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# Alouette on the Park

12209, 12219, 12231, 12241, 12251 222nd STREET  
& 22190 123rd AVENUE,  
MAPLE RIDGE, B.C.

REZONING/ DEVELOPMENT PERMIT RESUBMISSION  
MAR 4th, 2025

PROJECT TEAM LIST

DEVELOPER	Ledingham McAllister 300 – 1285 West Pender Street Vancouver BC V6E 4B1 ph: 604-428-6259  Contact: Athena Noonan e: anoonan@ledmac.com	LAND SURVEYOR	Underhill Geomatics Ltd. 301, 8337 Eastlake Drive, Burnaby BC ph: (604) 732-3384	CIVIL CONSULTANT	Core Group 320 - 8988 Fraserton Court Burnaby, BC V5J 5H8 ph: (604) 299-0605  Contact: Brian Carnahan e: BCarnahan@coregroupconsultants.com
ARCHITECT	Engage Architecture 400-602 Hastings St Vancouver BC V6B 1P2 ph: (604) 428-6259  Contact: Karen Smith e: karen@engagearchitecture.ca	LANDSCAPE ARCHITECT	Durante Kreuk Ltd. 102-1637 W 5th Avenue, Vancouver BC V6J 1N5 ph: (971) 708-8281  Contact: Wendy Huang e: wendy@dkl.bc.ca	TRAFFIC CONSULTANT	Bunt & Associates Engineering Ltd. Suite 530 -645 Fort Street, Victoria, BC V8W 1Z9 ph: (250) 592-6122  Contact: Kyle Brandstaetter e: kbrandstaetter@bunteng.com



March 4, 2025

22-12 MAPLE RIDGE APARTMENTS SITE STATISTICS

Site Areas	SF	m²
Gross Site Area	54,733.0	5,084.9
Road Dedication (to be determined)	7,002.2	650.5
Net Site Area	47,729.7	4,434.2

<b>FSR Proposed</b>				
Target FSR (based on Net Site Area)	85,913.5	7,981.6	1.80	FSR
Target FSR + Bonus	114,551.3	10,642.2	2.40	FSR (upto 0.6 FSR for cash contribution)
Proposed FSR (based on Net+ Bonus FSR)	111,096.4	10,321.2	2.33	FSR

Setbacks	Required		Proposed	
	Front Lot Line (Northern)		Exterior Side Lot Line (Western)	
Principal Buildings	7.5 m		4 m	
Building Projections**	-1.25 m		-1.59 m*	
Above-Ground Parking Level	7.5 m		N/A	
Underground Parking Level	1.5 m		1.8 m	

Rear Lot Line (Southern)				Exterior Side Lot Line (Eastern)			
Principal Buildings	7.5 m		6.4 m		Principal Buildings	7.5 m	
Building Projections**	-1.25 m		-2.29 m*		Building Projections**	-1.25 m	
Above-Ground Parking Level	7.5 m		2.5 m		Above-Ground Parking Level	7.5 m	
Underground Parking Level	0 m		0 m		Underground Parking Level	1.5 m	

\*Variance to projection is localised at the corner due to truncation of the setback

\*\*Building projections include balconies, columns and decorative architectural elements. Refer to table on right for Roof Eaves and Entry Canopy projections

	Gross Area/Floor		Exemptions*		Net Area/Floor		FSR Area Total		Efficiency
	SF	m²	SF	m²	SF	m²	SF	m²	
Building 1 (South)									
Ground Level (Parkade)	13,881.5	1,289.6	13,881.5	1,289.6	-	-	-	-	0.0%
Ground Level (Lobby + Amenity)	2,141.9	199.0	2,141.9	199.0	-	-	-	-	0.0%
Level 2	11,476.8	1,066.2	1,201.7	111.6	10,275.1	954.6	10,275.1	954.6	89.5%
Level 3-6	11,412.9	1,060.3	1,201.7	111.6	10,211.2	948.7	40,844.8	3,794.6	89.5%
Total	59,270.3	5,506.4	8,150.4	757.2	51,119.9	4,749.2	51,119.9	4,749.2	86.2%
Building 2 (North)									
Ground Level	11,476.7	1,066.2	2,651.9	246.4	8,824.8	819.9	8,824.8	819.9	76.9%
Level 2	11,476.7	1,066.2	1,201.7	111.6	10,275.0	954.6	10,275.0	954.6	89.5%
Level 3	11,444.8	1,278.3	1,201.7	111.6	10,243.1	951.6	10,243.1	951.6	89.5%
Level 4-6	11,412.9	1,278.3	1,201.7	111.6	10,211.2	948.7	30,633.6	2,846.0	89.5%
Total	68,636.9	7,457.7	8,660.4	804.6	59,976.5	5,572.0	59,976.5	5,572.0	87.4%
FSR							111,096.4	10,321.2	
(Note: project exemptions include common areas -- lobbies, corridors, stairs, elevators etc)									

Building Coverage (above grade)	27,500.1	SF	2,554.8	m²	58% of net site area
Average Grade (finished)	= (31.85m + 31.85 m + 31.7 m + 31.7 m) /4				= 31.8 m
	South Building Main floor level	32.00 m	=	0.22 m above average grade	
	North Building Main Floor Level	31.85 m	=	0.07 m above average grade	
Max Building Height	22.0 m / 6 storeys				
Proposed Max. Height (fr. ave. grade)	Building 1	20.47 m / 6 storeys			
	Building 2	20.32 m / 6 storeys			

Unit Summary	# of units	% in Project	Average
1 bedroom	58	38.2%	629.2 SF
2 bedroom (1-bath)	11	7.2%	690.8 SF
2 bedroom (2-bath)	68	44.7%	796.4 SF
3 bedroom	15	9.9%	856.5 SF
TOTAL	152	100.0%	730.9 SF

	Building 1			Buidling 2				Private Outdoor Area							
	2nd Floor	Level 3-4	Level 5-6	Gr. Floor	Level 2	Level 3	Levels 4-6	Total	Unit Size	Total		Req Min. Size	Prop. Min. Size	Average Size	
A- 1 Bedroom	2	8	8	1	2	3	12	36	659.1	23,727.6	SF	49.5sf/4.6 m2	58	62.7	SF
A1- 1 Bedroom (Double Elevator)	2	4	4	2	2	2	6	22	580.2	12,764.4	SF	49.5sf/4.6 m2	58	84.8	SF
B- 2 Bedroom & 1 Bath	1	2	2	1	1	1	3	11	690.8	7,598.8	SF	49.5sf/4.6 m2	133.6	169.7	SF
C- 2 Bedroom	2	4	4	2	2	2	6	22	775.4	17,058.8	SF	49.5sf/4.6 m2	61.8	100.3	SF
Ca- 2 Bedroom	2	0	0	2	2	1	0	7	779.7	5,457.9	SF	49.5sf/4.6 m2	65.3	223.8	SF
C1- 2 Bedroom	1	0	0	1	1	0	0	3	777.0	2,331.0	SF	49.5sf/4.6 m2	205	289.7	SF
C2- 2 Bedroom	2	4	4	2	2	2	6	22	842.4	18,532.8	SF	49.5sf/4.6 m2	103.8	114.2	SF
C3- 2 Bedroom	1	0	0	1	1	1	0	4	758.2	3,032.8	SF	49.5sf/4.6 m2	168.6	313.8	SF
C4 - 2 Bedroom	1	2	2	0	1	1	3	10	774.5	7,745.0	SF	49.5sf/4.6 m2	88.6	171.8	SF
D- 3 Bedroom	0	2	2	0	0	1	3	8	865.3	6,922.4	SF	49.5sf/4.6 m2	204.2	114.9	SF
D1 - 3 Bedroom	0	2	2	0	0	0	3	7	846.4	5,924.8	SF	49.5sf/4.6 m2	168.7	110.7	SF
TOTALS	70			82				152		111,096.3		SF			

Total unit count152 units

OTHER PROJECTIONS INTO SETBACKS			
Building Elements	Permitted per City Bylaw 403.2 (4)	Provided- Building 1	Provided- Building 2
	Max projection into Setback	Max projection into Setback	Max projection into Setback
Entrance Canopy	1.25 m	0.2 m	3 m*
East Facing Eaves	1.25 m	0.89 m	0.91 m
West Facing Eaves	1.25 m	0.88 m	0.88 m
South Facing Eaves	1.25 m	1.96 m**	NA
North Facing Eaves	1.25 m	NA	1.28 m**

\* Variance required for canopy on building 2 to maintain prominence of entrance

\*Variance to the projection is localised at the corner due to truncation of the setback

Vehicle Parking	Current Bylaw Applicable Rate	Current Bylaw CBD Rate	Proposed Bylaw Applicable Rate	Proposed Parking
Residential (Market Strata)	1.5 per unit	1 per 1-bed 0.1 per extra bed	1 per unit	1.07 per unit
	228 spaces	163 spaces	152 spaces	162 spaces
Visitor	0.2 per unit	0.1 per unit	0.2 per unit	0.1 per unit
	31 spaces	16 spaces	30 spaces	15 spaces
Total:	259 spaces	179 spaces	182 spaces	177 spaces
Max. Small Cars	10% of total 26 spaces	10% of total 18 spaces	25% of total 46 spaces	27% of total 48 spaces
Accessible	4 spaces	4 spaces	7 spaces	4 spaces
EV Charging Provisions:		Required	Provided	*All accessible stalls will be energized to Level 2 Charging
30% of residential stalls will be energised to Level 2 charging		49	50	
70% of residential stalls will be R-in only		113	116	
50% of visitor stalls will be energised to Level 2 charging		8	8	
50% of visitor stalls will be R-in only		7	7	

	Current Bylaw Applicable Rate	Current Bylaw CBD Rate	Proposed Bylaw Applicable Rate	Proposed Parking
Bicycle Parking				
Long Term	0.25 per unit 38 spaces	0.25 per unit 38 spaces	1.25 per unit 190 spaces	1.26 per unit 191 spaces
Short Term	0.3 per unit 46	0.3 per unit 46	0.2 per unit 31.0	0.20 per unit 30 spaces

Amenities				
Total Indoor Amenity Area - 1sqm/DU	Required 1,636.1 ft²	152.0 m²	Proposed 2,081.4 ft²	193.4 m²
Total Outdoor Amenity Area - 1sqm/DU	1,636.1 ft²	152.0 m²	5,608.32 ft²	521.0 m²

Common Open Area(s) - a minimum of 30% of the Lot Area.				
	Required 14,318.91 ft²	1,330.3 m²	Proposed 15,353.43 ft²	1426.4 m²

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6	25.01.28	ISSUED FOR RZ/DP	1
7	25.03.04	ISSUED FOR RZ/DP	1

CONSULTANT(S)


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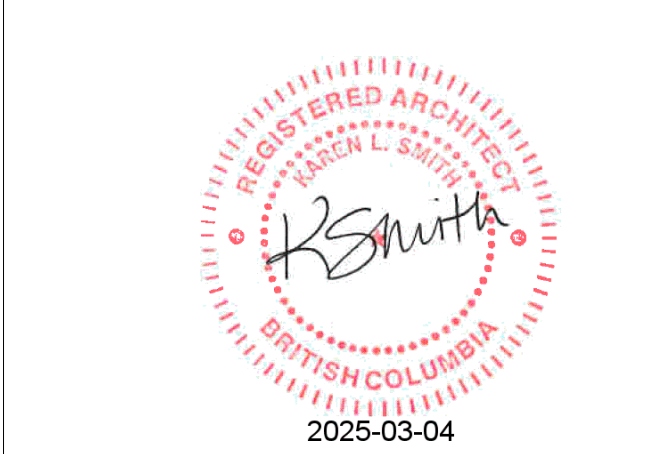
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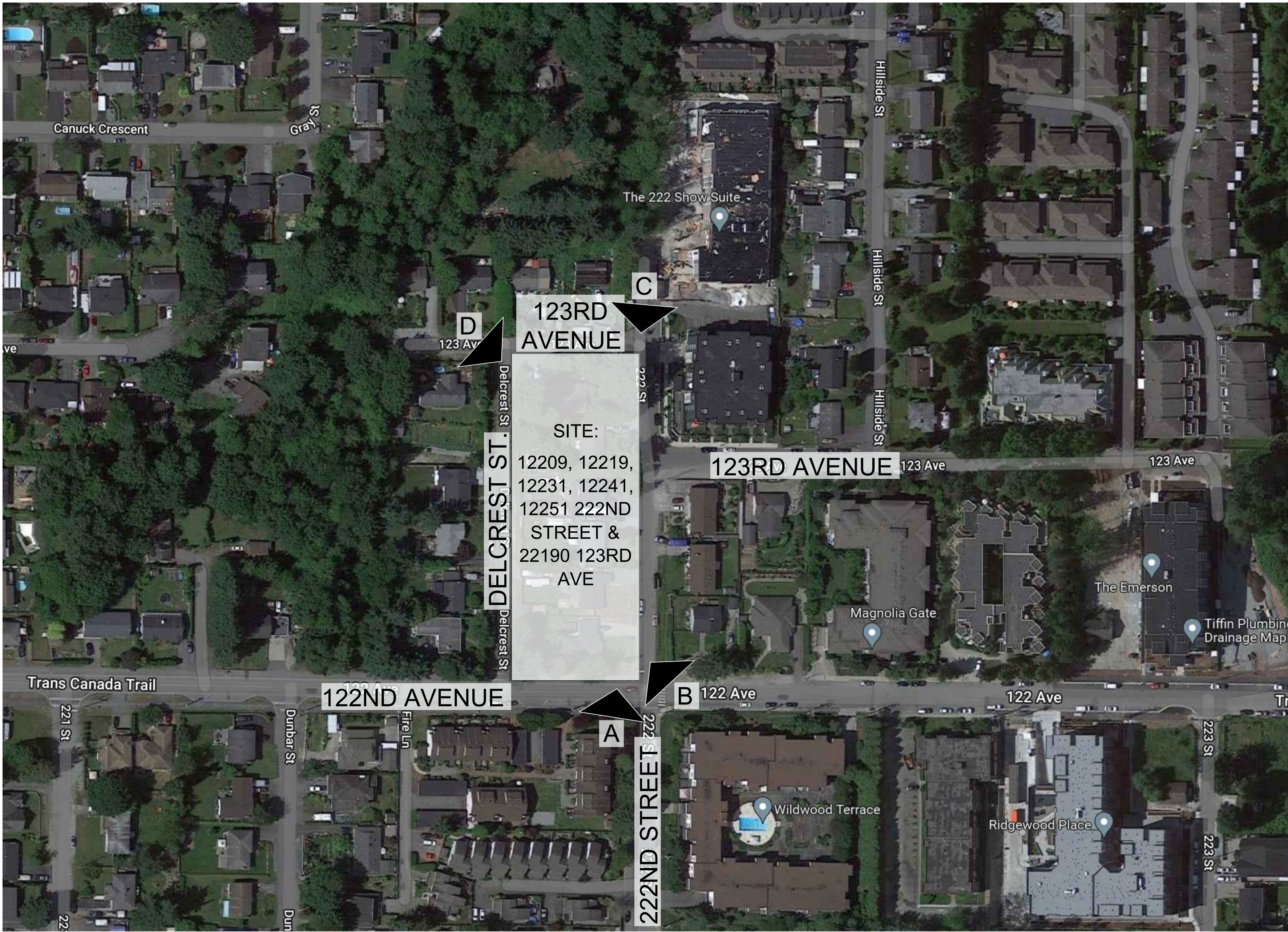
PROJECT:  
**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING  
**DEVELOPMENT STATISTICS**

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**A0.01**





SITE CONTEXT N.T.S.



VIEW FROM A



VIEW FROM B



VIEW FROM C



VIEW FROM D

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PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

DRAWING

**SITE CONTEXT**

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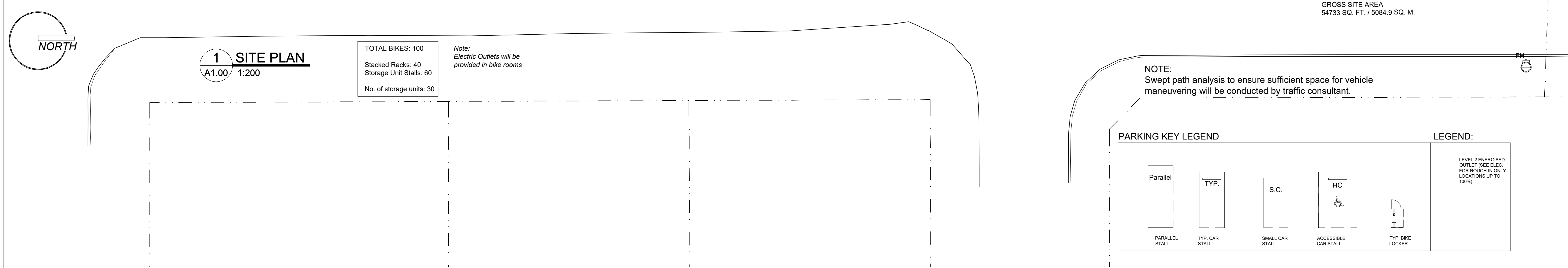
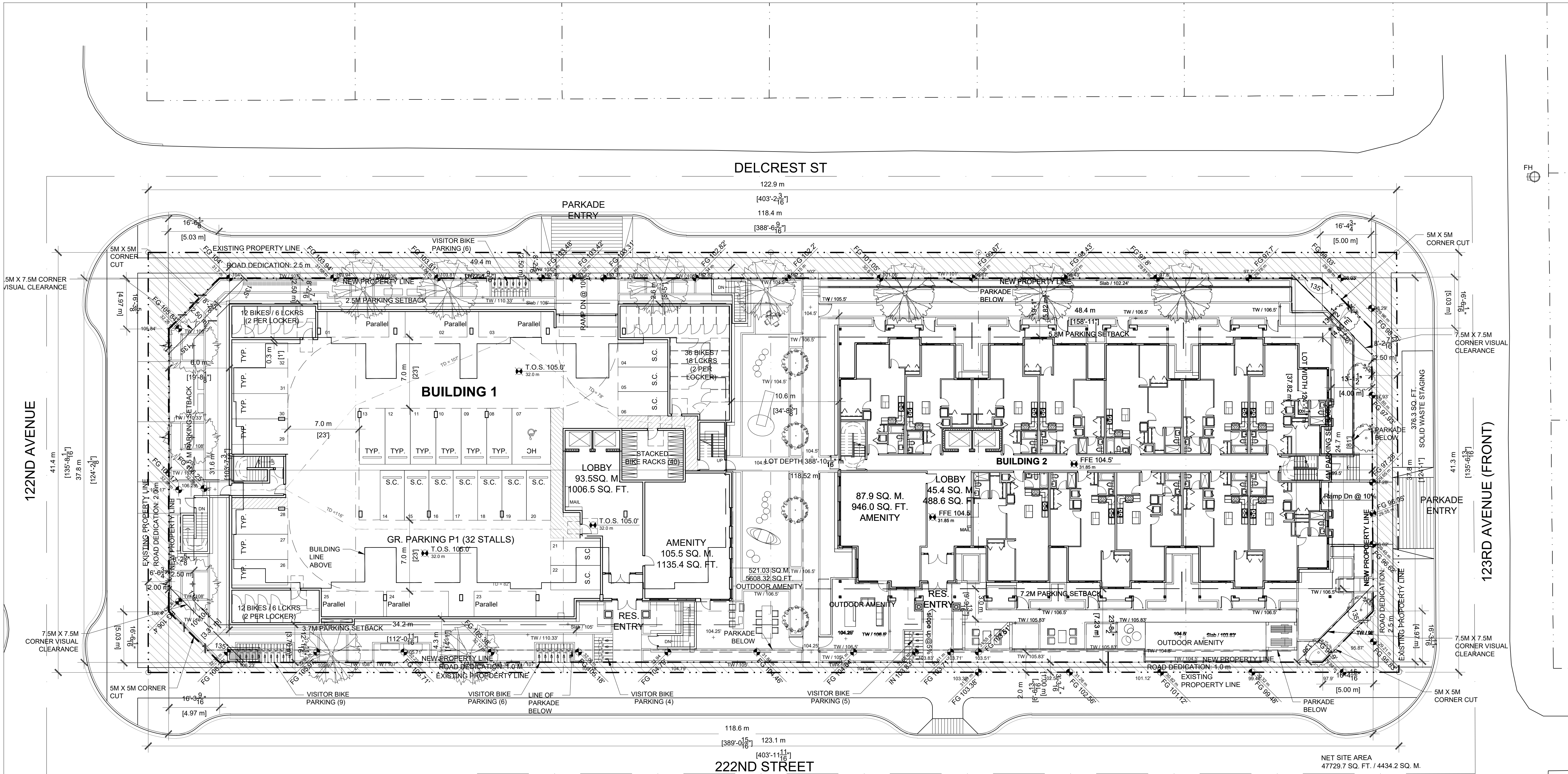
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**A0.02**









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REGISTERED ARCHITECT  
KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

DRAWING

**SITE PLAN**  
(GROUND LEVEL)

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2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING  
**FIRE FIGHTING ACCESS PLAN**

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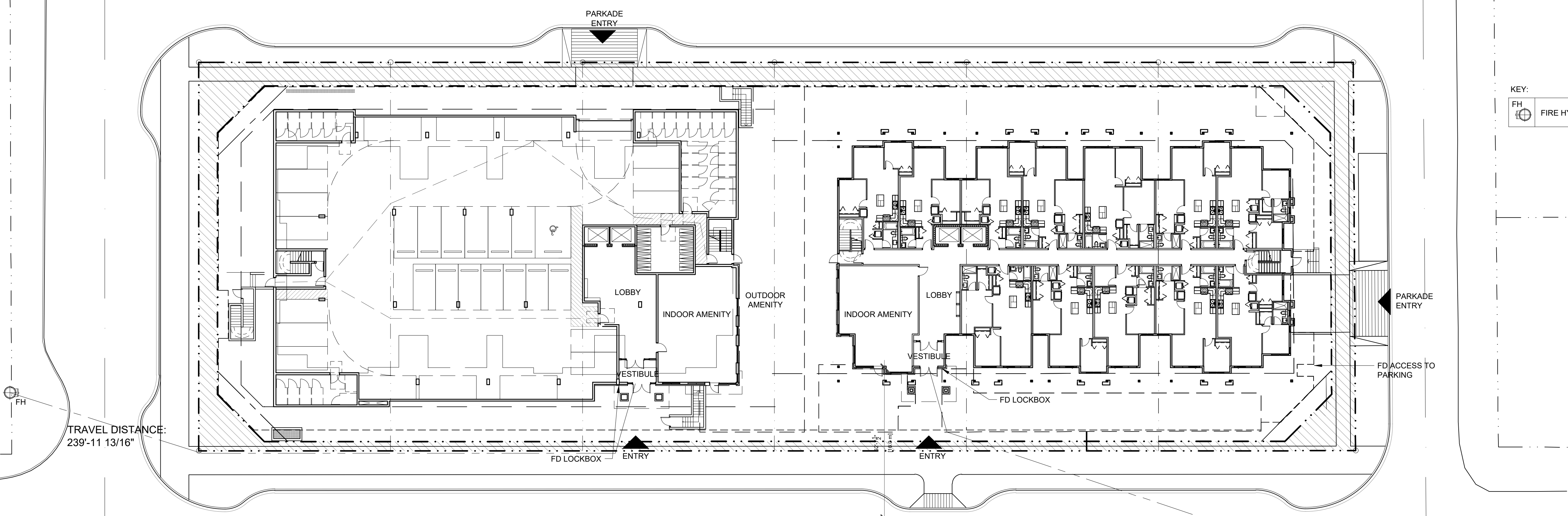
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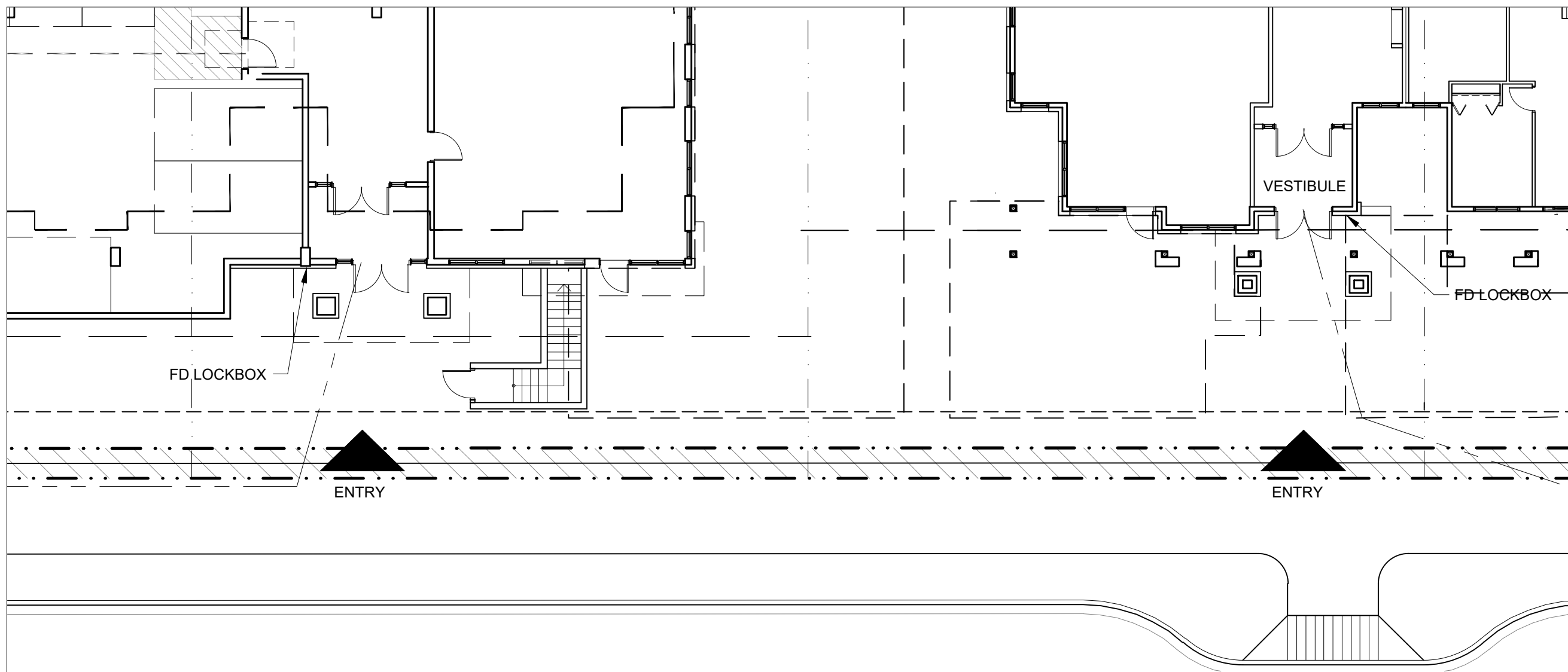
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**A1.01**



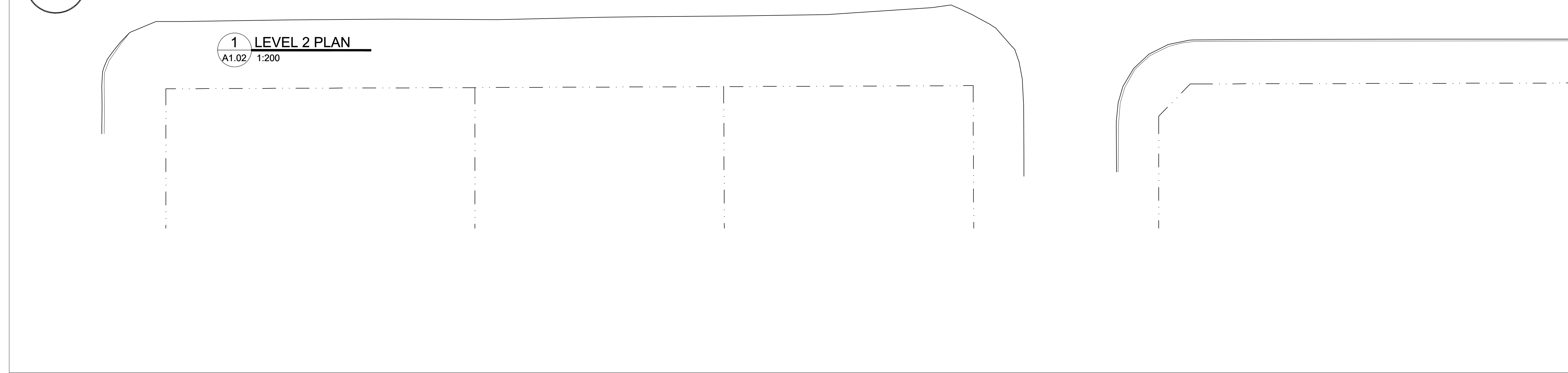
1 FIRE FIGHTING ACCESS PLAN  
A1.01 1:250

FIRE ACCESS NOTES:  
1. ANNUNCIATOR PANELS ARE PROVIDED  
AT EACH LOBBY.



2 BLOW-UP OF LOBBY AREA  
A1.01 1:150





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**A1.02**



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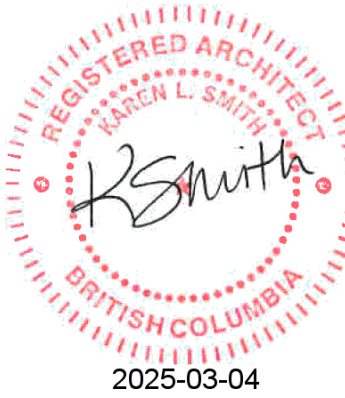
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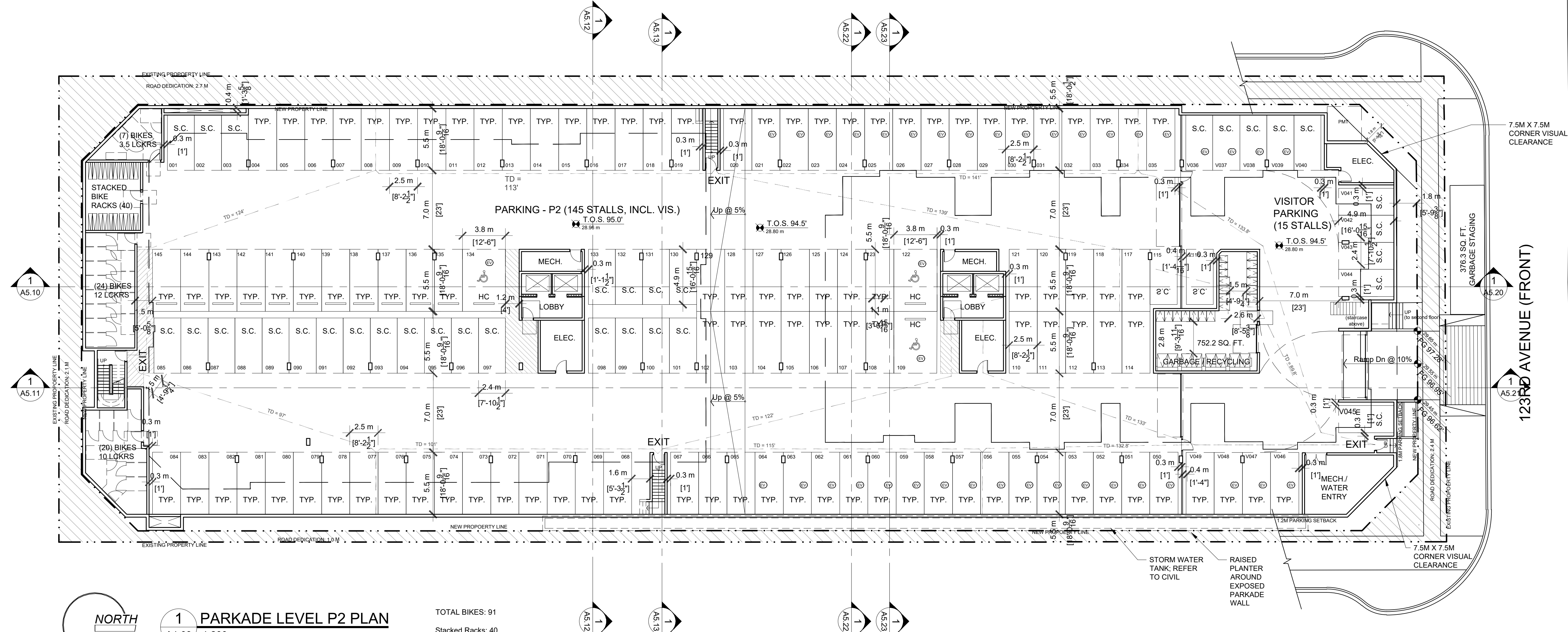
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**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
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DRAWING  
**PARKING  
LEVEL P2  
PLAN**

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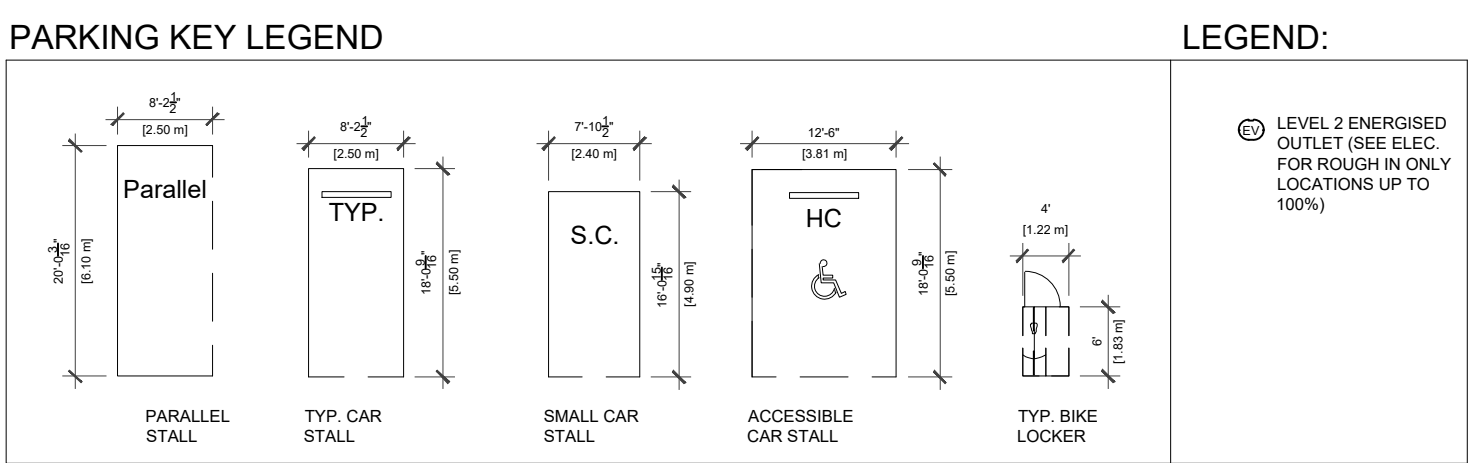
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**A1.03**



**1 PARKADE LEVEL P2 PLAN**  
A1.03 1:200

TOTAL BIKES: 91  
Stacked Racks: 40  
Storage Unit Stalls: 51  
No. of storage Units: 26  
**OVERALL BIKES: 191**  
Stacked Racks: 80 (41.9%)  
Storage Unit Stalls: 111 (58.1%)  
No of Storage Units: 56

Note:  
Electric Outlets will be provided in  
bike rooms



NOTE:  
Swept path analysis to ensure sufficient space for vehicle  
maneuvering will be conducted by traffic consultant.

Vehicle Parking	Current Bylaw Applicable Rate	Current Bylaw CBD Rate	Proposed Bylaw Applicable Rate	Proposed Parking
<b>Residential (Market Strata)</b>	1.5 per unit	1 per 1-bed 0.1 per extra bed	1 per unit	1.07 per unit
	228 spaces	163 spaces	152 spaces	<b>162 spaces</b>
<b>Visitor</b>	0.2 per unit	0.1 per unit	0.2 per unit	0.1 per unit
	31 spaces	16 spaces	30 spaces	<b>15 spaces</b>
<b>Total:</b>	<b>259 spaces</b>	<b>179 spaces</b>	<b>182 spaces</b>	<b>177 spaces</b>
<b>Max. Small Cars</b>	10% of total 26 spaces	10% of total 18 spaces	25% of total 46 spaces	27% of total 48 spaces
<b>Accessible</b>	4 spaces	4 spaces	7 spaces	<b>4 spaces</b>
<b>EV Charging Provisions:</b>				
30% of residential stalls will be energised to Level 2 charging		Required 49	Provided 50	<b>*All accessible stalls will be energized to Level 2 Charging</b>
70% of residential stalls will be R-in only		113	116	
50% of visitor stalls will be energised to Level 2 charging		8	8	
50% of visitor stalls will be R-in only		7	7	

Bicycle Parking	Current Bylaw Applicable Rate	Current Bylaw CBD Rate	Proposed Bylaw Applicable Rate	Proposed Parking
<b>Long Term</b>	0.25 per unit 38 spaces	0.25 per unit 38 spaces	1.25 per unit 190 spaces	1.26 per unit <b>191 spaces</b>
<b>Short Term</b>	0.3 per unit 46	0.3 per unit 46	0.2 per unit 31.0	<b>0.20 per unit 30 spaces</b>



DRAWING ISSUE(S):			
	21.07.33	ISSUED FOR RZ/DP	
2	23.11.01	ISSUED FOR RZ/DP	1
3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

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PROJECT:

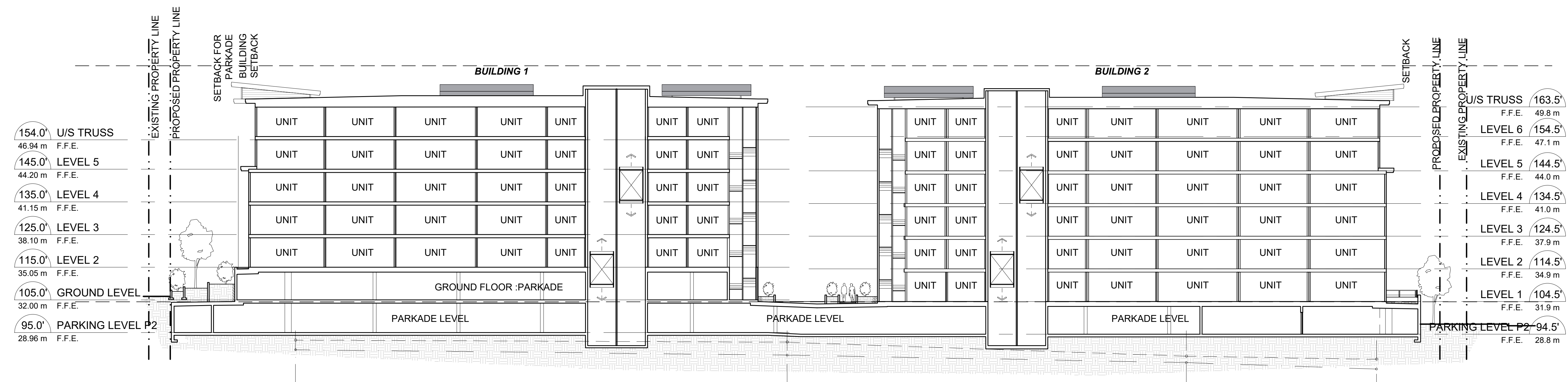
12209,12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

STREET ELEVATION  
&  
SITE SECTION  
(LONG)

DRAWN BY:

SCALE:  
1:200

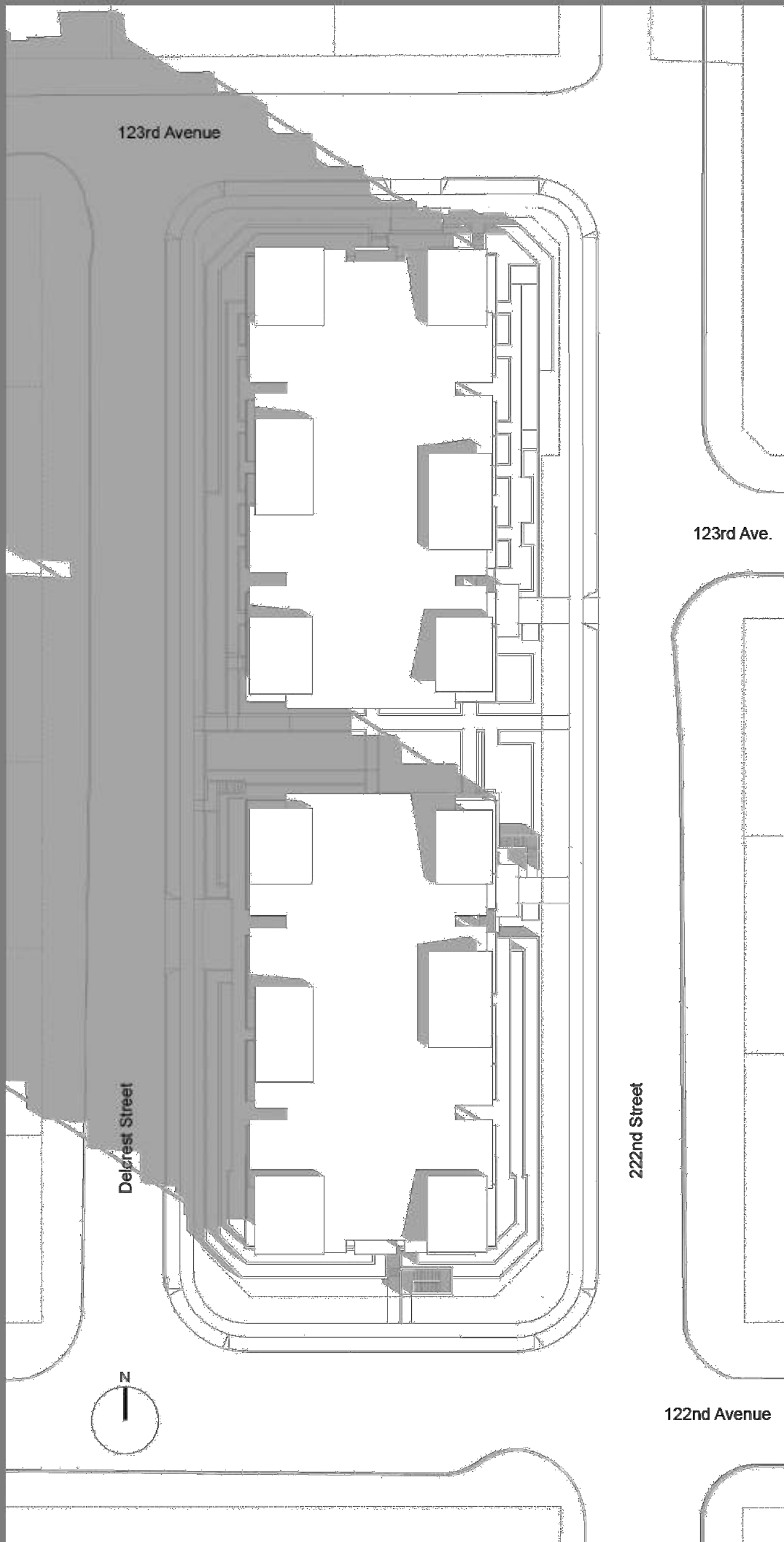
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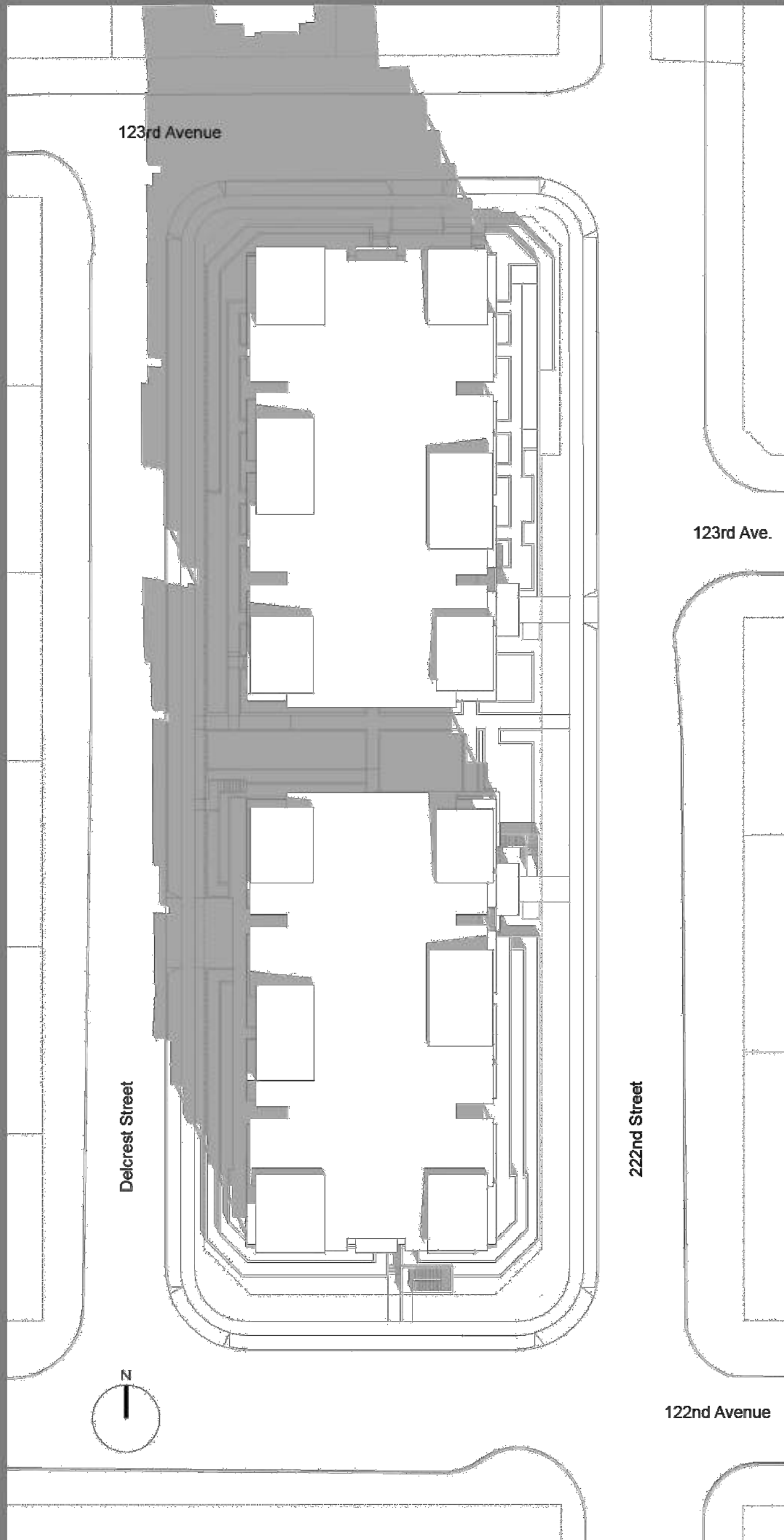


# ALOUETTE ON THE PARK

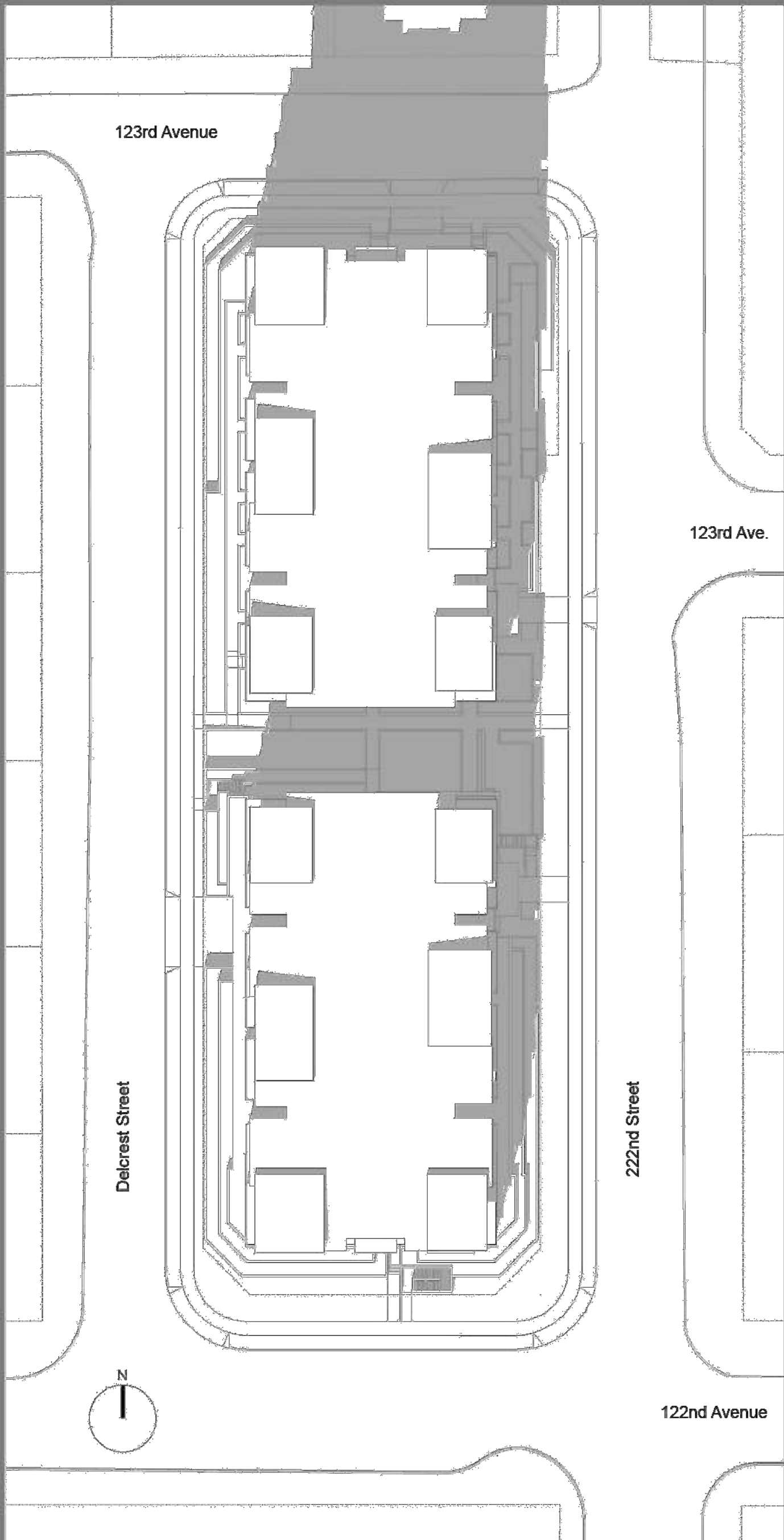
12209, 12219, 12231, 12241, 12251 222nd Street & 22190 123rd AVE,  
Maple Ridge, B.C.



Spring Equinox - March 20  
UTC-7 (daylight saving)  
10:00 a.m.



Spring Equinox - March 20  
UTC-7 (daylight saving)  
12:00 p.m.(noon)



Spring Equinox - March 20  
UTC-7 (daylight saving)  
2:00 p.m.



Spring Equinox - March 20  
UTC-7 (daylight saving)  
4:00 p.m.

## Shadow Studies

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DRAWING ISSUE(S)			
1	21.07.33	ISSUED FOR RZ/DP	*
2	23.11.01	ISSUED FOR RZ/DP	1
3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

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PROJECT No. 22-12

PROJECT:

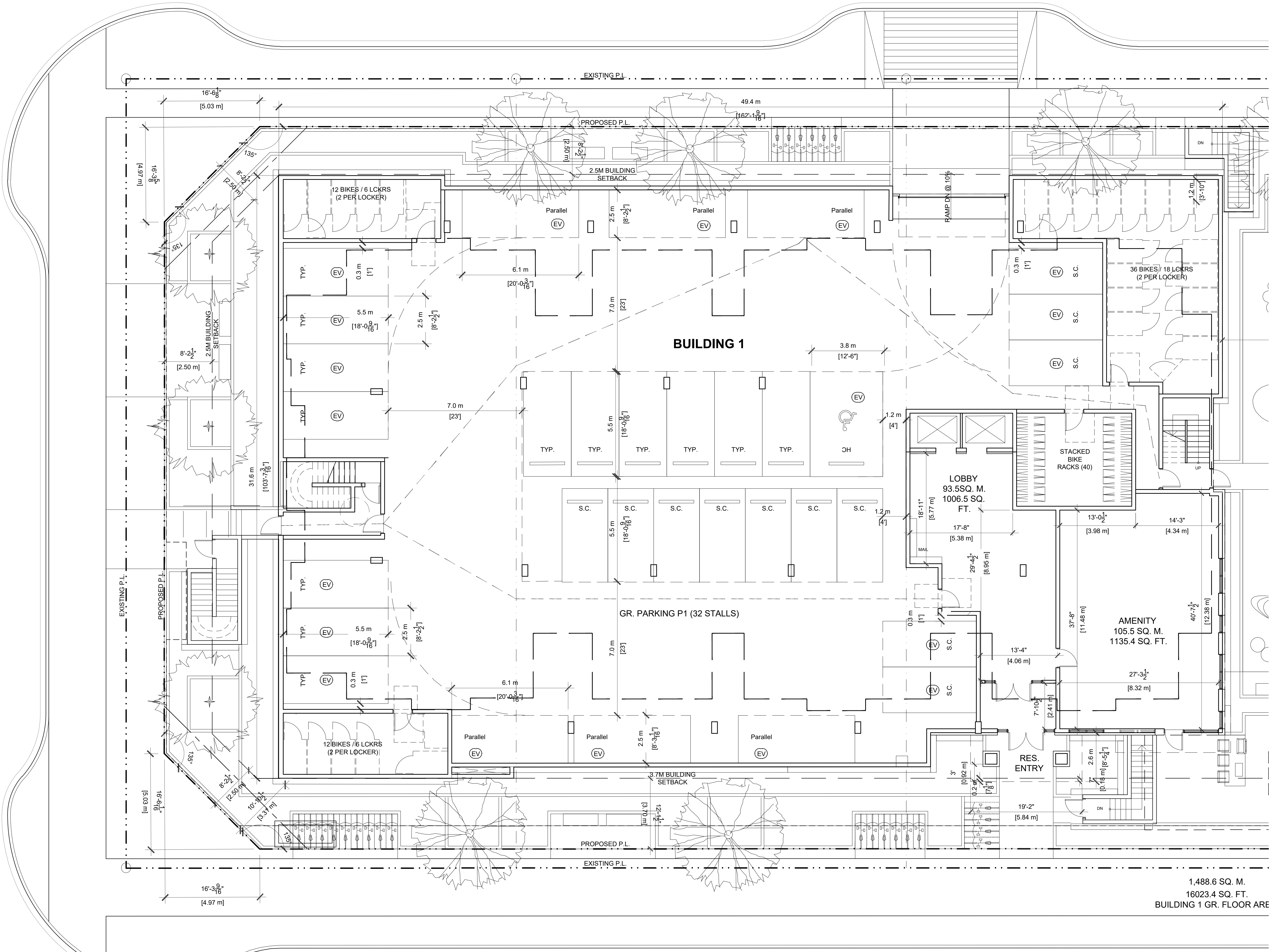
**ALOUETTE ON THE PARK**  
12209,12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

DRAWING

**SHADOW STUDY**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:200
DRAWING No.: <b>A1.05</b>	





1,488.6 SQ. M.  
16023.4 SQ. FT.  
BUILDING 1 GR. FLOOR ARE

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DRAWING ISSUE(S)			
1	21.07.33	ISSUED FOR RZ/DP	-
2	23.11.01	ISSUED FOR RZ/DP	1
3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

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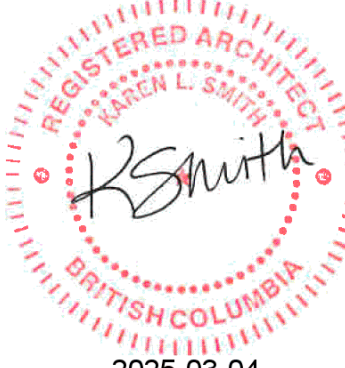
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REGISTERED ARCHITECT  
KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**

12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

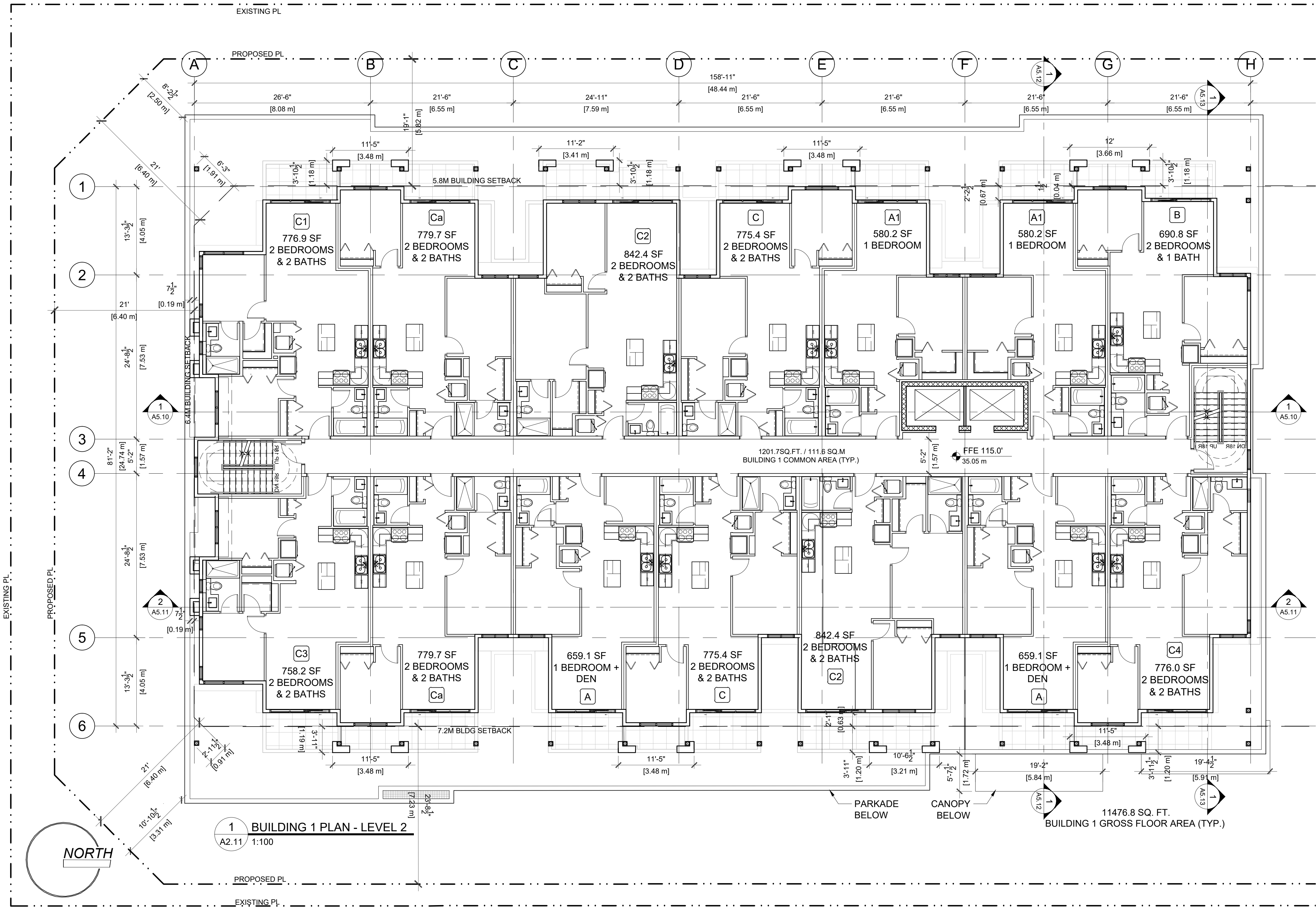
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**BUILDING 1  
GROUND LEVEL  
P1 PLAN**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

DRAWING No.: **A2.10**





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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

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PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**

12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 1  
LEVEL 2 PLAN**

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DATE: OCT 2024	SCALE: 1:100

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**A2.11**



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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

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PROJECT No. 22-12

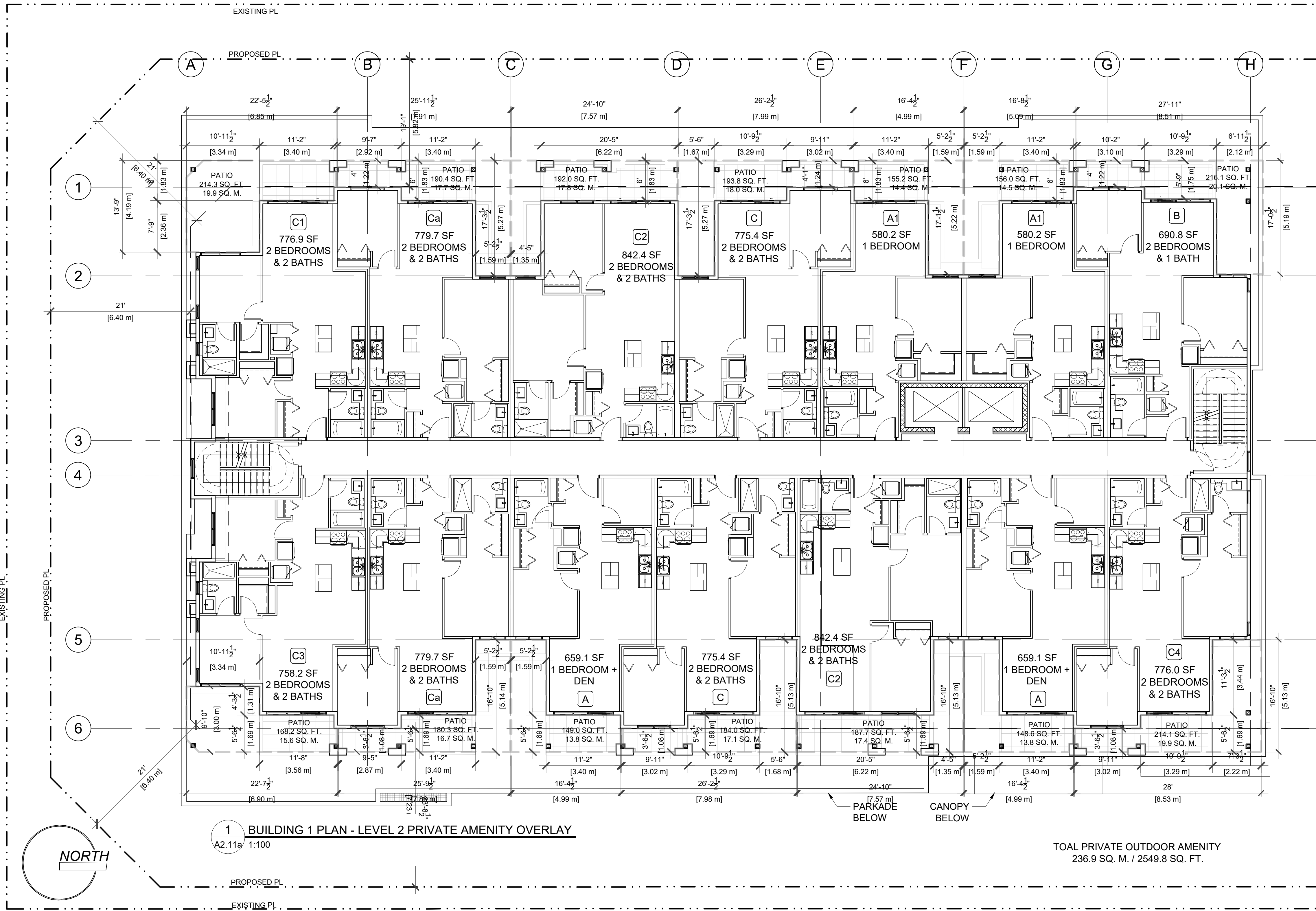
PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

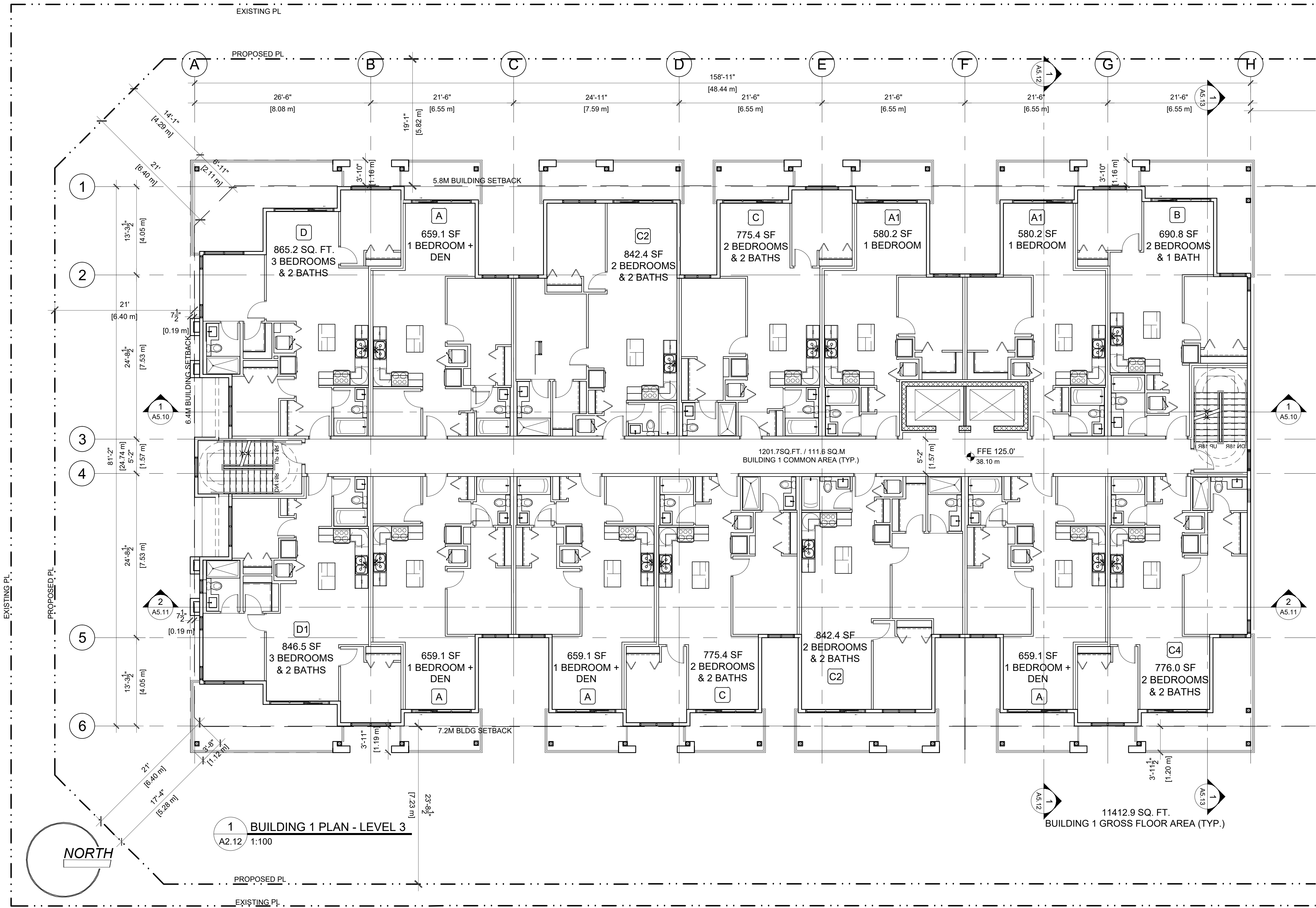
DRAWING

**BUILDING 1  
LEVEL 2  
PRIVATE AMENITY  
OVERLAY**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100
DRAWING No.: <b>A2.11a</b>	







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6	25.01.28	ISSUED FOR RZ/DP	1

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BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 1  
LEVEL 3 PLAN**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

DRAWING No.: **A2.12**



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5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

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KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

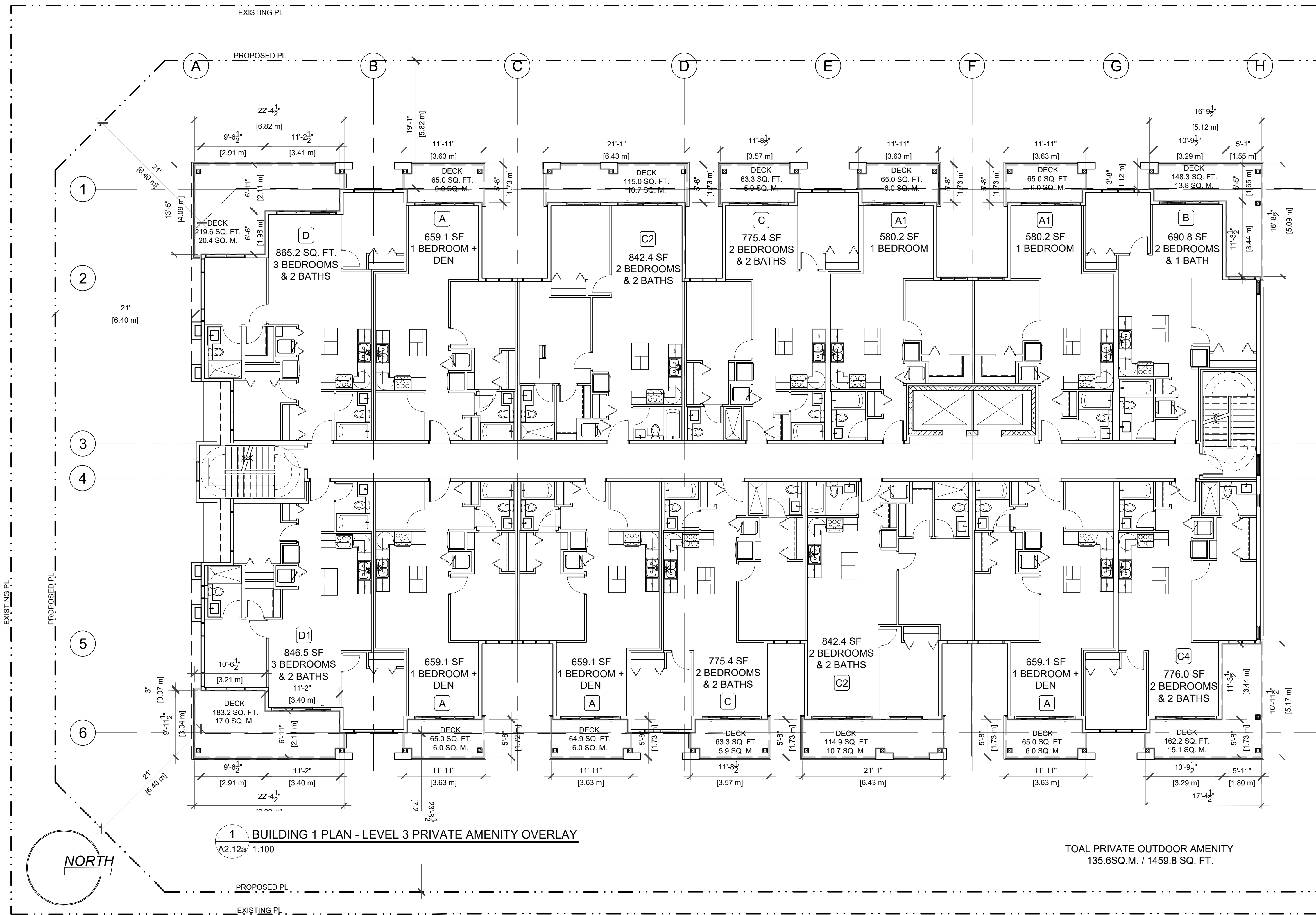
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**BUILDING 1  
LEVEL 3  
PRIVATE AMENITY  
OVERLAY**

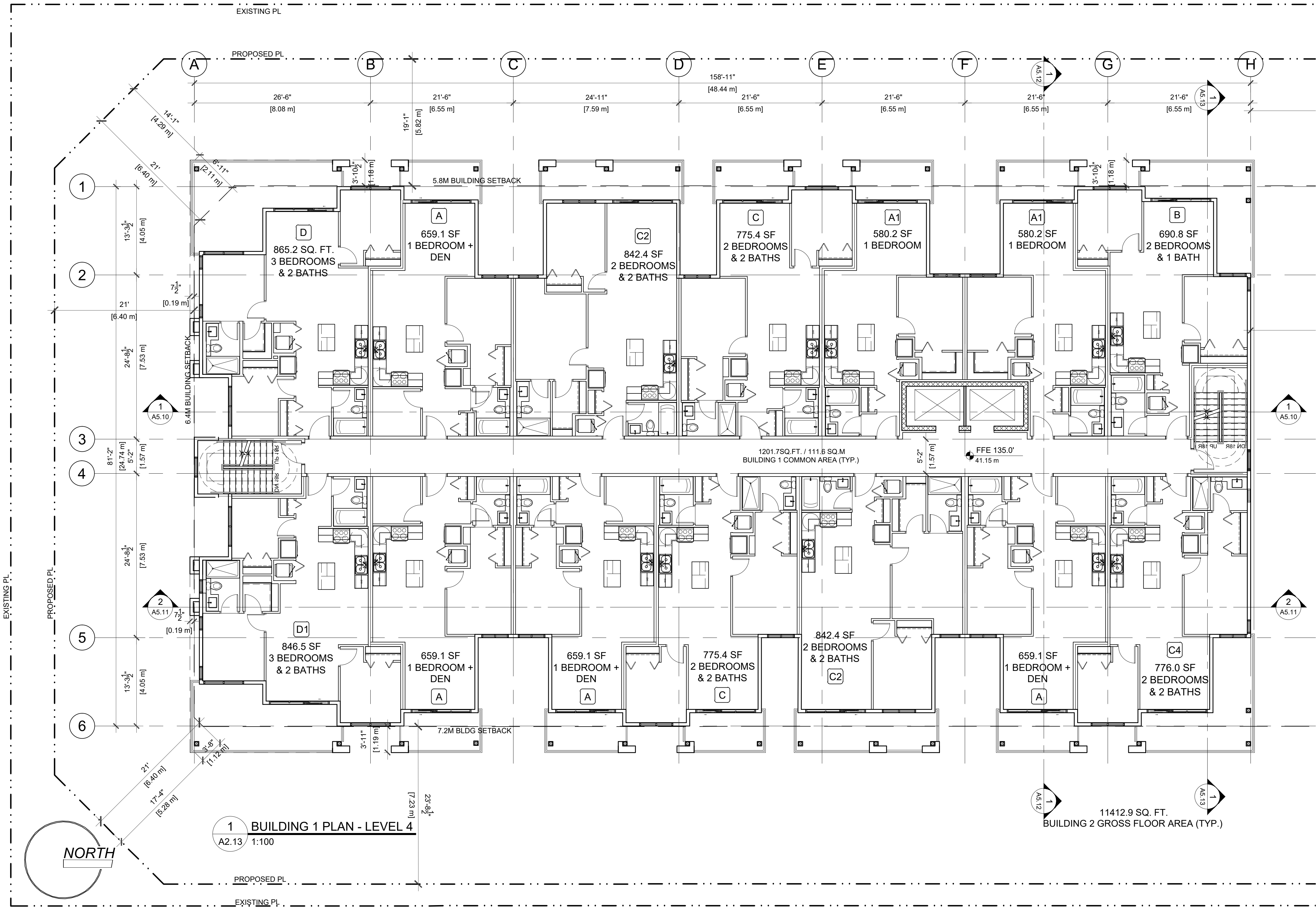
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DATE: OCT 2024	SCALE: 1:100

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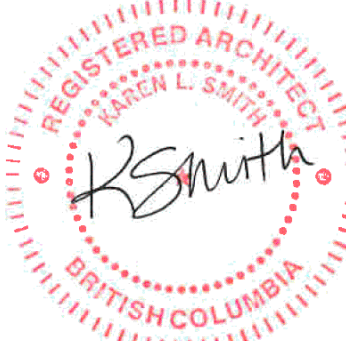
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2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**

12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 1  
LEVEL 4 PLAN**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

DRAWING No.: **A2.13**



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DRAWING ISSUE(S)			
1	21.07.33	ISSUED FOR RZ/DP	-
2	23.11.01	ISSUED FOR RZ/DP	1
3	23.11.10	ISSUED FOR RZ/DP	1
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6	25.01.28	ISSUED FOR RZ/DP	1

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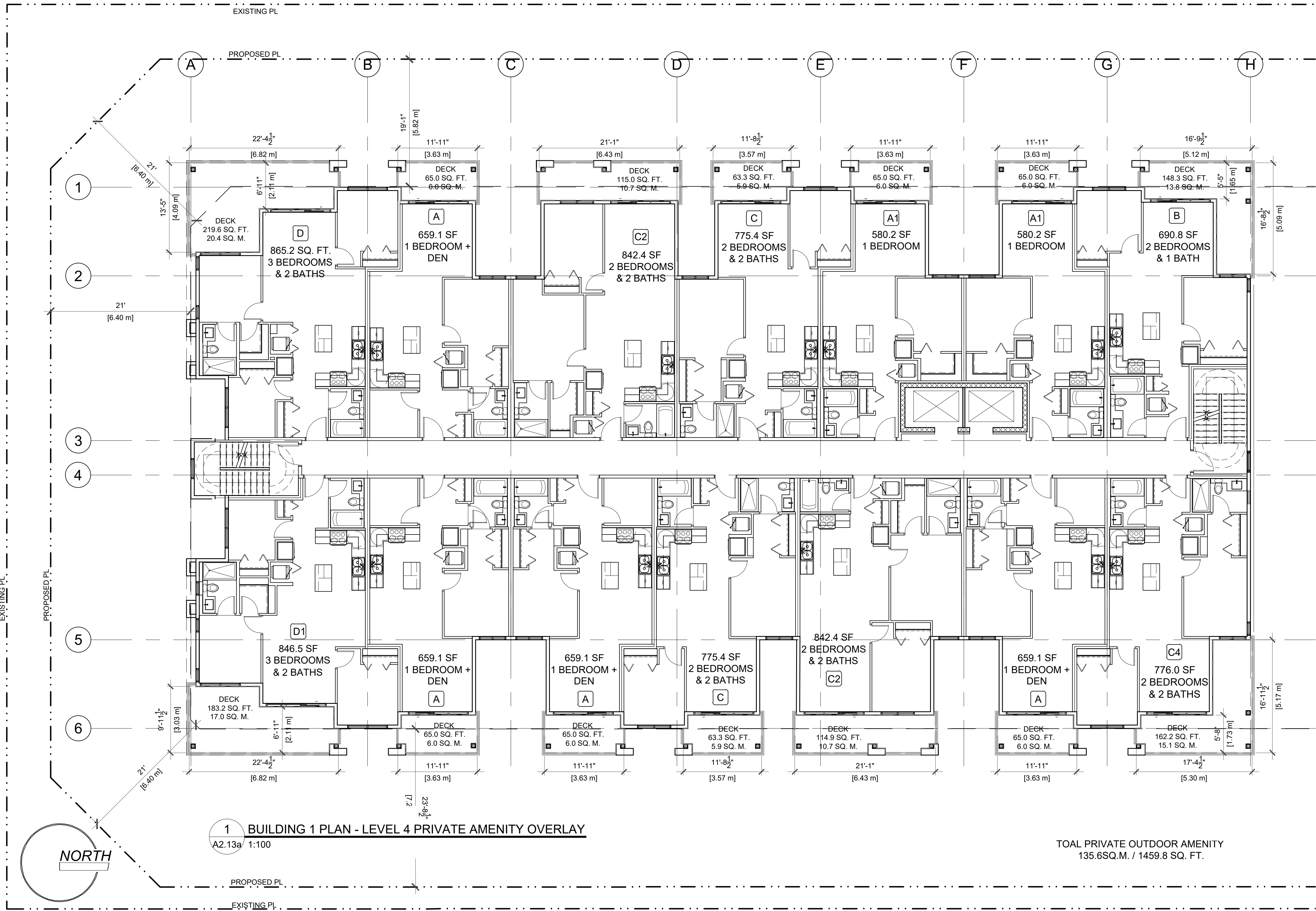
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SEAL:



2025-03-04

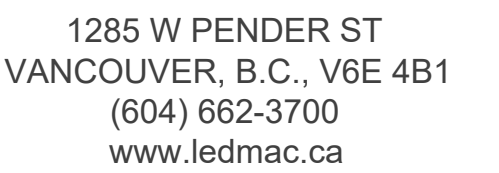
PROJECT No. 22-12	
PROJECT:	
<p><b>ALOUETTE ON THE PARK</b></p> <p>12209, 12219, 12231, 12241, 12251 22ND STREET, 22190 123RD AVE</p>	
DRAWING	
<p><b>BUILDING 1 LEVEL 4 PRIVATE AMENITY OVERLAY</b></p>	
CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100
DRAWING No.: <b>A2.13a</b>	





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5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CLIENT:



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PROJECT:

12209,12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

CHECKED BY:

AWN BY:

SCALE:  
1:100

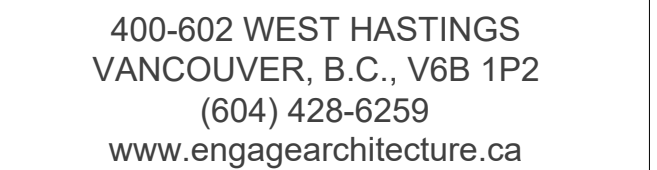
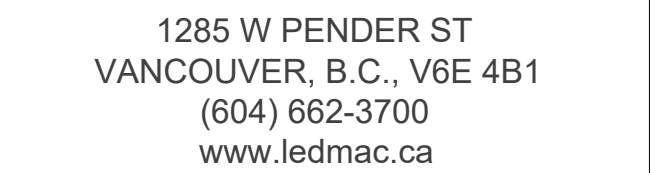
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6	25.01.28	ISSUED FOR RZ/DP	1

CLIENT:



2025-03-04

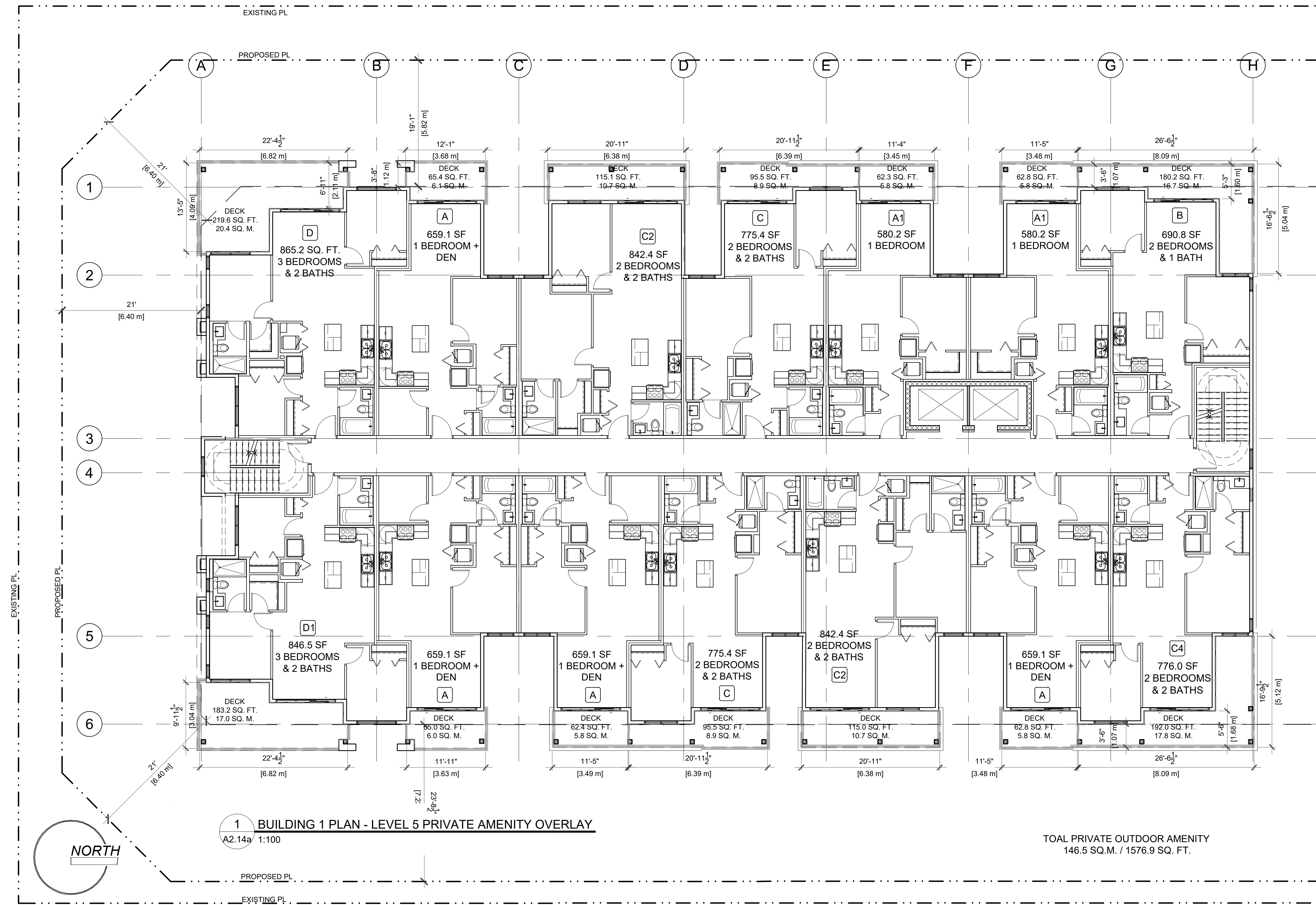
PROJECT:

**ALOUETTE ON THE PARK**

12209,12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

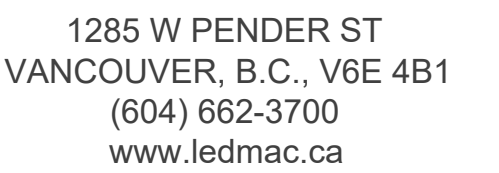
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DRAWING ISSUE(S):			
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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CLIENT:



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PROJECT:

12209,12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

CHECKED BY:

PAWN BY:

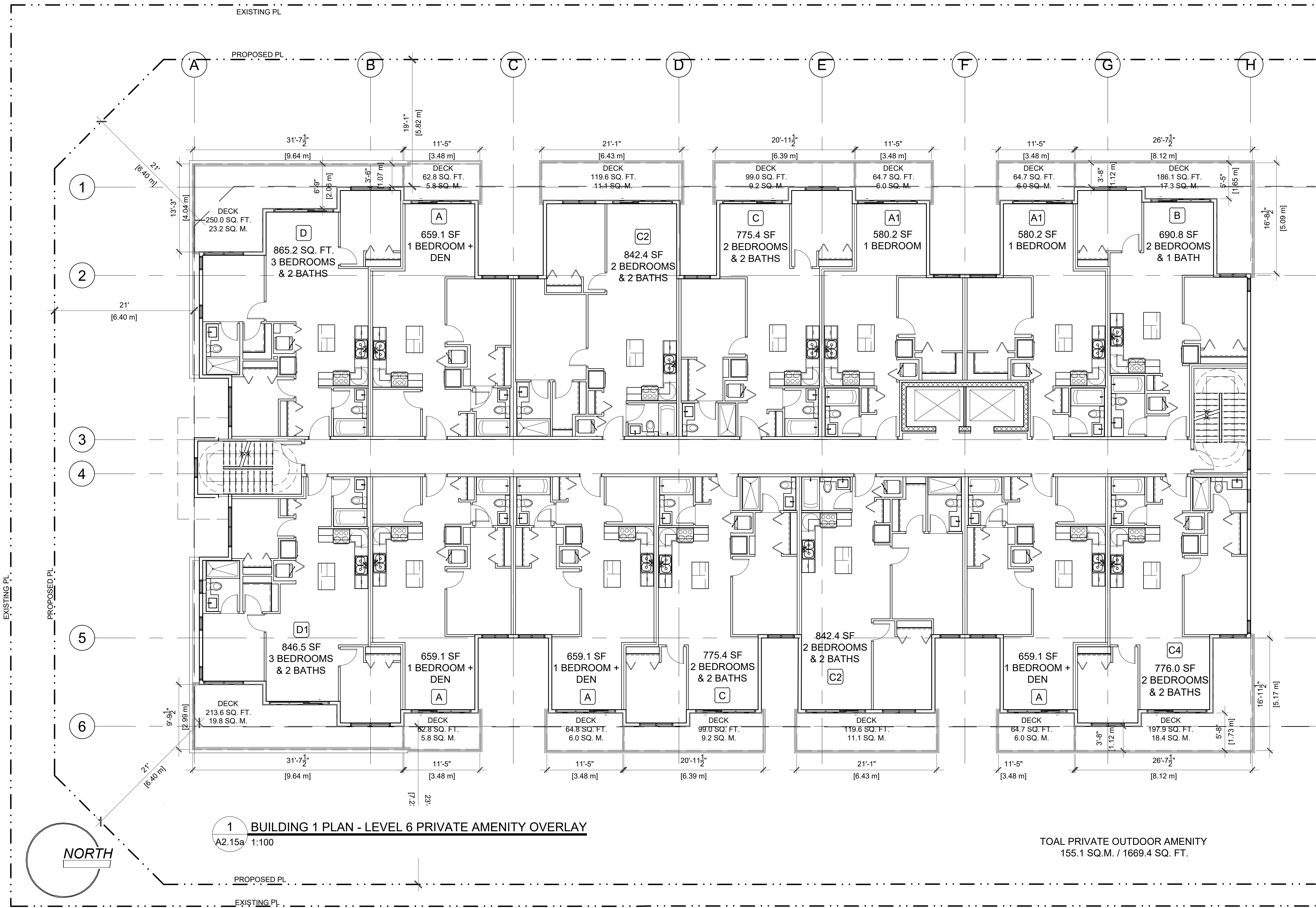
DATE: OCT 2024

SCALE:  
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DRAWING No.:

## A2.15





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DRAWING ISSUE(S)			
1	21.07.33	ISSUED FOR RZ/DP	-
2	23.11.01	ISSUED FOR RZ/DP	1
3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

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SEAL:

REGISTERED ARCHITECT  
KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

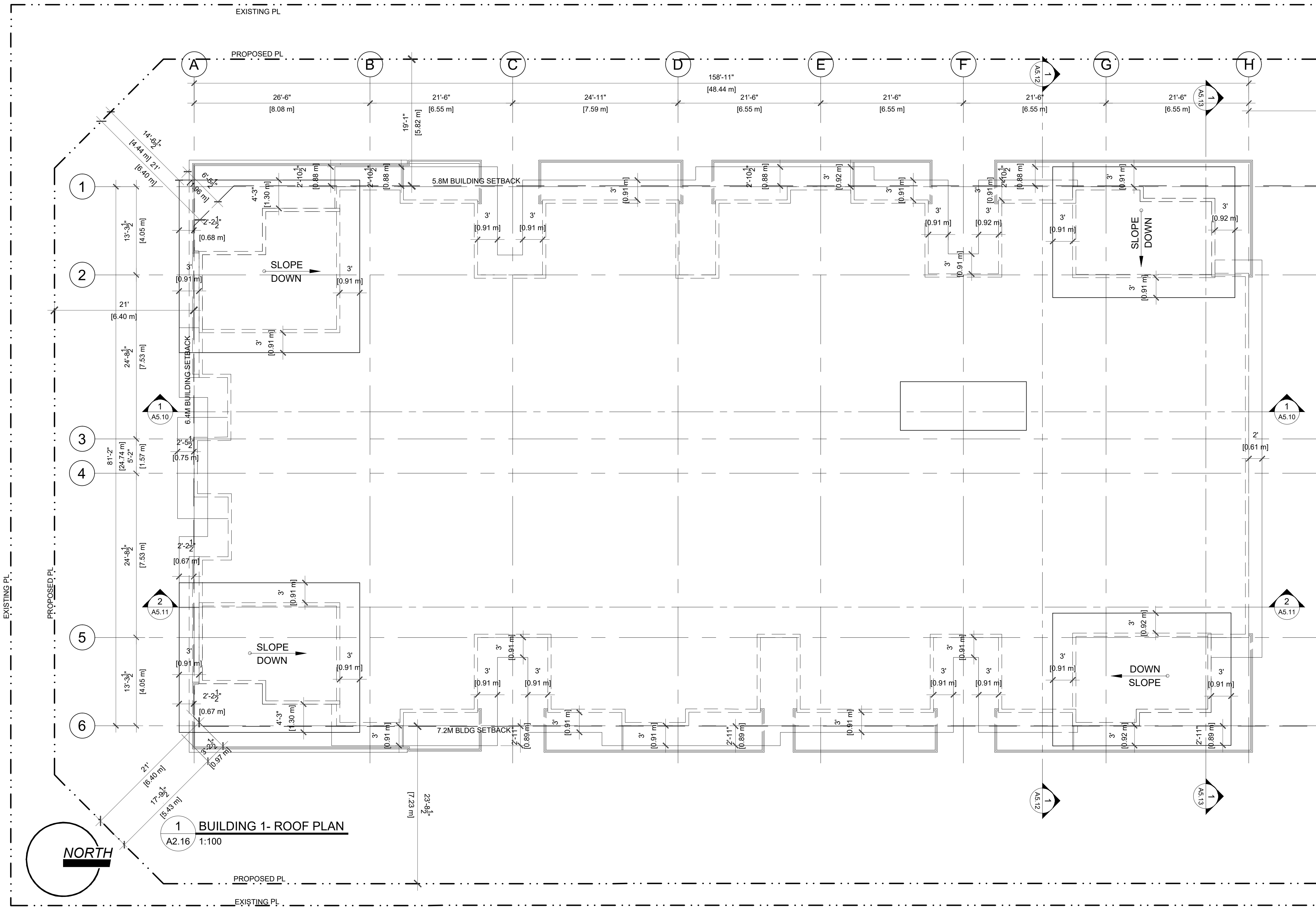
DRAWING

**BUILDING 1  
LEVEL 6  
PRIVATE AMENITY  
OVERLAY**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

DRAWING No.: **A2.15a**





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DRAWING ISSUE(S)			
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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

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2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**

12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

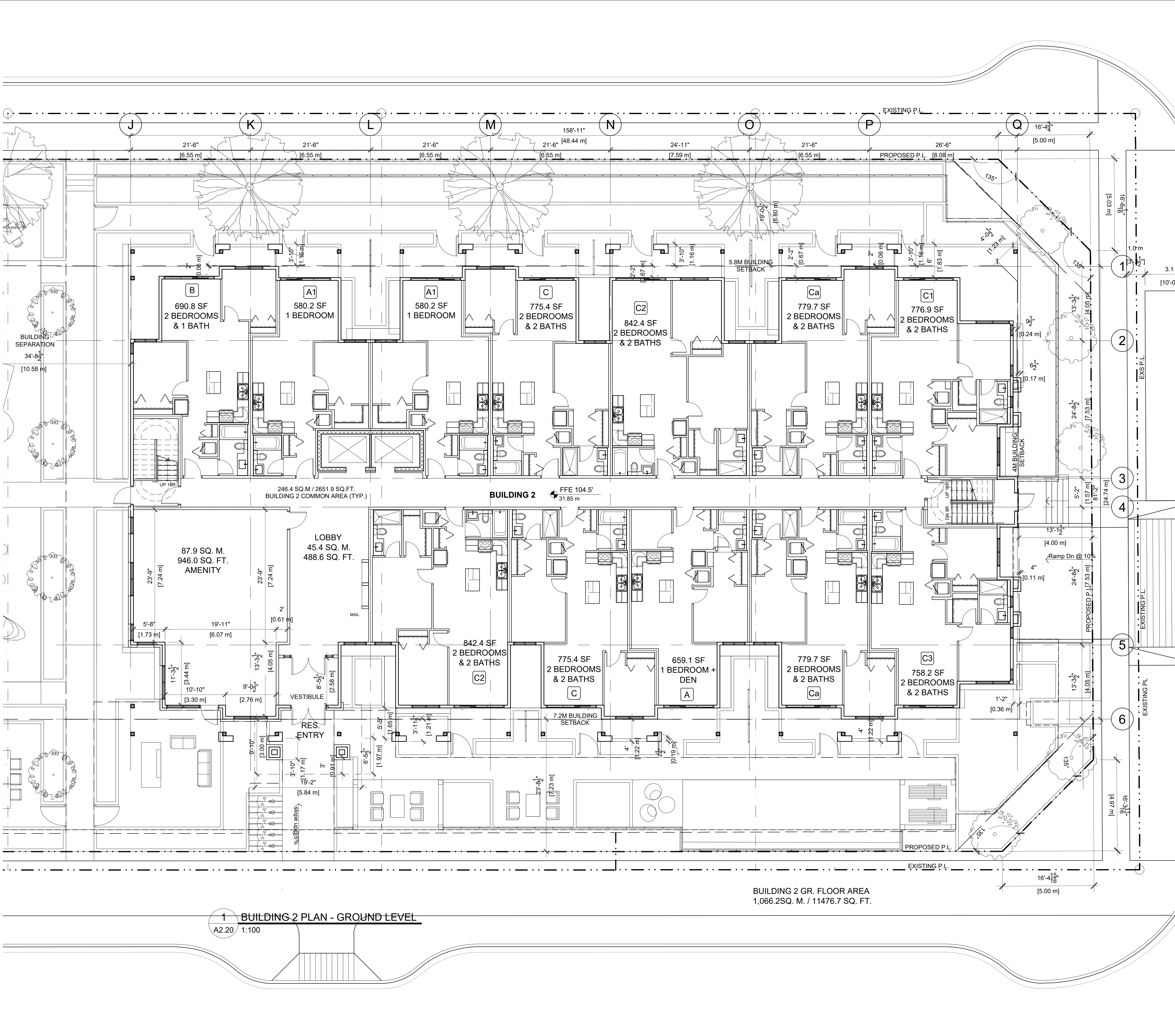
DRAWING

**BUILDING 1  
ROOF PLAN**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

DRAWING No.: **A2.16**





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2	23.11.01	ISSUED FOR RZ/DP
3	23.11.10	ISSUED FOR RZ/DP
4	23.11.20	ISSUED FOR RZ/DP
5	24.12.24	ISSUED FOR RZ/DP
6	25.01.28	ISSUED FOR RZ/DP

CONSULTANT(S)

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SEAL:

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KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

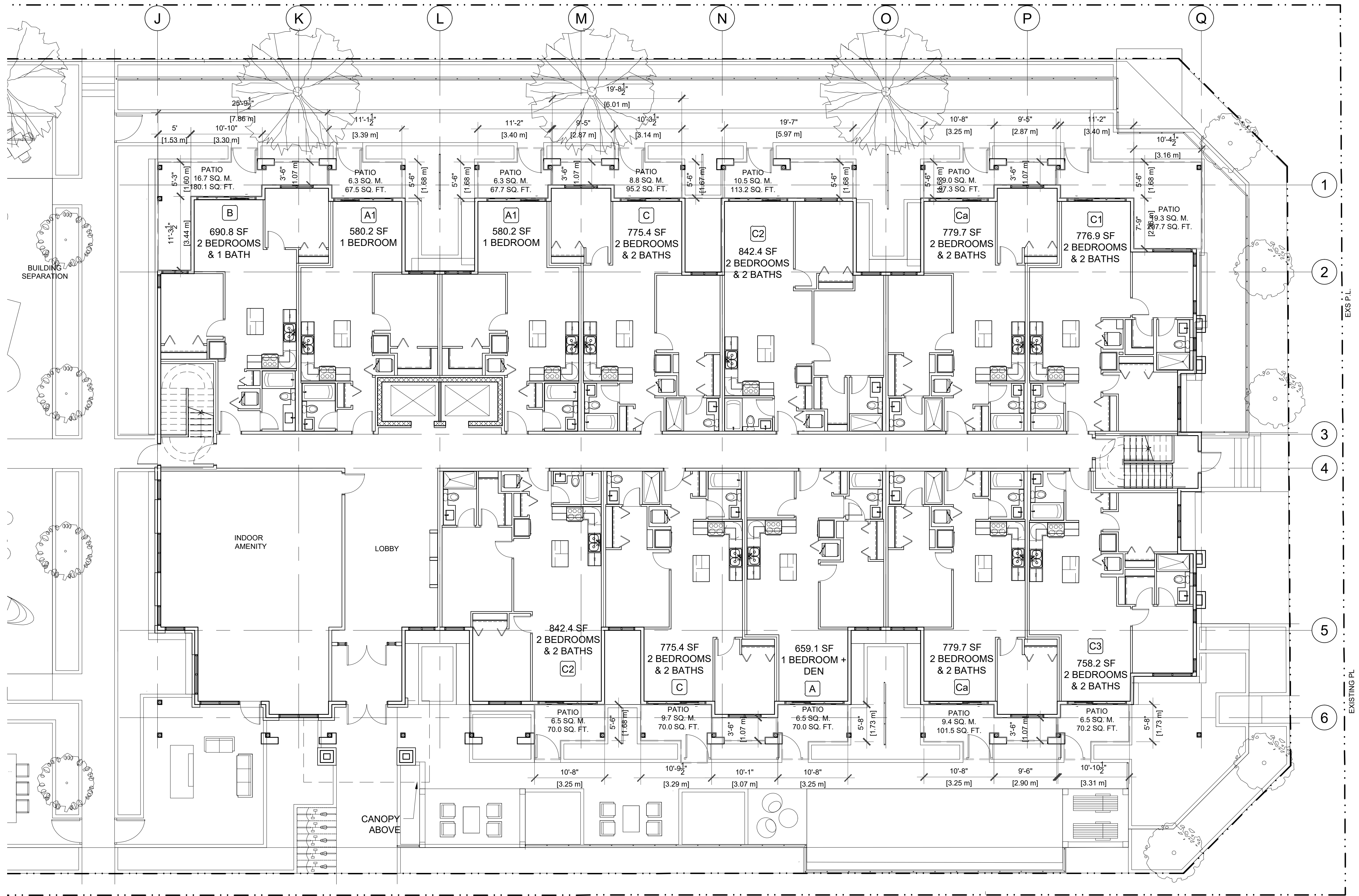
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**BUILDING 2  
GROUND LEVEL  
PLAN**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

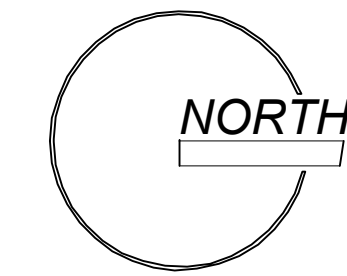
DRAWING No.:  
**A2.20**





1 BUILDING 2 PLAN - GROUND LEVEL PRIVATE AMENITY OVERLAY  
A2.20a 1:100

TOTAL PRIVATE OUTDOOR AMENITY  
115.6 SQ.M. / 1244.5 SQ. FT.



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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

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2025-03-04

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PROJECT:

**ALOUETTE ON THE PARK**

12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 2  
GROUND LEVEL  
PRIVATE AMENITY  
OVERLAY**

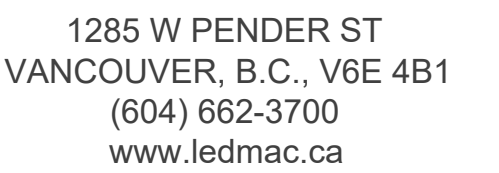
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DATE: OCT 2024	SCALE: 1:100

DRAWING No.:  
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DRAWING ISSUE(S):			
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3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CLIENT:



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PROJECT:

12209,12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

CHECKED BY:

PAWN BY:

SCALE:  
1:100

DRAWING No.:

## A2.21



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3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

CLIENT:



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KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

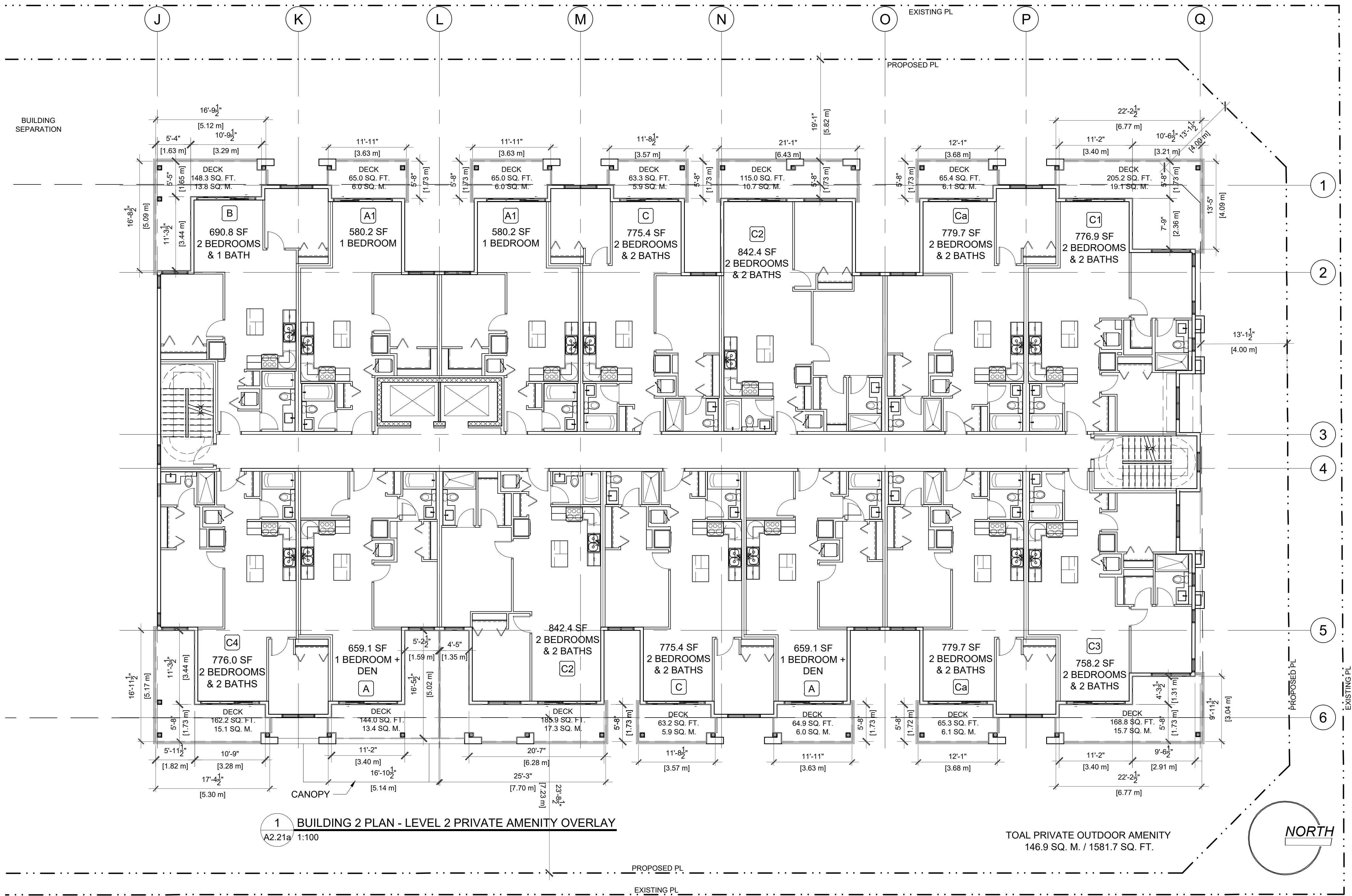
**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 2  
LEVEL 2  
PRIVATE AMENITY  
OVERLAY**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

DRAWING No.:  
**A2.21a**





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1	21.07.33	ISSUED FOR RZ/DP	-
2	23.11.01	ISSUED FOR RZ/DP	1
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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

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BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

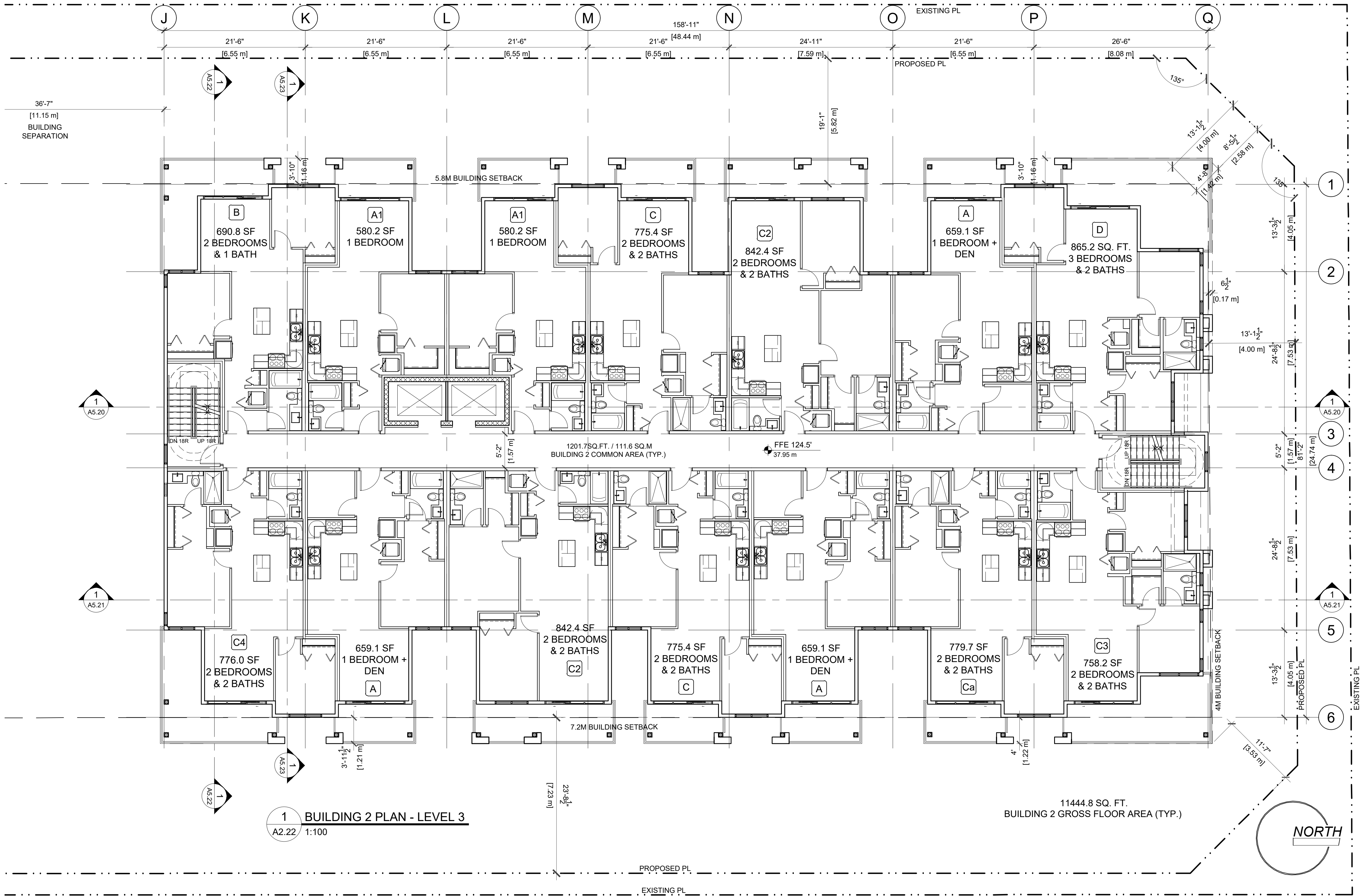
PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 2  
LEVEL 3 PLAN**

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DATE: OCT 2024	SCALE: 1:100.
DRAWING No.: <b>A2.22</b>	





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2	23.11.01	ISSUED FOR RZ/DP	1
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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

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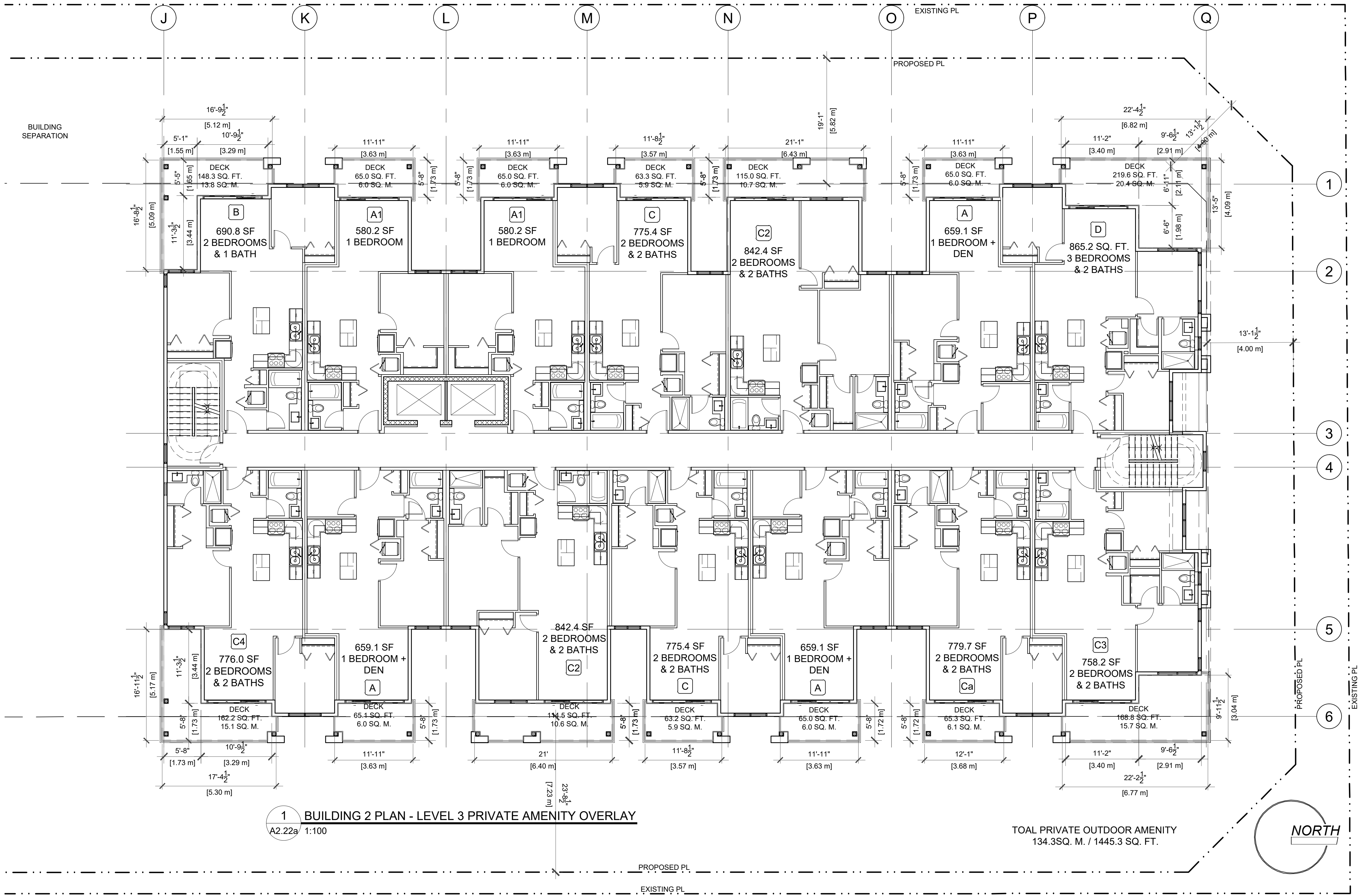
PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 2  
LEVEL 3  
PRIVATE AMENITY  
OVERLAY**

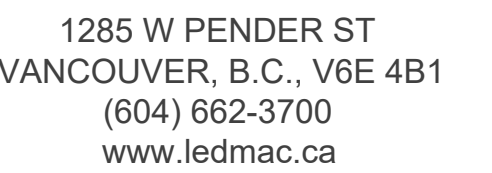
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DATE: OCT 2024	SCALE: 1:100.
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6	25.01.28	ISSUED FOR RZ/DP	1

CLIENT:



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PROJECT:

12209,12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

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DATE: OCT 2024

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DRAWING No.:

## A2.23



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5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

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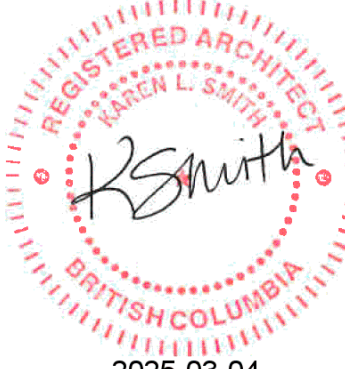
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REGISTERED ARCHITECT  
KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

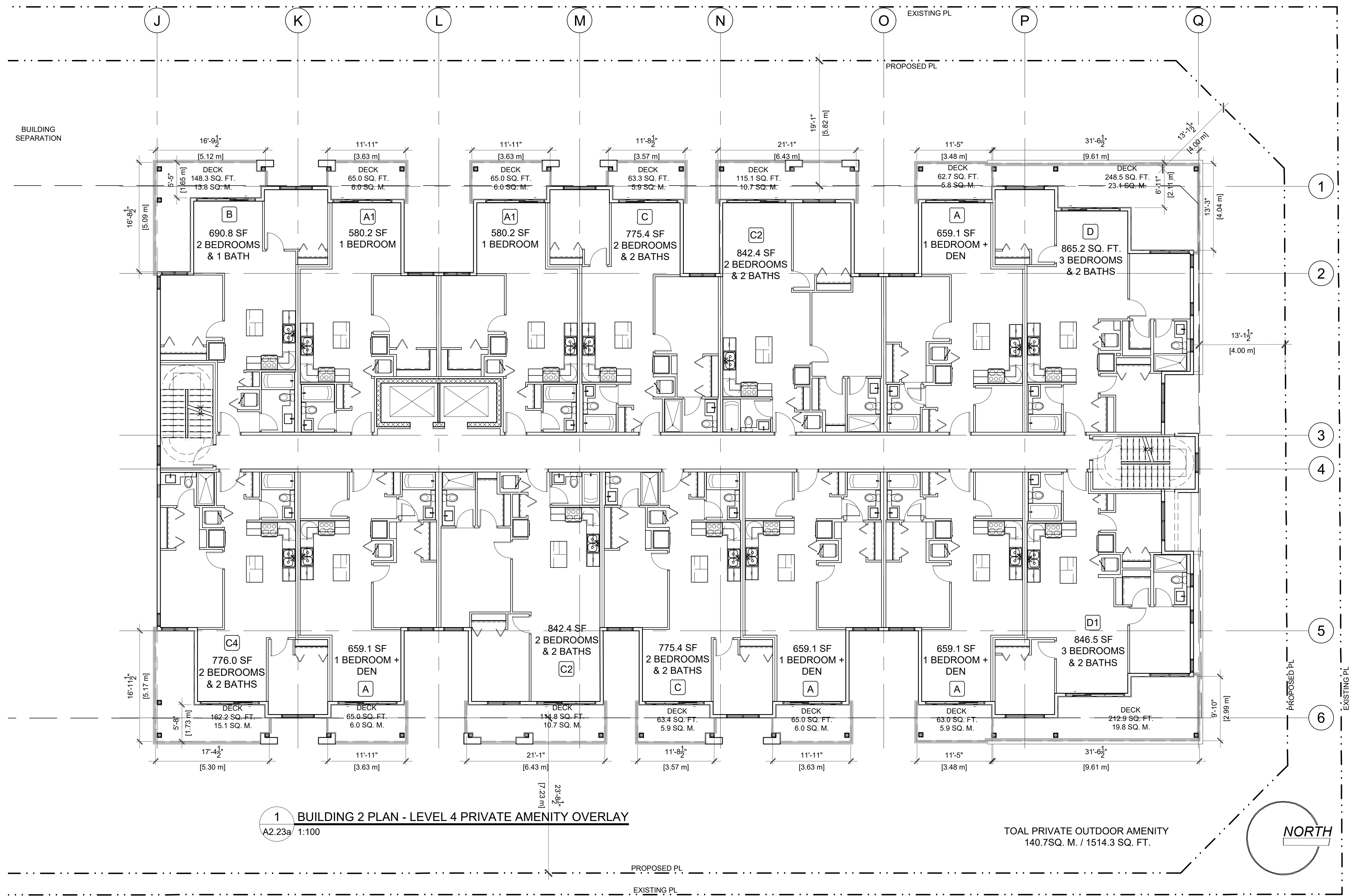
**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 2  
LEVEL 4  
PRIVATE AMENITY  
OVERLAY**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

DRAWING No.:  
**A2.23a**



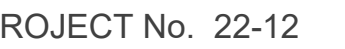


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5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CLIENT:



SEAL:



DRAWING

BUILDING 2  
LEVEL 5 PLAN

CHECKED BY:

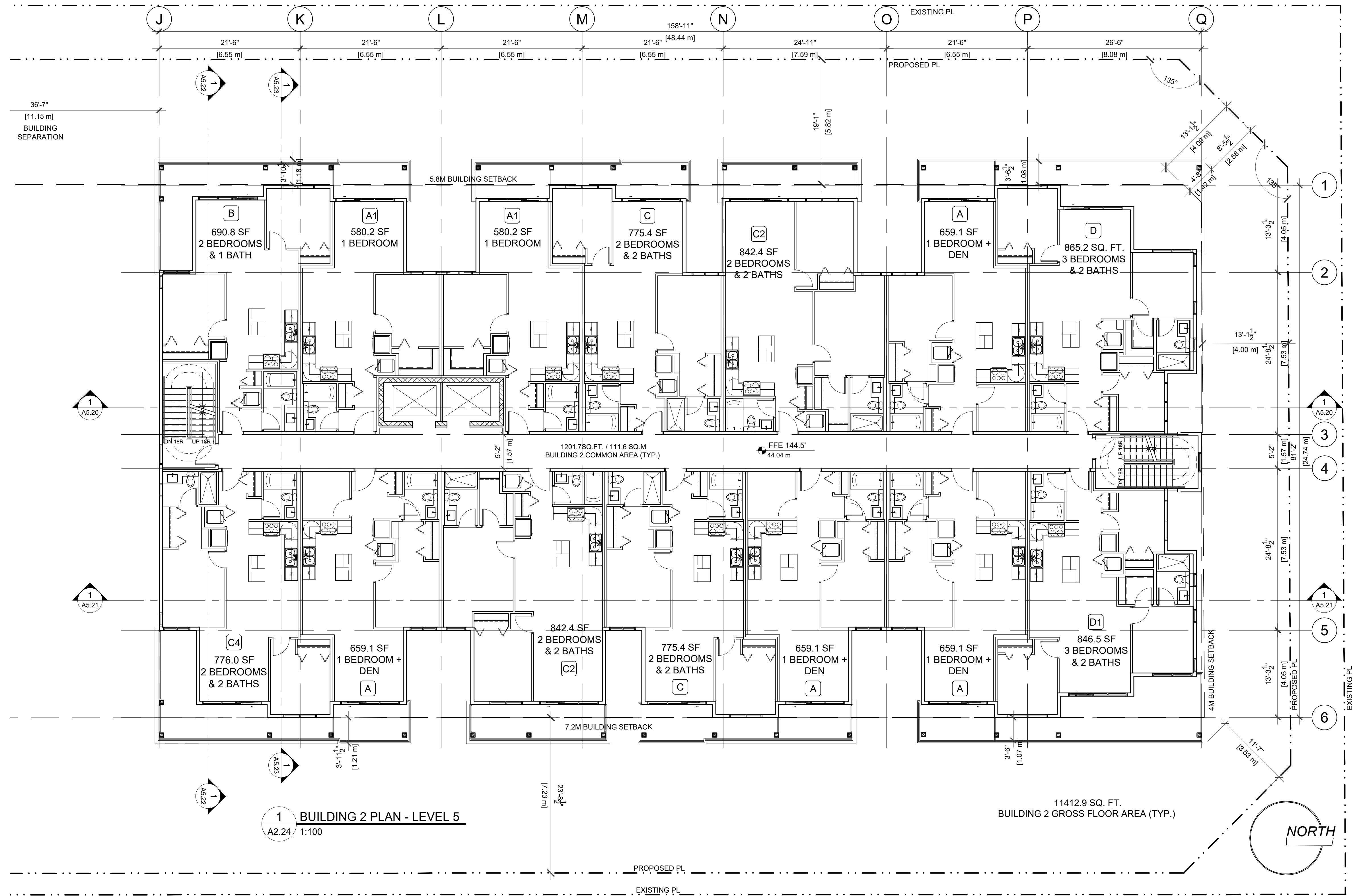
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DATE: OCT 2024

SCALE:  
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DRAWING No.:

## A2.24





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KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

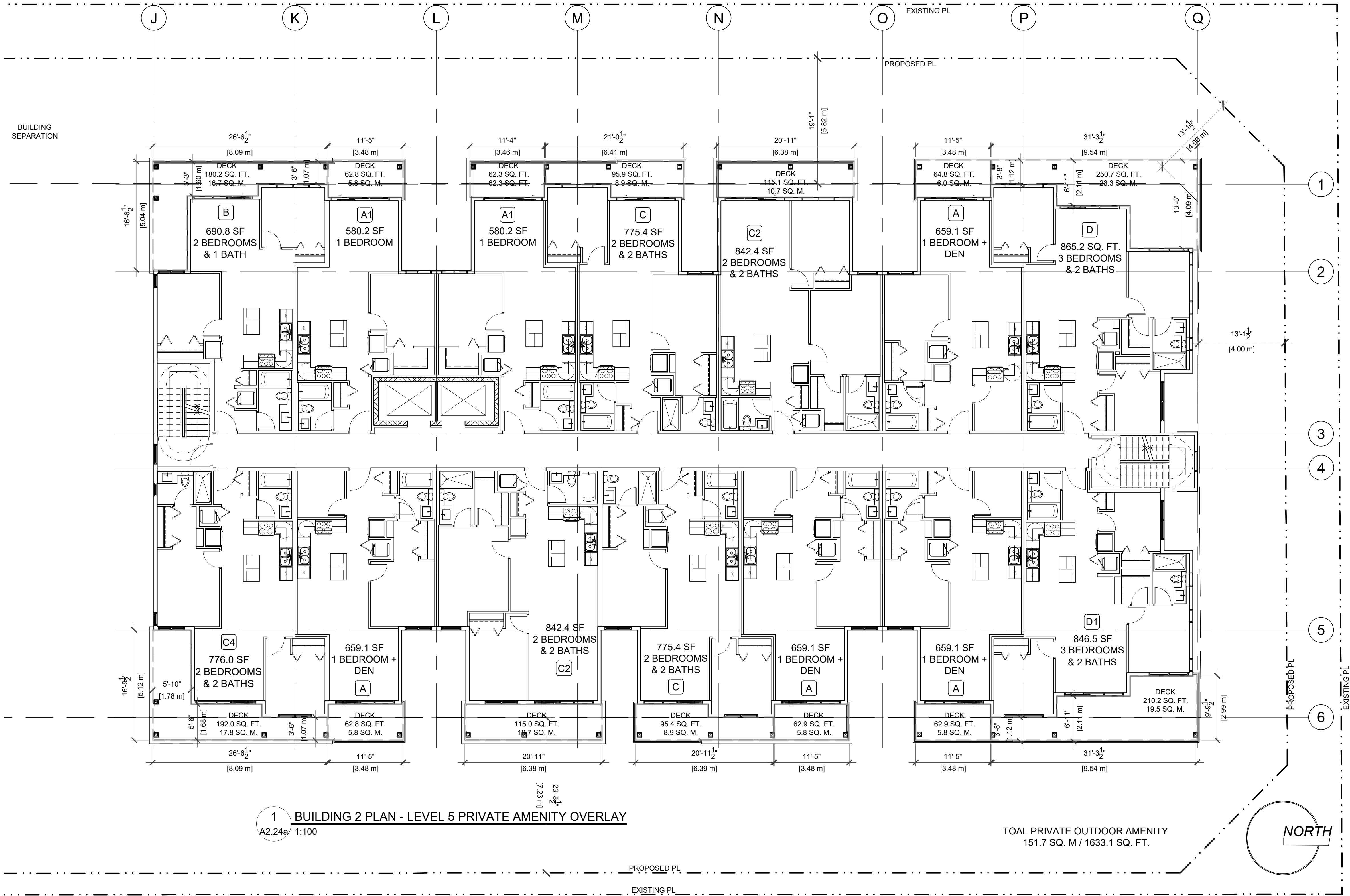
DRAWING

**BUILDING 2  
LEVEL 5  
PRIVATE AMENITY  
OVERLAY**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

DRAWING No.:

**A2.24a**





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6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

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REGISTERED ARCHITECT  
KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:  
**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING  
**BUILDING 2  
LEVEL 6 PLAN**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

DRAWING No.:  
**A2.25**

36'-7"  
[11.15 m]  
BUILDING SEPARATION

5.8M BUILDING SETBACK

19'-1"  
[5.82 m]

13'-3 1/2"  
[4.00 m]

13'-1 1/2"  
[4.00 m]

24'-6 1/2"  
[7.53 m]

24'-3 1/2"  
[7.53 m]

13'-3 1/2"  
[4.05 m]

13'-3 1/2"  
[4.05 m]

11'-7"  
[3.53 m]

4M BUILDING SETBACK

7.2M BUILDING SETBACK

1201.7 SQ. FT. / 111.6 SQ. M  
BUILDING 2 COMMON AREA (TYP.)

FFE 154.5'  
47.09 m

11412.9 SQ. FT.  
BUILDING 2 GROSS FLOOR AREA (TYP.)

**BUILDING 2 PLAN - LEVEL 6**  
A2.25 1:100

**NORTH**



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2	23.11.01	ISSUED FOR RZ/DP	1
3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

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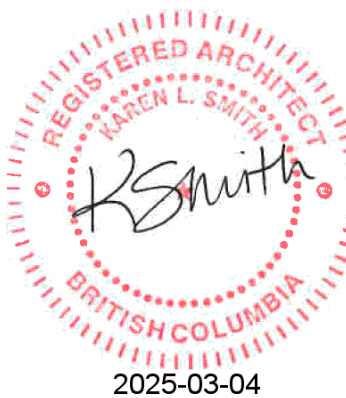
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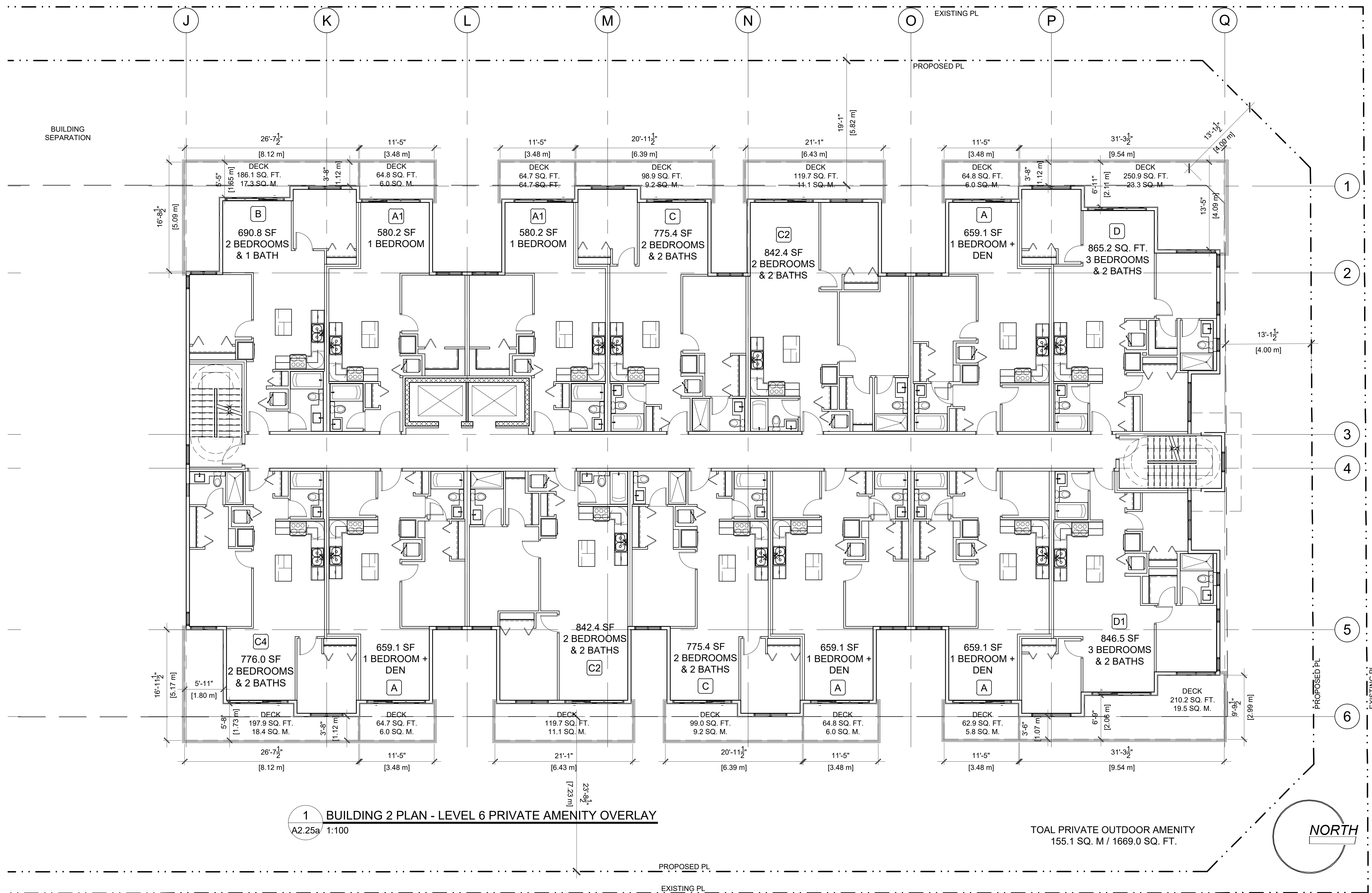
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**BUILDING 2  
LEVEL 6  
PRIVATE AMENITY  
OVERLAY**

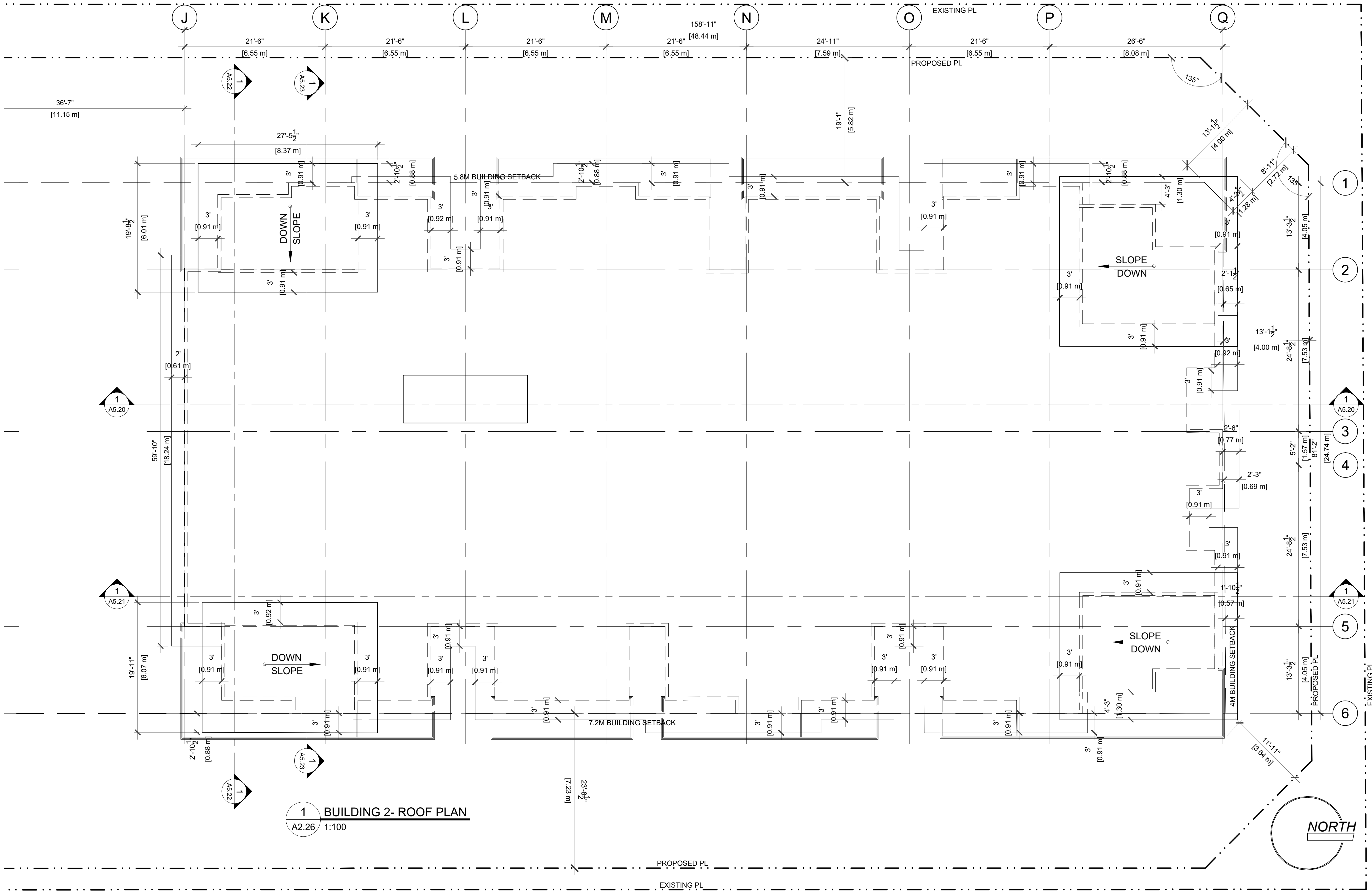
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DATE: OCT 2024	SCALE: 1:100

DRAWING No.:

**A2.25a**







1 BUILDING 2- ROOF PLAN  
A2.26 1:100

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DRAWING

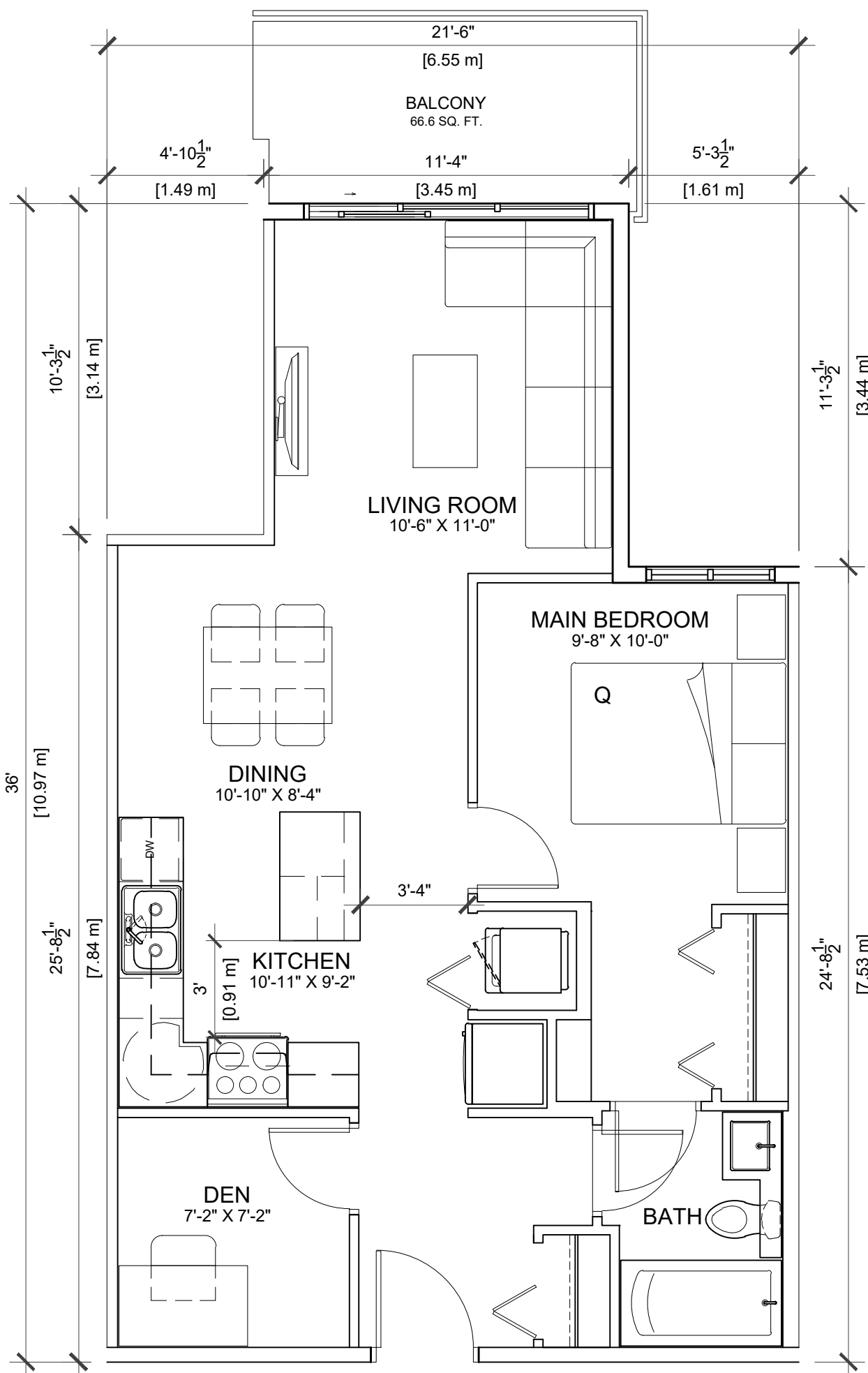
**BUILDING 2  
ROOF PLAN**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

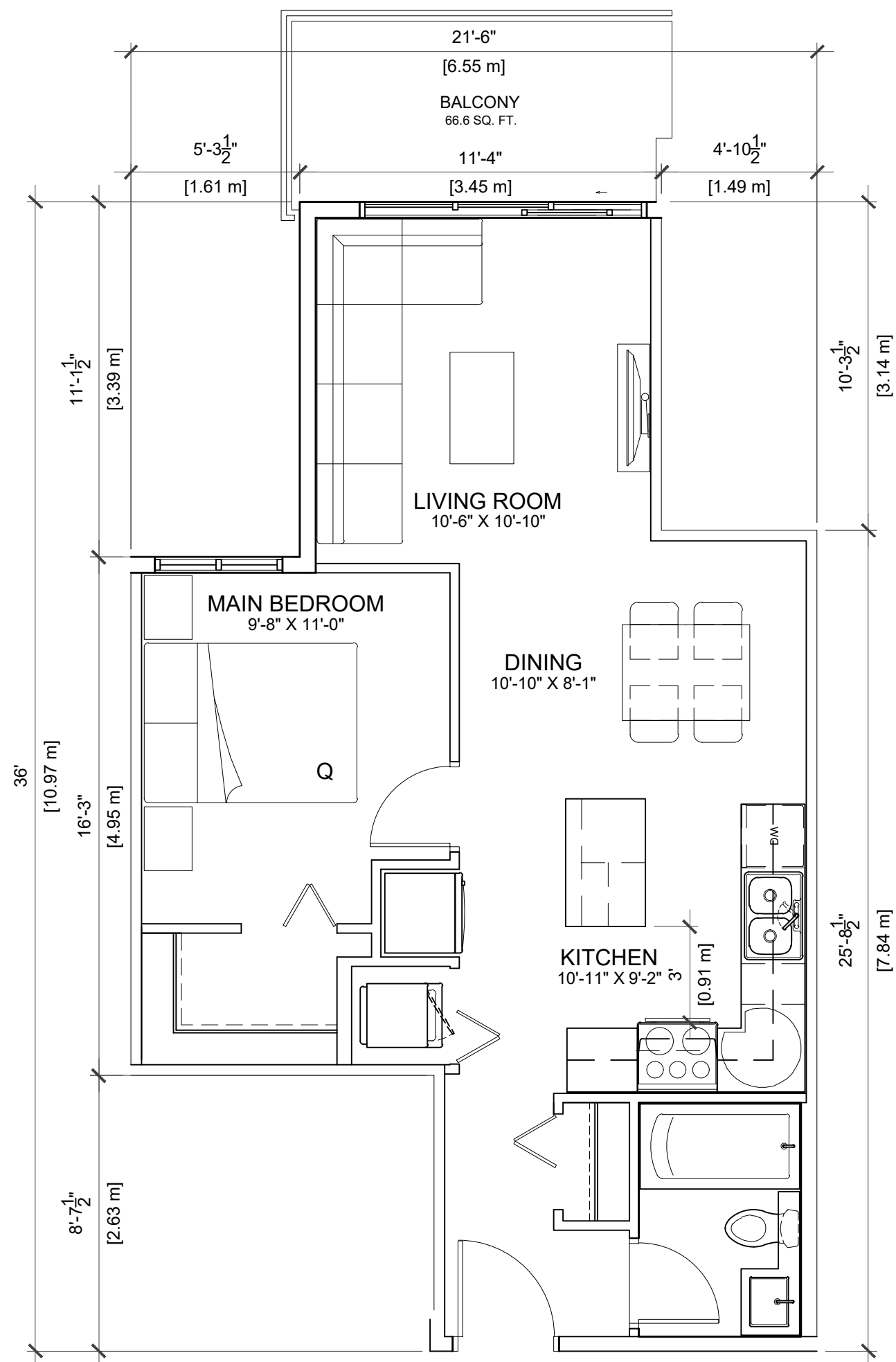
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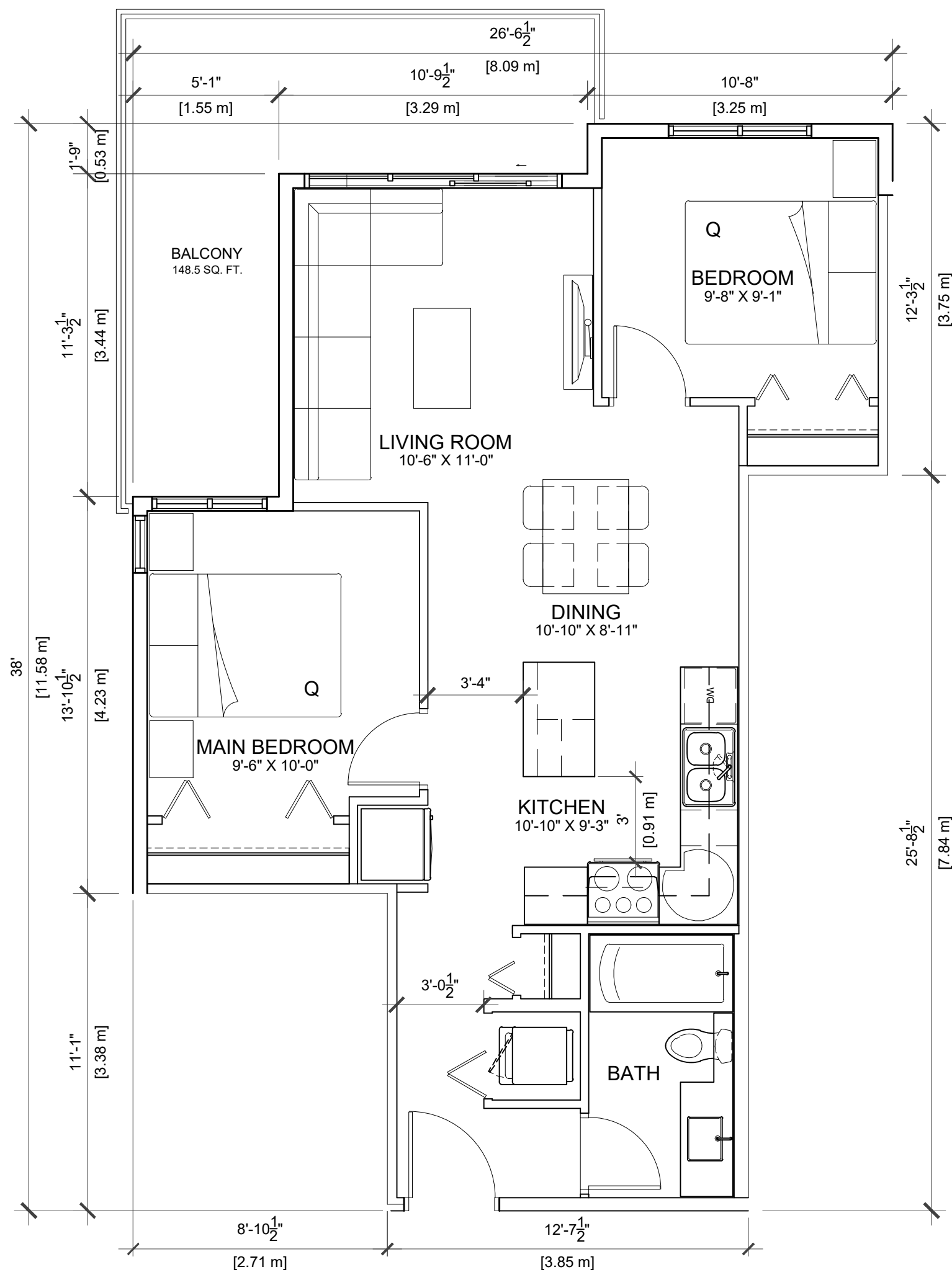




A  
659.1 SF  
1 BEDROOM + DEN

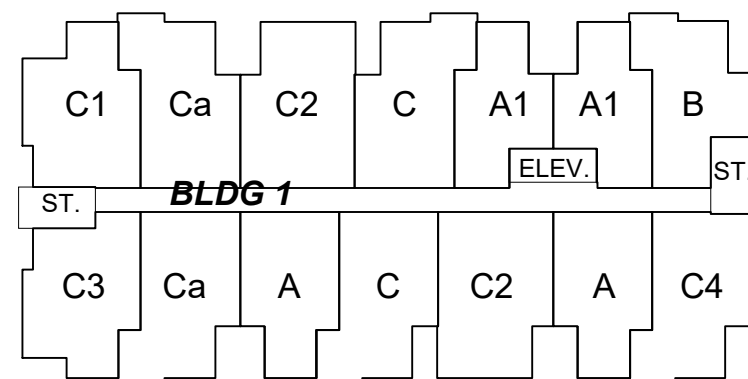


A1  
580.2 SQ. FT.  
1 BEDROOM

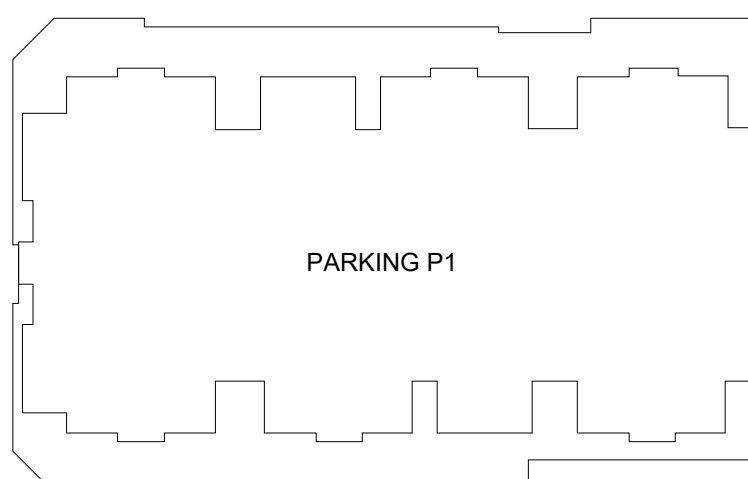


B  
690.8 SF  
2 BEDROOMS  
& 1 BATHROOM

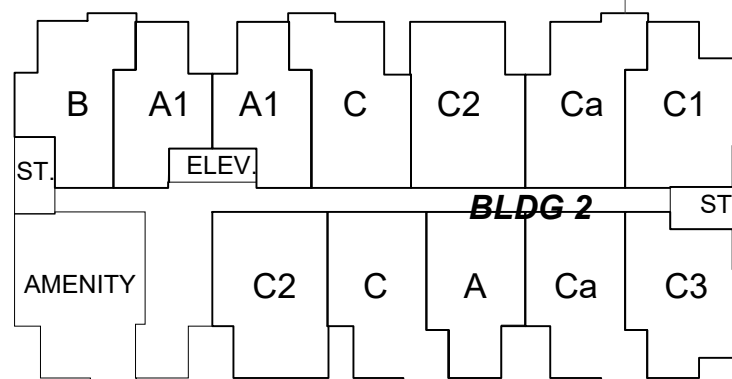
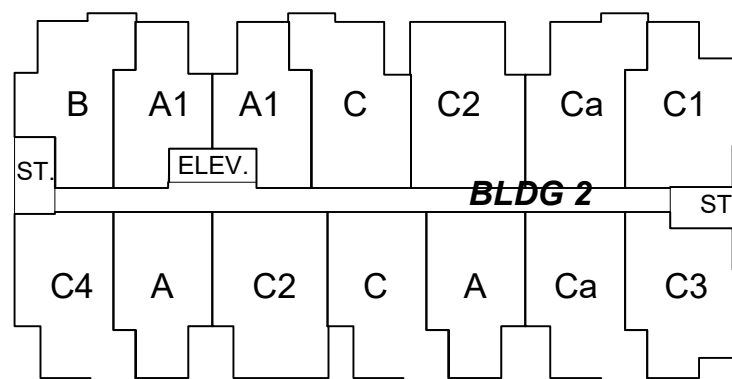
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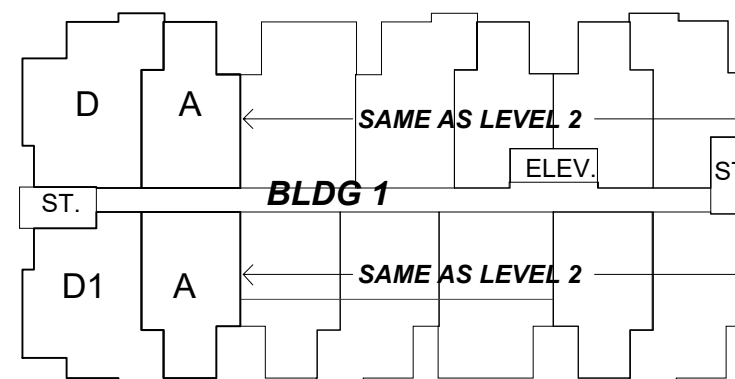
LEVEL 2



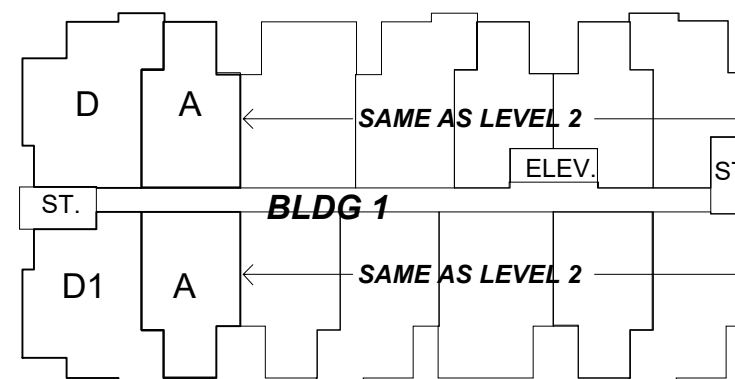
GROUND LEVEL



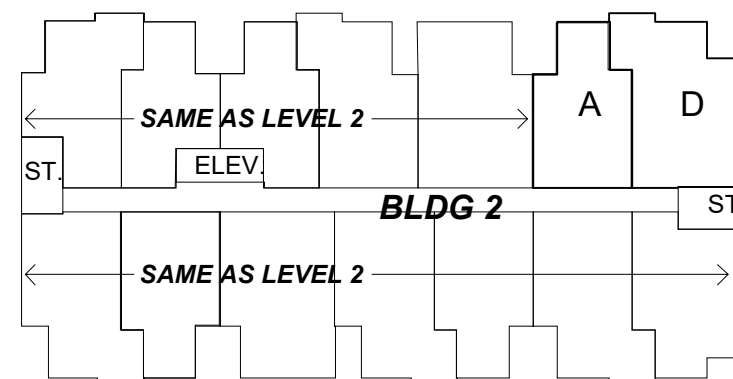
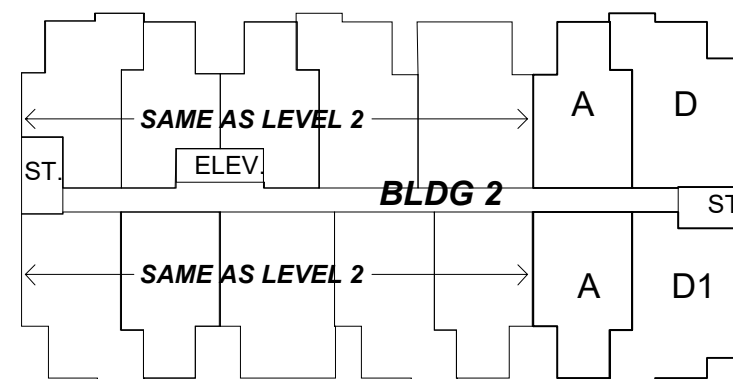
AMENITY



LEVEL 4, 5, AND 6



LEVEL 3



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6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

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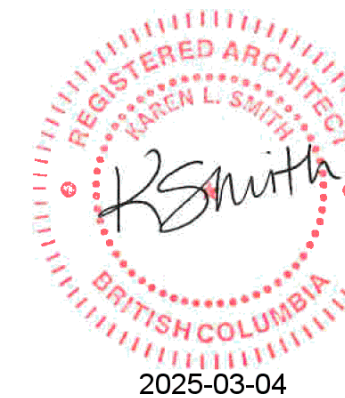


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PROJECT No. 22-12

PROJECT:

ALOUETTE ON THE PARK

12209, 12219, 12231, 12241, 12251 22ND STREET,  
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DRAWING

UNIT PLANS

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OCT 2024

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DRAWING No.:

A3.00



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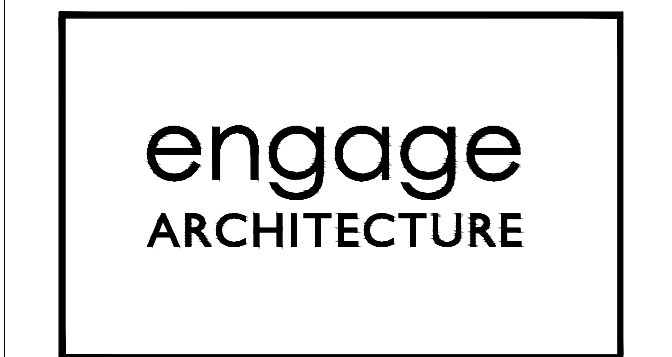
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CONSULTANT(S)

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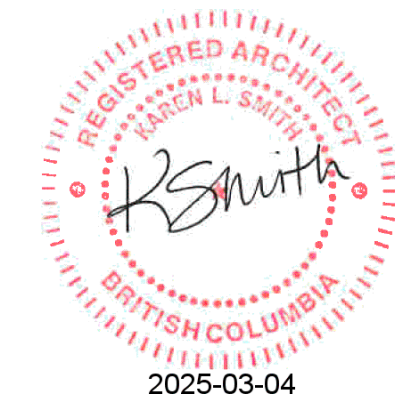


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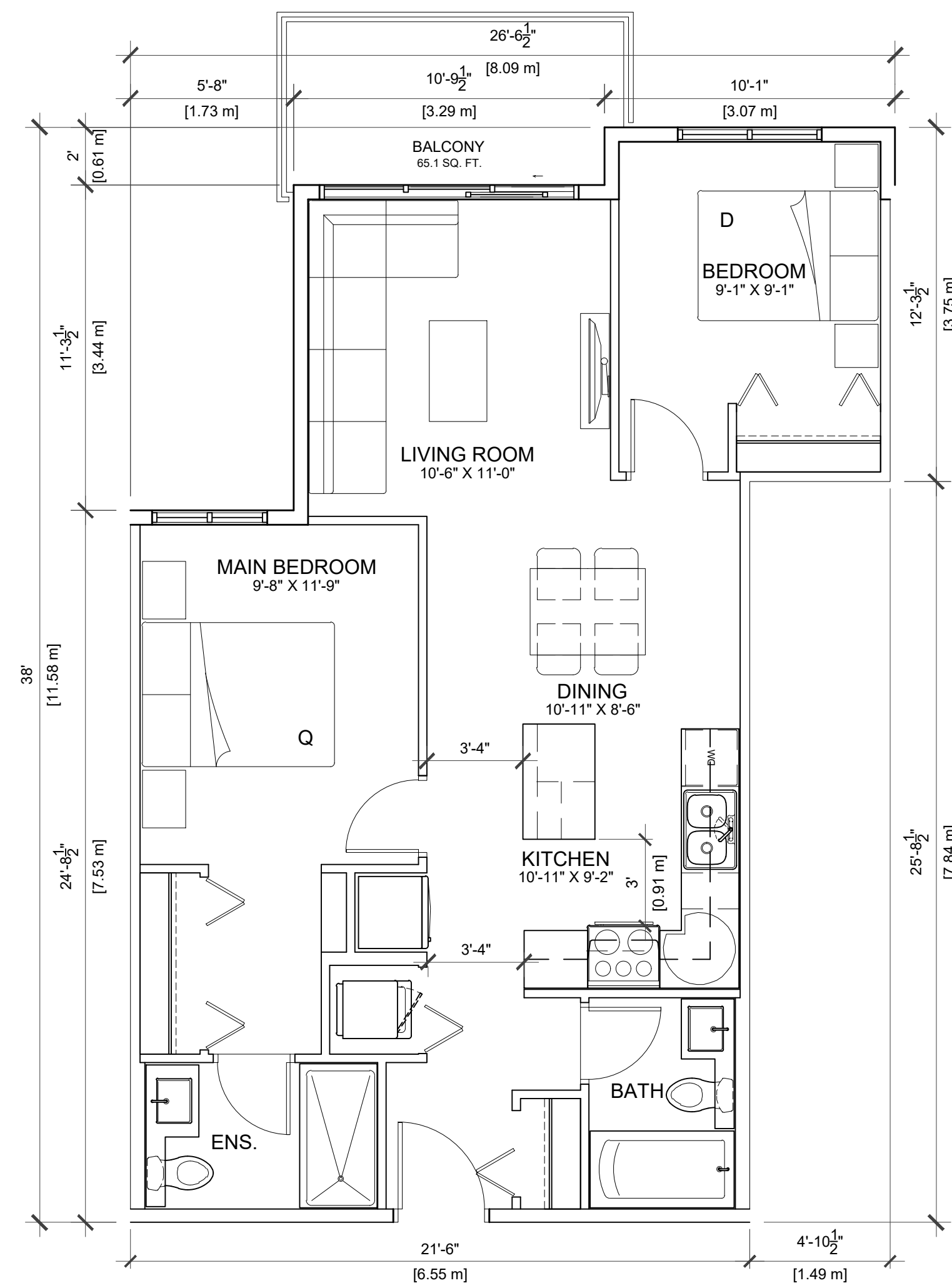
PROJECT:  
**ALOUETTE ON THE PARK**  
12209,12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING  
**UNIT PLANS**

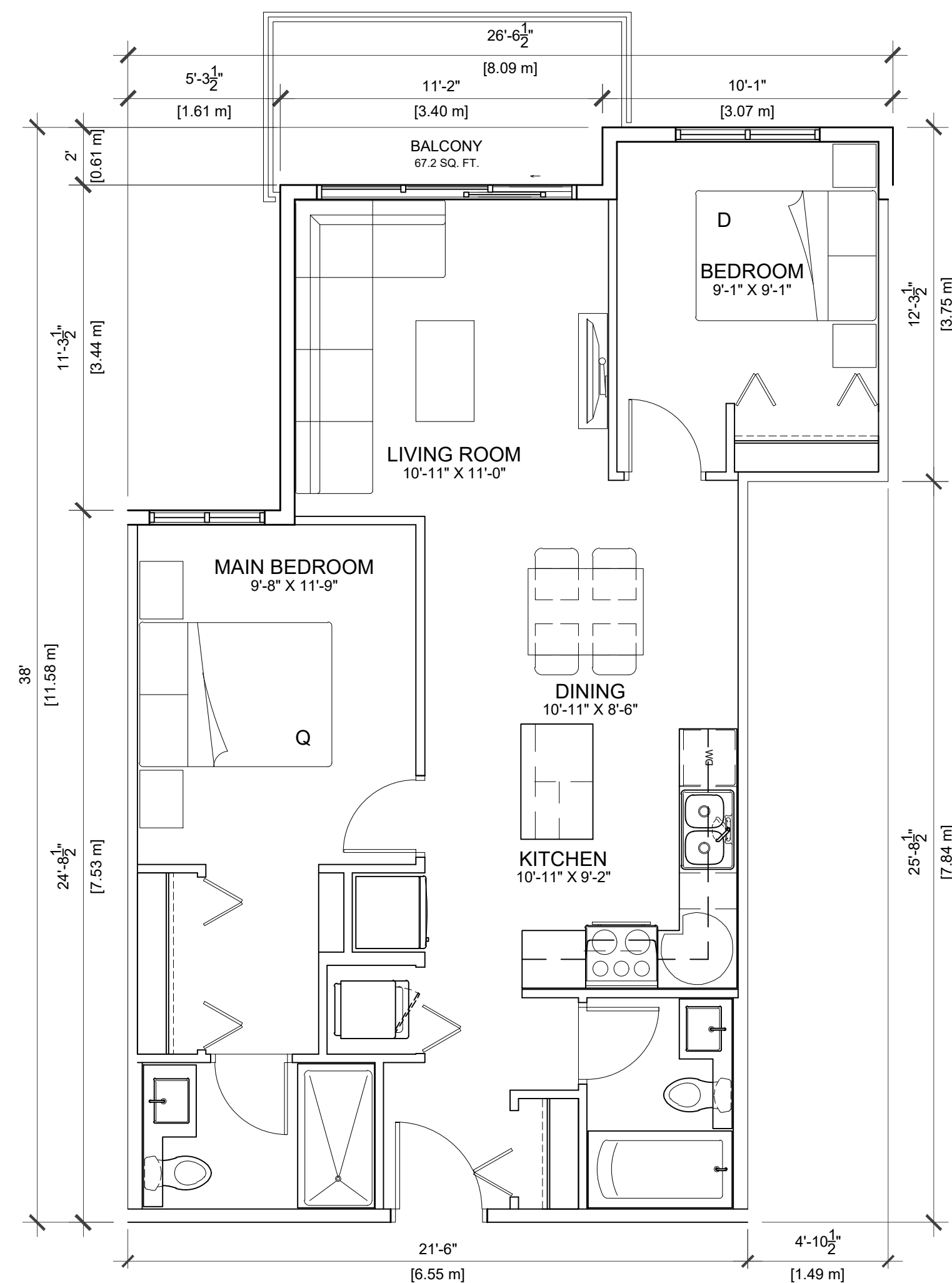
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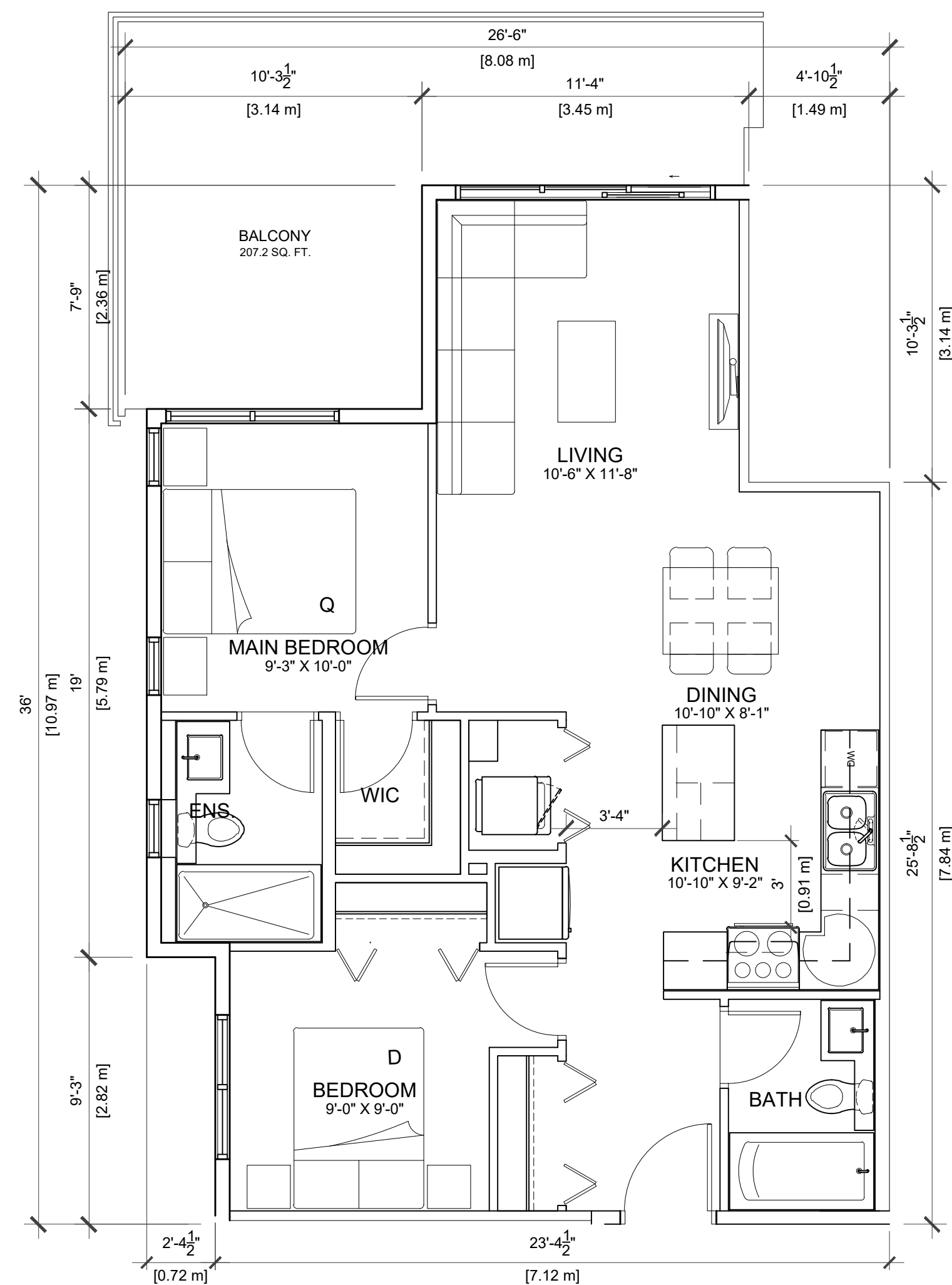
**A3.01**



C  
775.4 SF  
2 BEDROOMS  
& 2 BATHROOMS

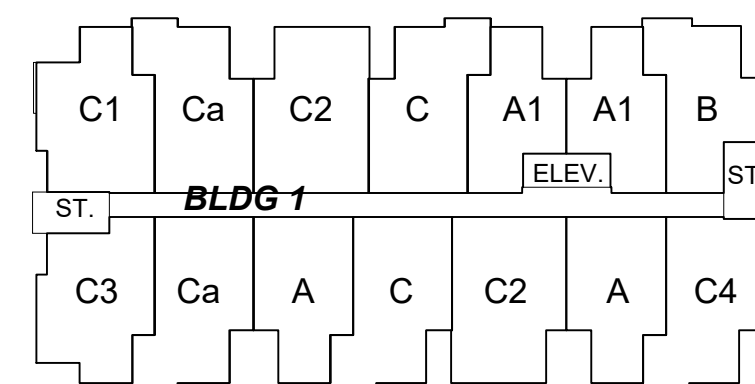


Ca  
779.7 SF  
2 BEDROOMS  
& 2 BATHROOMS

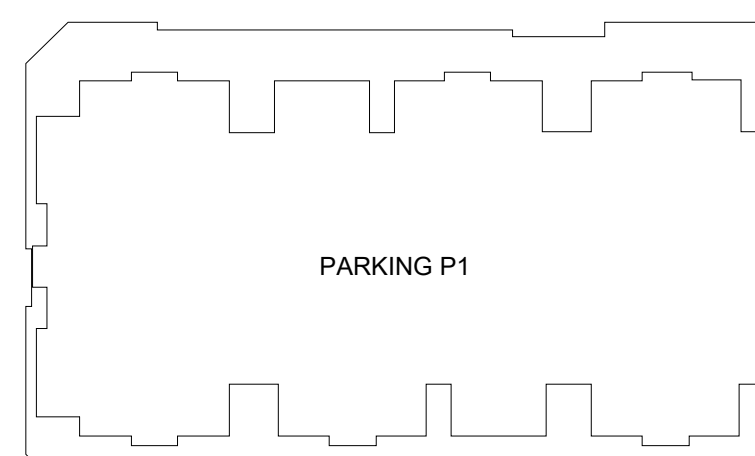


C1  
777.0 SF  
2 BEDROOMS  
& 2 BATHROOMS

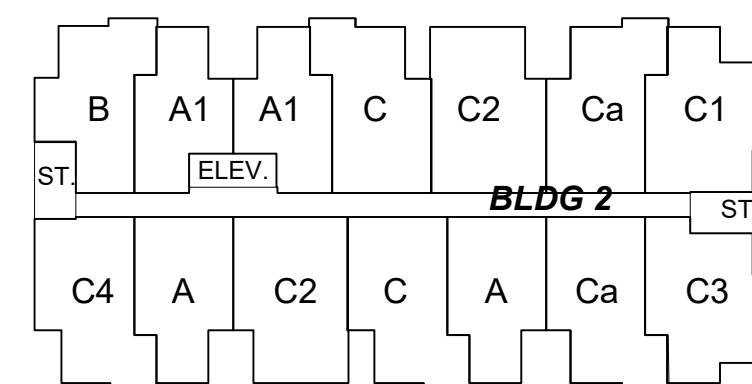
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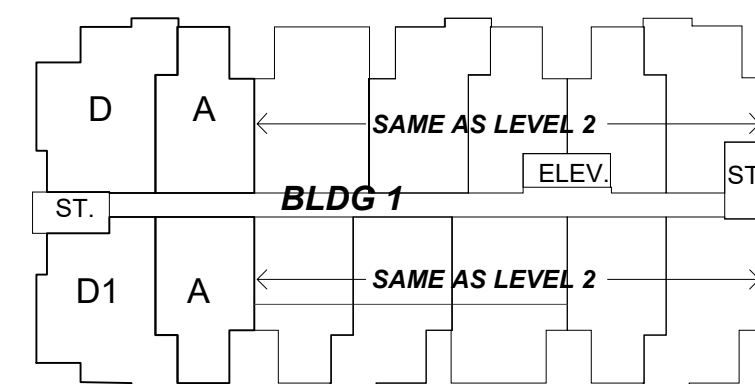
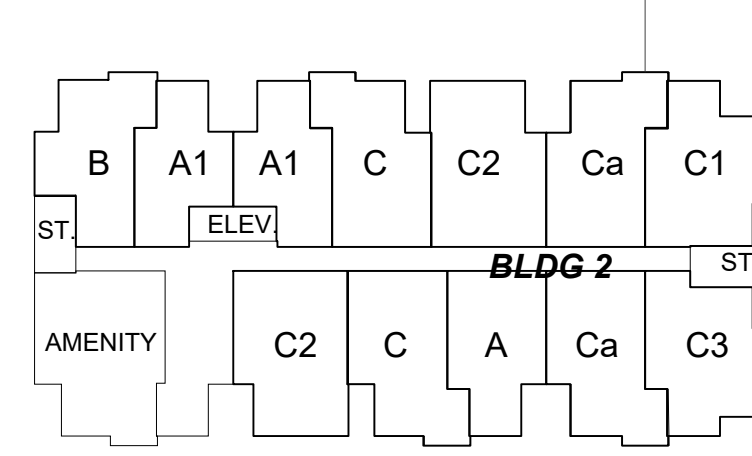
LEVEL 2



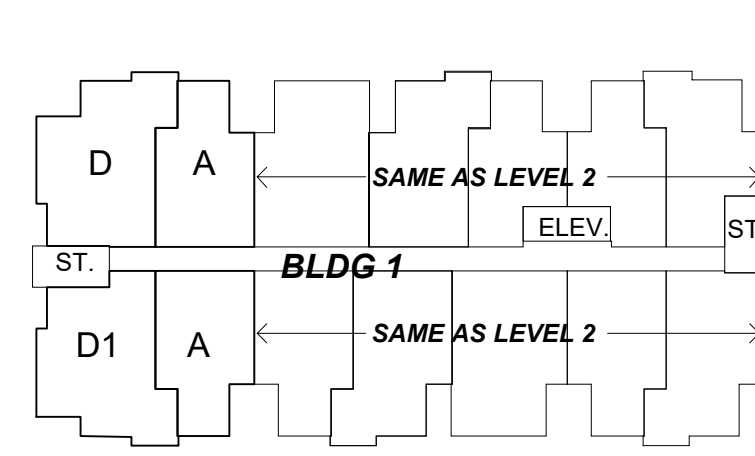
GROUND LEVEL



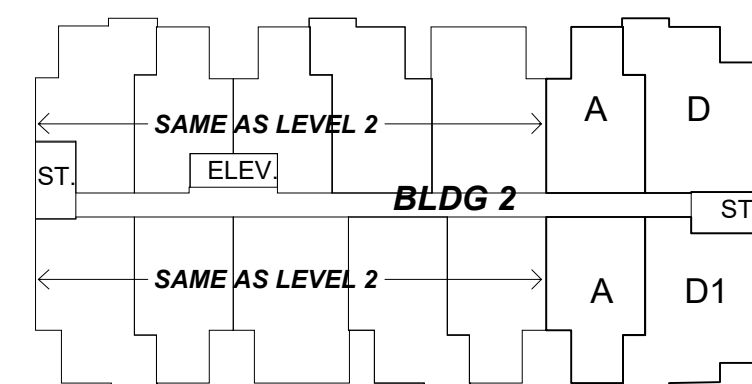
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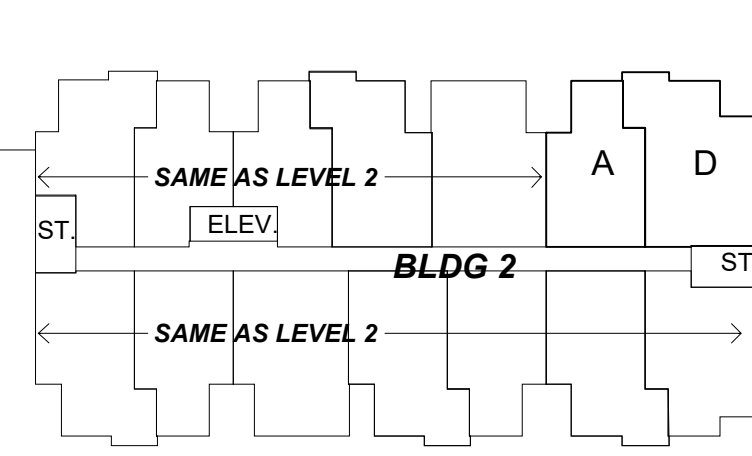
LEVEL 4, 5, AND 6



LEVEL 3

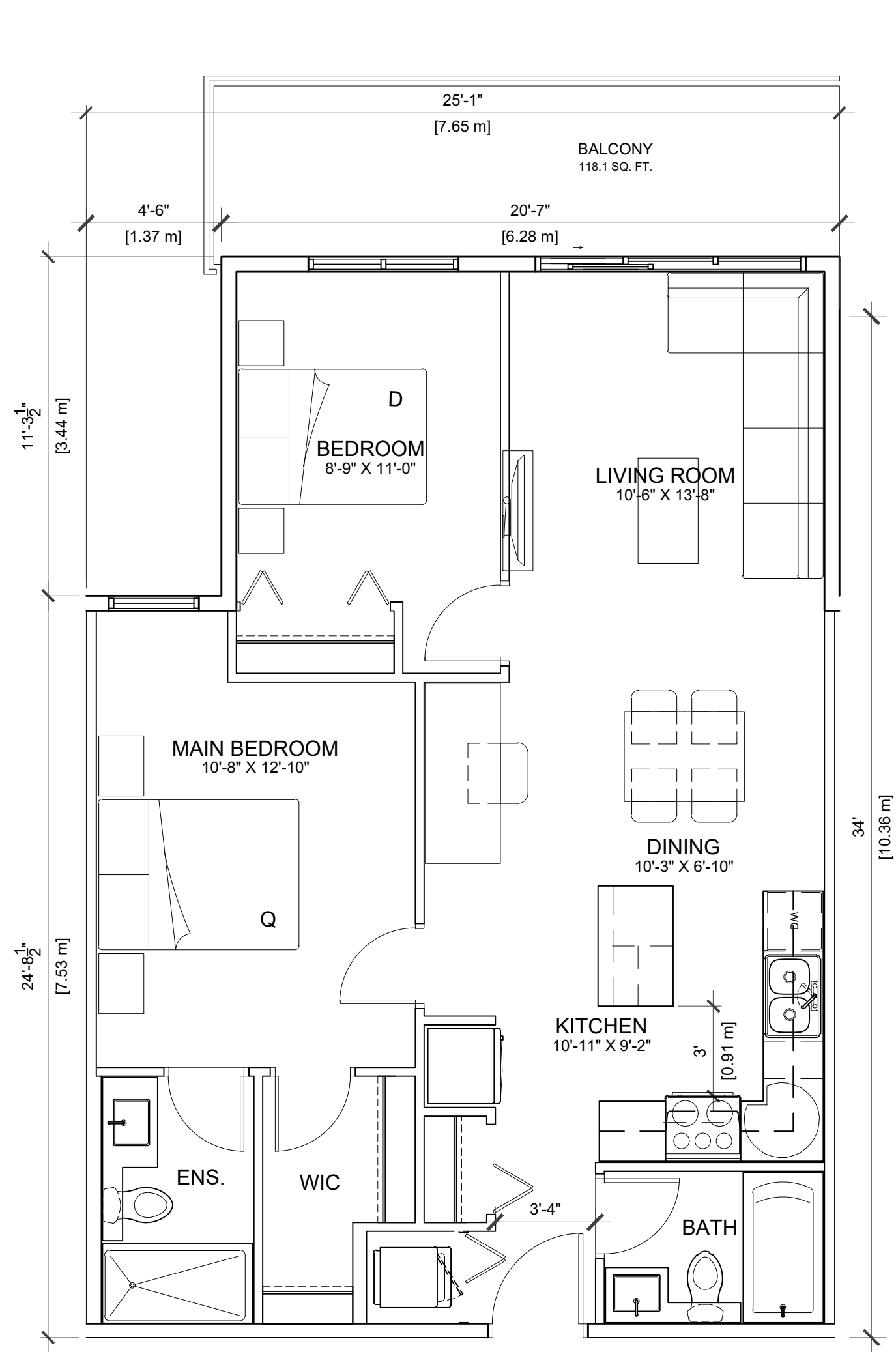


LEVEL 4, 5, AND 6

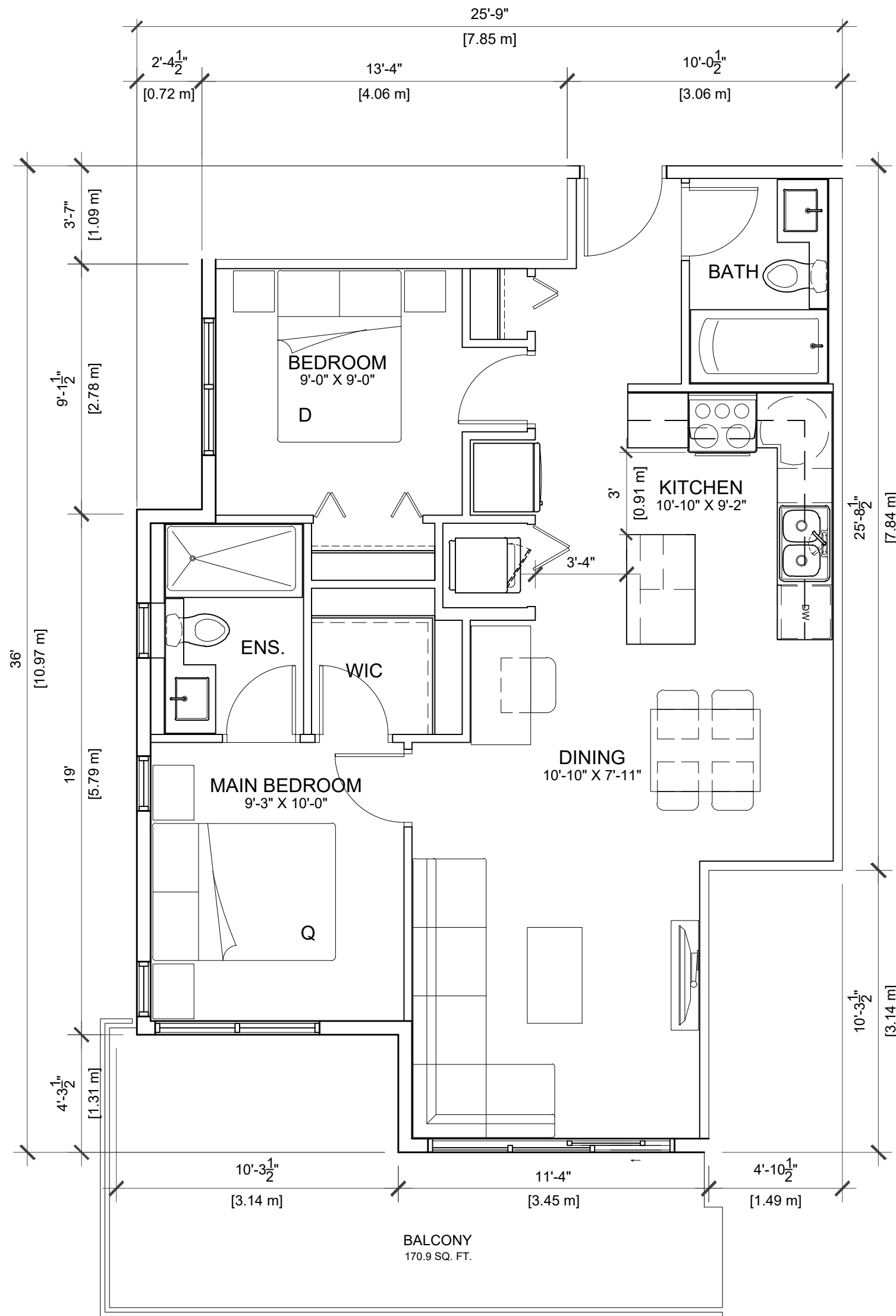


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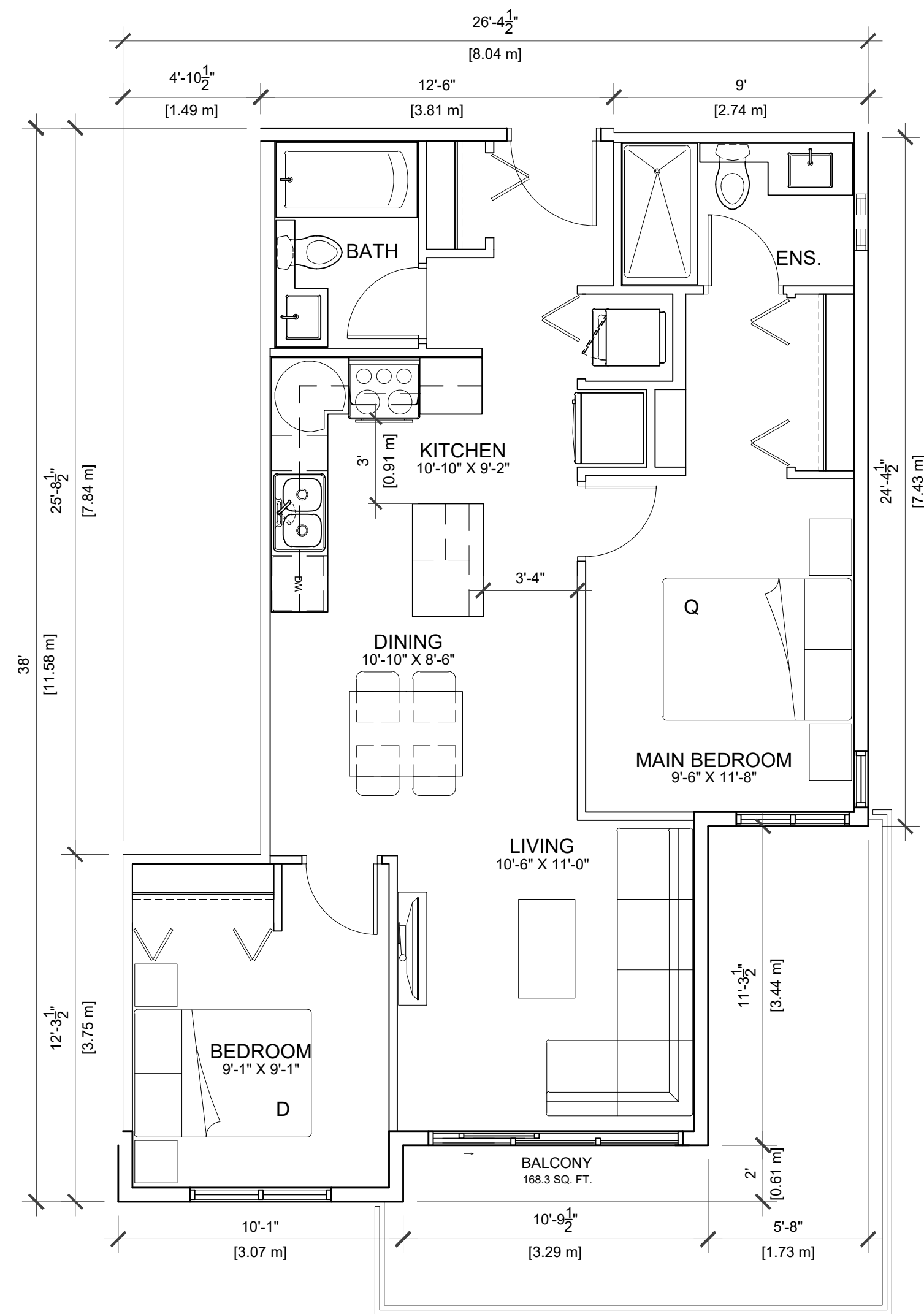




C2  
842.4 SF  
2 BEDROOMS  
& 2 BATHROOMS

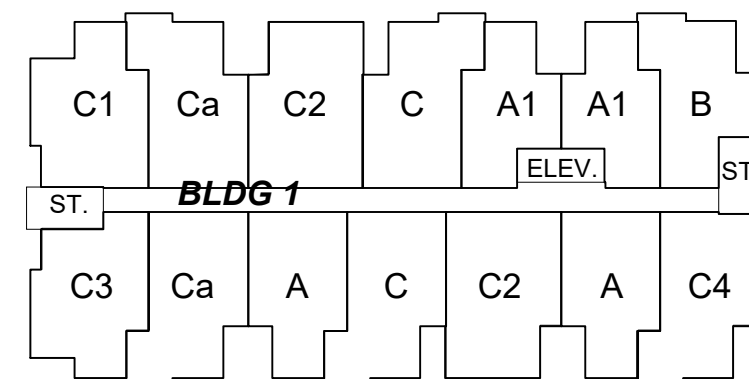


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758.2 SF  
2 BEDROOMS  
& 2 BATHROOMS

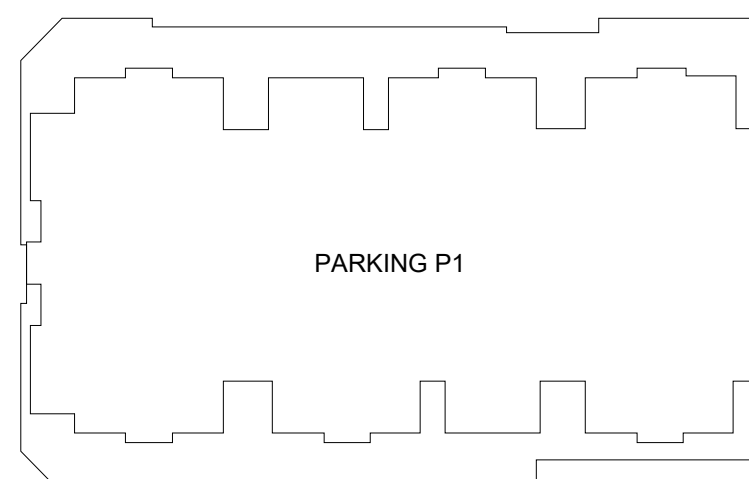


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774.5 SF  
2 BEDROOMS  
& 2 BATHROOMS

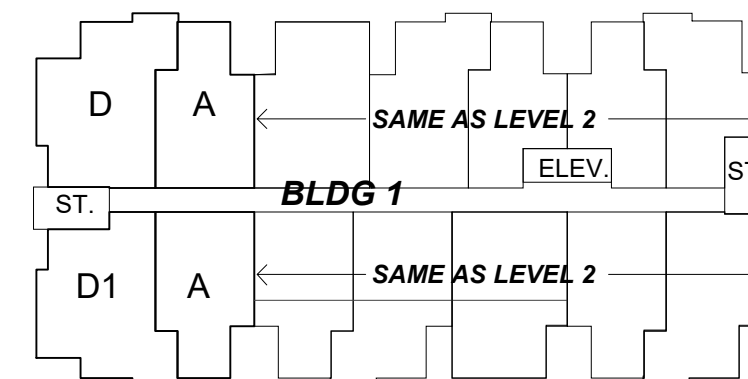
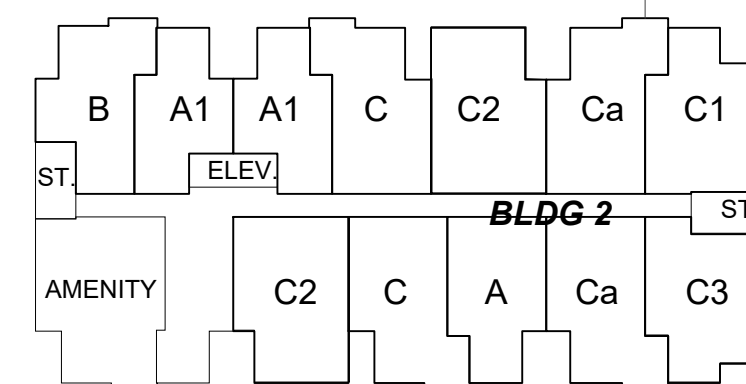
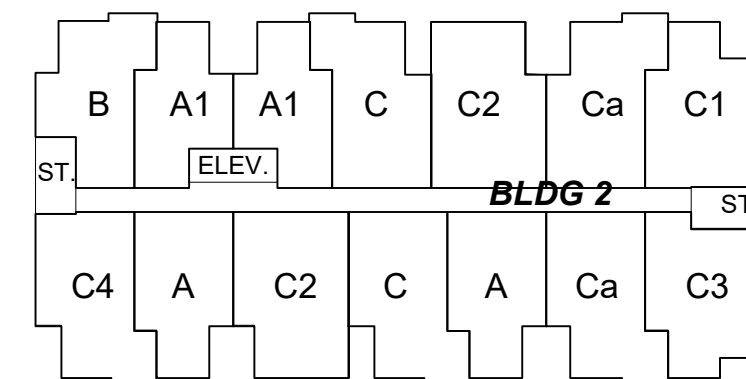
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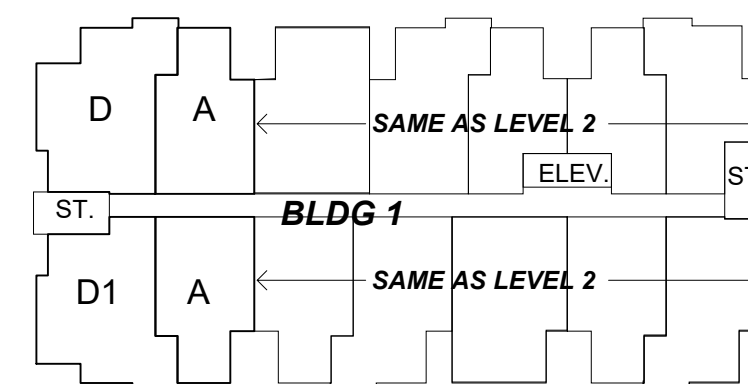
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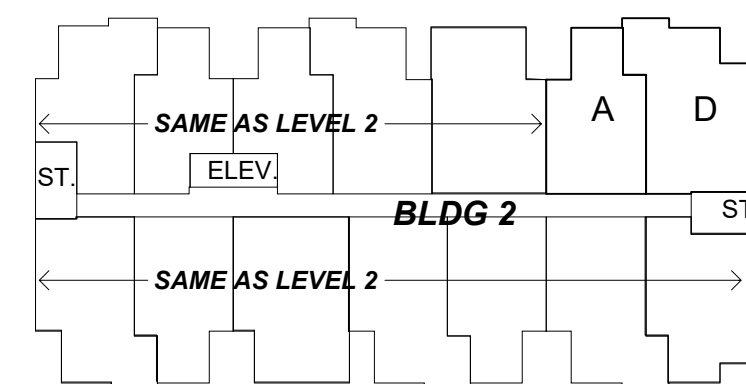
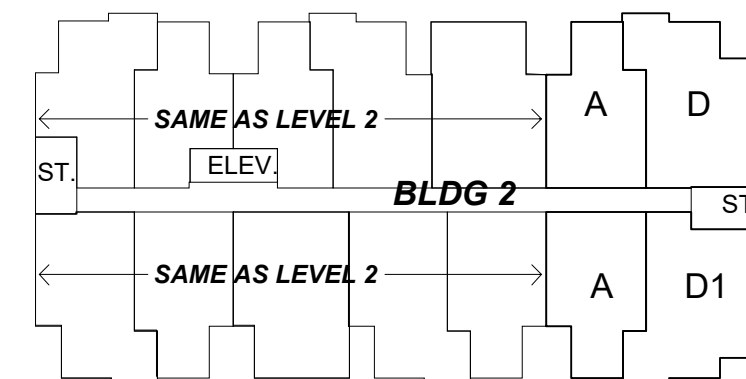
GROUND LEVEL



LEVEL 4, 5, AND 6



LEVEL 3



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DRAWING

UNIT PLANS

CHECKED BY:

DRAWN BY:

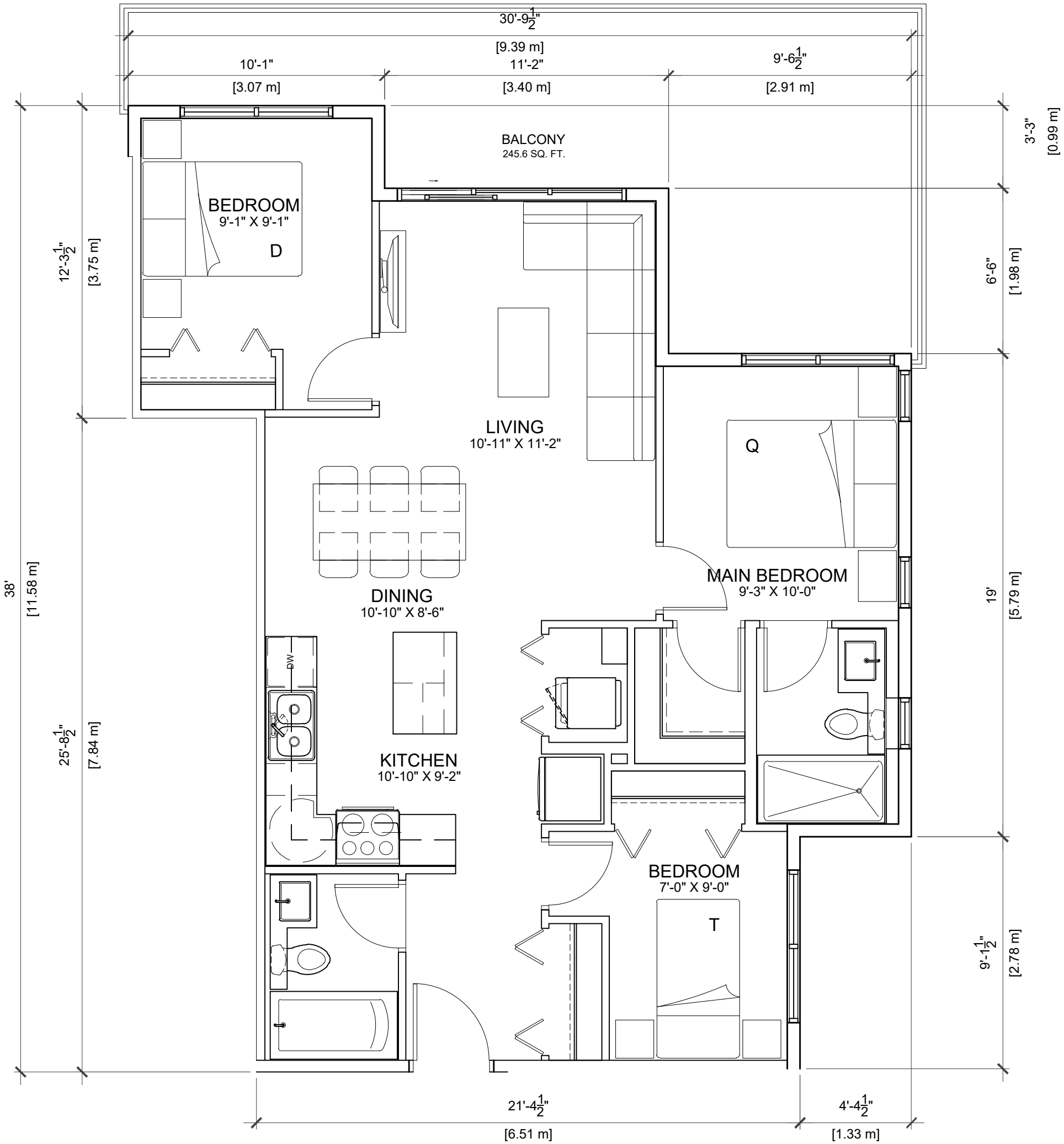
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OCT 2024

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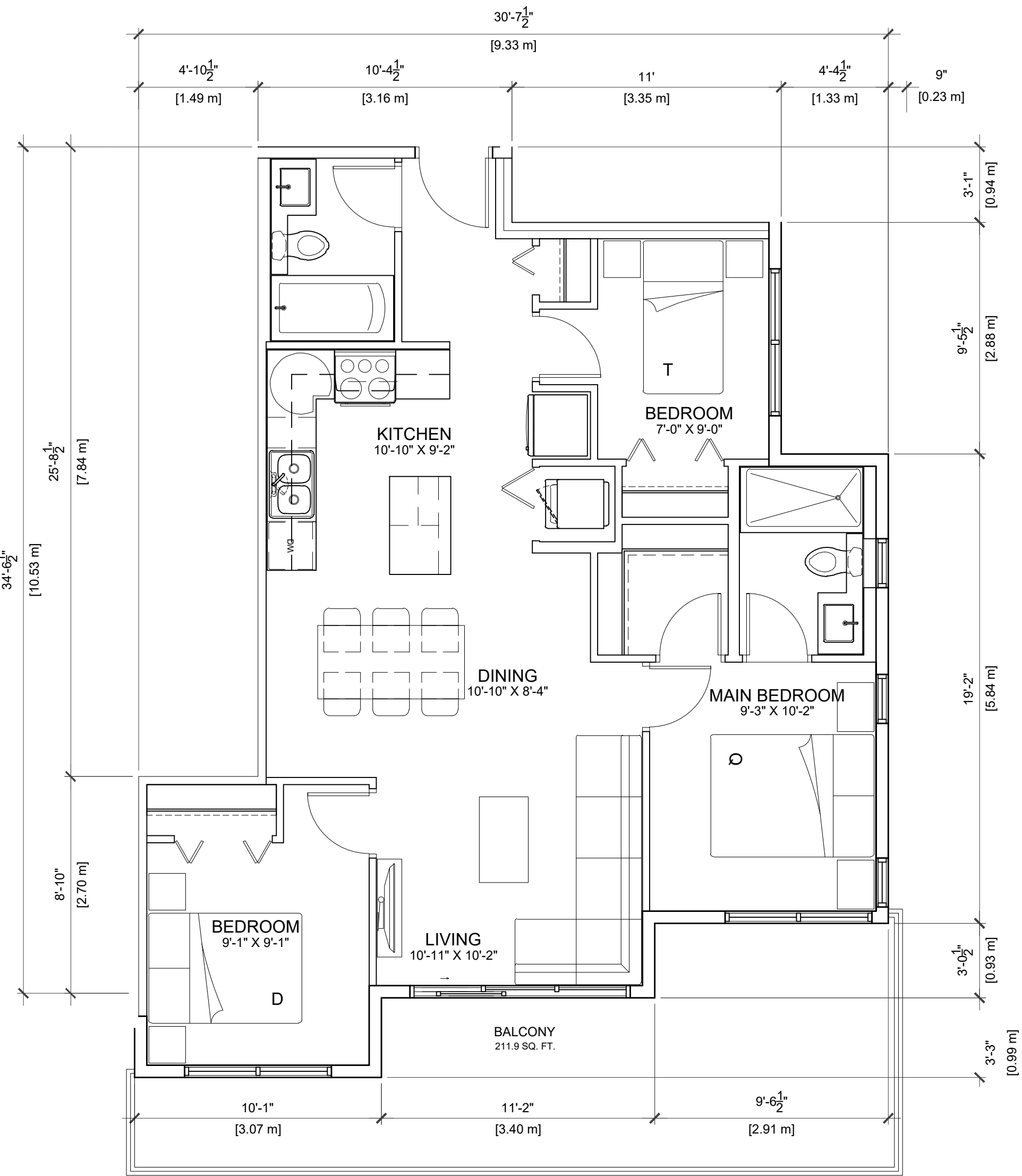
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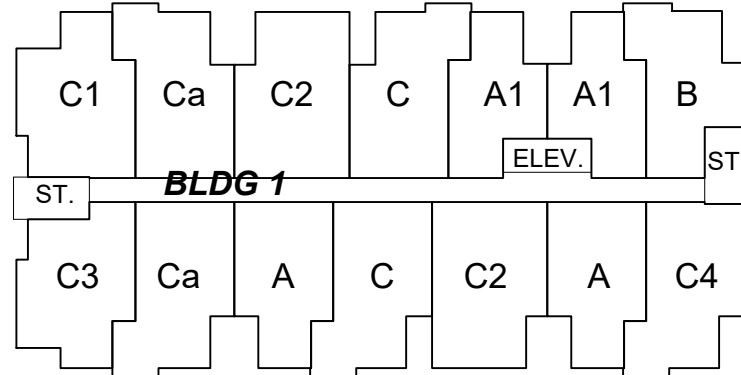


D  
865.3 SQ. FT.  
3 BEDROOMS  
& 2 BATHROOMS

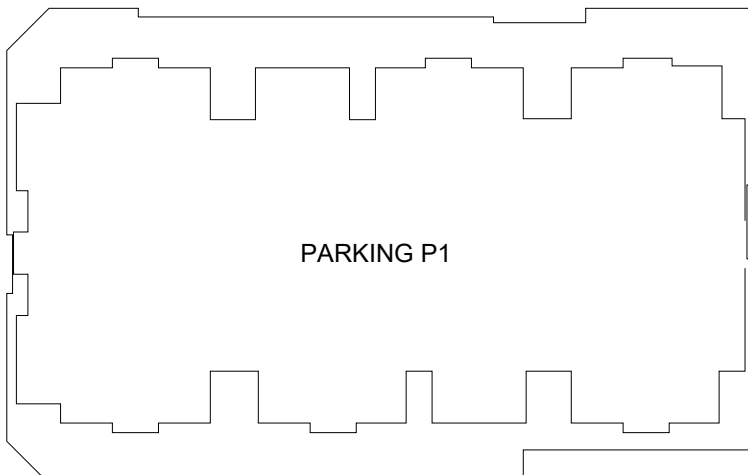


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846.4 SQ. FT.  
3 BEDROOMS  
& 2 BATHROOMS

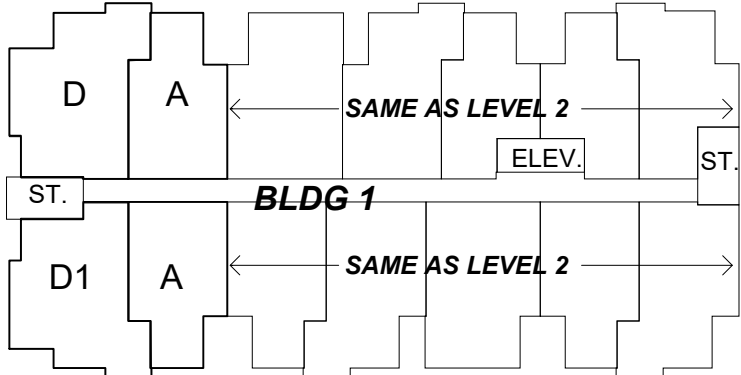
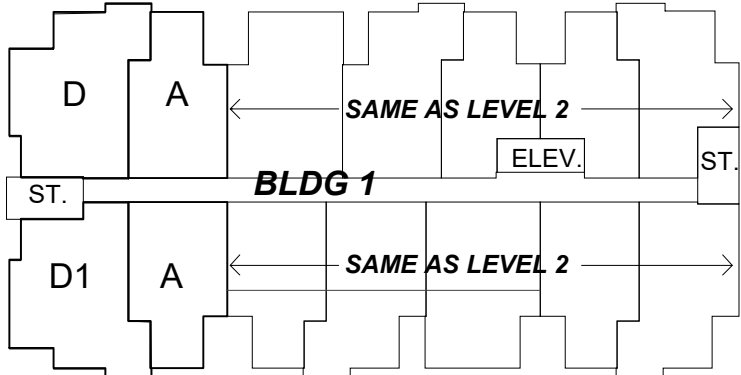
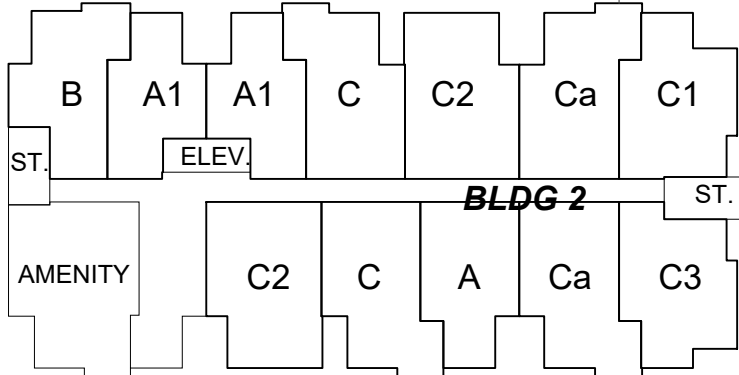
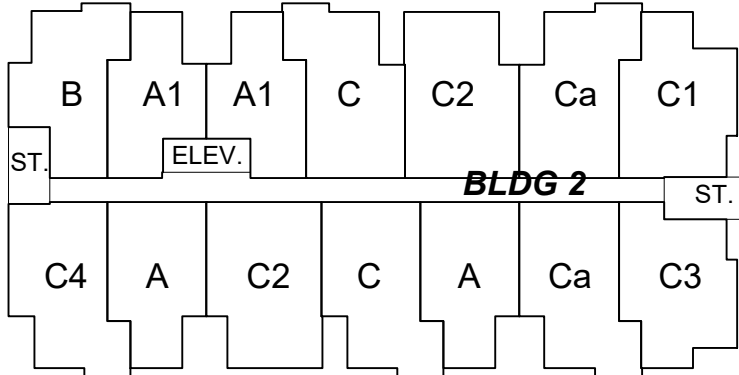
### KEY PLAN



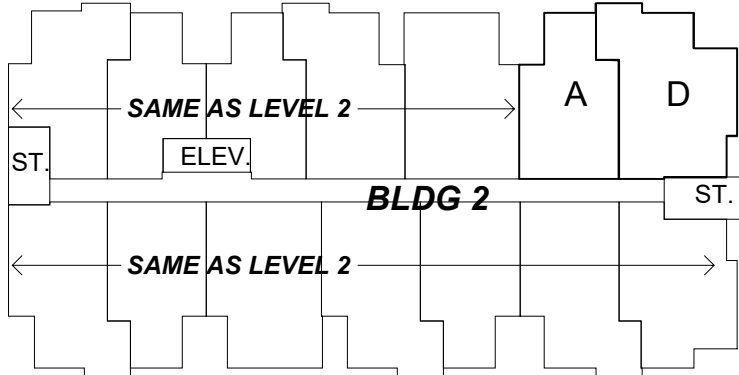
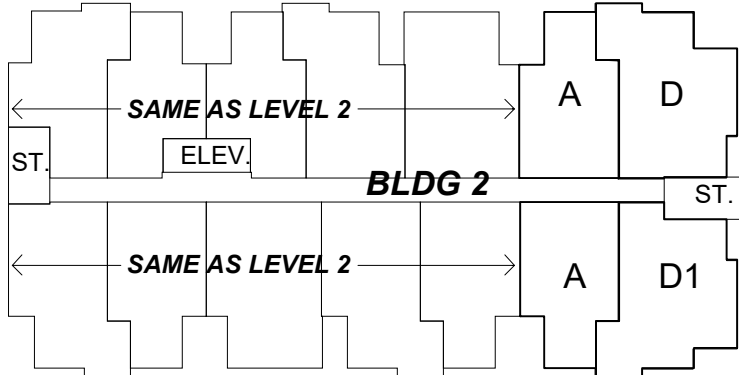
LEVEL 2



GROUND LEVEL



LEVEL 3



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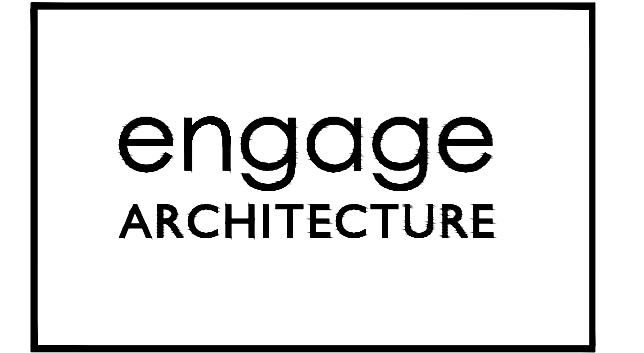
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1	21.07.33	ISSUED FOR RZ/DP	-
2	23.11.01	ISSUED FOR RZ/DP	1
3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

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PROJECT No. 22-12

PROJECT:  
**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING  
**UNIT PLANS**

CHECKED BY: DRAWN BY:

DATE: OCT 2024 SCALE: 1:50

DRAWING No.:  
**A3.03**



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DRAWING ISSUE(S)			
1	21.07.33	ISSUED FOR RZ/DP	-
2	23.11.01	ISSUED FOR RZ/DP	1
3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

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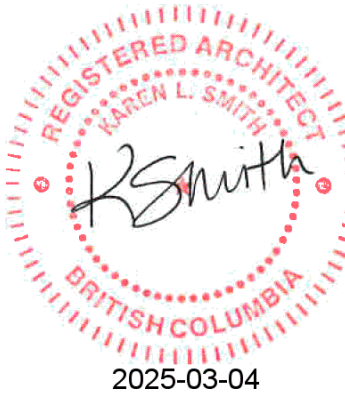
  
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SEAL:



PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 1-  
EAST ELEVATION**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: AS NOTED

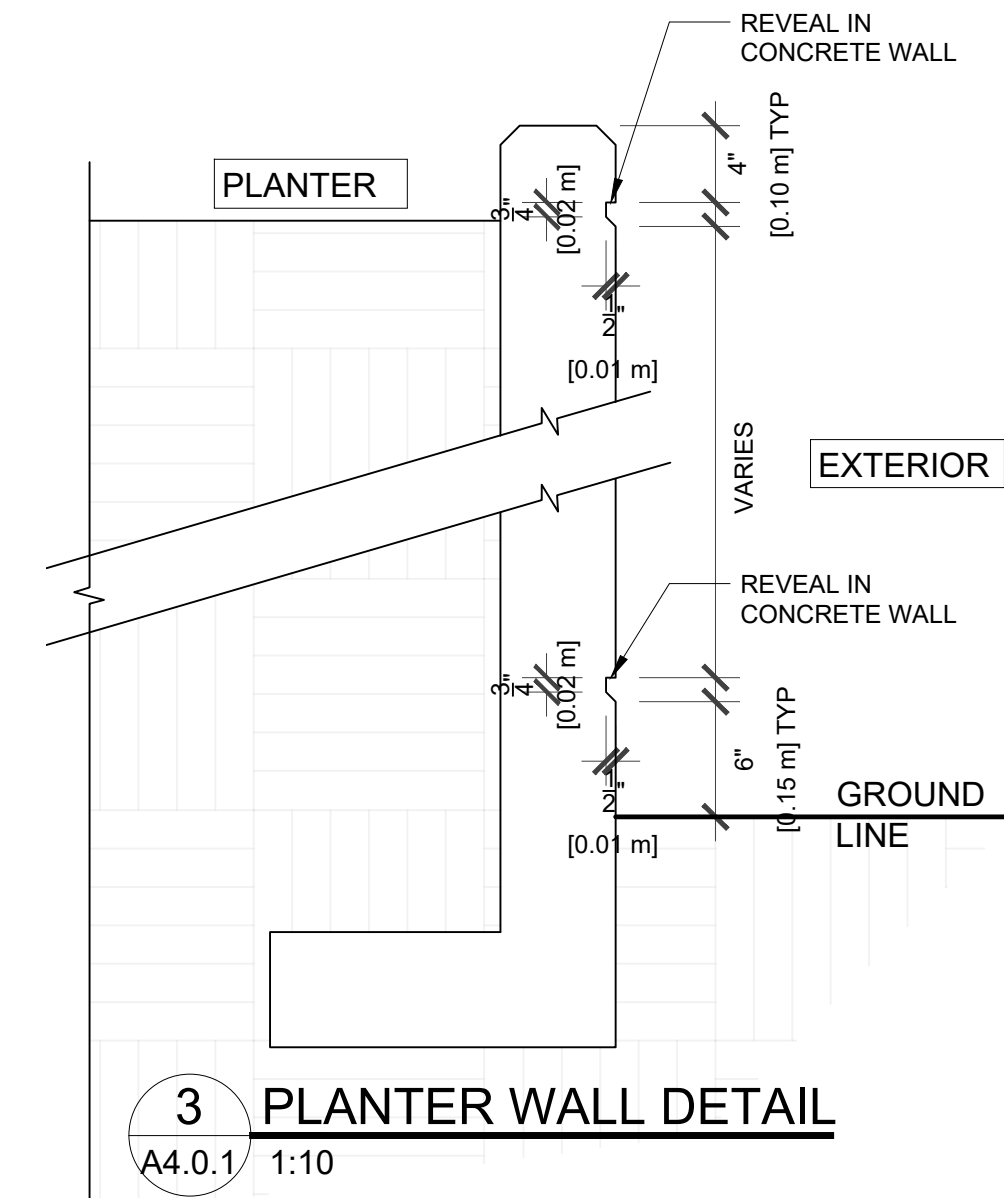
DRAWING No.:  
**A4.10**



**1 EAST ELEVATION (FACING 222ND ST.) - BUILDING 1**  
A4.10 1:100

PROPOSED COLOURS AND MATERIALS

- |  |   |  |  |
|--|---|--|--|
| 1 6" FIBRE CEMENT LAP SIDING:<br>OFF WHITE                     | 4 ALUMINIUM SOFFITS:<br>WOOD PRINT TO MATCH<br>LIGHT WALNUT | 7 SMOOTH CONCRETE:<br>CLEAR            | 10 ALUMINIUM GUARDRAIL:<br>LIGHT GREY FRAME &<br>CLEAR GLAZING |
| 2 FIBRE CEMENT PANEL:<br>BURGUNDY (BLDG 1) &<br>TAUPE (BLDG 2) | 5 6" FIBRE CEMENT LAP SIDING<br>COLOUR: MEDIUM GREY         | 8 PAINTED FASCIA AT<br>ROOF: DARK GREY | 11 VINYL WINDOW:<br>FRAME - SILVER                             |
| 3 FIBRE CEMENT PANEL:<br>DARK GREY                             | 6 BRICK VENEER:<br>BURGUNDY (BLDG 1) &<br>TAUPE (BLDG 2)    | 9 STAINED TIMBRE:<br>LIGHT WALNUT      |  |



**3 PLANTER WALL DETAIL**  
A4.0.1 1:10



**2 EAST ELEVATION (FACING 222ND ST.) - BUILDING 1 & 2**  
A4.0.1 1:200





1 WEST ELEVATION (FACING DELCREST ST.) - BUILDING 1  
A4.11 1:100

PROPOSED COLOURS AND MATERIALS

- |  |   |  |  |
|--|---|--|--|
| 1 6" FIBRE CEMENT LAP SIDING:<br>OFF WHITE                     | 4 ALUMINIUM SOFFITS:<br>WOOD PRINT TO MATCH<br>LIGHT WALNUT | 7 SMOOTH CONCRETE:<br>CLEAR            | 10 ALUMINIUM GUARDRAIL:<br>LIGHT GREY FRAME &<br>CLEAR GLAZING |
| 2 FIBRE CEMENT PANEL:<br>BURGUNDY (BLDG 1) &<br>TAUPE (BLDG 2) | 5 6" FIBRE CEMENT LAP SIDING<br>COLOUR: MEDIUM GREY         | 8 PAINTED FASCIA AT<br>ROOF: DARK GREY | 11 VINYL WINDOW:<br>FRAME - SILVER                             |
| 3 FIBRE CEMENT PANEL:<br>DARK GREY                             | 6 BRICK VENEER:<br>BURGUNDY (BLDG 1) &<br>TAUPE (BLDG 2)    | 9 STAINED TIMBRE:<br>LIGHT WALNUT      |  |



2 WEST ELEVATION (FACING DELCREST ST.) - BUILDING 2 & 1  
A4.1.1 1:200

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3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

CLIENT:



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SEAL:



PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**

12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 1-  
WEST ELEVATION**

CHECKED BY:

DRAWN BY:

DATE:  
OCT 2024

SCALE:  
AS NOTED

DRAWING No.:

**A4.11**





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3	23.11.10	ISSUED FOR RZ/DP	1
4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

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SEAL:

REGISTERED ARCHITECT  
RACHEL L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 1  
NORTH & SOUTH  
ELEVATIONS**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: 1:100

DRAWING No.:

**A4.12**





1 EAST ELEVATION (FACING 222ND ST.) - BUILDING 2  
A4.20 1:100

PROPOSED COLOURS AND MATERIALS

- |  |   |  |  |
|--|---|--|--|
| 1 6" FIBRE CEMENT LAP SIDING:<br>OFF WHITE                     | 4 ALUMINIUM SOFFITS-<br>WOOD PRINT TO MATCH<br>LIGHT WALNUT | 7 SMOOTH CONCRETE:<br>CLEAR            | 10 ALUMINIUM GUARDRAIL:<br>LIGHT GREY FRAME &<br>CLEAR GLAZING |
| 2 FIBRE CEMENT PANEL:<br>BURGUNDY (BLDG 1) &<br>TAUPE (BLDG 2) | 5 6" FIBRE CEMENT LAP SIDING<br>COLOUR: MEDIUM GREY         | 8 PAINTED FASCIA AT<br>ROOF: DARK GREY | 11 VINYL WINDOW:<br>FRAME - SILVER                             |
| 3 FIBRE CEMENT PANEL:<br>DARK GREY                             | 6 BRICK VENEER:<br>BURGUNDY (BLDG 1) &<br>TAUPE (BLDG 2)    | 9 STAINED TIMBRE:<br>LIGHT WALNUT      |  |



2 EAST ELEVATION (FACING 222ND ST.) - BUILDING 1 & 2  
A4.0.2 1:200

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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

CLIENT:



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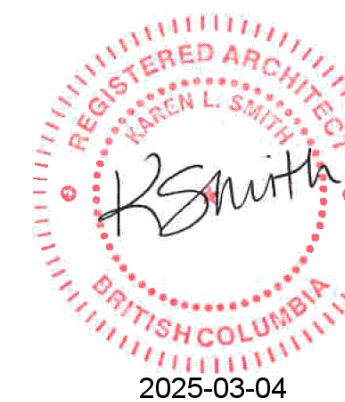
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SEAL:



PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**

12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 2-  
EAST ELEVATION**

CHECKED BY:

DRAWN BY:

DATE:  
OCT 2024

SCALE:  
AS NOTED

DRAWING No.:

**A4.20**





PROPOSED COLOURS AND MATERIALS

- |  |   |                                     |  |
|--|---|-------------------------------------|--|
| 1 6" FIBRE CEMENT LAP SIDING: OFF WHITE                  | 4 ALUMINIUM SOFFITS: WOOD PRINT TO MATCH LIGHT WALNUT | 7 SMOOTH CONCRETE: CLEAR            | 10 ALUMINIUM GUARDRAIL: LIGHT GREY FRAME & CLEAR GLAZING |
| 2 FIBRE CEMENT PANEL: BURGUNDY (BLDG 1) & TAUPE (BLDG 2) | 5 6" FIBRE CEMENT LAP SIDING COLOUR: MEDIUM GREY      | 8 PAINTED FASCIA AT ROOF: DARK GREY | 11 VINYL WINDOW: FRAME - SILVER                          |
| 3 FIBRE CEMENT PANEL: DARK GREY                          | 6 BRICK VENEER: BURGUNDY (BLDG 1) & TAUPE (BLDG 2)    | 9 STAINED TIMBRE: LIGHT WALNUT      |  |



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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

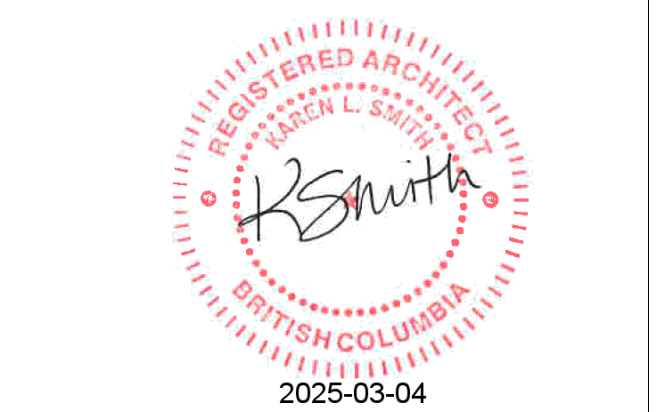
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PROJECT No. 22-12

PROJECT:  
**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING  
**BUILDING 2-  
WEST ELEVATION**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: AS NOTED

DRAWING No.:  
**A4.21**





PROPOSED COLOURS AND MATERIALS

- |   |  |
|---|--|
| 1 6" FIBRE CEMENT LAP SIDING<br>COLOUR: OFF WHITE         | 7 CLEAR COAT CEMENT  |
| 2 FIBRE CEMENT PANEL<br>CLADDING- BURGUNDY                | 8 ROOF FASCIA<br>DARK GREY   |
| 3 FIBRE CEMENT PANEL<br>CLADDING- DARK GREY               | 9 STAINED TIMBRE<br>STAIN: LIGHT WALNUT                                      |
| 4 ALUMINIUM SOFFITS-<br>WOODLOOK TO MATCH<br>LIGHT WALNUT | 10 ALUMINIUM GUARD RAIL<br>COLOUR: LIGHT GREY<br>GUEARDS WITH CLEAR<br>GLASS |
| 5 6" FIBRE CEMENT LAP SIDING<br>COLOUR: MEDIUM GREY       | 11 VINYL WINDOWS<br>SILVER   |
| 6 BRICK VENEER<br>BURGUNDY                                |  |

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DRAWING ISSUE(S)

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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

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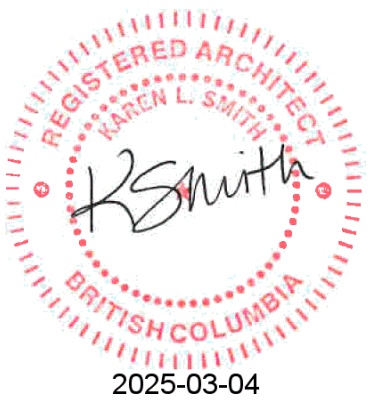
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SEAL:



PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**

12209, 12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 2**  
**NORTH & SOUTH**  
**ELEVATIONS**

CHECKED BY:

DRAWN BY:

DATE:

OCT 2024

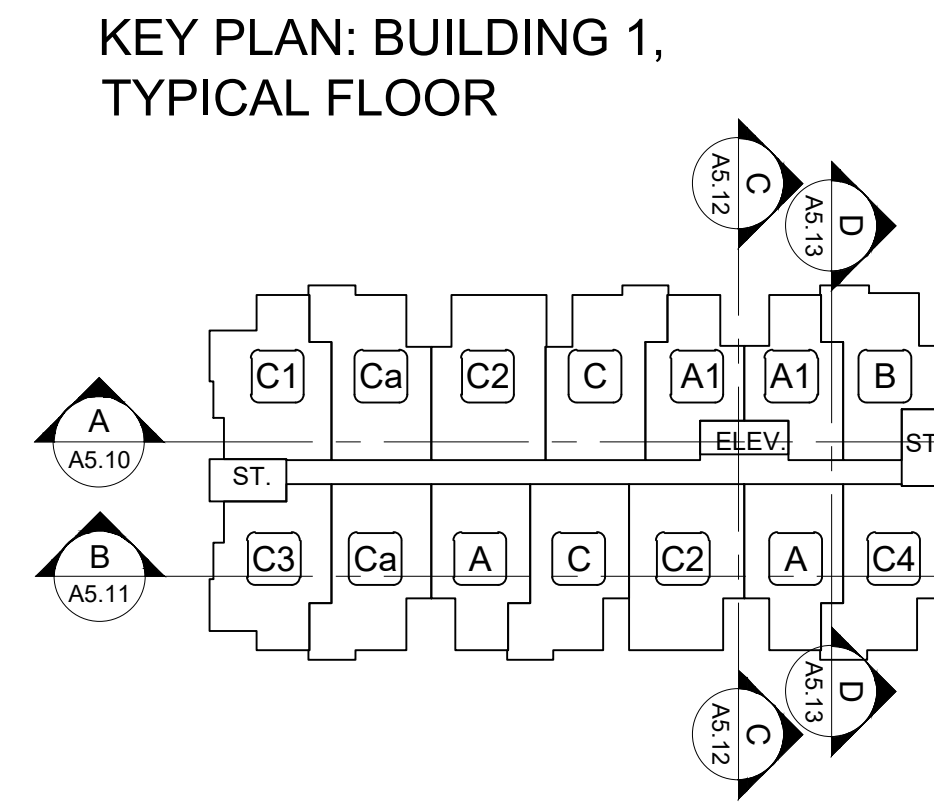
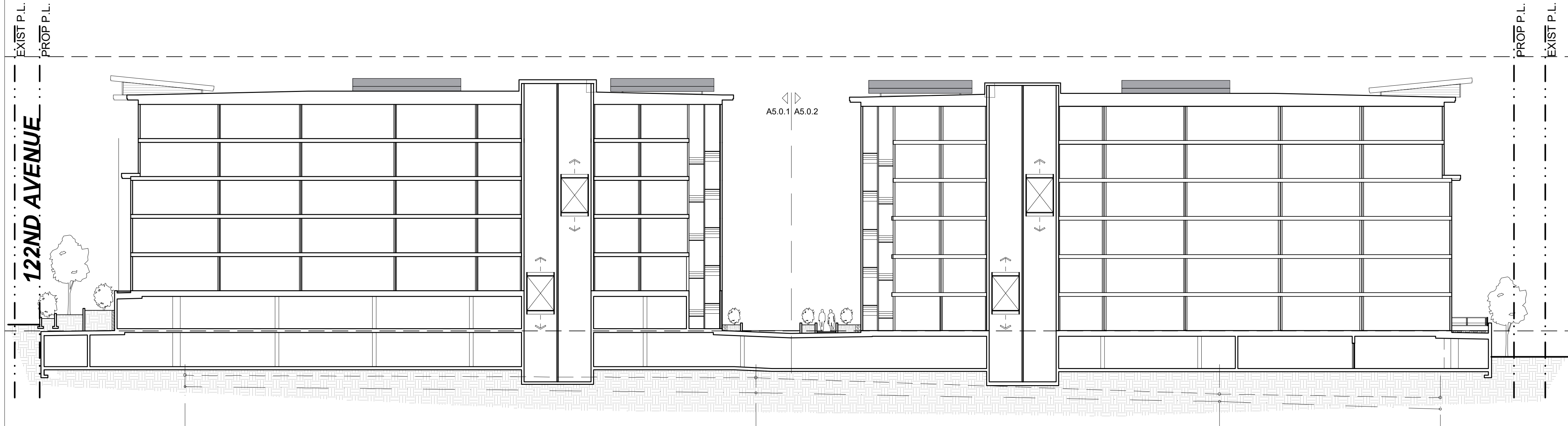
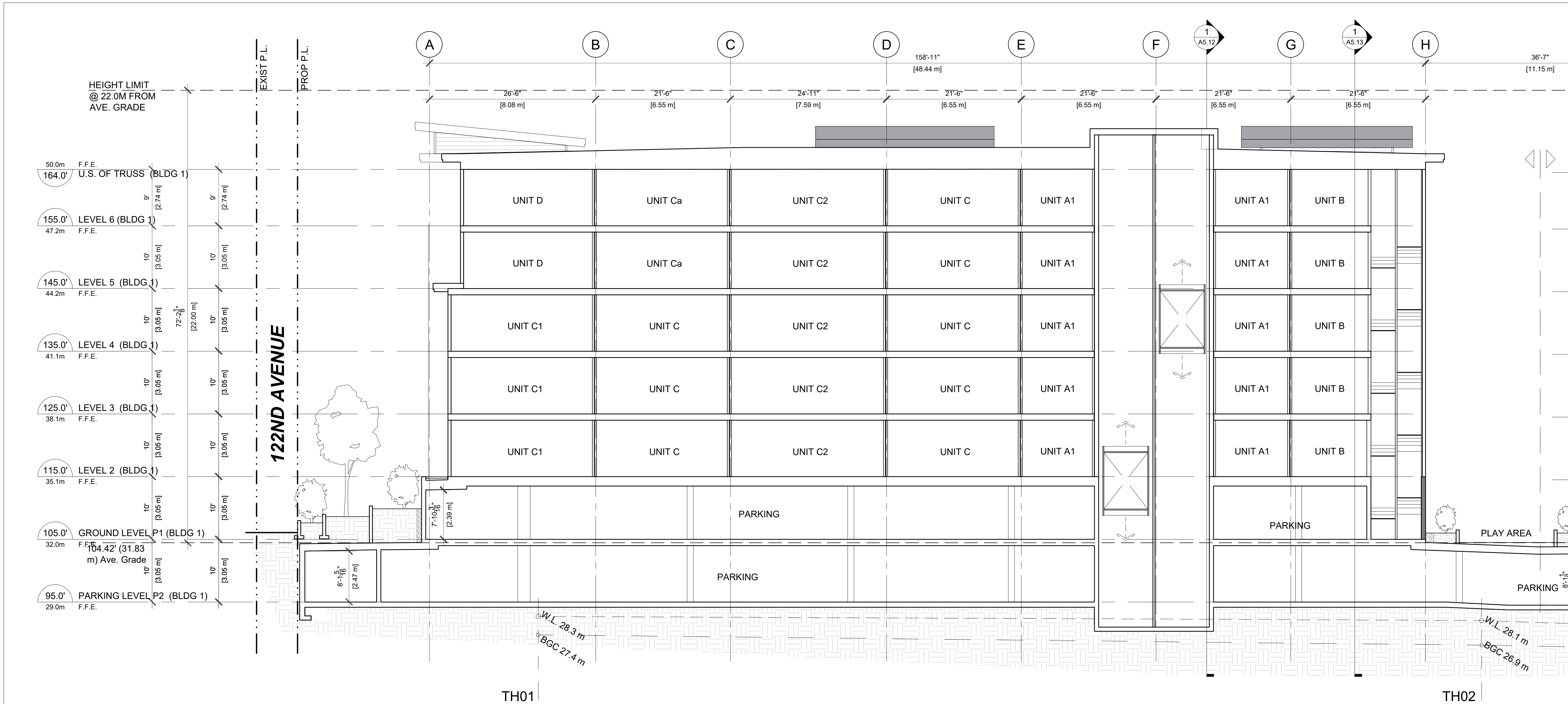
SCALE:

1:100

DRAWING No.:

**A4.22**





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4	23.11.20	ISSUED FOR RZ/DP	1
5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

CLIENT

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SEAL

REGISTERED ARCHITECT  
KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 1**  
**SECTION A**  
**(LONG)**

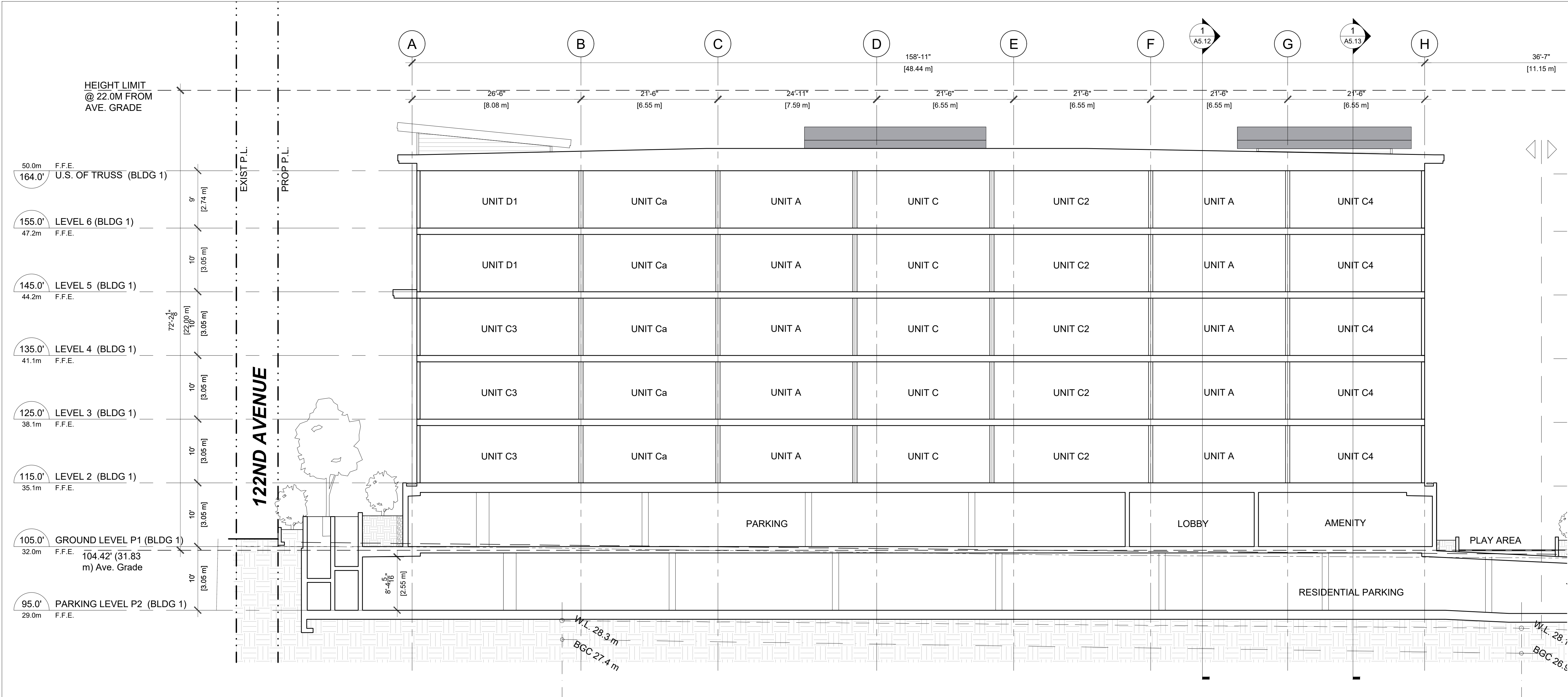
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DATE:	SCALE:
OCT 2024	AS NOTED

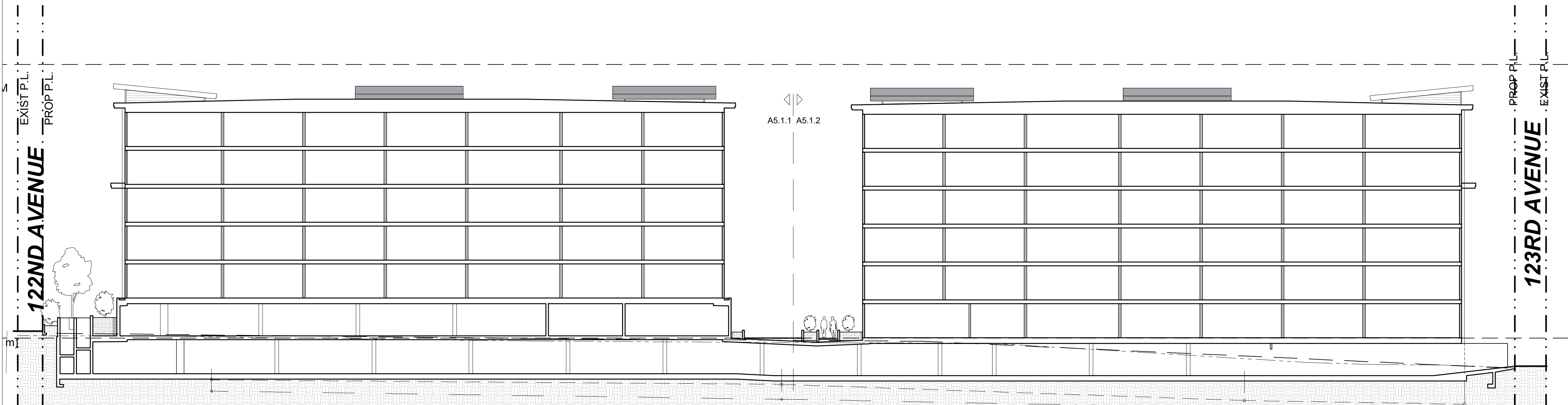
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**A5.10**



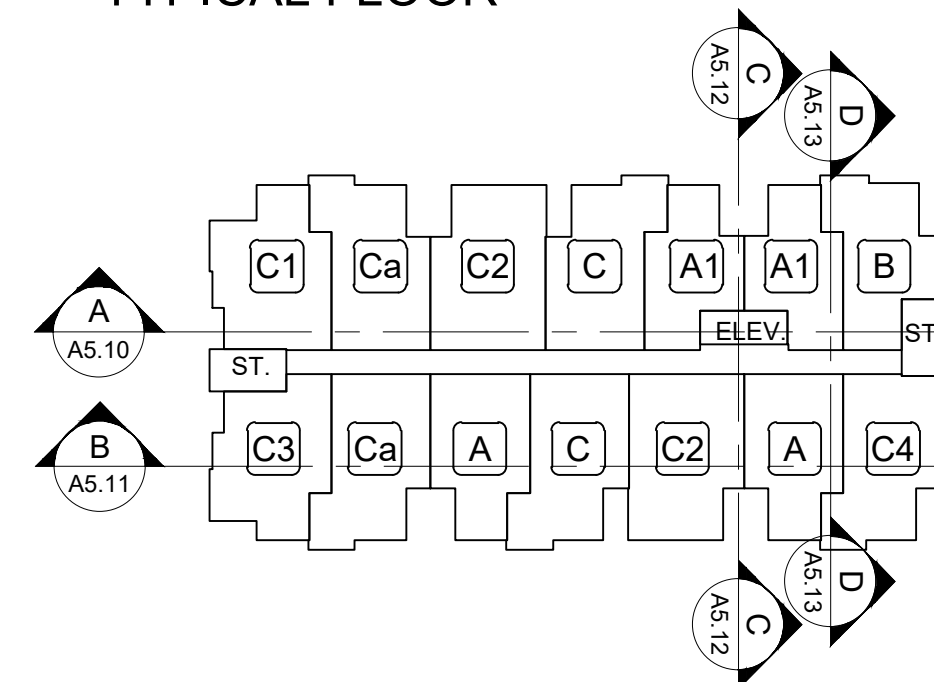


1 SECTION B BUILDING 1  
A5.11 1:100



2 LONG SECTION B BLDG. 1 & 2  
A5.11 1:200

KEY PLAN: BUILDING 1,  
TYPICAL FLOOR



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5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

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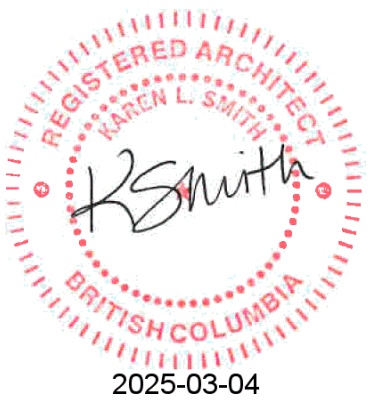


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SEAL:



PROJECT No. 22-12

PROJECT:

ALOUETTE ON THE PARK  
12209, 12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

DRAWING

BUILDING 1  
SECTION B  
(LONG)

CHECKED BY:

DRAWN BY:

TD

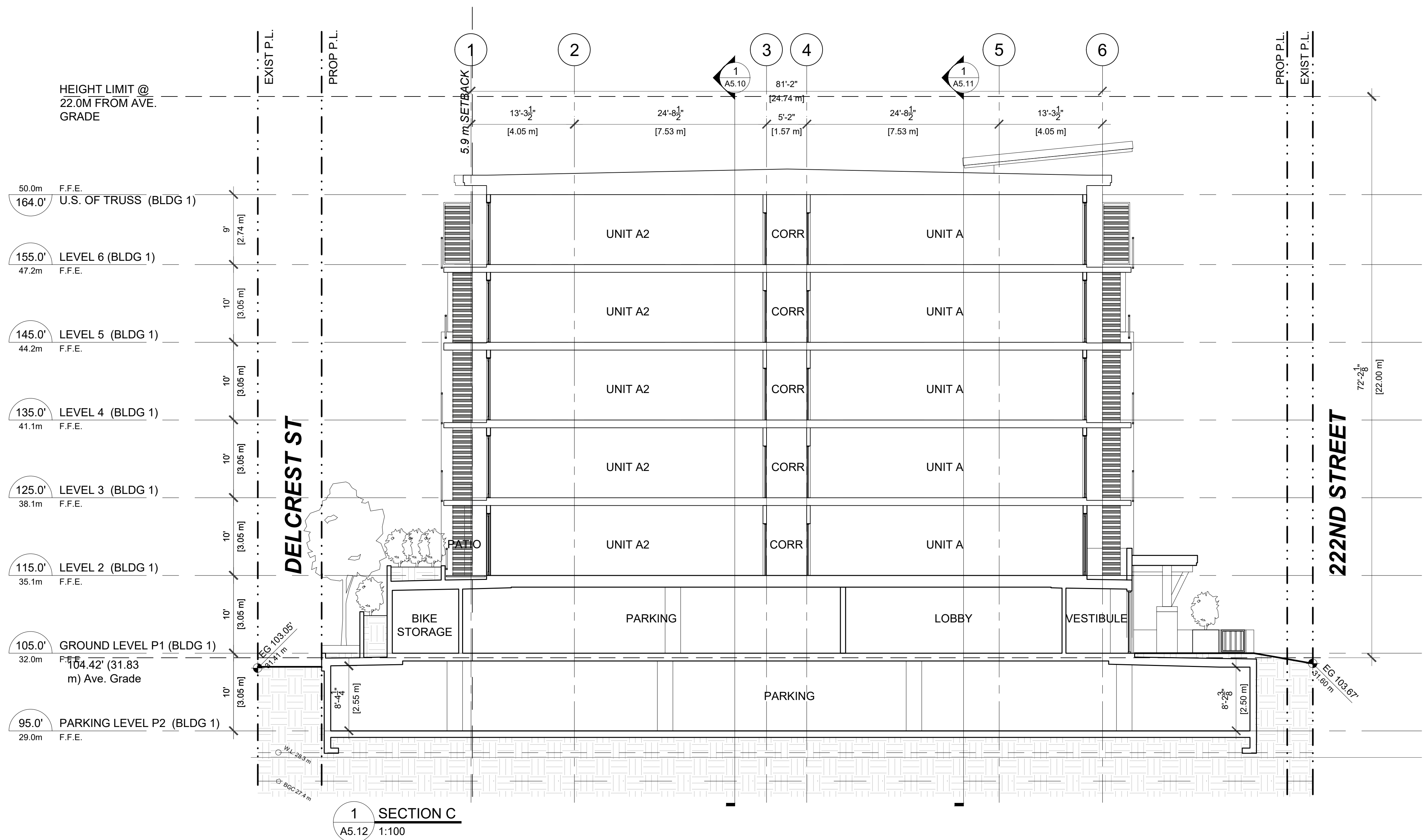
DATE:  
OCT 2024

SCALE:  
AS NOTED

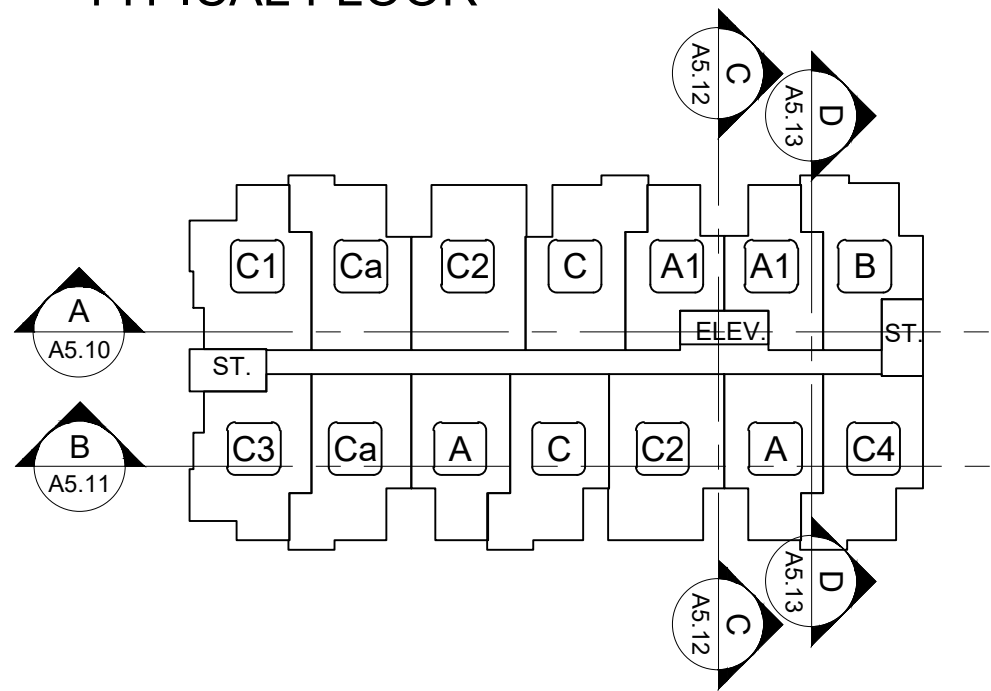
DRAWING No.:

A5.11





KEY PLAN: BUILDING 1,  
TYPICAL FLOOR



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5	24.12.24	ISSUED FOR RZ/DP	1
6	25.01.28	ISSUED FOR RZ/DP	1

CONSULTANT(S)

CLIENT:



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*Building BC since 1905*

1285 W PENDER ST  
VANCOUVER, B.C., V6E 4B1  
(604) 662-3700  
www.ledmac.ca



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ARCHITECTURE

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VANCOUVER, B.C., V6B 1P2  
(604) 428-6259  
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SEAL:



REGISTERED ARCHITECT  
KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**

12209, 12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 1  
SECTION C  
(CROSS)**

CHECKED BY:	DRAWN BY: TD
DATE: OCT 2024	SCALE: 1:100

DRAWING No.:  
**A5.12**



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CONSULTANT(S)

CLIENT

**LEDINGHAM McALLISTER**  
*Building BC since 1905*

1285 W PENDER ST  
VANCOUVER, B.C., V6E 4B1  
(604) 662-3700  
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2025-03-04

PROJECT No. 22-12

PROJECT

ALOUETTE ON THE PARK  
12209,12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

DRAWING

BUILDING 1  
SECTION D  
(CROSS)

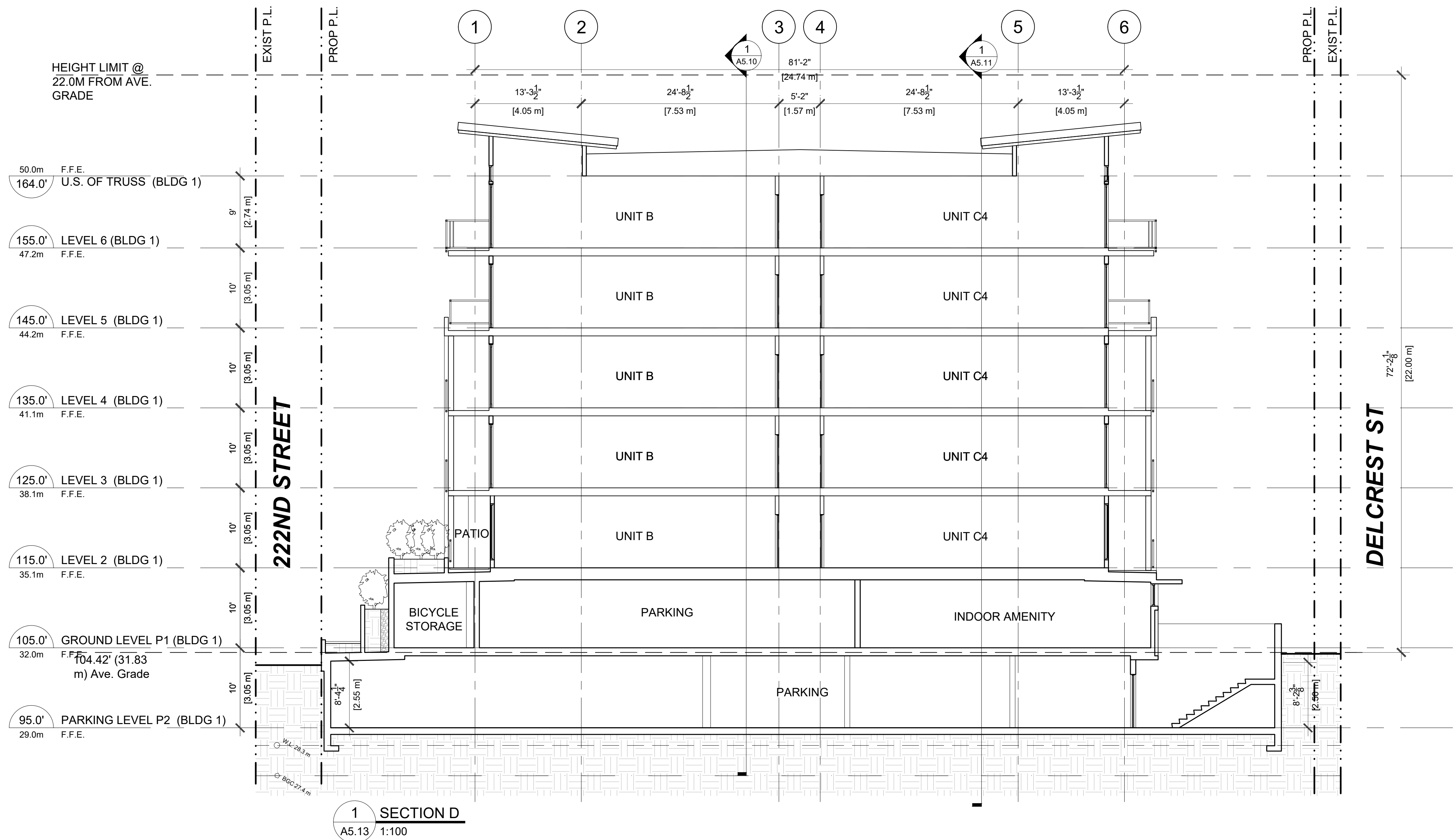
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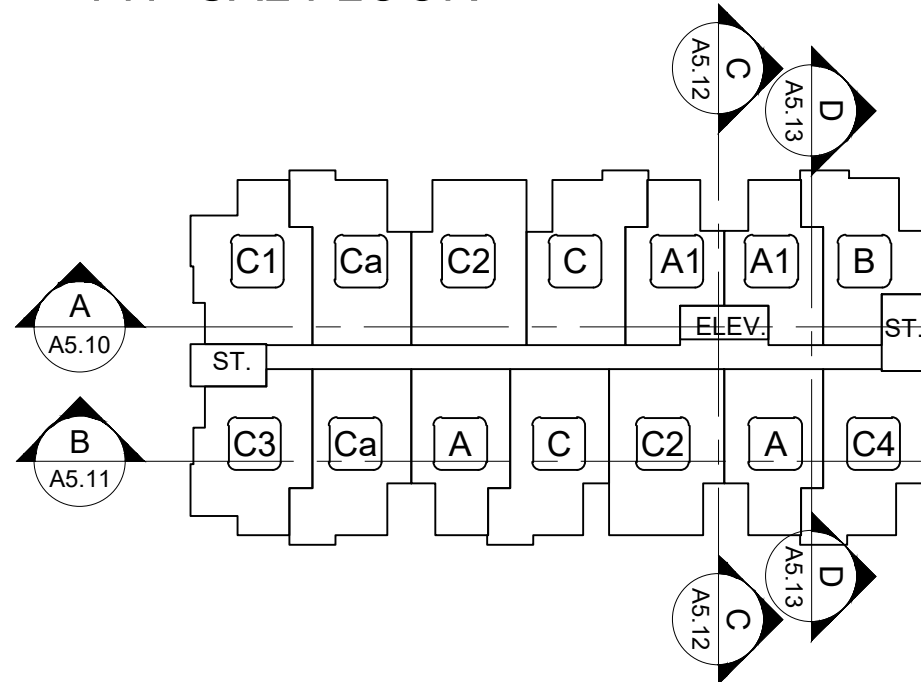
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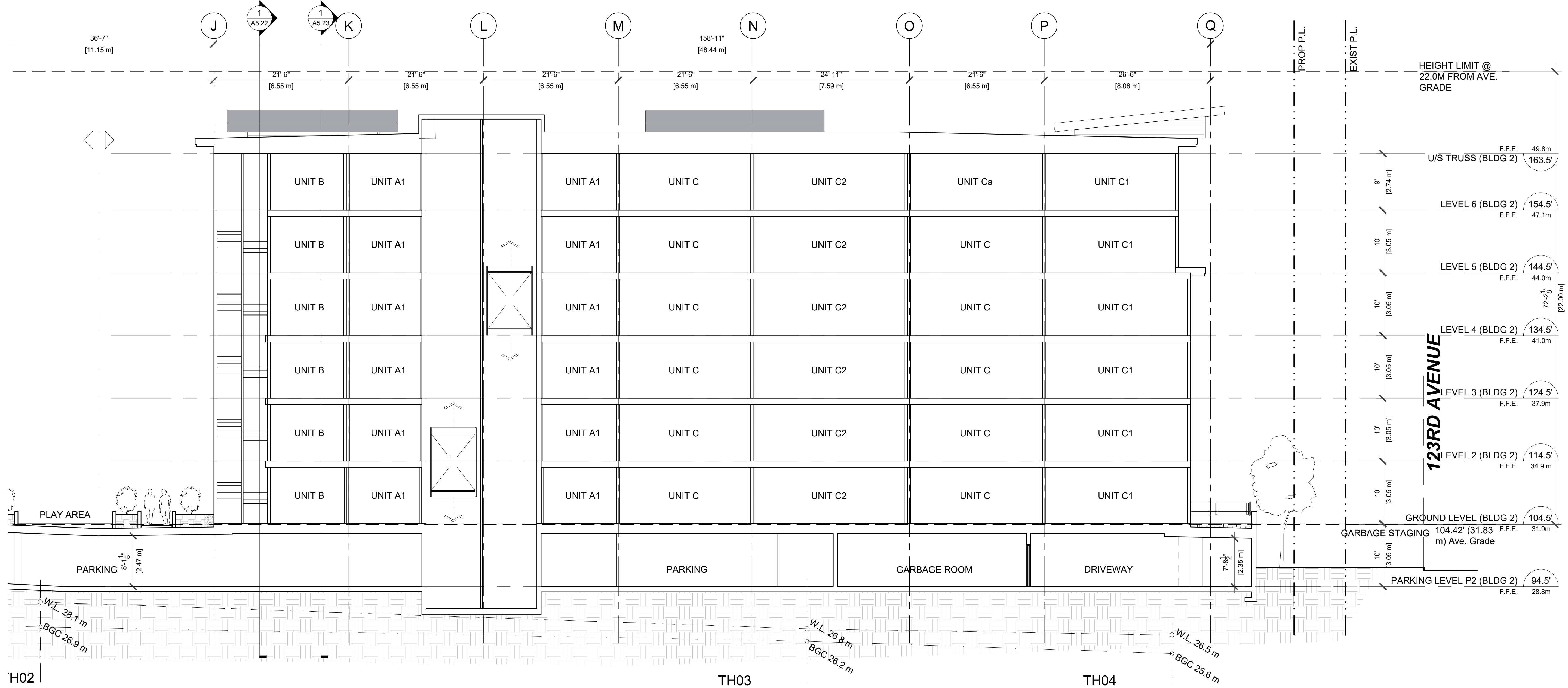
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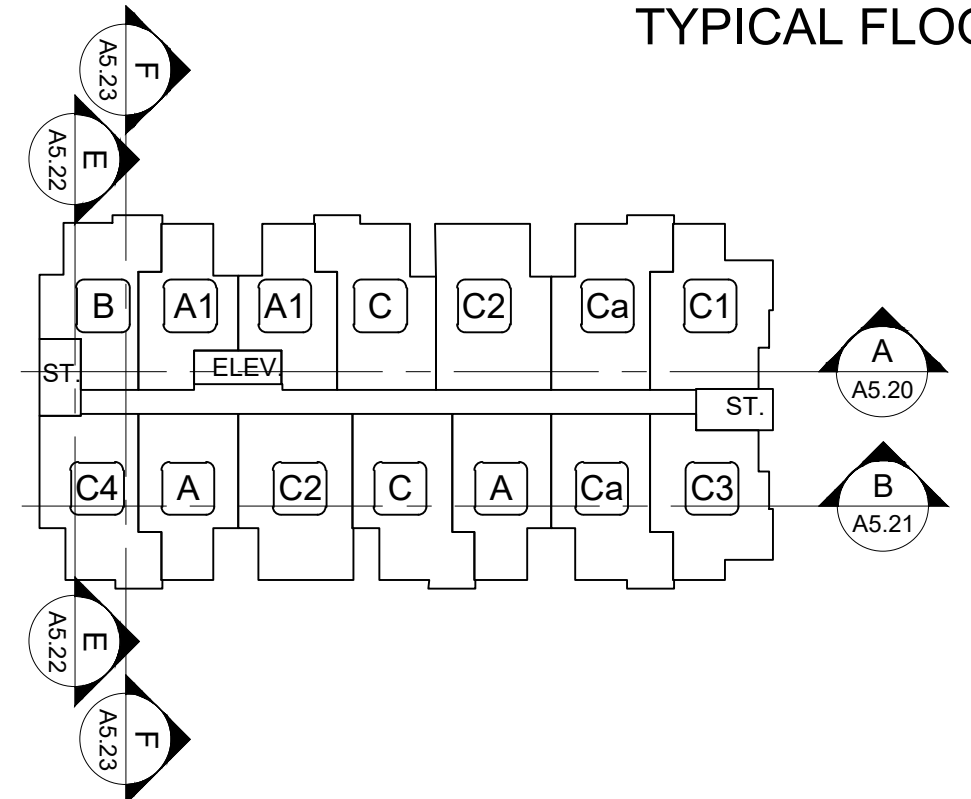
KEY PLAN: BUILDING 1,  
TYPICAL FLOOR







KEY PLAN: BUILDING 2,  
TYPICAL FLOOR



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6	25.01.28	ISSUED FOR RZ/DP	1
CONSULTANT(S):			
CLIENT:			
<div> <b>LEDINGHAM McALLISTER</b> <i>Building BC since 1905</i></div> <div>1285 W PENDER ST VANCOUVER, B.C., V6E 4B1 (604) 662-3700 www.ledmac.ca</div>			
<div> <b>engage</b> ARCHITECTURE</div> <div>400-602 WEST HASTINGS VANCOUVER, B.C., V6B 1P2 (604) 428-6259 www.engagearchitecture.ca</div>			
SEAL:			
			
PROJECT No. 22-12			
PROJECT:			
ALOUETTE ON THE PARK 12209, 12219, 12231, 12241, 12251 22ND STREET, 22190 123RD AVE			
DRAWING			
BUILDING 2 SECTION A (LONG)			
CHECKED BY:		DRAWN BY: TD	
DATE: OCT 2024		SCALE: AS NOTED	
DRAWING No.: A5.20			



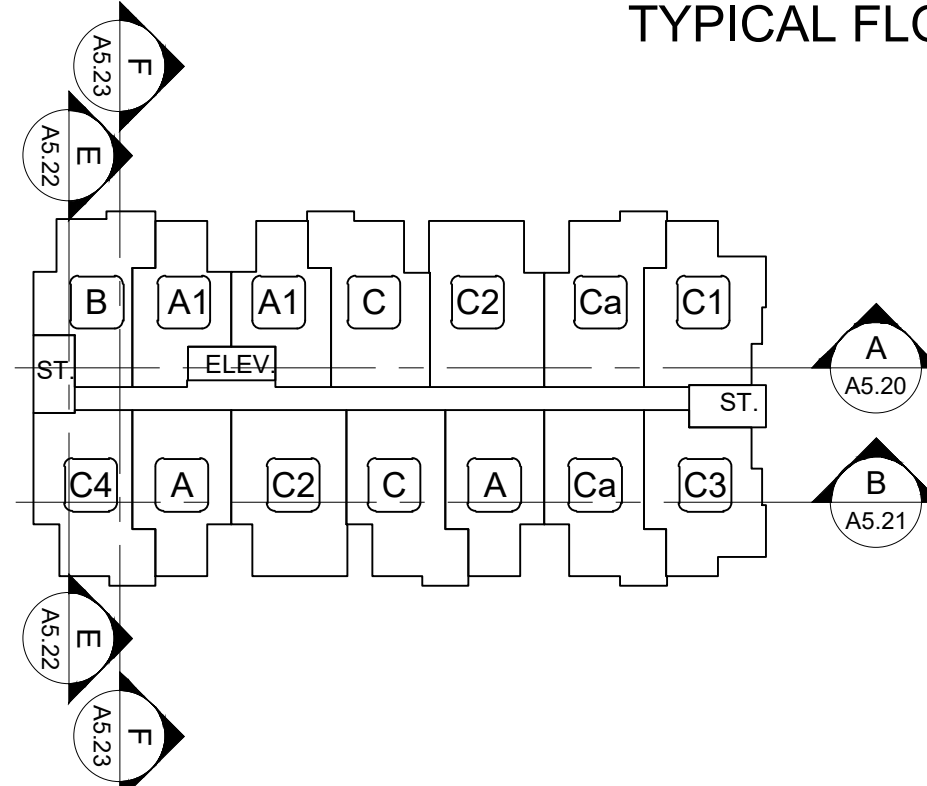


1 SECTION B BUILDING 2  
A5.21 1:100



2 LONG SECTION B BLDG. 1 & 2  
A5.21 1:200

KEY PLAN: BUILDING 2,  
TYPICAL FLOOR



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CONSULTANT(S)

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VANCOUVER, B.C., V6E 4B1  
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PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 22ND STREET,  
22190 123RD AVE

DRAWING

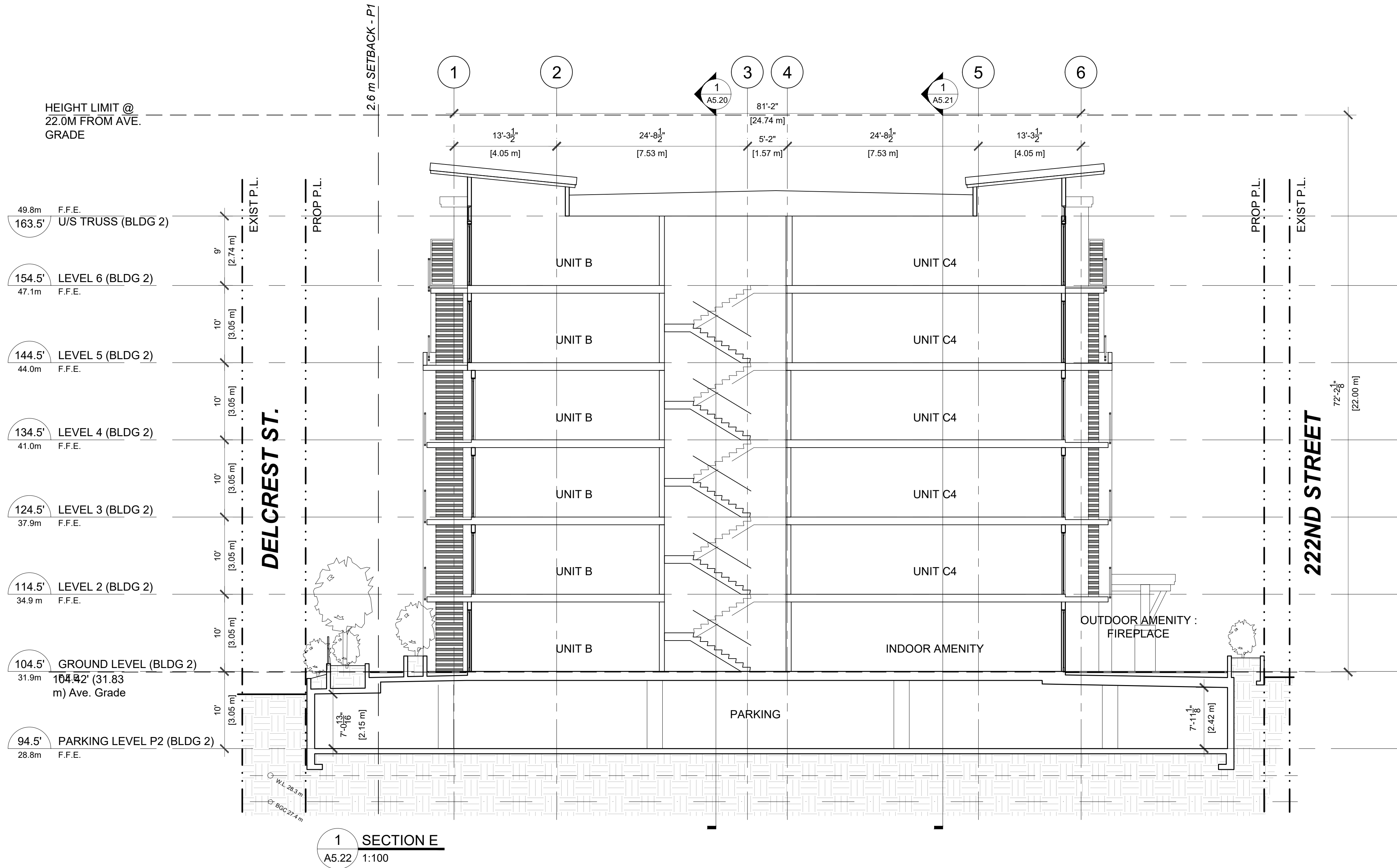
**BUILDING 2  
SECTION B  
(LONG)**

CHECKED BY:	DRAWN BY: TD
DATE: OCT 2024	SCALE: AS NOTED

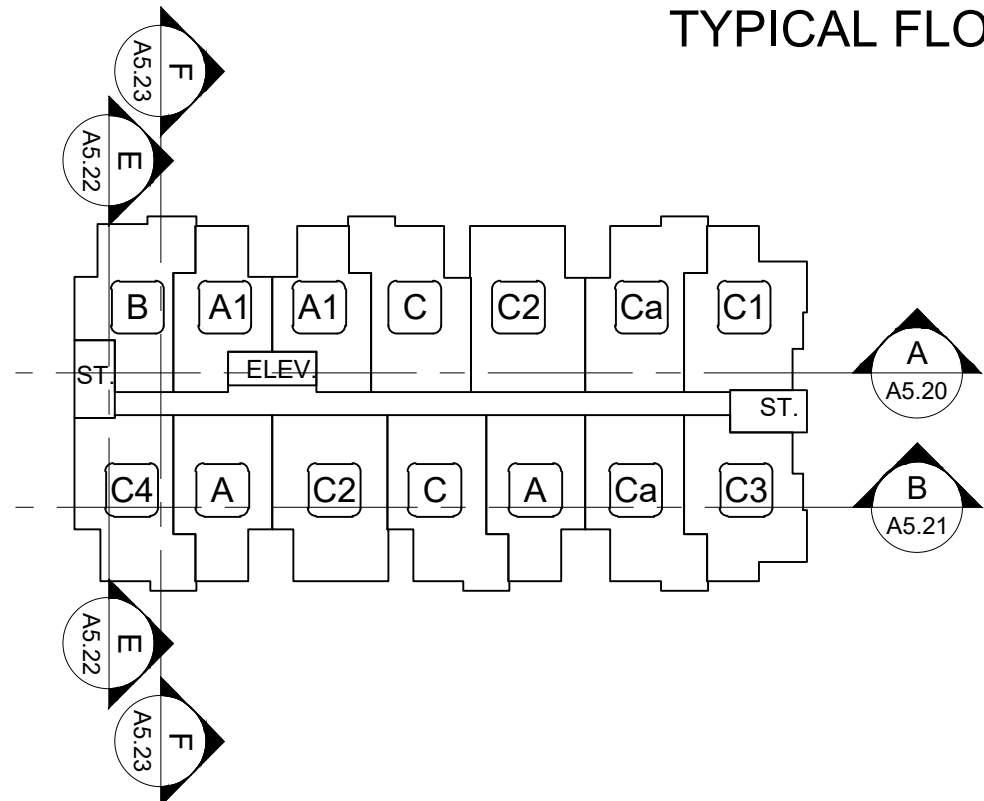
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**A5.21**





KEY PLAN: BUILDING 2,  
TYPICAL FLOOR



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6	25.01.28	ISSUED FOR RZ/DP	1
7	25.03.04	ISSUED FOR RZ/DP	1

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SEAL:

REGISTERED ARCHITECT  
KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209, 12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

DRAWING

**BUILDING 2  
SECTION E  
(CROSS)**

CHECKED BY:	DRAWN BY: TD
DATE: OCT 2024	SCALE: 1:100

DRAWING No.:  
**A5.22**



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7	25.03.04	ISSUED FOR RZ/DP	1

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SEAL:

REGISTERED ARCHITECT  
KAREN L. SMITH  
BRITISH COLUMBIA  
2025-03-04

PROJECT No. 22-12

PROJECT:

**ALOUETTE ON THE PARK**  
12209,12219, 12231, 12241, 12251 222ND STREET,  
22190 123RD AVE

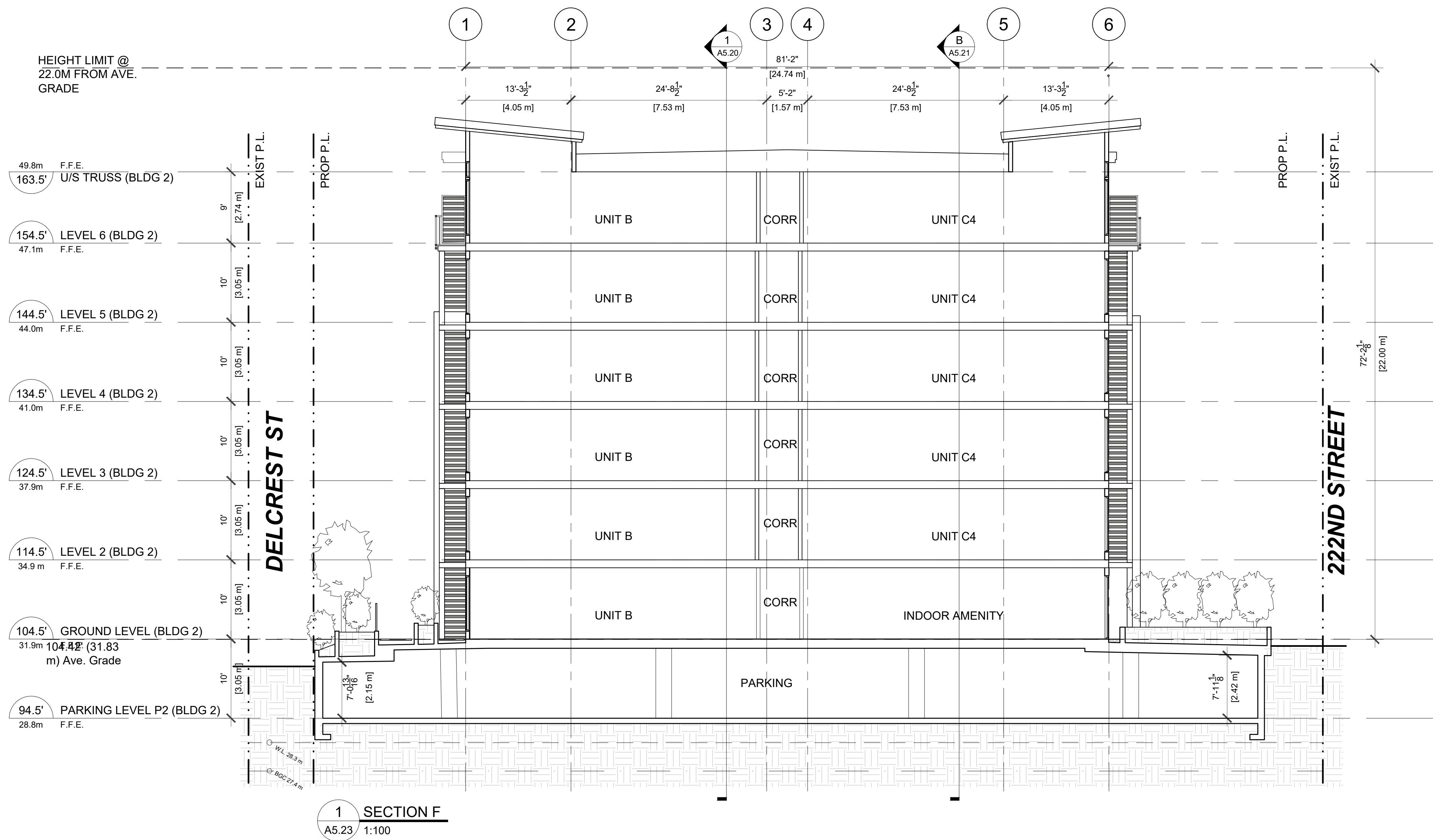
DRAWING

**BUILDING 2  
SECTION F  
(CROSS)**

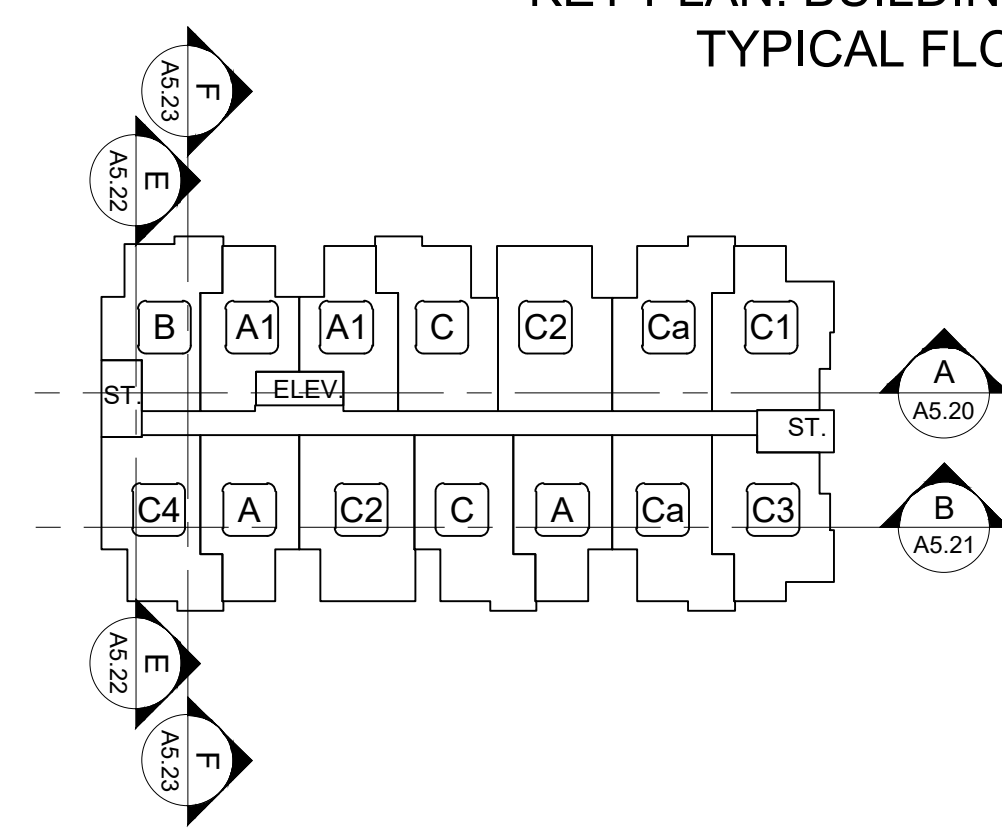
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DATE: OCT 2024	SCALE: 1:100

DRAWING No.:

A5.23



KEY PLAN: BUILDING 2,  
TYPICAL FLOOR







1 VIEW OF BUILDING 1 FROM 222ND STREET  
A6.00 / NTS

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VANCOUVER, B.C., V6E 4B1  
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PROJECT No. 22-12

PROJECT:

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12209, 12219, 12231, 12241, 12251 22ND STREET,  
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DRAWING

**PERSPECTIVE VIEW**

CHECKED BY:	DRAWN BY:
DATE: OCT 2024	SCALE: N.T.S.

DRAWING No.:

**A6.00**