

TOWER 2 - TYPICAL FLOOR PLAN AREA - 10 UNITS PER FLOOR

AREA SUB-TYPE	AREA (sqft)	AREA (sqm)
COMMON AREA	1,350 ft²	125.43 m²
SERVICE	69 ft²	6.41 m²
UNIT	7,107 ft²	660.26 m²
TOTAL FLOOR PLATE	8,527 ft²	792.18 m²

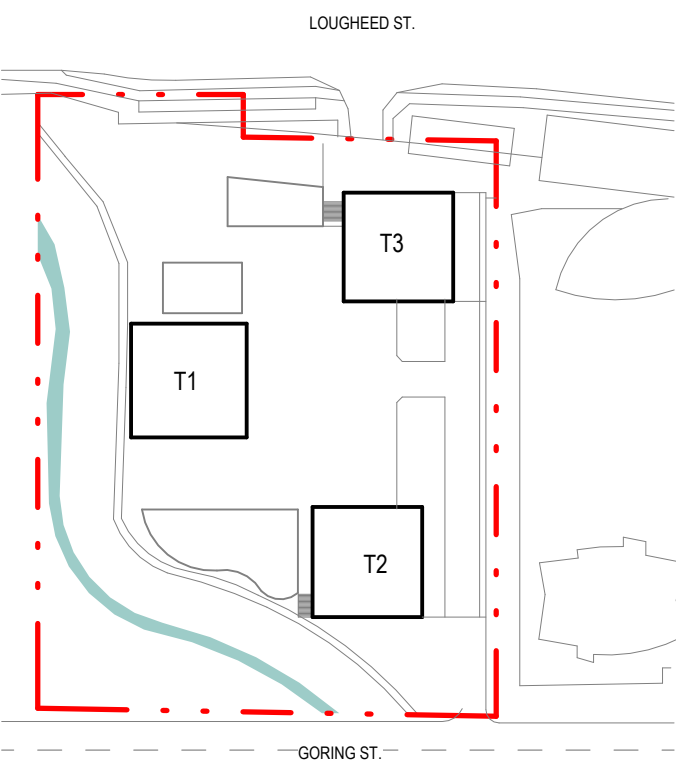
**AREA COLOUR**

MARKET RESIDENTIAL UNIT

MARKET RESIDENTIAL COMMON

MARKET RESIDENTIAL SERVICES

notes



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drawn: LH  
seal: [Professional Engineer Seal]  
checked: KL

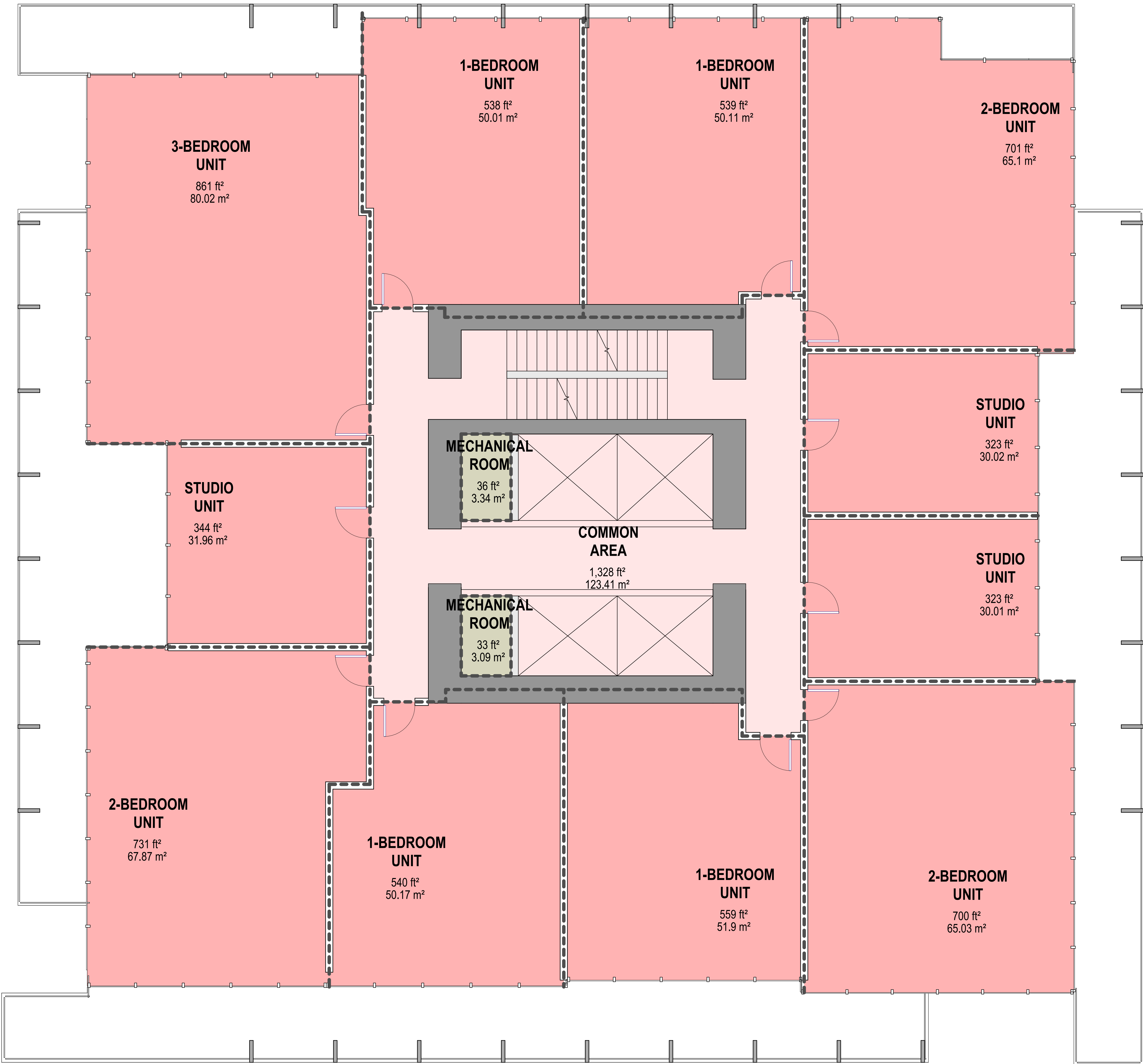
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AMENDED 5502 LOUGHEED HIGHWAY DEVELOPMENT  
5502 LOUGHEED HIGHWAY, BURNABY, BC

AREA OVERLAY - TOWER 2 - TYP\_10 UNITS

TOWER 2 TYPICAL FLOOR PLANS - FOR STRATA STANDARD UNITS - 10 UNITS

scale: 1 : 50	drawing number: FAR1.006
project number: 24-507	
issue date: 29/04/2025	revision date: 29/04/2025
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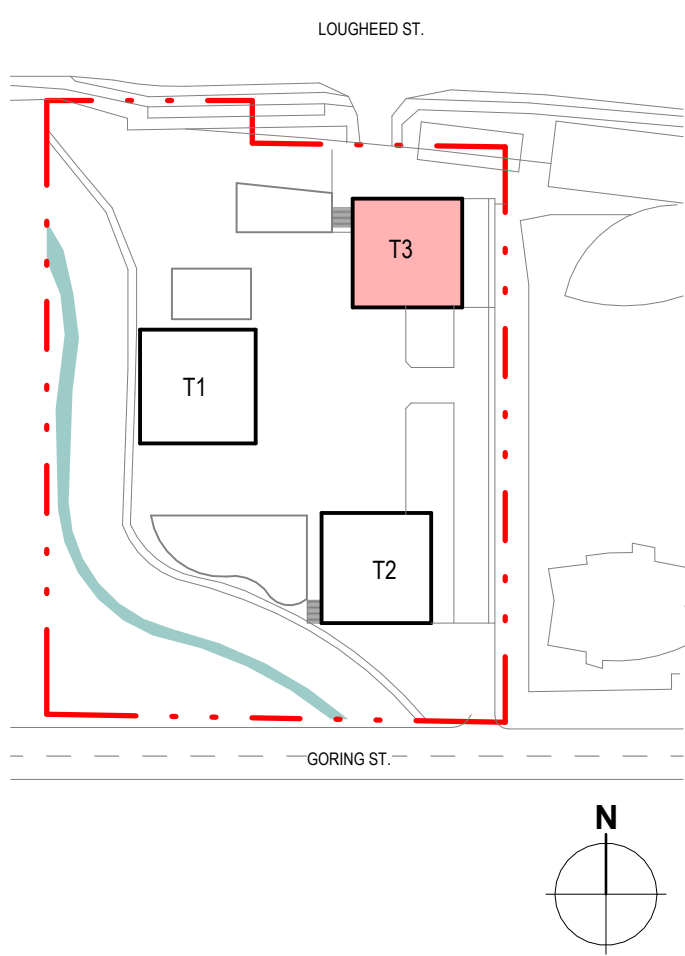


TOWER 3 - AFF. RENTAL - TYPICAL FLOOR PLAN AREA - 11 UNITS PER FLOOR

AREA SUB-TYPE	AREA (ft²)	AREA (m²)
COMMON AREA	1,328 ft²	123.38 m²
SERVICE	69 ft²	6.41 m²
UNIT	6160 ft²	572.33 m²
TOTAL FLOOR PLATE	7557 ft²	702.11 m²

AREA COLOUR

- AFFORDABLE RENTAL UNIT
- AFFORDABLE RENTAL COMMON
- AFFORDABLE RENTAL SERVICES



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AMENDED 5502 LOUGHEED HIGHWAY DEVELOPMENT  
5502 LOUGHEED HIGHWAY, BURNABY, BC

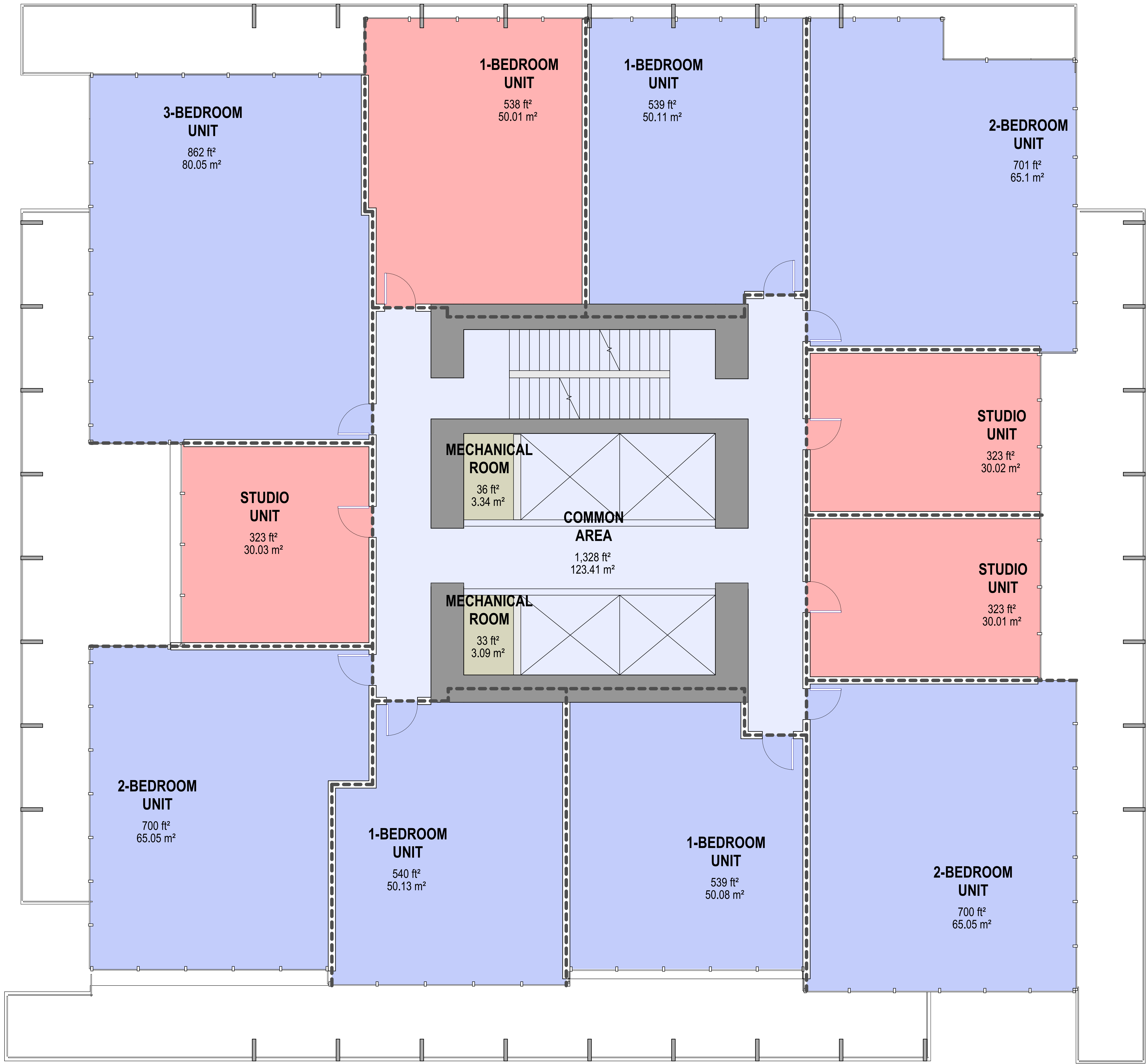
AREA OVERLAY - TOWER 3 - AFF. RENTAL  
TYP. 11 UNITS

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drawing number  
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issue date  
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FAR1.007  
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TOWER 3 AFFORDABLE TYPICAL FLOOR PLANS - FOR AFFORDABLE RENTAL UNITS - 11 UNITS

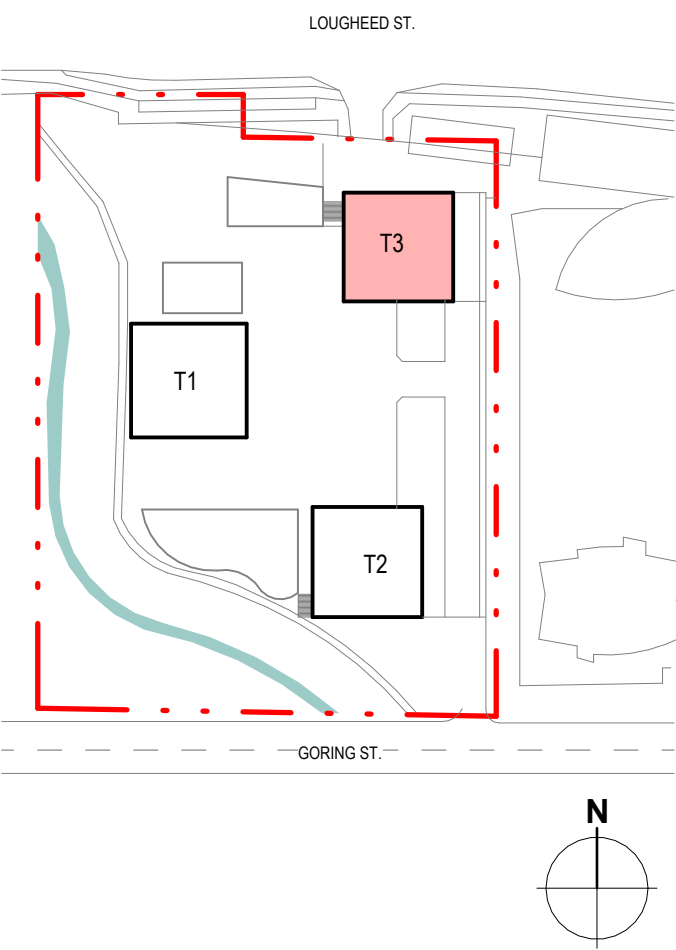




TOWER 3 - AFF. AND MKT. RENTAL - TYPICAL FLOOR PLAN AREA - 11 UNITS PER FLOOR

AREA SUB-TYPE	AREA (ft²)	AREA (m²)
COMMON AREA	1,328 ft²	123.38 m²
SERVICE	69 ft²	6.41 m²
UNIT	6090 ft²	565.79 m²
TOTAL FLOOR PLATE	7487 ft²	695.57 m²

- AREA COLOUR
- AFFORDABLE RENTAL UNIT
  - MARKET RENTAL UNIT
  - MARKET RENTAL COMMON
  - MARKET RENTAL SERVICES



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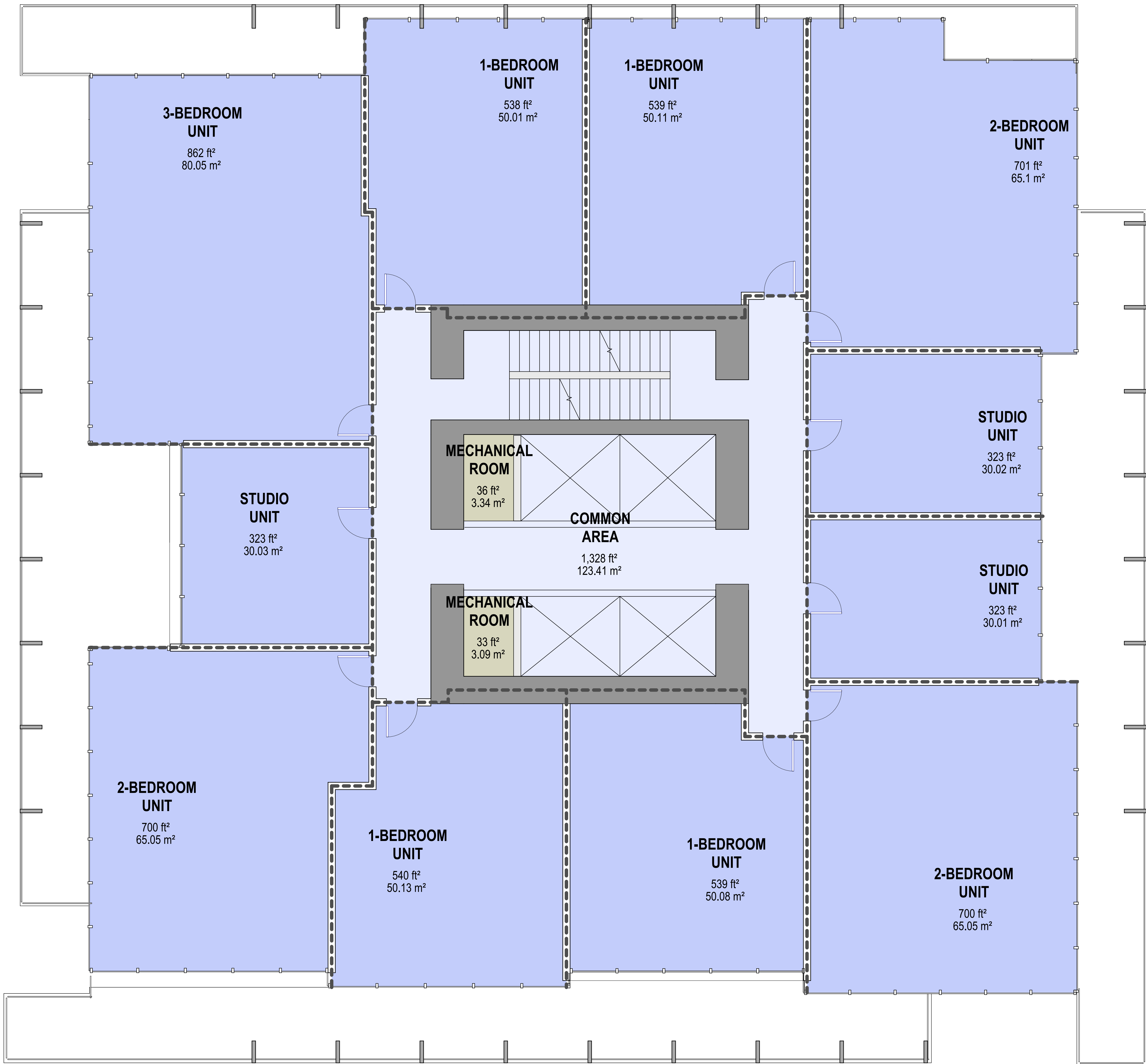
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TOWER 3 FLOOR PLANS - LEVEL 23 - FOR AFFORDABLE AND MARKET RENTAL UNITS - 11 UNITS



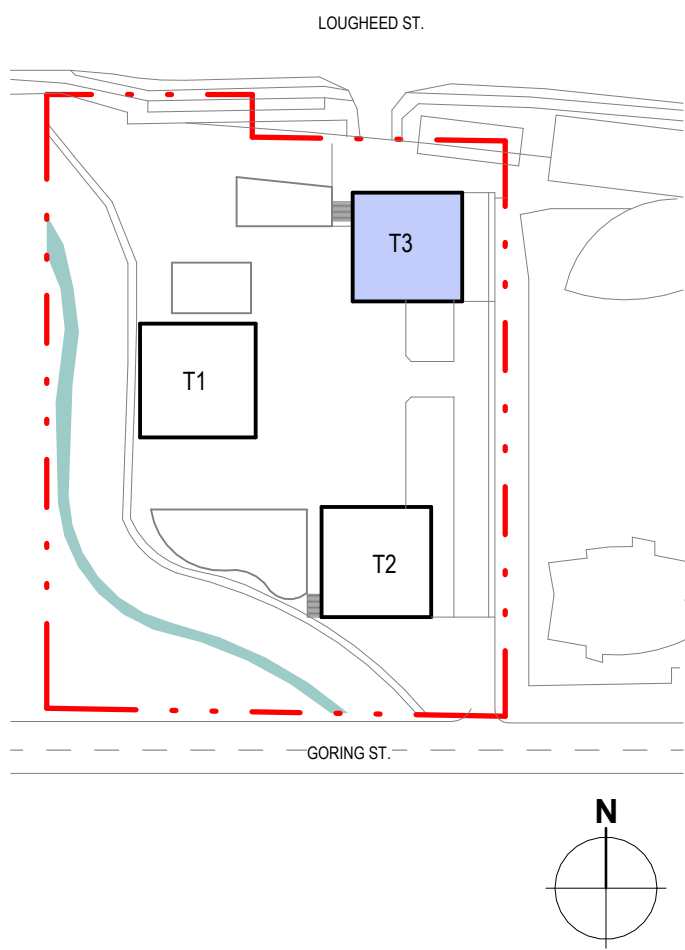
TOWER 3 TYPICAL FLOOR PLANS - FOR MARKET RENTAL UNITS - 11 UNITS

TOWER 3 - MARKET RENTAL - TYPICAL FLOOR PLAN AREA - 11 UNITS PER FLOOR

AREA SUB-TYPE	AREA (ft²)	AREA (m²)
COMMON AREA	1,328 ft²	123.38 m²
SERVICE	69 ft²	6.41 m²
UNIT	6090 ft²	565.79 m²
TOTAL FLOOR PLATE	7,487 ft²	695.57 m²

AREA COLOUR

- MARKET RENTAL UNIT
- MARKET RENTAL COMMON
- MARKET RENTAL SERVICES



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REGISTERED ARCHITECT  
Vancouver  
British Columbia

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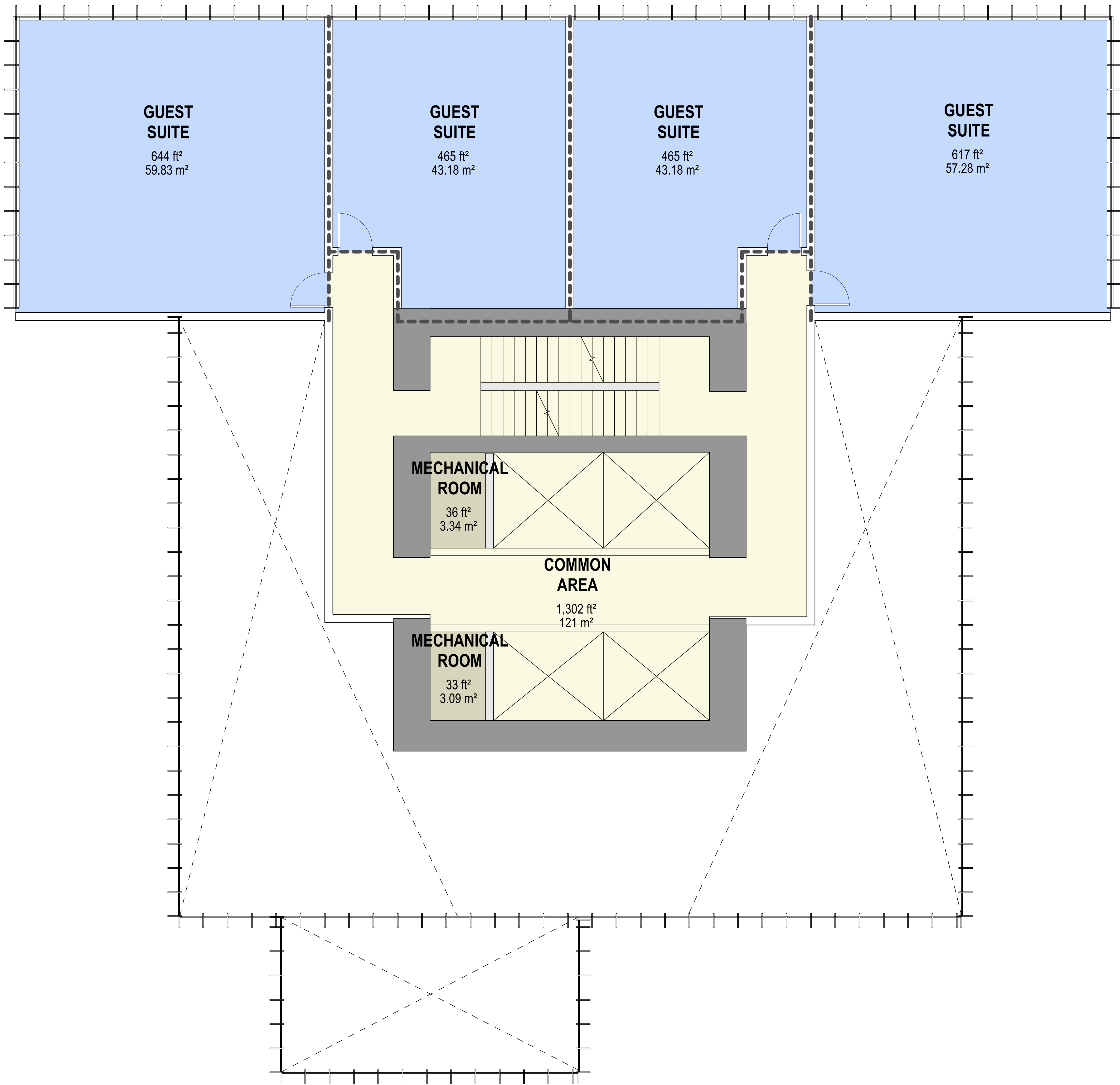
AMENDED 5502 LOUGHEED HIGHWAY DEVELOPMENT  
5502 LOUGHEED HIGHWAY, BURNABY, BC

AREA OVERLAY - TOWER 3 - MKT RENTAL  
TYP. 11 UNITS

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24-507  
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FAR1.009  
revision date  
29 04 2025

plotted  
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- AREA COLOUR
- AMENITY - GUEST SUITE
  - AMENITY COMMON
  - AMENITY SERVICES

notes

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drawn

seal

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checked

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AMENDED 5502 LOUGHEED HIGHWAY  
DEVELOPMENT  
5502 LOUGHEED HIGHWAY, BURNABY, BC

area

AREA OVERLAY - TOWER 3 - GUEST  
SUITES AMENITY FLOOR PLAN

scale

1 : 50

project number

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issue date

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FAR1.010

revision date

29/04/2025

**TOWER 3 LEVEL 01 MEZZANINE - AMENITY - GUEST SUITE**





- GENERAL LEGEND**
- PROPERTY LINE
  - BUILDING OUTLINE
  - SRW
  - 15M SFEA
  - TOP OF BANK
  - PARKADE BELOW
  - PROPOSED TREE
  - EXISTING TREE
  - CONC. SIDEWALK
  - ASPHALT BIKE LANE
  - CREEK
  - PROPOSED WATER FEATURE
  - SHRUB AND GROUNDCOVER (450MM SOIL, 900MM SOIL FOR TREE)
  - LAWN (300MM SOIL, 900MM SOIL FOR TREE)
  - RMA PLANTING (450 MM SOIL)
  - SFEA PLANTING (450MM SOIL)
  - PRECAST PAVERS
  - PRECAST PAVERS
  - CIP CONC. SAW CUT LINES
  - WOOD DECK
  - DECORATIVE RIVER ROCKS WITH BOULDERS
  - WOOD FOOT BRIDGE
  - BARRIER-FREE GRAVEL
  - CONCRETE STEPPING SLABS
  - BIKE RACK
  - WOODTOP BENCH
  - EXISTING BOLLARD
  - PEDESTRIAN LIGHT
  - GARBAGE RECEPTACLE
  - TRELLIS

REV	REVISION
06/01/2025	0
08/01/2025	1
15/01/2025	2
26/03/2025	3
29/04/2025	4
29/04/2025	5

DATE

LOCATED DT



DATE

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**AMENDED 5502 LOUGHEED HIGHWAY DEVELOPMENT**  
5502 LOUGHEED HIGHWAY, BURNABY, BC

DATE

**LANDSCAPE SITE PLAN**

Scale: 1:200  
Drawing number: 24-507  
Project number: 24-507  
Issue date: 29/04/2025  
Version: 5  
Author: L1.01  
Checked: 29/04/2025  
Date: 2025-04-29



LOUGHEED HWY.

CITY GREENWAY

- Separate bike lane and sidewalk
- Integrate rainwater management area and seating between the bike lane and sidewalk
- Provide weather protection under the Skytrain portal

NORTH PLAZA

- Connect to the Holdom Station Plaza
- Activate the plaza frontage with CRU and Cafe
- Provide weather protection along the Cafe and CRU frontage
- Provide seating under tree canopies
- Provide stairs for residents to access the courtyard and central arrival plaza

CENTRAL PLAZA

- Create a welcoming entry experience
- Integrate patterned paving, soft landscaping and planting
- Include a fountain and reflecting pond as a focal point
- Provide a drop-off / delivery area
- Integrate seating with trellis into the central landscape area

INTERNAL ROAD

- Establish a driveway framed by trees on either side to enhance the entry experience
- Design a landscape buffer between the road and adjacent neighborhood

ARRIVAL COURT

- Create a welcoming arrival experience
- Provide a project identity signage at the road entry
- Create green buffers along the edges

GORING STREET

SEMI-PUBLIC COURTYARD

- Provide a dinning pavilion looking into the garden and courtyard
- Connect the landscape with the adjacent riparian area and central plaza
- Provide an outdoor space for relaxation, gathering, and socializing
- Provide natural play opportunities for children

BEECHER CREEK / RIPARIAN AREA

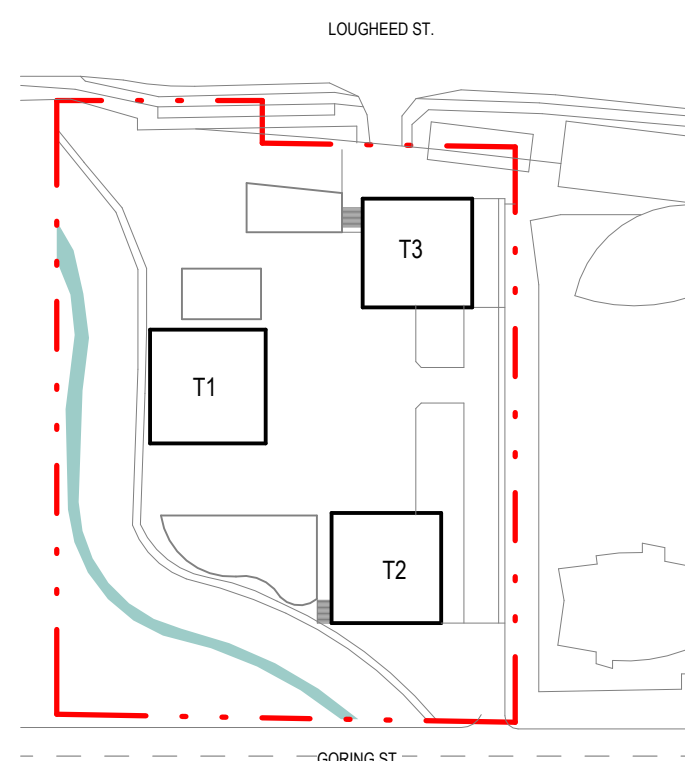
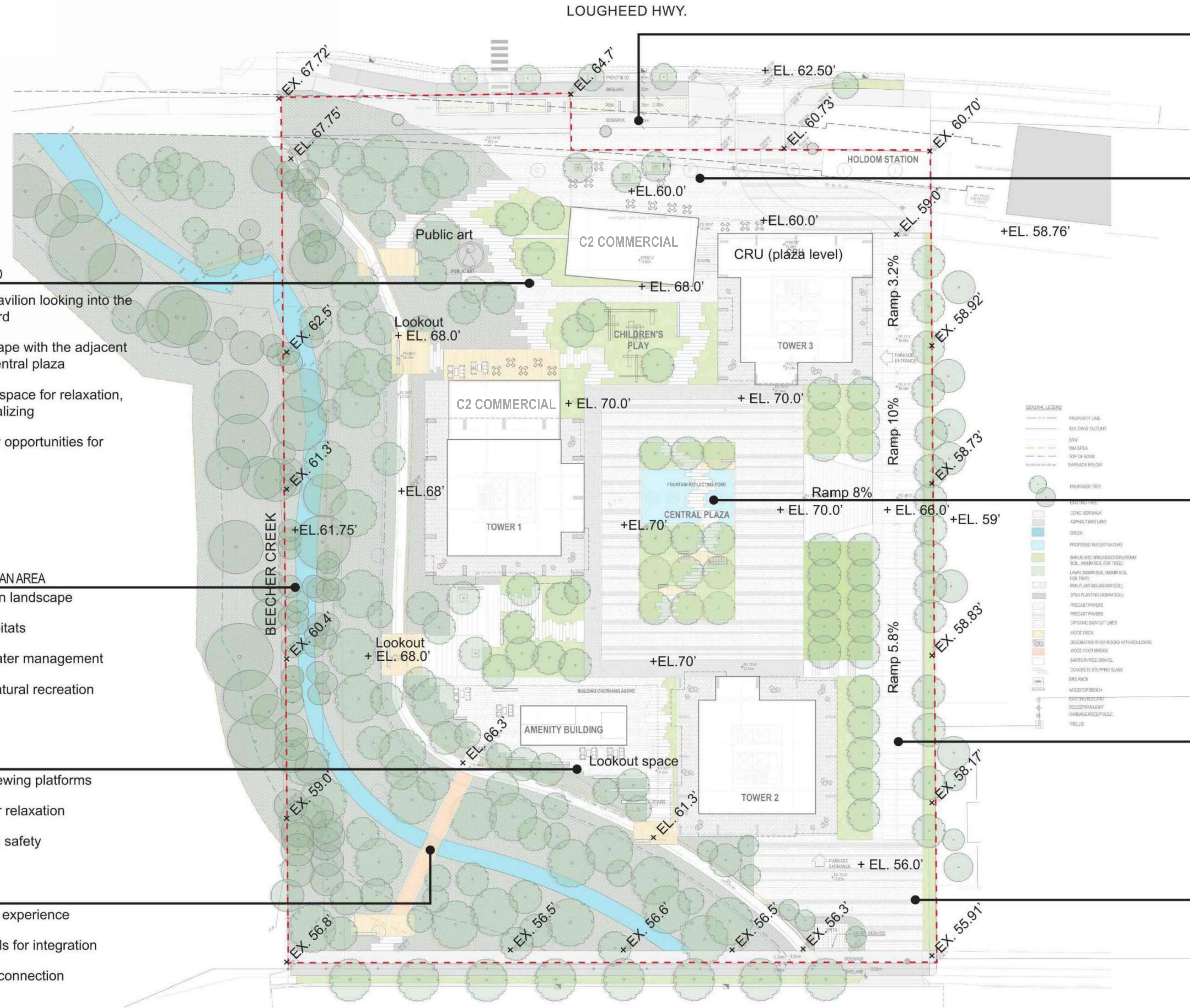
- Enhance the riparian landscape
- Improve wildlife habitats
- Emphasize stormwater management
- Provide a trail for natural recreation

LOOKOUT SPACE

- Provide elevated viewing platforms
- Integrate seating for relaxation
- Ensure visibility and safety

FOOTBRIDGE

- Highlight the scenic experience
- Use natural materials for integration
- Create a seamless connection



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AMENDED 5502 LOUGHEED HIGHWAY DEVELOPMENT  
5502 LOUGHEED HIGHWAY, BURNABY, BC

Site  
LANDSCAPE CONCEPT



DATE	REVISIONS
06/01/2025	0
08/01/2025	1
15/01/2025	2
20/03/2025	3
25/04/2025	4
29/04/2025	5

DATE



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DEVELOPMENT  
5502 LOUGHEED HIGHWAY, BURNABY, BC

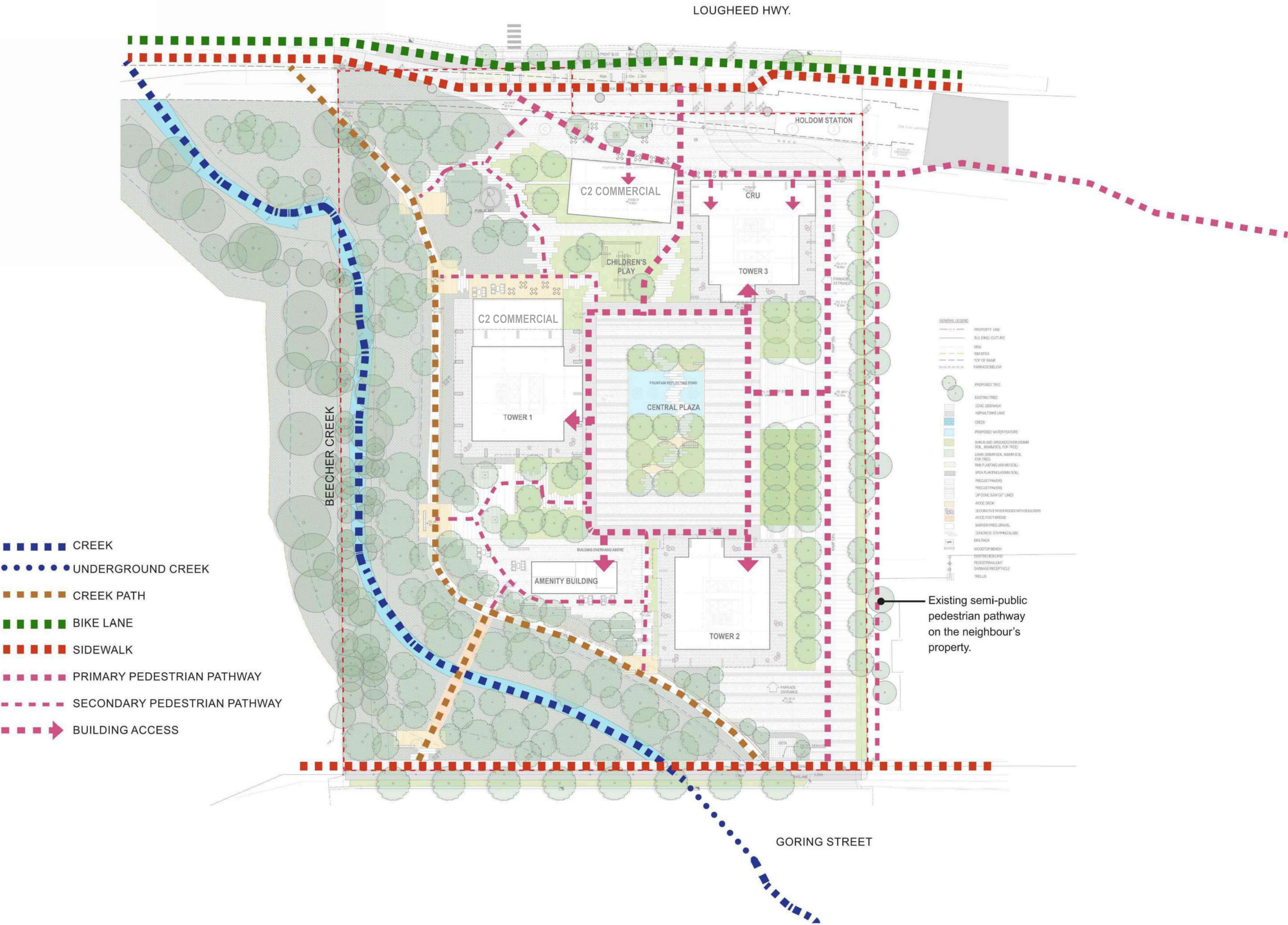
DATE  
LANDSCAPE DIAGRAM - OPEN SPACE

Scale  
1:300  
Drawing number  
24-507  
L1.03  
29/04/2025  
29/04/2025

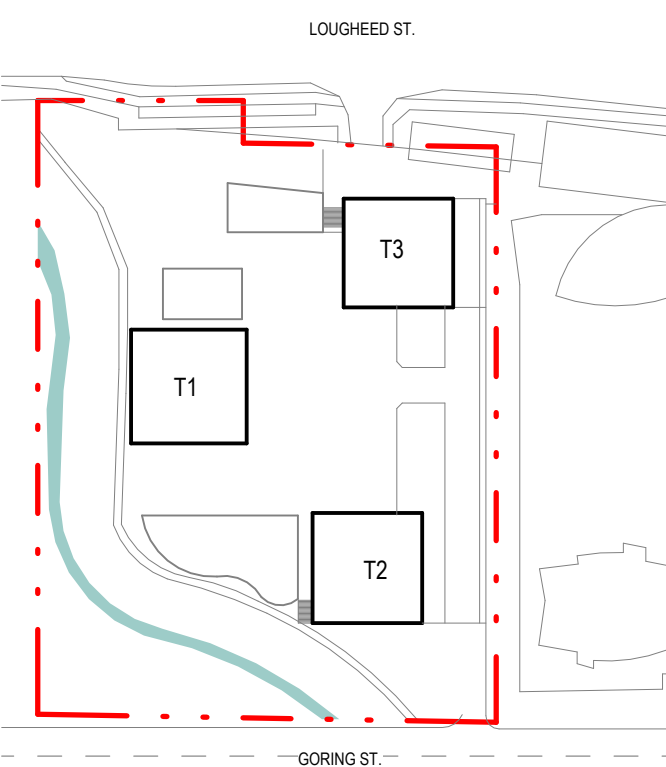


CONCEPTUAL DESIGN DIAGRAM - OPEN SPACE





- ■ ■ ■ ■ CREEK
- ● ● ● ● UNDERGROUND CREEK
- ■ ■ ■ ■ CREEK PATH
- ■ ■ ■ ■ BIKE LANE
- ■ ■ ■ ■ SIDEWALK
- ■ ■ ■ ■ PRIMARY PEDESTRIAN PATHWAY
- ■ ■ ■ ■ SECONDARY PEDESTRIAN PATHWAY
- ■ ■ ■ ■ BUILDING ACCESS



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2025-04-29

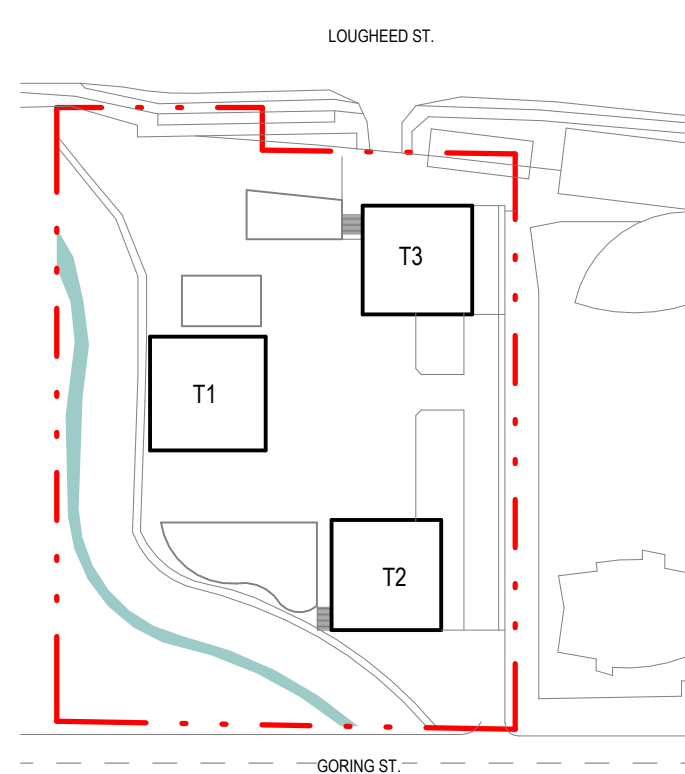
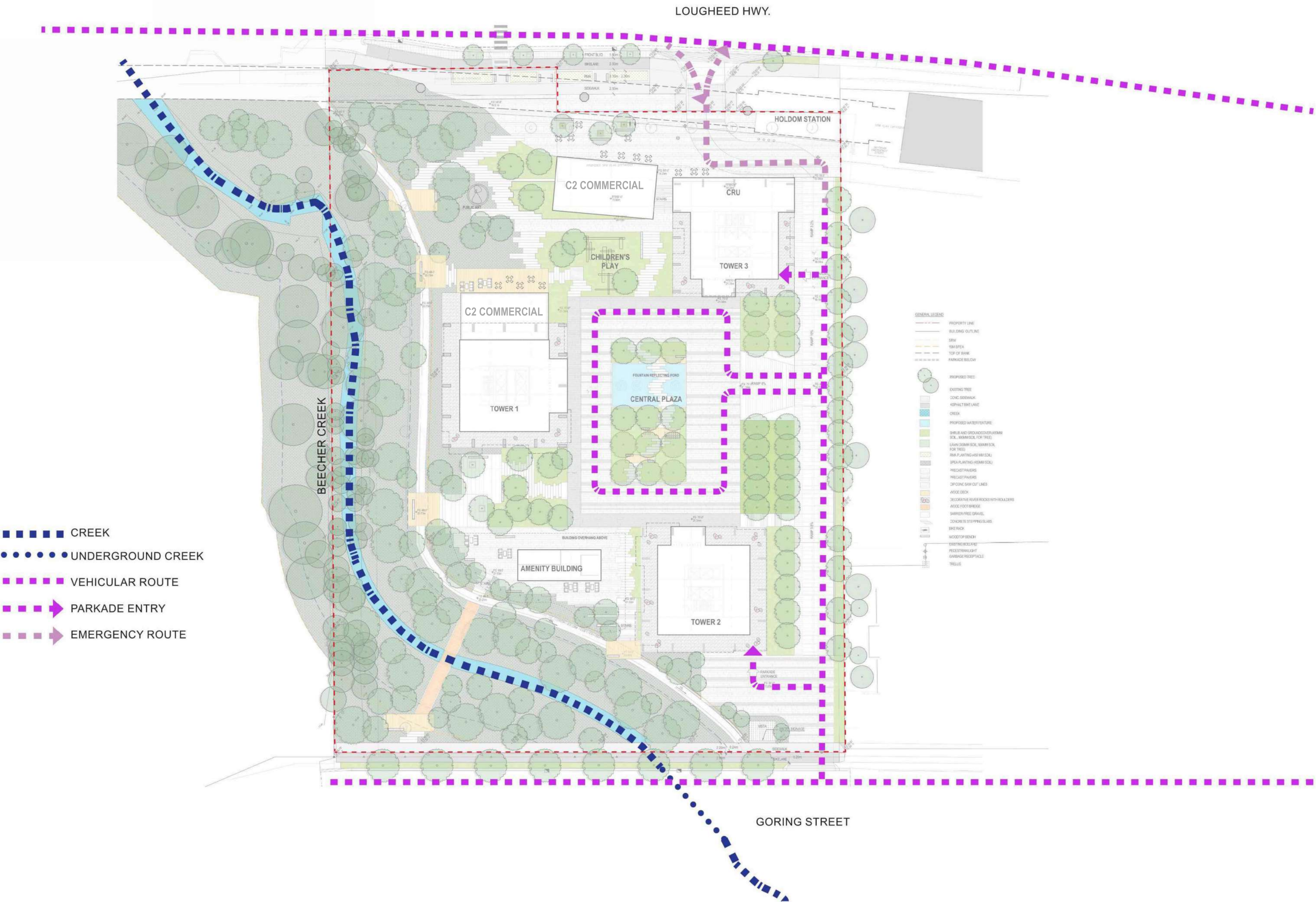
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AMENDED 5502 LOUGHEED HIGHWAY  
DEVELOPMENT  
5502 LOUGHEED HIGHWAY, BURNABY, BC

Site  
LANDSCAPE DIAGRAM - PEDESTRIAN AND  
BIKE CIRCULATION

Scale  
1:300  
Drawing number  
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AMENDED 5502 LOUGHEED HIGHWAY DEVELOPMENT  
5502 LOUGHEED HIGHWAY, BURNABY, BC

Site  
LANDSCAPE DIAGRAM - VEHICLE CIRCULATION

Scale	Drawing number
1:300	L1.05
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