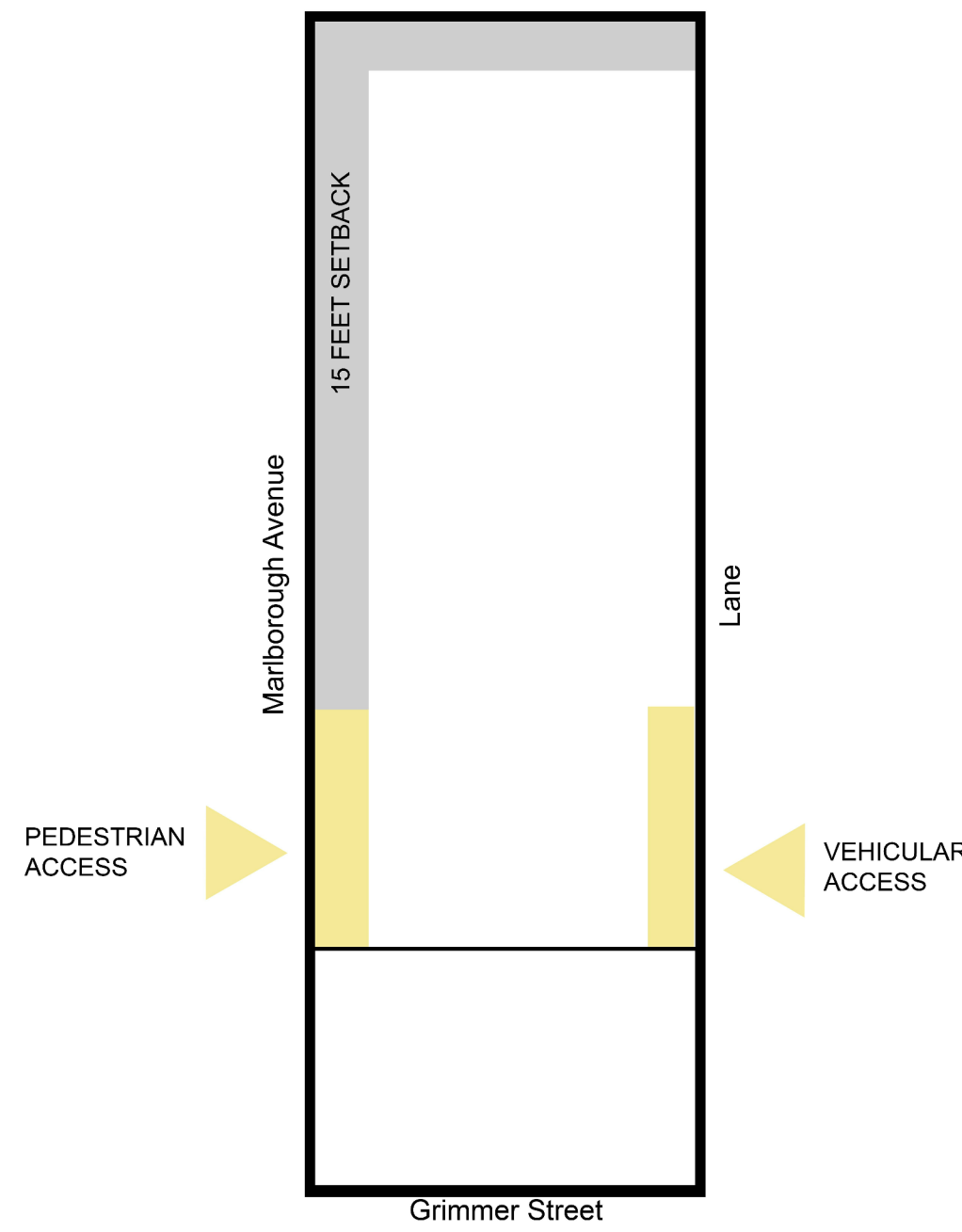
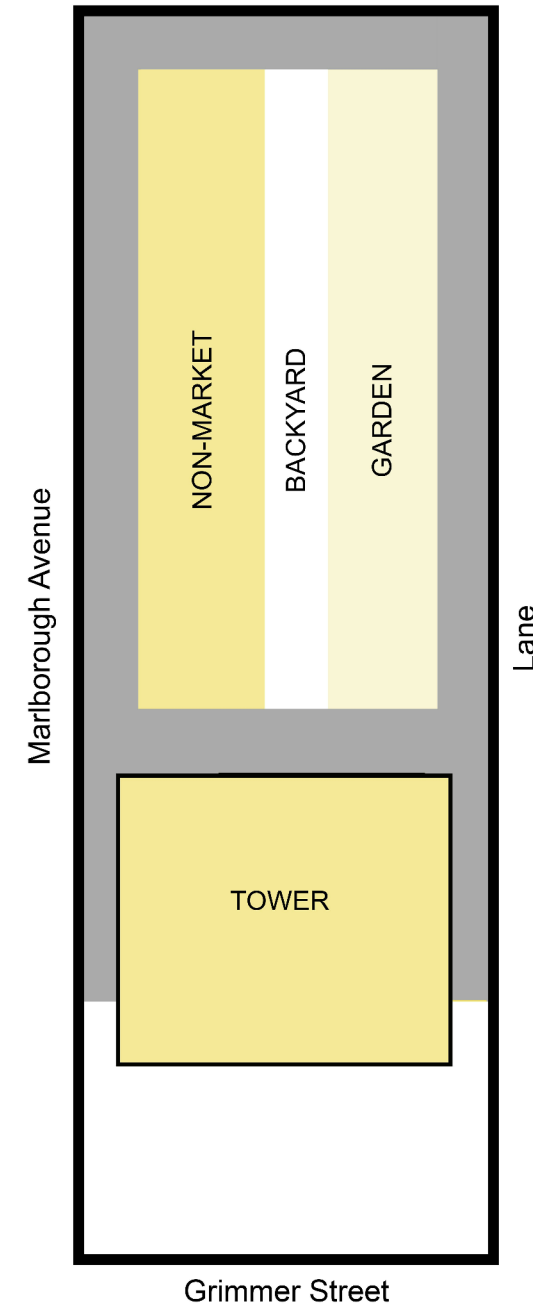


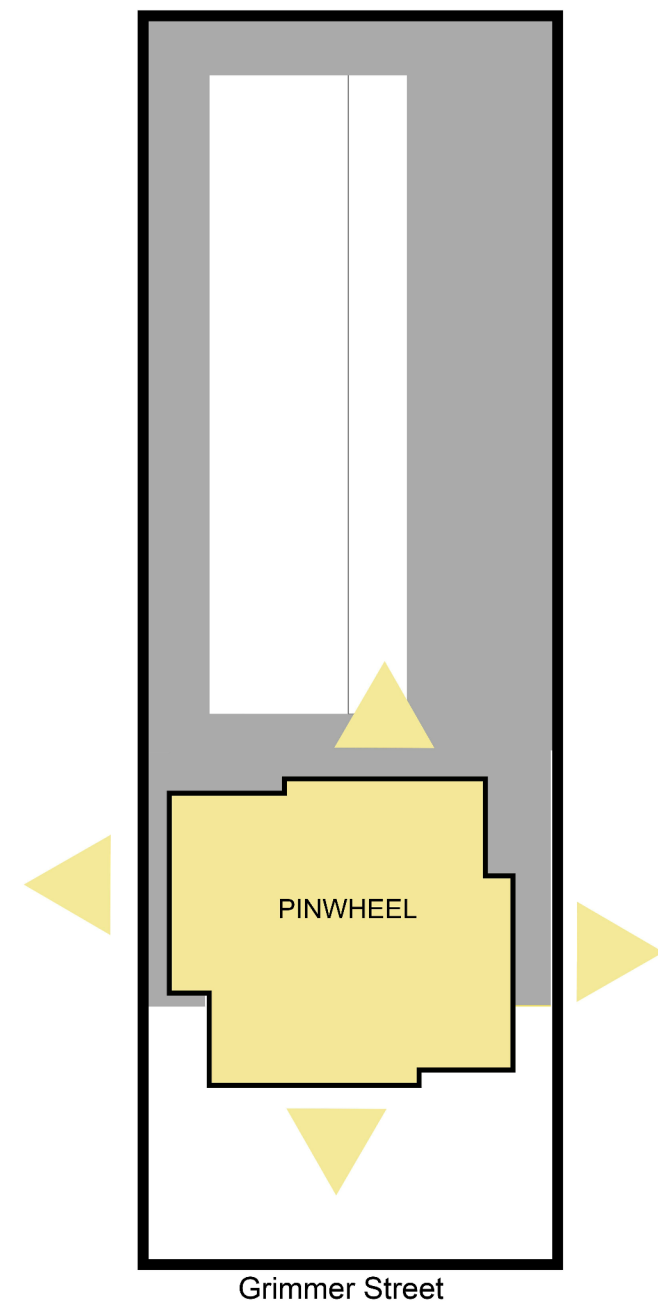
**AMENITY GARDEN**  
In response to strategic SW corner of the site a generous Amenity Garden is proposed. The expression of the space is semi-public and will include public art and a water feature.



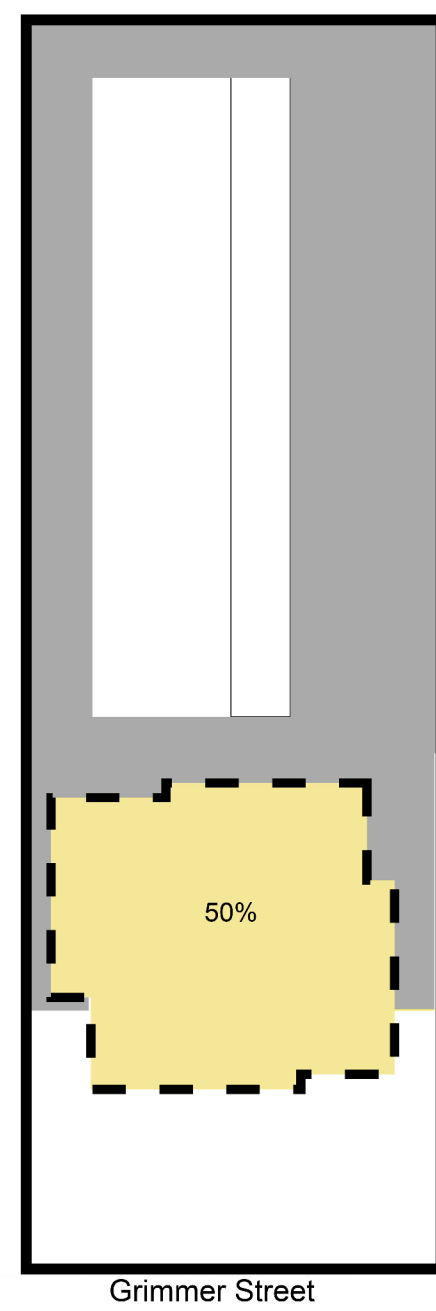
**STREET INTERFACE**  
The main pedestrian access is proposed adjacent to the Amenity Garden from Marlborough Avenue, creating synergies between the lobby and outdoor spaces. The setback along Marlborough Avenue is consistently 15 feet. Vehicular access to the site is provided from the lane.



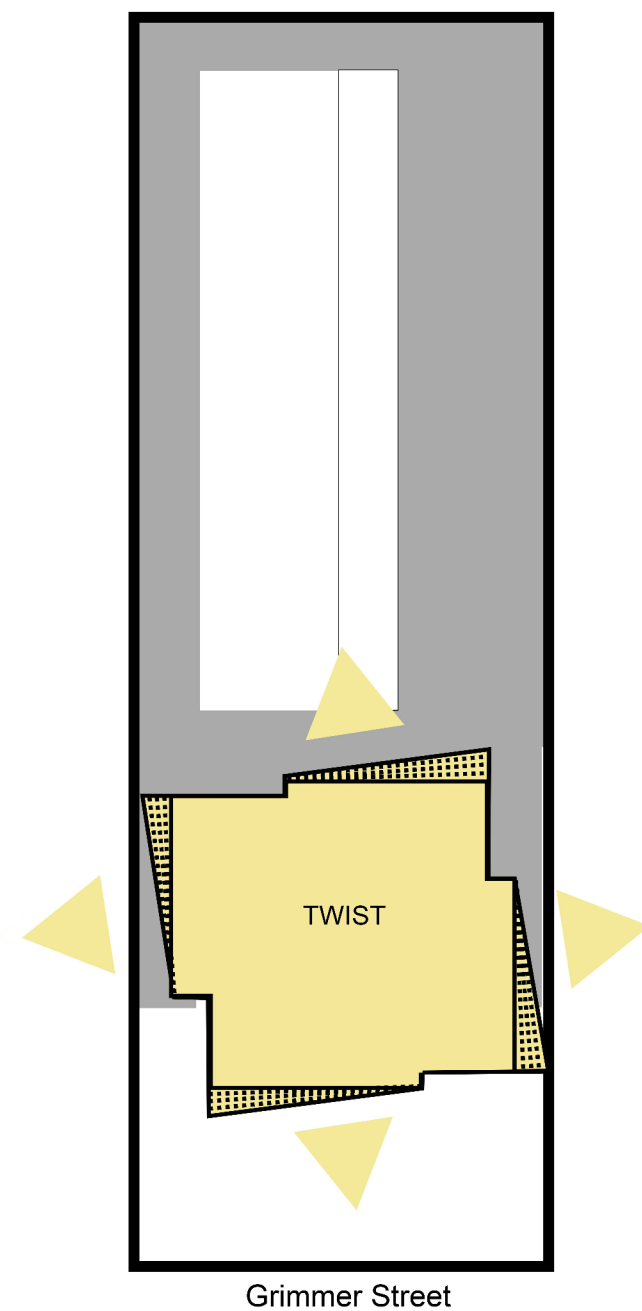
**TOWER PLACEMENT**  
The tower is placed in the south portion of the site, minimizing overshadowing of Lobbey Park and emphasizing the intersection of Marlborough Avenue and Grimmer Street.



**MASSING**  
A pinwheel configuration narrows the visual appearance of the tower and creates a slim vertical reading.



**ENVELOPE DESIGN**  
The compact volume and responsible window-to-wall ratio enhances the thermal envelope performance.



**BALCONY EXPRESSION**  
Generous balconies provide indoor-outdoor living. The depth of the balconies extend towards the top of the building to take advantage of the predominant views towards the north-shore mountains and Mount Baker. The gradual stepping creates a dynamic tower appearance, simple and elegant.



Increasing Balcony depths supporting primary views

Continuous metal panel accentuating stepping balconies

Al Fresco dining balcony overlooking pocket park and activating corner

Transparent lobby and convenience stair connecting indoor and outdoor amenities

Public art enlivening pocket park

Pocket park providing public seating





VIEW OF NON-MARKET BUILDING FROM MARLBOROUGH STREET



VIEW FROM SOUTH-WEST



VIEW FROM MARLBOROUGH STREET



VIEW FROM GRIMMER STREET

gbl

**Marlborough**  
6556 Marlborough Avenue  
Burnaby, V5H 3M1

PRINCIPALS

**AMELA BRUDAR**  
ARCHITECT AIBC, MRAIC, LEED AP BD + C

**PAUL GOODWIN**  
ARCHITECT AIBC, RAIC, LEED AP

GBL ARCHITECTS

139 East 8th Avenue  
Vancouver BC  
V5T 1R8

Tel: 604 736 1156  
Fax: 604 731 5279  
Email: chuxtable@gblarchitects.com

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RENDERINGS

Date: 10/09/2019  
Scale:  
Project #: 17072

A-00.06

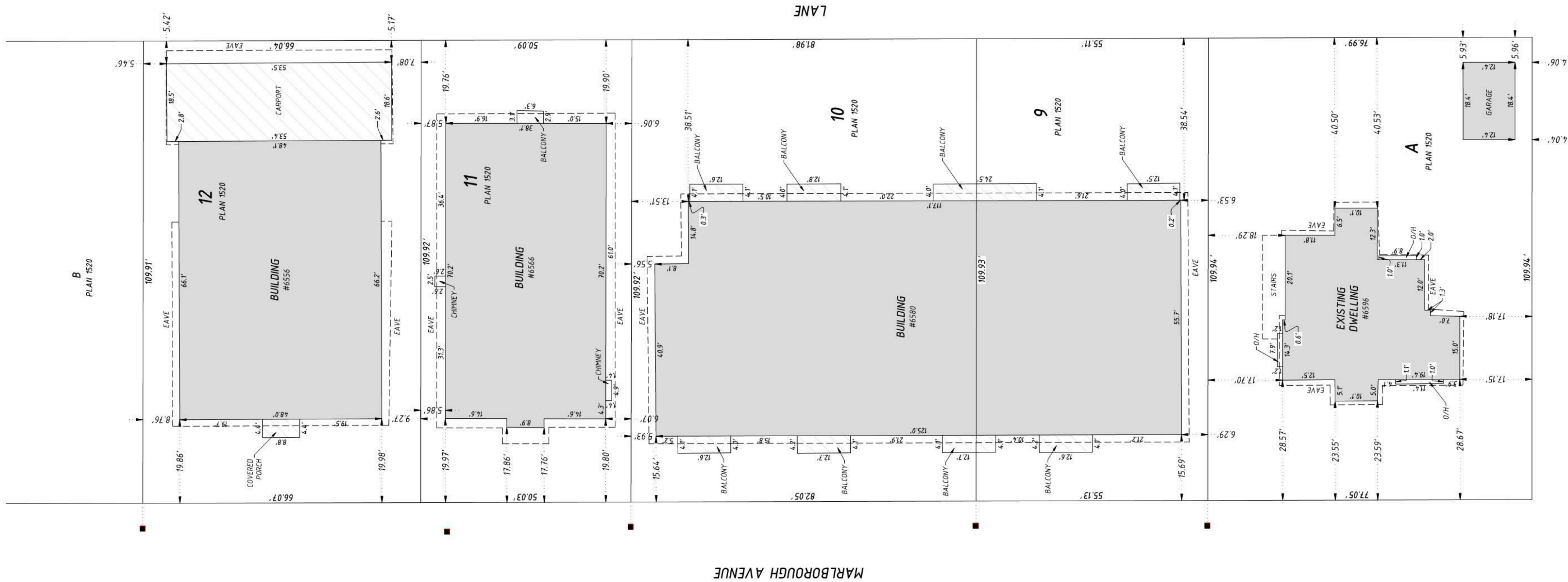


B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF EXISTING BUILDINGS ON PARCEL "A" (EXPLANATORY PLAN 9886) OF LOTS 8 AND 9, DISTRICT LOT 152, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 1520 LOT 9 EXCEPT: THE SOUTH 11 FEET (EXPLANATORY PLAN 9886), DISTRICT LOT 152, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 1520 LOT 10, DISTRICT LOT 152, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 1520 LOT 11, DISTRICT LOT 152, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 1520 LOT 12, DISTRICT LOT 152, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 1520

1" = 16' 10" 0' 16' 32' 48' ALL DISTANCES ARE IN FEET

REG. NO.	STATION ADDRESS	AREA SQ. M.	AREA SQ. FT.
002-739-097	6556 MARLBOROUGH AVENUE, BURNABY, BC	786.6	8,467
002-796-401	6580 MARLBOROUGH AVENUE, BURNABY, BC	563.0	6,060
003-308-928	6586 MARLBOROUGH AVENUE, BURNABY, BC	511.2	5,503
009-893-318	6554 MARLBOROUGH AVENUE, BURNABY, BC	674.5	7,260

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LEGEND  
■ LEAD PLUG (FOUND)  
O/H OVERHANG  
SOL. SQUARE METER  
SOL.F. SQUARE FEET

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©360 LAND SURVEYING LTD  
BRITISH COLUMBIA LAND SURVEYOR  
PROFESSIONAL ENGINEER (GEOPATICS)  
VICTORIA, BC V8N 1A1  
T. 604-816-4292  
INFO@360SURVEYS.CA  
WWW.360SURVEYS.CA  
JAN. 2016/04  
FILE 201604-LDNG  
FB: 000 1148 -1521

CERTIFIED CORRECT  
ACCORDING TO LAND SURVEY ACT AND REGULATION  
RECORDS AND FIELD SURVEY, UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

EVGENY PETUSKOV, BELS  
MARCH 21, 2016



**Marlborough**  
5556 Marlborough Avenue  
Burnaby, V5H 3M1

10/21/2019 3:35:33 PM





