

LANE

GRAND PROMENADE

SLOW

45m MAX DISTANCE FROM HYDRANT TO FDC

FIRE TRUCK 8'-6" x 47'-0" GVW: 36,287kg (80,000 lbs)

15.7m FROM HYDRANT TO FDC

FDC

EXIT

RES. LOBBY

MAIN ENTRANCE

3.10m BLVD/BAND
2.00m BIKE
1.60m BLVD
2.00m S/W
3.50m
3.30m

FH

NEW FIRE HYDRANT

ACCESS TO SHARED LOADING

ROLL-OVER CURBS AT DRIVEWAY ACCESS

24.5m FROM HYDRANT TO FDC

ACCESS TO U/G PARKING

14.5m

CACF

EXIT

OFFICE LOBBY

OFFICE FDC

3.30m
3.50m

TOWER & PODIUM SETBACK LINE

STAIR #4
STAIR #7
STAIR #11
STAIR #1
STAIR #2
STAIR #5
STAIR #6

PFE
PFE

PHASE 1B
83-STOREY STRATA & COMMERCIAL
NON-COMBUSTIBLE
SPRINKLERED

SSR
WASTE COMP.
ORG.

ELEV 23
BIKE

OFFICE
74,161 m²

ELEV 11
ELEV 12
ELEV 13
ELEV 14
ELEV 21
ELEV 22
ELEV 23
ELEV 24

STAIR #10
STAIR #9

PHASE 1A
73-STOREY
STRATA & COMMERCIAL
NON-COMBUSTIBLE
SPRINKLERED

ELEV 1
ELEV 2
ELEV 3
ELEV 4
ELEV 5
ELEV 6
ELEV 7

OFFICE AREA
717,458 m² (GROSS)

OFFICE
296,677 m²

TOWER & PODIUM SETBACK LINE
SRW
NEW PROPERTY LINE
3.10m RMA/BAND
AREA BEING DEDICATED (FOR TOWN CENTRE STANDARD)
2.00m BIKE
EXISTING PROPERTY LINE
1.60m BLVD
3.50m

GATINEAU PLACE

ROLL-OVER CURBS AT DRIVEWAY ACCESS

NEIGHBOURING PROPERTY

LEGEND

FD:	FIRE DEPARTMENT
FH:	FIRE HYDRANT
FDC:	FIRE DEPARTMENT CONNECTION
CACF:	CENTRAL ALARM & CONTROL FACILITY
FFE:	FIREFIGHTERS ELEVATOR

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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 1B - FIRE TRUCK ACCESS PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:240	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A0.10		-

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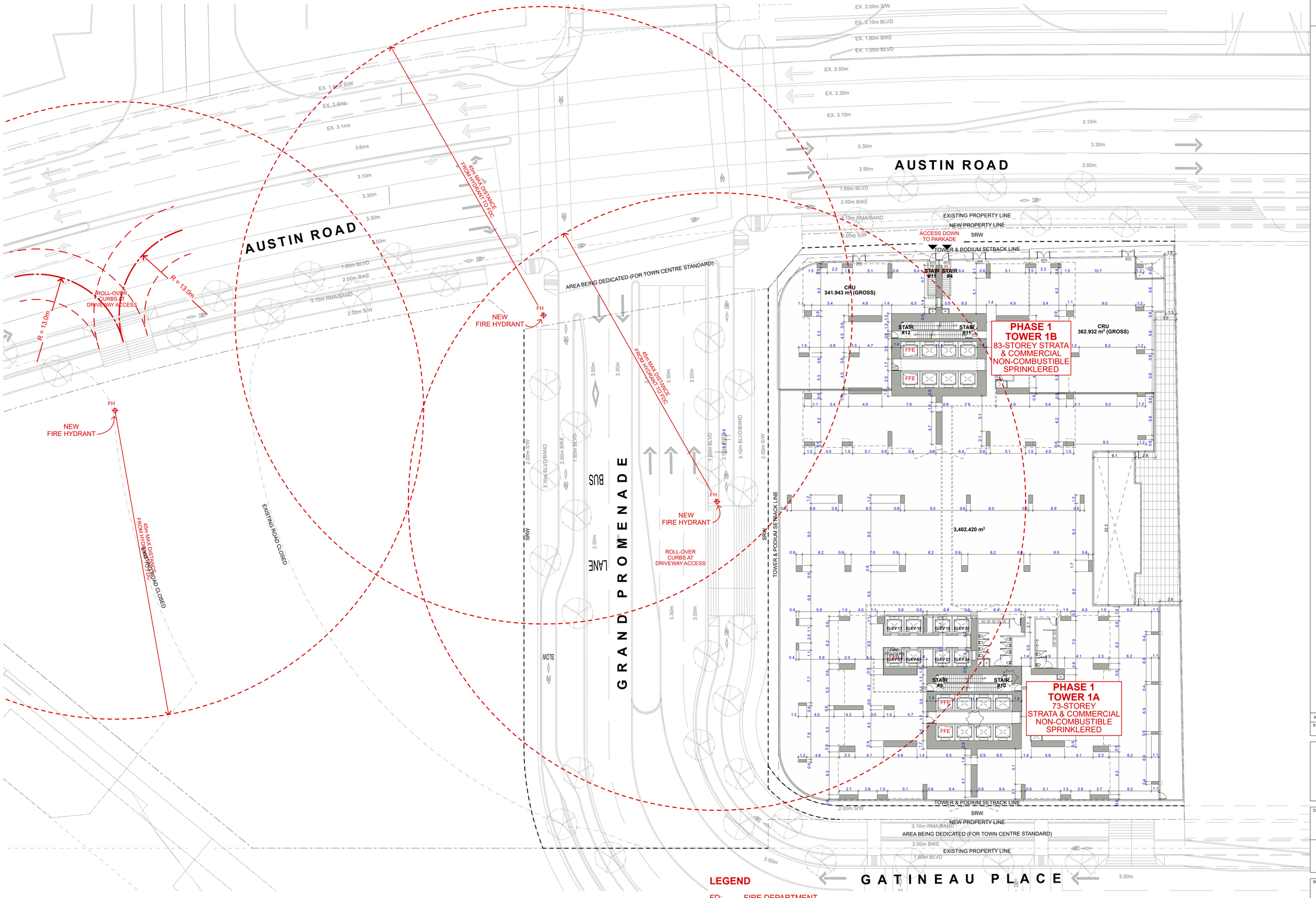

LEGEND

FD:	FIRE DEPARTMENT
FH:	FIRE HYDRANT
FDC:	FIRE DEPARTMENT CONNECTION
CACF:	CENTRAL ALARM & CONTROL FACILITY
FFE:	FIREFIGHTERS ELEVATOR

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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LEVEL 2 - FIRE TRUCK ACCESS PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:240	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A0.11		-

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1.0 General Requirements

The space allocation required for new development applications is intended to provide sufficient storage space for solid waste, bulky items, and resource (recycling, food scraps, green waste, etc.) materials. These amenities should provide sufficient space for current and future recycling programs and will be accessible to both occupants and collection service providers.

This section outlines the use, location, minimum area and access requirements for the design of solid waste and resource facilities.

Use of Solid Waste and Resource Facilities

All space identified on the plans upon issuance of the building permit shall be used only for the purpose of depositing and collecting solid waste and resource material generated by occupants, visitors, and users of the principal building.

Location of the storage facility and staging/pickup area

The location of the solid waste and resource storage facility and pickup area must be:

- within the legal parcel for all storage areas, including bulky items;
- in an area such that noise and odour impacts to building occupants and neighbouring developments are minimized;
- accessible to all occupants of the development, including those with restricted mobility;
- storage facility not to be located more than 2 levels above or below grade of access; and
- staging/pickup area provided at ground level

1.1 Design elements of the storage facility

All solid waste and resource facilities should be equipped with, but are not limited to:

Element	Requirement	Provided (Y/N)
Concrete Pad	• Minimum 15.25 cm thick reinforced concrete pads	Y
Drainage	• Must drain to sanitary sewer • Grease interceptor required	Y Y
Door	• Double doors with a minimum 2.4 m opening • Vertical clearance of min 2.2 m • Can be propped or locked open with a bumper guard	Y Y Y
Electricity	• Power shall be provided for equipment inside the facility	Y
Lighting	• Lighting shall be provided around and inside the facility	Y
Hose Bib	• At least (1) hose bib for cleaning the facility and containers as needed	Y
Ventilation	• Suitable ventilation to the exterior of the building to release odour/stale air in compliance with applicable Building Code requirements	Y
Closed Roof	• Facility must be designed such that the facility's sanitary drain will not receive rain water • Roof and/or other provided rain water diversion features will be in compliance with applicable Building Code requirements	Y Y
Security	• Be sufficiently secure to minimize pest and wildlife access • Be protected from unlawful entry through the use of strike-plate locks and astragals to close clearance gaps between doors and frames	Y Y

3.0 Size Requirements for Storage Facilities

Developments that **combine multi-family residential and commercial uses** must provide separate recycling amenities for commercial and residential occupants. The commercial storage areas should meet the same size standard as comparable commercial-only developments; and the multi-family storage areas should meet the same size standard as comparable multi-family-only developments.

Developments that **combine different commercial sectors** within a complex must provide solid waste and resource amenities that meet the targeted material and space allocation requirements of each sector included.

3.1 Multi-Family Developments

Solid Waste and Resource Storage Facility

The minimum size of the solid waste and resource storage facility for multi-family residential buildings shall be the **greater** of:

(a) 5 m^2 or
(b) the space allocation is determined by multiplying the number of housing units by 0.44 m2 (up to a maximum of 150 m^2 per building) is required
(c) be configured such that no horizontal dimension (width or depth) is less than 2.0 m.

The total storage area may be divided into separate areas within the site as long as each facility meets the general requirements. Separation of materials by room is not permitted.

Bulky Item Storage

Bulky item storage is required for multi-family residents to temporarily store large household furniture and appliance items. The Bulky Item storage location must be accessible to collection vehicles and may be separate from the storage facility.
The minimum size shall be the **greater** of:

(a) 5 m^2 or
(b) the space allocation is determined by multiplying the number of housing units by 0.22 m2 (up to a maximum of 50 m^2 per building) is required
(c) be configured such that no horizontal dimension (width or depth) is less than 2.0 m.

FROM CITY OF BURNABY
Solid Waste and Recycling Requirements

NOTES:
1. Refer to Waste Management Report for all Facility Size calculations.
2. Refer to Vehicle Swept Paths provided by Traffic Consultant.

2.0 Access and Pickup Requirements

2.1 Route for Jitney/Haul-out Vehicle

The design of the jitney/haul-out access route, must:

i. be designed in such a way as to allow a jitney/haul-out vehicle to enter the site, collect the container and exit the site in a forward motion, or via the use of a turnaround area allowing for a 3-point turn of not less than one truck length;
ii. provide a minimum width of 3.4 m (including driveways and gate console areas) and a minimum turning radius of 7.9 m throughout the entire access route;
iii. maintain a minimum vertical clearance of 2.2 m throughout the entire access route;
iv. ensure the grade breaks (the change in slope between adjacent inclines) on any driveway should not exceed 10% and should be spaced a minimum 6 m apart;
v. ensure that the slope of the access route does not exceed 12%; and
vi. be accessible to the jitney/haul-out vehicle at required times.

Jitney/Haul-out Vehicle Dimensions			
Overall length of truck	7.0 m	**Height of truck**	1.8 m
Width of truck	2.8 m	**Min turning radius**	7.9 m

*These are approximate dimensions based on a modified Ford F550.

2.2 Garbage & Recycling Staging/Pickup Area

If the storage facility is not directly accessible to the collection vehicle, a ground level staging/pickup area for containers must be provided for use on collection days.

The staging/pickup area must:

i. have a level and 15 cm reinforced concrete pad;
ii. have an appropriate slope as per applicable building code requirements, to facilitate drainage to the designated stormwater management system for the site, and to avoid settling of liquids within the staging/pickup area;
iii. be configured such that no horizontal dimension is less than 2.4 m and maintain a minimum vertical clearance of 7.5 m;
iv. not require manual adjustment for pickup;
v. be connected to the collection vehicle route via a level grade or continuous slope of no more than 6% and no more than 2.5% roll;
vi. be designed to prevent containers on castors from rolling away;
vii. be equal in size to 45% of the storage space allocation; and
viii. be available for container storage on the day of collection but may be used for other purposes at other times (for smaller or heavily constrained sites only)

2.3 Route for Collection Vehicle

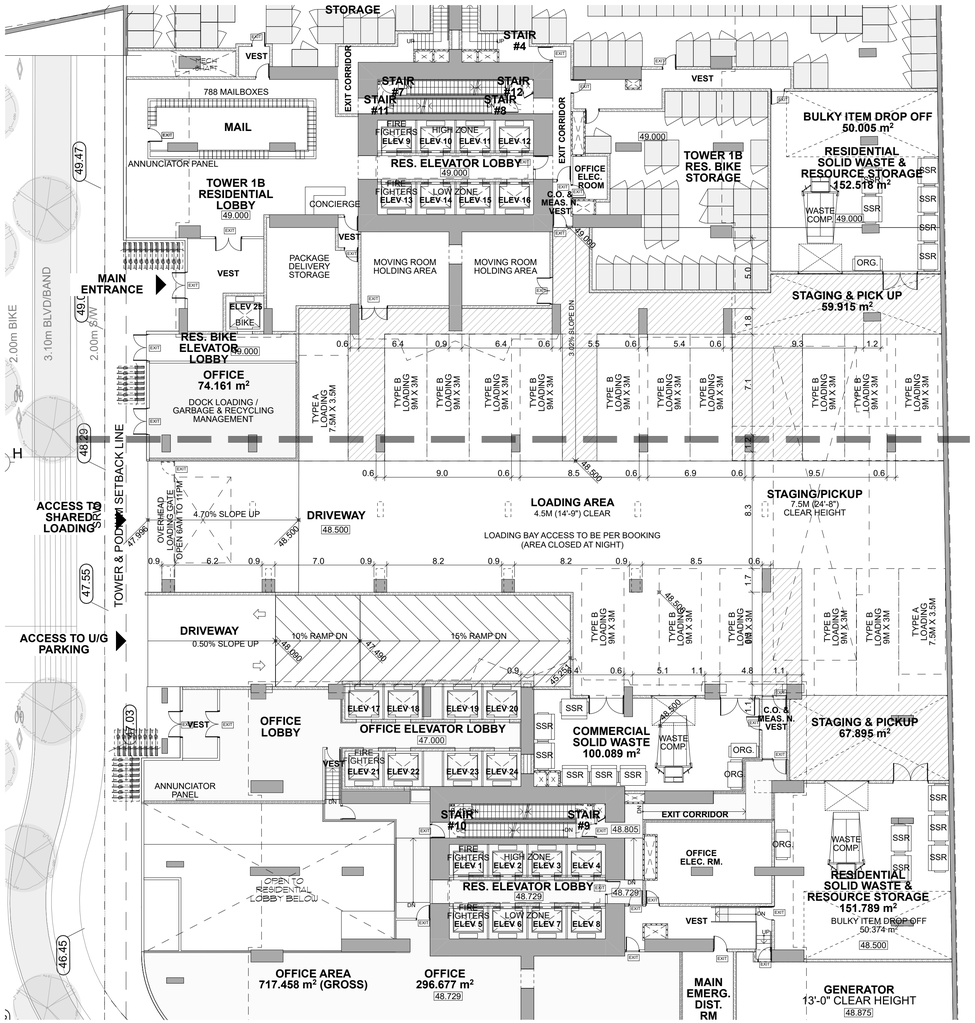
The collection vehicle route should meet the following minimum design criteria:

i. provide a driving surface sufficiently constructed to accommodate a 28-tonne collection vehicle;
ii. be situated in a location that will minimize any interface with pedestrian traffic and public vehicular access to the building's main parking area, including underground garage and visitor parking areas;
iii. access from the laneway where a laneway exists;
iv. on-site maneuvering shall be no more than a 3-point turn to service the site;
v. collection vehicle shall not back across any public sidewalk or onto a public street;
vi. accommodate container pickup from front and right side loading; and
vii. maintain minimum dimensions of 4.5 m high, 6.0 m wide and 15.0 m long. All dimensions are to be unencumbered, i.e. unrestricted by fixtures such as sprinkler systems, meters, surveillance cameras, mirrors, landscaping, etc.

The vehicle access route must, at a minimum, accommodate a collection vehicle with the following approximate physical characteristics:

Collection Vehicle Dimensions			
Wheelbase	5.5 m	**Approximate weight fully loaded**	28,000 kg
Overall length of truck	12.0 m	**Height of truck**	4.1 m
Width of truck	2.4 m	**Outside turning radius**	12.5 m
-	-	**Inside turning radius**	10.0 m

*These are approximate dimensions based on the City of Vaughan (Ontario)'s Waste Collection Design Standards Policy. Actual dimensions may vary.



PARTIAL SITE PLAN SHOWING WASTE STAGING AREAS

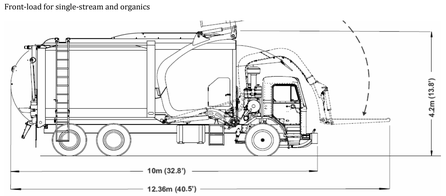
1:200

SOLID WASTE & RESOURCE STORAGE

Tower 1A Residential Waste & Resource Storage Area:	1,633 sq.ft.	(151 sq.m.)
Tower 1A Bulky Item Storage Area:	542 sq.ft.	(50 sq.m.)
Tower 1B Residential Waste & Resource Storage Area:	1,641 sq.ft.	(152 sq.m.)
Tower 1B Bulky Item Storage Area:	538 sq.ft.	(50 sq.m.)
Commercial Waste:	1,077 sq.ft.	(100 sq.m.)

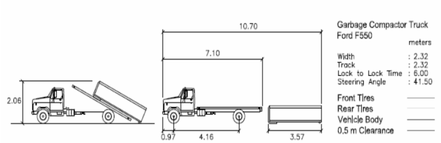
Collection vehicle to service residential containers

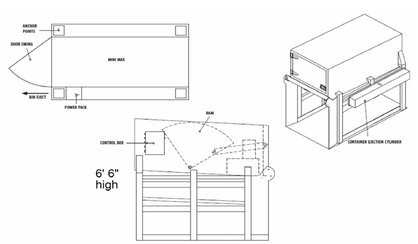
d) Front-load for single-stream and organics



The maximum overhead clearance required for tipping is 5.2 metres

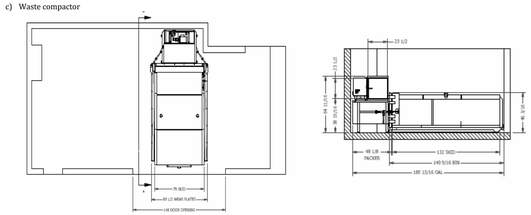
e) Lo-profile truck for waste





- The storage room will require roll-up door at least 6" wide to move the container in & out of the room.
- A set of double doors will be required in addtion to the roll-up door to allow the other front-load containers in and out of the room.

c) Waste compactor



- The storage room will require roll-up door at least 10' wide for the truck to service the compactor.
- A minimum of 25' clear space is required in front of the roll up door for truck manoeuvering.
- The compactor can be located 3' from a side wall and 2' back from the door.
- An overhead clearance of 8' is required outside the room for approximately 10' into the drive aisle.
- A set of double doors will be required in addtion to the roll-up door to allow the front-load containers in and out of the room.

Drawn by Bingham + Hill Architects

Notes:

REV.	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: SOLID WASTE PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.29	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A0.12		-

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2022/03/16 18:42, Plotted by Yulia Liem

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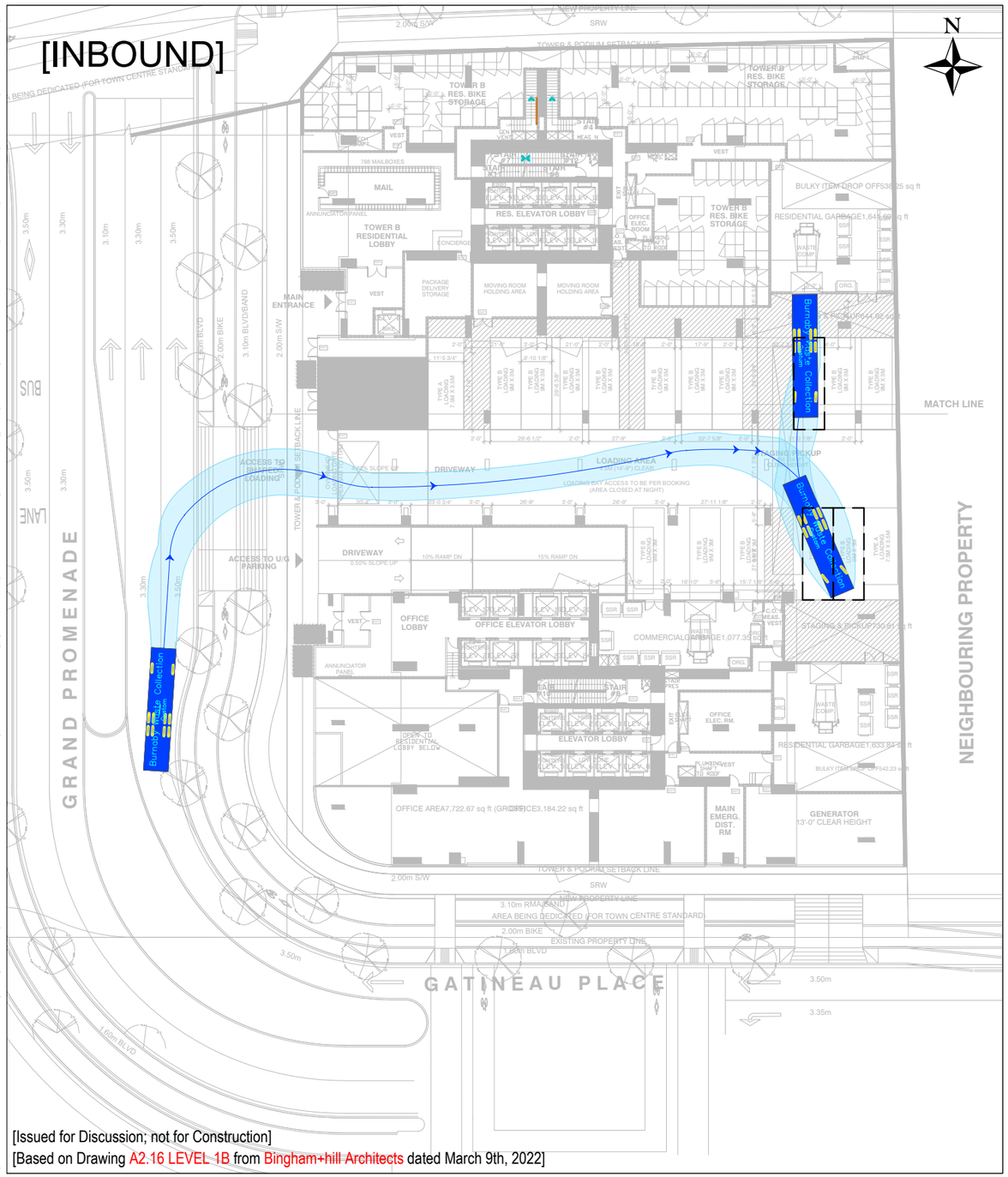

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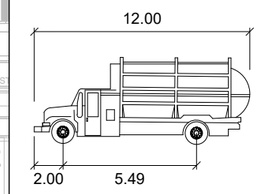
[Based on Drawing A2.16 LEVEL 1B from Bingham+hill Architects dated March 9th, 2022]



Burnaby Side Load Waste Collection

	meters
Width	: 2.40
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 26.2

Exhibit 1

Level 1 Waste Collection 1 - Burnaby Waste Collection Truck Maneuvering

Pinnacle Lougheed
04-18-0137 March 2022 Scale 1:500 on Ledger Prepared by CY

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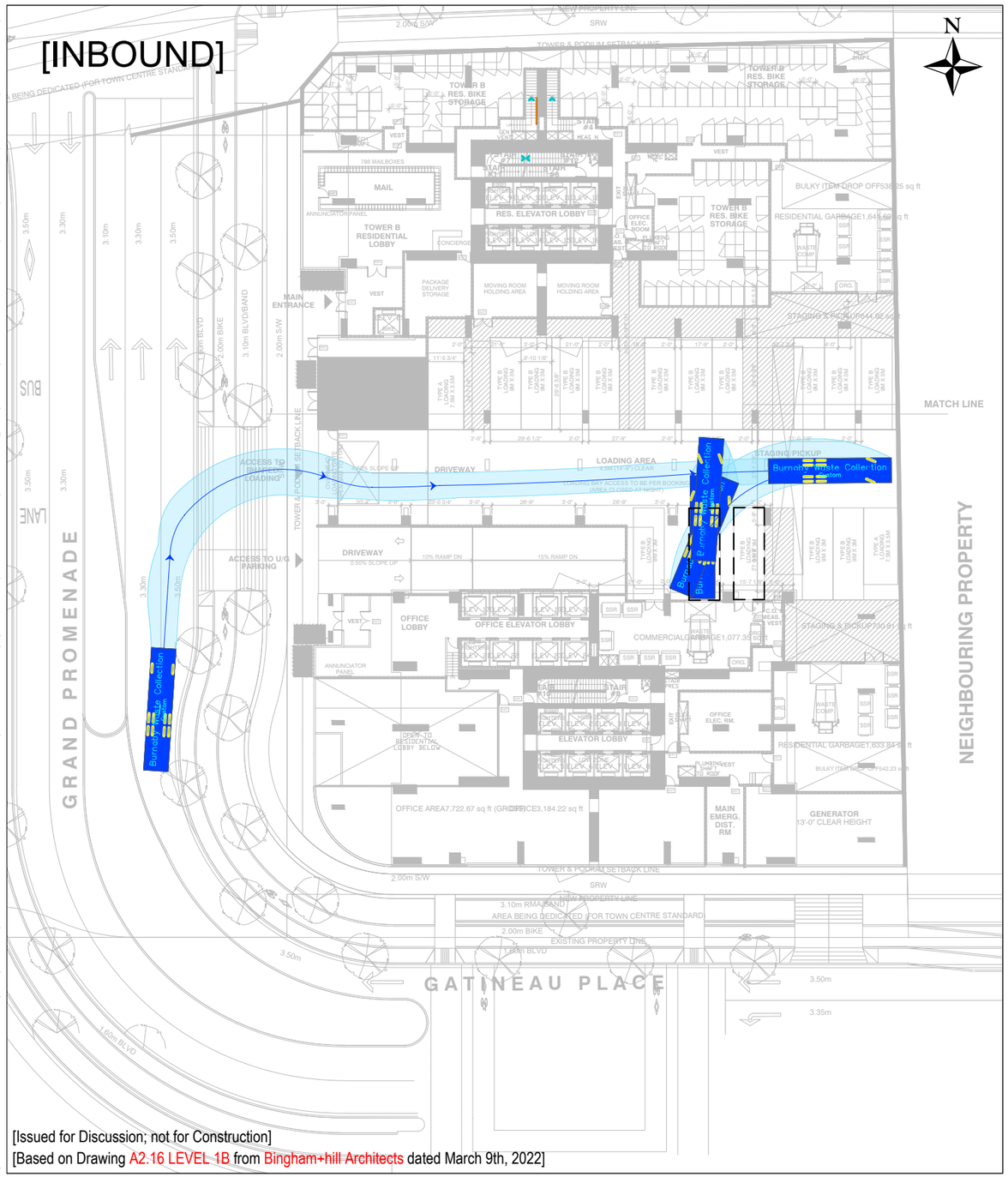

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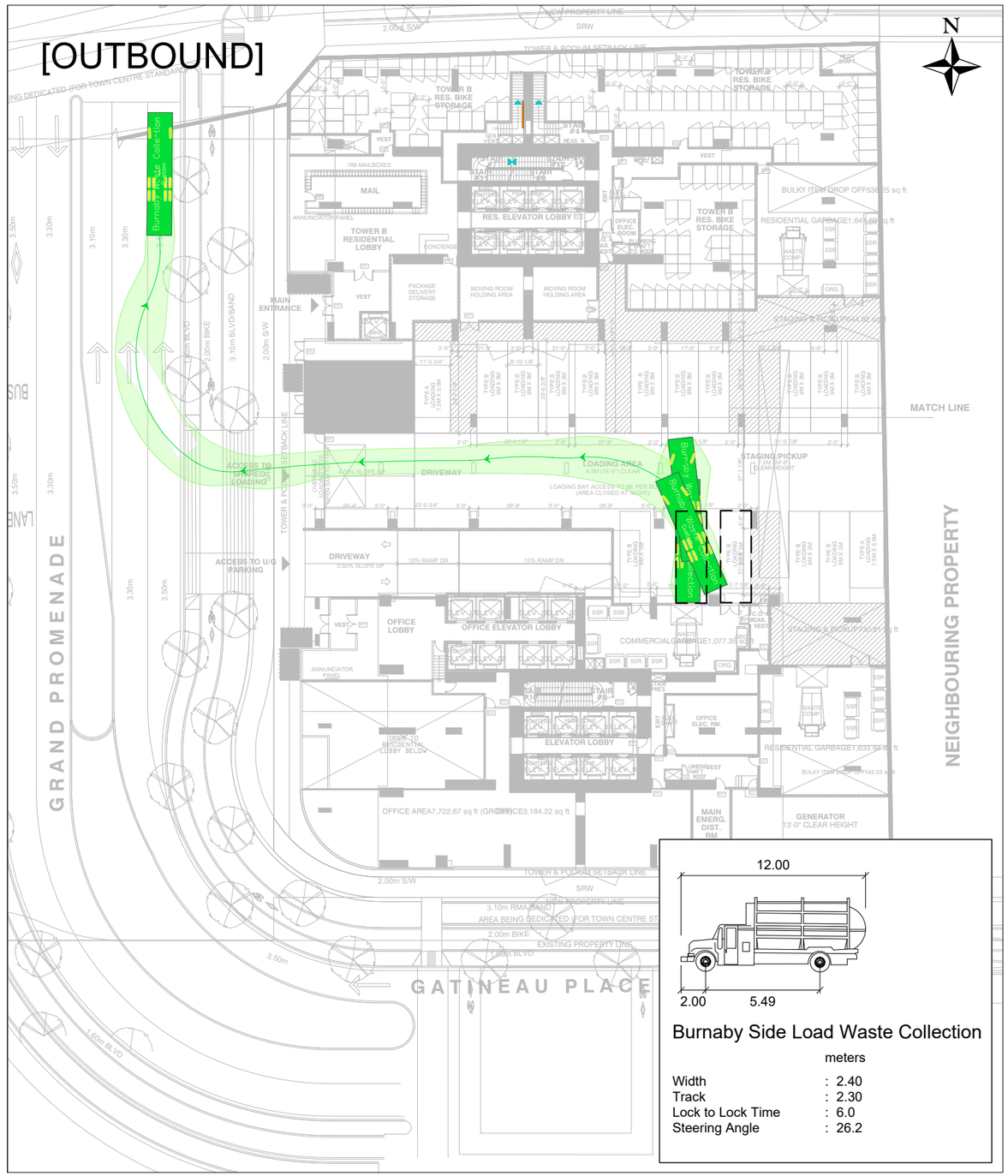
[Based on Drawing A2.16 LEVEL 1B from Bingham+hill Architects dated March 9th, 2022]



Burnaby Side Load Waste Collection

	meters
Width	: 2.40
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 26.2

Exhibit 2

Level 1 Waste Collection 2 - Burnaby Waste Collection Truck Maneuvering

Pinnacle Lougheed
04-18-0137 March 2022 Scale 1:500 on Ledger Prepared by CY

M:\Operations\Dept BC\Projects\2018\04-18-0137 Pinnacle Lougheed\4.0 Analysis & Design\2022 Solid Waste Review\20220315_04-18-0137 Pinnacle Lougheed_Waste Review_V02_Revised.dwg
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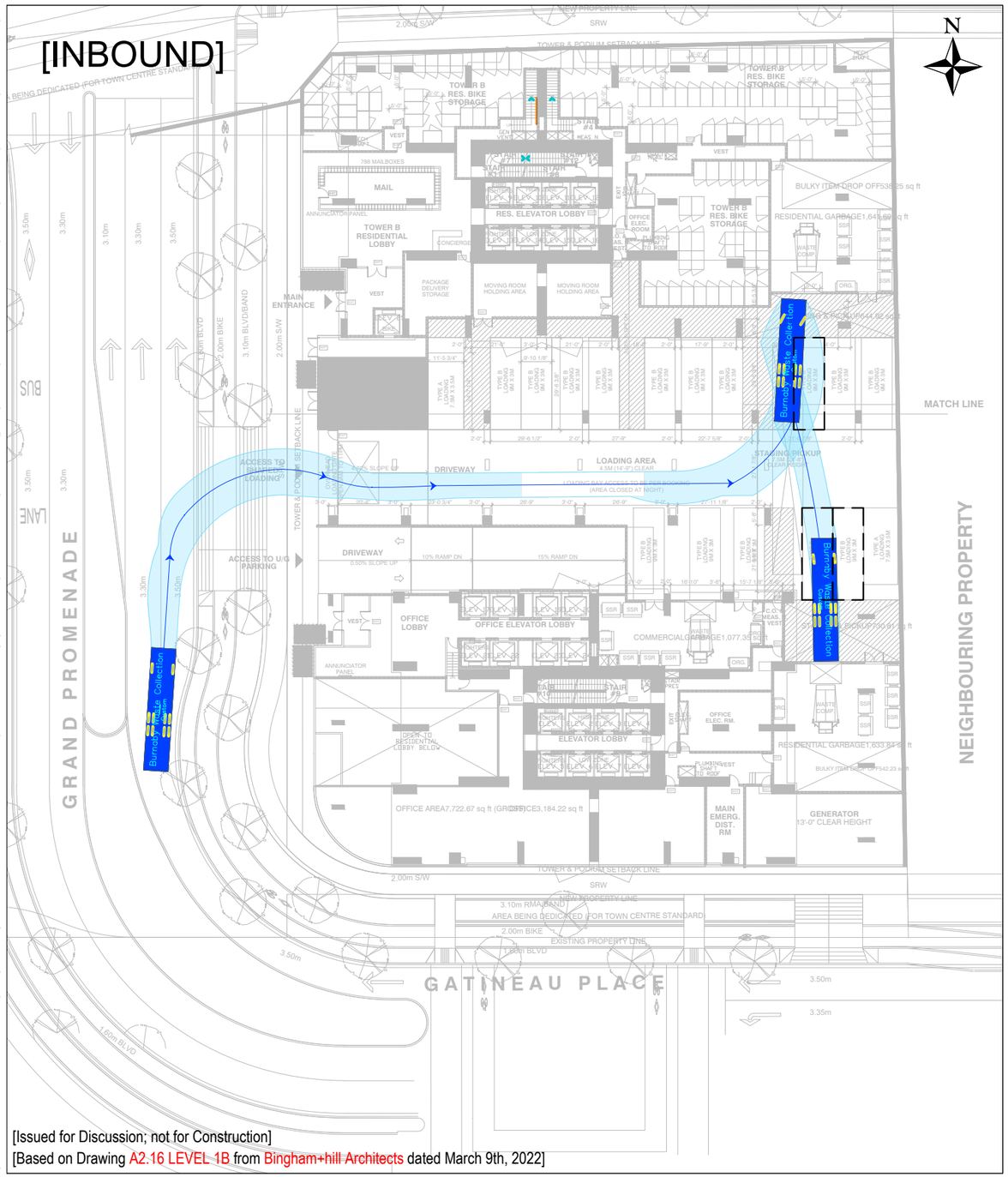

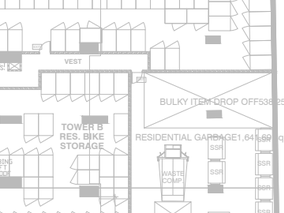

Burnaby Side Load Waste Collection

	meters
Width	: 2.40
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 26.2

[Issued for Discussion; not for Construction]
[Based on Drawing A2.16 LEVEL 1B from Bingham+hill Architects dated March 9th, 2022]

Exhibit 3

Level 1 Waste Collection 3 - Burnaby Waste Collection Truck Maneuvering

Pinnacle Lougheed
04-18-0137 March 2022 Scale 1:500 on Ledger Prepared by CY

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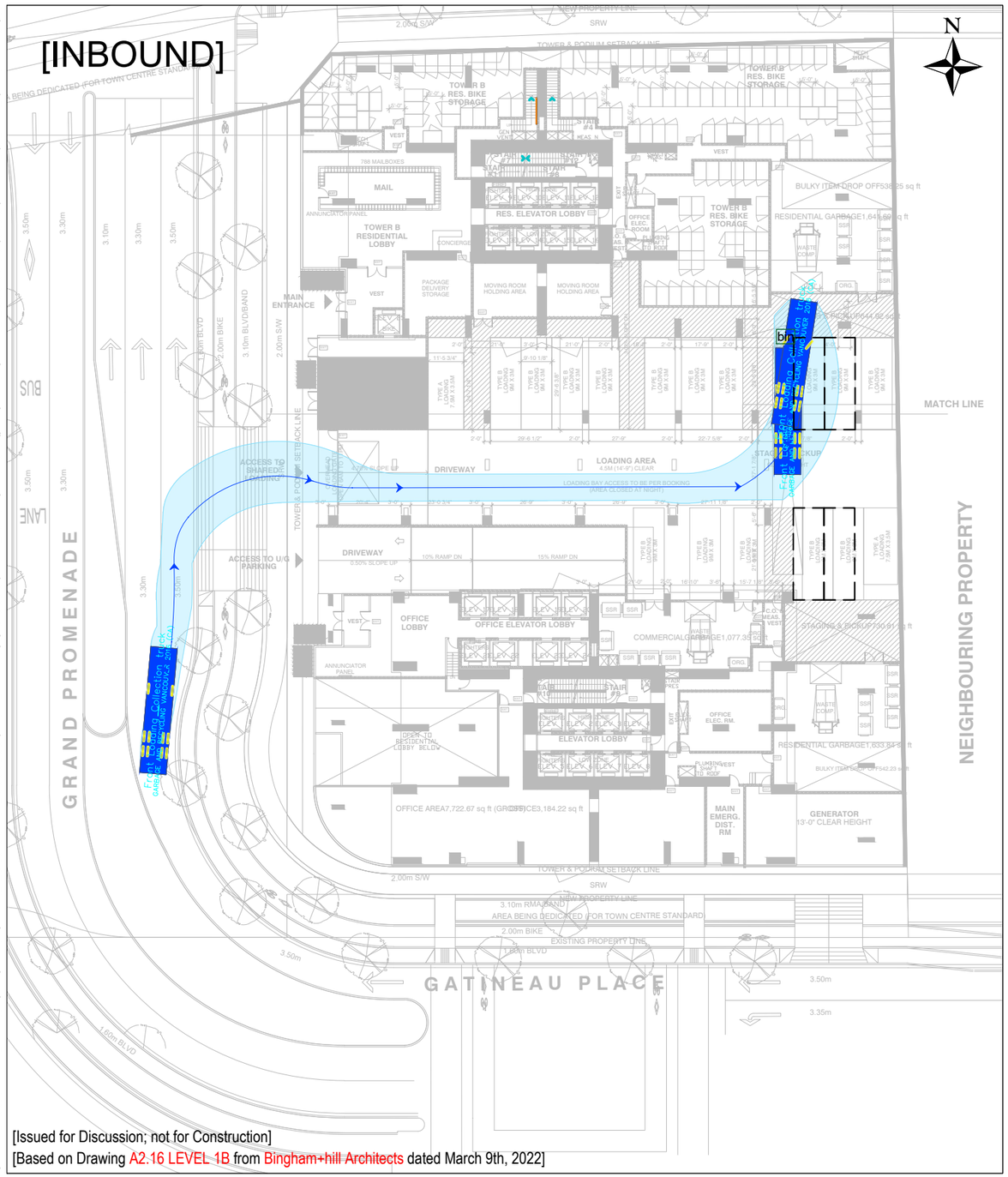

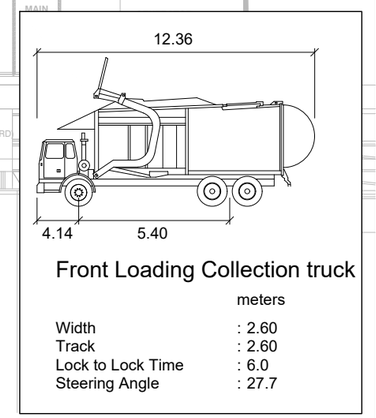

[Issued for Discussion; not for Construction]
[Based on Drawing A2.16 LEVEL 1B from Bingham+hill Architects dated March 9th, 2022]

Exhibit 4

Level 1 Waste Collection 1 - Vancouver Front Loading Truck Maneuvering

Pinnacle Lougheed
04-18-0137 March 2022 Scale 1:500 on Ledger Prepared by CY

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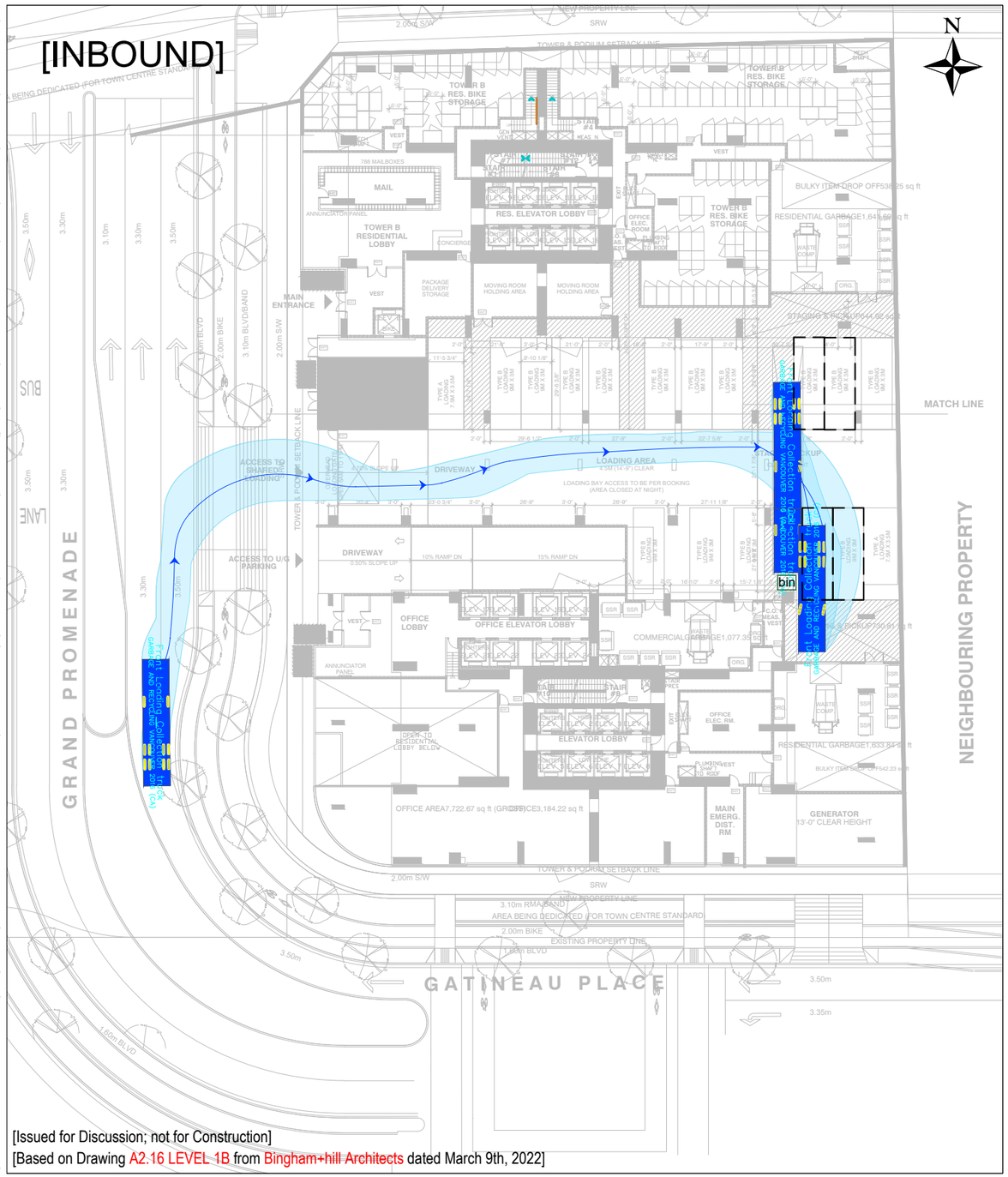

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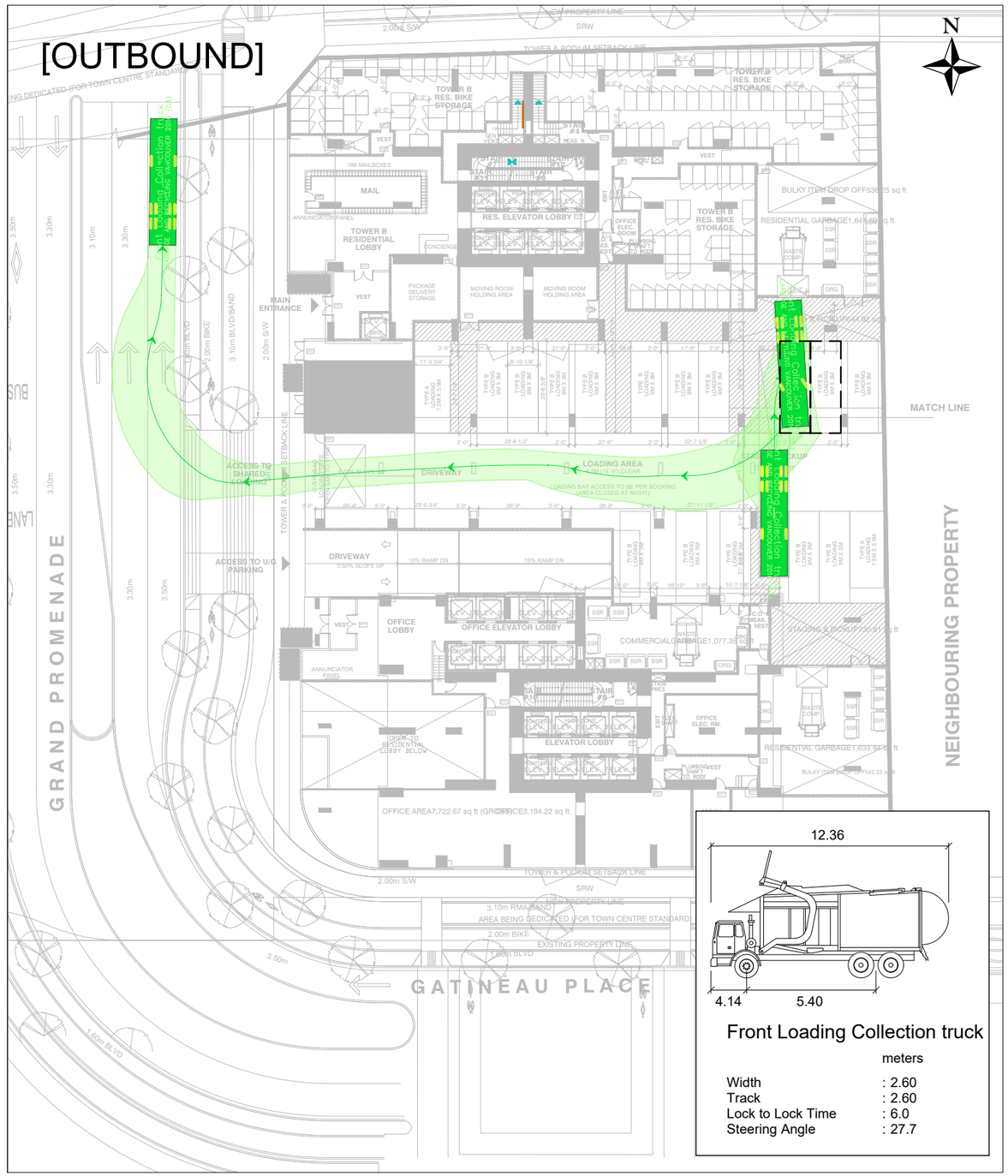

Exhibit 5

Level 1 Waste Collection 3 - Vancouver Front Loading Truck Maneuvering

Pinnacle Lougheed
04-18-0137 March 2022 Scale 1:500 on Ledger Prepared by CY

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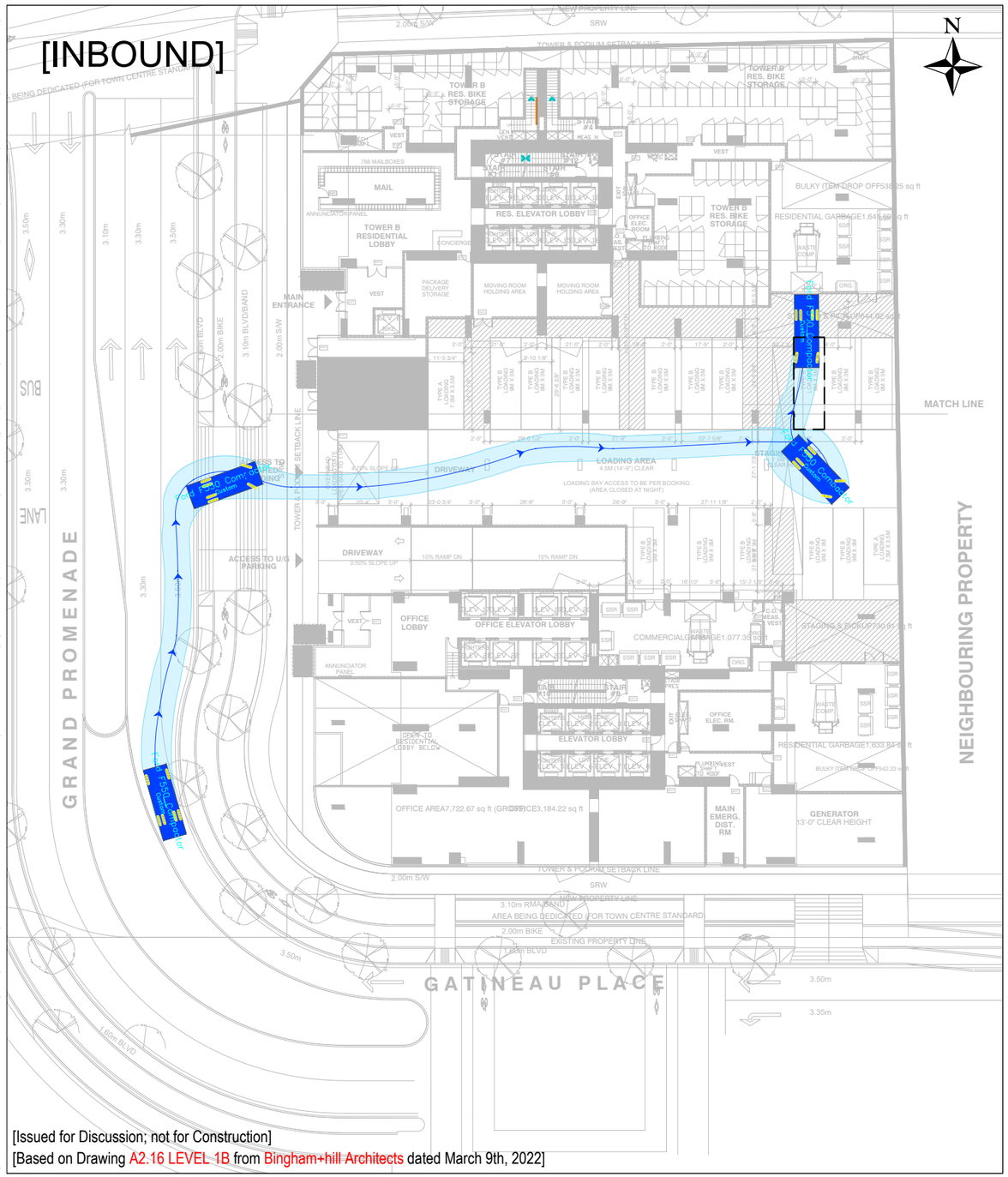

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[Based on Drawing A2.16 LEVEL 1B from Bingham+hill Architects dated March 9th, 2022]

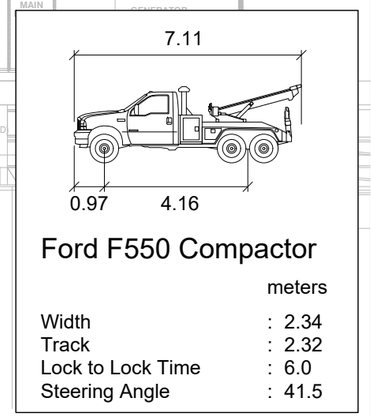

Exhibit 6

Level 1 Waste Collection 1 - Compactor Truck Maneuvering

Pinnacle Lougheed
04-18-0137 March 2022 Scale 1:500 on Ledger Prepared by CY

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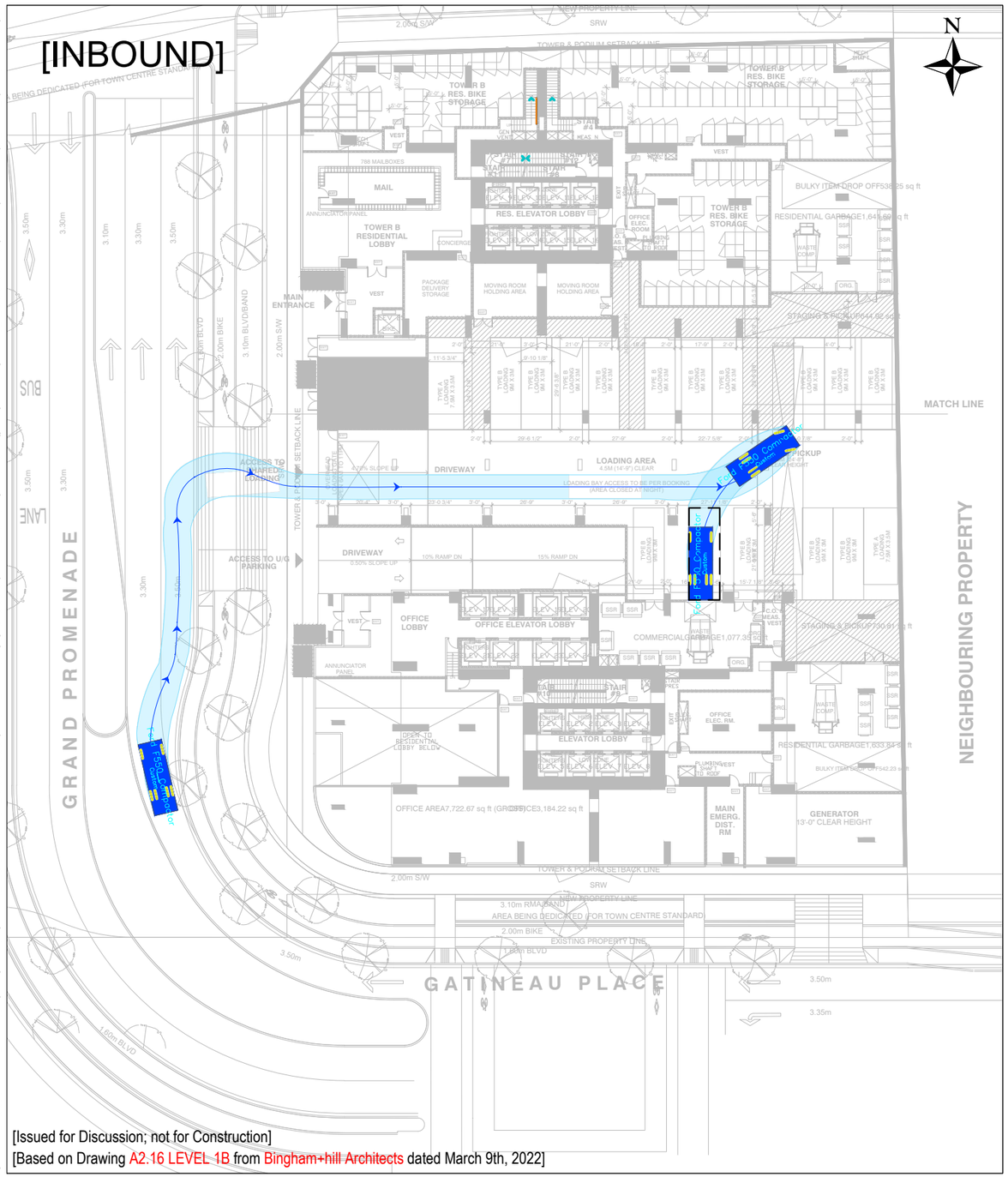

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[Based on Drawing A2.16 LEVEL 1B from Bingham+hill Architects dated March 9th, 2022]

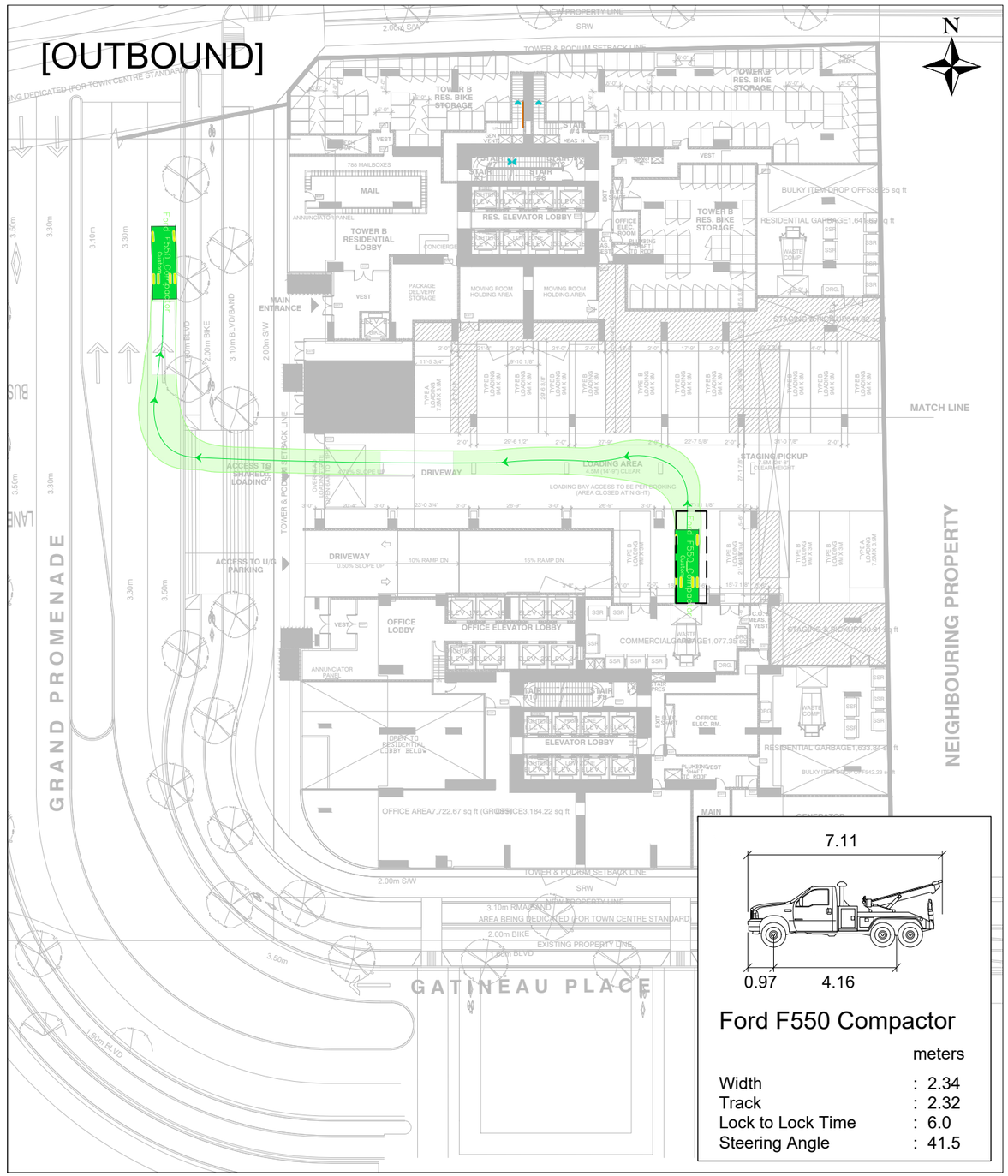

Exhibit 7

Level 1 Waste Collection 2 - Compactor Truck Maneuvering

Pinnacle Lougheed
04-18-0137 March 2022 Scale 1:500 on Ledger Prepared by CY

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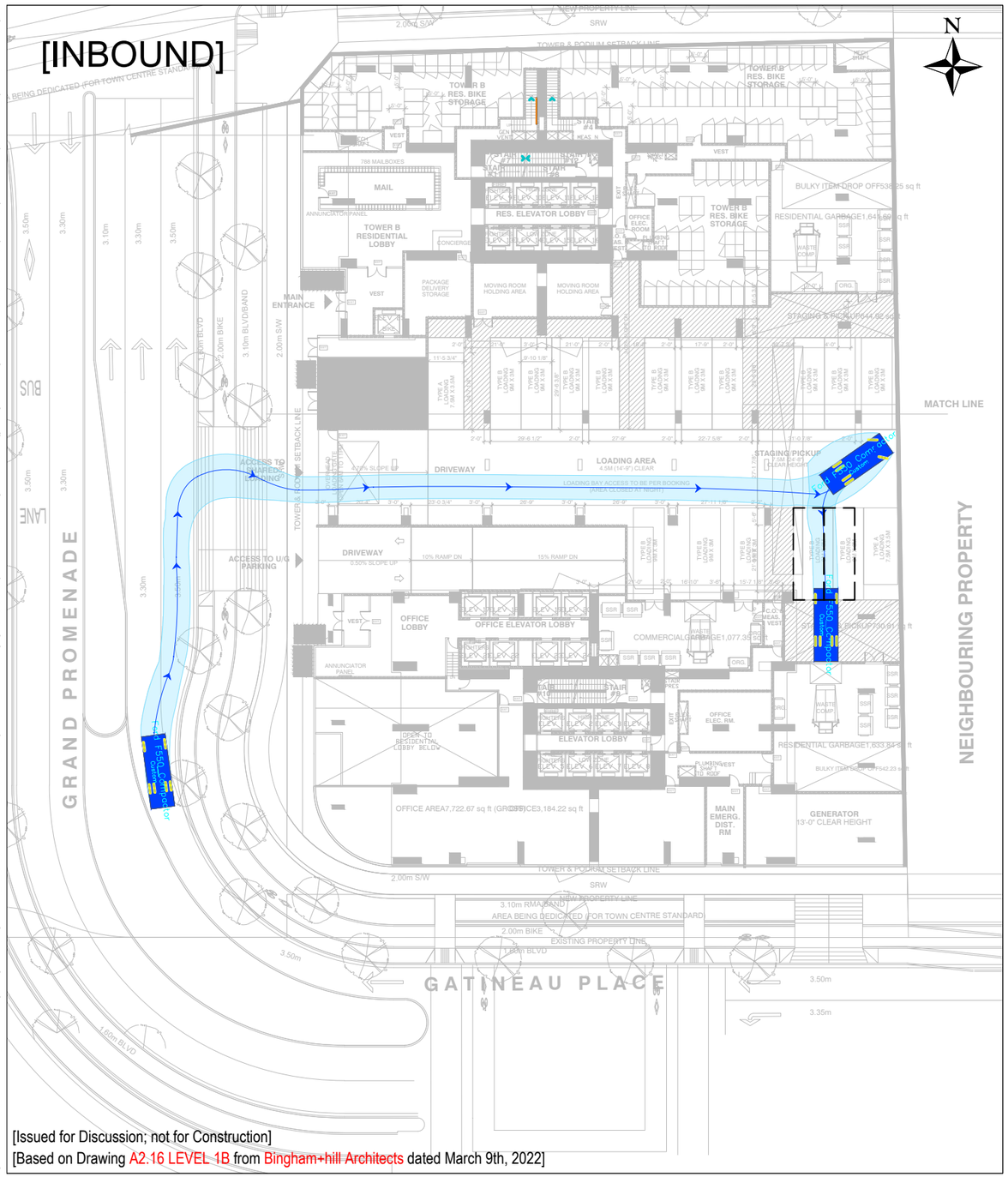
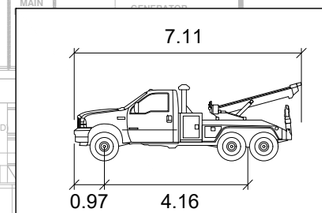




Ford F550 Compactor

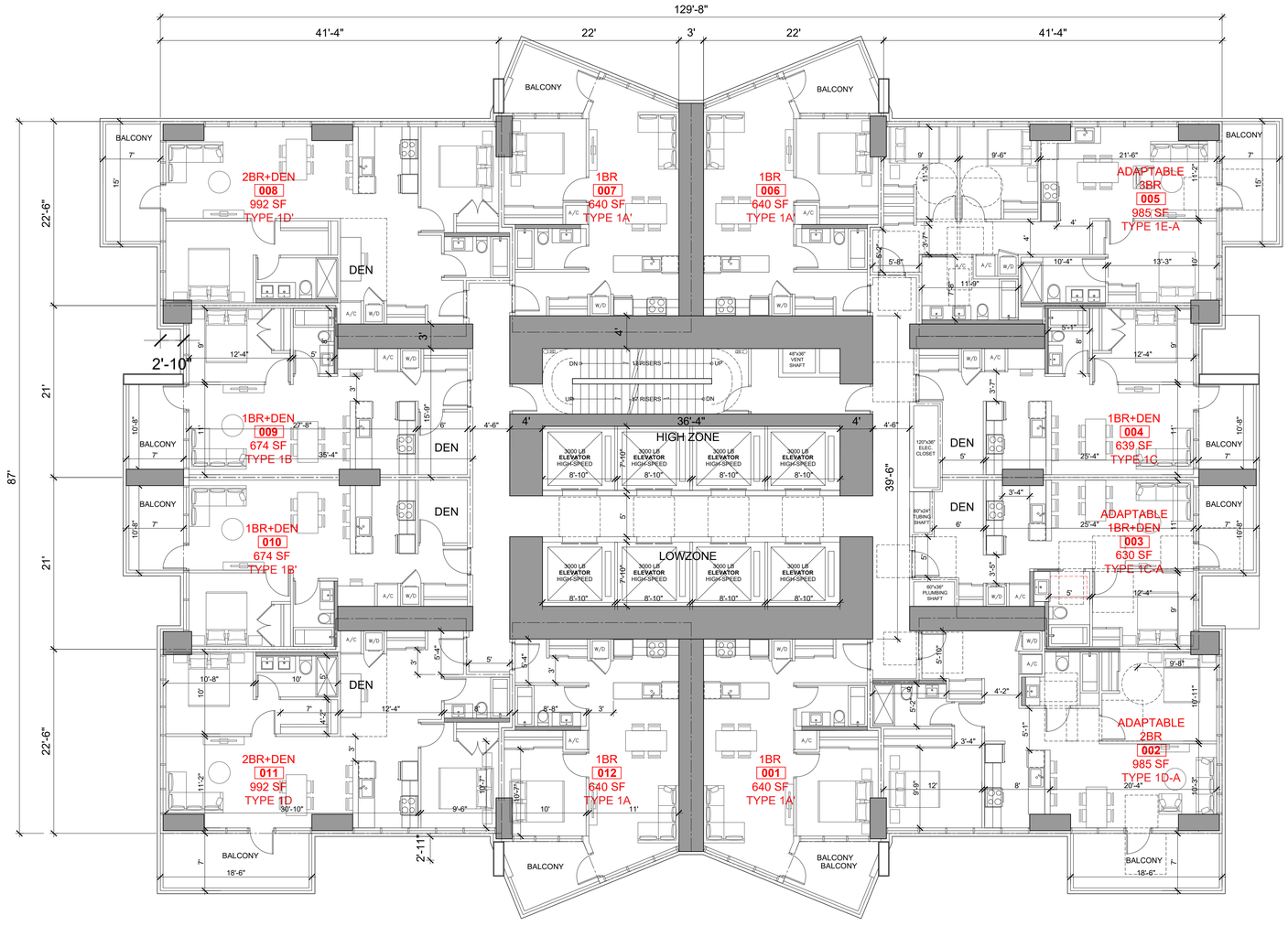
	meters
Width	: 2.34
Track	: 2.32
Lock to Lock Time	: 6.0
Steering Angle	: 41.5

[Issued for Discussion; not for Construction]
[Based on Drawing A2.16 LEVEL 1B from Bingham+hill Architects dated March 9th, 2022]

Exhibit 8

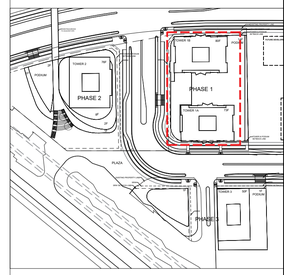
Level 1 Waste Collection 3 - Compactor Truck Maneuvering

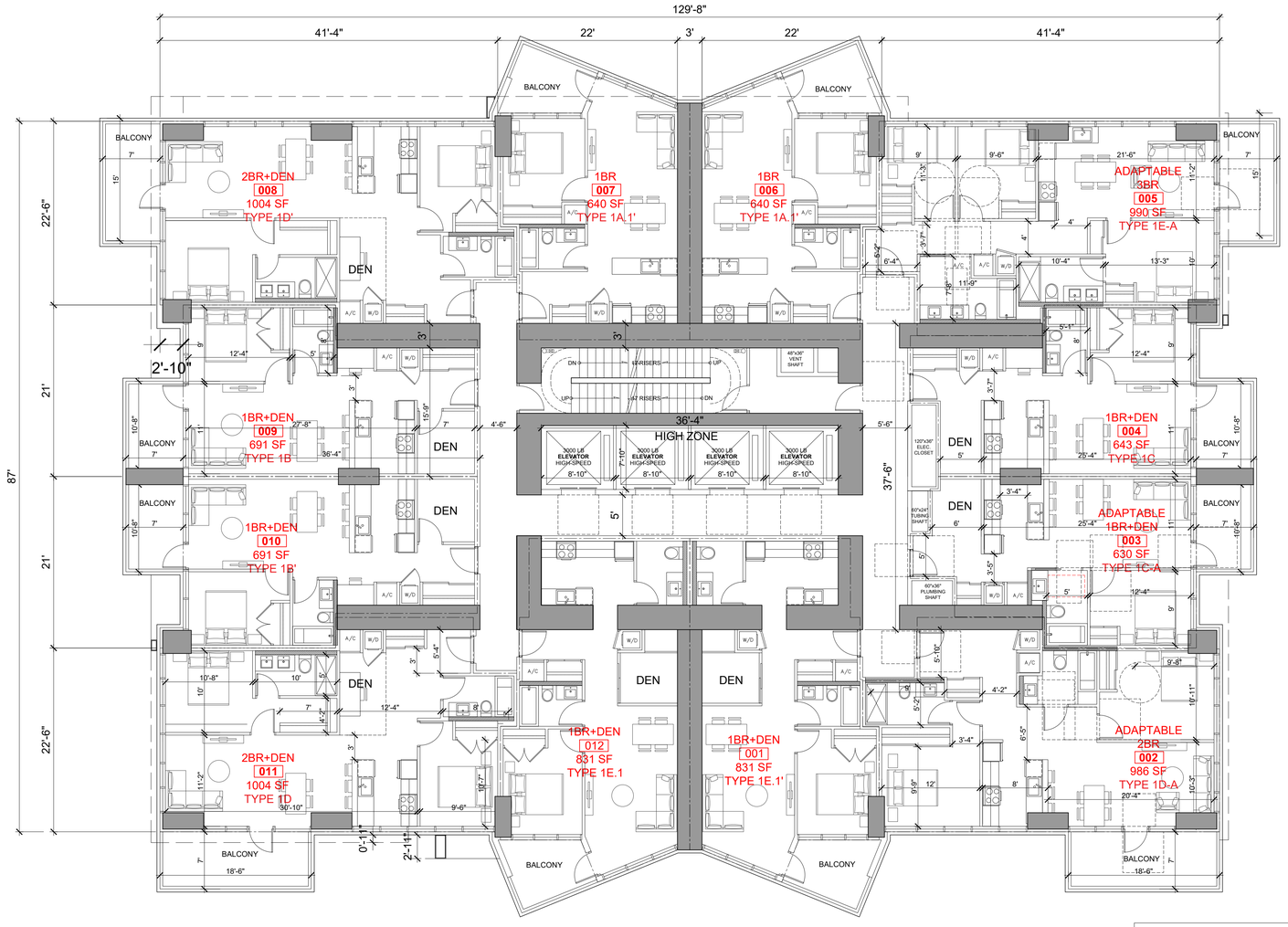
Pinnacle Lougheed
04-18-0137 March 2022 Scale 1:500 on Ledger Prepared by CY



TYPE		AREA	NO.OF UNITS
1BR	TYPE 1A	640 SF	4
1BR+DEN	TYPE 1B	674 SF	2
1BR+DEN	TYPE 1C	639 SF	1
ADA.1BR+DEN	TYPE 1C-A	630 SF	1
2BR+DEN	TYPE 1D	992 SF	2
ADA.2BR	TYPE 1D-A	985 SF	1
ADA.3BR	TYPE 1E-A	985 SF	1
TOTAL UNITS			12

Notes:





TYPE		AREA	NO.OF UNITS
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1BR+DEN	TYPE 1B	691 SF	2
1BR+DEN	TYPE 1C	643 SF	1
1BR+DEN	TYPE 1E.1	831 SF	2
ADA.1BR+DEN	TYPE 1C-A	630 SF	1
2BR+DEN	TYPE 1D	1004 SF	2
ADA.2BR	TYPE 1D-A	986 SF	1
ADA.3BR	TYPE 1E-A	990 SF	1
TOTAL UNITS			12

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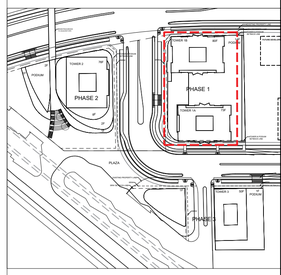


KEY PLAN

REV: | DESCRIPTION: | BY: | DATE:

STATUS: REZONING APPLICATION

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

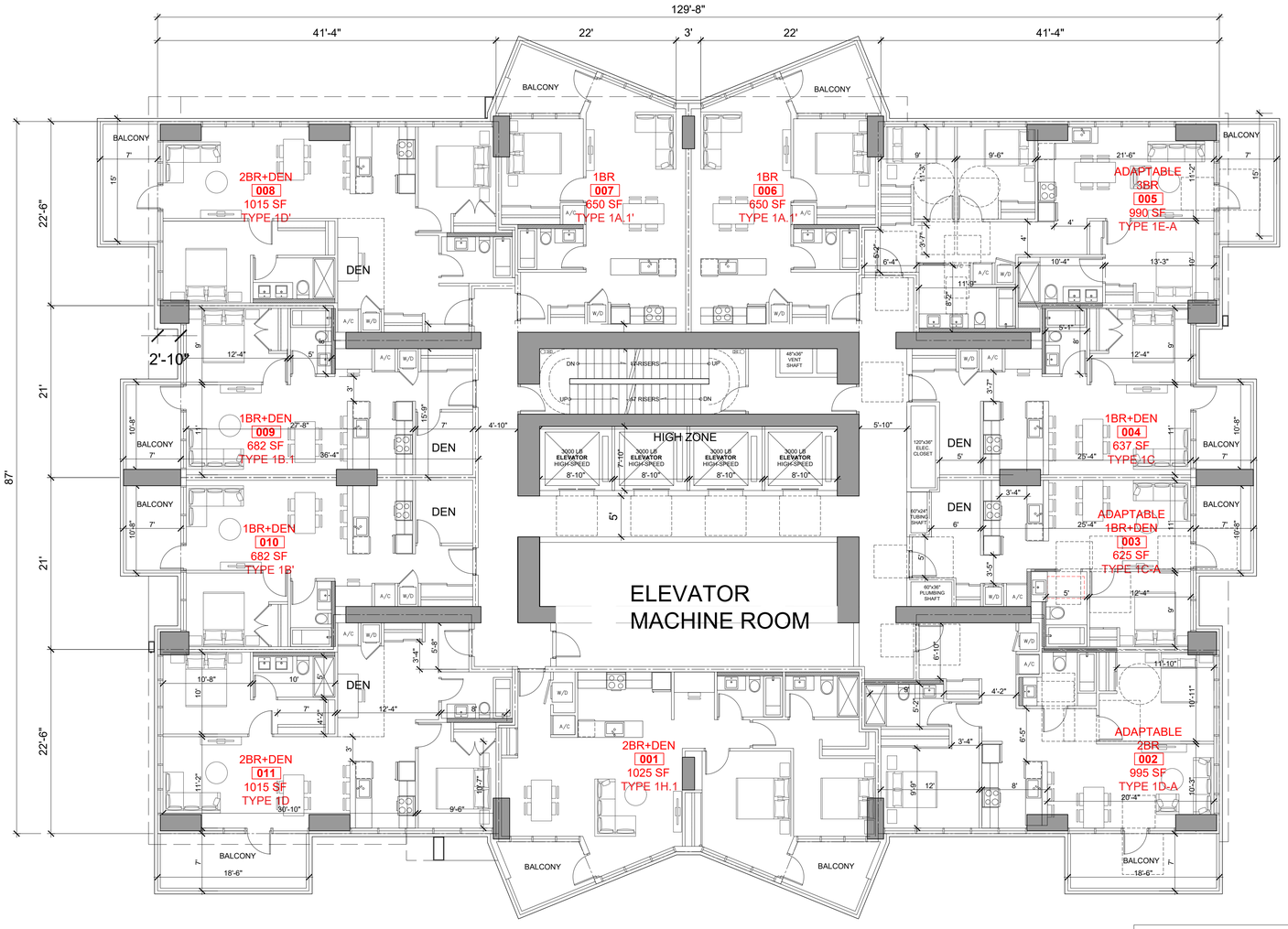
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: TYPICAL RESIDENTIAL
48TH TO 63TH LEVEL PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1/8"=1'-0"	2022.03.02	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A3.02	-



TYPE		AREA	NO.OF UNITS
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1BR+DEN	TYPE 1B	682 SF	2
1BR+DEN	TYPE 1C	637 SF	1
2BR+DEN	TYPE H.1	1025 SF	1
ADA.1BR+DEN	TYPE 1C-A	625 SF	1
2BR+DEN	TYPE 1D	1015 SF	2
ADA.2BR	TYPE 1D-A	990 SF	1
ADA.3BR	TYPE 1E-A	995 SF	1
TOTAL UNITS			11

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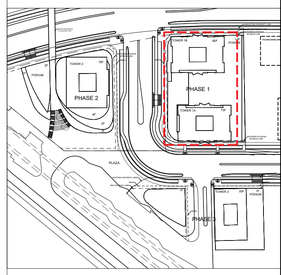


KEY PLAN

N

REV: | DESCRIPTION: | BY: | DATE:

STATUS: REZONING APPLICATION

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

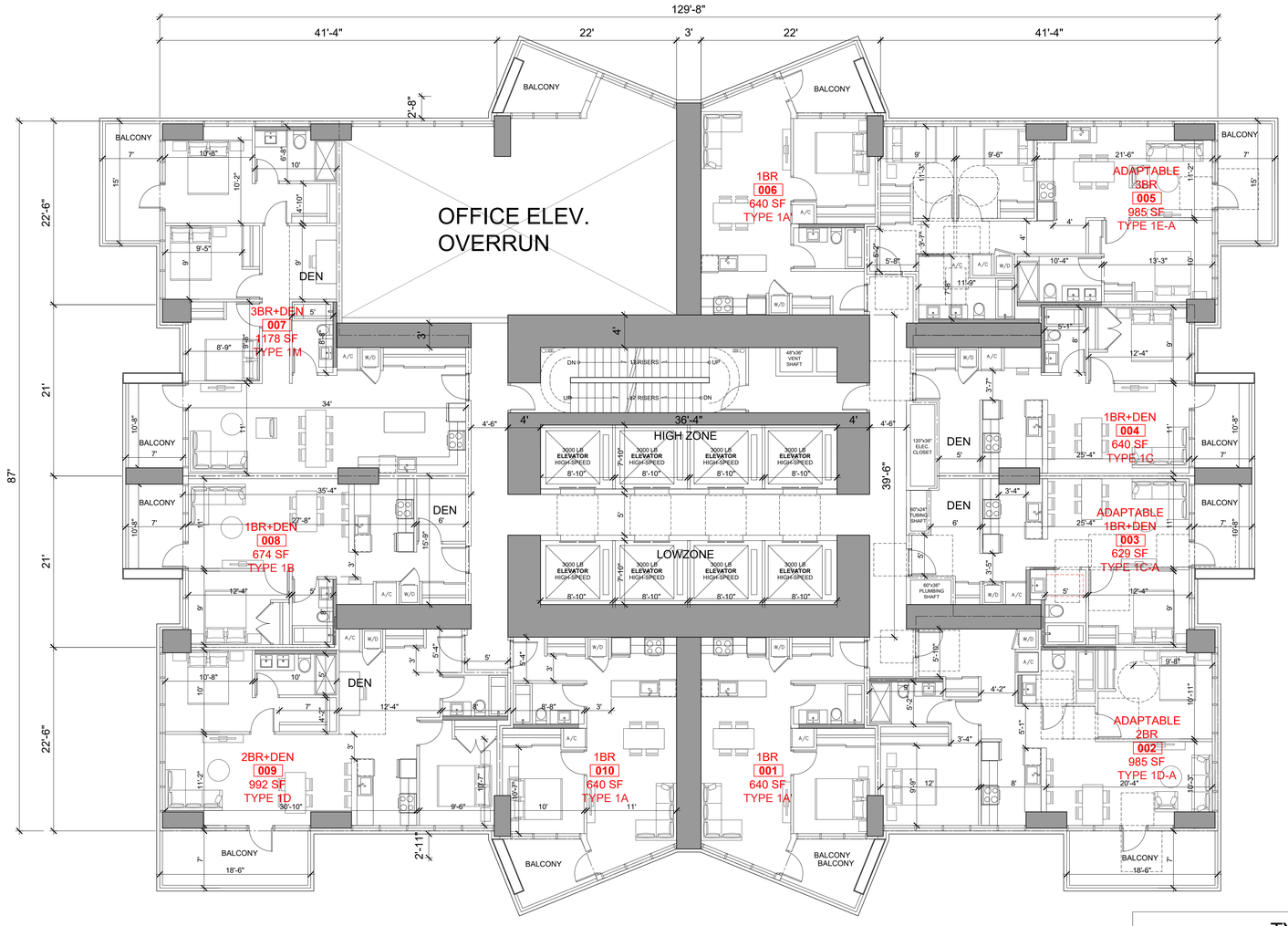
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: TYPICAL RESIDENTIAL 64TH LEVEL PLAN

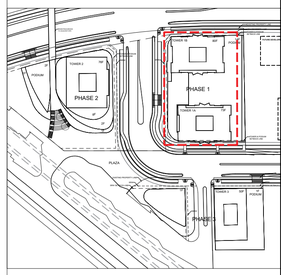
SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1/8"=1'-0"	2022.03.02	YS/LF	KK/YS

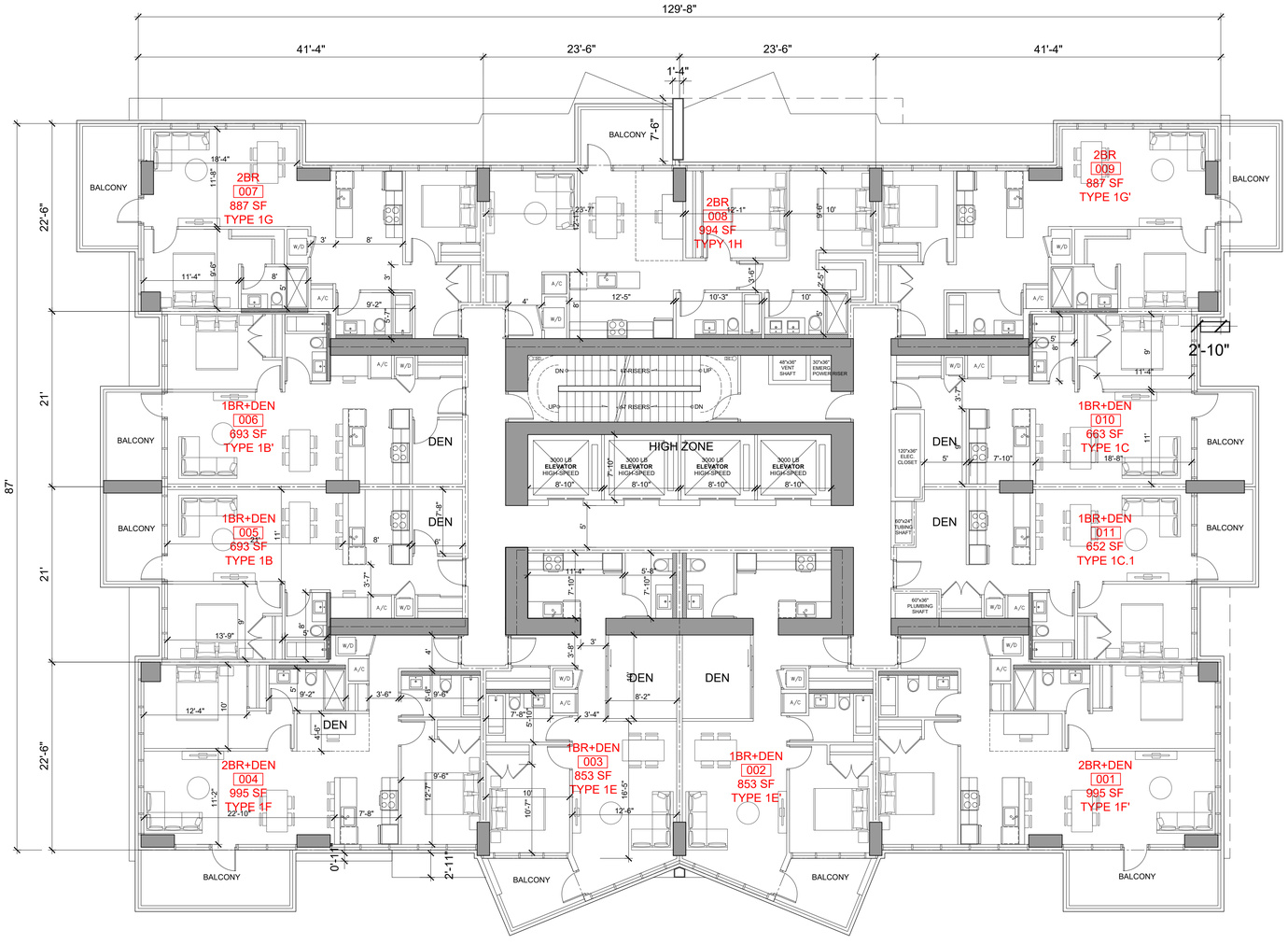
PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A3.03	-



TYPE		AREA	NO.OF UNITS
1BR	TYPE 1A	640 SF	3
1BR+DEN	TYPE 1B	674 SF	1
1BR+DEN	TYPE 1C	640 SF	1
ADA.1BR+DEN	TYPE 1C-A	629 SF	1
2BR+DEN	TYPE 1D	992 SF	1
ADA.2BR	TYPE 1D-A	985 SF	1
ADA.3BR	TYPE 1E-A	985 SF	1
3BR+DEN	TYPE 1M	1178 SF	1
TOTAL UNITS			10

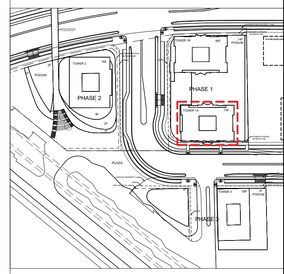
Notes:





TYPE		AREA	NO.OF UNITS
1BR+DEN	TYPE 1B	693 SF	2
1BR+DEN	TYPE 1E	853 SF	2
1BR+DEN	TYPE 1C	663 SF	1
1BR+DEN	TYPE 1C.1	652 SF	1
2BR+DEN	TYPE 1F	995 SF	2
2BR+DEN	TYPE 1G	887 SF	2
2BR	TYPE 1H	994 SF	1
TOTAL UNITS			11

Notes:



KEY PLAN

REV: | DESCRIPTION: | BY: | DATE:

STATUS: REZONING APPLICATION

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

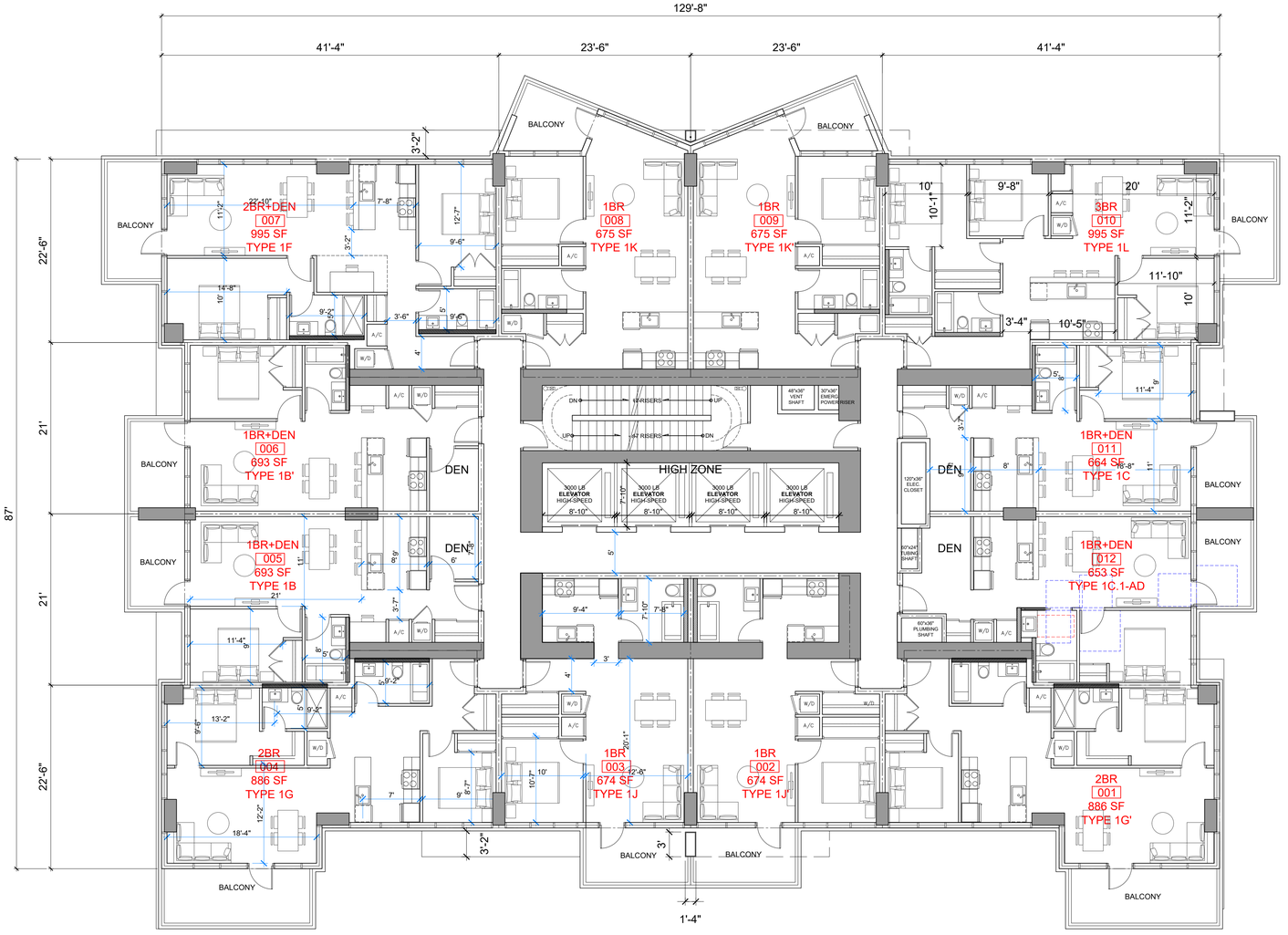
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: TOWER 1A TYPICAL RESIDENTIAL 65TH TO 72ND LEVEL PLAN

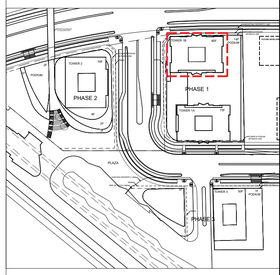
SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1/8"=1'-0"	2022.03.02	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A3.05	-



TYPE		AREA	NO.OF UNITS
1BR+DEN	TYPE 1B	693 SF	2
1BR+DEN	TYPE 1C	664 SF	1
1BR+DEN	TYPE 1C.1-AD	653 SF	1
1BR	TYPE 1J	674 SF	2
1BR	TYPE 1K	675 SF	2
2BR+DEN	TYPE 1F	995 SF	1
2BR	TYPE 1G	886 SF	2
3BR	TYPE 1L	995 SF	1
TOTAL UNITS			12

Notes:



KEY PLAN

REV: | DESCRIPTION: | BY: | DATE:

STATUS: REZONING APPLICATION

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: TOWER 1B TYPICAL RESIDENTIAL 65TH TO 80TH LEVEL PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1/8"=1'-0"	2022.03.02	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
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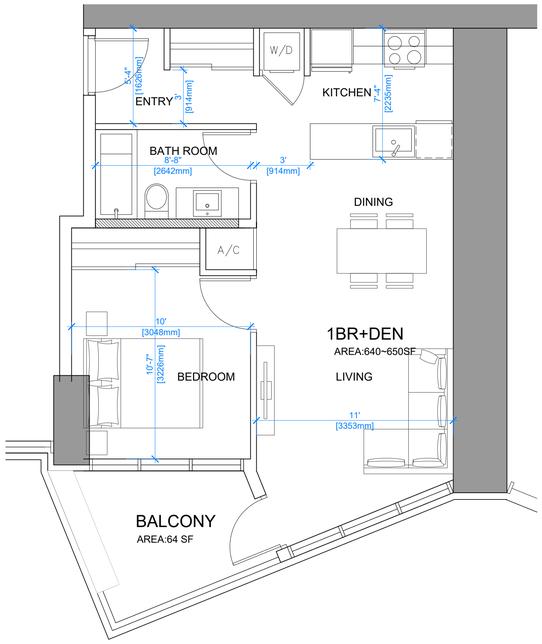
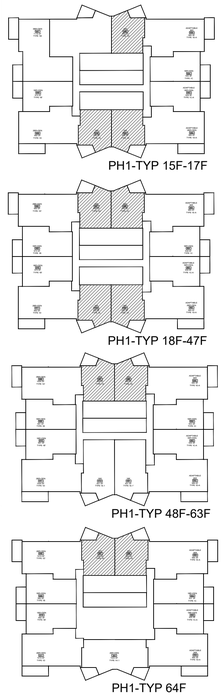
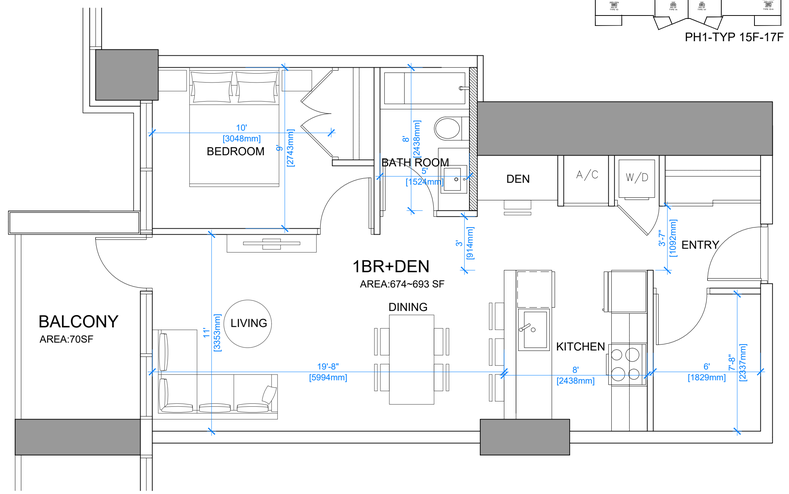


PHASE 1-TYPE 1A





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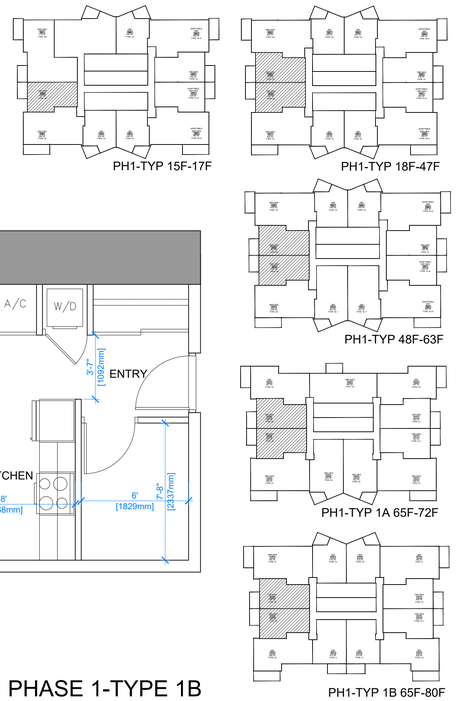

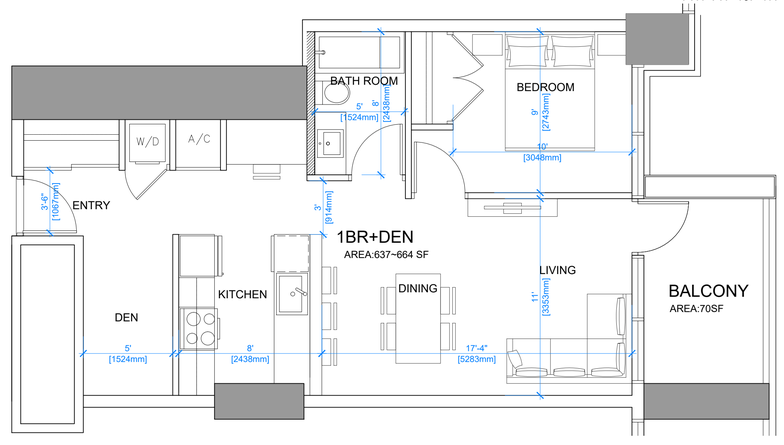

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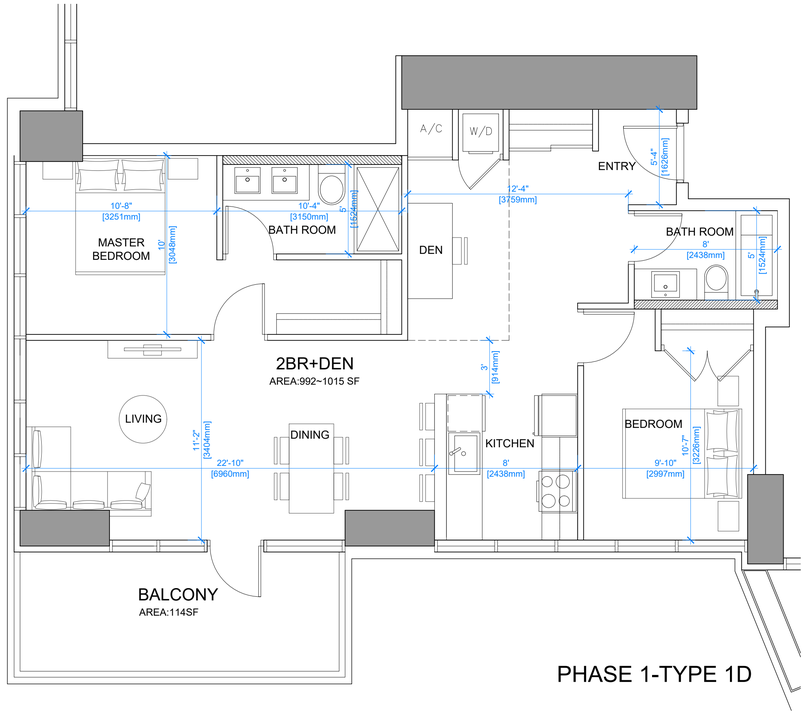

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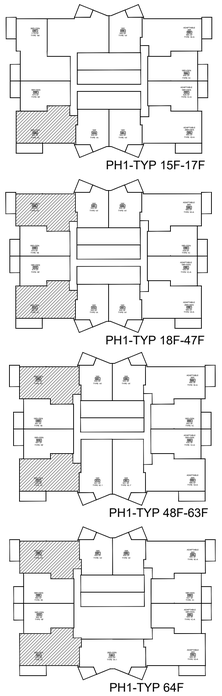

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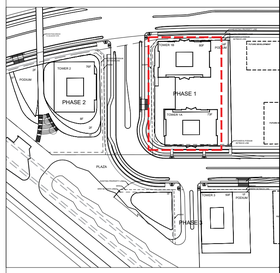


KEY PLAN N

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

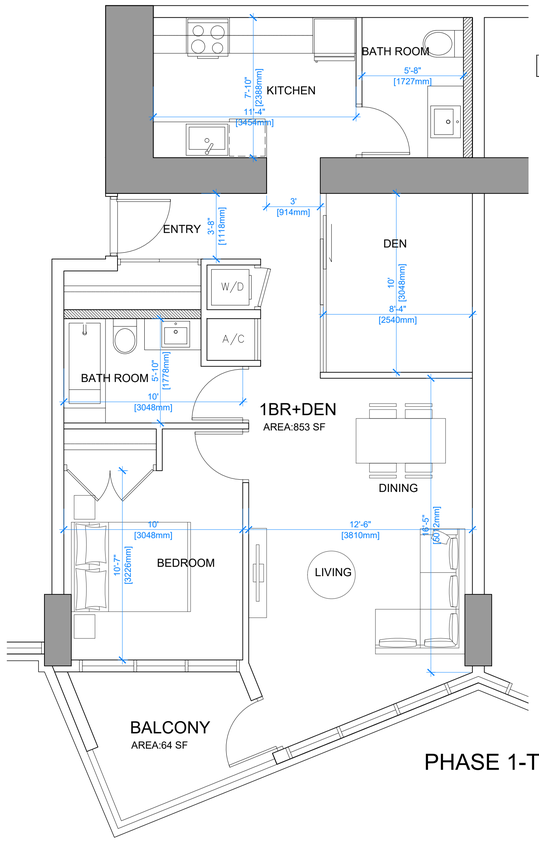
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1-RESIDENTIAL
TYPICAL UNIT PLANS

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1/4"=1'-0"	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A4.01	-



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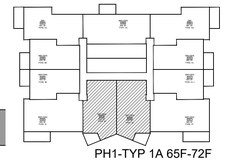

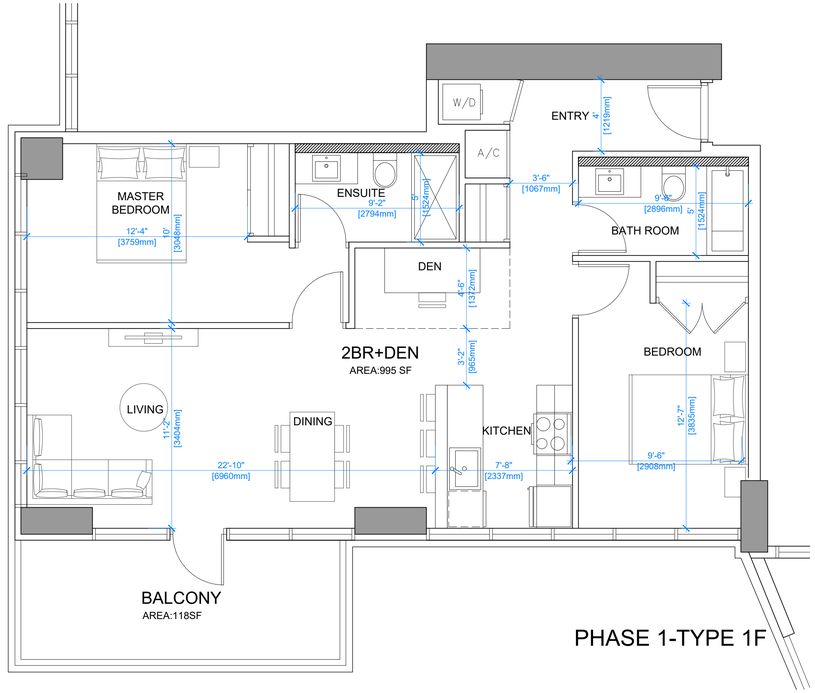

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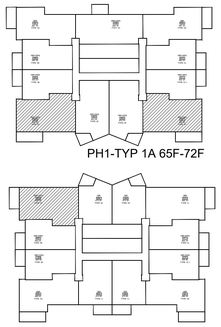

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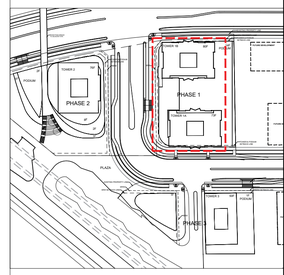

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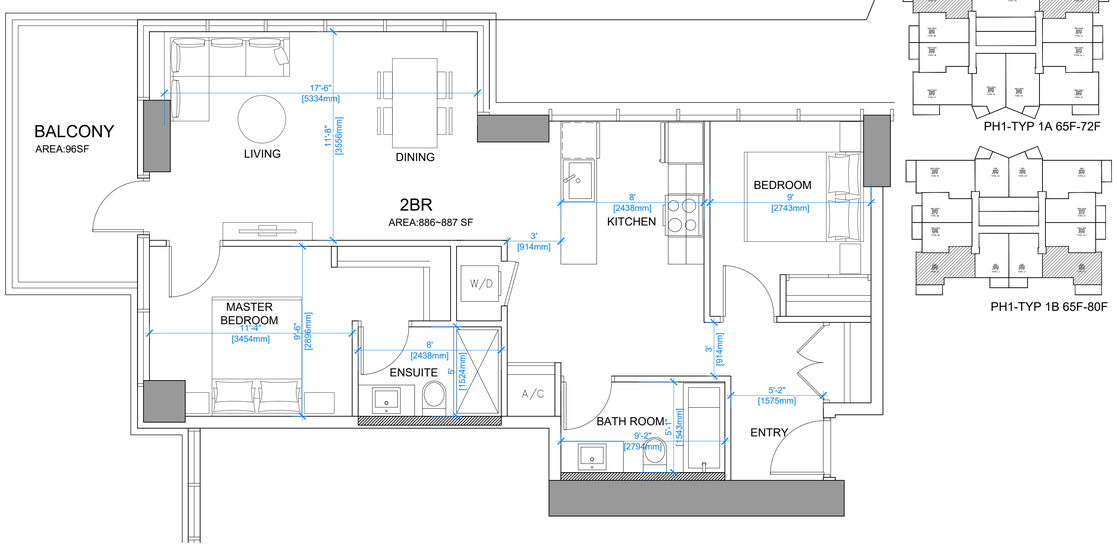

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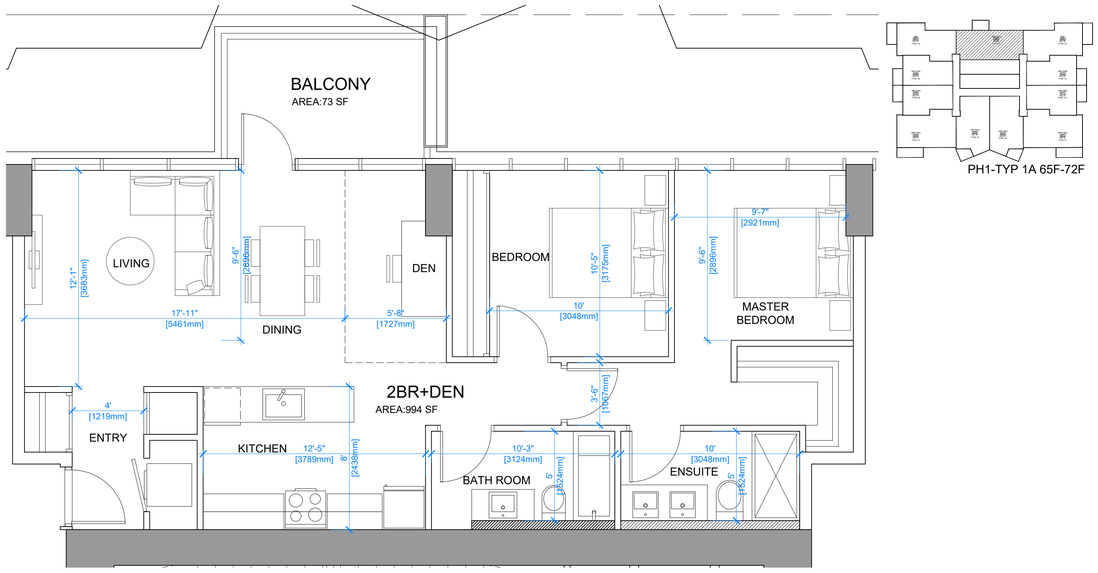

PHASE 1-TYPE 1H

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STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

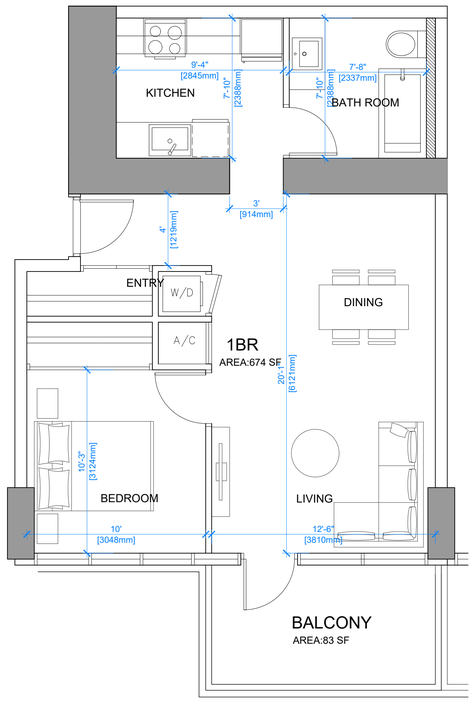
www.JYOMarchitects.com

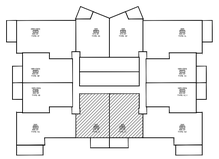
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1-RESIDENTIAL
TYPICAL UNIT PLANS

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1/4"=1'-0"	2021.12.22	YS/LF	KK/YS
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A4.02		-





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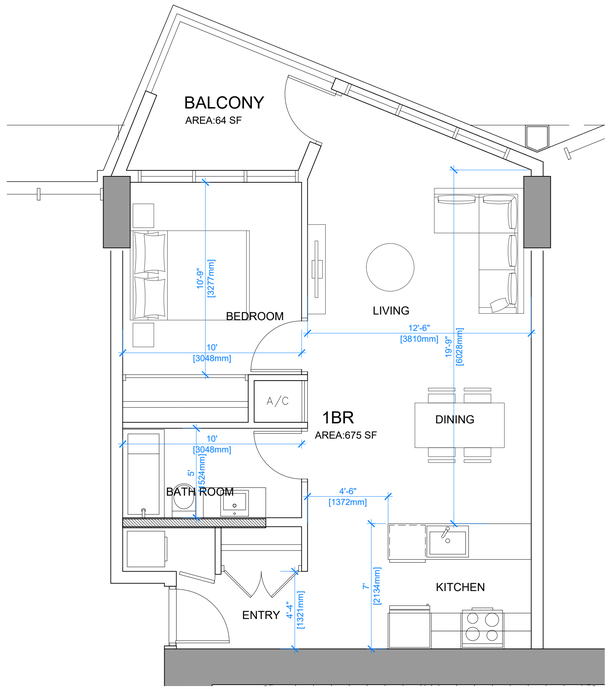

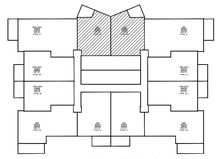

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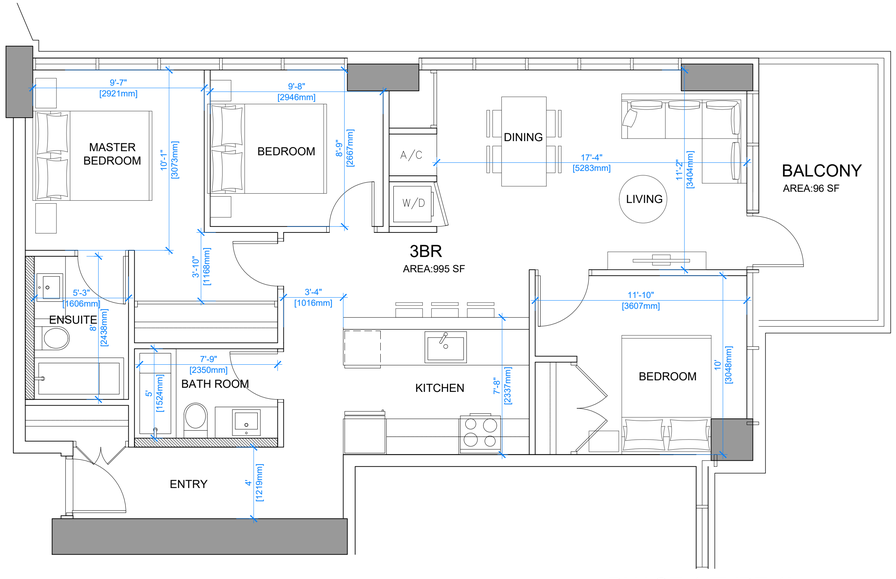

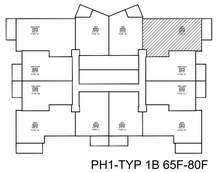

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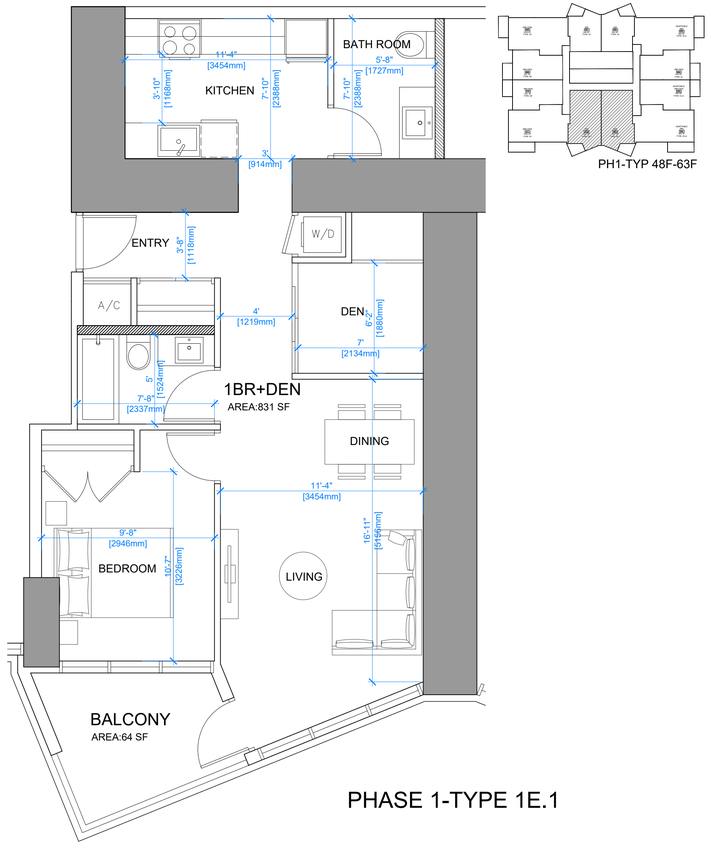

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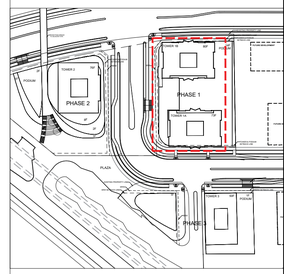

KEY PLAN

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
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Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

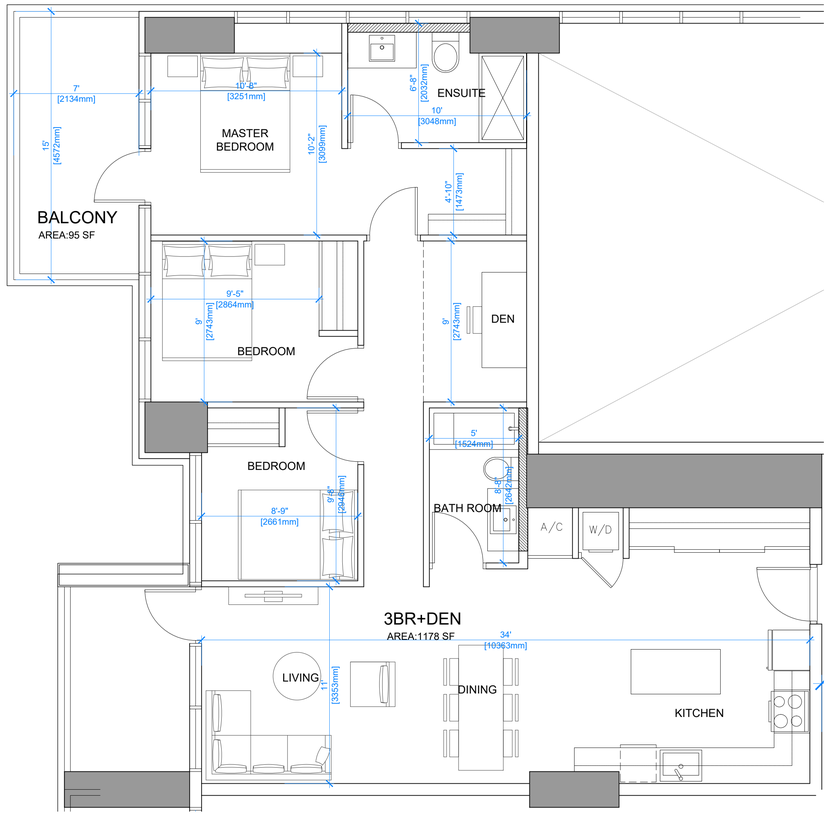
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

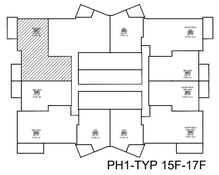
SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1-RESIDENTIAL
TYPICAL UNIT PLANS

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1/4"=1'-0"	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A4.03	-





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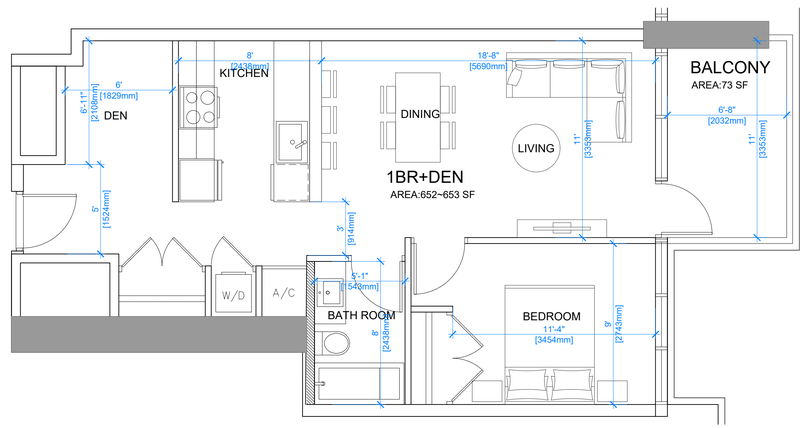

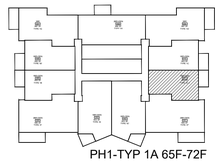

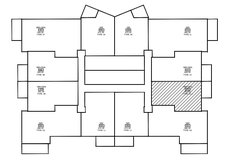

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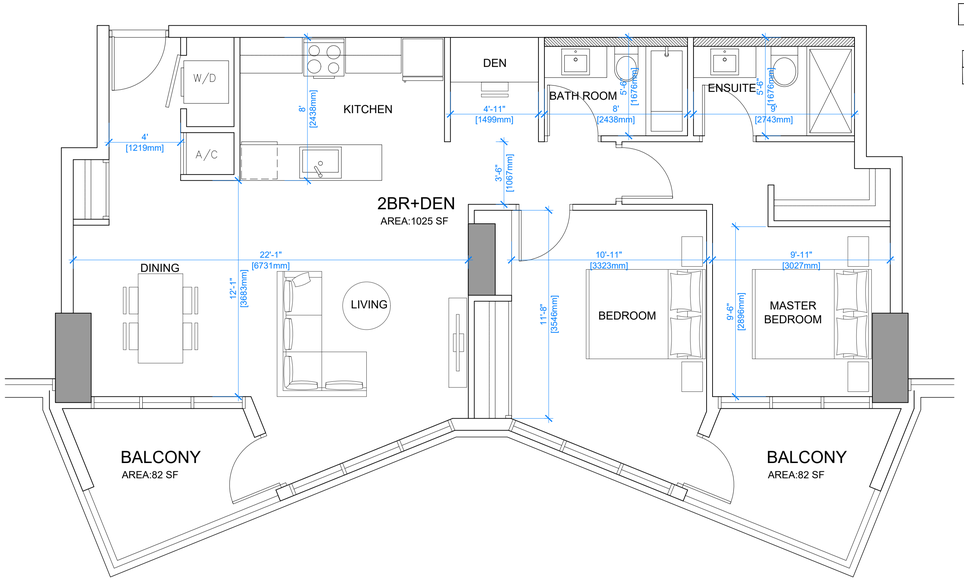
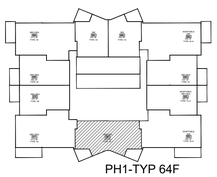
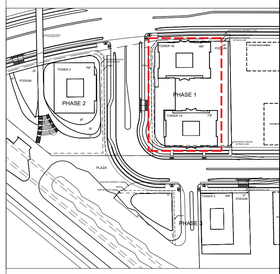




PHASE 1-TYPE 1H.1

Notes:



KEY PLAN N

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
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Vancouver, BC V6H 2L2
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CLIENT: PINNACLE INTERNATIONAL
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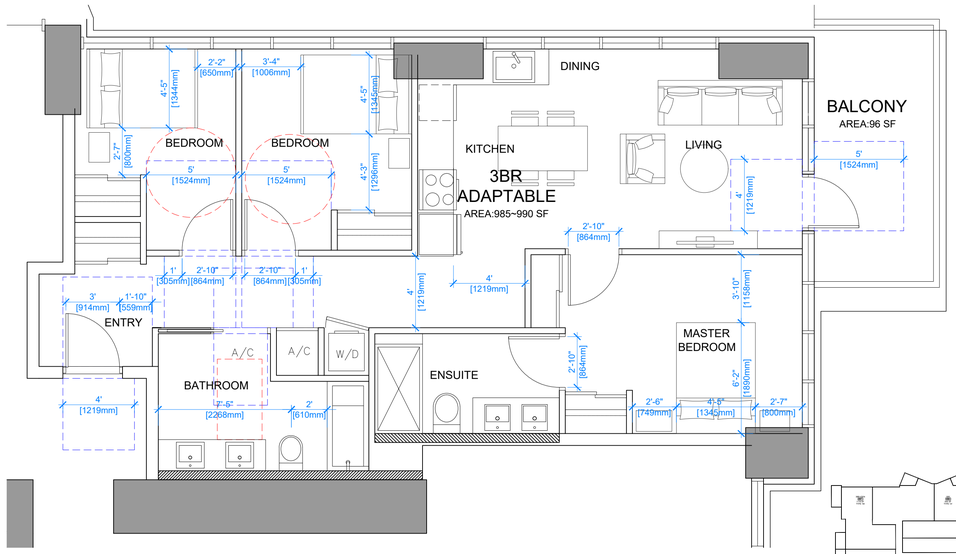
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1-RESIDENTIAL
TYPICAL UNIT PLANS

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1/4"=1'-0"	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A4.04	-



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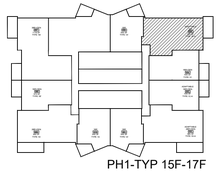
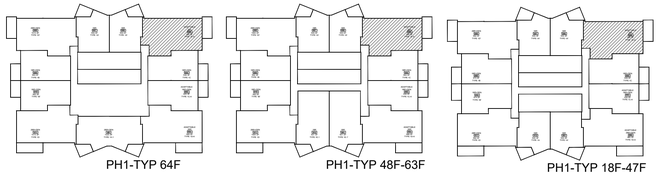
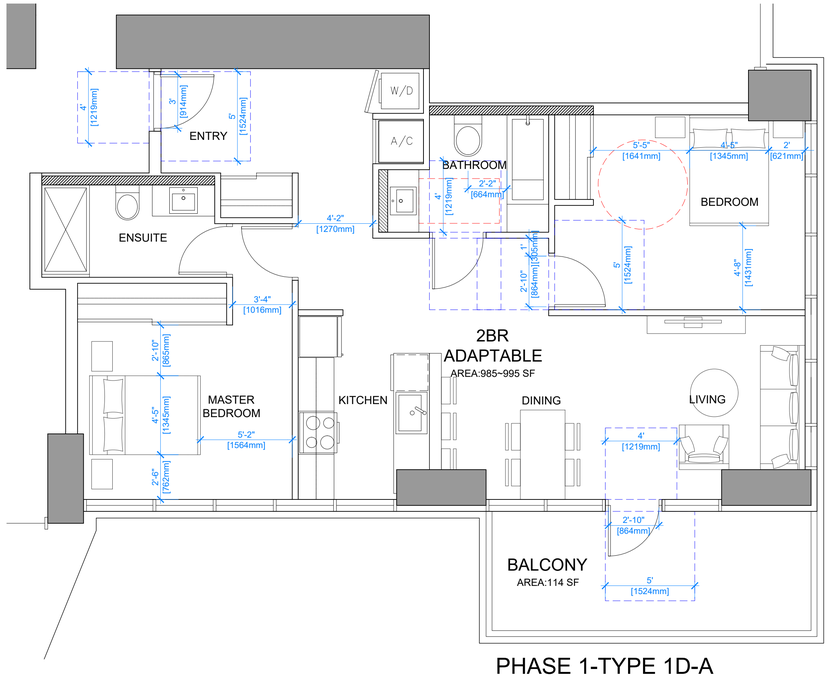


PH1-TYP 15F-17F





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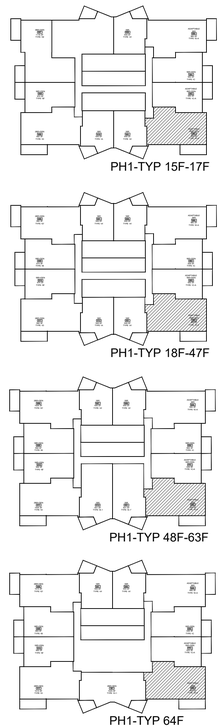

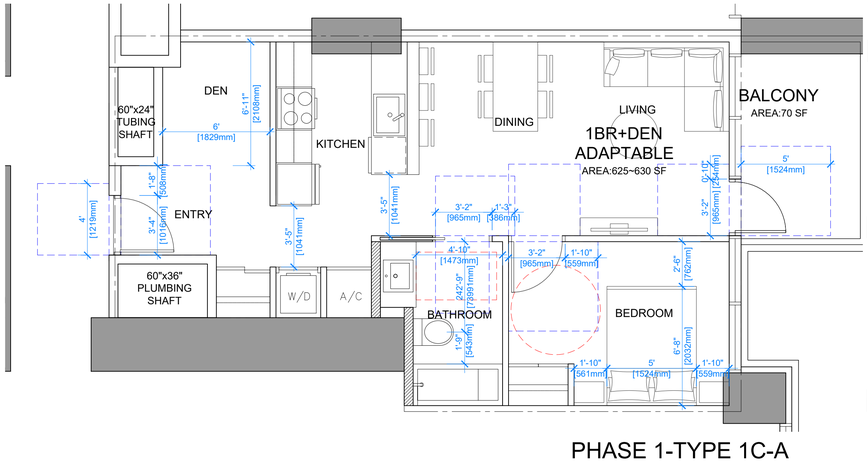

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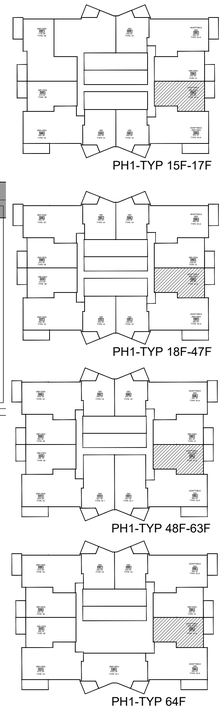

Notes:

ALL ADAPTABLE UNITS WILL FULFILL THE REQUIREMENTS BELOW:

UNIT ENTRY

① UNIT SUITE ENTRY SHALL HAVE A MINIMUM CLEAR OPENING OFNOT LESS THAN 850 mm

. WHEN THE DOOR SWINGS IN (TOWARDS THE UNIT ENTRANCEWAY), A MINIMUM CLEARANCE OF 1500 MM WILL BE PROVIDED IN THE ENTRANCEWAY TO ACCOMMODATE THE DOOR SWING MOVEMENT. A 600 MM CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL ALSO BE PROVIDED.

INTERNAL DOORWAYS AND CORRIDORS

③ ALL DOORWAYS PROVIDING ACCESS TO ALL LIVING AREAS WITHIN THE UNIT SHALL HAVE A CLEAR MINIMUM OPENING WIDTH OF NOT LESS THAN 810mm

DOOR SWING CLEARANCE SHALL BE PROVIDED AS FOLLOWS:

④ WHEN THE DOOR SWINGS OUT, A MINIMUM CLEARANCE OF 1220 mm WILL BE PROVIDED IN THE CORRIDOR TO ACCOMMODATETHE DOOR SWING MOVEMENT. A 300mm CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL ALSO BE PROVIDED

⑤ WHEN THE DOOR SWINGS IN, A MINIMUM CLEARANCE OF 1500 mm WILL BE PROVIDED IN THE ENTRANCEWAY TO ACCOMMODATE THE DOOR SWING MOVEMENT. A 600 mm CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR WILL ALSO BE PROVIDED.

④ INTERNAL UNIT CORRIDORS AND PASSAGEWAYS SHALL BE A MINIMUM OF 850 mm IN WIDTH.

KITCHEN

⑦ A KITCHEN SHALL BE DESIGNED SUCH THAT THE RANGE AND SINK ARE ADJACENT TO EACH OTHER OR CAN HAVE A CONTINUOUS COUNTER BETWEEN THEM

BATHROOM(S)/POWDER ROOM(S)

⑧ A CLEAR DIMENSION OF 800 mm FROM THE FRONT EDGE OF THE TOILET TO THE FACING WALL, OR EDGE OF THE TUB IF APPLICABLE, SHALL BE PROVIDED.

⑨ A MINIMUM DIMENSION OF 510 mm SHALL BE PROVIDED FROM THE FRONT FACE OF THE BATHTUB/SHOWER TO THE CENTRE LINE OF THE TOILET.

⑨ A MINIMUM OF ONE BATHROOM SHALL BE DESIGNED WITH A CLEAR FLOOR AREA IN FRONT OF THE SINK NOT LESS THAN 760 mm WIDE BY 1350 mm DEEP.

LIVING ROOMS AND BEDROOM(S)

A MINIMUM OF ONE BEDROOM SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:

① ACCOMMODATE A DOUBLE BED (1345 mm X 1890 mm);

② PROVIDE A CLEAR TURNING RADIUS OF 1500 mm ON ONE EDGE OF THE BED; AND,

③ PROVIDE A CLEAR OPEN TRAVEL PATH OF NOT LESS THAN 800 mm ON THE REMAINING SIDES OF THE BED (EXCLUDING THE HEAD)

④ ACCOMMODATE A DOUBLE BED; AND

⑤ PROVIDE A MINIMUM CLEAR OPEN TRAVEL PATH OF NOT LESS THAN 800 mm ON THE REMAINING SIDES OF THE BED (EXCLUDING THE HEAD).

BALCONY

① A MINIMUM CLEAR WIDTH OPENING OF 850 mm SHALL BE PROVIDED TO THE BALCONY

② THE THRESHOLD SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT IS ACCESSIBLE, WHILE MAINTAINING THE INTEGRITY OF THE BUILDING ENVELOPE. ALTERNATIVELY, THE ACCESSIBILITY OF THE BALCONY CAN BE ADDRESSED WITH THE PROVISION OF A PORTABLE WHEELCHAIR RAMP.

BC BUILDING CODE 3.8 5.3

CORRIDORS AND PASSAGE WAYS PROVIDING ACCESS TO ADAPTABLE DWELLING UNIT ENTRANCES AND COMMON FACILITIES OR AMENITIES SHALL

2a BE NOT LESS THAN 1,220 mm IN WIDTH,AND

2b PROVIDE A CLEAR AREA OF NOT LESS THAN 1,500 mm BY 1500 mm

(i) ADJACENT TO THE ELEVATOR ENTRANCE,AND

(ii) AT INTERVALS NOT EXCEEDING 9 m WHERE THE CORRIDOR OR PASSAGEWAY EXCEED 9 m, MEASURED FORM THE ELEVATOR ENTRANCE TO THE END OF THE CORRIDOR PASSGEWAY.

ALL ADAPTABLE UNITS:

ELECTRICAL, TELEPHONE, CABLE AND DATA OUTLETS SHALL BE LOCATED BETWEEN 455 mm(1.5FT) AND 1200 mm(4.0FT) ABOVE THE FLOOR

-SWITCHES AND CONTROLS SHALL BE LOCATED BETWEEN 900 mm(3.0FT) AND 1200 mm(4.0FT) ABOVE THE FLOOR,AND OPERABLE WITH CLOSED FIST

-FAUCETS SHALL BE DESIGNED TO BE OPERABLE WITHOUT GRASPING, PINCHING OR TWISTING OF THE WRIST

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STATUS: REZONING APPLICATION

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604-876-2222
www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

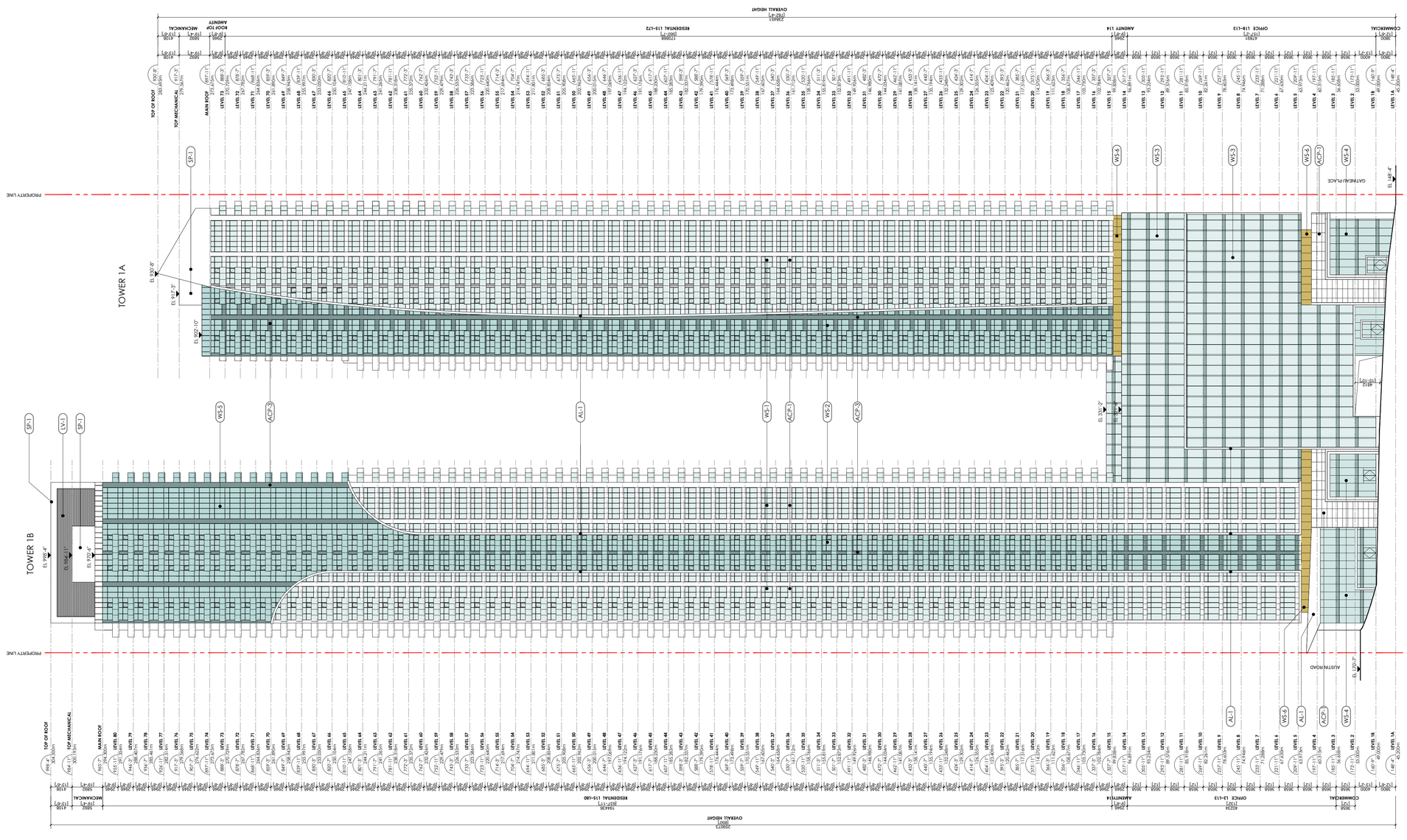
TITLE: ADAPTABLE UNITS PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1/8"=1'-0"	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A4.09	-

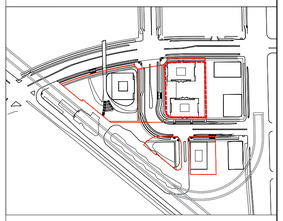
MATERIAL LEGEND:

WS-1	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED WHITE TO MATCH ACP-1, GLASS HANDRAIL
WS-2	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED GREY TO MATCH ACP-3, GLASS HANDRAIL
WS-3	DOUBLE GLAZED CURTAIN WALL SYSTEM WITH SPANDREL PANELS
WS-4	VISION GLASS STOREFRONT FACADE SYSTEM
WS-5	WINDOW WALL SYSTEM WITH SPANDREL
WS-6	WINDOW WALL SYSTEM WITH ACP-2 PANELS
WS-7	WALL SYSTEM WITH SPANDREL PANELS
ACP-1	ALUMINUM COMPOSITE PANEL - WHITE
ACP-2	ALUMINUM COMPOSITE PANEL - ANODIZED BRONZE
ACP-3	ALUMINUM COMPOSITE PANEL - GREY
AL-1	ALUMINUM METAL PANEL FIN- WHITE
LV-1	METAL LOUVER SYSTEM - WHITE
SP-1	STONE-TEXTURED PAINT
SP-2	STONE TILE



1 PHASE 1 - WEST ELEVATION
1:400

Notes:



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BURNABY BC

TITLE: PHASE 1
WEST ELEVATION

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A5.11	-

MATERIAL LEGEND:

WS-1	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED WHITE TO MATCH ACP-1, GLASS HANDRAIL
WS-2	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED GREY TO MATCH ACP-3, GLASS HANDRAIL
WS-3	DOUBLE GLAZED CURTAIN WALL SYSTEM WITH SPANDREL PANELS
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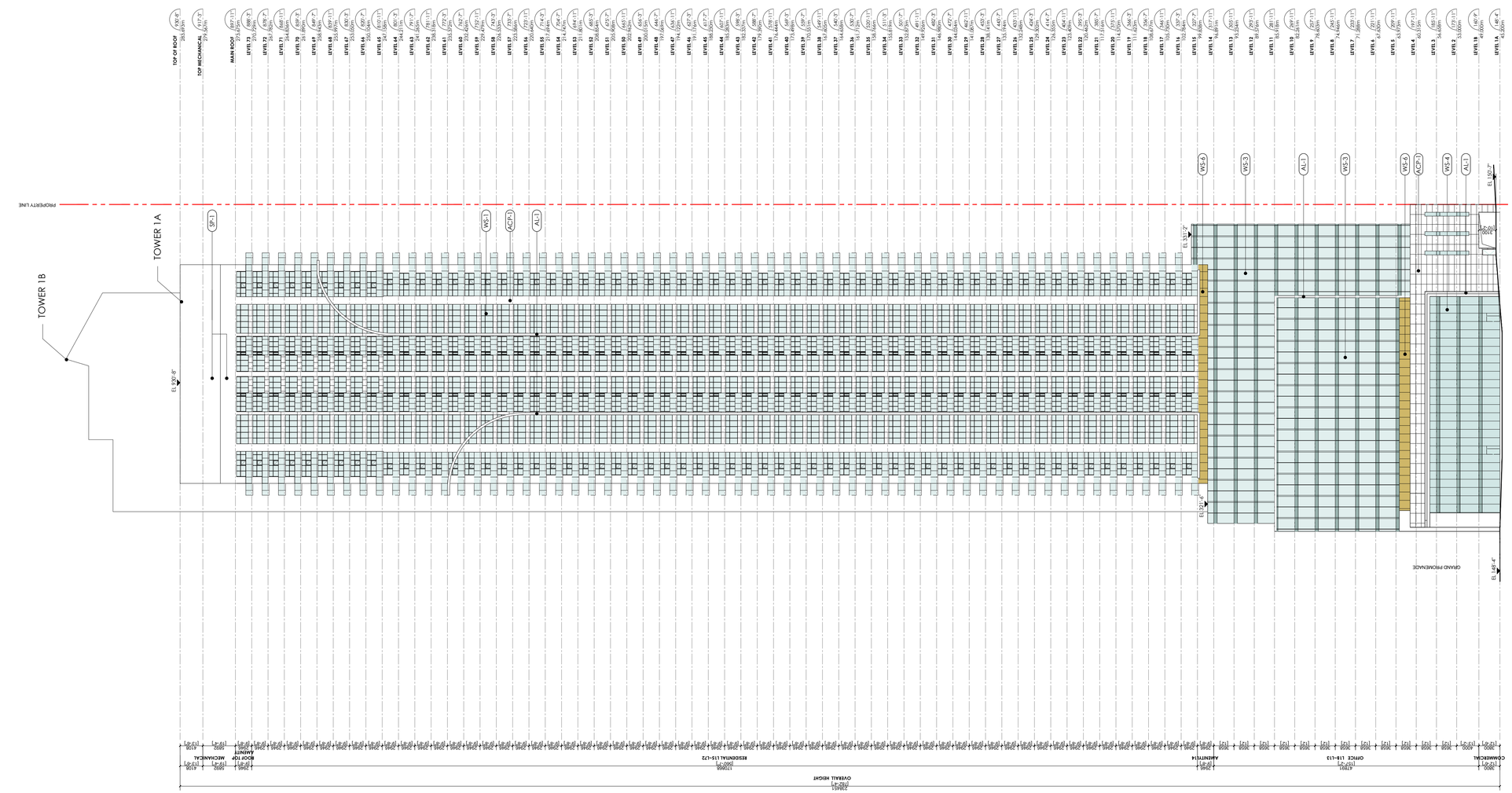
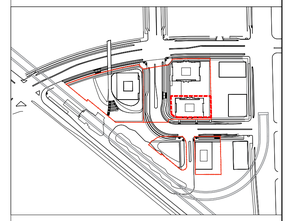
LV-1	METAL LOUVER SYSTEM - WHITE
SP-1	STONE-TEXTURED PAINT
SP-2	STONE TILE



1 PHASE 1 - TOWER 1A SOUTH ELEVATION
1:400

Notes:



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Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1-TOWER 1A
SOUTH ELEVATION

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A5.12	-

MATERIAL LEGEND:

WS-1	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED WHITE TO MATCH ACP-1, GLASS HANDRAIL
WS-2	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED GREY TO MATCH ACP-3, GLASS HANDRAIL
WS-3	CURTAIN WALL SYSTEM WITH ALUMINUM WITH SPANDREL PANELS
WS-4	VISION GLASS STOREFRONT FACADE SYSTEM
WS-5	WINDOW WALL SYSTEM WITH SPANDREL
WS-6	WINDOW WALL SYSTEM WITH ACP-2 PANELS
WS-7	WALL SYSTEM WITH SPANDREL PANELS
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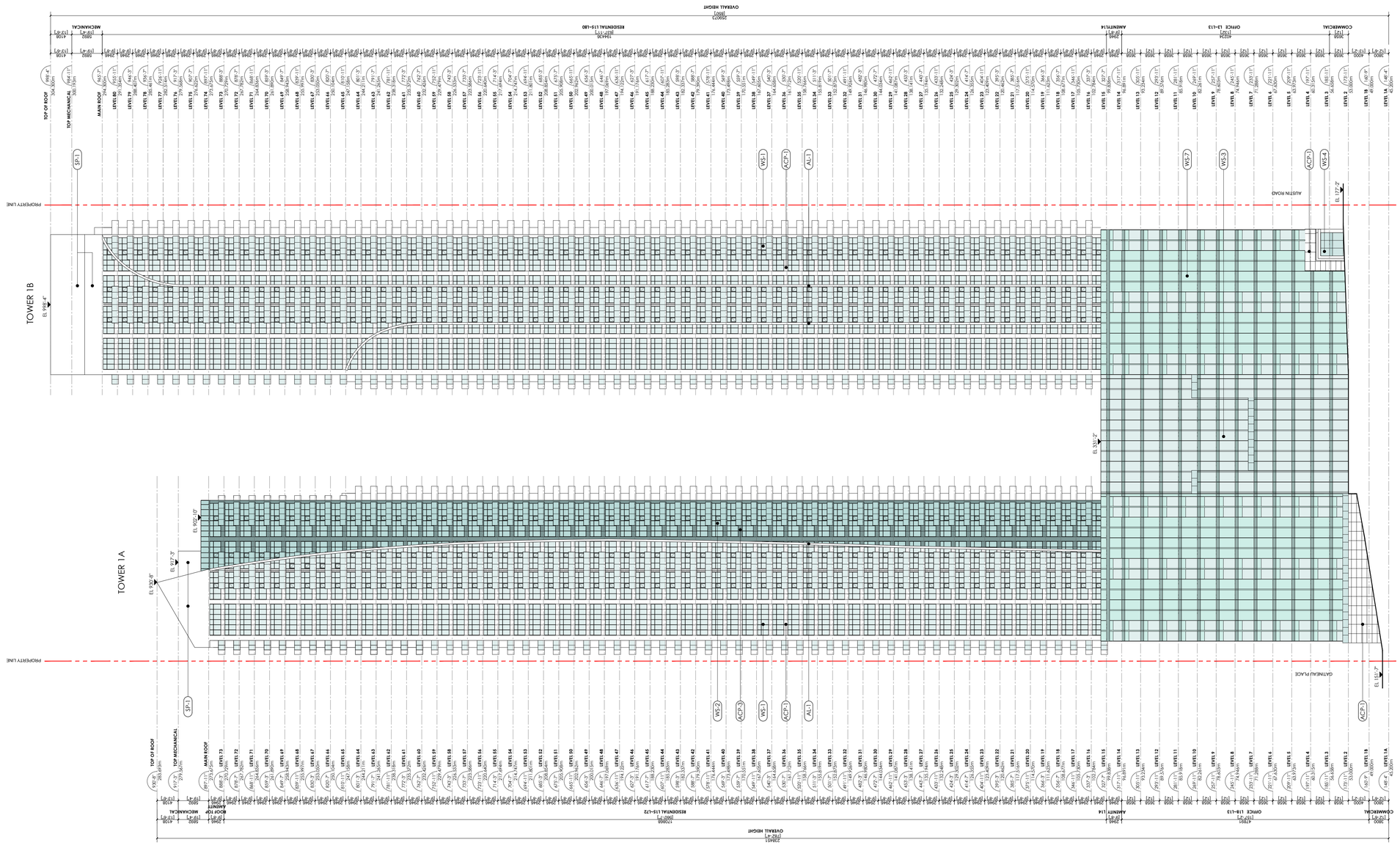
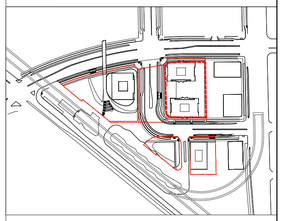
AL-1	ALUMINUM METAL PANEL FIN- WHITE
LV-1	METAL LOUVER SYSTEM - WHITE
SP-1	STONE-TEXTURED PAINT
SP-2	STONE TILE



1 PHASE 1 - EAST ELEVATION
1:400

Notes:



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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1
EAST ELEVATION

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	YS/LF	KK/YS
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A5.13		-

MATERIAL LEGEND:

WS-1	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED WHITE TO MATCH ACP-1, GLASS HANDRAIL
WS-2	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED GREY TO MATCH ACP-3, GLASS HANDRAIL
WS-3	DOUBLE GLAZED GLASS CURTAIN WALL SYSTEM WITH SPANDREL PANELS
WS-4	VISION GLASS STOREFRONT FACADE SYSTEM
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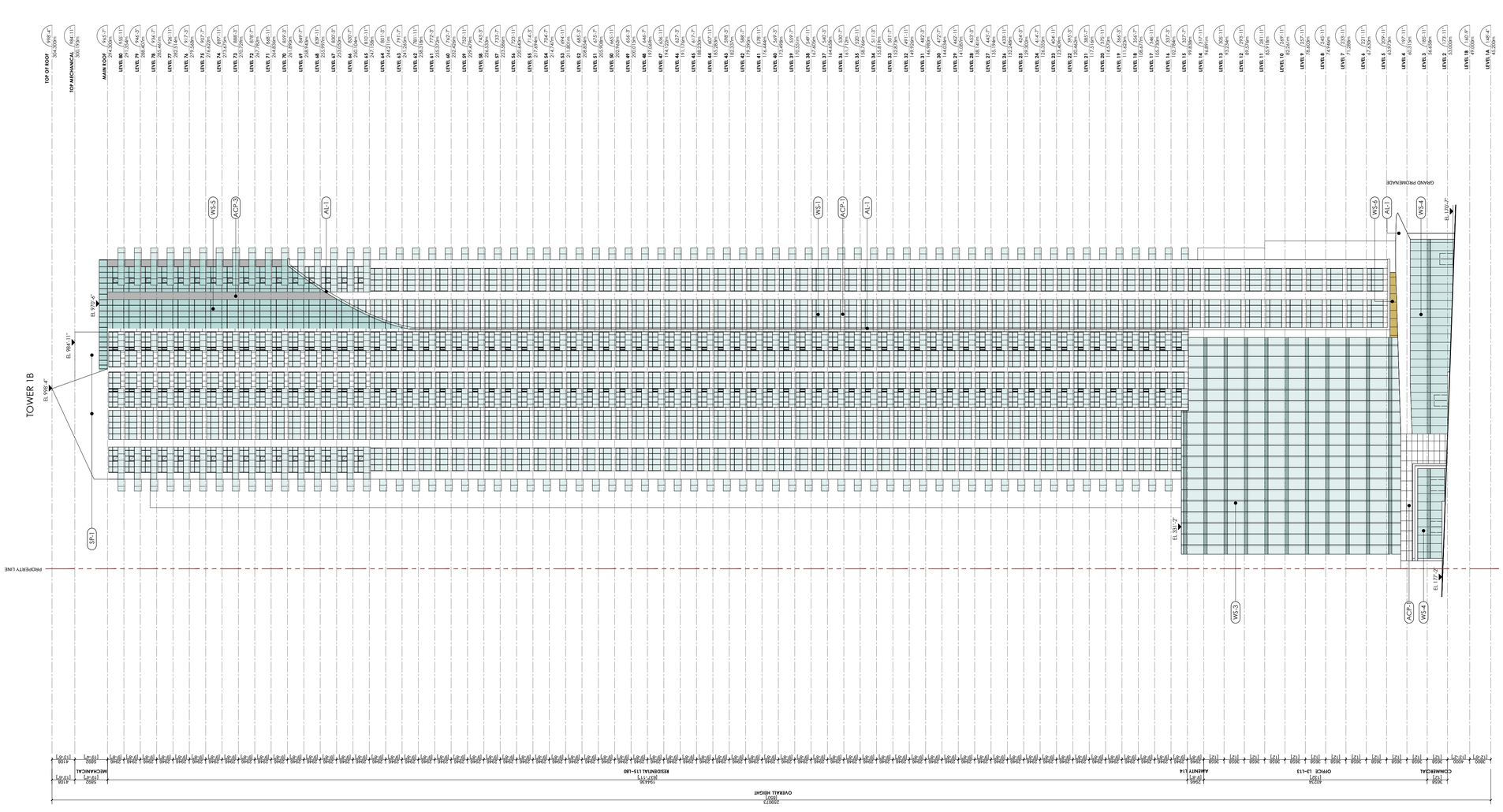
AL-1	ALUMINUM METAL PANEL FIN- WHITE
LV-1	METAL LOUVER SYSTEM - WHITE
SP-1	STONE-TEXTURED PAINT
SP-2	STONE TILE


TOP OF ROOF 398.4m 306.30m
TOP MECHANICAL 394.1m 300.19m
MAIN ROOF 393.7m 299.80m
LEVEL 80 383.3m 291.35m
LEVEL 79 380.6m 288.65m
LEVEL 78 377.9m 285.94m
LEVEL 77 375.2m 283.24m
LEVEL 76 372.5m 280.54m
LEVEL 75 369.8m 277.83m
LEVEL 74 367.1m 275.13m
LEVEL 73 364.4m 272.42m
LEVEL 72 361.7m 269.72m
LEVEL 71 359.0m 267.01m
LEVEL 70 356.3m 264.31m
LEVEL 69 353.6m 261.60m
LEVEL 68 350.9m 258.90m
LEVEL 67 348.2m 256.19m
LEVEL 66 345.5m 253.49m
LEVEL 65 342.8m 250.78m
LEVEL 64 340.1m 248.08m
LEVEL 63 337.4m 245.37m
LEVEL 62 334.7m 242.67m
LEVEL 61 332.0m 239.96m
LEVEL 60 329.3m 237.26m
LEVEL 59 326.6m 234.55m
LEVEL 58 323.9m 231.85m
LEVEL 57 321.2m 229.14m
LEVEL 56 318.5m 226.44m
LEVEL 55 315.8m 223.73m
LEVEL 54 313.1m 221.03m
LEVEL 53 310.4m 218.32m
LEVEL 52 307.7m 215.62m
LEVEL 51 305.0m 212.91m
LEVEL 50 302.3m 210.21m
LEVEL 49 299.6m 207.50m
LEVEL 48 296.9m 204.80m
LEVEL 47 294.2m 202.09m
LEVEL 46 291.5m 199.39m
LEVEL 45 288.8m 196.68m
LEVEL 44 286.1m 193.98m
LEVEL 43 283.4m 191.27m
LEVEL 42 280.7m 188.57m
LEVEL 41 278.0m 185.86m
LEVEL 40 275.3m 183.16m
LEVEL 39 272.6m 180.45m
LEVEL 38 269.9m 177.75m
LEVEL 37 267.2m 175.04m
LEVEL 36 264.5m 172.34m
LEVEL 35 261.8m 169.63m
LEVEL 34 259.1m 166.93m
LEVEL 33 256.4m 164.22m
LEVEL 32 253.7m 161.52m
LEVEL 31 251.0m 158.81m
LEVEL 30 248.3m 156.11m
LEVEL 29 245.6m 153.40m
LEVEL 28 242.9m 150.70m
LEVEL 27 240.2m 147.99m
LEVEL 26 237.5m 145.29m
LEVEL 25 234.8m 142.58m
LEVEL 24 232.1m 139.88m
LEVEL 23 229.4m 137.17m
LEVEL 22 226.7m 134.47m
LEVEL 21 224.0m 131.76m
LEVEL 20 221.3m 129.06m
LEVEL 19 218.6m 126.35m
LEVEL 18 215.9m 123.65m
LEVEL 17 213.2m 120.94m
LEVEL 16 210.5m 118.24m
LEVEL 15 207.8m 115.53m
LEVEL 14 205.1m 112.83m
LEVEL 13 202.4m 110.12m
LEVEL 12 199.7m 107.42m
LEVEL 11 197.0m 104.71m
LEVEL 10 194.3m 102.01m
LEVEL 9 191.6m 99.30m
LEVEL 8 188.9m 96.60m
LEVEL 7 186.2m 93.89m
LEVEL 6 183.5m 91.19m
LEVEL 5 180.8m 88.48m
LEVEL 4 178.1m 85.78m
LEVEL 3 175.4m 83.07m
LEVEL 2 172.7m 80.37m
LEVEL 1 170.0m 77.66m
LEVEL 1A 167.3m 74.96m
WS-5
ACP-3
AL-1
WS-1
ACP-1
AL-1
WS-6
AL-1
WS-4
GRAND PROMENADE
EL 170'-7"
EL 170'-7"
EL 170'-7"

MATERIAL LEGEND:

WS-1	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED WHITE TO MATCH ACP-1, GLASS HANDRAIL
WS-2	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED GREY TO MATCH ACP-3, GLASS HANDRAIL
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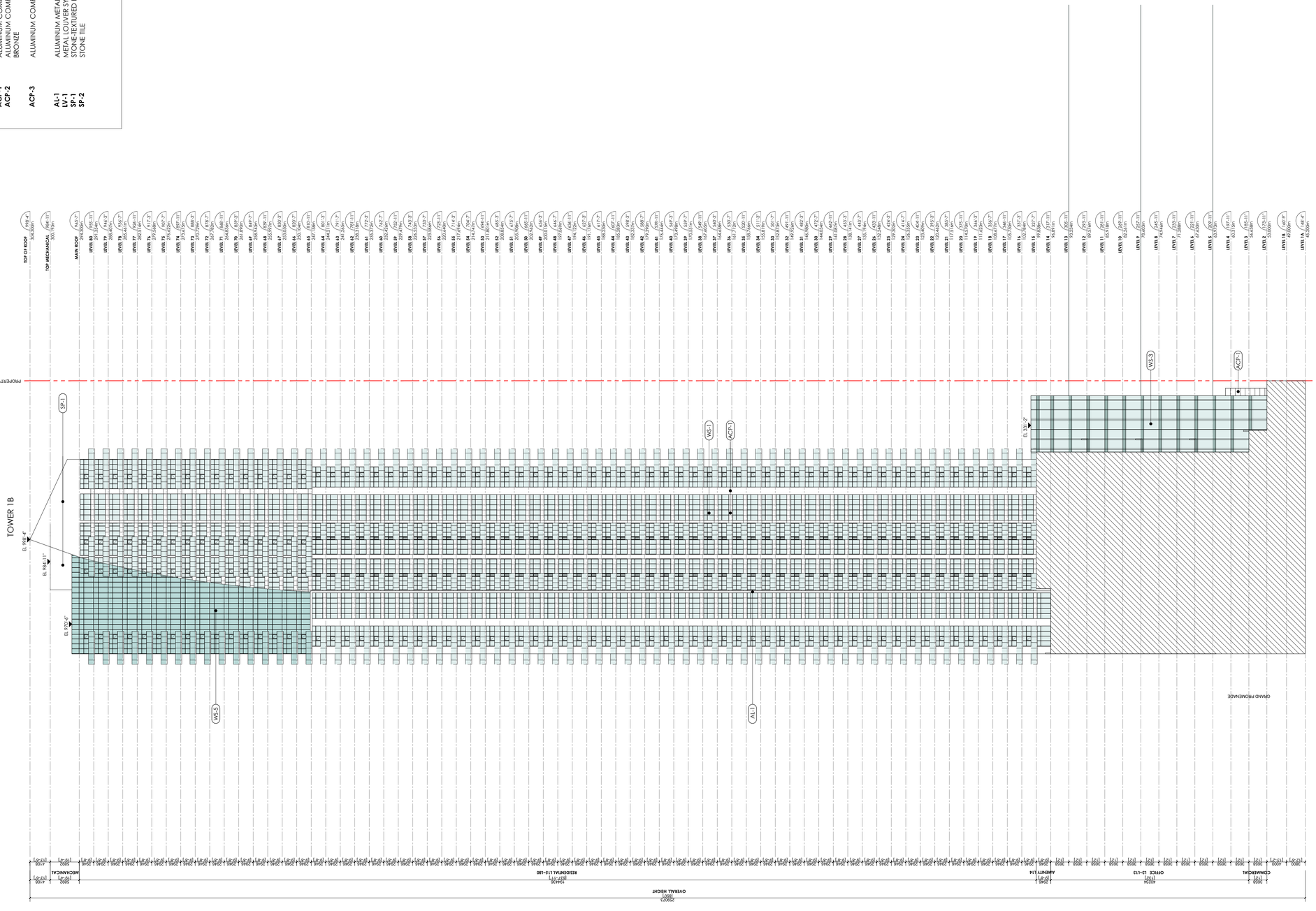
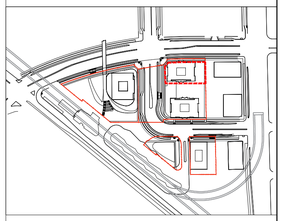
SP-1	STONE-TEXTURED PAINT
SP-2	STONE TILE



1 PHASE 1 - TOWER 1B SOUTH ELEVATION
1:400

Notes:



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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1-TOWER 1B
SOUTH ELEVATION

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A5.15	-

MATERIAL LEGEND:

WS-1	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED WHITE TO MATCH ACP-1, GLASS HANDRAIL
WS-2	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED GREY TO MATCH ACP-3, GLASS HANDRAIL
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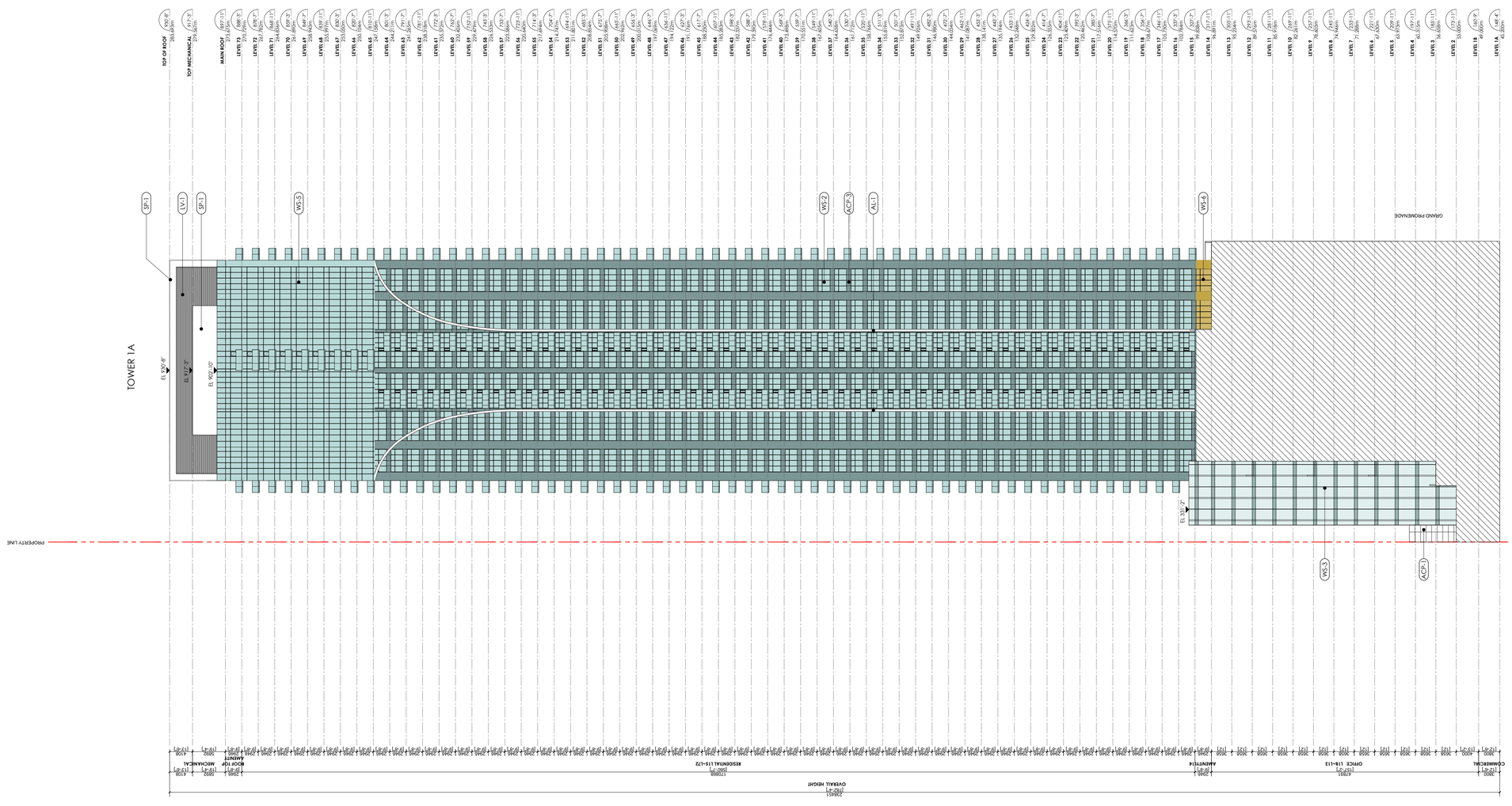
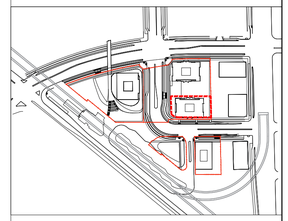
SP-2	STONE TILE



1 PHASE 1 - TOWER 1A NORTH ELEVATION
1:400

Notes:



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SITE:
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BURNABY BC

TITLE:
PHASE 1-TOWER 1A
NORTH ELEVATION

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	2021.12.22	YS/LF	KK/YS
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A5.16		-







MATERIAL LEGEND:

WS-1	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED WHITE TO MATCH ACP-1, GLASS HANDRAIL
WS-2	WINDOW WALL SYSTEM WITH ALUMINUM FRAME POWDERED-COATED GREY TO MATCH ACP-3, GLASS HANDRAIL
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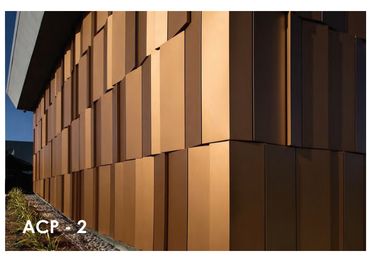
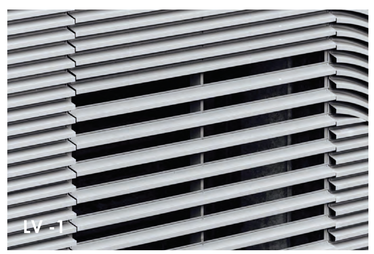
LV-1	METAL LOUVER SYSTEM - WHITE
SP-1	STONE-TEXTURED PAINT
SP-2	STONE TILE











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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: MATERIAL / COLOR PALETTE

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
N.T.S.	2021.12.22	-	-

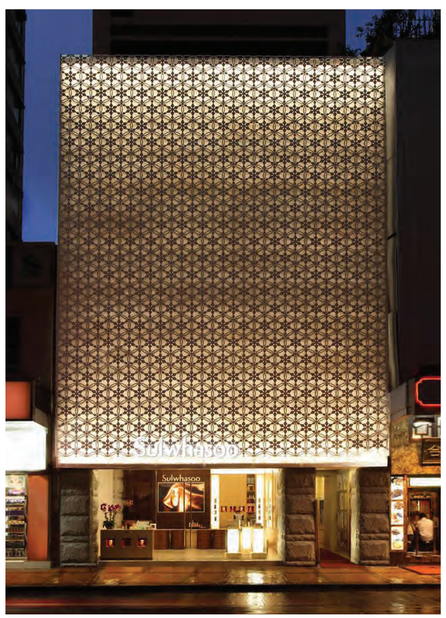
PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A5.40	-

POTENTIAL SIGNAGE LOCATIONS

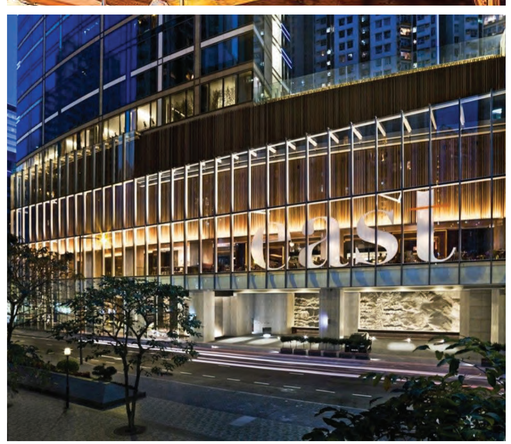




SIGNAGE REFERENCE IMAGES











Notes:

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V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: SIGNAGE CONCEPTS

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
N.T.S.	2021.12.22	-	-

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A5.41	-

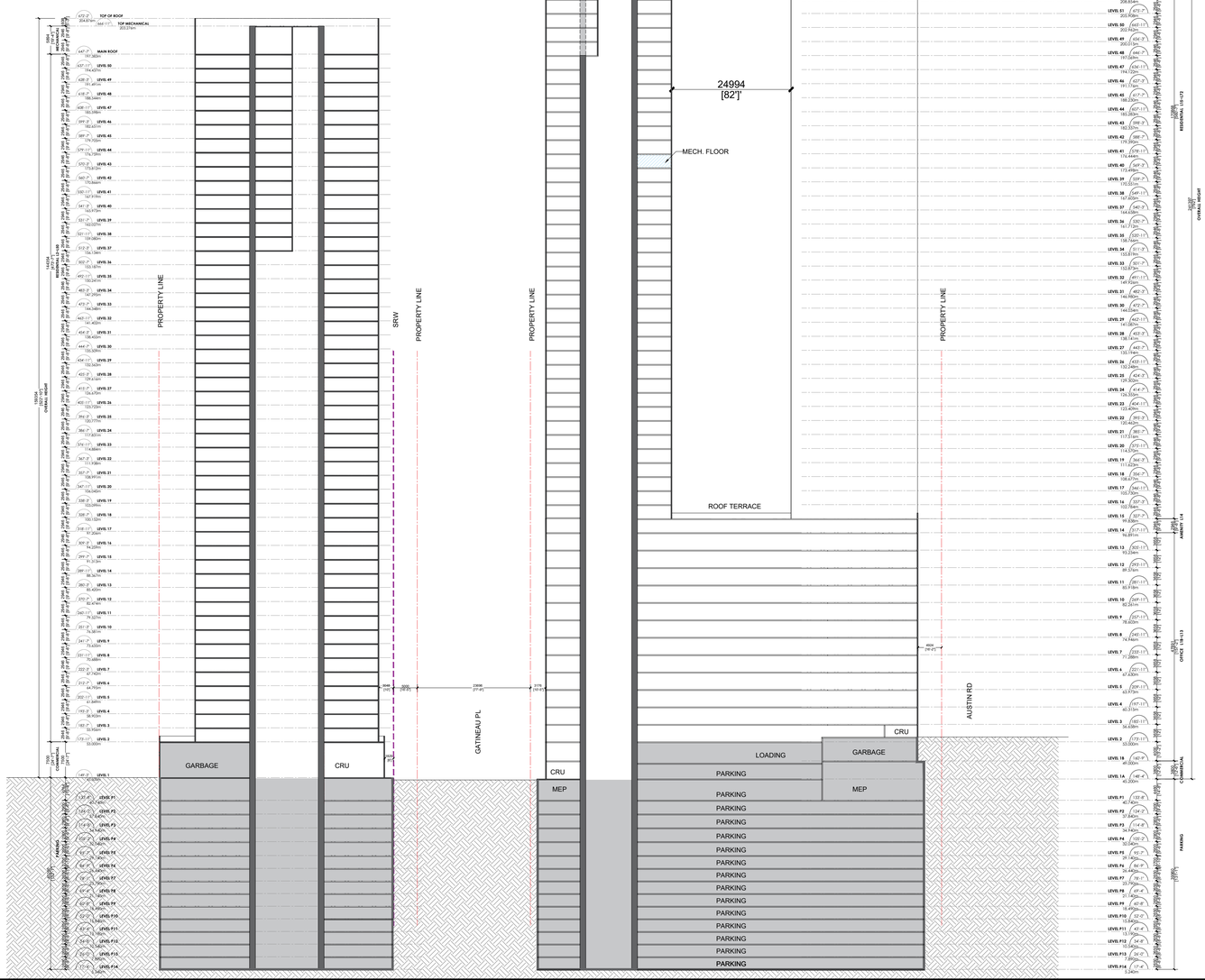
PHASE 1

TOWER 1B

PHASE 1

TOWER 1A

PHASE 3


28042
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MECH. FLOOR
ROOF TERRACE
PROPERTY LINE
SRW
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
GATINEAU PL
AUSTIN RD
GARBAGE
CRU
CRU
CRU
LOADING
GARBAGE
PARKING
MEP
MEP
PARKING
PARKING
PARKING

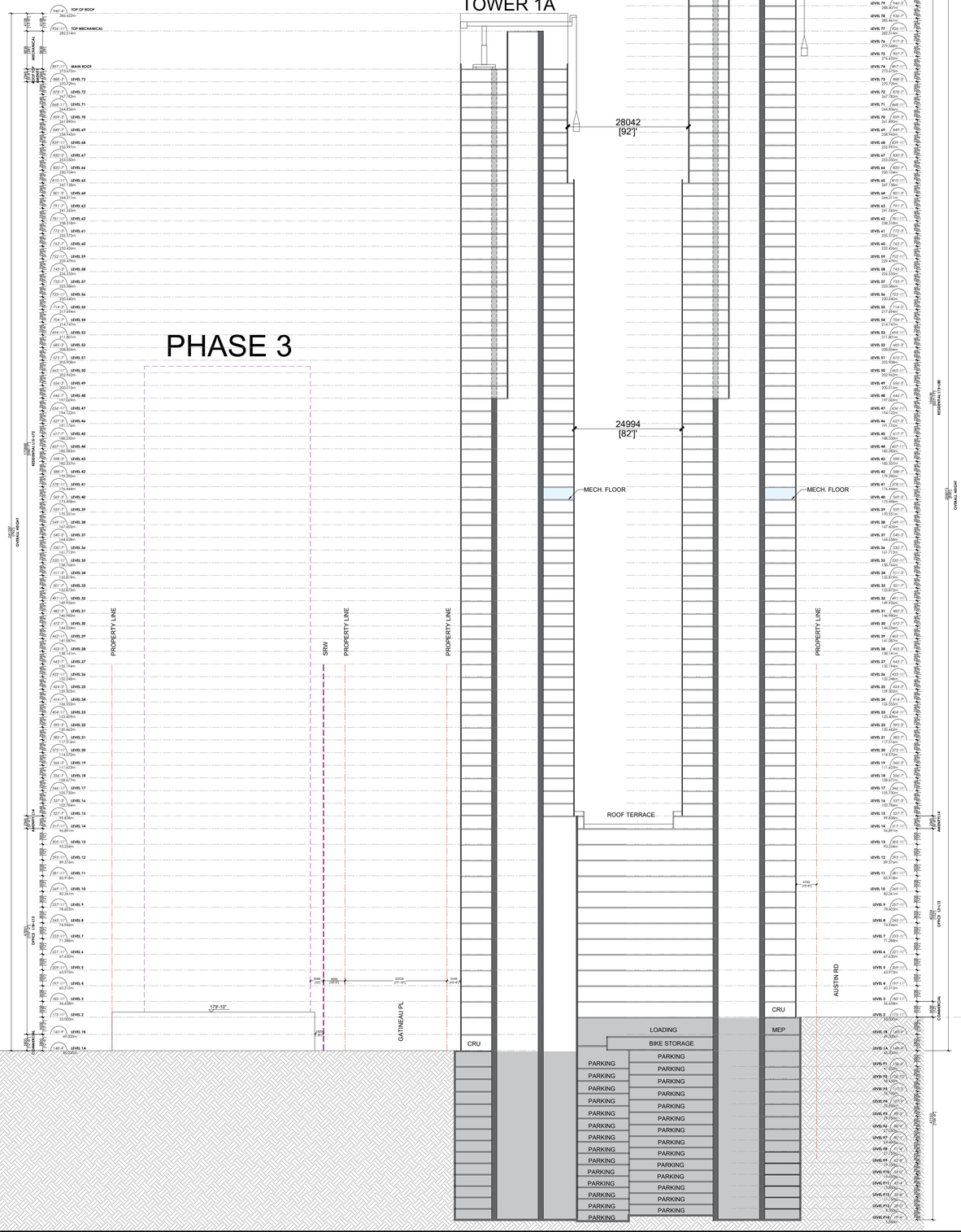
PHASE 1

TOWER 1B

PHASE 1

TOWER 1A

PHASE 3



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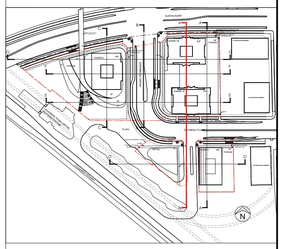

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
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604-876-2222

www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

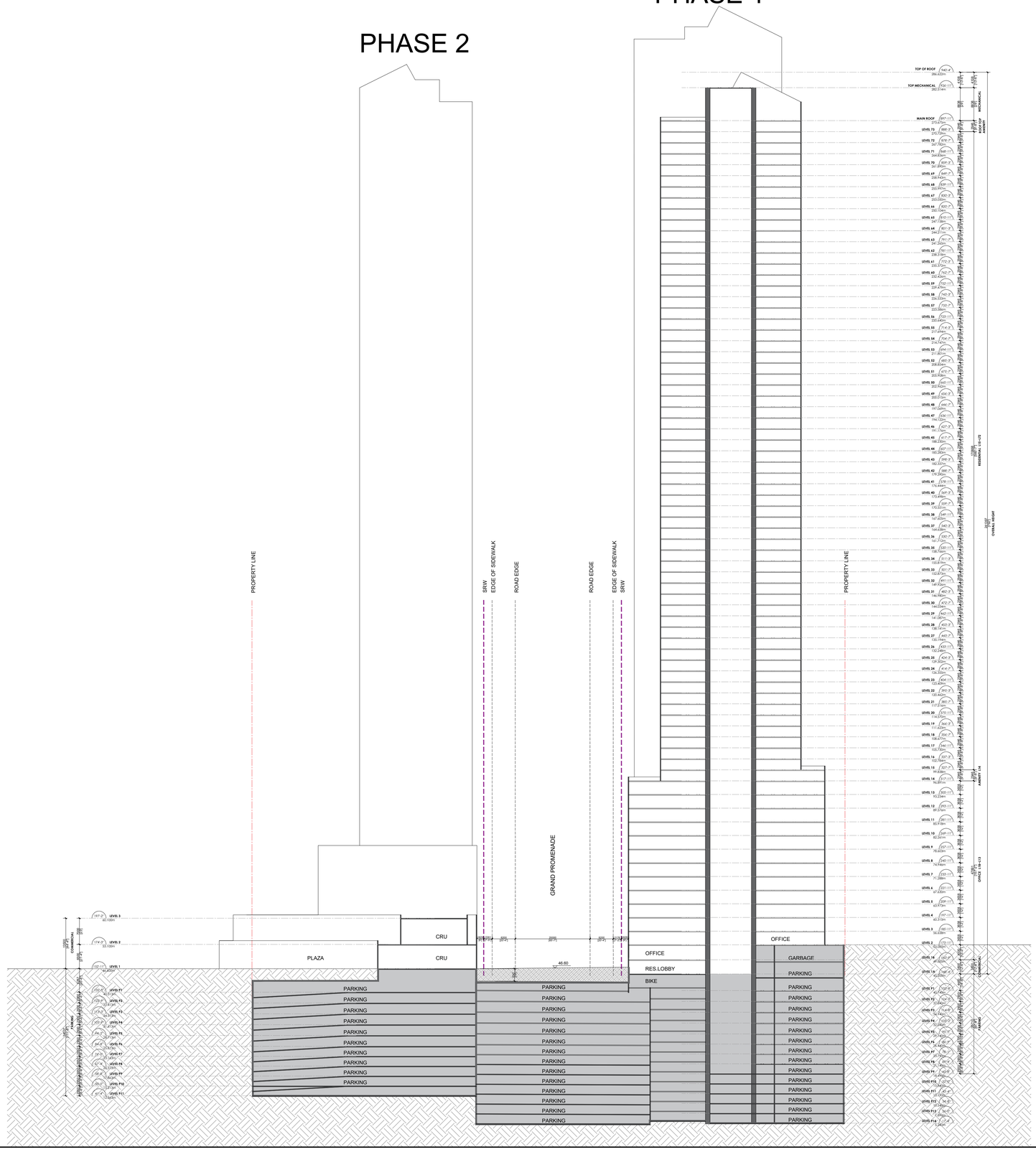
TITLE: SECTION-A'

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:500	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A6.02	-

PHASE 2

PHASE 1



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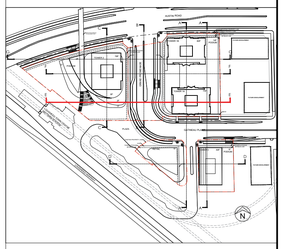

REV:	DESCRIPTION:	BY:	DATE:
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#300 - 911 Homer St
Vancouver, BC
V6B 2W6

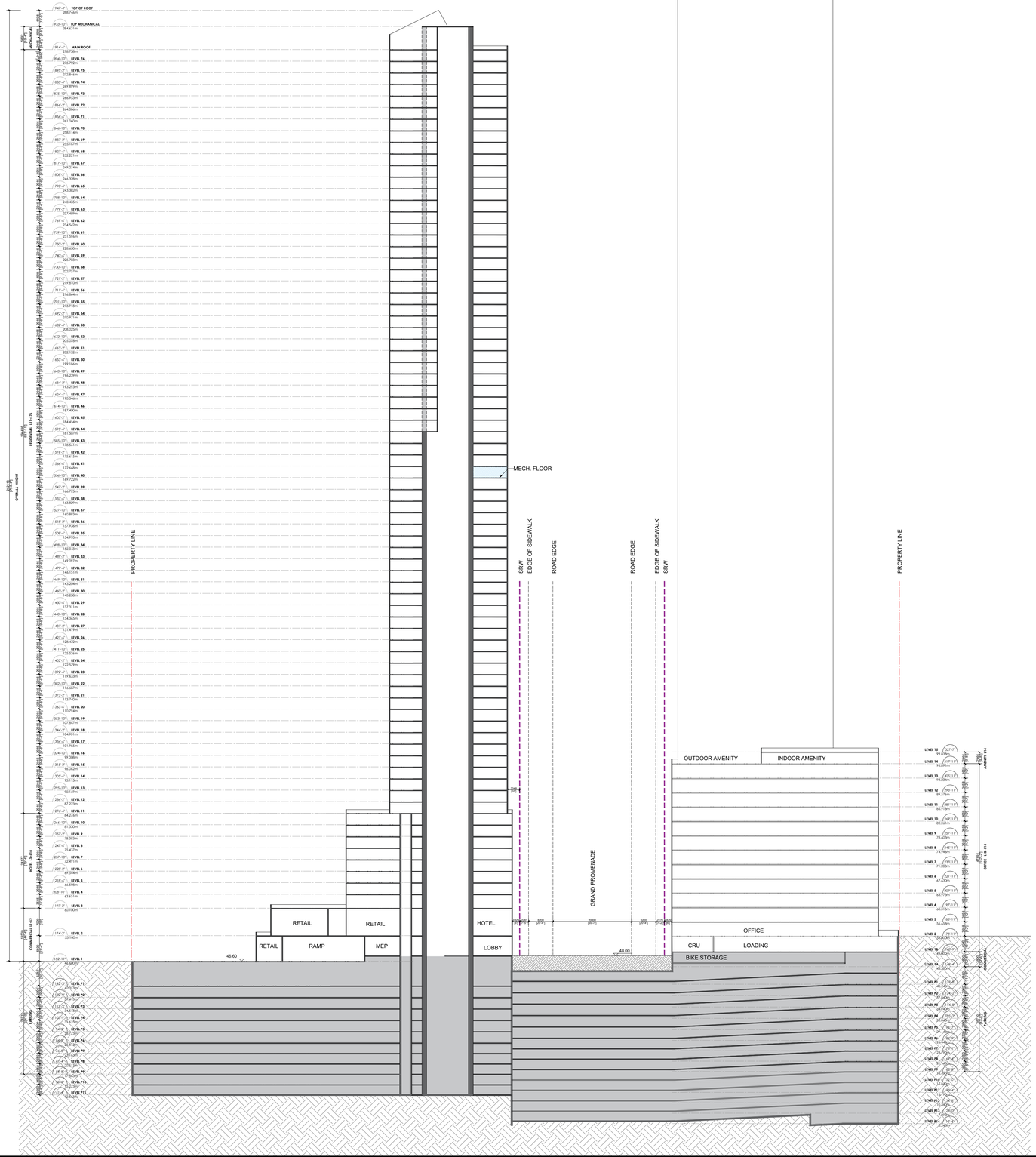
SITE: LOUGHEED
BURNABY BC

TITLE: SECTION-E

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:500	2021.12.22	YS/LF	KK/YS
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A6.04		-

PHASE 2

PHASE 1



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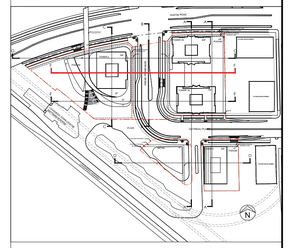

REV:	DESCRIPTION:	BY:	DATE:
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Vancouver, BC
V6B 2W6

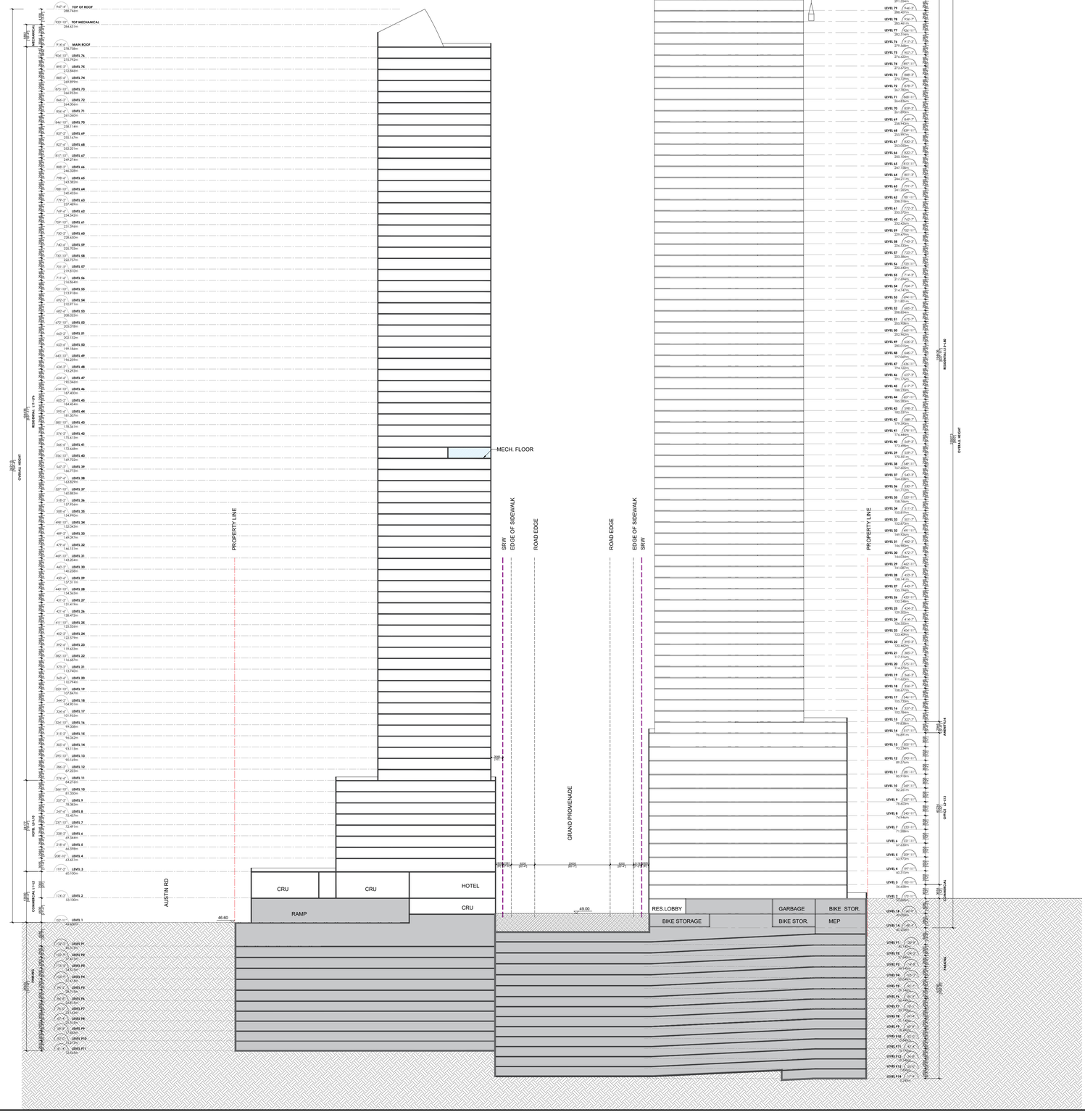
SITE: LOUGHEED
BURNABY BC

TITLE: SECTION-F

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:500	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A6.05	-

PHASE 2



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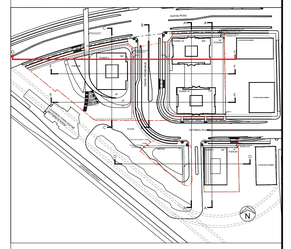

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STATUS:	REZONING APPLICATION		

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#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: SECTION-G

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:500	2021.12.22	YS/LF	KK/YS

PROJECT NO:	DRAWING NO:	REVISION:
18001.80	A6.06	-

PROJECT INFORMATION

PINNACLE LOUGHEED

DRAWINGS PREPARED BY: Durante Kreuk Ltd.
LANDSCAPE ARCHITECT: Dylan Chernoff

DRAWING LIST

L100 COVER, LEGEND & PLANT LIST
L101 OVERALL LANDSCAPE PLAN
L102 OVERALL LANDSCAPE PLAN - GROUND LEVELS
L103 OVERALL LANDSCAPE PLAN - UPPER LEVELS
L104 ENLARGED LANDSCAPE PLAN - LOWER LEVELS (PHASE 1)
L105 ENLARGED LANDSCAPE PLAN - LOWER LEVELS (PHASE 2)
L106 ENLARGED LANDSCAPE PLAN - LOWER LEVELS (PHASE 3)
L107 ENLARGED LANDSCAPE PLAN - UPPER LEVELS (PHASE 1/2)
L200 LANDSCAPE SECTIONS & IMAGES

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2. Refer to Architectural package for overall plan, survey information and dimensioned site plan.
3. For parking layout and number of spaces - REFER TO ARCHITECTURAL.
4. For offsite grading information - REFER TO CIVIL.
5. For suitability of existing trees for retention - REFER TO ARBORIST PLAN.
6. Lighting plan to be prepared with future submission.
7. ALL STREET TREES Install 8' x 18" Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk).
8. ALL STREET TREES to be installed to the City of Burnaby standards.
10. All ground level patios to be provided with a hose bib at each unit.

IRRIGATION NOTES

1. Irrigation to be provided for all 'Soft Landscape Areas' shown on the drawing.
2. Irrigated areas to be installed as a design build irrigation system from the stub outs provided. Provide submittals of design to consultant at least one week prior to installation and as-built drawing within one month of substantial performance.
3. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
4. Planters and Plant pots to be irrigated with a high efficiency irrigation system.
5. Separate zone and required sleeves to be provided for spray irrigation of the boulevard.
6. All irrigation valve boxes to be equipped with quick couplers.

MATERIALS LEGEND

CIP Concrete paving (Natural Colour)
Light Broom Finish with square saw cut control joints to match Uptown Boulevard.

Hydropressed Slabs (24"x24" Typical, unless otherwise noted)
Finish = Light shot blast finish. Colour = Charcoal.

Pool / Spa

Gravel

Planting

Sodded Lawn

OFF-SITE
CIP Concrete paving (Natural Colour)
Light Broom Finish with control joints to City Standards.

OFF-SITE
Planting

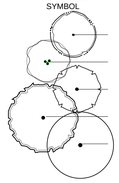
OFF-SITE
Rainwater Management Planting

OFF-SITE
Bus Stop and Road Median

©PROPOSED PLANT LIST

A proposed planting plan and list has been provided as an example of the plant palette and design being considered. Once the building form and amenities are approved in principle, a full planting plan will be resubmitted will all plant quantities. Off site planting has been shown as a tone and will be submitted with quantities once approved in principle.

TREES



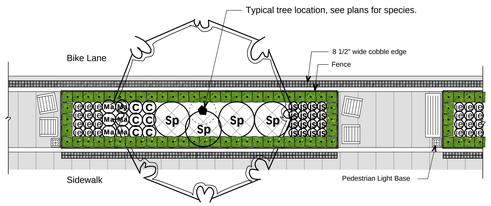
SYMBOL	Botanical Name	Common Name	Size/ Comments	
	Acer palmatum	Japanese Maple	10' Ht.	B&B Specimen (3 Stem)
	Cornus k. 'Chinensis'	Japanese Dogwood	10' Ht.	B&B Specimen (3 Stem)
	Street Tree (Median)	To be confirmed by City of Burnaby		
	Street Tree	To be confirmed by City of Burnaby		
	Accent Tree		2" Cal.	B&B Specimen

SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS

SYMBOL		Botanical Name	Common Name	Size/ Comments	
Az	139	Azalea 'Hino White'	Hino White Azalea	#2 Pot	600mm O.C.
B	143	Buxus s. 'winter gem'	Boxwood	#2 Pot	450mm O.C.
Cs	128	Cornus stolonifera	Red Twig Dogwood	#2 Pot	600mm O.C.
La	168	Lavandula a. 'Munstead'	Lavander	#2 Pot	450mm O.C.
Lp	575	Lonicera pileata	Privet Honeysuckle	#2 Pot	900mm O.C.
p	186	Pachysandra terminalis	Japanese Spurge	#1 Pot	300mm O.C.
Pl	427	Prunus l. 'Otto Lluyken'	Otto Lluyken Laurel	#2 Pot	600mm O.C.
p1	70	Panicum v. 'rotstrahlbu'	Red Switch Grass	#2 Pot	450mm O.C.
R2	9	Rosa meidiland 'Red'	Red Meidiland Rose	#2 Pot	600mm O.C.
T	453	Tauxus media 'Hillii'	Hill's Yew (Male Only)	4' Ht.	RB to RB

RAINWATER MANAGEMENT AMENITY (RMA)

	Botanical Name	Common Name	Size/ Comments	
	Buxus sempervirens	Boxwood	30" High	14" O.C.
Triple row	Juncus effusus	Common rush	#1 pot	12" O.C
Double row	Mahonia aquifolium	Oregon Grape	#2 Pot	18" O.C.
Double row	Cornus s. 'Kelseyii'	Kelsey Dogwoood	#2 Pot	18" O.C.
	Salix purpurea 'Nana'	Dwarf Willow	#5 Pot	48" O.C.
Quadruple row	Iris sets	Beachhead Iris	#1 pot	12" O.C.



PLANTING NOTES

1. All planting shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Current Edition of the Canadian Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. All trees to be staked in accordance with CSLA Standards.

Notes:

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P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

REV:	DESCRIPTION:	BY:	DATE:
3	ISSUED FOR PHASE 1 UPDATE	DC	05/04/22
2	ISSUED FOR REZONING	DC	23/12/21
1	ISSUED FOR REZONING	DC	11/06/21

STATUS: REZONING PRELIMINARY

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3378 Cambie Street,
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604-876-2222
www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LANDSCAPE
COVER, LEGEND & PLANT LIST

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
N/A	23/12/2021	XL / DC	dc

PROJECT NO:	DRAWING NO:	REVISION:
18044	L100	-



LEGEND

- SYNTHETIC LAWN
- BURNABY BOULEVARD PAVERS
- INFILTRATION SWALE PLANTING
- ORNAMENTAL PLANTING
- WATER

DESIGN RATIONALE

The site's prominent location on the border between Coquitlam and Burnaby acts as a gateway to both Burnaby and Lougheed Town Centre. With a skytrain station and bus exchange located along the southern edge of the site, the public open spaces will primarily function as a transit hub and meeting place. The organic forms, representative of a Callá Lily, are an extension of the building design and are being used as organizational features for the circulation and program. Following the organic forms of the development, a network of overhead structures and glass canopies will provide continuous weather protection along the desire lines of the site. Signage, plaza spaces and legible circulation will create a welcoming environment while reinforcing the site's role as a major transit hub, gateway and meeting place.

As people exit the skytrain station or transit exchange, they are welcomed by a dramatic 3 storey arrival experience that connects a series of plaza spaces with the bus exchange and the town centre beyond. The arrival plaza will mark the entry to the new town centre with signage a memorable water feature, stepped seating and lush landscaping. To facilitate circulation, seating will not be provided in the arrival plaza. Instead, fixed and movable seating will be integrated into the mews, transit plaza, middle plaza and upper plaza. To provide weather protection, a canopy will float over the stair and the walkway at apron of the bus exchange.The ground plane of the public open spaces will be activated with CRU spaces, designed to accommodate restaurants, pubs and coffee shops.

The sweeping lines of the design will draw people into a pedestrian mews to the west and to the Grand Promenade and transit plaza to the east. The goal for the transit plaza is to turn an otherwise harsh and utilitarian environment into a vibrant hub that is intuitively navigated and activated by cafes and restaurant patios. Although hard landscape is essential to the function of the transit exchange, low, drought tolerant planting will be used. Planting will be used to soften some areas, buffer fencing and control circulation, while maintaining safety and site lines. Pending input from Translink, the project may use either the standard post and spider glazing shelters installed at other Translink exchanges, or a more artistic canopy to provide weather protection for the exchange .

The streetscapes are designed to blend the functional requirements of the project with a treatment consistent with the master plan and Burnaby standards. Using the Burnaby town centre standard streetscape as the base and Brentwood as a precedent, the green bands along the curb are to be used as rain gardens. Separated bicycle, pedestrian and vehicular circulation has been incorporated into the design.

Rooftop gardens will animate the rooftops of the podium levels. The residential units on the podium levels will have exclusive access to the outdoor spaces in front of their unit. The remainder of the podium areas will have a central amenity terrace for each of the three towers. An outdoor pool will be provided in each phase, with cabanas where views are not impacted and flexible spaces for pool related programming. Surrounding the central spaces, outdoor dining areas, BBQ's and flexible recreational areas are proposed for the residents to enjoy as their own back yard. Where space allows, a dog off leash area, urban agricultural plots and a children's play area will round out the amenities.

Notes:

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1	ISSUED FOR REZONING	DC	11/06/21

STATUS: REZONING PRELIMINARY

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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: OVERALL
LANDSCAPE PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:400	05/04/2022	XL / DC	dc

PROJECT NO:	DRAWING NO:	REVISION:
18044	L 101	-



Notes:

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3	ISSUED FOR PHASE1 UPDATE	DC	05/04/22
2	ISSUED FOR REZONING	DC	22/12/21
1	ISSUED FOR REZONING	DC	11/06/21

STATUS: REZONING PRELIMINARY

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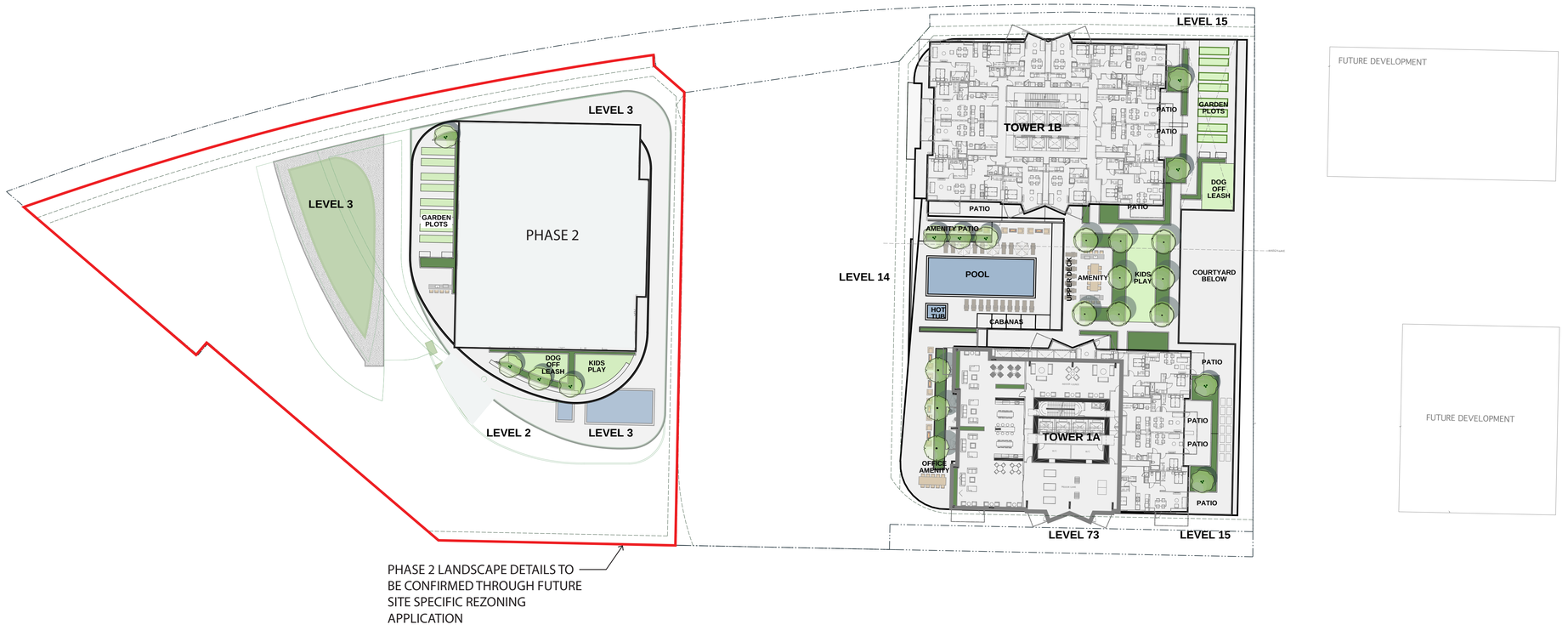
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

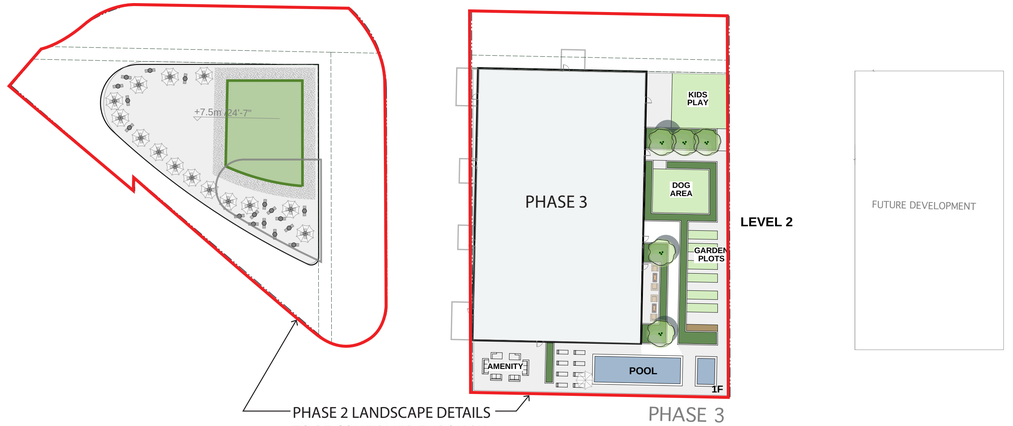
TITLE: LOWER LEVEL
LANDSCAPE PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	22/12/2021	XL / DC	dc

PROJECT NO:	DRAWING NO:	REVISION:
18044	L 102	-



PHASE 2 LANDSCAPE DETAILS TO BE CONFIRMED THROUGH FUTURE SITE SPECIFIC REZONING APPLICATION



PHASE 2 LANDSCAPE DETAILS TO BE CONFIRMED THROUGH FUTURE SITE SPECIFIC REZONING APPLICATION

PHASE 3

Notes:

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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: UPPER LEVEL
LANDSCAPE PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:400	22/12/2021	XL / DC	dc

PROJECT NO:	DRAWING NO:	REVISION:
18044	L 103	-

Notes:

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SKYWALK

EX. 1.4m± S/W
EX. 3.2m±
EX. 3.1m±

BUS LANE

PG 49.000m
PG 48.720m
PG 48.150m
PG 47.590m
PG 47.070m
PG 46.530m
PG 45.980m
PG 45.400m
PG 44.790m
BG 45.040m
44.800m

PG 49.070m
PG 48.570m
PG 48.070m
PG 47.570m
PG 47.070m
PG 46.570m

PLAZA DESIGN TO BE COORDINATED WITH DEVELOPMENT ACROSS AUSTIN

PHASE 2

GREEN ROOF (LEV 3)

BREEZEWAY

GARBAGE COLLECTION VEHICLE OPERATING AREA (7.5m HEIGHT CLEARANCE)

67.5 SM STAGING/ PICKUP AREA

PHASE 2

EL. 46

EL. 47

6500 [6500]

DN 10%

DROP-OFF AREA
EL. 47.8

POOL

POOL DECK
(LEV 3)

RESTAURANT PATIO (LEV 1)

EL. 46.6

RESTAURANT PATIO (LEV 2)

EL. 45

43.500m
46.600m
43.600m
45.001m
44.999m
44.000m
43.500m

UP

MOTS

3	ISSUED FOR PHASE1 UPDATE	DC	05/04/22
2	ISSUED FOR REZONING	DC	22/12/21
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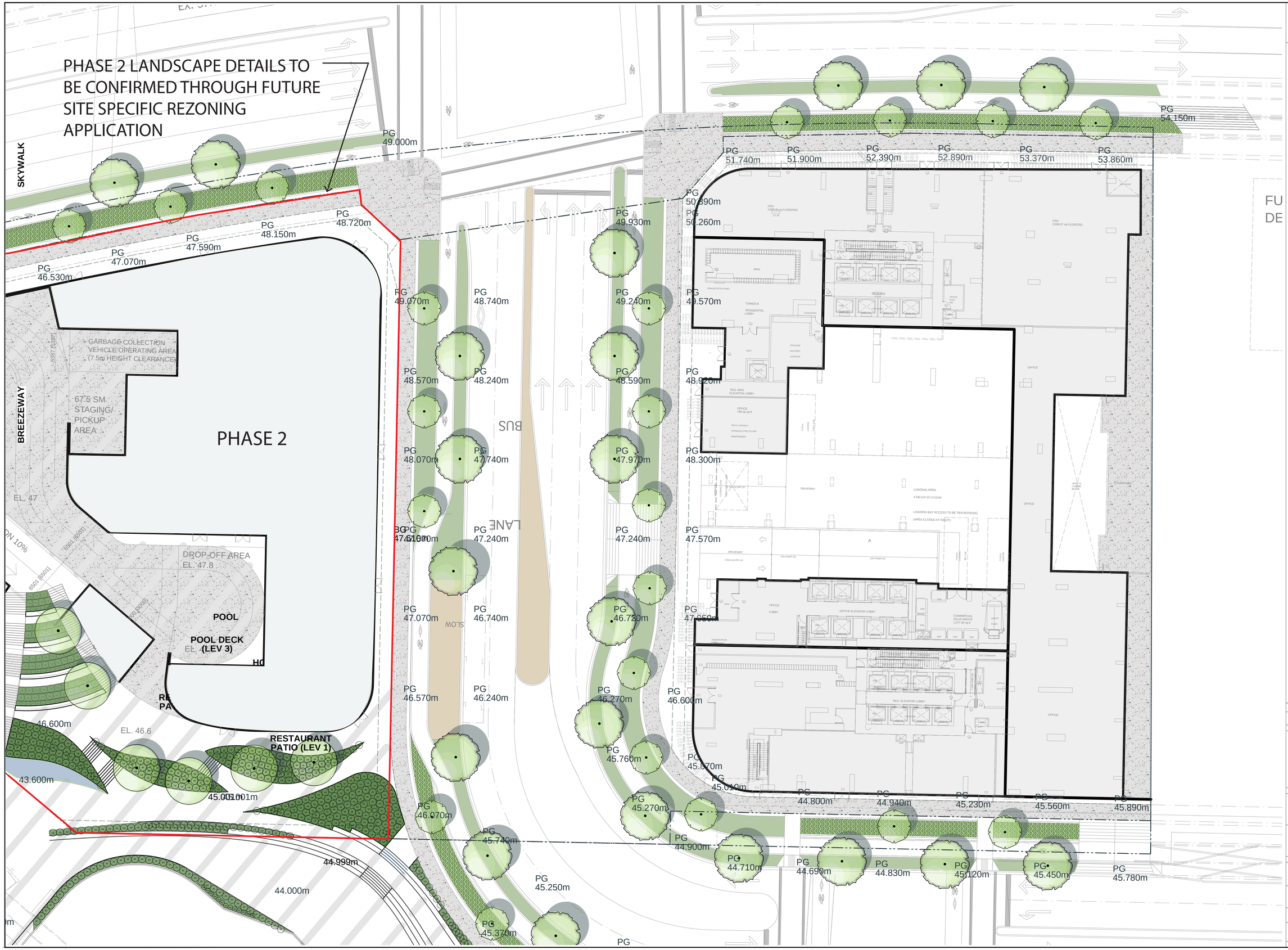
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: ENLARGED
LANDSCAPE PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	22/12/2021	XL / DC	dc

PROJECT NO:	DRAWING NO:	REVISION:
18044	L 104	-



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1:200	22/12/2021	XL / DC	dc

PROJECT NO:	DRAWING NO:	REVISION:
18044	L 105	-

POOL

POOL DECK (LEV 3)
EL. 46.6

HOT TUB

CRU
EL. 46.6

CRU
EL. 47

CRU
EL. 46.6

CRU
EL. 46.6

RESTAURANT PATIO (LEV 2)

RESTAURANT PATIO (LEV 1)

46.600m

EL. 46.6

43.600m

45.001m

44.999m

44.000m

MOTS

PG 47.070m
PG 46.740m
PG 46.750m
PG 47.650m
PG 46.570m
PG 46.240m
PG 46.270m
PG 46.600m
PG 45.760m
PG 45.670m
PG 45.010m
PG 46.070m
PG 45.740m
PG 45.270m
PG 44.900m
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PG 45.230m
PG 45.560m
PG 45.890m
PG 44.690m
PG 44.830m
PG 45.120m
PG 45.450m
PG 45.780m
PG 45.250m
PG 45.370m
PG 44.880m
PG 44.740m
PG 45.000m
PG 44.620m
PG 44.860m
PG 44.870m
PG 45.430m
PG 45.770m
PG 46.100m
PG 45.090m
PG 45.340m
PG 45.550m
PG 45.890m
PG 46.220m

OFFICE LOBBY
OFFICE ELEVATOR LOBBY
COMMERCIAL SOLID WASTE 1,077.35 sq ft
WASTE COMP.
EXIT CORRIDOR
RES. ELEVATOR LOBBY
OFFICE

EL. 45

8.3 X 6.5M
PHASE 3 VISTA
SWITCH
BELOW

PHASE 3

EL. 45.5

42.250m

OVERHEAD SECURITY GATE
ACCESS VIA ENTER PHONE AT NIGHT

PHASE 3

LOADING
9M X 3M

LOADING
9M X 3M

LOADING
9M X 3M

LOADING
9M X 3M

LOADING BAYS (4)

EL. 45.5

9000 [9000]

2400 [2400]

2400 [2400]

GARBAGE COLLECTION
VEHICLE OPERATING AREA
(7.5m HEIGHT CLEARANCE)

150th THICK CONCRETE PAD FLOOR

67.5 SM
STAGING/
PICKUP AREA

DN 10%

PHASE 2 LANDSCAPE DETAILS
TO BE CONFIRMED THROUGH
FUTURE SITE SPECIFIC
REZONING APPLICATION

Notes:

durante kreuk

DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

REV:	DESCRIPTION:	BY:	DATE:
3	ISSUED FOR PHASE1 UPDATE	DC	05/04/22
2	ISSUED FOR REZONING	DC	22/12/21
1	ISSUED FOR REZONING	DC	11/06/21

STATUS: REZONING PRELIMINARY

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222
www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

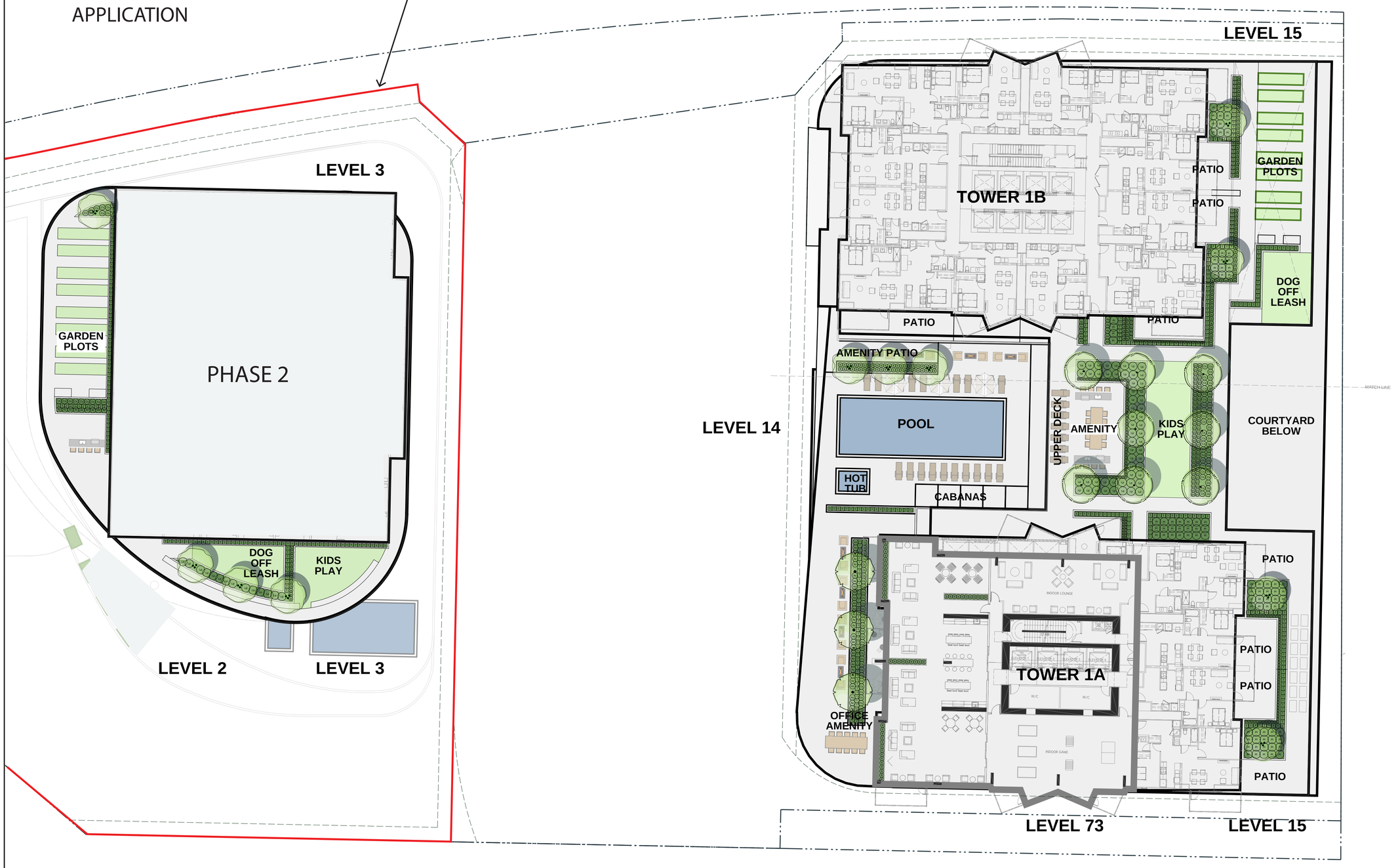
SITE: LOUGHEED
BURNABY BC

TITLE: ENLARGED
LANDSCAPE PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	22/12/2021	XL / DC	dc

PROJECT NO:	DRAWING NO:	REVISION:
18044	L 106	-

PHASE 2 LANDSCAPE DETAILS TO BE CONFIRMED THROUGH FUTURE SITE SPECIFIC REZONING APPLICATION



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Notes:

durante kreuk

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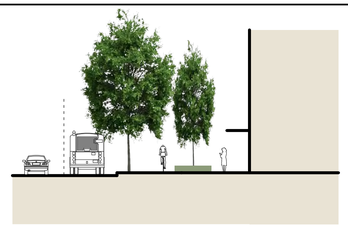
SITE:
LOUGHEED
BURNABY BC

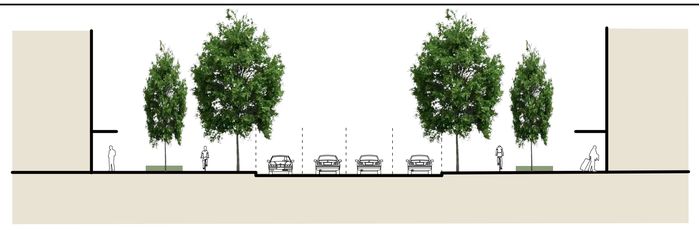
TITLE:
ENLARGED
LANDSCAPE PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:200	22/12/2021	XL / DC	dc

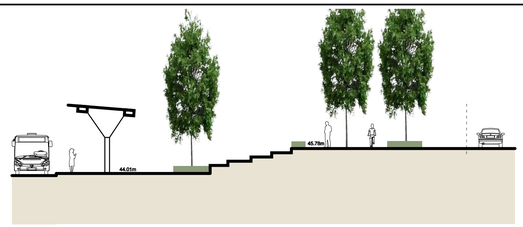
PROJECT NO:	DRAWING NO:	REVISION:
18044	L 107	-



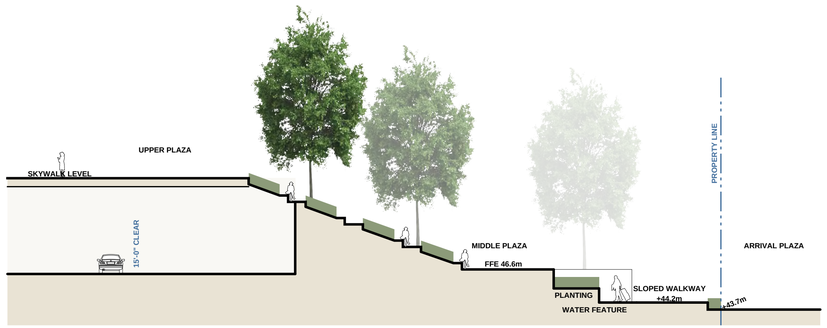
1 AUSTIN ROAD SECTION
L01 NTS



2 GRAND PROMENADE SECTION
L01 NTS



3 TRANSIT SECTION
L01 NTS



4 STEPPING PLAZA
L01 NTS



ORGANIC FORMS



FEATURE WALL



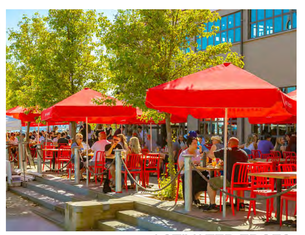
STEPPING PLAZA



TRANSIT PLAZA



MEWS



ACTIVATED EDGES



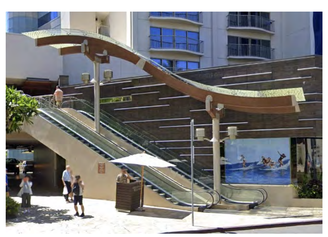
SEATING



PUBLIC ART TO TERMINATE PROMENADE



ARTISTIC CANOPIES



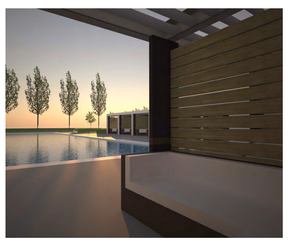
WEATHER PROTECTION



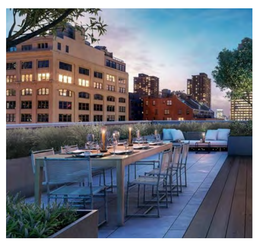
TRANSLINK COMMERCIAL



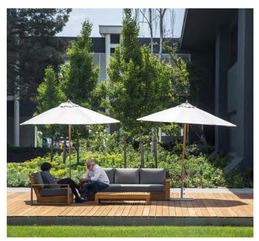
TRANSIT CANOPIES



POOL DECK



OUTDOOR DINING



FLEXIBLE OUTDOOR SPACES



URBAN AGRICULTURE



DOG AREA



CHILDREN'S PLAY



SUN DECK

Notes:

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REV:	DESCRIPTION:	BY:	DATE:
3	ISSUED FOR PHASE1 UPDATE	DC	05/04/22
2	ISSUED FOR REZONING	DC	22/12/21
1	ISSUED FOR REZONING	DC	11/06/21

STATUS: REZONING PRELIMINARY

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3378 Cambie Street,
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604-876-2222
www.JYOMarchitects.com

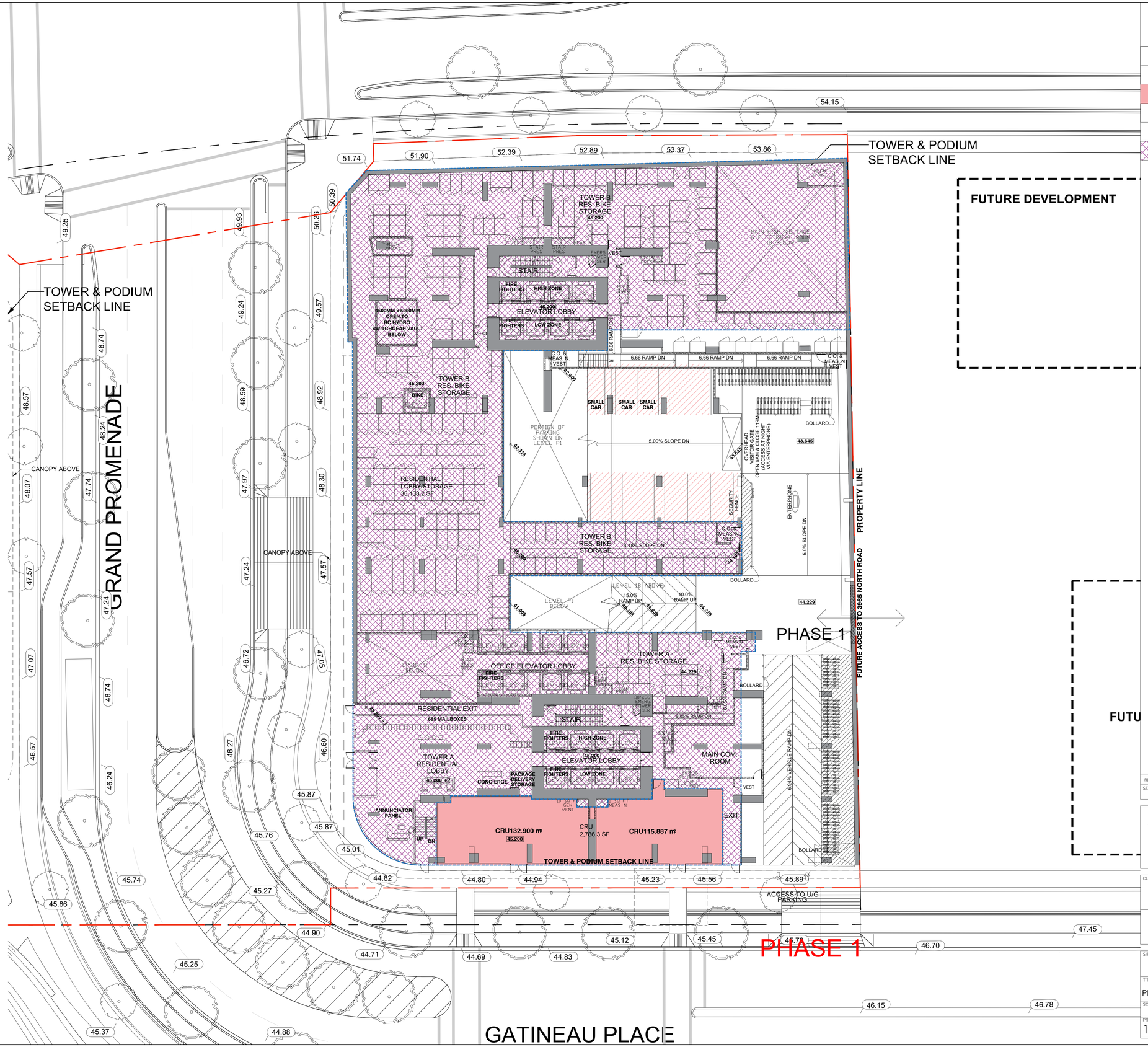
CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: LANDSCAPE
SECTIONS & IMAGES

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
NOTED	23/12/2021	XL / DC	dc

PROJECT NO:	DRAWING NO:	REVISION:
18044	L200	-



Notes:

LOWER GROUND FLOOR AREAS	
AREA TYPE	AREA
	2,786.3 SF
TOTAL FAR AREA	**2,786.3 SF**
EXCLUSIONS	30,138.2 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1:LOWER GROUND FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.10	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A8.01		-

Notes:

UPPER GROUND FLOOR AREAS	
AREA TYPE	AREA
OFFICE	7,143.5 SF
TOTAL FAR AREA	**7,143.5 SF**
EXCLUSIONS	23,074.6 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

TOWER & PODIUM SETBACK LINE

TOWER & PODIUM SETBACK LINE

FUTURE DEVELOPMENT

FUTU

GRAND PROMENADE

GATINEAU PLACE

PHASE 1

TOWER B RES. BIKE STORAGE

RESIDENTIAL LOBBY/STORAGE 16,172.5 SF

768 MAILBOXES

MAIL

ANNUNCIATOR PANEL

TOWER B RESIDENTIAL LOBBY

CONCIERGE

RES. ELEVATOR LOBBY

OFFICE ELEC. ROOM

C.O. & MEAS. P. VEST

BULKY ITEM DROP OFF50.005 m²

RESIDENTIAL GARBAGE152.358 m²

WASTE COMP.

STAGING & PICK UP59.915 m²

MAIN ENTRANCE

PACKAGE DELIVERY STORAGE

MOVING ROOM HOLDING AREA

BIKE

LOADING OFFICE 817.0 SF

OFFICE74.161 m²

DOCK LOADING GARBAGE & RECYCLING MANAGEMENT

TYPE A LOADING 7.5M X 3.5M

TYPE B LOADING 9M X 3M

TYPE B LOADING 9M X 3.9M

ACCESS TO SHARED LOADING

OVERHEAD LOADING DOOR OPEN 6AM TO 11PM

4.78% SLOPE UP

DRIVEWAY

LOADING AREA 4.5M (14'-9") CLEAR

LOADING BAY ACCESS TO BE PER BOOKING (AREA CLOSED AT NIGHT)

GARBAGE COLLECTION VEHICLE OPERATING AREA (7.5m HEIGHT CLEARANCE)

CANOPY ABOVE

DRIVEWAY 0.50% SLOPE UP

16% RAMP DN

15% RAMP DN

OFFICE LOBBY

OFFICE ELEVATOR LOBBY

OFFICE ELEC. RM.

STAIR

OPEN TO RESIDENTIAL LOBBY BELOW

RESIDENTIAL ELEVATOR SHAFT

ELEVATOR LOBBY

OFFICE AREA722.750 m² (GROSS)

OFFICE 7,143.5 SF

OFFICE295.824 m²

COMMERCIAL GARBAGE128.930 m²

RESIDENTIAL GARBAGE150.974 m²

BULKY ITEM DROP OFF51.610 m²

MECH/GARBAGE ROOMS

GENERATOR 13'-0" CLEAR HEIGHT

MAIN EMERG. DIST. RM

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

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#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: UPPER GROUND FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
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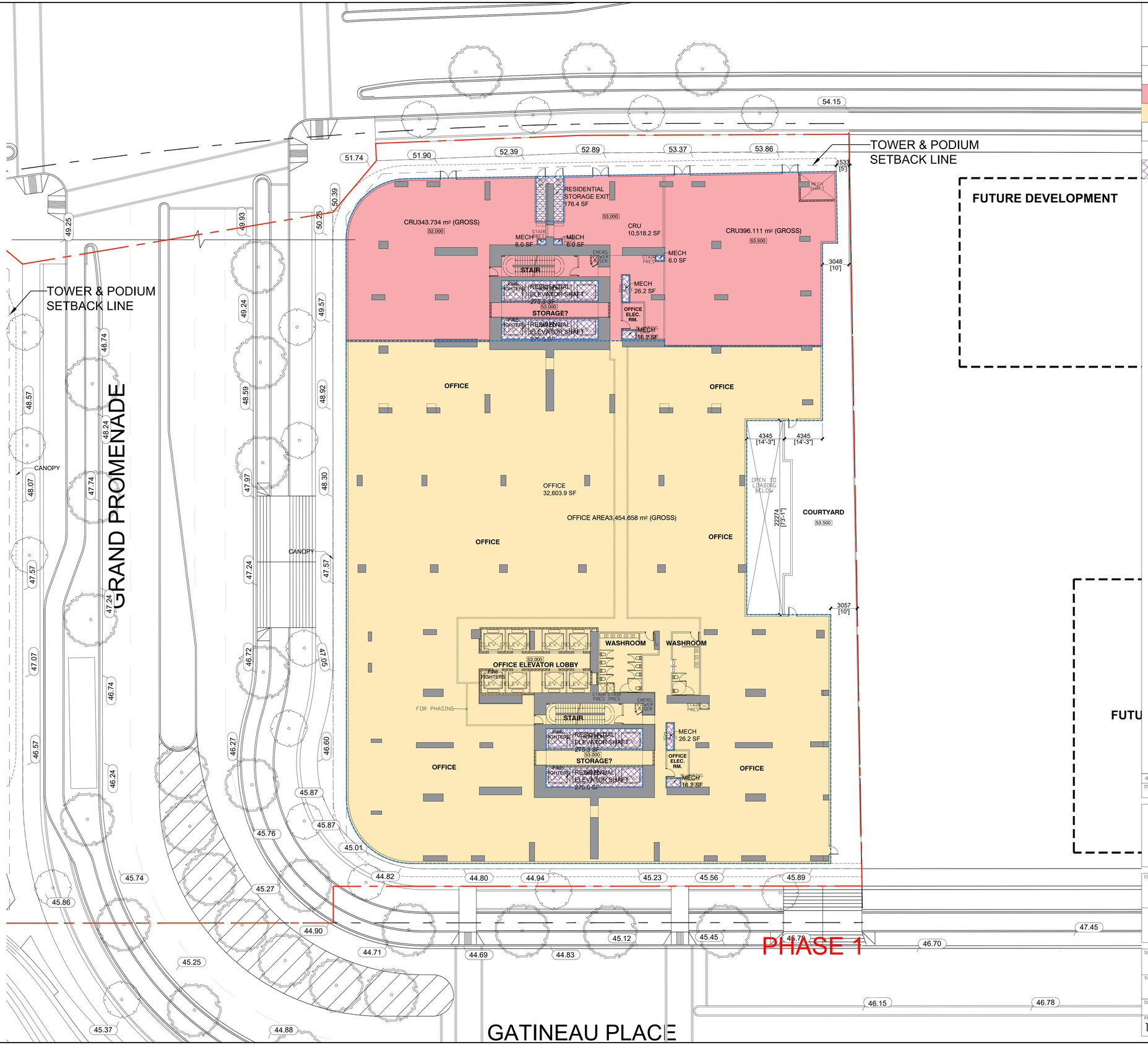
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A8.02		-



Notes:

2ND FLOOR AREAS

AREA TYPE	AREA
RETAIL	10,518.2 SF
	32,603.9 SF
TOTAL FAR AREA	**43,122.1 SF**
EXCLUSIONS	1,378.4 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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Vancouver, BC V6H 2L2
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Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 2ND FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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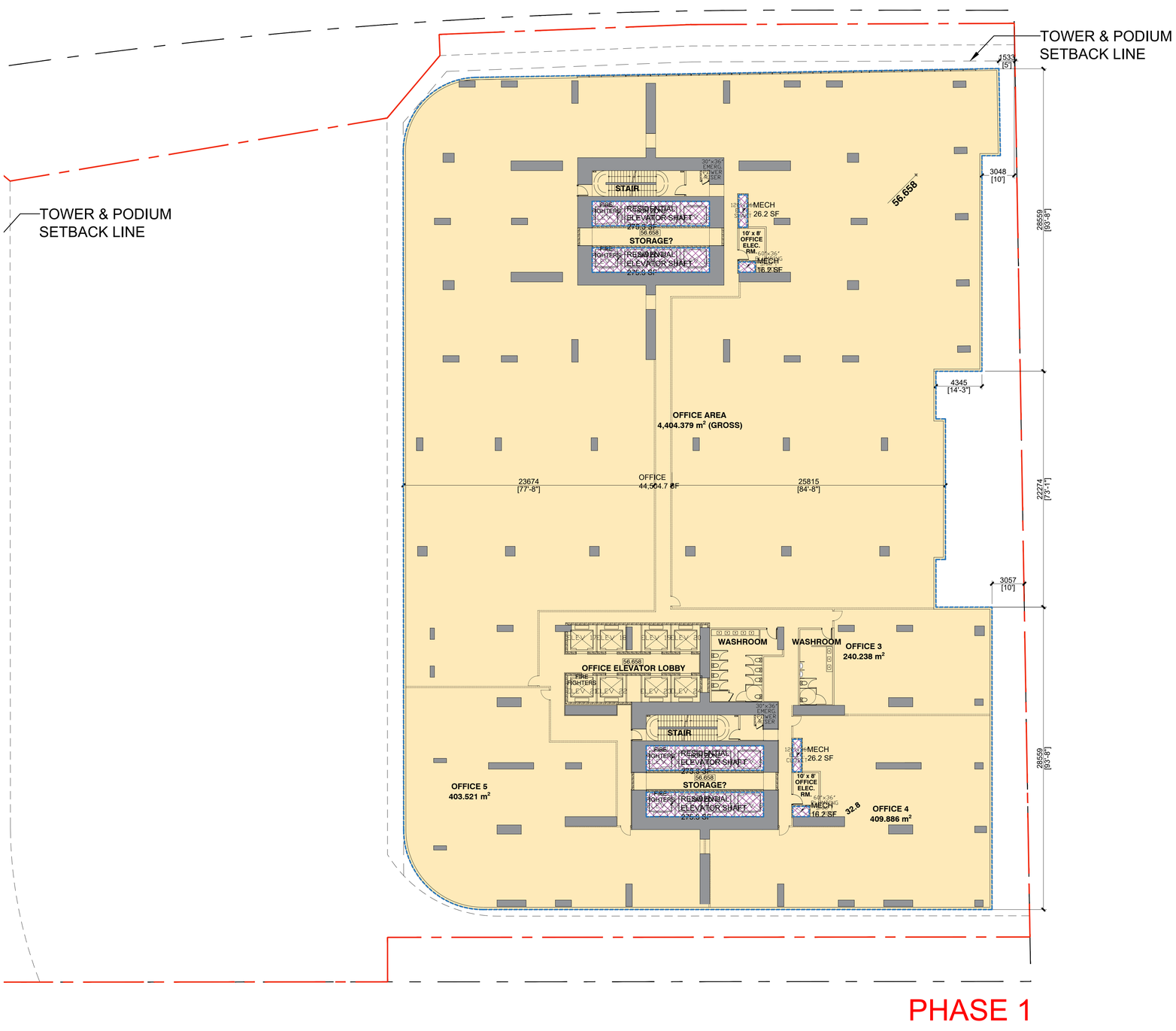
PROJECT NO: 18001.80	DRAWING NO: A8.03		REVISION: -



Notes:

3RD FLOOR AREAS	
AREA TYPE	AREA
OFFICE	44,504.7 SF
TOTAL FAR AREA	44,504.7 SF
EXCLUSIONS	1,186.0 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

JYOM Architecture
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Vancouver, BC V6H 2L2
604-876-2222

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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 3RD FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.10	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A8.04		-



Notes:

4TH FLOOR AREAS	
AREA TYPE	AREA
OFFICE	43,312.2 SF
TOTAL FAR AREA	**43,312.2 SF**
EXCLUSIONS	1,186.0 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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Vancouver, BC V6H 2L2
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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE1: 4TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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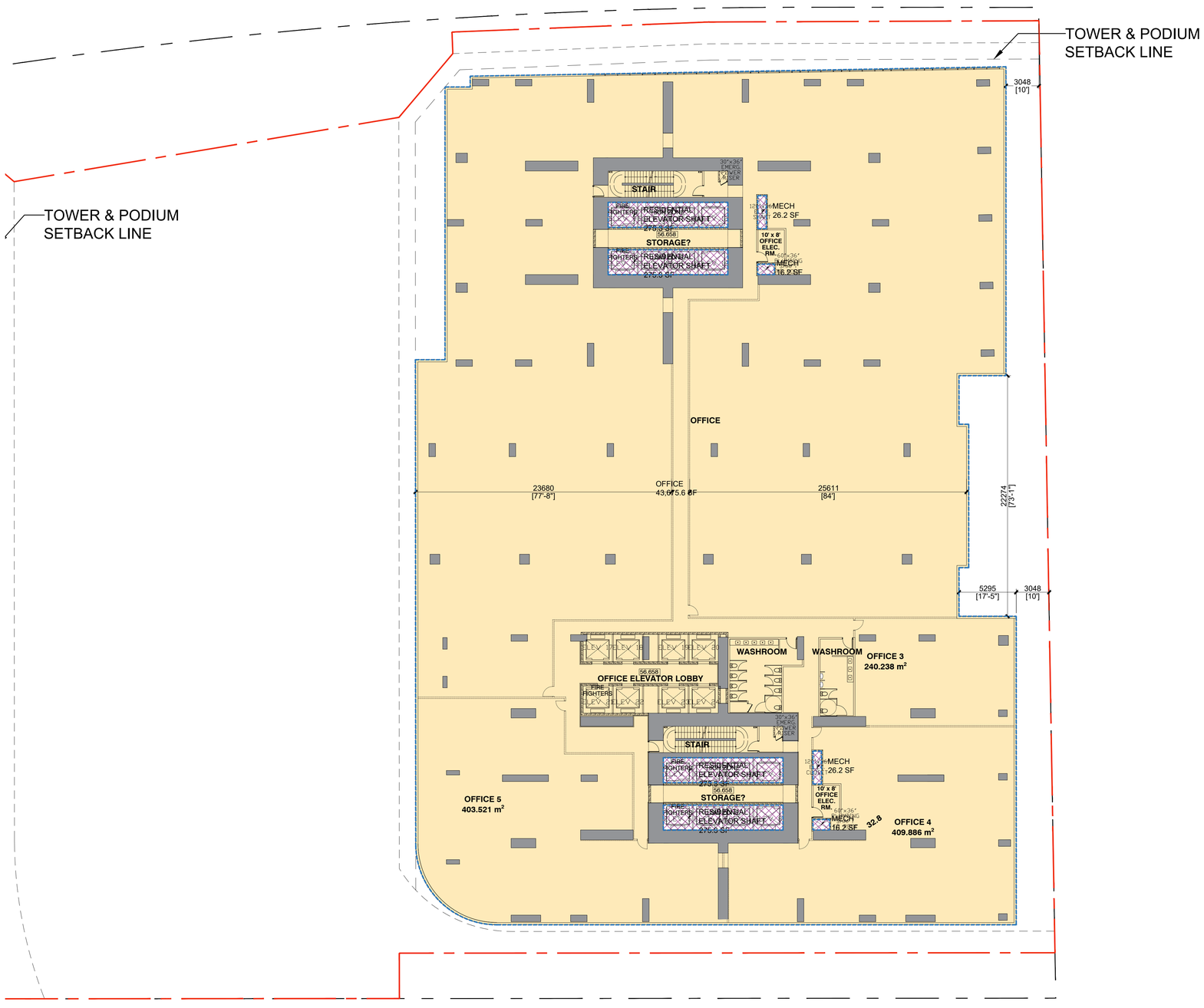
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A8.05		-



Notes:

5TH FLOOR AREAS	
AREA TYPE	AREA
OFFICE	43,675.6 SF
TOTAL FAR AREA	**43,675.6SF**
EXCLUSIONS	1,186.0 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE1: 5TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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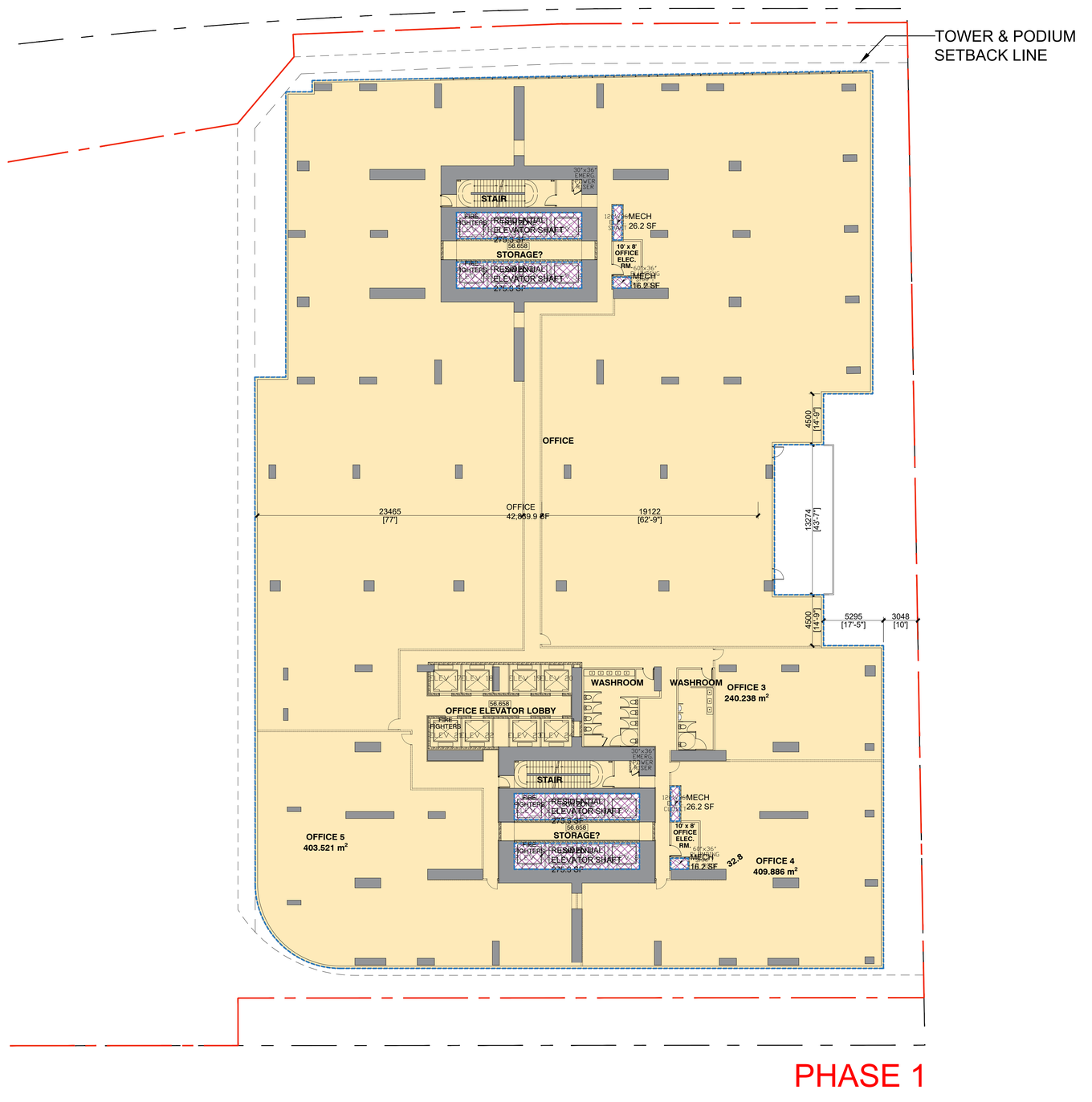

PHASE 1

Notes:

6TH TO 8TH FLOOR AREAS	
AREA TYPE	AREA
OFFICE	42,839.9 SF
TOTAL FAR AREA	**42,839.9 SF**
EXCLUSIONS	1,186.0 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV.	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE1: 6TH TO 8TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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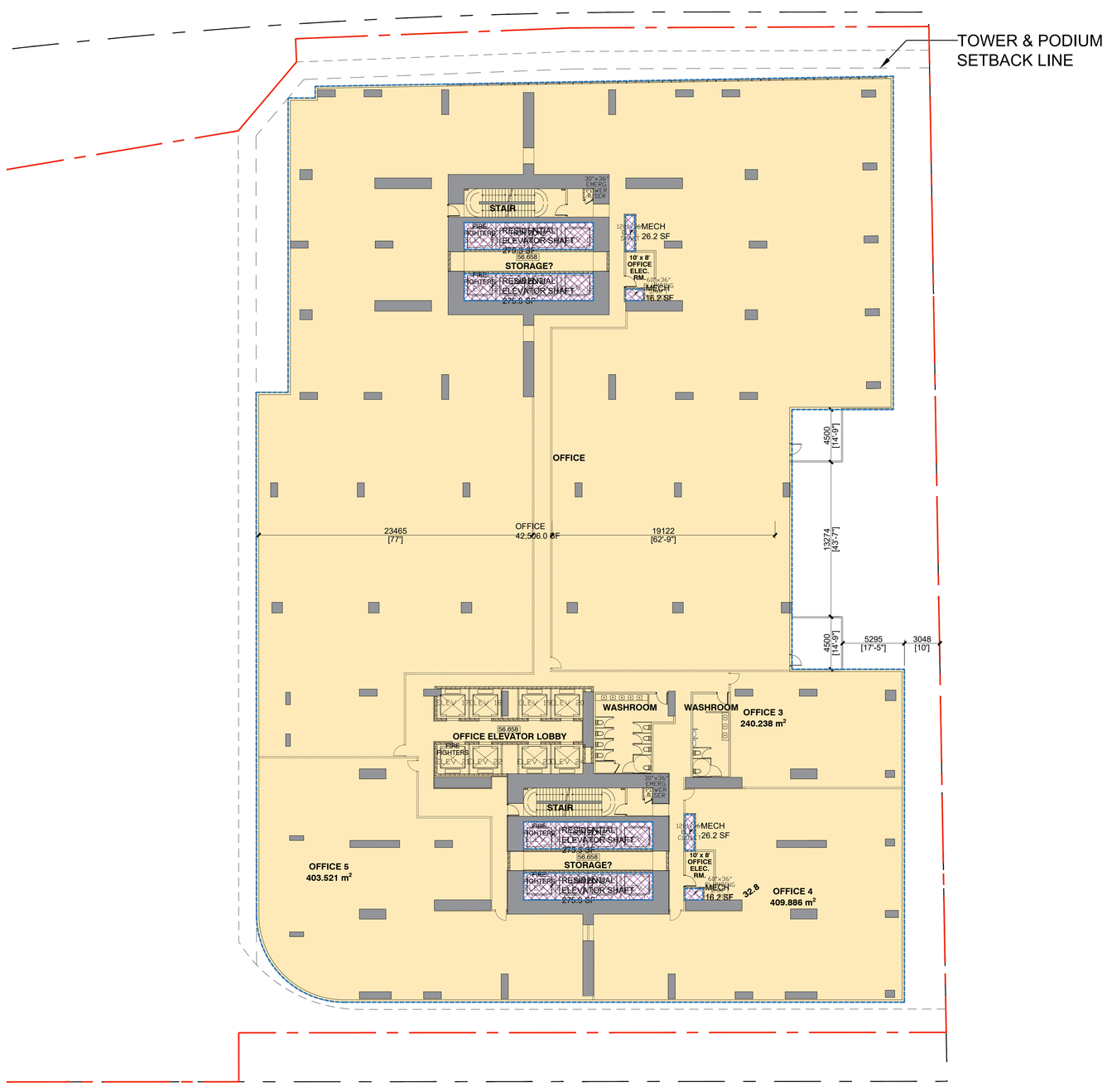

Notes:

9TH TO 10TH FLOOR AREAS	
AREA TYPE	AREA
OFFICE	42,506.0 SF
TOTAL FAR AREA	**42,506.0 SF**
EXCLUSIONS	1,186.0 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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Vancouver, BC V6H 2L2
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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE1: 9TH TO 10TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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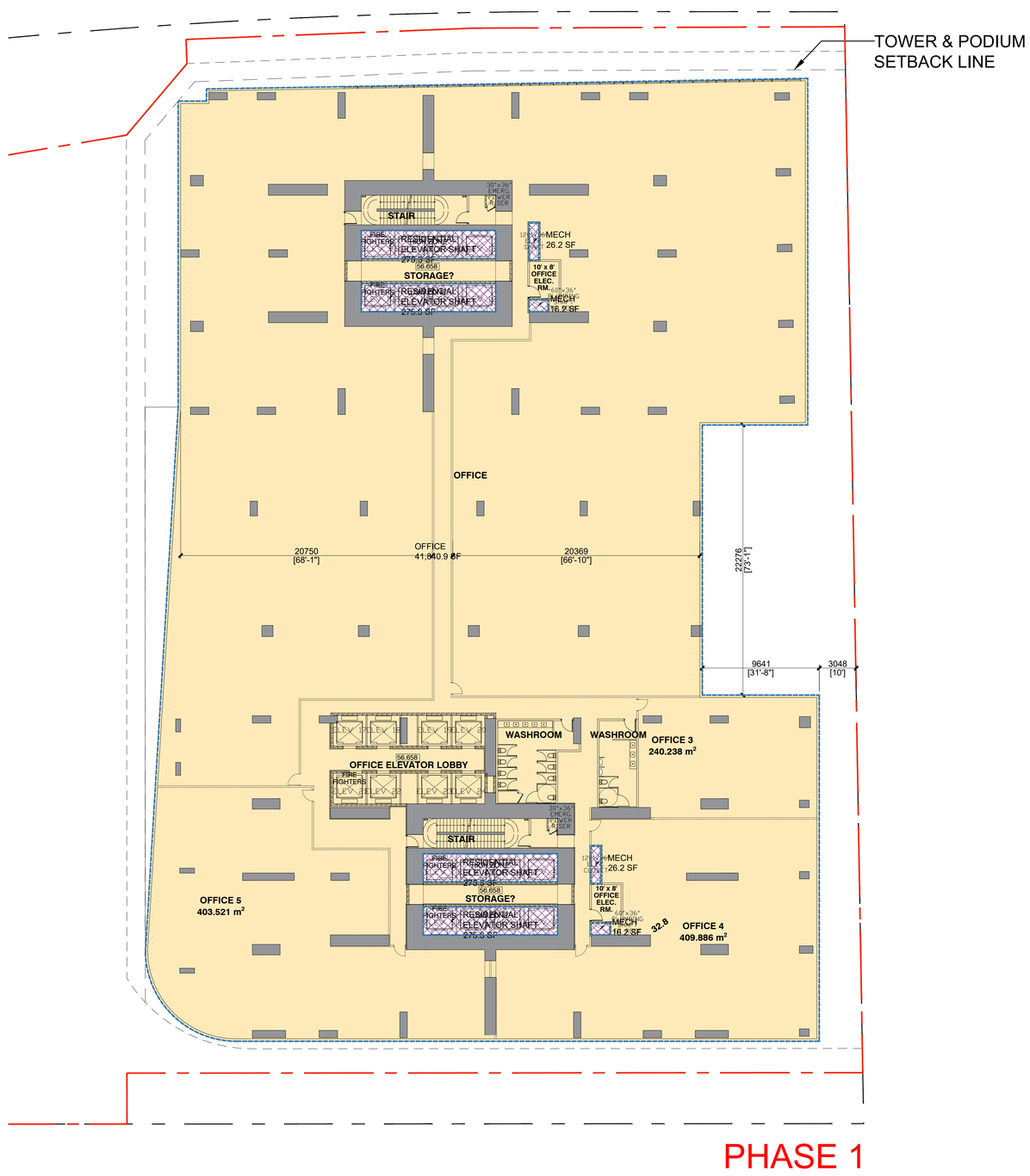

Notes:

11TH TO 13TH FLOOR AREAS	
AREA TYPE	AREA
OFFICE	41,840.9 SF
TOTAL FAR AREA	**41,840.9 SF**
EXCLUSIONS	1,186.0 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV.	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE1: 11TH TO 13TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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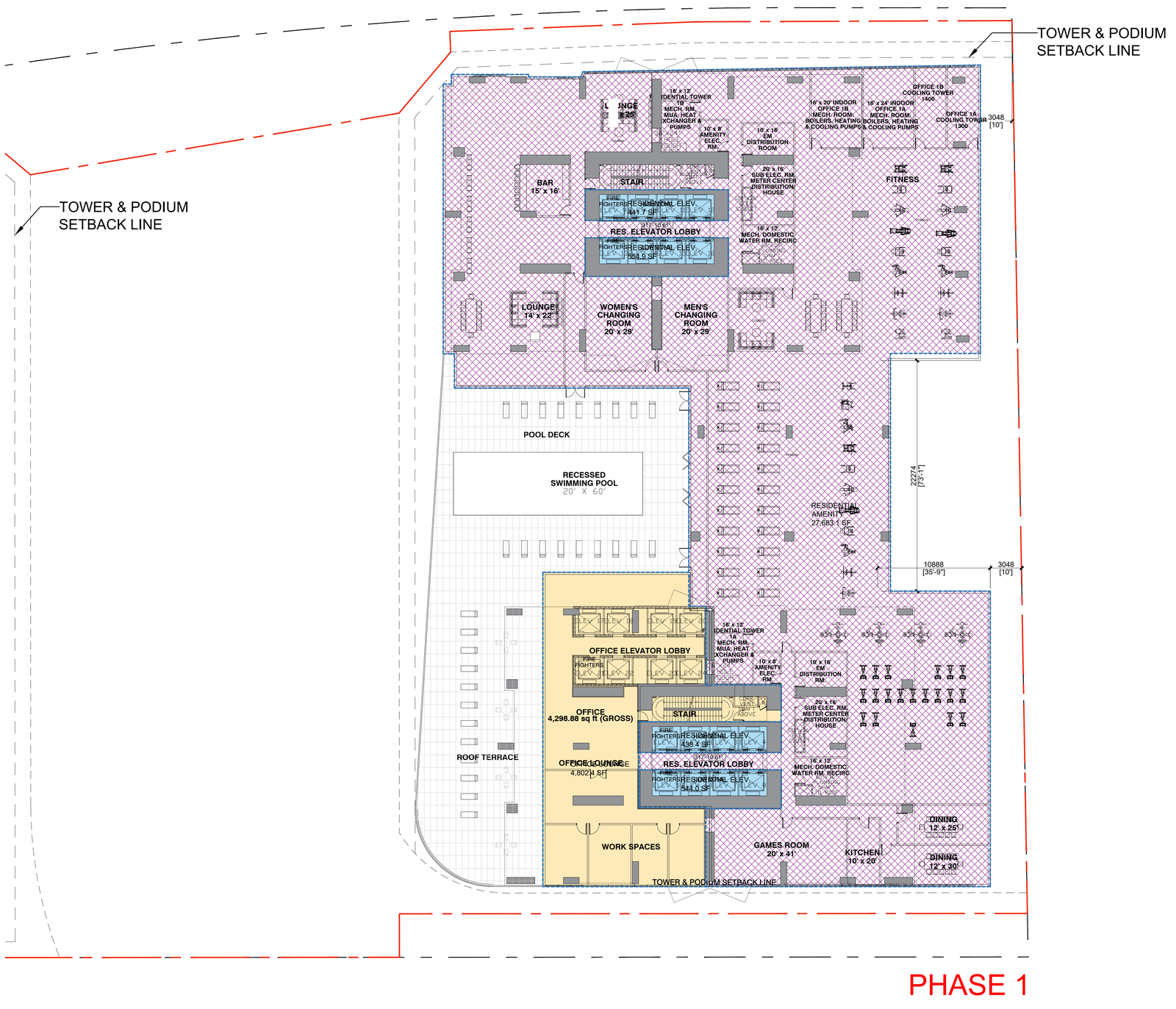


PHASE 1

Notes:

14TH FLOOR AREAS	
AREA TYPE	AREA
OFFICE	4,802.4 SF
RESIDENTIAL	1,979 SF
TOTAL FAR AREA	**6,881.4 SF**
EXCLUSIONS	27,683.1 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	REZONING APPLICATION		

JYOM Architecture
3378 Cambie Street,
Vancouver, BC V6H 2L2
604-876-2222

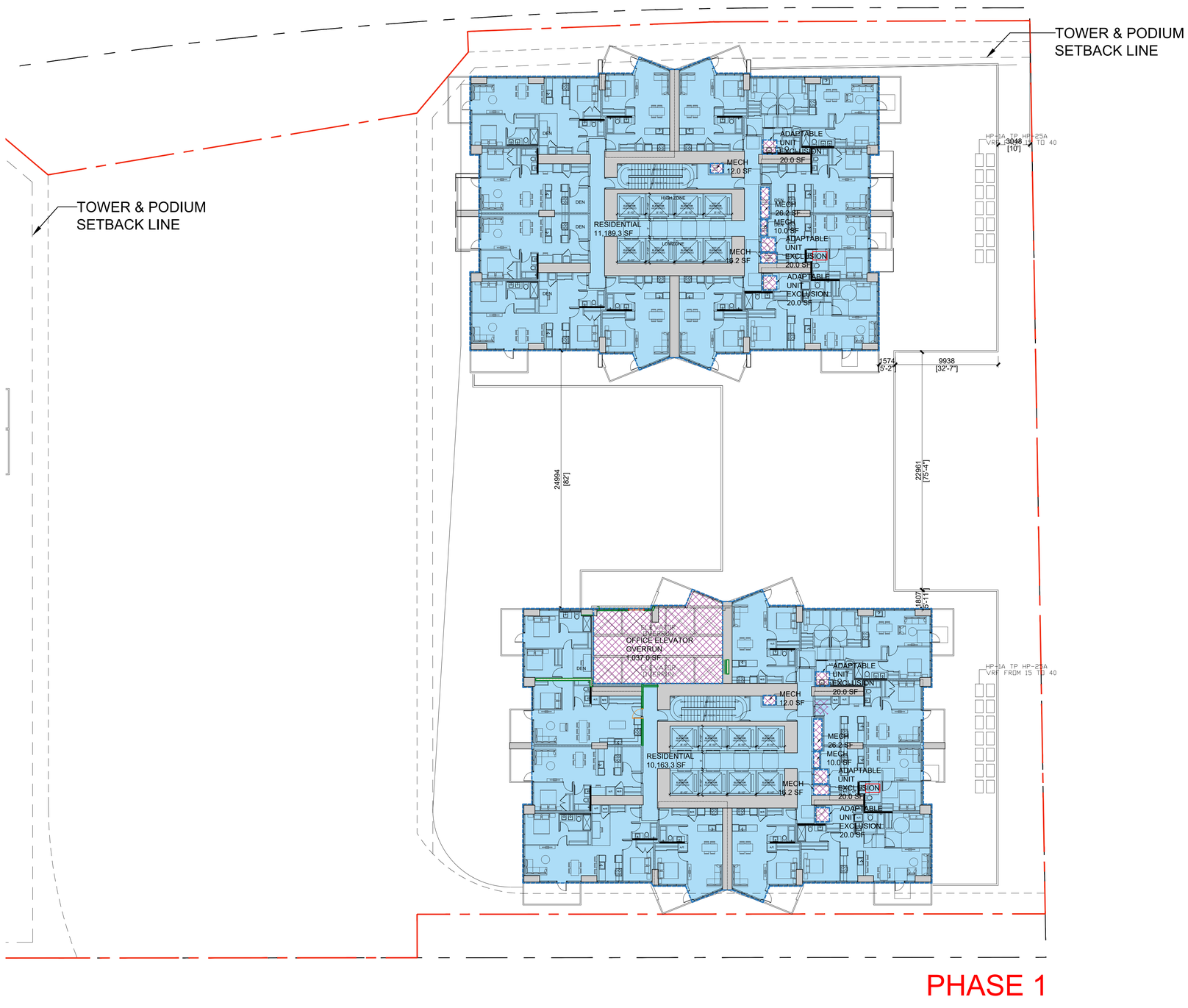
www.JYOMarchitects.com

CLIENT: PINNACLE INTERNATIONAL
#300 - 911 Homer St
Vancouver, BC
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 14TH AMENITY FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.10	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A8.10		-



Notes:

15TH FLOOR AREAS	
AREA TYPE	AREA
RESIDENTIAL	21,352.6 SF
TOTAL FAR AREA	**21,352.6 SF**
EXCLUSIONS	1,285.8 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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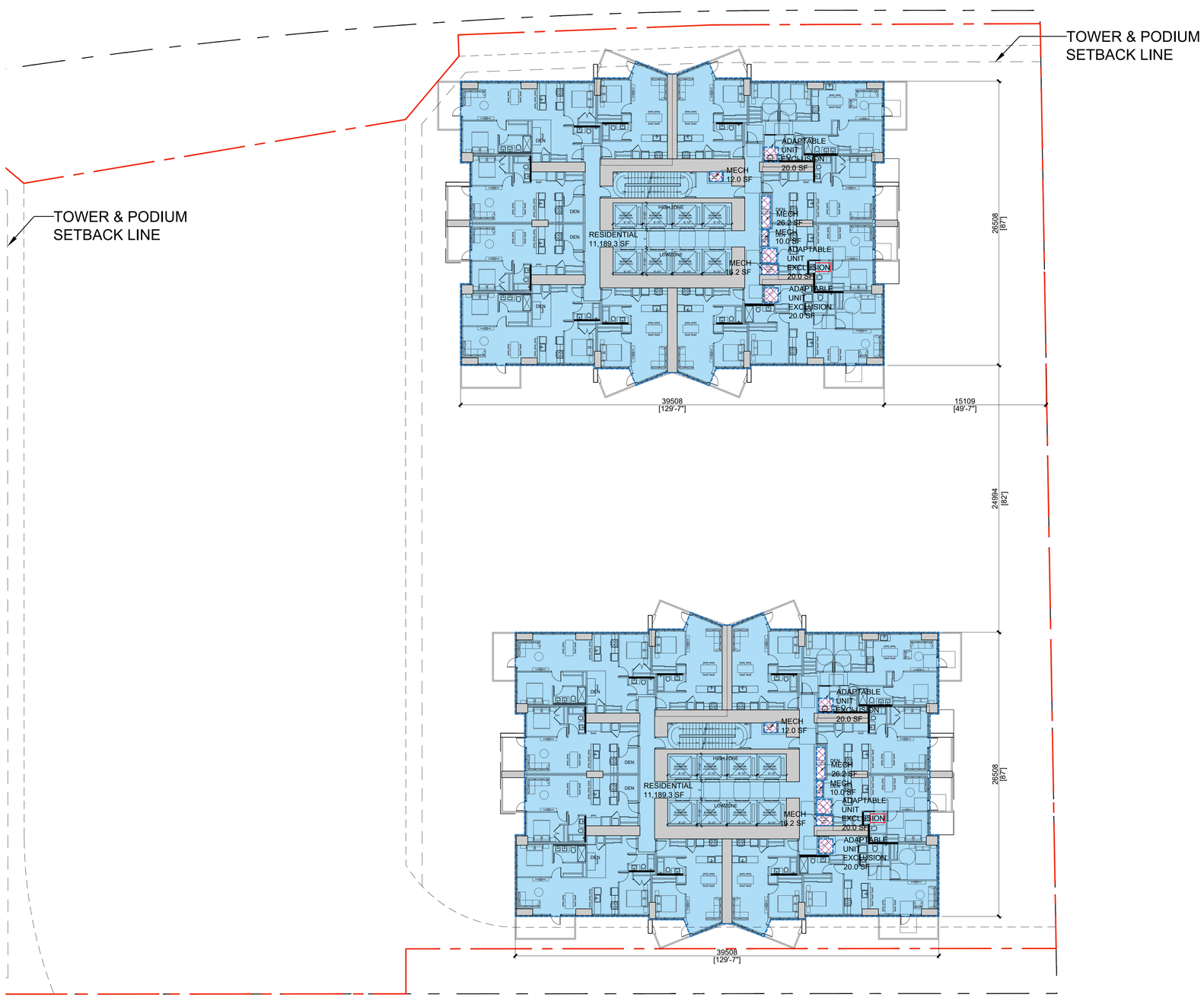
V6B 2W6

SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 15TH TO 17TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.10	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A8.11		-



PHASE 1

Notes:

18TH-39TH FLOOR AREAS	
AREA TYPE	AREA
RESIDENTIAL	22,378.6 SF
TOTAL FAR AREA	**22,378.6 SF**
EXCLUSIONS	248.8 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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Vancouver, BC
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SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 18TH TO 39TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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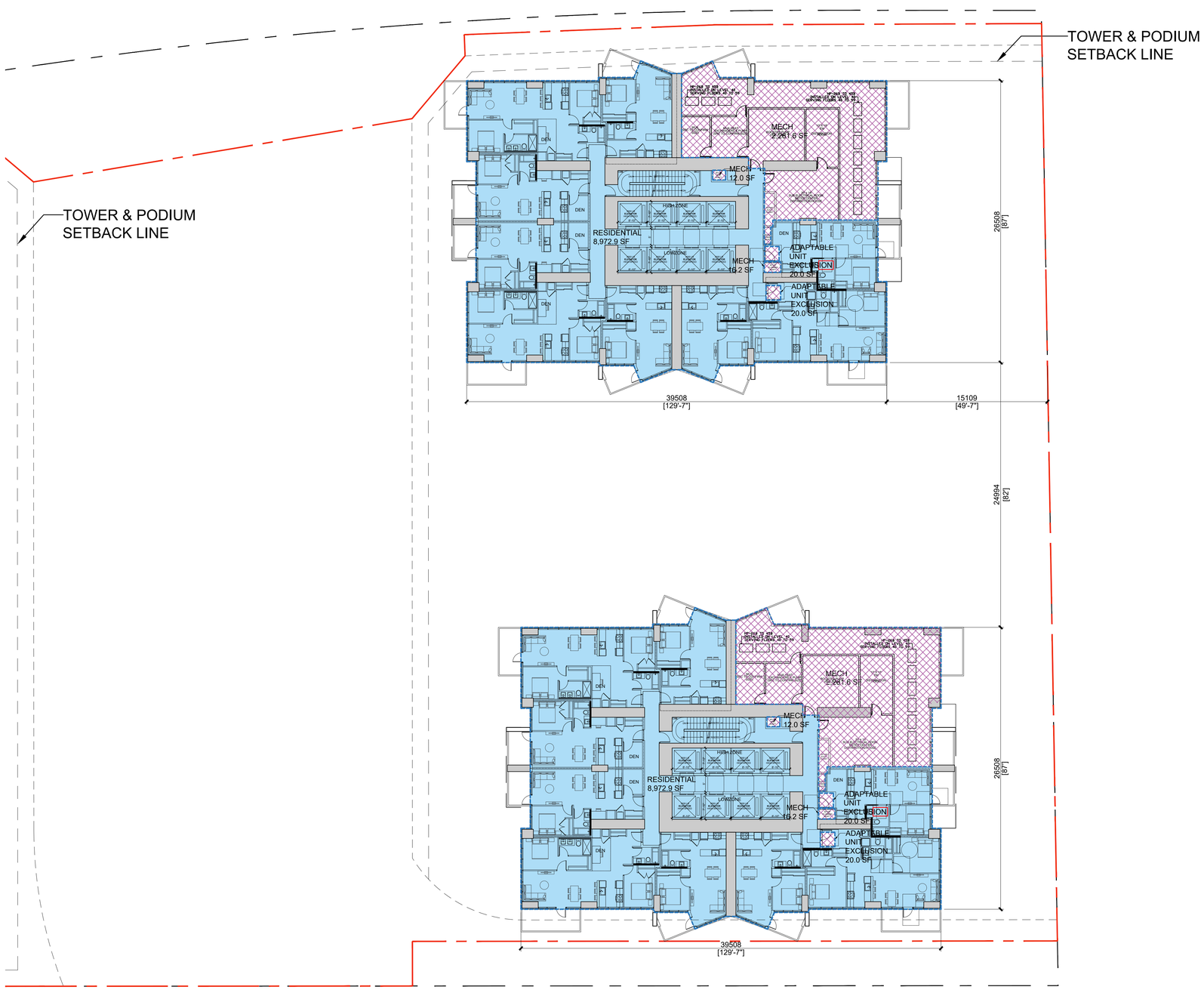

Notes:

40TH FLOOR AREAS	
AREA TYPE	AREA
RESIDENTIAL	17,945.8 SF
TOTAL FAR AREA	**17,945.8 SF**
EXCLUSIONS	4,659.6 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV.	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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TITLE: PHASE 1: 40TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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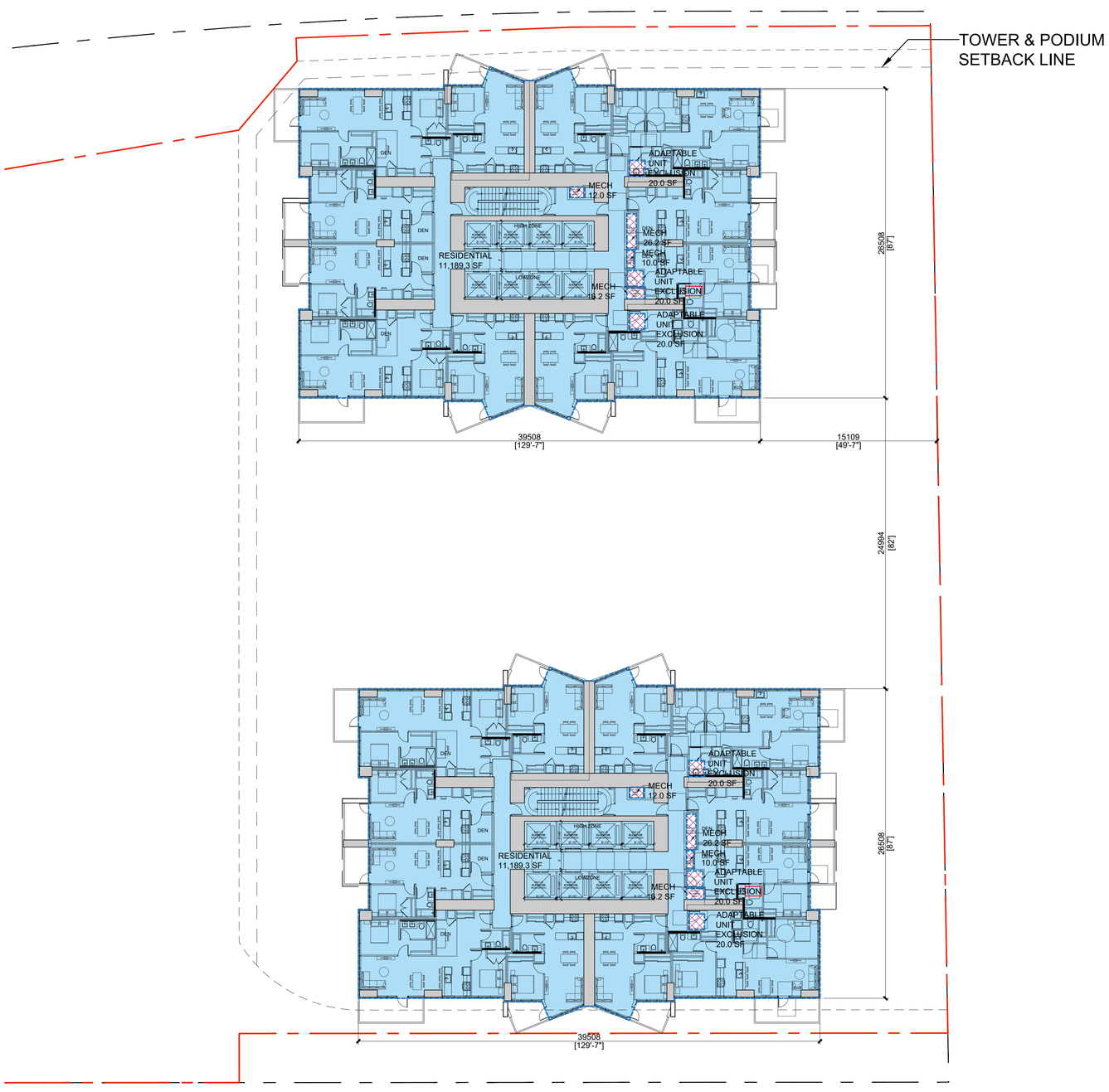

Notes:

41TH-47TH FLOOR AREAS	
AREA TYPE	AREA
RESIDENTIAL	22,378.6 SF
TOTAL FAR AREA	**22,378.6 SF**
EXCLUSIONS	248.8 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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SITE: LOUGHEED
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TITLE: PHASE 1: 41ST TO 47TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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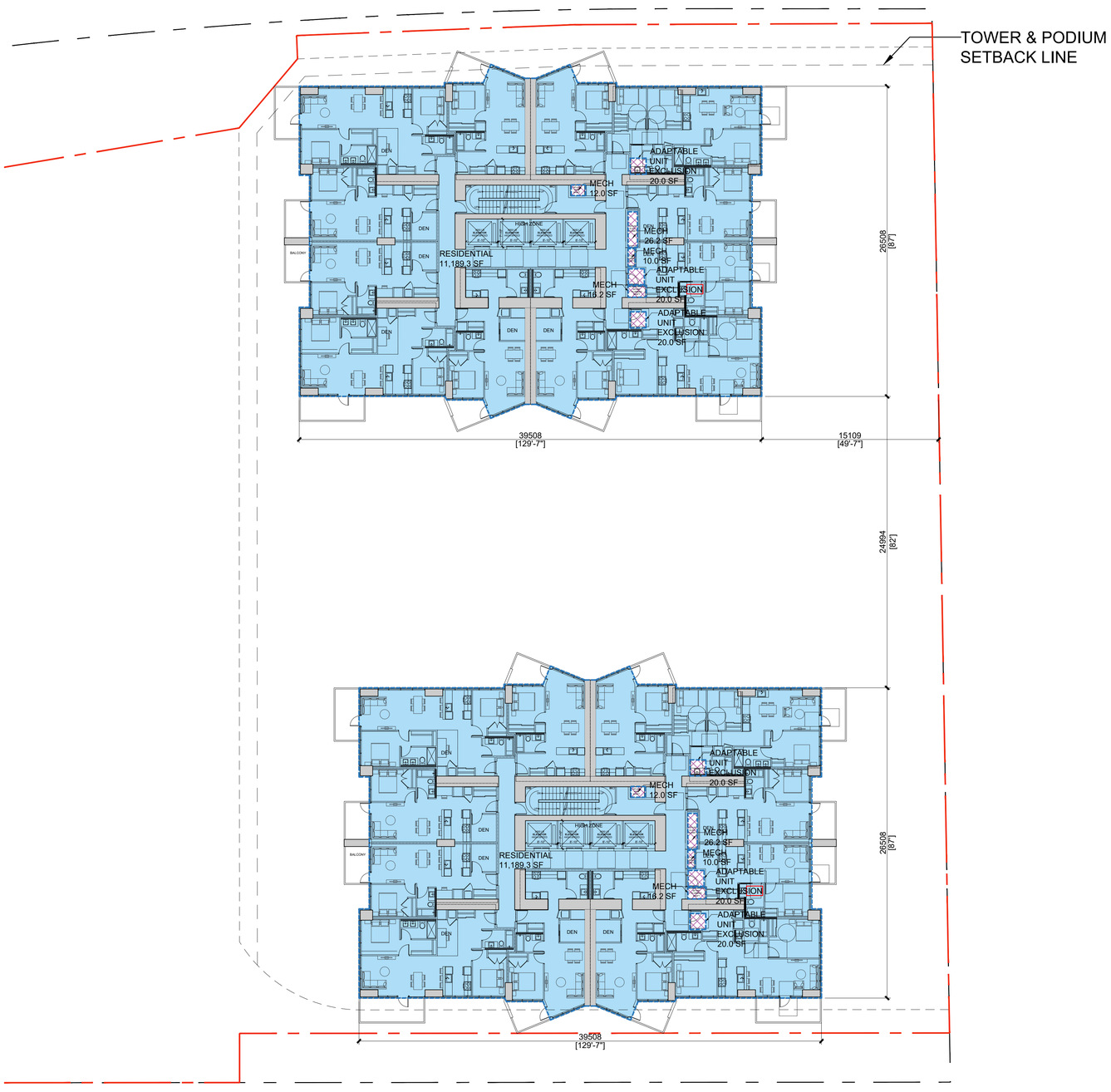

Notes:

48TH-63TH FLOOR AREAS	
AREA TYPE	AREA
RESIDENTIAL	22,378.6 SF
TOTAL FAR AREA	**22,378.6 SF**
EXCLUSIONS	248.8 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 48TH TO 63RD FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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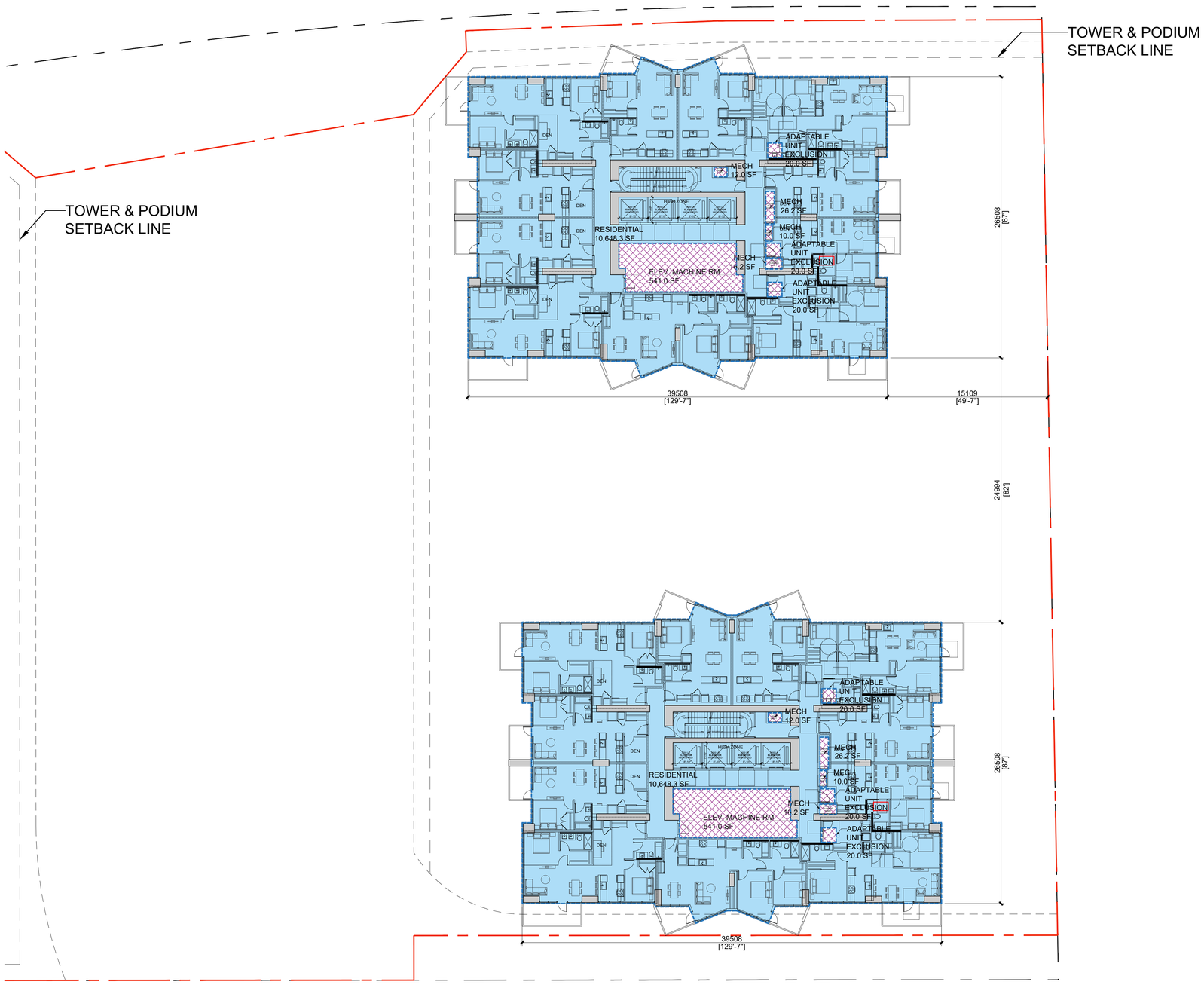

Notes:

64TH FLOOR AREAS	
AREA TYPE	AREA
RESIDENTIAL	21,296.6 SF
TOTAL FAR AREA	**21,296.6 SF**
EXCLUSIONS	1,330.8 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

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SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 64TH FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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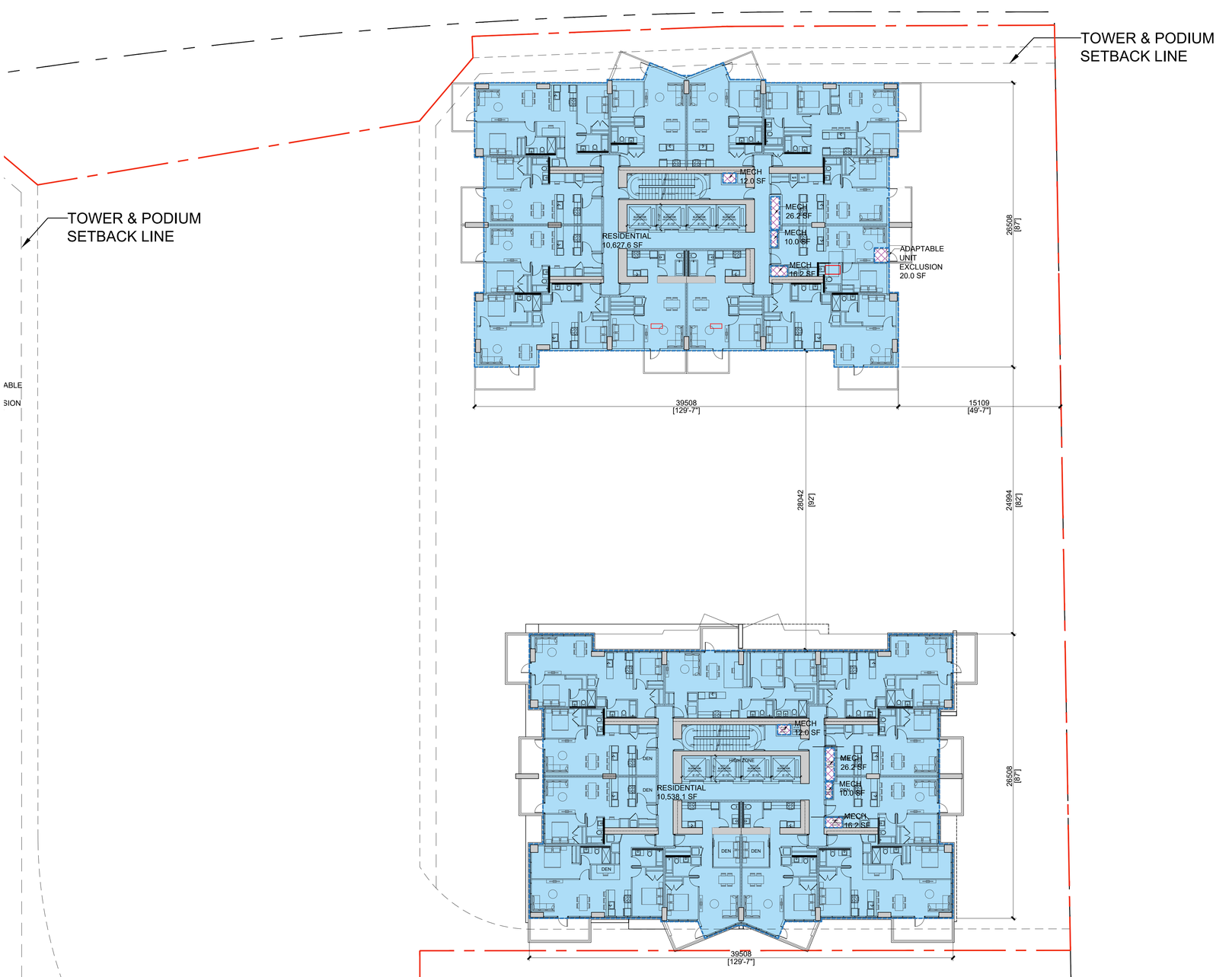

Notes:

65TH TO 72TH FLOOR AREAS	
AREA TYPE	AREA
RESIDENTIAL	21,165.7 SF
TOTAL FAR AREA	**21,165.7 SF**
EXCLUSIONS	148.8 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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SITE: LOUGHEED
BURNABY BC

TITLE: PHASE 1: 65TH TO 72ND FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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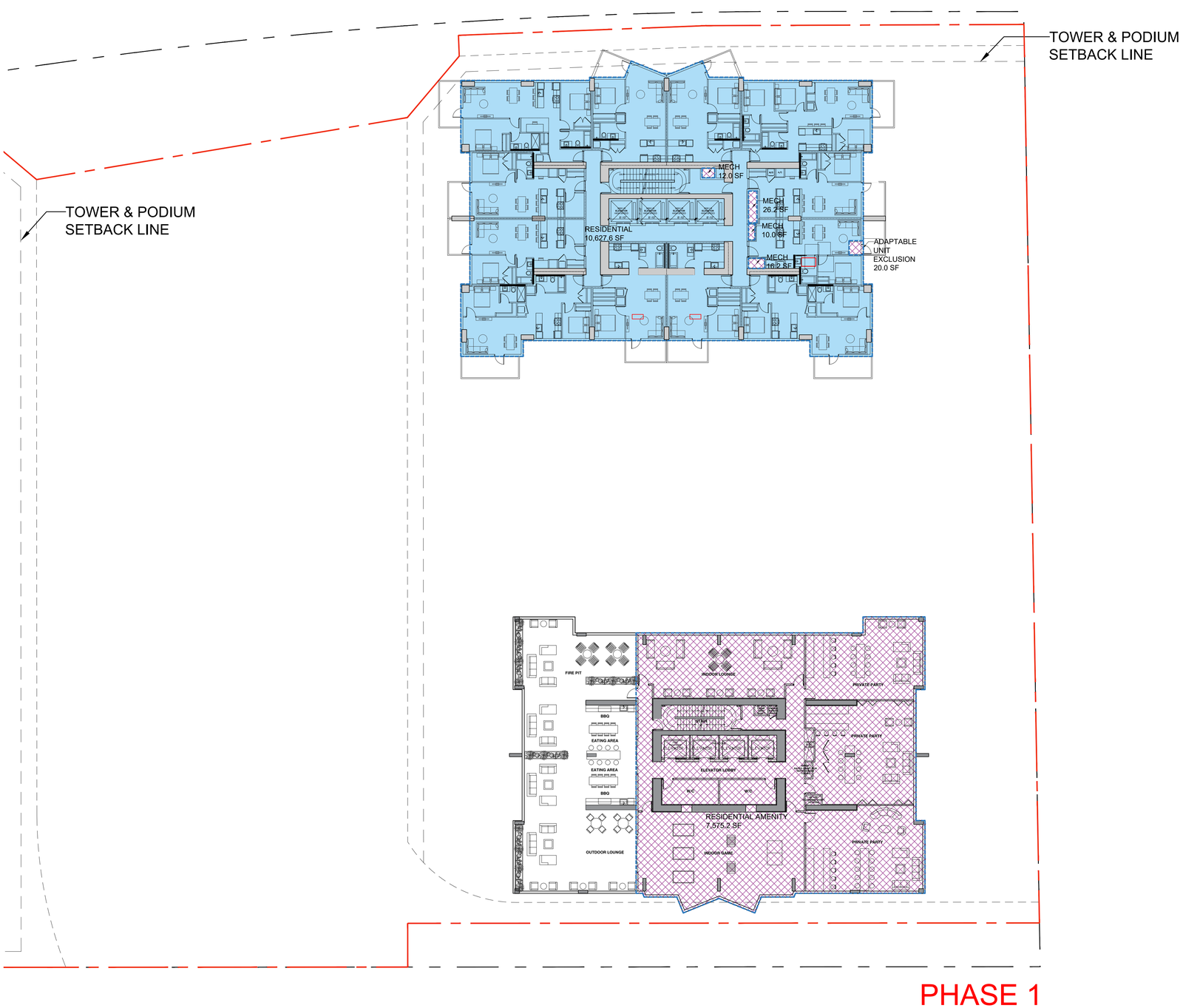

Notes:

73TH FLOOR AREAS	
AREA TYPE	AREA
RESIDENTIAL	10,627.6 SF
TOTAL FAR AREA	**10,627.6 SF**
EXCLUSIONS	7,659.6 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

REV:	DESCRIPTION:	BY:	DATE:

STATUS: REZONING APPLICATION

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TITLE: PHASE 1: 73RD FLOOR PLAN

SCALE AT 24"x36":	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:		REVISION:
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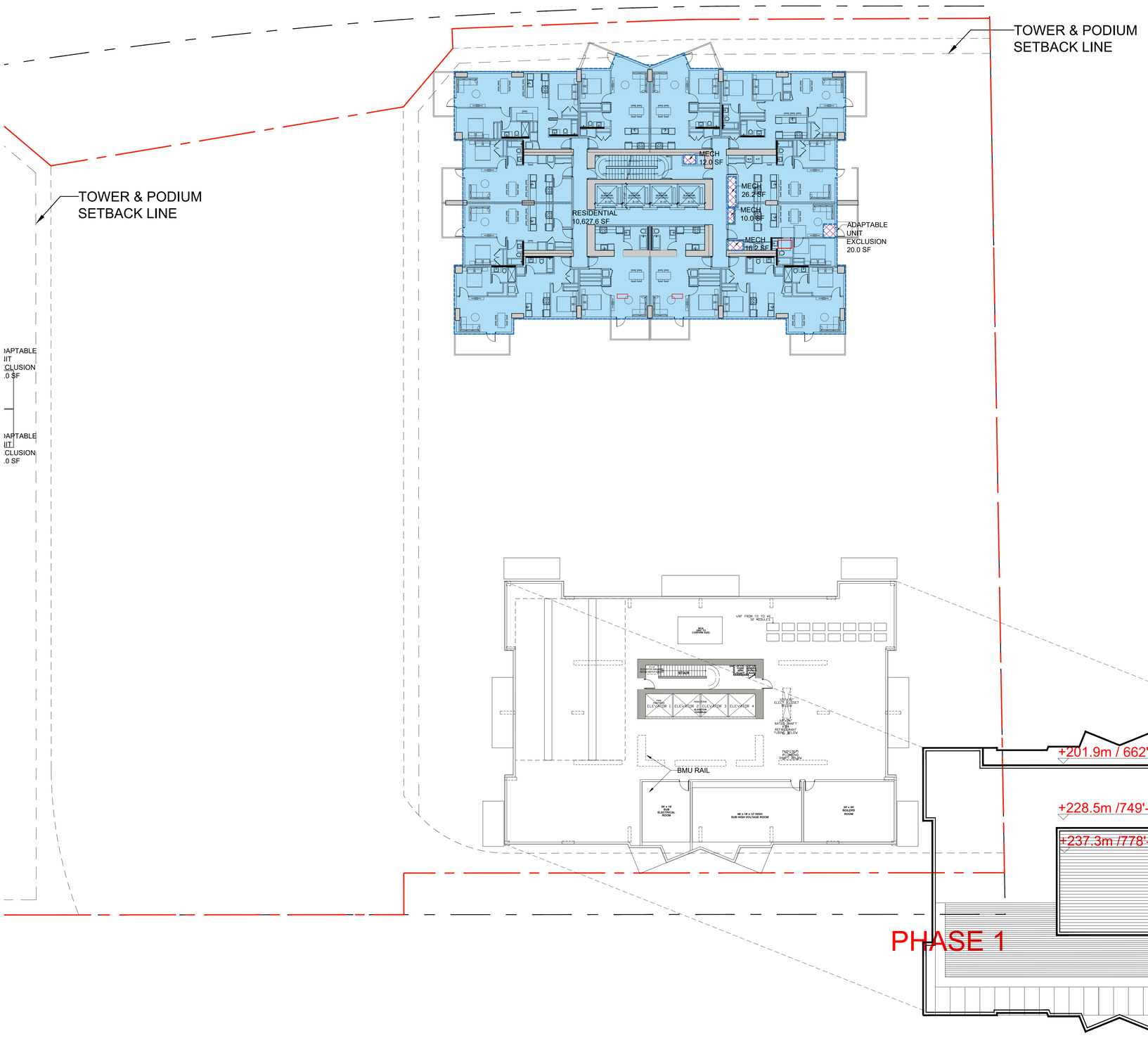

Notes:

74TH-80TH FLOOR AREAS	
AREA TYPE	AREA
RESIDENTIAL	10,627.6 SF
TOTAL FAR AREA	**10,627.6 SF**
EXCLUSIONS	84.4 SF

ALL FAR AREA MEASURED TO THE OUTSIDE FACE OF THE EXTERIOR WALL

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TITLE: PHASE 1: 74TH TO 80TH FLOOR PLAN

SCALE AT 24"X36":	DATE:	DRAWN:	CHECKED:
1:200	2022.03.10	-	-
PROJECT NO:	DRAWING NO:		REVISION:
18001.80	A8.19		-