



# AGENDA

## Community Planning Advisory Committee

Wednesday, September 3, 2025 at 7:00 p.m.  
City Hall Council Chambers, 410 Esplanade

**Mandate:** *The mandate of the committee is to provide feedback to applicants and advice to Council on land use applications, policies, regulations and initiatives referred either directly by Council or through the Development Approval Procedures Bylaw.*

1. CALL TO ORDER AND ACKNOWLEDGEMENT (7:00pm)  
The Town of Ladysmith acknowledges with gratitude that this meeting takes place on the unceded territory of the Stz'uminus First Nation.
- 1.1 INFORMATION ON HOW TO ATTEND THE MEETING  
Residents are welcome to attend in person at City Hall Chambers at 410 Esplanade.
2. ELECTION OF CHAIR (7:00PM)
3. AGENDA APPROVAL (7:10pm)
4. ADOPTION OF August 6, 2025 MINUTES\* (7:10pm)
5. COUNCIL REFERRALS (7:10pm)
  - a. Development Permit Application 3060-25-07 – 20 Baden Powell & 311, 315, 319, 321 1<sup>st</sup> Avenue \*  
(30 minutes)
6. MONTHLY BRIEFING (7:40pm)  
File Updates (10 minutes)
7. NEXT MEETING – TBD
8. ADJOURNMENT (7:50pm)

\*Attachments





# MINUTES

## Community Planning Advisory Committee

Wednesday, August 6, 2025 at 7:00 p.m.  
City Hall Council Chambers, 410 Espanade

---

**PRESENT:** Acting Chair – Anthony Price; Members – Stefan Crucil, Robert Reddekopp, Tonya Soules, Julika Pape; Alt. Council Liaison – Duck Patterson; Director of Development Services – Jake Belobaba; Planner and Recorder – Julia Dewijn

**ABSENT:** Chair – Keona Wiley; Member – John Scott; Council Liaison - Jeff Virtanen

**GUESTS:** Applicant – Mejbien Sadeghi (file no. 3360-25-01)

---

Acting Chair Anthony Price called the meeting to order at 7:00 pm.

Anthony Price acknowledged with gratitude that Ladysmith is located on the unceded territory of the Stz'uminus First Nation.

### 1. ELECTION OF CHAIR

It was moved, seconded, and carried that the election of Chair for 2025-2027 term of the Community Planning Advisory Committee be deferred until the next meeting.

### 2. AGENDA APPROVAL

It was moved, seconded, and carried that the Agenda of the August 6, 2025, Community Planning Advisory Committee meeting be approved.

### 3. ADOPTION OF MINUTES

It was moved, seconded, and carried that the Minutes of the May 14, 2024, Community Planning Advisory Committee meeting be approved.

### 4. WELCOME, INTRODUCTIONS, & ORIENTATION

CPAC members were asked by staff if they had any questions about the CPAC Terms of Reference. CPAC Members, staff, and the Alt. Council Liaison briefly introduced themselves.

### 5. COUNCIL REFERRALS

#### Zoning Bylaw Amendment Application 3360-25-01 – 450 Thetis Drive

Planner Julia Dewijn provided a brief overview of the rezoning application and its purpose of adding Tourist Accommodation as a site-specific permitted use under the existing R-1 zone.

The applicant was invited to speak to their proposal and provided some responses to clarify items discussed. The applicant stated their intent to have a family member

live on site in the accessory building, for which there is a pending Development Variance Permit to vary the building height.

Staff clarified that a house of this size would not be considered an affordable rental and that this would be a consideration during staff's assessment of the proposal's impact on long-term rental housing supply.

CPAC members discussed the possibility of registering a covenant on Title to ensure that the property is always occupied by the owner or a family member.

CPAC members were generally in support of the proposal with some restrictions. There were concerns that a site-specific change in use would create an opportunity for future larger-scale tourist accommodation redevelopment of the that would not suit the residential neighbourhood. Other priorities include preserving the residential neighbourhood character and ensuring someone related to the owner or responsible for the property is on the property to address safety and nuisance concerns. CPAC discussed possible options to address concerns, which formed the recommendations below.

**It was moved, seconded, and carried that the Community Planning Advisory Committee recommends that the Council approve Zoning Bylaw Amendment application 3360-25-01 for 450 Thetis Drive with the following recommendations restricted by site-specific zoning and/or covenant:**

- **That the owner or owner's family must occupy the accessory dwelling unit on the property as their primary residence.**
- **That the proposed Tourist Accommodation use be limited to the existing principal building and lot configuration.**
- **That the maximum building occupancy is established as per the Fire Department's recommendations on safe occupancy limits.**
- **That the Tourist Accommodation use permitted in the principal building be restricted to the building's short-term rental as a single rental unit.**

## **6. MONTHLY BRIEFING**

a. Updates were provided on the following files that were previously reviewed by CPAC or have otherwise been undertaken by the Town of Ladysmith:

- Update provided on upcoming enforcement of short-term rentals and their compliance with applicable provincial legislations and Town bylaws.
- Staff informed CPAC that there will be larger redevelopments within the Town soon.
- Update provided on 3360-23-10 – The file will be going to Council soon, with opportunity for further discussion on emergency access options through or around Brown Drive Park.
- Update provided on the Holland Creek subdivision to occur in the next few months, which will include park land acquisitions.
- Update provided on 440 1<sup>st</sup> Avenue (Islander Hotel) construction.



7. NEXT MEETING – TBD

8. ADJOURNMENT

It was moved, seconded, and carried that the meeting be adjourned at 7:57 PM.

---

Acting Chair (Anthony Price)

RECEIVED:

---

Corporate Officer (S. Bouma)

Subject to Adoption



## CPAC REFERRAL REPORT

**Report Prepared By:** Jake Belobaba, Director of Development Services  
**Meeting Date:** September 3, 2025  
**File No:** 3060-25-07  
**RE:** Development Permit Application – 20 Baden Powell/311, 315 and 319/321 1st Avenue

---

### EXECUTIVE SUMMARY:

A development permit application has been received for 20 Baden Powell, 311, 315, and 319/321 1<sup>st</sup> Avenue for a 6-storey mixed use building. The Community Planning Advisory Committee (CPAC) is being asked to provide feedback regarding the application in accordance with the CPAC Terms of Reference.

### INFORMATION/BACKGROUND:

#### Subject Property

The subject properties are zoned Downtown Commercial (C-2) and fall within the Downtown Development Permit Area (DPA 2) and Multi-Unit Residential Development Permit Area (DPA 4). The development site totals 2,662.6 square metres in size.

The site is currently occupied by a 10-unit multi-family residential building, originally constructed as an office and warehouse building in 1975, one small commercial building built circa 1901, a single-detached home built circa 1905, and vacant land storing miscellaneous materials and vehicles. None of the existing buildings on the site are on the Town of Ladysmith Community Heritage Register.

#### SUBJECT PROPERTY MAP

20 Baden Powell Street / 311, 315 and 317 1<sup>st</sup> Avenue



Subject Property

The proposed development site is located at the corner of Baden-Powell Street and 1<sup>st</sup> Avenue and is at the boundary between the Downtown Core and the Old Town Residential OCP designations. These properties mark the start of the downtown area from the southeast direction. There is an existing BC Transit stop with connections to Chemainus and Duncan on 1<sup>st</sup> Avenue fronting the site.

Adjacent land uses are as follows:

- **Southeast Side:** Baden Powell Street and single-unit residential homes.
- **East Side :** Lane, single-unit residential and multi-unit residential buildings.
- **North Side:** Lane, Dragon City Restaurant and parking lot, a single-detached home, and the Old Post Office Antique Mall.
- **South Side:** 1<sup>st</sup> Avenue, Queen's Park and single-detached homes.
- **West:** 1<sup>st</sup> Avenue, Ladysmith & District Credit Union and offices

### **PROPOSAL:**

The applicant is proposing to construct a 6-storey (expressed as 5 storeys from 1<sup>st</sup> Avenue) mixed-use building at the corner of Baden-Powell Street and 1<sup>st</sup> Avenue.

Highlights of the proposal include:

- A clock tower at the south corner of the development site at the corner of Baden Powell Street and 1<sup>st</sup> Avenue.
- Rooftop amenity space for residents.
- Green roofs.
- Pedestal for future solar panel array on the front portion of the building.
- Central courtyard.
- Grade changes along 1<sup>st</sup> Avenue to bring the floor elevations of the commercial units flush with the side walk (currently, commercial units are below the existing sidewalk)
- Two floor layout options:
  - Option 1: 147 residential units (mix of studio, 1-bedroom, and 2-bedroom units), 4 commercial units, and 1 assembly/daycare use.
  - Option 2: 121 residential units (mix of studio, 1-bedroom, and 2-bedroom units), 4 commercial units, 1 assembly/daycare, and 2 floors of non-residential space [e.g. office]).
- Underground residential parking accessed from the adjacent lane.
- Frontage improvements along First Avenue and Baden Powell with improved connections and accessibility features between the two streets.

The applicant has provided the following documents to support the development permit application (Attached):

- Design Rationale
- Architectural Drawings

### **DISCUSSION:**

#### *Zoning Bylaw*

The subject properties are zoned Downtown Commercial – C-2 which permits a range of commercial and institutional uses and multifamily residential use.

#### *Official Community Plan (OCP)*

The subject property is within the Official Community Plan's Downtown Heart land use designation. The Downtown Heart designation is identified as the cultural, civic, culinary, economic, and public centre within the Town of Ladysmith, and its intent is to provide a range

of commercial, cultural and civic spaces that serve as local and regional destinations. This designation also recognizes the downtown core as a neighbourhood, providing housing in multi-family residential buildings and dwelling units above commercial uses. Downtown Heart is a priority growth area, where mixed-use development, infill, and intensification is prioritized.

### Development Permit Area

The subject property is within Development Permit Area 2 – Downtown Commercial (DPA 2) and Development Permit Area 4 – Multi-Unit Residential (DPA 4). The objective of DPA 2 is to strengthen the historic Downtown as the Town’s primary commercial area, and new development should contribute to and enhance the historic, cultural, and architectural value of Downtown. The intent of the DPA 2 guidelines is to:

- Enhance Ladysmith’s distinctive character, and preserve its heritage;
- Introduce appropriately scaled commercial use, while retaining and revitalizing the existing residential buildings;
- Inspire a high-quality public realm, and well-defined gathering spaces;
- Accommodate multiple modes of transportation; and
- Support meeting the greenhouse gas emissions reduction targets in the OCP, including through sustainable design and building technologies.

Table 1 highlights DPA 2 guidelines relevant to this proposal.

<b>Development Permit Area 2 – Downtown (DPA 2) Guidelines</b>	
<i>Guideline Category</i>	<i>Relevant Guideline Number(s)</i>
Building Design	1 a, b, and c
Building Siting & Massing	2 a, b, c, d, e, f, g, h, j and k
Building Frontage	3 a to e
Roof Form	4 a, b, and d
Windows & Doors	5 a to o
Signs, Canopies & Lighting	6 b, e, f, and g
Outdoor Patios	7 a and b
Materials & Colours	8 a to d
Mechanical, Electrical & Security Equipment	9 a and b
Accessibility & Connectivity	10 a, b, d, and e
Vehicle & Bicycle Parking	11 a, e, f, and g
Loading Facilities	12 b
Landscape	13 a to o
Energy Conservation & Greenhouse Gas Emissions Reductions	14 a to c
Rainwater Management	15 a and b
Water Conservation	16 a and b
Recycling, Organics & Solid Waste Management	17 a
Safety	18 a to d
Public Realm	19 a and b
Preservation, Rehabilitation & Restoration of Heritage Buildings	20 c and d

**CPAC REFERRAL**

In accordance with CPAC's Terms of Reference, the committee is asked to provide feedback on any development or redevelopment of lands, buildings and structures that are within the Downtown DPA (DPA 2). CPAC is asked to review the proposed mixed-use development in the context of the DPA 2 guidelines and provide recommendations to Council based on their assessments of the proposal. The DPA 4 (Multi-Unit Residential) guidelines are not subject to a CPAC referral.

Development permits are not entirely discretionary decisions of Council—i.e. they can only be denied based on inconsistency with development permit guidelines. Subsequently, it is not possible for Council to request the same types of conditions for development permits as discretionary approvals such as rezoning and OCP amendment applications, and the CPAC should keep this in mind when reviewing and commenting on the proposal.

**INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:**

The application has been forwarded to the Engineering, Fire, and Building Departments as part of the application process.

**NEXT STEPS:**

Following the referral period, the review of the application will continue and it will proceed to Council for consideration. A building permit may be issued upon the issuance of a Development Permit and any other necessary permits.

**ATTACHMENTS:**

- A. Design Rationale Letter
- B. Architectural Drawings (Option 1)
- C. Architectural Drawings (Option 2)
- D. Landscape Plan

# Design Rationale - 20 Baden-Powell St.

## Project Overview

The proposed development is a 6-storey mixed-use building situated on a steeply sloped site. The design responds to the unique topography and urban context by incorporating terracing, sensitive massing, and strategic upper-storey setbacks on levels 5 and 6 to reduce the visual impact and enhance neighbourhood integration. The project is located in the Down Town Core and has 2 street facing facades and 2 lane facing facades.

## 1. Site Context and Topography

- The site presents a **significant grade differential**, with a slope of approximately 20% from front 1<sup>st</sup> Ave to rear Lane.
- The building design steps with the slope, allowing parking and services to all be below grade
- Retaining walls and landscape buffers are incorporated to support slope stability and visual softening at the pedestrian level.

## 2. Massing and Building Form

- The massing is broken up into smaller volumes to reduce the apparent scale when viewed from the lower street elevation.
- The **5th and 6th floors are stepped back** from the primary façades along 1<sup>st</sup> Ave and side elevations off Baden- Powell St, responding to urban design guidelines and mitigating shadowing and overlook concerns.
- These setbacks also align with **zoning or form-based code requirements** and contribute to a more respectful interface with adjacent lower-scale development.

## 3. Architectural Expression

- A combination of high-quality, durable materials such as face brick, fiber-cement panel in alternative colors including wood accents, are used to articulate the base, middle, and top of the building.
- Façade modulation, recessed balconies, and variation in materiality further reduce bulk and visual monotony. The 1<sup>st</sup> Ave façade for the First 3 levels have been Designed to complement the existing street scape along 1st Ave that is mostly Heritage buildings.

#### 4. Pedestrian Realm and Streetscape

- The building interface with the street is designed to enhance the pedestrian experience:
  - Active uses or lobbies are located at grade.
  - Landscaping and public realm improvements (e.g., widened sidewalks, planters) animate the frontage.
- The Main entry is oriented off 1<sup>st</sup> Ave level, allowing **universal accessibility** despite the slope.
- A public plaza has been designed at the top of Baden – Powell with accessibility to both 1<sup>st</sup> Ave and Baden-Powell

#### 5. Sustainability and Livability

- The stepped design maximizes **natural light access** and **views** for both residents and neighbours.
- Green roofs and planted terraces are included on setback levels to reduce heat island effect and increase permeability.
- Energy-efficient systems and materials are integrated to meet or exceed Step Code or LEED standards

#### 6. Parking and Access

- Underground parking is accessed from the lower portion of the site, utilizing the slope to reduce entry ramp into parking area.
- The slope also permits partial at-grade access to service and loading areas without disrupting pedestrian traffic along 1<sup>st</sup> Ave.

#### 7. Neighbourhood Fit

- Building height and massing are consistent with evolving area plans or OCP designations for mid-rise forms.
- The upper-level setbacks reduce shadowing and overlook onto adjacent properties, particularly where the site interfaces with lower-scale residential neighbours.



Attachment B  
Architectural Drawings - Option 1  
DP 25-07  
34 pages

# 20 Baden-Powell Street, 311-321 First Ave Ladysmith, BC

Issued for DEVELOPMENT PERMIT: 2025-07-04

Client

Framework Projects Ltd  
20 Baden Powell St.  
Ladysmith BC V6G 1S8  
Contact: Tom Awram  
Email: tom@frameworkprojects.ca  
Tel: 604.505.6843

Architect

Ankenman Marchand Architects  
1645 West 5th Avenue  
Vancouver, BC V6J 1N5  
Contact: Daniel Martins PM.  
Email: daniel@amarchitects.com  
Tel: 604.872.2595 Fax: 604.872.2505

Surveyor

J.E. Anderson & Associates  
1A 3411 Shenton Rd  
Nanaimo, BC V9T 2H1  
Contact: T.B.D  
Email: javier@bennettsurveys.com  
Tel: 604.886.2531

CIVIL ENGINEER

NEWCASTLE ENGINEERING LTD  
Suite #4 - 3179 Barons Road,  
Nanaimo, BC V9T 5W5  
Contact: Joshua Culp, P.L. Eng., LET  
Email: Joshua.Culp@newcastleengineering.com  
Tel: (250) 756-9553, Ext. 25, Mobile: (250) 668-7534

STRUCTURAL ENGINEER

TIMBER ENGINEERING INC.  
Suite # 400 - 19 East 5th Avenue  
Vancouver, BC V6T 1G7  
Contact: Robert Malczyk P.Eng., Struct. Eng. IStructE., MBA  
Email: robert.malczyk@timberengineering.ca  
Tel: (604) 839-0214

CODE CONSULTANT

GHL Consultants Ltd.  
Suite 900 - 700 W Pender Street  
Vancouver, BC V6C 1G8  
Contact: Khash Vorell, P.Eng. PE, CP  
Email: kv@ghl.ca  
Tel: 604 689 4449

Geotechnical Engineers

Lewkowich Engineering Associates Ltd.  
1900 Bowwood Road  
Nanaimo, BC V9S 5Y2  
Contact: Amirali Mehdizadeh, M.Sc., P. Eng.  
Email: amehdizadeh@lewkowich.com  
Tel: 250-756-0355 ext 208 Mobile: 778 268 0986

Landscape Architect

PWL Partnership Landscape Architects Inc.  
1201 Pender St W,  
Vancouver BC V6E 2V2  
Contact : Joelle Sept, MBCSLA, CSLA  
Email: jsept@pwlpartnership.com  
Tel: 604 688 6111 Mobile: 604 639 3092

Electrical Engineer

Gager Electrical Consultants Ltd.

Contact : Mark Gager  
Email: marc.gager@gagerelectrical.com  
Tel: 604-250-2523

Mechanical Engineer

Avalon Mechanical

Contact : Tim Robertson  
Email: trobertson@avalonmechanical.com  
Tel: 250-240-1357

Building Envelope Consultant

Aqua-Coast Engineering Ltd.

Contact : Pat Cuthbert  
Email: pcuthbert@aqua-coast.ca  
Tel: 604-946-9910

Energy Engineer

Avalon Mechanical

Contact : Tim Robertson  
Email: trobertson@avalonmechanical.com  
Tel: 250-240-1357



ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 872-2595  
Email: office@amarchitects.com

ANKENMAN MARCHAND

Sheet List	
Sheet Name	Sheet Number

COVER PAGE AND DRAWING LIST	A001
STATISTICS	A002
CONTEXT SHEET	A030
SITE SURVEY	A050
SITE PLAN	A100
PARKING LEVEL P2	A101
PARKING LEVEL P1	A102
LOWER LEVEL B3	A103
LOWER LEVEL B2	A104
LOWER LEVEL B1	A105
GROUND LEVEL FLOOR PLAN	A110
SECOND FLOOR PLAN	A120
THIRD FLOOR PLAN	A130
FOURTH FLOOR PLAN	A140
FIFTH FLOOR PLAN	A150
ROOF LEVEL PLAN	A160
NORTH & WEST ELEVATIONS	A200
SOUTH & EAST ELEVATIONS	A201
NORTH & WEST INTERNAL ELEVATIONS	A202
SOUTH & EAST INTERNAL ELEVATIONS	A203
BUILDING SECTIONS	A300
COLOUR RENDERINGS	A600
COLOUR RENDERINGS	A601
MATERIAL SAMPLE BOARD	A800
AREA PLAN PARKING LEVEL P2	A801
AREA PLAN PARKING LEVEL P1	A802
AREA PLAN LOWER LEVEL B3	A803
AREA PLAN LOWER LEVEL B2	A804
AREA PLAN LOWER B1	A805
AREA PLAN GROUND FLOOR	A810
AREA PLAN SECOND FLOOR	A820
AREA PLAN THIRD FLOOR	A830
AREA PLAN FOURTH FLOOR	A840
AREA PLAN FIFTH FLOOR	A850

34

Project: 2024

Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

COVER PAGE AND DRAWING LIST

Project Status:

DP

Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-04 - ISSUED FOR DP	

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

DWG. NO:

A001

D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith.daniel@TCBM4.rvt

Plot Date: 2025-07-04 9:51:07 AM

2025-07-04 9:51:07 AM



ISSUED FOR DEVELOPMENT PERMIT: 2025-07-04



**LEGAL DESCRIPTION:**

(1) LOT 2, DISTRICT LOT 56, OYSTER DISTRICT, PLAN VIP52784  
(2) LOT 2, DISTRICT LOT 56, OYSTER DISTRICT, PLAN 9741  
(3) LOT 11 BLOCK 11, DISTRICT LOT 56, OYSTER DISTRICT, PLAN 703, EXCEPT PARCELS A (DD2738N)  
(4) LOT 1, DISTRICT LOT 56, OYSTER DISTRICT, PLAN VIP52784

**CIVIC ADDRESS:**

20 BADEN-POWELL STREET, 311, 315, 319 AND 321 FIRST AVENUE, LADYSMITH

<b>PID:</b>			
017-436-273 (LOT1)	005-384-991(LOT2)	008-553-319 (LOT3)	017-436-265 (LOT4)

**SITE AREA:** 28,670 SF

**CURRENT ZONING: C-2**

**PROPOSED ZONING:** Mixed-Use- Residential- Commercial & Daycare

**DEFINITIONS (PER ZONING BYLAW NO.2138)**

- b) For all Multiple-Unit Dwellings and portions of mixed-use Buildings used for Residential use, the Gross Floor Area shall be measured to the exterior surface of the exterior wall, excluding:
- i) A maximum of 0.165 metres of thickness of the exterior cladding and/or exterior solid wall systems, in an exterior insulation or weather protection wall system.
  - ii) Unenclosed balconies, decks, patios, terraces, or courtyards.
  - iii) Common stairwells, entry lobby, elevator shafts, corridors, recreation facilities, garbage and recycling facilities, bicycle storage facilities, scooter storage facilities, common amenity rooms or spaces, common laundry facilities or swimming pools.
  - iv) Any portion of a Building used for a mechanical or electrical service room.
  - v) Any floor space having a ceiling Height less than or equal to 2.29 metres.
  - vi) Any non-habitable portions of the Building situated entirely below the Average Finished Grade that are used solely for parking, storage or cisterns for the collection of rainwater.

VEHICLE PARKING SUMMARY			
	BYLAW	REQUIRED	DP PROPOSED
APARTMENT USE - RESIDENT	1 per 1 bedroom Dwelling Unit: 110 2 per 2+ bedroom Dwelling Unit: 72	182	137 (or 1 per Dwelling Unit)
APARTMENT USE - VISITOR	Plus 1 per 5 Dwelling Units to be designated and signed for visitor parking = 146 / 5 = 29.2	29	12 (Shared with Commercial)
COMMERCIAL USE (RETAIL)	1 per 30 square meters of Gross floor Area Retail: : (352 m <sup>2</sup> ) / 30m <sup>2</sup>	12	12 (Indoor Parking ) (Shared with Res. visitors)
COMMERCIAL USE ( DAYCARE)	Commercial (Daycare): (520 m <sup>2</sup> ) / 30TX	18	8 (Street Parking )
SHARED VEHICLE	Table 8.2: Shared Parking Use Class And Occupancy Periods		* Visitors and Commercial can be shared
<b>SUBTOTAL</b>		241	<b>157</b>
OF WHICH: SMALL CAR PARKING SPACES	i) A maximum 25% of total off-street parking requirement may be designated as small car spaces	46	74
INCLUDING: RESIDENT ACCESSIBLE PARKING	i)One space shall be provided where 10 to 20 parking spaces are required. ii)Two spaces shall be provided where 21 to 50 parking spaces are required; iii)One additional space shall be provided for each additional 30 required parking spaces.	7	10
INCLUDING: COMERCIAL ACCESSIBLE PARKING		2	2
MOTORCYCLE PARKING SPACES	A maximum 5% of total off-street parking requirement may be designated for use of motorcycles or scooters ((137+12 = 149) x 0.05 = 7.45)	7	9 (Physical stalls = 18)
LOADING SPACES	1 per 300 to 500 square meters of Gross Floor Area 2 per 501 to 2500 square meters of Gross Floor Area	1	1 (Physical stalls = 1 on 1st Ave)
<b>TOTAL</b>			<b>167</b>
<b>BICYCLE PARKING SUMMARY</b>			
	BYLAW	REQUIRED	DP PROPOSED
APARTMENT USE - RESIDENT	1.0 Long-term Bicycle Parking Space per Unit	146	150
APARTMENT USE - VISITOR	25% Short-term Bicycle Parking Space per Unit	36	36
APARTMENT USE - OVERSIZED	10% Resident Long-term Bicycle Parking Space Shall be Oversized	15	15
COMMERCIAL USE + DAYCARE	1.0 Long-term Bicycle Parking Space per 10 Employees	1	1
COMMERCIAL USE - VISITOR	Short-term Bicycle Parking Spaces Equal to 10% of Required Off Street Vehicle Parking Spaces	3	3
<b>SUBTOTAL</b>		187	194

UNIT MATRIX		PERCENTAGE
	COUNT	
1 BED	86	59%
1 BED (ADA)	15	10%
2 BED	18	12%
2 BED ( ADA)	14	10%
STUDIO	9	6%
TOWNHOUSE	4	3%
Grand total: 146		
RESIDENTIAL AREA SCHEDULE SUMMARY		
LEVEL	AREA	
LOWER LEVEL B3	3,114 SF	
LOWER LEVEL B2	14,556 SF	
LOWER LEVEL B1	13,295 SF	
GROUND FLOOR	12,181 SF	
SECOND FLOOR	16,194 SF	
THIRD FLOOR	15,646 SF	
FOURTH FLOOR	4,624 SF	
FIFTH FLOOR	4,172 SF	
Grand total: 146	83,782 SF	
*EXCLUDING CIRCULATION		
COMMERCIAL AREA & DAYCARE SCHEDULE		
NAME	AREA (SF)	AREA (SM)
COMMERCIAL	3,786.13 SF	351.74 m²
DAYCARE	5,526.69 SF	513.45 m²
Grand total: 5	9,312.83 SF	865.19 m²

FAR		
	REQUIRED	DP PROPOSED
LOT AREA	≥300 m <sup>2</sup>	28,670.0 SF
LOT WIDTH	N/A	36.56 m
LOT DEPTH	N/A	54.56 m
LOT COVERAGE	100%	20,652 SF ~ 72%
TOTAL AREA: RESIDENTIAL + COMMERCIAL + DAYCARE (EXCLUDING CIRCULATION)	N/A	93,132 SF
FAR( TOTAL AREA)/ LOT AREA)	N/A	3.2
SETBACKS		
FRONT PARCEL OR EXTERIOR SIDE PARCEL LINE: FIRST, SECOND AND THIRD FLOOR	≥ 0.0 m	0.00 m
SETBACK - SIDE ( INTERIOR) PARCEL LINE	≥ 0.0 m	0.0 m
SETBACK - REAR LOT LINE	≥ 0.0 m	0.00 m
SET BACK - FRONT PARCEL OR EXTERIOR SIDE PARCEL LINE: FOURTH FLOOR	≥ 2.7 m	2.70 m
BUILDING HEIGHT	≤ 12 m	21.00 m
STOREYS	N/A	6

TOTAL BUILT AREA RESIDENTIAL ( SF)		
NAME	AREA (SF)	AREA (SM)
CIRCULATION	18,964.20 SF	1,761.83 m²
INDOOR AMENITY	432.44 SF	40.17 m²
OUTDOOR AMENITY	8,948.21 SF	831.32 m²
PARKING	56,254.47 SF	5,226.21 m²
SERVICES AREA	6,632.28 SF	616.16 m²
Grand total: 37	91,231.60 SF	8,475.69 m²

## The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

## STATISTICS

Project Status:

DP

Note:

## SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-04	ISSUED FOR DP

## REVISION

[illegible]

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:	DWG. NO:
--------	----------

# A002



CONTEXT



SOUTH EAST PERSPECTIVE  
12" = 1'-0"



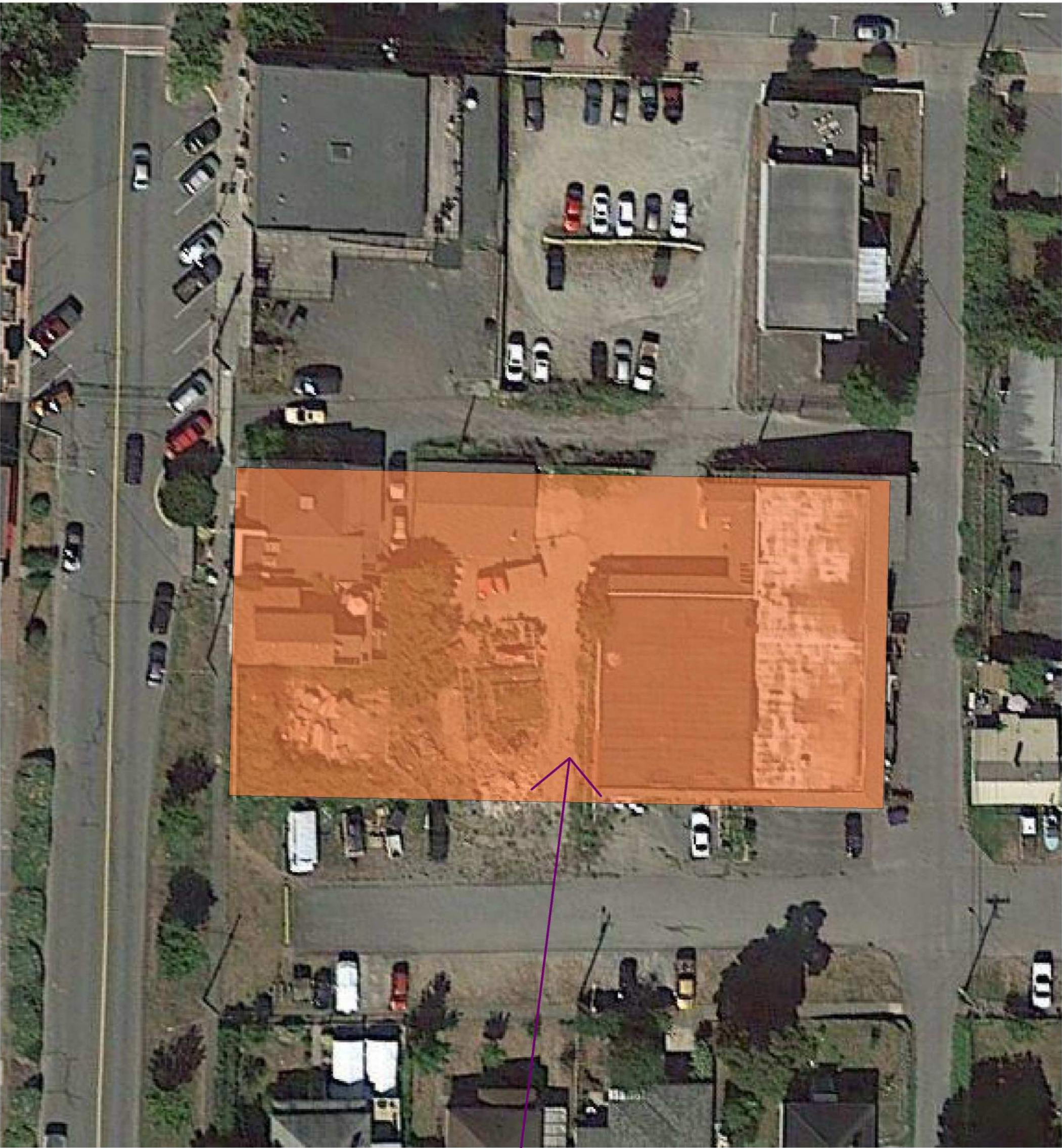
WESTERN CORNER  
12" = 1'-0"



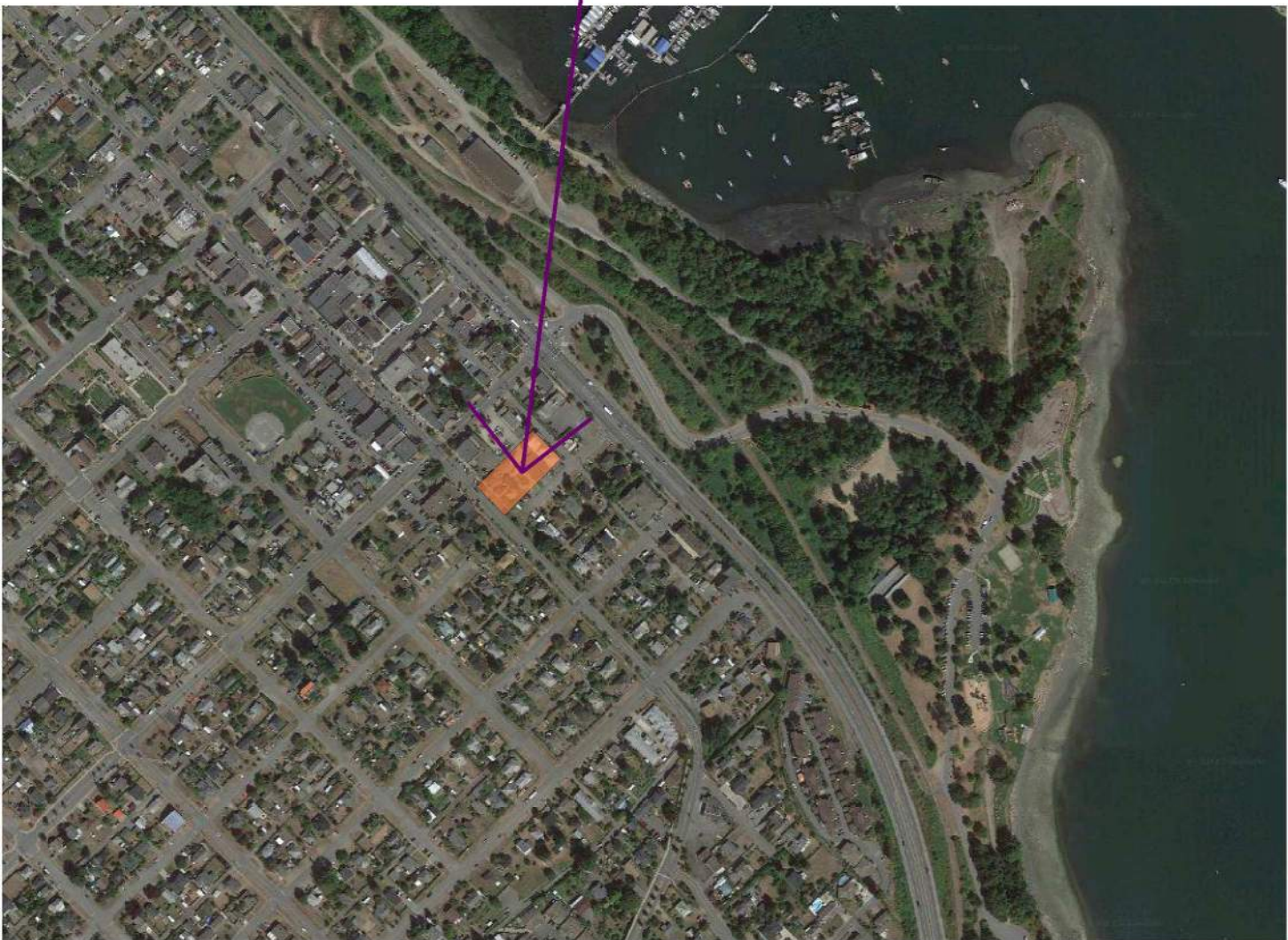
FRONT ELEVATION  
12" = 1'-0"



SOUTHERN CORNER  
12" = 1'-0"



GOOGLE SITE PLAN  
12" = 1'-0"



LADYSMITH CONTEXT MAP  
6" = 1'-0"

CONTEXT

DESIGN RATIONALE

Design Rationale for 6-Storey Building on a Steep Slope with Setbacks on Upper Floors at 20 Baden – Powell

Project Overview

The proposed development is a 6-storey mixed-use building situated on a steeply sloped site. The design responds to the unique topography and urban context by incorporating terracing, sensitive massing, and strategic upper-storey setbacks on levels 5 and 6 to reduce the visual impact and enhance neighbourhood integration. The project is located in the Down Town Core and has 2 street facing facades and 2 lane facing facades.

1. Site Context and Topography

- The site presents a **significant grade differential**, with a slope of approximately 20% from front 1<sup>st</sup> Ave to rear Lane.
- The building design steps with the slope, allowing parking and services to all be below grade
- Retaining walls and landscape buffers are incorporated to support slope stability and visual softening at the pedestrian level.

2. Massing and Building Form

- The massing is broken up into smaller volumes to reduce the apparent scale when viewed from the lower street elevation.
- The **5th and 6th floors are stepped back** from the primary facades along 1<sup>st</sup> Ave and side elevations off Baden- Powell St, responding to urban design guidelines and mitigating shadowing and overlook concerns.
- These setbacks also align with **zoning or form-based code requirements** and contribute to a more respectful interface with adjacent lower-scale development.

3. Architectural Expression

- A combination of high-quality, durable materials such as face brick, fiber-cement panel in alternative colors including wood accents, are used to articulate the base, middle, and top of the building.
- Façade modulation, recessed balconies, and variation in materiality further reduce bulk and visual monotony. The 1<sup>st</sup> Ave façade for the First 3 levels have been Designed to complement the existing street scape along 1st Ave that is mostly Heritage buildings.

4. Pedestrian Realm and Streetscape

- The building interface with the street is designed to enhance the pedestrian experience:
- Active uses or lobbies are located at grade.
- Landscaping and public realm improvements (e.g., widened sidewalks, planters) animate the frontage.
- The Main entry is oriented off 1<sup>st</sup> Ave level, allowing **universal accessibility** despite the slope.
- A public plaza has been designed at the top of Baden – Powell with accessibility to both 1<sup>st</sup> Ave and Baden-Powel

5. Sustainability and Livability

- The stepped design maximizes **natural light access** and **views** for both residents and neighbours.
- Green roofs and planted terraces are included on setback levels to reduce heat island effect and increase permeability.
- Energy-efficient systems and materials are integrated to meet or exceed Step Code or LEED standards

6. Parking and Access

- Underground parking is accessed from the lower portion of the site, utilizing the slope to reduce entry ramp into parking area.
- The slope also permits partial at-grade access to service and loading areas without disrupting pedestrian traffic along 1<sup>st</sup> Ave.

7. Neighbourhood Fit

- Building height and massing are consistent with evolving area plans or OCP designations for mid-rise forms.
- The upper-level setbacks reduce shadowing and overlook onto adjacent properties, particularly where the site interfaces with lower-scale residential neighbours.

Project: 2024

Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

CONTEXT SHEET

Project Status:

DP

Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-04	- ISSUED FOR DP

REVISION

No.	Date	Description

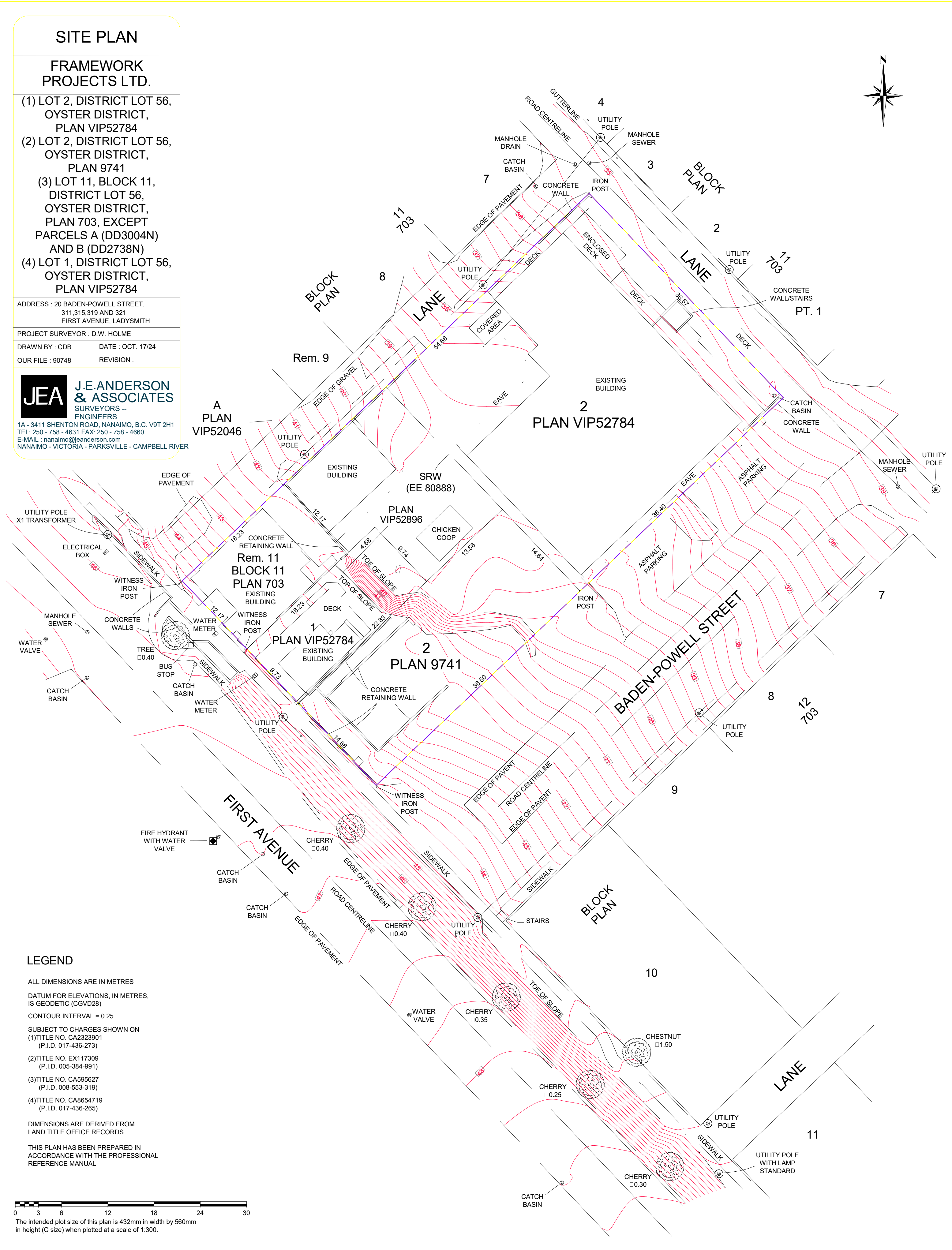
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:  
As indicated

DWG. NO:

A030





LEGEND

ALL DIMENSIONS ARE IN METRES  
DATUM FOR ELEVATIONS, IN METRES,  
IS GEODETIC (CGVD28)  
CONTOUR INTERVAL = 0.25  
SUBJECT TO CHARGES SHOWN ON  
(1) TITLE NO. CA2323901  
(P.I.D. 017-436-273)  
(2) TITLE NO. EX117309  
(P.I.D. 005-384-991)  
(3) TITLE NO. CA595627  
(P.I.D. 008-553-319)  
(4) TITLE NO. CA8654719  
(P.I.D. 017-436-265)  
DIMENSIONS ARE DERIVED FROM  
LAND TITLE OFFICE RECORDS  
THIS PLAN HAS BEEN PREPARED IN  
ACCORDANCE WITH THE PROFESSIONAL  
REFERENCE MANUAL

0

3

6

12

18

24

30

The intended plot size of this plan is 432mm in width by 560mm  
in height (C size) when plotted at a scale of 1:300.

Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
SITE SURVEY

Project Status:  
DP  
Note:

SUBMISSION	
Date (YYYY-MM-DD)	Description
2025-07-04 - ISSUED FOR DP	

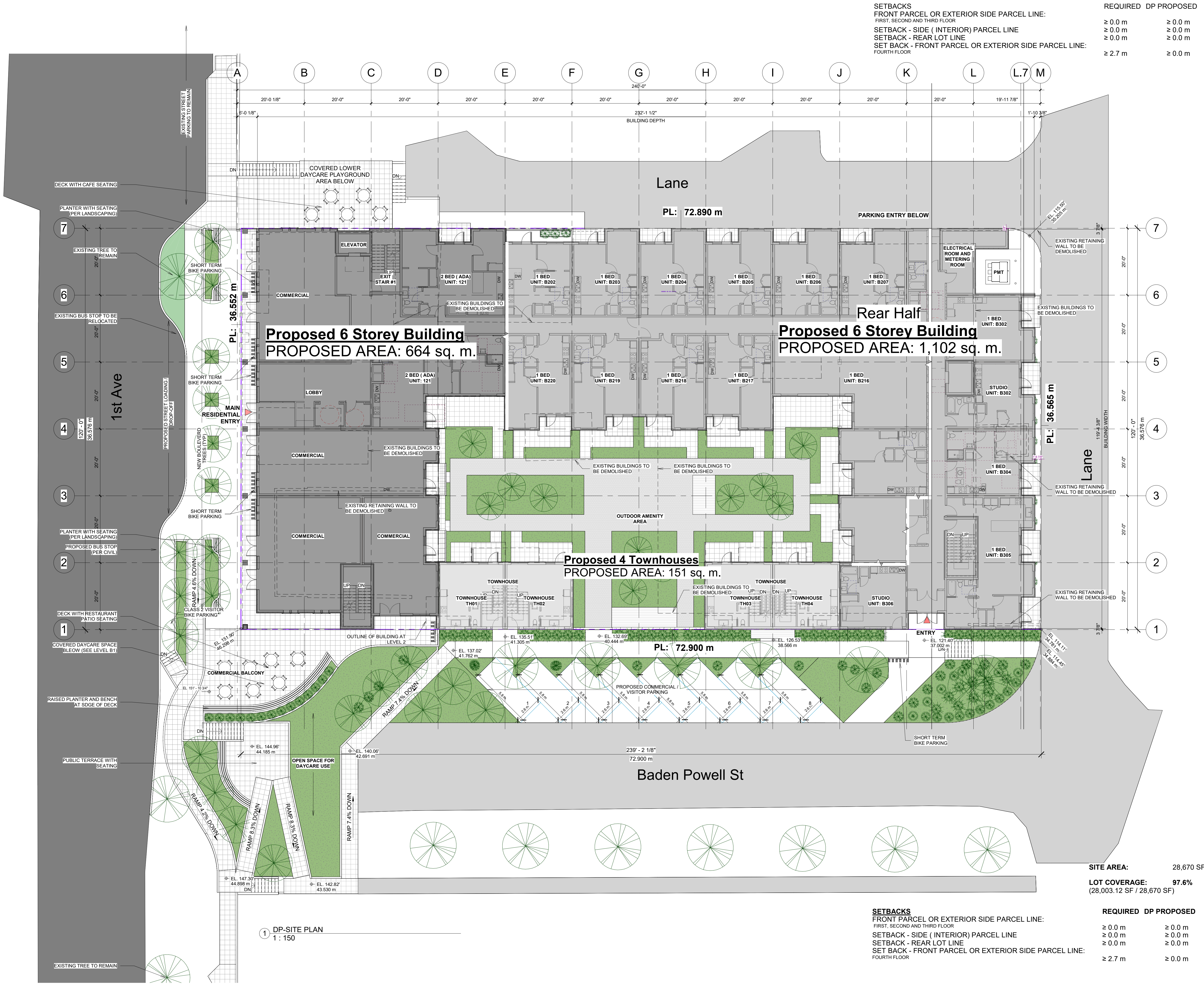
REVISION		
No.	Date	Description

All Drawings in this set to be read in  
conjunction with each other. Any errors  
or discrepancies to be reported to the  
Architect before commencing work.  
Contractors are responsible to ensure  
that all work is executed to the  
requirements of the appropriate  
Building Code Authority.  
© Copyright Ankenman Marchand  
Architects. All rights reserved.

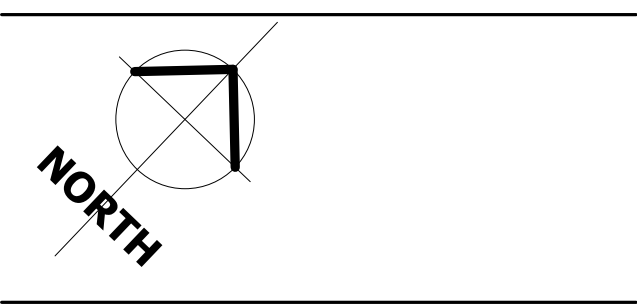
Scale:  
1 : 300

DWG. NO:  
A050





SETBACKS	REQUIRED	DP PROPOSED
FRONT PARCEL OR EXTERIOR SIDE PARCEL LINE: FIRST, SECOND AND THIRD FLOOR	≥ 0.0 m	≥ 0.0 m
SETBACK - SIDE ( INTERIOR ) PARCEL LINE	≥ 0.0 m	≥ 0.0 m
SETBACK - REAR LOT LINE	≥ 0.0 m	≥ 0.0 m
SET BACK - FRONT PARCEL OR EXTERIOR SIDE PARCEL LINE: FOURTH FLOOR	≥ 2.7 m	≥ 0.0 m



Project: 2024  
Frame Work Projects - Tom Awram  
**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
**SITE PLAN**

Project Status:  
**DP**  
Note:

Date	Description
2025-07-04 - ISSUED FOR DP	

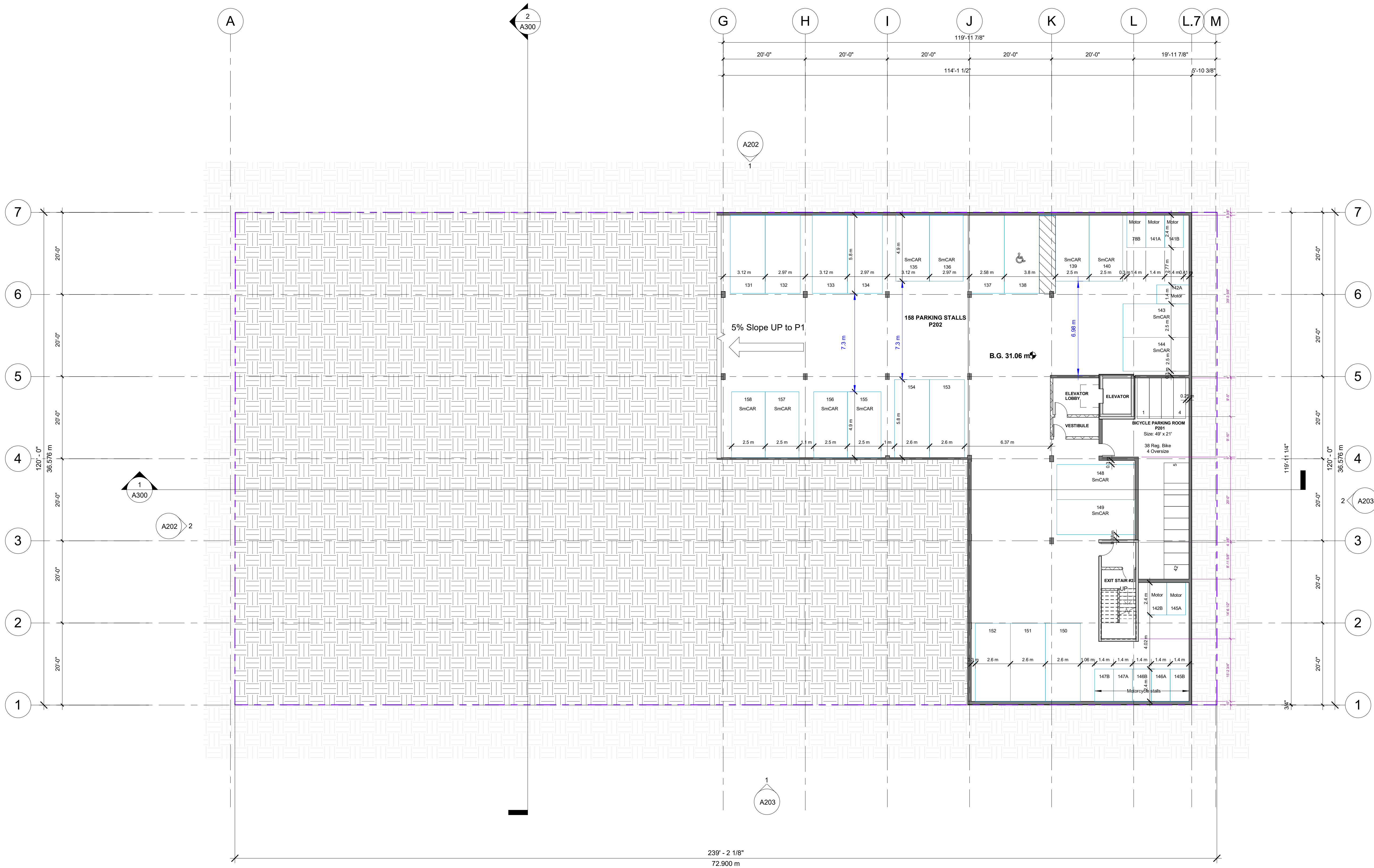
No.	Date	Description
-----	------	-------------

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danield\TGBM4.rvt

Plot Date: 2025-07-04 9:51:57 AM

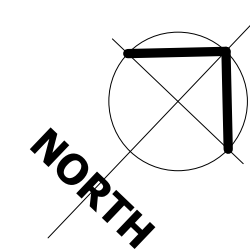


1 PARKING LEVEL P2  
1 : 150

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com



ANKENMAN MARCHAND

Project: 2024  
Frame Work Projects - Tom Awram  
**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
**PARKING LEVEL P2**

Project Status:  
**DP**  
Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-04	- ISSUED FOR DP

REVISION

No.	Date	Description

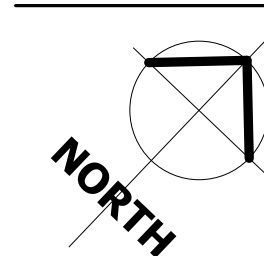
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

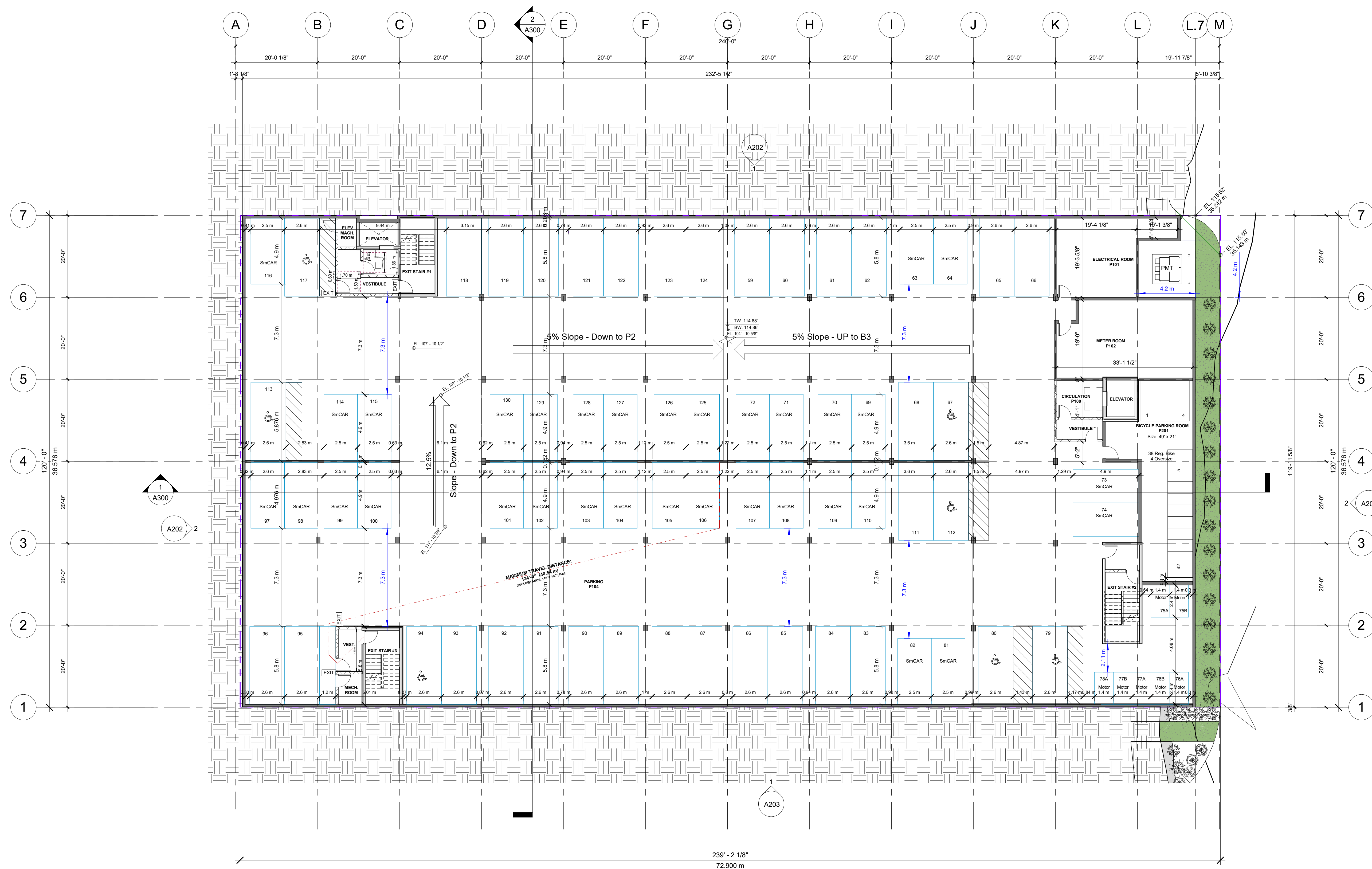
1 : 150

DWG. NO:

**A101**



# A102

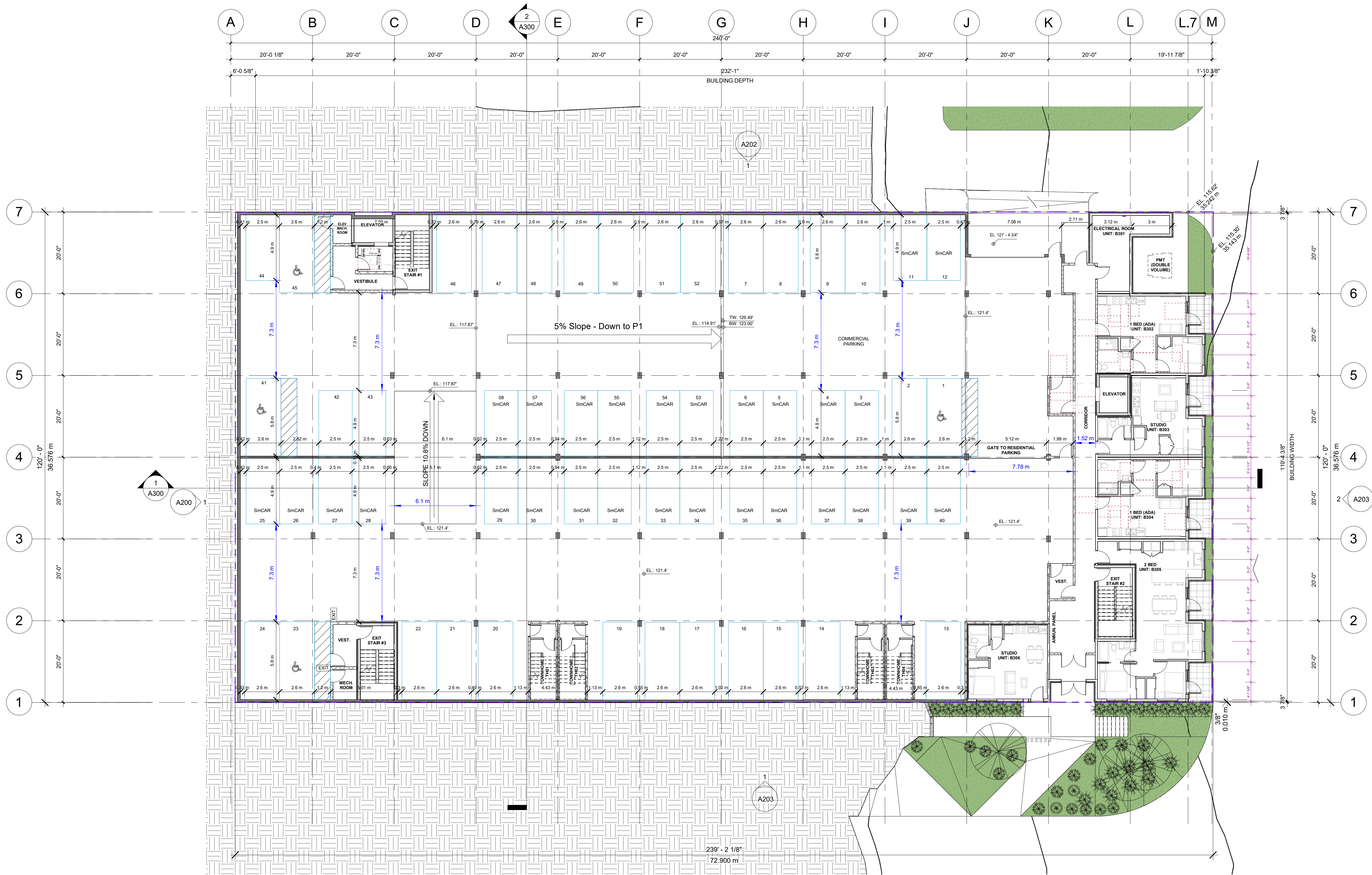


1 PARKING LEVEL P1  
1 : 150



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danield\TGBM4.rvt

Plot Date: 2025-07-04 9:52:01 AM

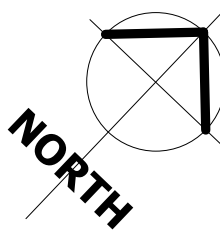


① LOWER LEVEL B3  
1 : 150

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com



ANKENMAN MARCHAND

Project: 2024  
2024

The Baden Powell

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
LOWER LEVEL B3

Project Status:  
DP

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-04	- ISSUED FOR DP

REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

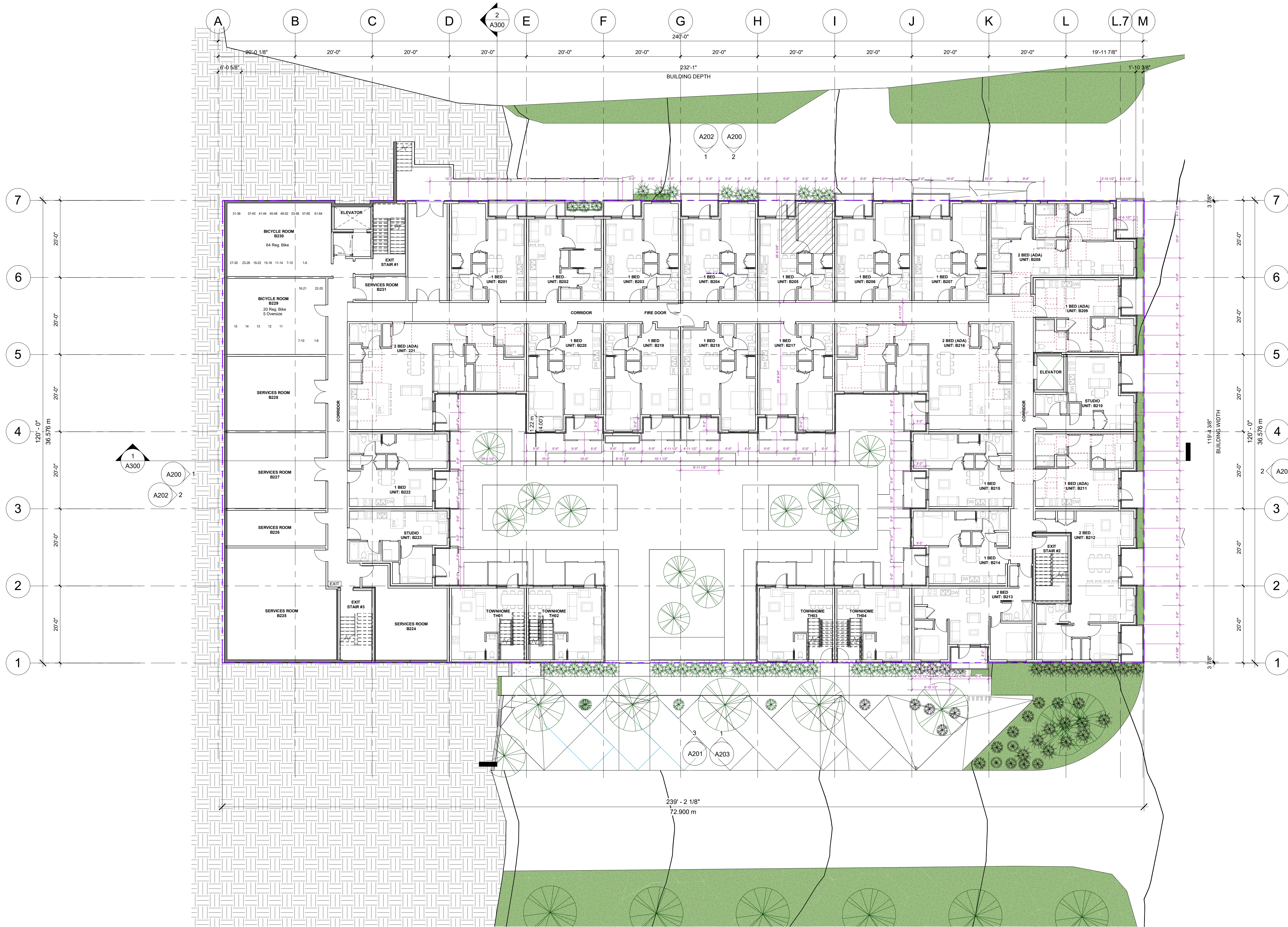
DWG. NO:

A103



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danield\TGBM4.rvt

Plot Date: 2025-07-04 9:52:05 AM

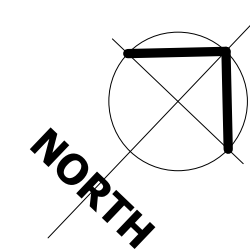


1 LOWER LEVEL B2  
1 : 150

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com



ANKENMAN MARCHAND

Project: 2024  
Frame Work Projects - Tom Awram  
**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
**LOWER LEVEL B2**

Project Status:  
**DP**  
Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03	- ISSUED FOR DP

REVISION

No.	Date	Description
-----	------	-------------

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:  
1 : 150

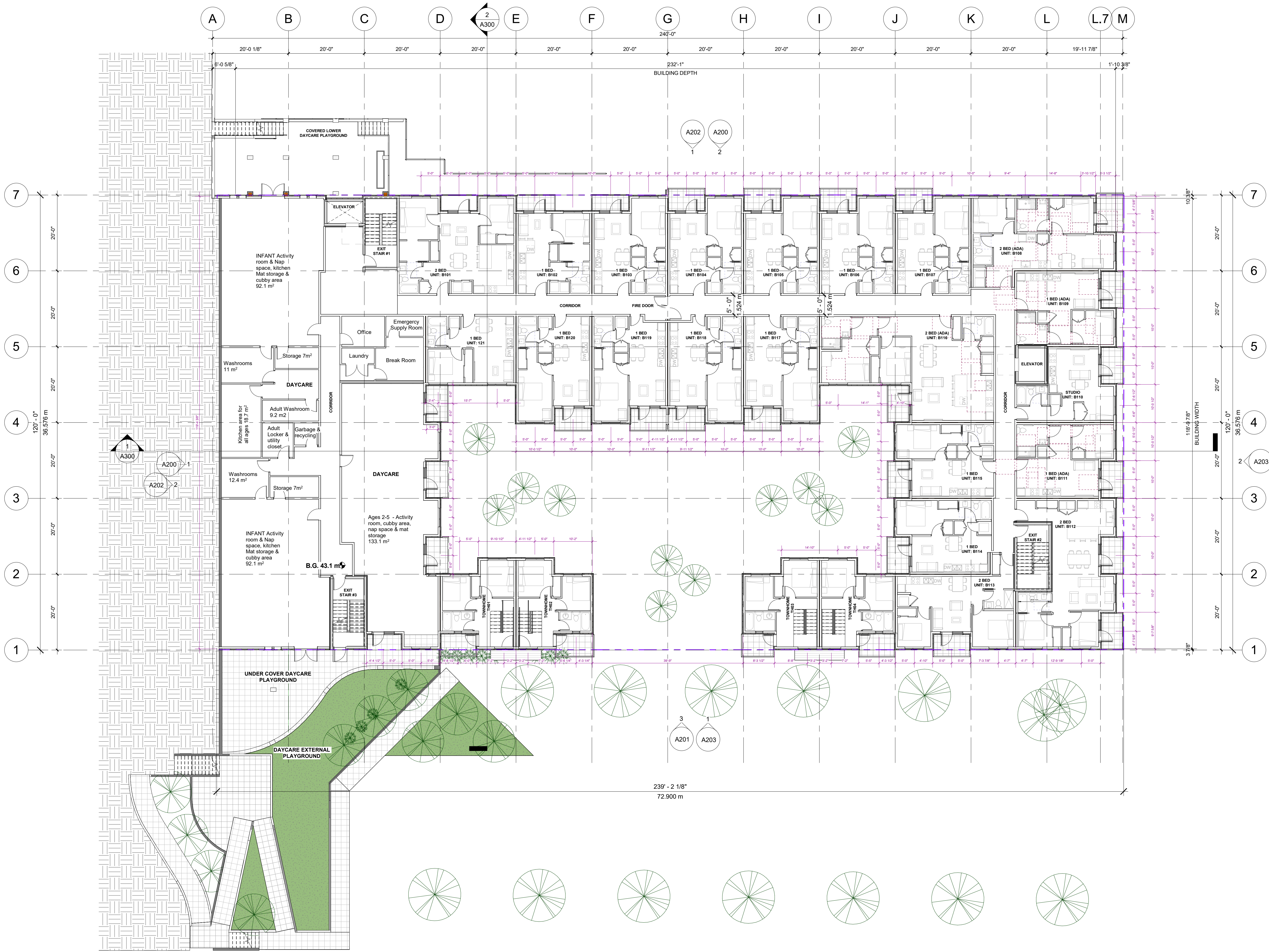
DWG. NO:

**A104**



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTGBM4.rvt

Plot Date: 2025-07-04 9:52:09 AM

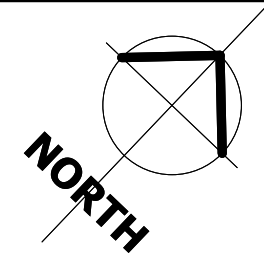


1 LOWER LEVEL B1  
1 : 150

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com



ANKENMAN MARCHAND

Project: 2024  
Frame Work Projects - Tom Awram  
**The Baden Powell**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
**LOWER LEVEL B1**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date (YYYY-MM-DD)	Description
2025-07-03 - ISSUED FOR DP	

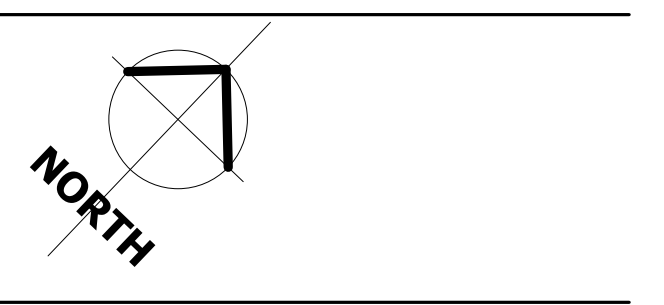
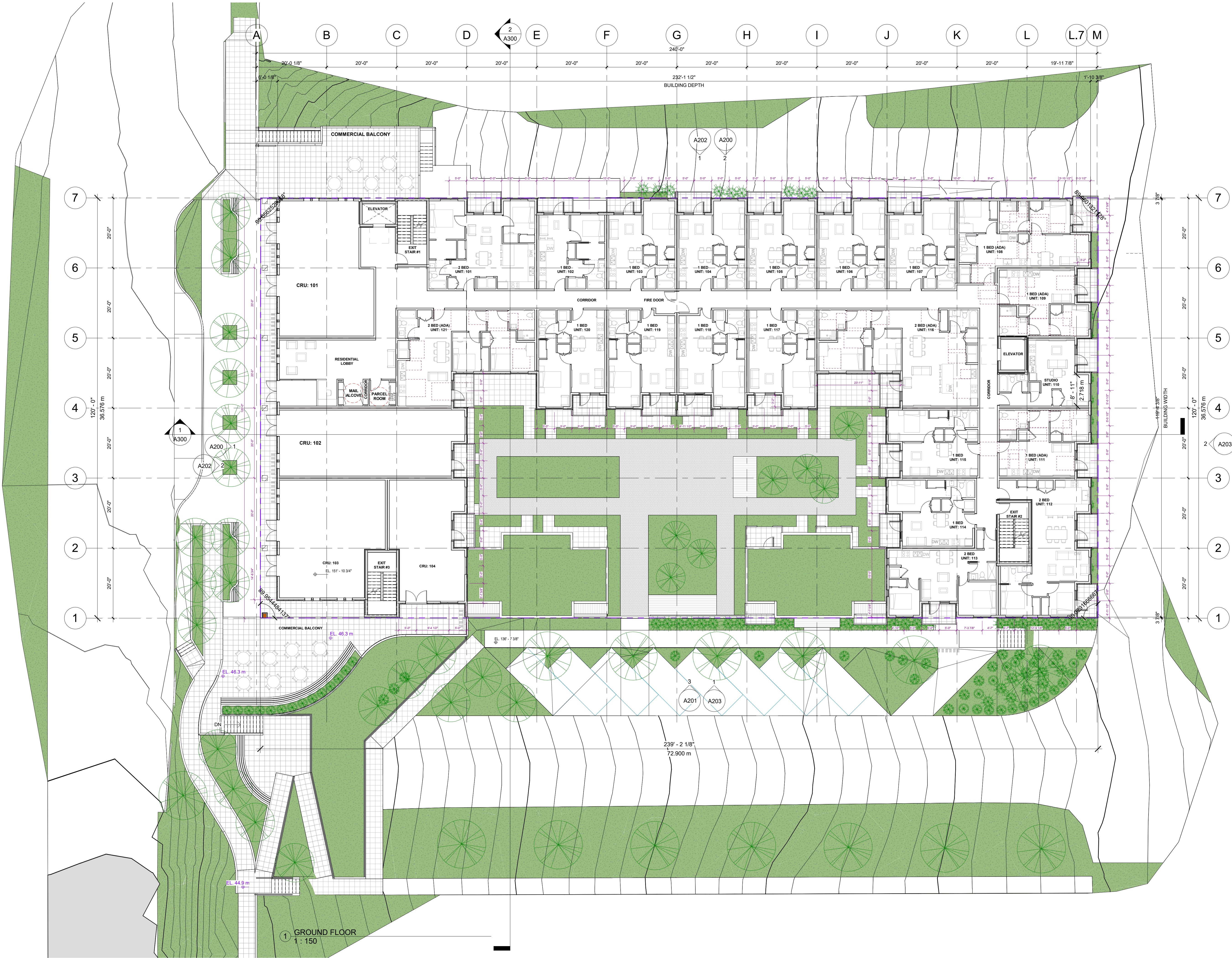
REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:  
1 : 150

DWG. NO:  
**A105**





Project: 2024  
Frame Work Projects - Tom Awram

**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
**GROUND LEVEL FLOOR PLAN**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date (YYYY-MM-DD)	Description
2025-07-03 - ISSUED FOR DP	

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

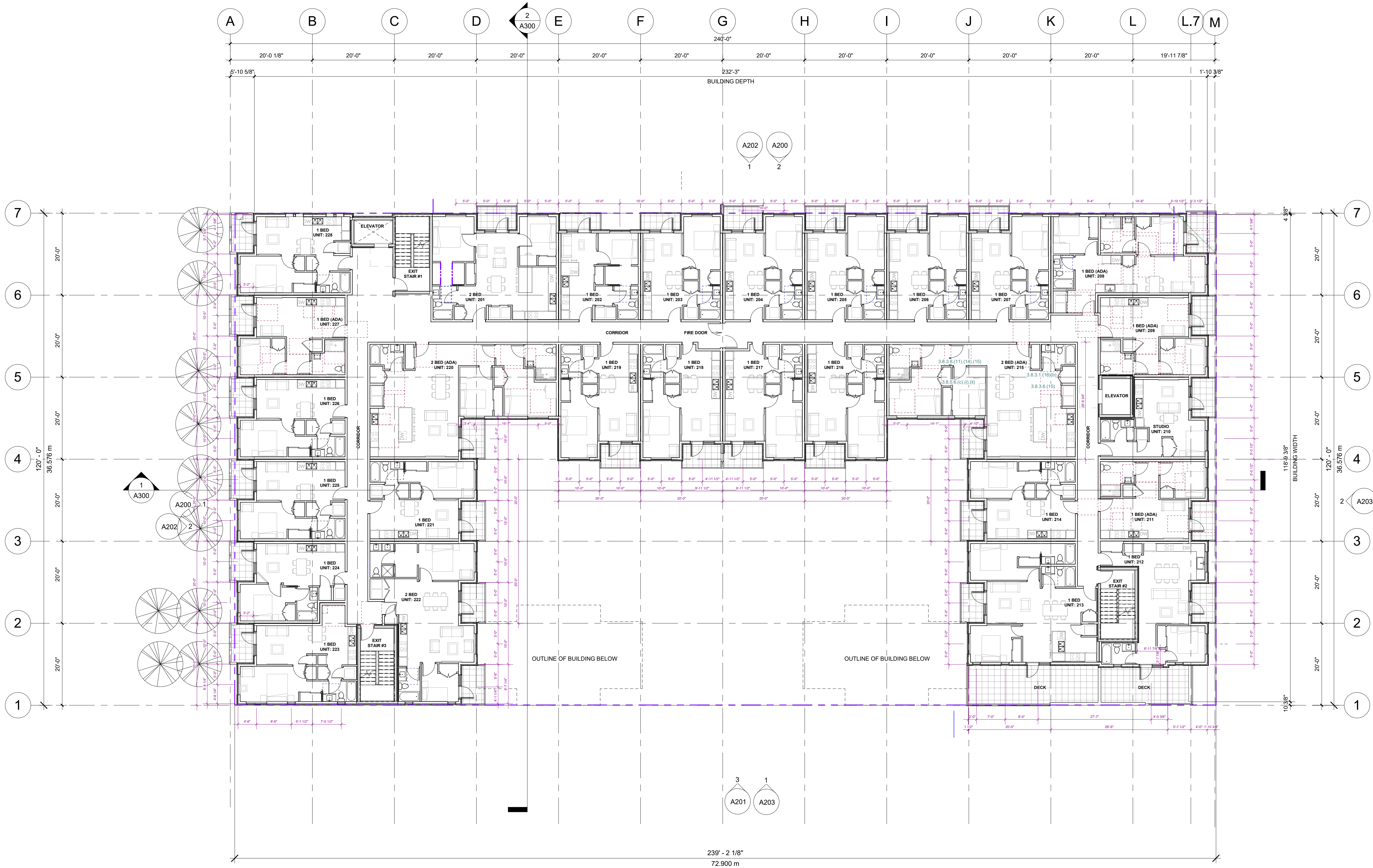
Scale:  
1 : 150

DWG. NO:  
**A110**



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBIM4.rvt

Plot Date: 2025-07-04 9:52:17 AM

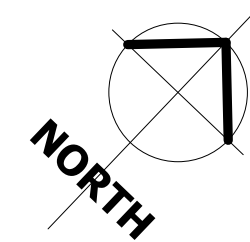


1 SECOND FLOOR  
1:150

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com



ANKENMAN MARCHAND

Project: 2024  
Frame Work Projects - Tom Awram  
**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
**SECOND FLOOR PLAN**

Project Status:  
**DP**  
Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03 - ISSUED FOR DP	

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

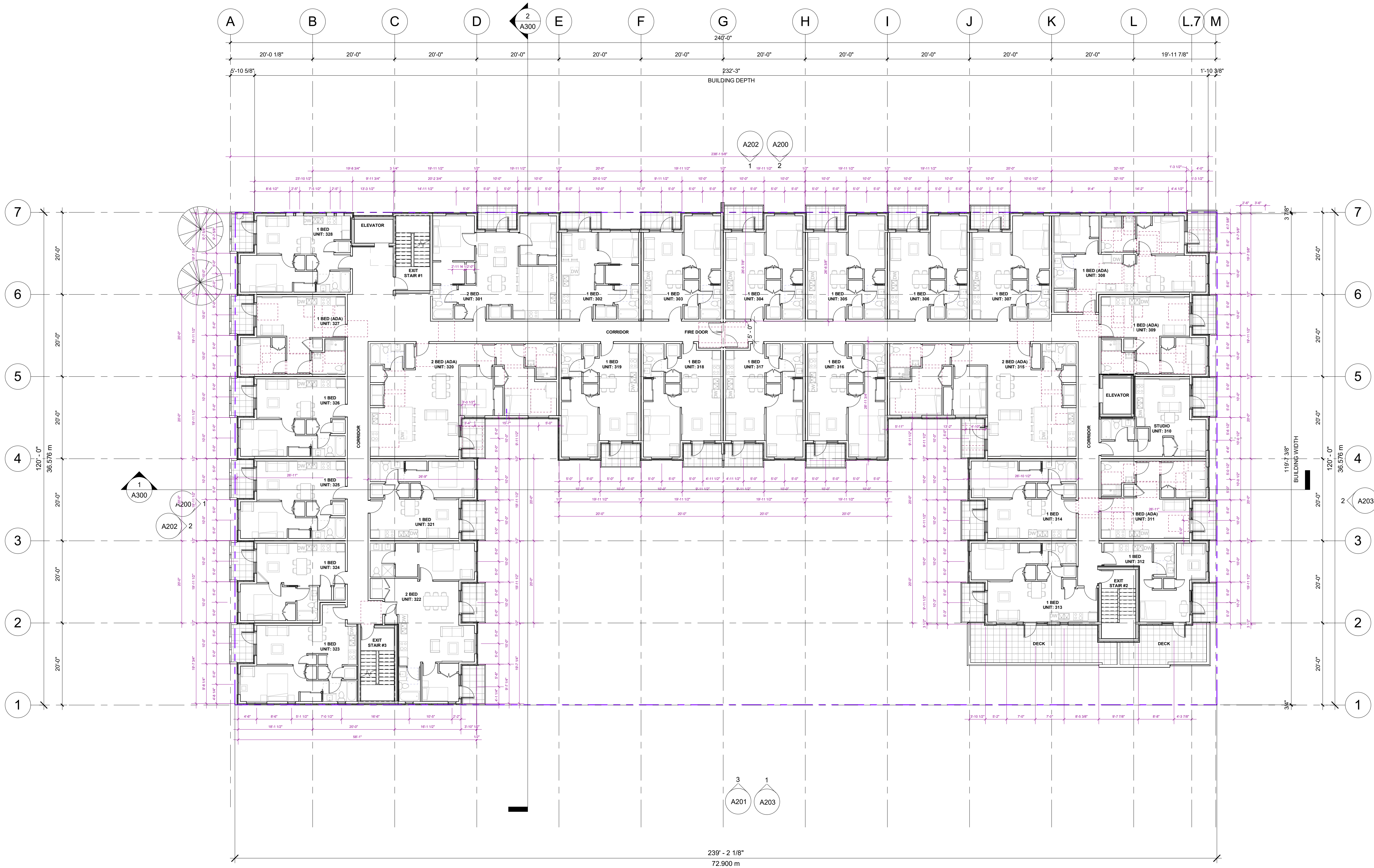
Scale:  
1:150

DWG. NO:

**A120**

D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBIM4.rvt

Plot Date: 2025-07-04 9:52:19 AM

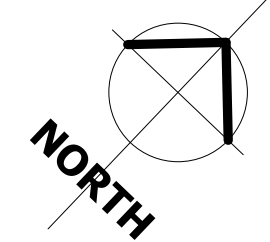


1 THIRD FLOOR  
1:150

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com



ANKENMAN MARCHAND

Project: 2024  
Frame Work Projects - Tom Awram  
**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
**THIRD FLOOR PLAN**

Project Status:  
**DP**  
Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03 - ISSUED FOR DP	

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1:150

DWG. NO:

**A130**





## The Baden Powell

## Frame Work Projects - Tom Awram

## The Baden Powell

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

### Drawing

### FOURTH FLOOR PLAN

Project Status:

**DP**

### Note

## SUBMISSION

REVISION

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

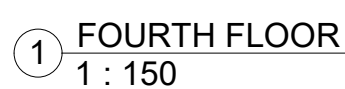
© Copyright Ankenman Marchand Architects. All rights reserved.

**Scale:**

1 : 150

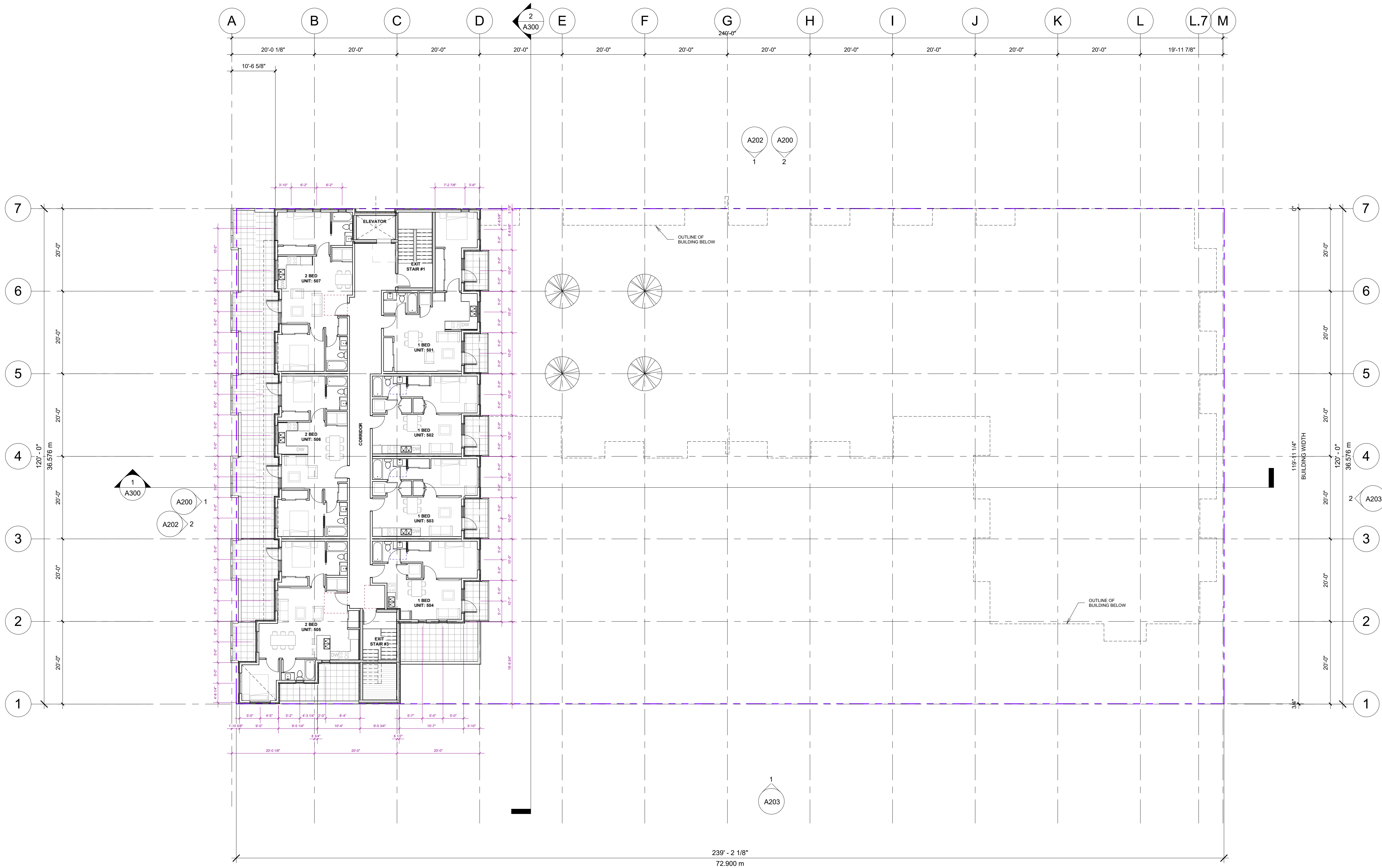
DWG. NO:

# A140



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBM4.rvt

Plot Date: 2025-07-04 9:52:23 AM

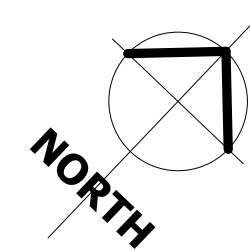


1 FIFTH FLOOR  
1 : 150

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com



ANKENMAN MARCHAND

Project: 2024  
Frame Work Projects - Tom Awram  
**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
**FIFTH FLOOR PLAN**

Project Status:  
**DP**  
Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03 - ISSUED FOR DP	

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

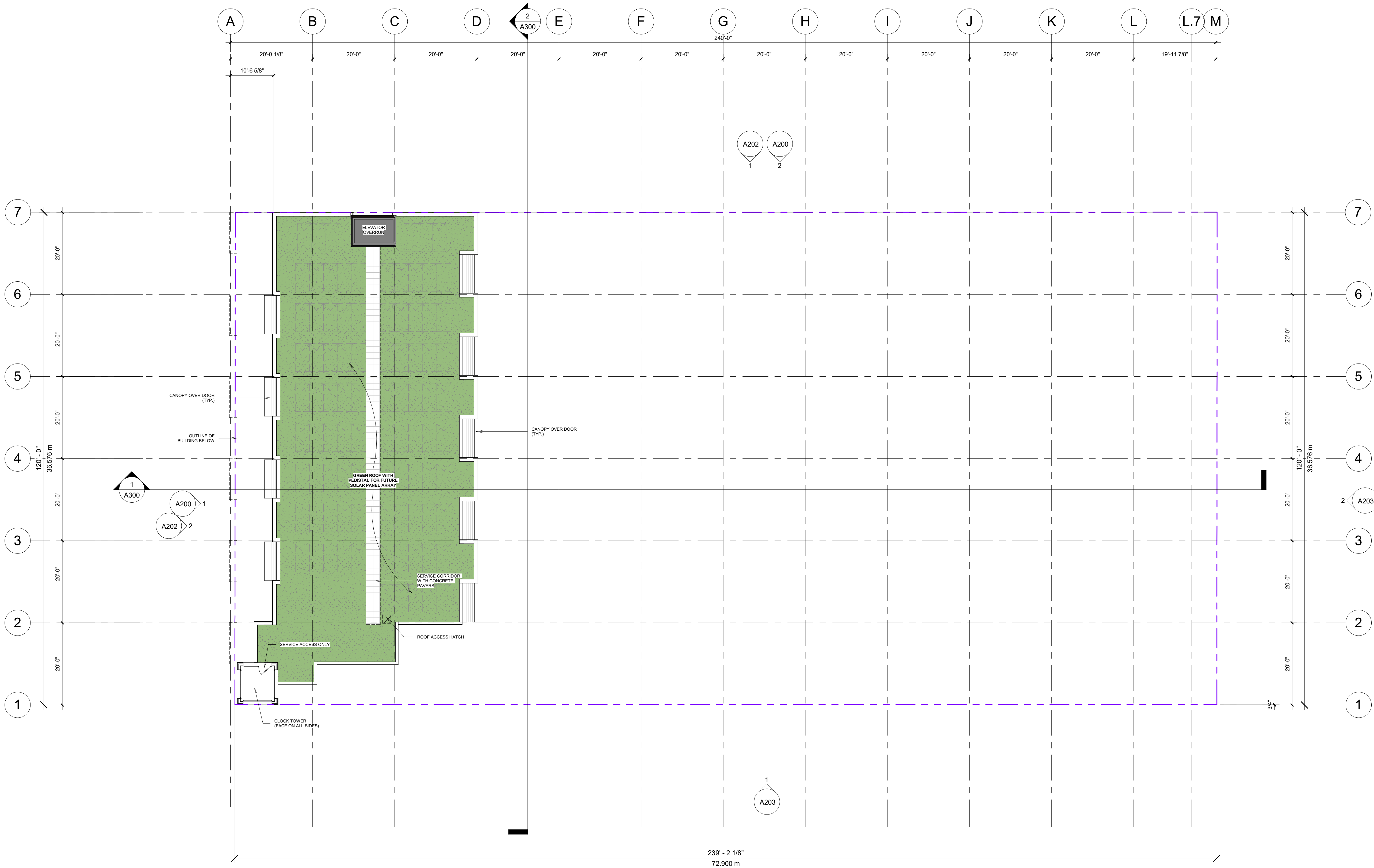
DWG. NO:

**A150**



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBM4.rvt

Plot Date: 2025-07-04 9:52:23 AM

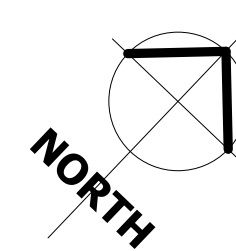


1 ROOF LEVEL  
1 : 150

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com



ANKENMAN MARCHAND

Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powell

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
ROOF LEVEL PLAN

Project Status:  
DP  
Note:

#### SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03	- ISSUED FOR DP

#### REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

DWG. NO:

A160



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_daniel\TGBM4.rvt Plot Date: 2025-07-04 9:56:19 AM



2 NORTH ELEVATION  
1 : 150



1 WEST ELEVATION  
1 : 150

MATERIAL SCHEDULE	
#	DESCRIPTION
1	ARCHITECTURAL CONCRETE WALL / PEDESTAL / STAIR / RAMP
2	FIBER CEMENT REVEAL PANEL SYSTEM, 4'x8' GRID PATTERN, FINISH: SMOOTH, COLOUR: ARCTIC WHITE
2A	PREFINISHED METAL PARAPET FLASHING, COLOUR: CASCADIA METALS 'CAMBRIDGE WHITE'
3	PREFINISHED FIBER CEMENT HORIZONTAL LAP SIDING (JAMES HARDIEPLANK), WOOD TEXTURE FINISH, 7" EXPOSURE COLOUR: 'IRON GRAY' (STATEMENT COLLECTION)
3A	PREFINISHED METAL PARAPET FLASHING, COLOUR: CASCADIA METALS 'IRON ORE'
4	PREFINISHED FIBER CEMENT HORIZONTAL LAP SIDING (WOODTONE RUSTIC SERIES), WOOD TEXTURE FINISH, 7" EXPOSURE COLOUR: 'MOUNTAIN CEDAR'
4A	PREFINISHED METAL PARAPET FLASHING, COLOUR: CASCADIA METALS 'COPPER PENNY'
5	I.XL BRICK, H.C. MUDDOX THIN BRICK, COLOUR: EBONY OR SIMILAR
6	VINYL WINDOWS, FRAME COLOUR: WHITE
7	VINYL GLAZED PATIO/BALCONY DOOR, FRAME COLOUR: WHITE
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: WHITE
9	FIBERGLASS IN-SWING ENTRY DOOR, HIGH EFFICIENCY, DOUBLE GLAZED, COLOUR: WHITE
10	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: DARK GRAY OR SIMILAR
11	GARAGE DOOR, METAL FRAME OVERHEAD, COLOUR: DARK GRAY OR SIMILAR
12	RAILING, POWDER COATED ALUMINUM, HERITAGE PICKET, COLOUR: DARK GRAY
13	RAILING - ALUMINUM PICKET, COLOUR: DARK GRAY
14	ROOF - ASPHALT SHINGLES, COLOUR: MEDIUM GRAY

Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
NORTH & WEST ELEVATIONS

Project Status:  
DP  
Note:

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2025-07-03	- ISSUED FOR DP

REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

DWG. NO:

A200



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_daniels\TGBM4.rvt Plot Date: 2025-07-04 10:03:17 AM



MATERIAL SCHEDULE	
#	DESCRIPTION
1	ARCHITECTURAL CONCRETE WALL / PEDESTAL / STAIR / RAMP
2	FIBER CEMENT REVEAL PANEL SYSTEM, 4'x8' GRID PATTERN, FINISH: SMOOTH, COLOUR: ARCTIC WHITE
2A	PREFINISHED METAL PARAPET FLASHING, COLOUR: CASCADIA METALS 'CAMBRIDGE WHITE'
3	PREFINISHED FIBER CEMENT HORIZONTAL LAP SIDING (JAMES HARDIEPLANK), WOOD TEXTURE FINISH, 7" EXPOSURE COLOUR: 'IRON GRAY' (STATEMENT COLLECTION)
3A	PREFINISHED METAL PARAPET FLASHING, COLOUR: CASCADIA METALS 'IRON ORE'
4	PREFINISHED FIBER CEMENT HORIZONTAL LAP SIDING (WOODTONE RUSTIC SERIES), WOOD TEXTURE FINISH, 7" EXPOSURE COLOUR: 'MOUNTAIN CEDAR'
4A	PREFINISHED METAL PARAPET FLASHING, COLOUR: CASCADIA METALS 'COPPER PENNY'
5	I.XL BRICK, H.C. MUDDOX THIN BRICK, COLOUR: EBONY OR SIMILAR
6	VINYL WINDOWS, FRAME COLOUR: WHITE
7	VINYL GLAZED PATIO/BALCONY DOOR, FRAME COLOUR: WHITE
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: WHITE
9	FIBERGLASS IN-SWING ENTRY DOOR, HIGH EFFICIENCY, DOUBLE GLAZED, COLOUR: WHITE
10	GARBAGE ROOM DOOR, METAL FRAME LOCKING, COLOUR: DARK GRAY OR SIMILAR
11	GARAGE DOOR, METAL FRAME OVERHEAD, COLOUR: DARK GRAY OR SIMILAR
12	RAILING, POWDER COATED ALUMINUM, HERITAGE PICKET, COLOUR: DARK GRAY
13	RAILING - ALUMINUM PICKET, COLOUR: DARK GRAY
14	ROOF - ASPHALT SHINGLES, COLOUR: MEDIUM GRAY

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com

ANKENMAN MARCHAND

Project: 2024

Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

SOUTH & EAST ELEVATIONS

Project Status:

DP

Note:

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2025-07-03	- ISSUED FOR DP

REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

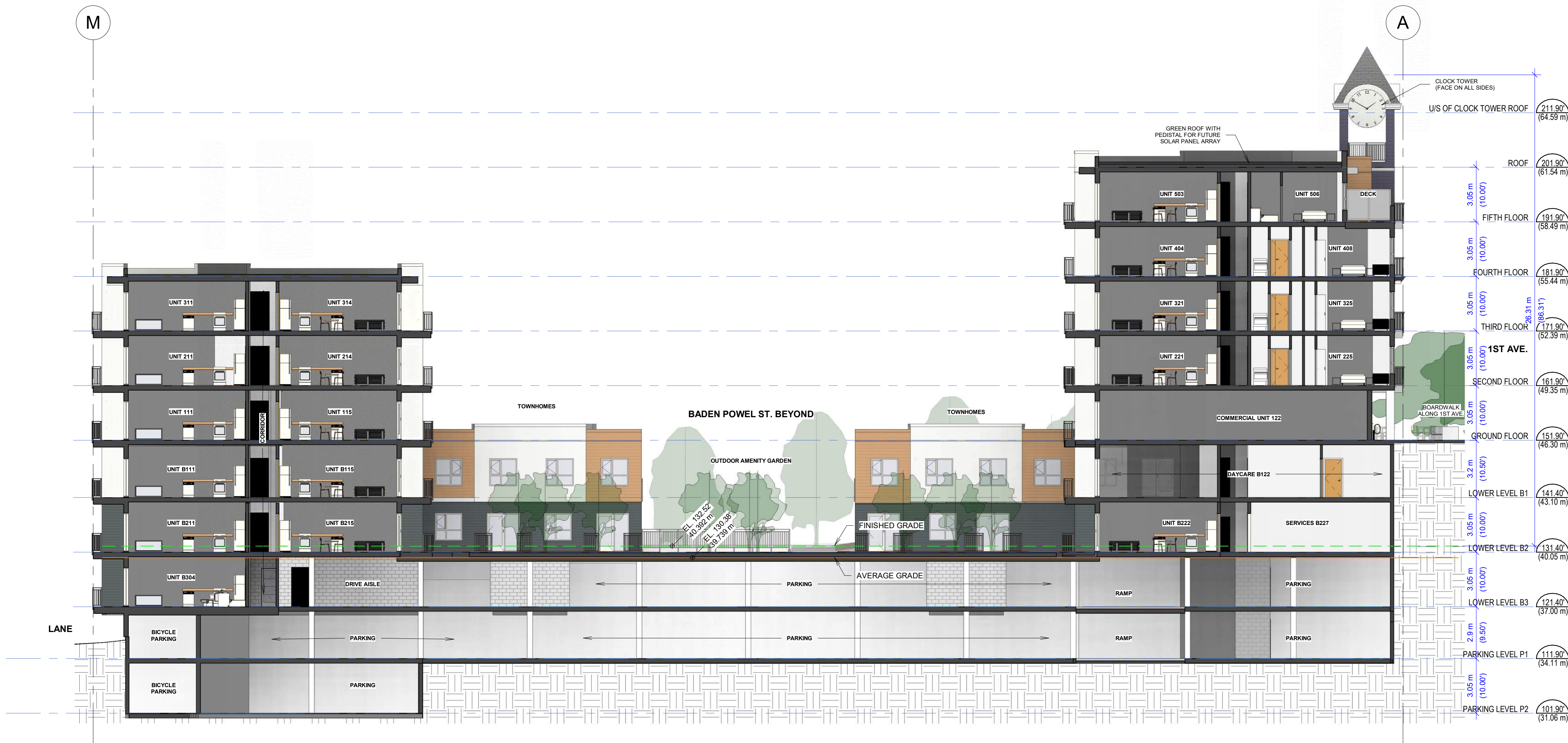
DWG. NO:

A201



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_daniel\TGBM4.rvt

Plot Date: 2025-07-04 10:04:02 AM



1 INTERNAL NORTH ELEVATION  
1 : 150



2 INTERNAL WEST ELEVATION  
1 : 150

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@amarchitects.com

ANKENMAN MARCHAND

Project: 2024  
Frame Work Projects - Tom Awram

### The Baden Powell

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

### NORTH & WEST INTERNAL ELEVATIONS

Project Status:

DP

Note:

#### SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03	- ISSUED FOR DP

#### REVISION

No. Date Description


All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

DWG. NO:

A202



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danielsdTCBIM4.rvt  
Plot Date: 2025-07-04 10:05:45 AM



1 INTERNAL SOUTH ELEVATION  
1 : 150



2 INTERNAL EAST ELEVATION  
1 : 150

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 672-2595  
Email: office@anarchitects.com

ANKENMAN MARCHAND

Project: 2024  
Frame Work Projects - Tom Awram

### The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
**SOUTH & EAST INTERNAL  
ELEVATIONS**

Project Status:  
**DP**  
Note:

#### SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03	- ISSUED FOR DP

#### REVISION

No.	Date	Description
-----	------	-------------

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

DWG. NO:

**A203**









D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBIM4.rvt

Plot Date: 2025-07-04 10:08:23 AM

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@amarchitects.com

Project: 2024  
Frame Work Projects - Tom Awram

**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
**COLOUR RENDERINGS**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date (YYYY-MM-DD)	Description
2025-07-04 - ISSUED FOR DP	

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:	DWG. NO:
	<b>A600</b>



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBIM4.rvt

Plot Date: 2025-07-04 10:10:09 AM



ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@ankmanarchitects.com

Project: 2024

Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

COLOUR RENDERINGS

Project Status:

DP

Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-04 - ISSUED FOR DP	

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

DWG. NO:

A601



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBM4.rvtPlot Date: 2025-07-04 10:10:09 AM



PREFINISHED FIBER CEMENT HORIZONTAL LAP SIDING  
(WOODTONE RUSTIC SERIES), 7" EXPOSURE  
FINISH: WOOD TEXTURE  
COLOUR: 'MOUNTAIN CEDAR'



I.XL BRICK, H.C. MUDDOX THIN BRICK,  
COLOUR: EBONY OR SIMILAR  
PATTERN: STANDARD



FIBER CEMENT REVEAL PANEL SYSTEM,  
REVEAL RECESS TRIM, COLOUR TO MATCH.  
4'x8' GRID PATTERN  
FINISH: SMOOTH,  
COLOUR: ARCTIC WHITE



PREFINISHED FIBER CEMENT HORIZONTAL LAP SIDING  
(JAMES HARDIEPLANK), 7" EXPOSURE  
FINISH: WOOD TEXTURE  
COLOUR: 'IRON GRAY' (STATEMENT COLLECTION)



TYPICAL VINYL WINDOW



DISTINCTION HERITAGE  
SERIES RAILING

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 672-2595  
Email: office@amarchitects.com

Project: 2024  
Frame Work Projects - Tom Awram

**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
**MATERIAL SAMPLE BOARD**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date (YYYY-MM-DD)	Description
2025-07-03	- ISSUED FOR DP

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:  
12" = 1'-0"

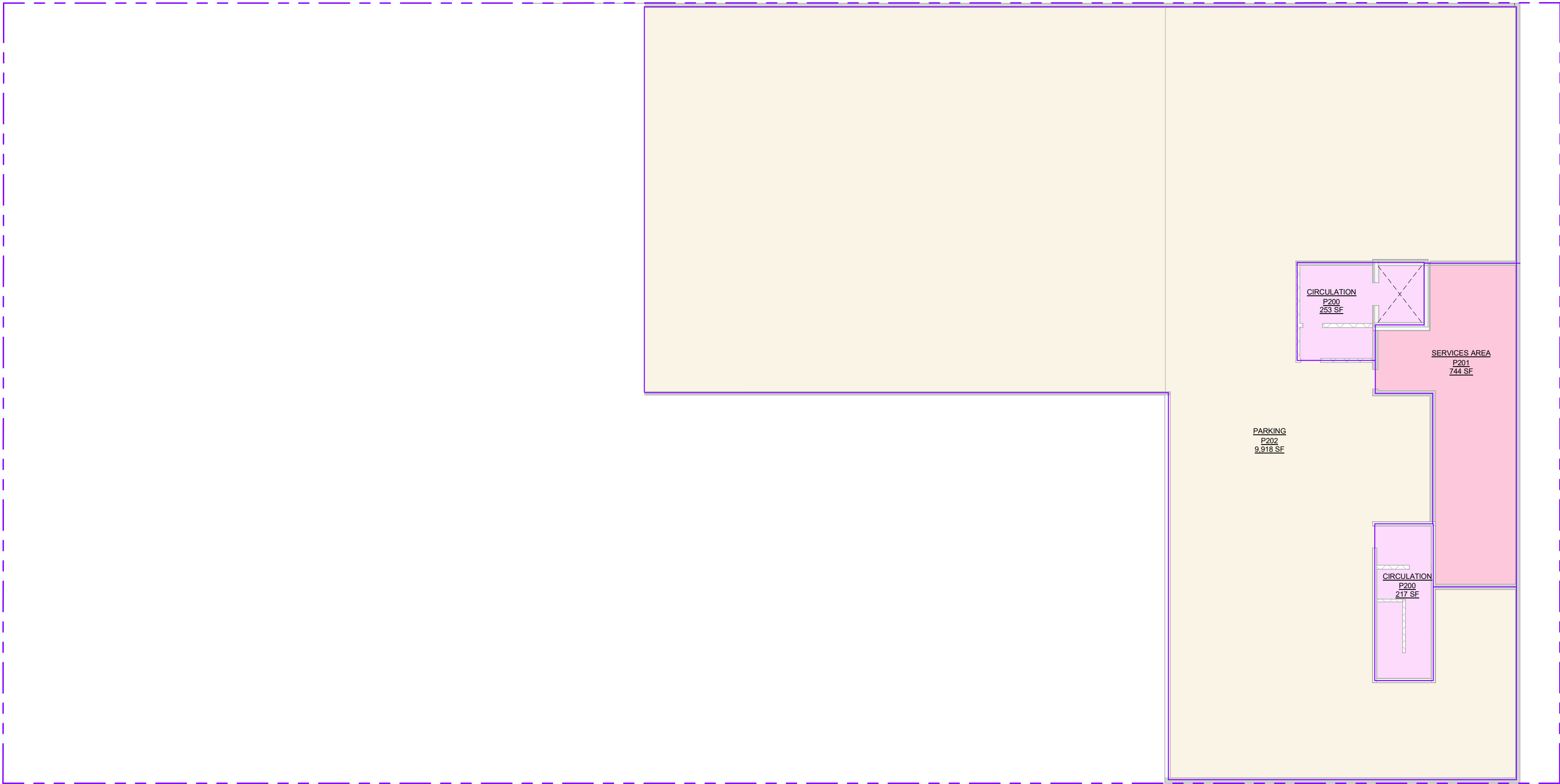
DWG. NO:  
**A800**

2025-07-04 10:10:09 AM



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBM4.rvt

Plot Date: 2025-07-04 10:10:10 AM



1 AREA PLAN PARKING LEVEL P2  
1 : 150

Building Area Legend

CIRCULATION

PARKING

SERVICES AREA

MATRIX PARKING LEVEL P2		
	Area	Count
CIRCULATION	469 SF	2
PARKING	9,918 SF	1
SERVICES AREA	744 SF	1
Grand total: 4	11,131 SF	

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 672-2595  
Email: office@amarchitects.com

Project: 2024  
Frame Work Projects - Tom Awram  
The Baden Powel  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
AREA PLAN PARKING LEVEL  
P2  
Project Status:  
DP  
Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03	- ISSUED FOR DP

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

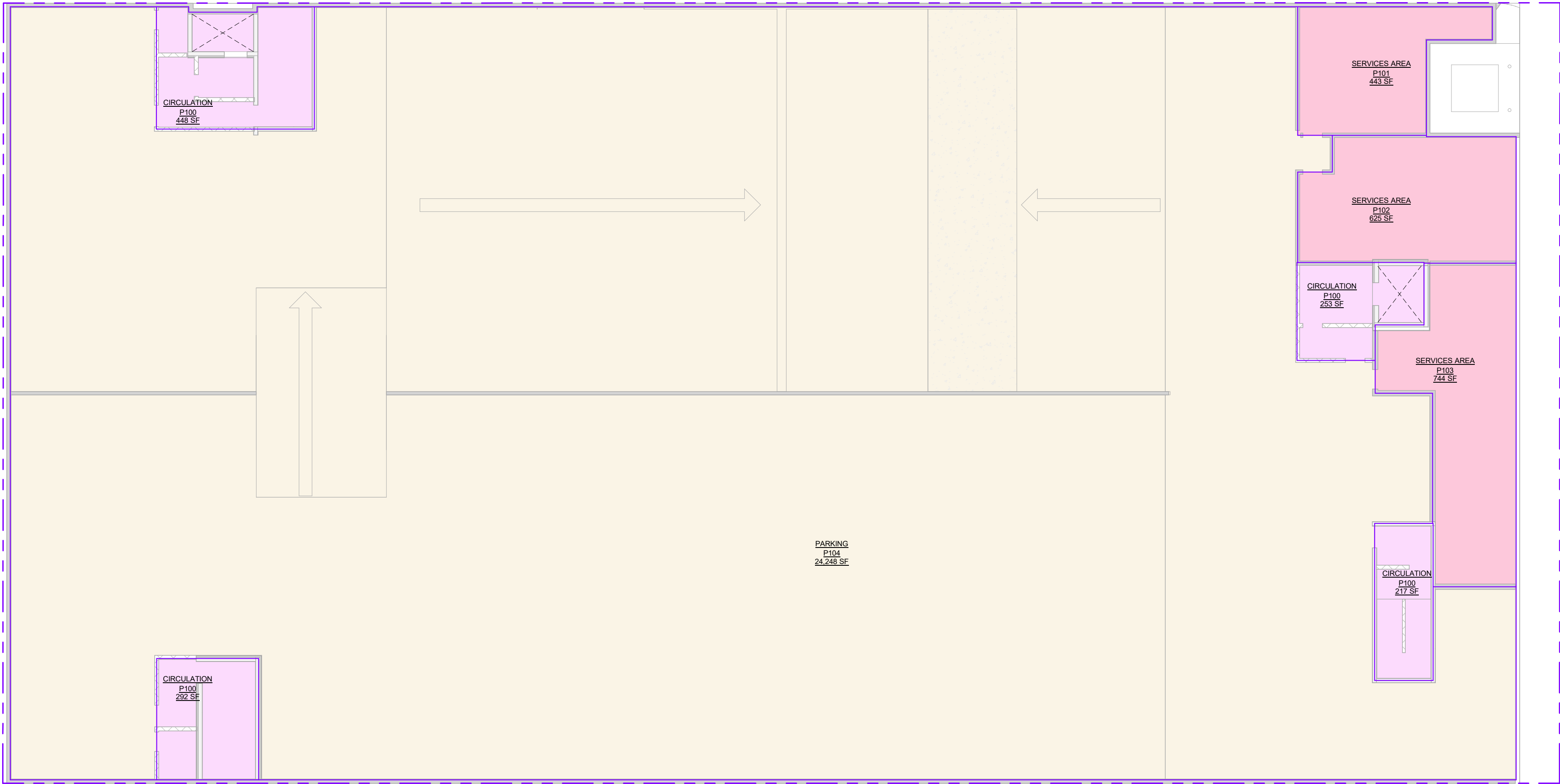
Scale:  
1 : 150

DWG. NO:  
A801

2025-07-04 10:10:10 AM

D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTGBM4.rvt

Plot Date: 2025-07-04 10:10:11 AM



1 AREA PLAN PARKING LEVEL P1  
1 : 150

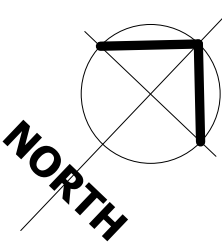
Building Area Legend

CIRCULATION

PARKING

SERVICES AREA

MATRIX PARKING LEVEL P1		
	Area	Count
CIRCULATION	1,209 SF	4
PARKING	24,248 SF	1
SERVICES AREA	1,812 SF	3
Grand total:	27,269 SF	8



Project: 2024  
Frame Work Projects - Tom Awram  
**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
**AREA PLAN PARKING LEVEL P1**  
Project Status:  
**DP**  
Note:

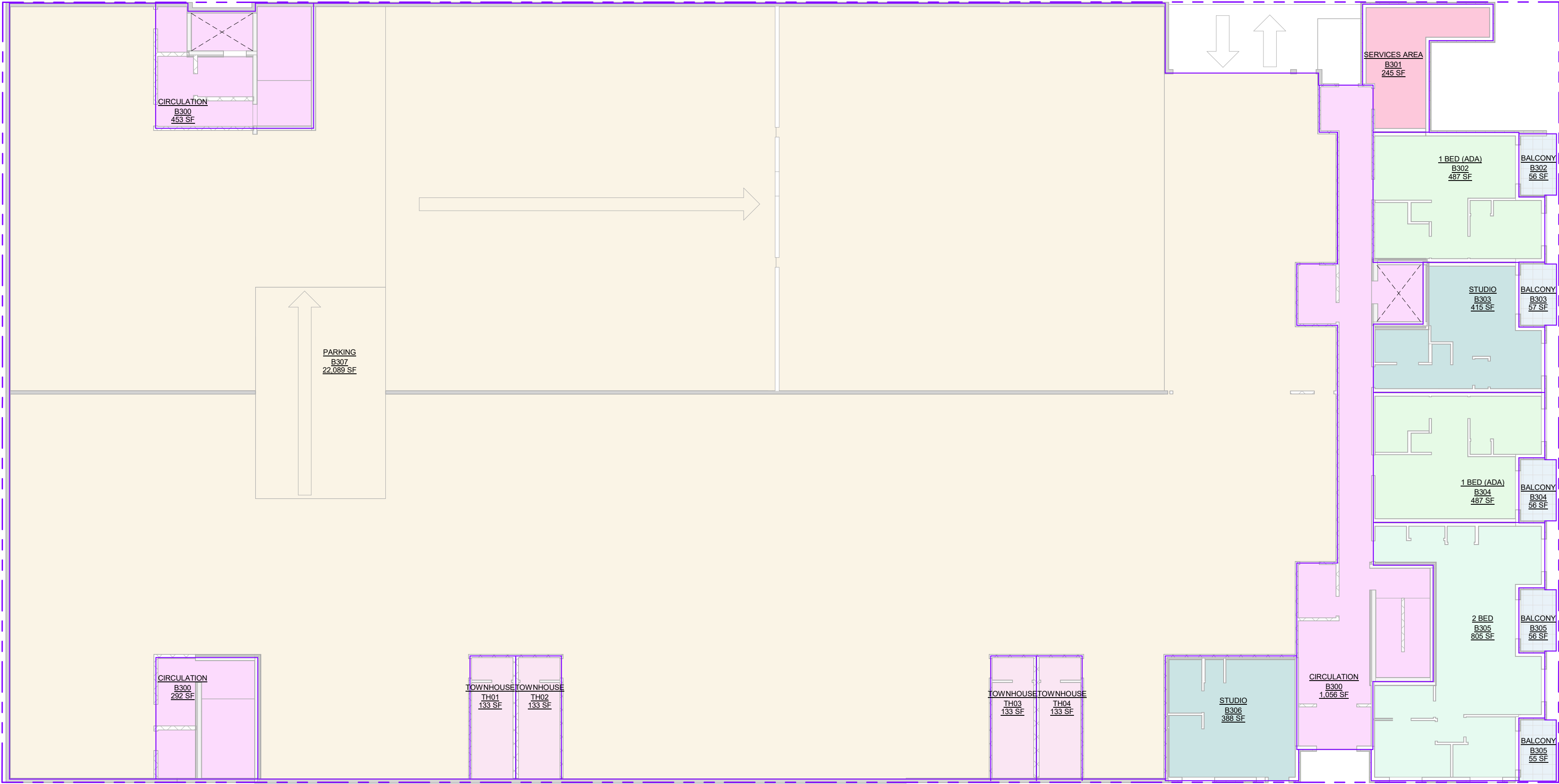
SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2025-07-03 - ISSUED FOR DP	

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danielsdTCBM4.rvt

Plot Date: 2025-07-04 10:10:12 AM



1 AREA PLAN LOWER LEVEL B3  
1 : 150

### Building Area Legend

- |             |               |
|-------------|---------------|
| 1 BED (ADA) | PARKING       |
| 2 BED       | SERVICES AREA |
| BALCONY     | STUDIO        |
| CIRCULATION | TOWNHOUSE     |

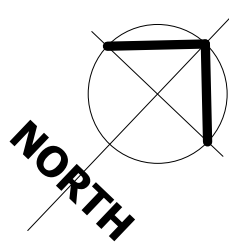
UNIT MATRIX LOWER LEVEL B3		
	Area	Count
1 BED (ADA)	974 SF	2
2 BED	805 SF	1
BALCONY	281 SF	5
CIRCULATION	1,801 SF	3
PARKING	22,089 SF	1
SERVICES AREA	245 SF	1
STUDIO	803 SF	2
TOWNHOUSE	532 SF	4
Grand total: 19	27,530 SF	

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com

ANKENMAN MARCHAND



Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powel  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
AREA PLAN LOWER LEVEL B3

Project Status:  
DP  
Note:

#### SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03 - ISSUED FOR DP	

#### REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

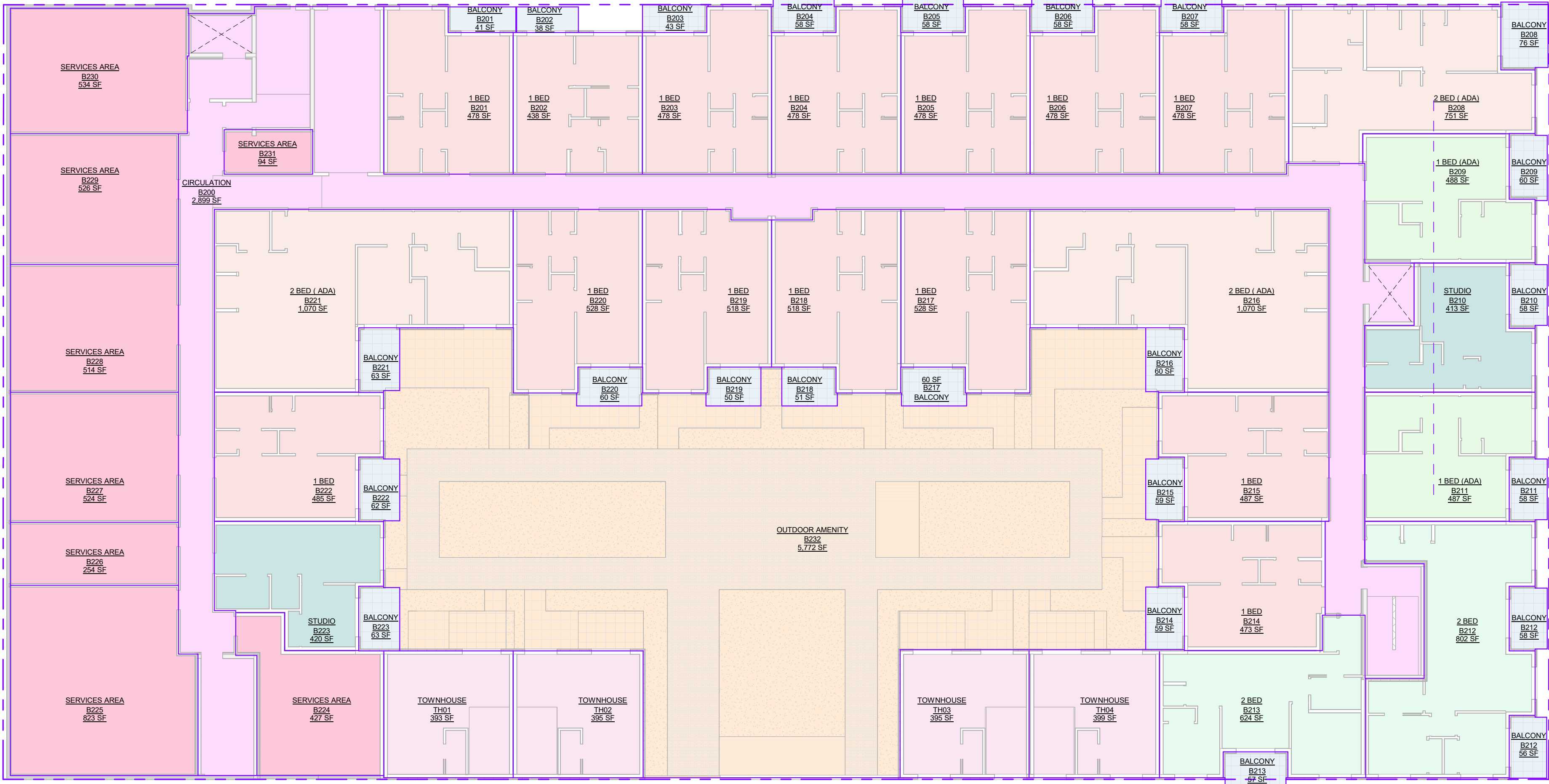
1 : 150

DWG. NO:

A803

D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBIM4.rvt

Plot Date: 2025-07-04 10:10:15 AM

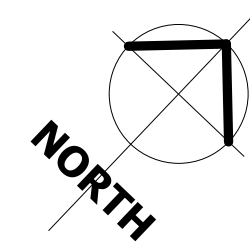


1 AREA PLAN LOWER LEVEL B2  
1 : 150

Building Area Legend

- 1 BED
- 1 BED (ADA)
- 2 BED
- 2 BED ( ADA)
- BALCONY
- CIRCULATION
- OUTDOOR AMENITY
- SERVICES AREA
- STUDIO
- TOWNHOUSE

UNIT MATRIX LOWER LEVEL B2		
	Area	Count
1 BED	6,847 SF	14
1 BED (ADA)	975 SF	2
2 BED	1,426 SF	2
2 BED ( ADA)	2,892 SF	3
BALCONY	1,360 SF	24
CIRCULATION	2,899 SF	1
OUTDOOR AMENITY	5,772 SF	1
SERVICES AREA	3,697 SF	8
STUDIO	833 SF	2
TOWNHOUSE	1,583 SF	4
Grand total: 61	28,283 SF	



Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powel  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
AREA PLAN LOWER LEVEL B2

Project Status:  
DP  
Note:

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2025-07-03 - ISSUED FOR DP	

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

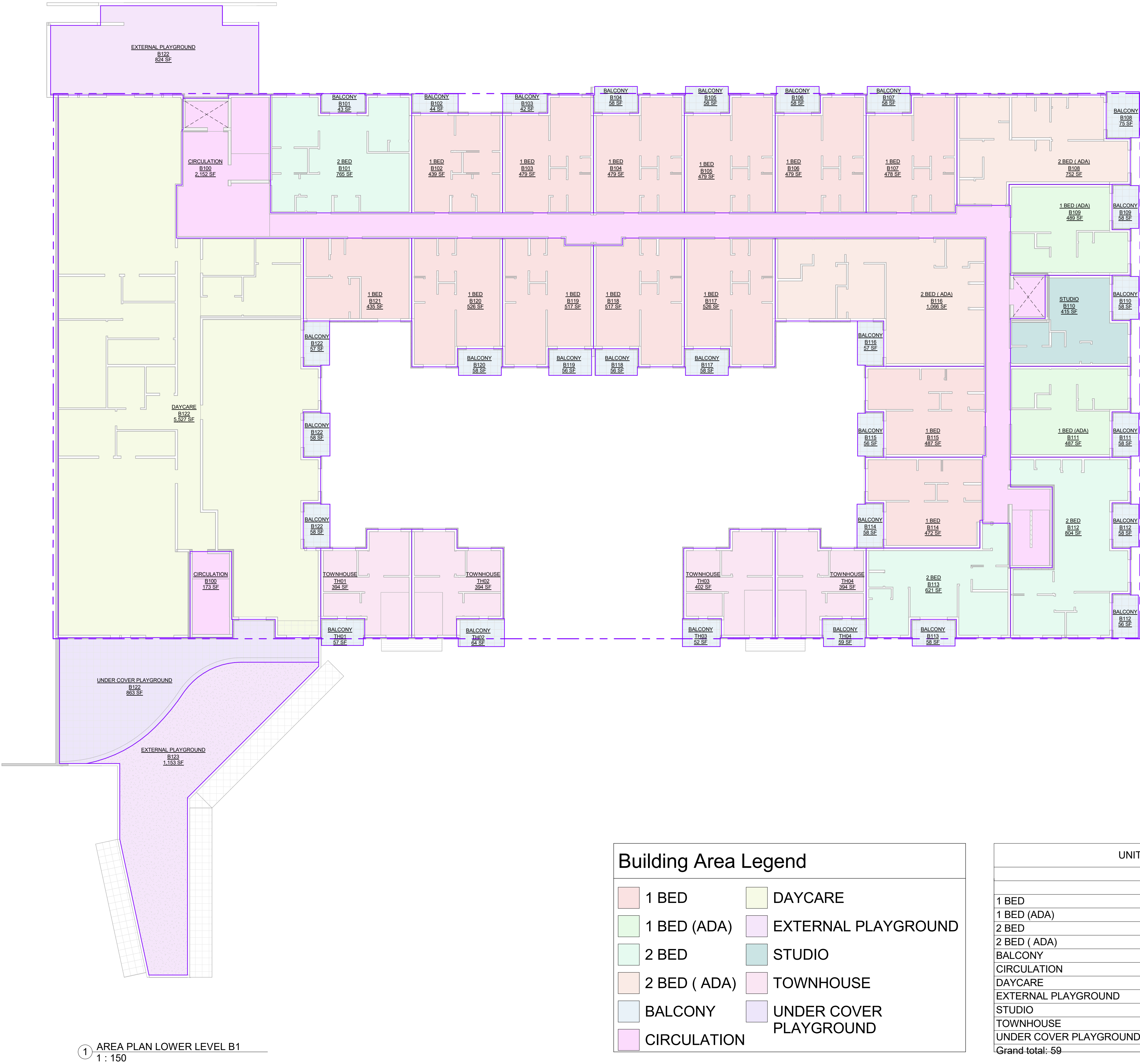
Scale:  
1 : 150

DWG. NO:  
A804



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBIM4.rvt

Plot Date: 2025-07-04 10:10:18 AM



ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@amarchitects.com

NORTH

Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powel  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
AREA PLAN LOWER B1

Project Status:  
DP  
Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03	- ISSUED FOR DP

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

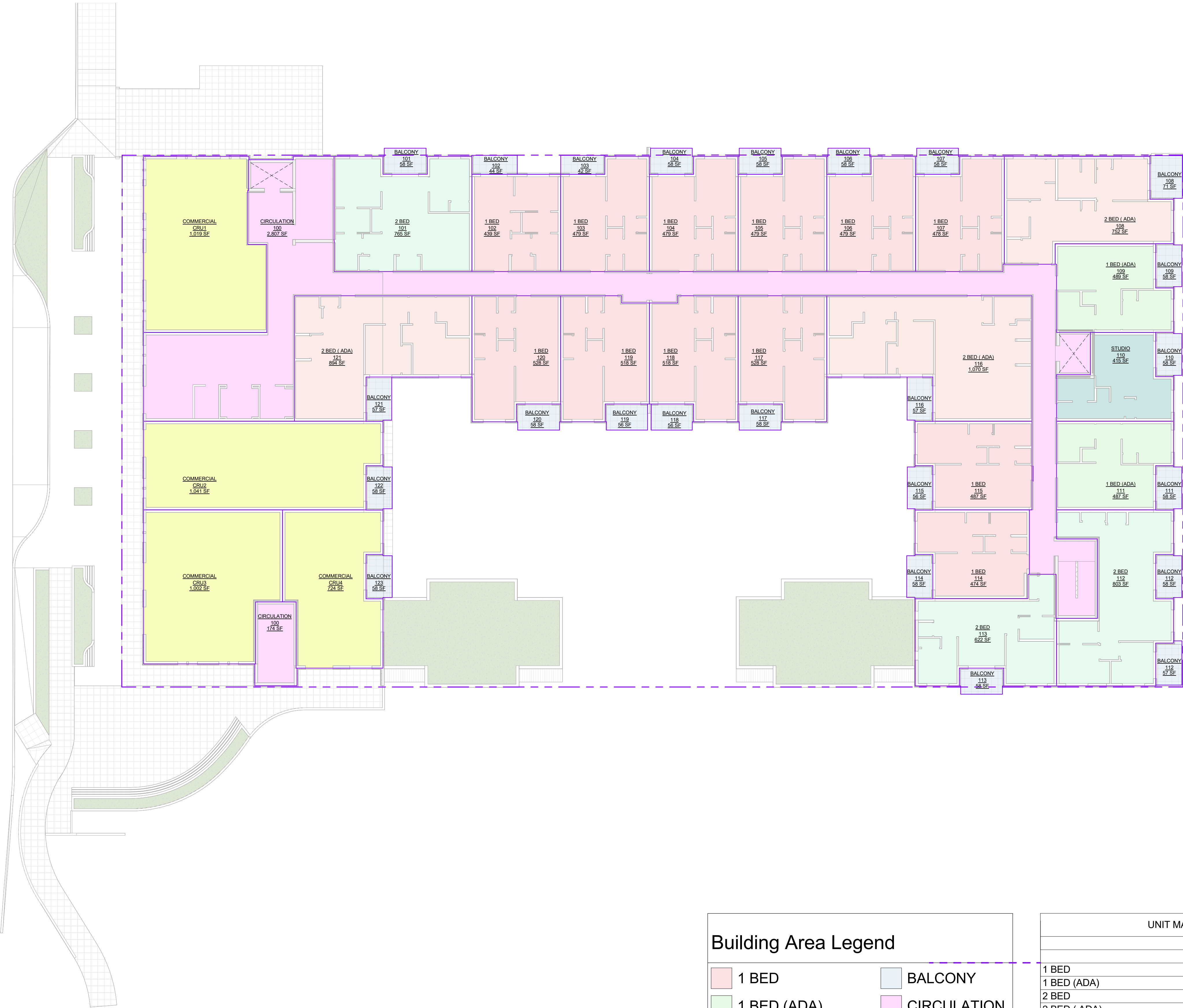
Scale:  
1 : 150

DWG. NO:  
A805

2025-07-04 10:10:18 AM

D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBIM4.rvt

Plot Date: 2025-07-04 10:10:21 AM



1 AREA PLAN GROUND FLOOR  
1 : 150

Building Area Legend

1 BED

1 BED (ADA)

2 BED

2 BED ( ADA)

BALCONY

CIRCULATION

COMMERCIAL

STUDIO

UNIT MATRIX GROUND FLOOR		
	Area	Count
1 BED	5,884 SF	12
1 BED (ADA)	976 SF	2
2 BED	2,190 SF	3
2 BED ( ADA)	2,716 SF	3
BALCONY	1,362 SF	24
CIRCULATION	2,980 SF	2
COMMERCIAL	3,786 SF	4
STUDIO	415 SF	1
Grand total: 51	20,309 SF	

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@ankarchitects.com

NORTH

Project: 2024

Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

AREA PLAN GROUND FLOOR

Project Status:

DP

Note:

SUBMISSION

Date	Description
2025-07-03 - ISSUED FOR DP	

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

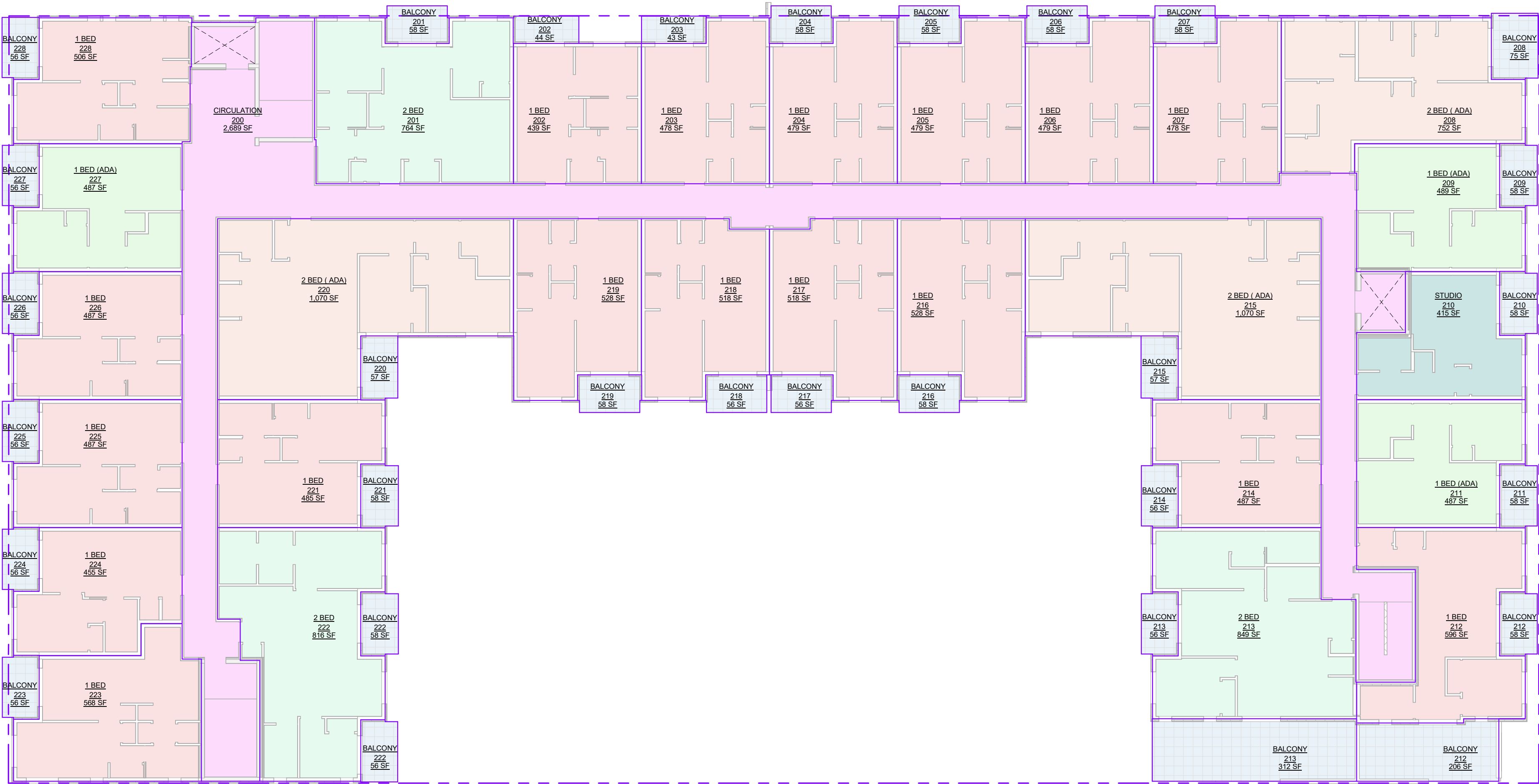
DWG. NO:

A810

2025-07-04 10:10:21 AM

D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBM4.rvt

Plot Date: 2025-07-04 10:10:24 AM



1 AREA PLAN SECOND FLOOR  
1 : 150

### Building Area Legend

- 1 BED

1 BED (ADA)

2 BED

2 BED ( ADA)
- BALCONY

CIRCULATION

STUDIO

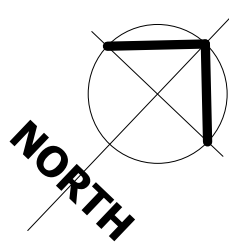
### UNIT MATRIX SECOND FLOOR

	Area	Count
1 BED	5,884 SF	12
1 BED (ADA)	976 SF	2
2 BED	2,190 SF	3
2 BED ( ADA)	2,716 SF	3
BALCONY	1,362 SF	24
CIRCULATION	2,980 SF	2
COMMERCIAL	3,786 SF	4
STUDIO	415 SF	1
Grand total: 51	20,309 SF	

ARCHITECTS

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@anarchitects.com



ANKENMAN MARCHAND

Project: 2024  
Frame Work Projects - Tom Awram

### The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
AREA PLAN SECOND FLOOR

Project Status:  
DP  
Note:

### SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03	- ISSUED FOR DP

### REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

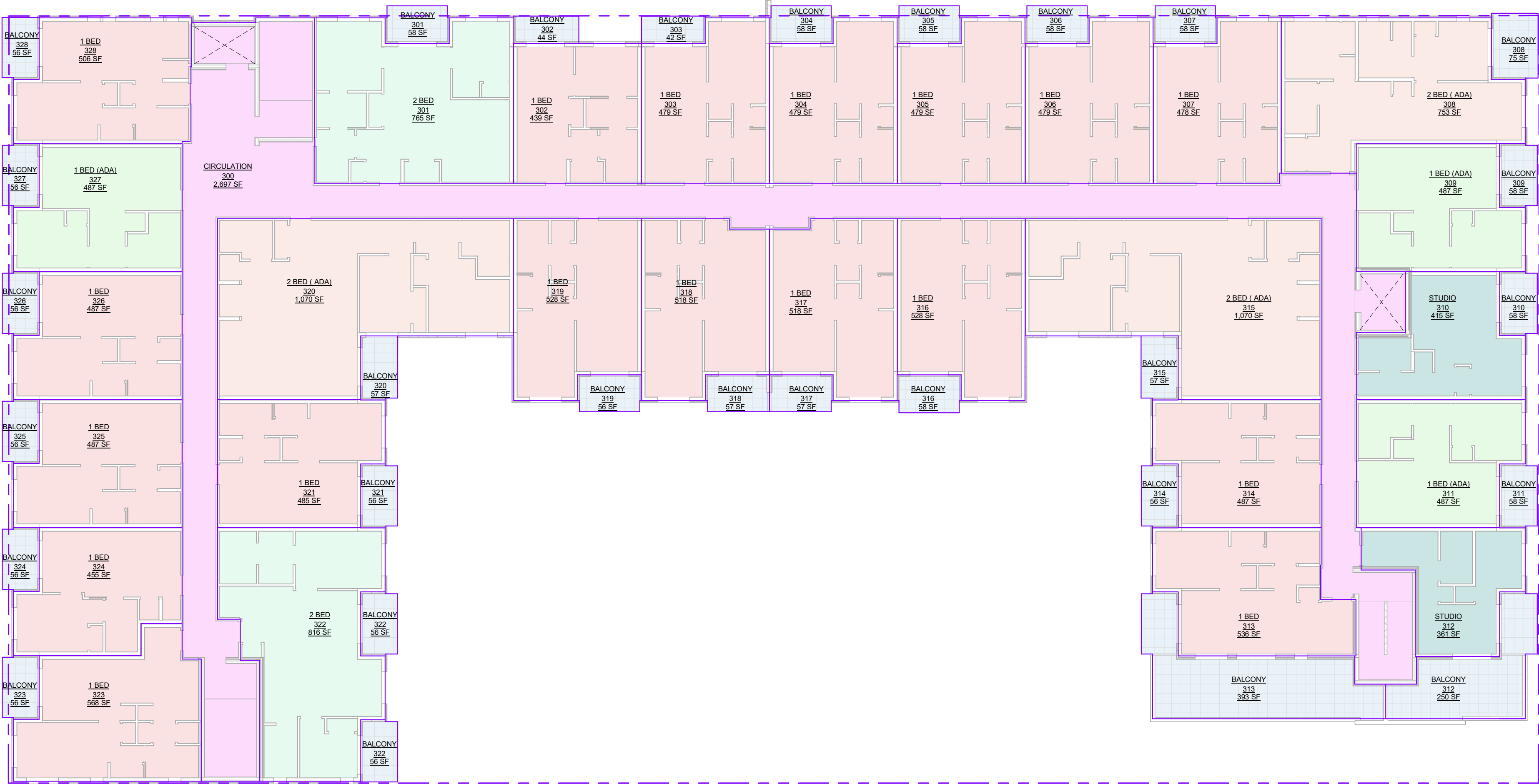
Scale:

1 : 150

DWG. NO:

A820





1 AREA PLAN THIRD FLOOR  
1 : 150

Building Area Legend	
1 BED	BALCONY
1 BED (ADA)	CIRCULATION
2 BED	STUDIO
2 BED ( ADA)	

UNIT MATRIX THIRD FLOOR		
	Area	Count
1 BED	8,934 SF	18
1 BED (ADA)	1,461 SF	3
2 BED	1,581 SF	2
2 BED ( ADA)	2,894 SF	3
BALCONY	2,171 SF	29
CIRCULATION	2,697 SF	1
STUDIO	776 SF	2
Grand total: 58	20,515 SF	

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@ankenmanarchitects.com

NORTH

Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powel  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
AREA PLAN THIRD FLOOR

Project Status:  
DP  
Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03	- ISSUED FOR DP

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:  
1 : 150

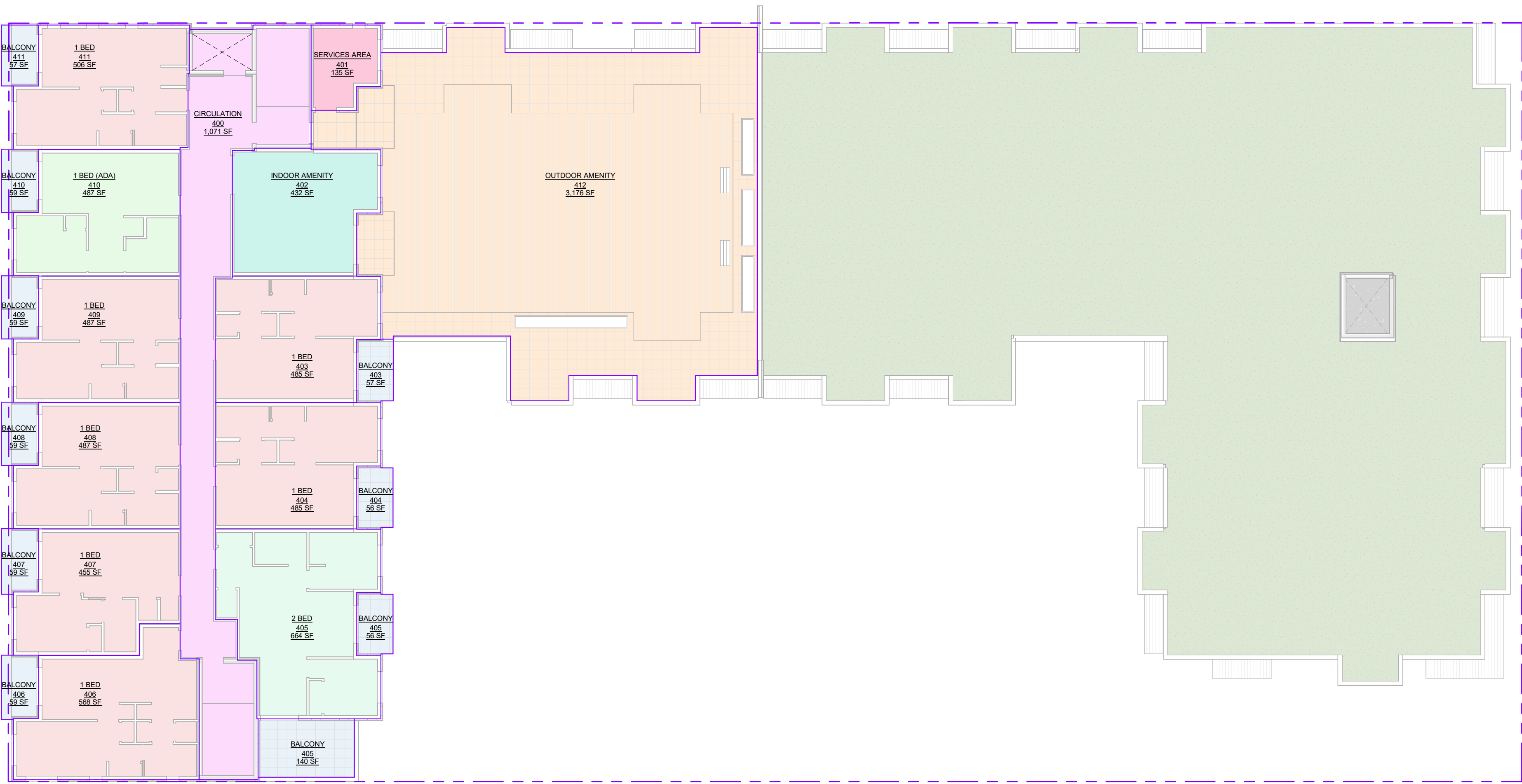
DWG. NO:  
A830

2025-07-04 10:10:27 AM



D:\001 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street\_Ladysmith\_danieldTCBM4.rvt

Plot Date: 2025-07-04 10:10:28 AM



1 AREA PLAN FOURTH FLOOR  
1 : 150

Building Area Legend			
<div></div> 1 BED	<div></div> CIRCULATION		
<div></div> 1 BED (ADA)	<div></div> INDOOR AMENITY		
<div></div> 2 BED	<div></div> OUTDOOR AMENITY		
<div></div> BALCONY	<div></div> SERVICES AREA		

UNIT MATRIX FOURTH FLOOR		
	Area	Count
1 BED	3,473 SF	7
1 BED (ADA)	487 SF	1
2 BED	664 SF	1
BALCONY	662 SF	10
CIRCULATION	1,071 SF	1
INDOOR AMENITY	432 SF	1
OUTDOOR AMENITY	3,176 SF	1
SERVICES AREA	135 SF	1
Grand total: 23	10,101 SF	

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2595  
Email: office@amarchitects.com

NORTH

Project: 2024

Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

AREA PLAN FOURTH FLOOR

Project Status:

DP

Note:

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-07-03 - ISSUED FOR DP	

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:  
1 : 150

DWG. NO:  
A840

2025-07-04 10:10:28 AM





1 AREA PLAN FIFTH FLOOR  
1 : 150

Building Area Legend

1 BED

2 BED

BALCONY

CIRCULATION

UNIT MATRIX FIFTH FLOOR		
	Area	Count
1 BED	2,027 SF	4
2 BED	2,145 SF	3
BALCONY	1,638 SF	9
CIRCULATION	994 SF	1
Grand total: 17	6,805 SF	

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 672-2595  
Email: office@ankmanarchitects.com

NORTH

Project: 2024

Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

AREA PLAN FIFTH FLOOR

Project Status:

DP

Note:

SUBMISSION</



Attachment C  
Architectural Drawings - Option 2  
DP 25-07  
21 pages

# 20 Baden-Powell Street, 311-321 First Ave - OPTION 2 Ladysmith, BC

Issued for DEVELOPMENT PERMIT: 2025-07-31

Client

Framework Projects Ltd  
20 Baden Powell St.  
Ladysmith BC V6G 1S8  
Contact: Tom Awram  
Email: tom@frameworkprojects.ca  
Tel: 604.505.6843

Architect

Ankenman Marchand Architects  
1645 West 5th Avenue  
Vancouver, BC. V6J 1N5  
Contact: Daniel Martins PM.  
Email: daniel@amarchitects.com  
Tel: 604.872.2595 Fax: 604.872.2505

Surveyor

J.E. Anderson & Associates  
1A 3411 Shenton Rd  
Nanaimo, BC V9T 2H1  
Contact: T.B.D  
Email: javier@bennettsurveys.com  
Tel: 604.886.2331

CIVIL ENGINEER

NEWCASTLE ENGINEERING LTD  
Suite #4 - 3179 Barons Road,  
Nanaimo, BC, V9T 5W5  
Contact: Joshua Culp, P.L. Eng., LET  
Email: joshua.culp@newcastleengineering.com  
Tel: (250) 756-9553, Ext. 25, Mobile: (250) 668-7534

STRUCTURAL ENGINEER

TIMBER ENGINEERING INC.  
Suite # 400 - 19 East 5th Avenue  
Vancouver, BC, V9T V5T 1G7  
Contact: Robert Malczyk P.Eng., Struct. Eng. IStructE., MBA  
Email: robert.malczyk@timberengineering.ca  
Tel: (604) 839-0214

CODE CONSULTANT

GHL Consultants Ltd.  
Suite 800 - 700 W Pender Street  
Vancouver, BC, V6C 1G8  
Contact: Khash Vorell, P.Eng, PE, CP  
Email: kv@ghl.ca  
Tel: 604 689 4449

Geotechnical Engineers

Lewkowich Engineering Associates Ltd.  
1900 Boxwood Road  
Nanaimo, BC, V9S 5Y2  
Contact: Amirali Mehdizadeh, M.Sc., P. Eng.  
Email: amehdzadeh@lewkowich.com  
Tel: 250-756-0355 ext 208 Mobile: 778 268 0986

Landscape Architect

PWL Partnership Landscape Architects Inc.  
1201 Pender St W,  
Vancouver BC, V6E 2V2  
Contact : Joelle Sept MBCSLA, CSLA  
Email: jsept@pwlpartnership.com  
Tel: 604 688 6111 Mobile: 604 639 3092

Electrical Engineer

Gager Electrical Consultants Ltd.

Contact : Mark Gager  
Email: mark.gager@gagerelectrical.com  
Tel: 604-250-2523

Mechanical Engineer

Avalon Mechanical

Contact : Tim Robertson  
Email: timrobertson@avalonmechanical.com  
Tel: 250-240-1357

Building Envelope Consultant

Aqua-Coast Engineering Ltd.

Contact : Pat Cuthbert  
Email: pcuthbert@aqua-coast.ca  
Tel: 250-946-9910

Energy Engineer

Avalon Mechanical

Contact : Tim Robertson  
Email: timrobertson@avalonmechanical.com  
Tel: 250-240-1357



Sheet List	
Sheet Name	Sheet Number
COVER PAGE AND DRAWING LIST	A001
STATISTICS	A002
CONTEXT SHEET	A030
SITE SURVEY	A050
SITE PLAN	A100
PARKING LEVEL P2	A101
PARKING LEVEL P1	A102
LOWER LEVEL B3	A103
LOWER LEVEL B2	A104
LOWER LEVEL B1	A105
GROUND LEVEL FLOOR PLAN	A110
SECOND FLOOR PLAN	A120
THIRD FLOOR PLAN	A130
FOURTH FLOOR PLAN	A140
FIFTH FLOOR PLAN	A150
ROOF LEVEL PLAN	A160
NORTH & WEST ELEVATIONS	A200
SOUTH & EAST ELEVATIONS	A201
NORTH & WEST INTERNAL ELEVATIONS	A202
SOUTH & EAST INTERNAL ELEVATIONS	A203
BUILDING SECTIONS	A300

Project: 2024

Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

COVER PAGE AND DRAWING LIST

Project Status:

DP

Note:

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

DWG. NO:

A001



E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahdy9K9U.rvt  
Plot Date: 2025-07-31 4:35:15 PM

# 20 Baden-Powel Street, 311-321First Ave - OPTION 2 Ladysmith, BC

ISSUED FOR DEVELOPMENT PERMIT: 2025-07-31



VEHICLE PARKING SUMMARY			
	BYLAW	REQUIRED	DP PROPOSED
APARTMENT USE - RESIDENT	1 per 1 bedroom Dwelling Unit: 76 2 per 2+ bedroom Dwelling Unit: 46 = 92	168	147 (or 1.2 per Dwelling Unit)
APARTMENT USE - VISITOR	1 per 5 Dwelling Units to be designated and signed for visitor parking = 122 / 5 = 24	24	19 (Shared between Res. visitors, commercial, office)
COMMERCIAL USE (RETAIL)	1 per 30 square meters of Gross floor Area Retail: : (370 m²) / 30m²	12	
COMMERCIAL USE ( DAYCARE)	Commercial (Daycare): (424 m²) / 30m²	14	
LOADING SPACES	1 per 300 to 500 square meters of Gross Floor Area 2 per 501 to 2500 square meters of Gross Floor Area	1	1 (on 1st Ave)
TOTAL		218	167
OF WHICH: SMALL CAR PARKING SPACES	i) A maximum 25% of total off-street parking requirement may be designated as small car spaces	55	70 (Included in count above)
INCLUDING: RESIDENT ACCESSIBLE PARKING	i)One space shall be provided where 10 to 20 parking spaces are required. ii)Two spaces shall be provided where 21 to 50 parking spaces are required; iii)One additional space shall be provided for each additional 30 required parking spaces.	6	7 (Included in count above)
INCLUDING: COMERCIAL ACCESSIBLE PARKING		2	1 (Included in count above)
SHARED VEHICLE	Table 8.2: Shared Parking Use Class And Occupancy Periods		* Visitors and Commercial can be shared
BICYCLE PARKING SUMMARY			
	BYLAW	REQUIRED	DP PROPOSED
APARTMENT USE - RESIDENT	1.0 Long-term Bicycle Parking Space per Unit	122	168
APARTMENT USE - VISITOR	25% Short-term Bicycle Parking Space per Unit	31	36
APARTMENT USE - OVERSIZED	10% Resident Long-term Bicycle Parking Space Shall be Oversized	12	13
COMMERCIAL USE + DAYCARE	1.0 Long-term Bicycle Parking Space per 10 Employees	1	1
COMMERCIAL USE - VISITOR	Short-term Bicycle Parking Spaces Equal to 10% of Required Off Street Vehicle Parking Spaces	3	3
SUBTOTAL		169	221

UNIT MATRIX		PERCENTAGE
	Count	
1 BED	75	62%
2 BED	41	34%
SERVICES ROOM	1	1%
STUDIO	4	3%
TOWNHOU:122	12	
Grand total: 130		

STATISTICS		
<b>LEGAL DESCRIPTION:</b> (1)LOT 2, DISTRICT LOT 56, OYSTER DISTRICT, PLAN VIP52784 (2)LOT 2, DISTRICT LOT 56, OYSTER DISTRICT, PLAN 9741 (3)LOT 11 BLOCK 11, DISTRICT LOT 56, OYSTER DISTRICT, PLAN 703, EXCEPT PARCELS A (DD2738N) (4)LOT 1, DISTRICT LOT 56, OYSTER DISTRICT, PLAN VIP52784		
<b>CIVIC ADDRESS:</b> 20 BADEN-POWELL STREET, 311, 315, 319 AND 321 FIRST AVENUE, LADYSMITH		
<b>PID:</b> 017-436-273 (LOT1)    005-384-991(LOT2)    008-553-319 (LOT3)    017-436-265 (LOT4)		
<b>SITE AREA:</b> 28,670 SF		
<b>CURRENT ZONING:</b> C-2		
<b>THE FLOOR SPACE RATIO SHALL NOT EXCEED:</b> i) 3.3 for parcels where at least one parcel line abuts a Street other than 1st Avenue or Lane; and ii) 3.0 for all other parcels		
<b>PROPOSED ZONING:</b> Mixed-Use- Residential- Commercial & Daycare		
<b>DEFINITIONS (PER ZONING BYLAW NO.2138)</b>  b) For all Multiple-Unit Dwellings and portions of mixed-use Buildings used for Residential use, the Gross Floor Area shall be measured to the exterior surface of the exterior wall, excluding: i) A maximum of 0.165 metres of thickness of the exterior cladding and/or exterior solid wall systems, in an exterior insulation or weather protection wall system. ii) Unenclosed balconies, decks, patios, terraces, or courtyards. iii) Common stairwells, entry lobby, elevator shafts, corridors, recreation facilities, garbage and recycling facilities, bicycle storage facilities, scooter storage facilities, common amenity rooms or spaces, common laundry facilities or swimming pools. iv) Any portion of a Building used for a mechanical or electrical service room. v) Any floor space having a ceiling Height less than or equal to 2.29 metres. vi) Any non-habitable portions of the Building situated entirely below the Average Finished Grade that are used solely for parking, storage or cisterns for the collection of rainwater.		

FAR		
	REQUIRED	DP PROPOSED
LOT AREA	≥300 m²	28,670.0 SF
LOT WIDTH	N/A	36.56 m
LOT DEPTH	N/A	54.56 m
LOT COVERAGE	100%	20,652 SF ~ 72%
TOTAL AREA: RESIDENTIAL + COMMERCIAL + DAYCARE (EXCLUDING CIRCULATION)	N/A	98,069 SF
FAR( TOTAL AREA)/ LOT AREA)	N/A	3.4
SETBACKS		
FRONT PARCEL OR EXTERIOR SIDE PARCEL LINE: FIRST, SECOND AND THIRD FLOOR	≥ 0.0 m	0.00 m
SETBACK - SIDE ( INTERIOR) PARCEL LINE	≥ 0.0 m	0.0 m
SETBACK - REAR LOT LINE	≥ 0.0 m	0.00 m
SET BACK - FRONT PARCEL OR EXTERIOR SIDE PARCEL LINE: FOURTH FLOOR	≥ 2.7 m	2.70 m
BUILDING HEIGHT	≤ 12 m	21.00 m
STOREYS	N/A	6

TOTAL BUILT AREA RESIDENTIAL		
Name	Area	Area (sm)
CIRCULATION	19,216.49 SF	1,785.27 m²
INDOOR AMENITY	1,693.32 SF	157.32 m²
OUTDOOR AMENITY	8,895.36 SF	826.41 m²
PARKING	53,982.89 SF	5,015.17 m²
SERVICES AREA	5,114.75 SF	475.18 m²
Grand total: 47	88,902.82 SF	8,259.34 m²

ARCHITECTS

ANKENMAN MARCHAND

1545 West 8th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 972-2556  
Email: office@ankenmanarchitects.com

Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powell  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
STATISTICS  
Project Status:  
DP  
Note:  
SUBMISSION  
Date Description  
(YYYY-MM-DD)  
2025-07-31 - ISSUED FOR DP  
REVISION  
No. Date Description  
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: DWG. NO: A002

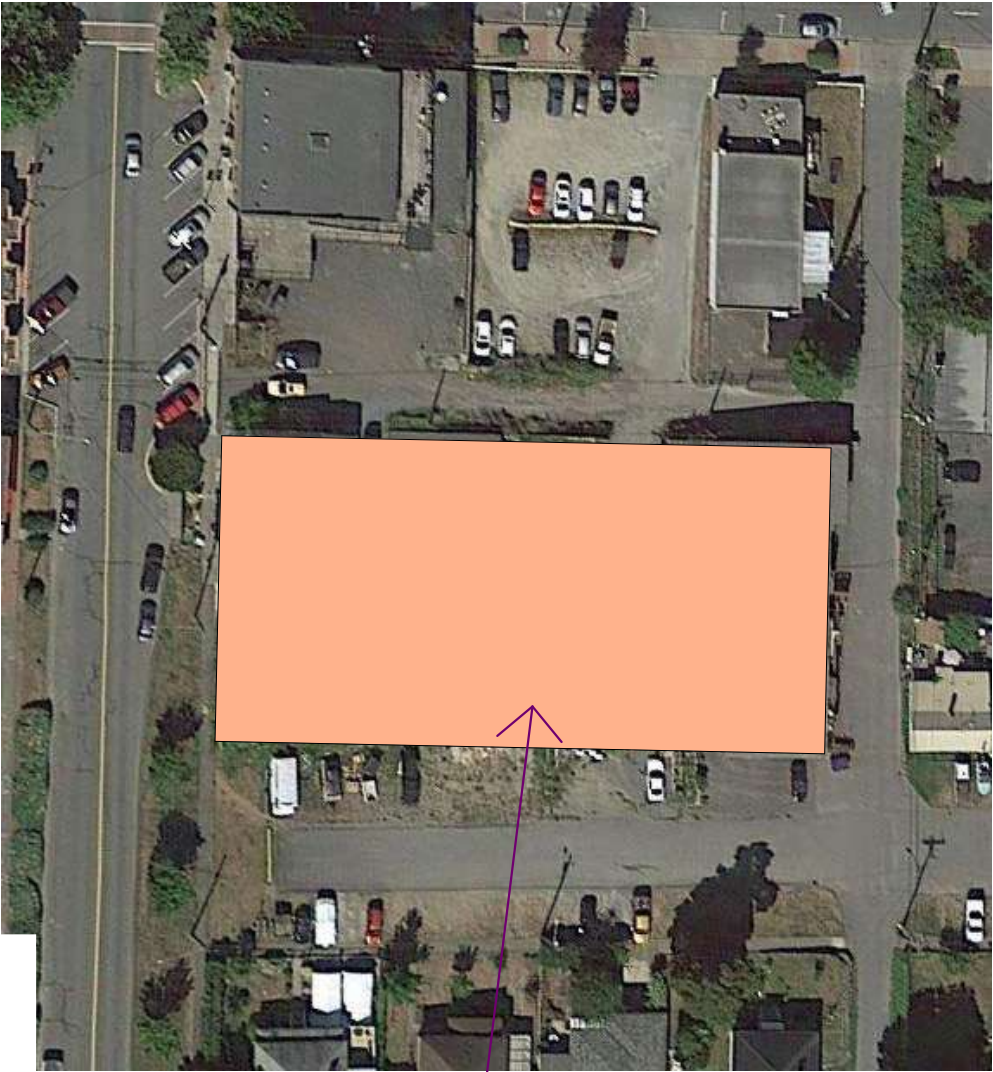




FRONT ELEVATION  
12" = 1'-0"



SOUTHERN CORNER  
12" = 1'-0"



GOOGLE SITE PLAN  
12" = 1'-0"



LADYSMITH CONTEXT MAP  
6" = 1'-0"



SOUTH EAST PERSPECTIVE  
12" = 1'-0"



WESTERN CORNER  
12" = 1'-0"

Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

CONTEXT SHEET

Project Status:

DP

Note:

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

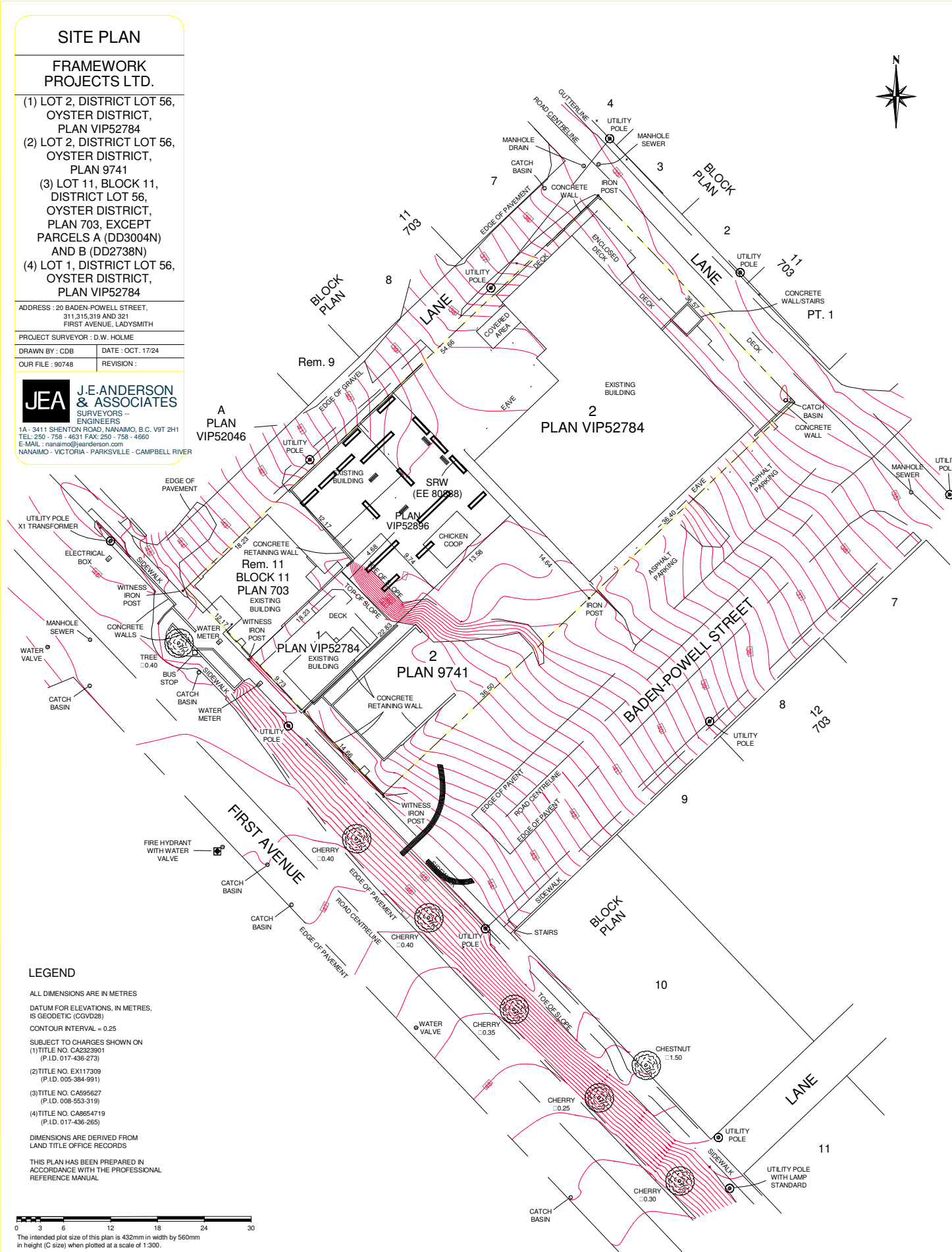
As indicated

DWG. NO:

A030



Plot Date: 2025-07-31 4:35:17 PM E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahndv9K9U.rvt



Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
SITE SURVEY

Project Status:  
DP  
Note:

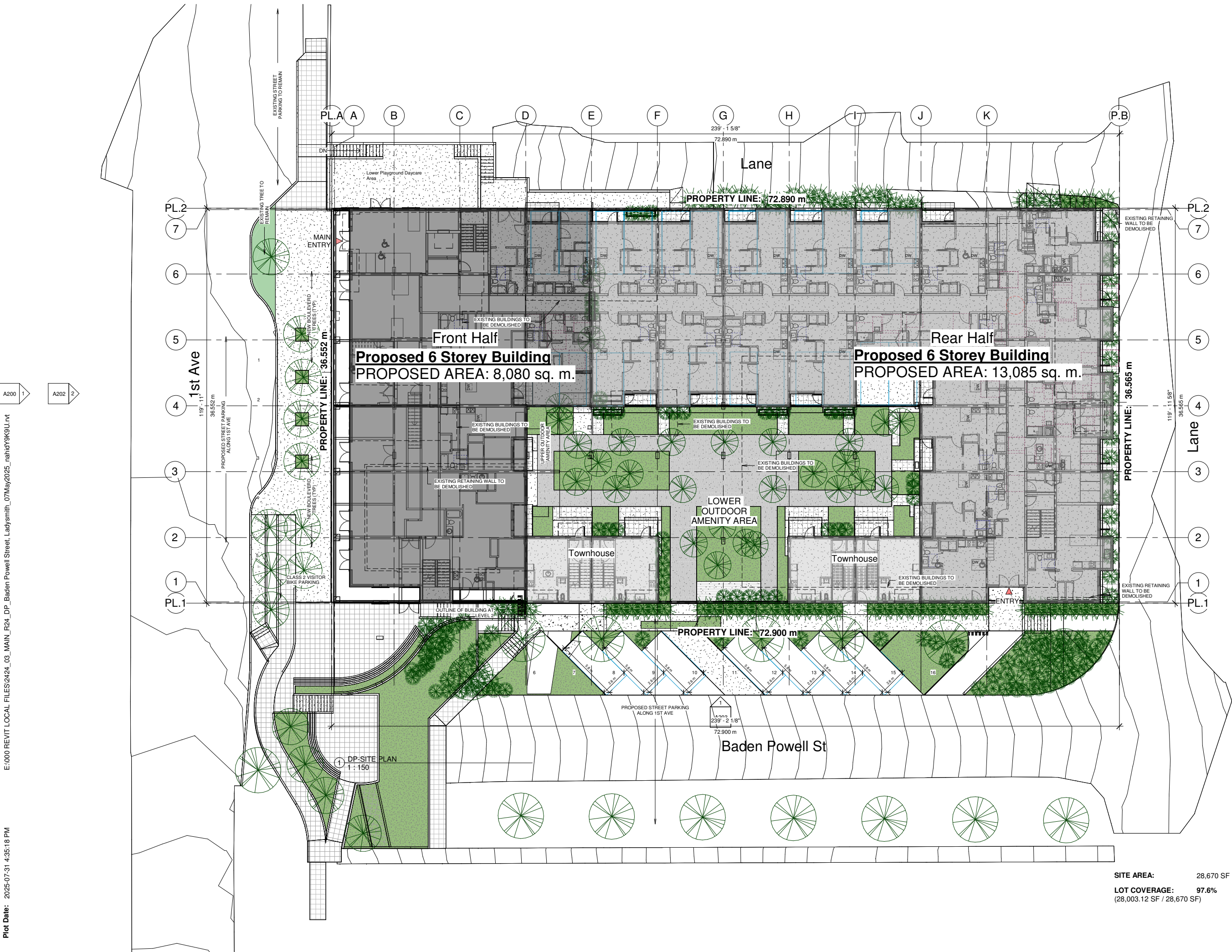
SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

REVISION		
No.	Date	Description

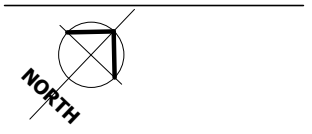
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:	DWG. NO:
1 : 300	A050





SITE AREA: 28,670 SF  
LOT COVERAGE: 97.6%  
(28,003.12 SF / 28,670 SF)



Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powell

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
SITE PLAN

Project Status:  
DP  
Note:

SUBMISSION

Date	Description
(YYYY-MM-DD)	

2025-07-31 - ISSUED FOR DP

REVISION

No.	Date	Description
-----	------	-------------

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:  
1 : 150

DWG. NO:

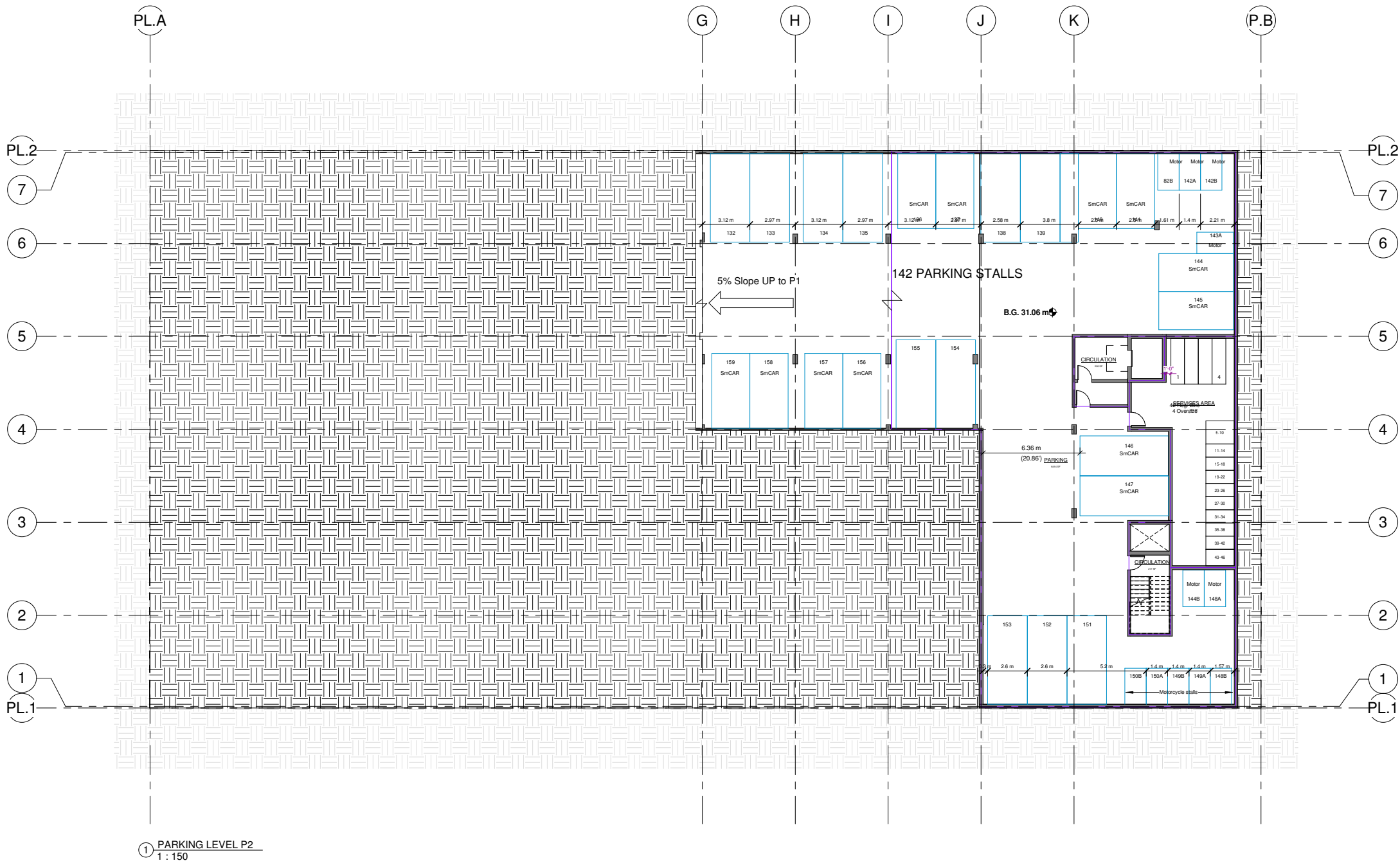
A100



E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahdy9K9U.rvt

Plot Date: 2025-07-31 4:35:19 PM

A202 2



Project: 2024  
Frame Work Projects - Tom Awram  
The Baden Powell  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
PARKING LEVEL P2

Project Status:  
DP  
Note:

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

REVISION		
No.	Date	Description

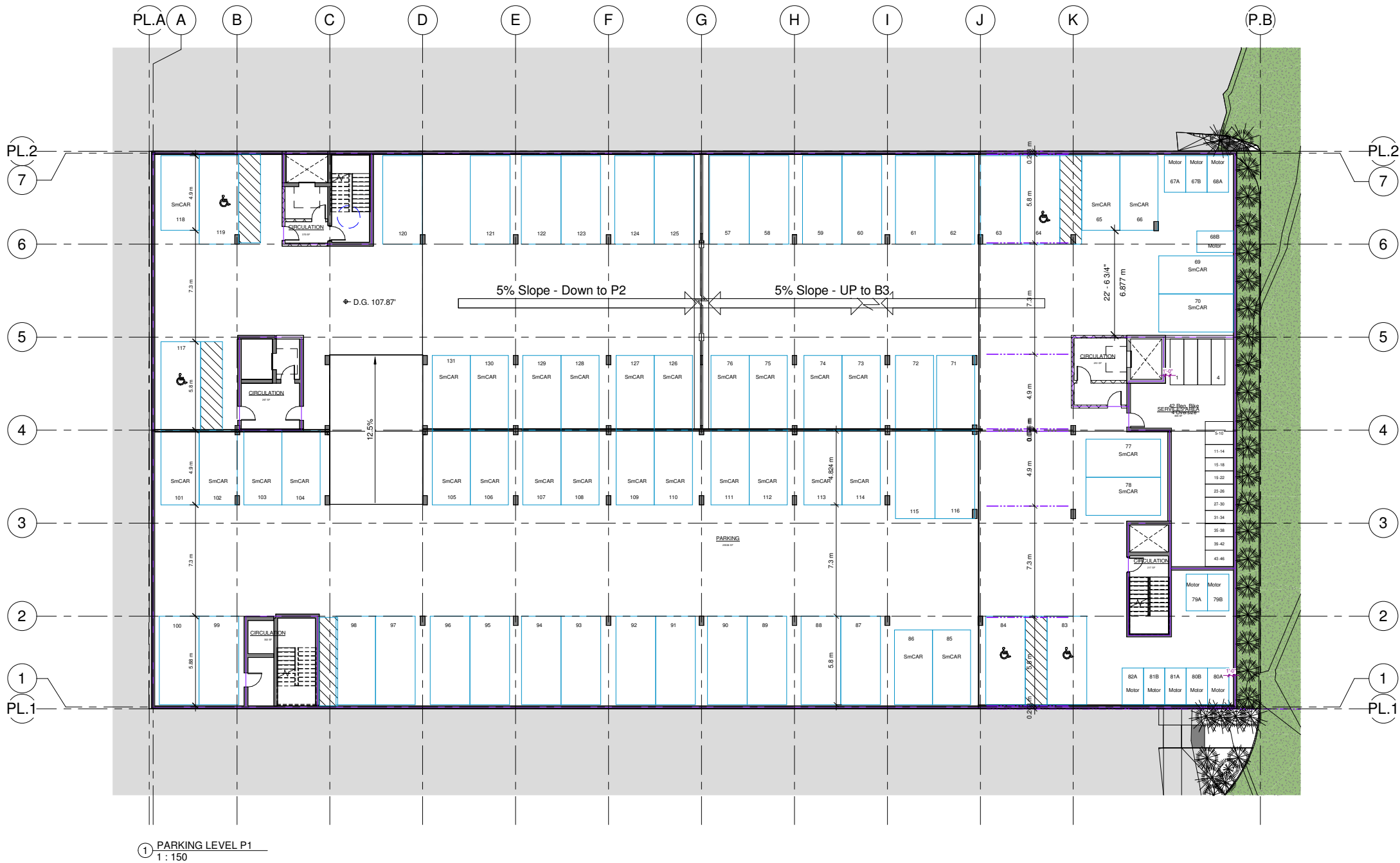
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.



E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahndy9K9U.nt

Plot Date: 2025-07-31 4:35:21 PM

A202 2



Project: 2024  
2024

The Baden Powell

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
PARKING LEVEL P1

Project Status:  
DP

SUBMISSION

Date	Description
2025-07-31 - ISSUED FOR DP	

REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

DWG. NO:

A102

ARCHITECTS

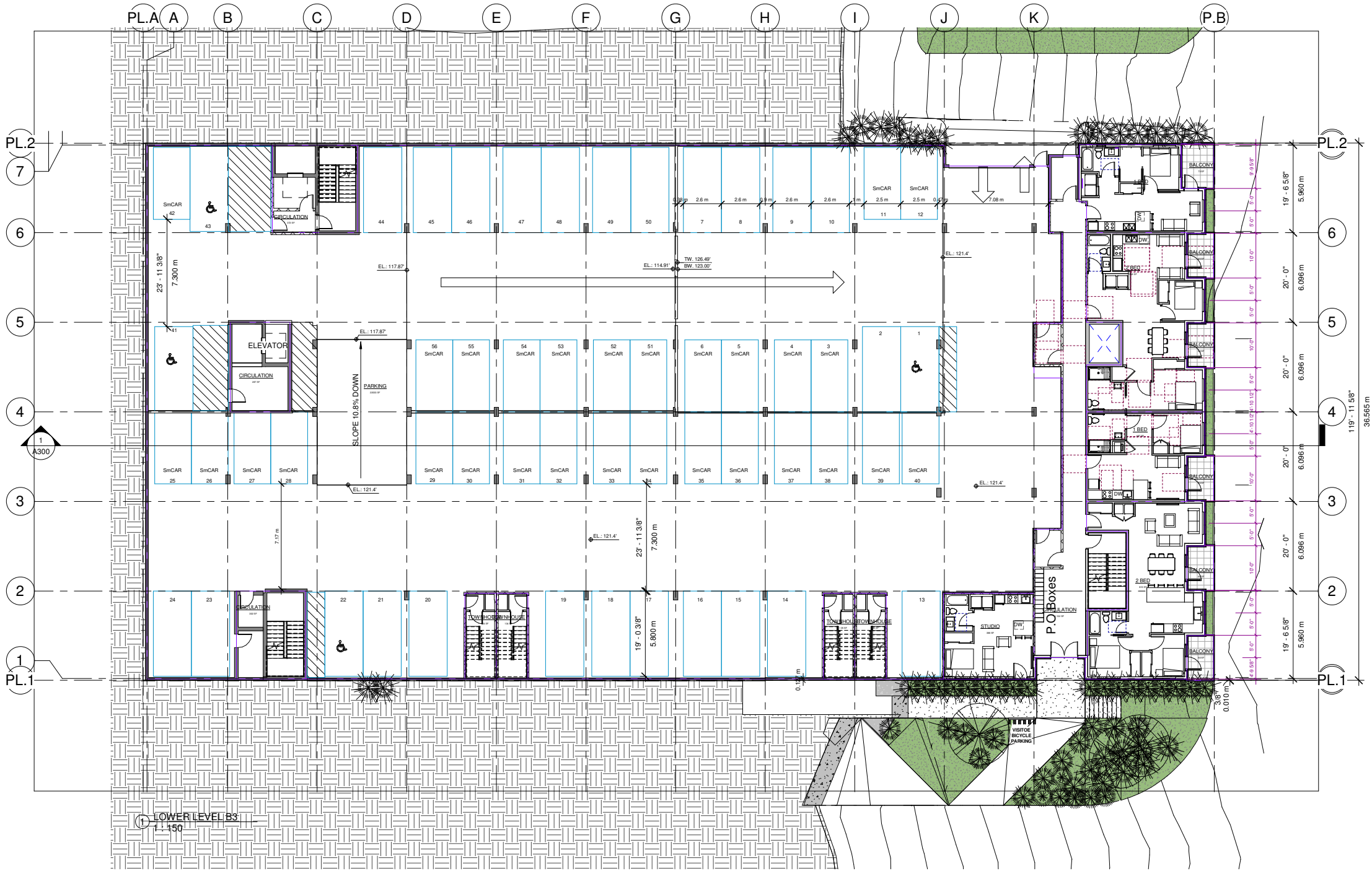
1545 West 8th Avenue  
Vancouver, BC V6L 1N5

Tel: (604) 972-2555  
Email: office@smarchitects.com

ANKENMAN MARCHAND



A202 2



Project: 2024  
2024

The Baden Powel

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
LOWER LEVEL B3

Project Status:  
DP

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

REVISION

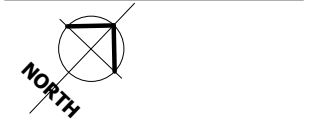
No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:  
1 : 150

DWG. NO:  
A103





Project: 2024  
Frame Work Projects - Tom Awram

**The Baden Powell**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
**LOWER LEVEL B2**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date	Description
2025-07-31 - ISSUED FOR DP	

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.



E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahidY9K9U.rvt

Plot Date: 2025-07-31 4:35:30 PM



Project: 2024  
Frame Work Projects - Tom Awram

**The Baden Powell**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
**LOWER LEVEL B1**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.



E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahd\9K9U.rvt

Plot Date: 2025-07-31 4:35:36 PM



ARCHITECTS

ANKENMAN MARCHAND

1545 West 8th Avenue  
Vancouver, BC V6J 1H5  
Tel: (604) 972-2595  
Email: office@ankenmanmarchand.com

Project: 2024  
Frame Work Projects - Tom Awram

**The Baden Powell**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
**GROUND LEVEL FLOOR PLAN**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date	Description
2025-07-31	ISSUED FOR DP

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:  
1 : 150

DWG. NO:  
**A110**

2025-07-31 4:35:36 PM



E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahnd\9K9U.rvt

Plot Date: 2025-07-31 4:35:41 PM



ARCHITECTS

ANKENMAN MARCHAND

1545 West 8th Avenue  
Vancouver, BC V6J 1H5  
Tel: (604) 972-2355  
Email: office@ankenmanmarchand.com

NORTH

Project: 2024  
Frame Work Projects - Tom Awram  
The Baden Powell  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
SECOND FLOOR PLAN  
Project Status:  
DP  
Note:

SUBMISSION

Date	Description
2025-07-31 - ISSUED FOR DP	

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:  
1 : 150

DWG. NO:  
A120

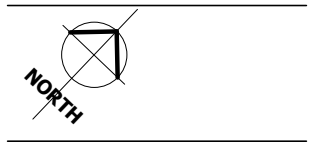
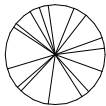


E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahd\9K9U.rvt

Plot Date: 2025-07-31 4:35:44 PM



1 THIRD FLOOR  
1 : 150



Project: 2024  
Frame Work Projects - Tom Awram

**The Baden Powell**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
**THIRD FLOOR PLAN**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

REVISION	
No.	Date
Description	

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

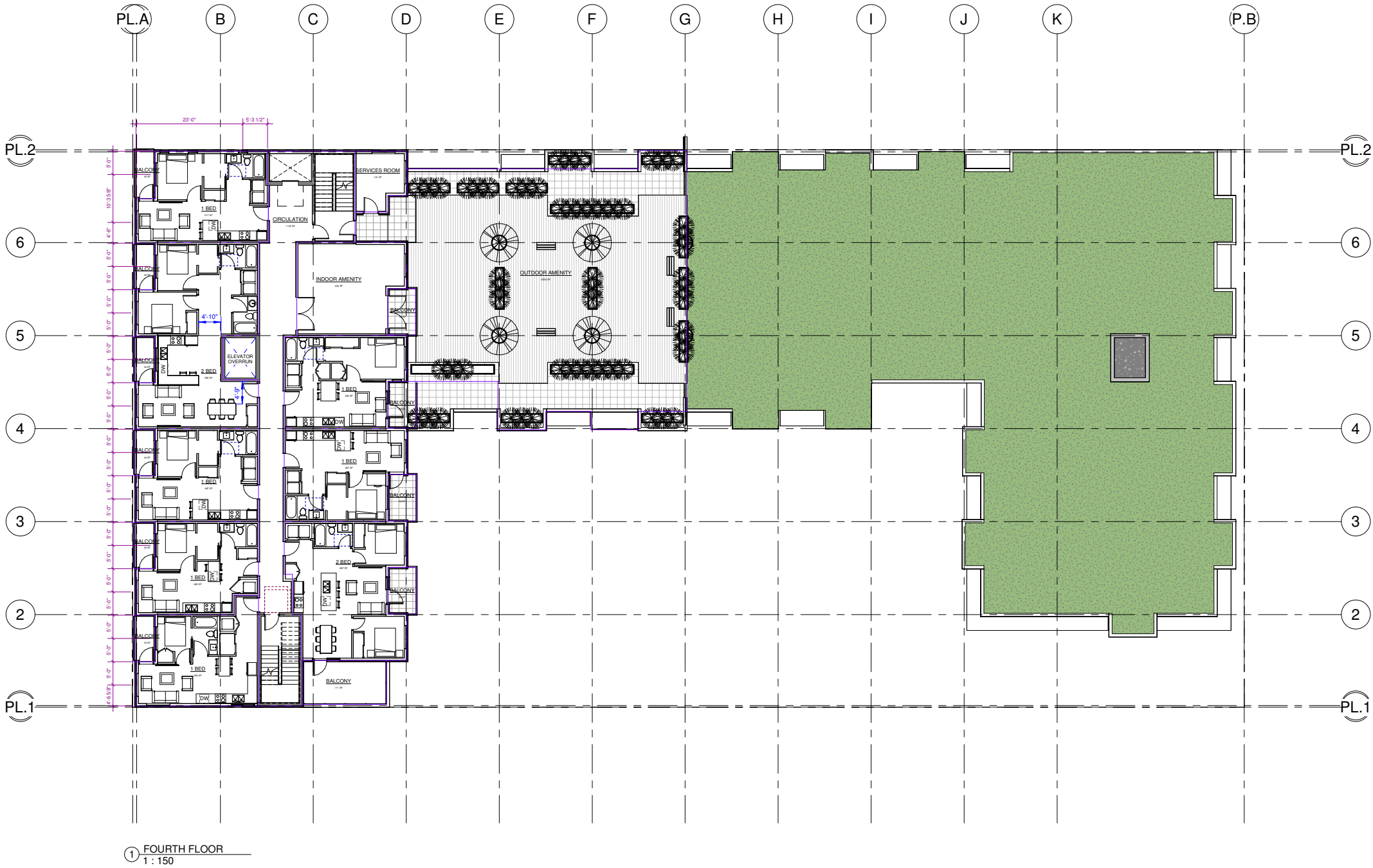


E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahndY9K9U.rvt

Plot Date: 2025-07-31 4:35:45 PM

A200 1

A202 2



Project: 2024  
Frame Work Projects - Tom Awram  
**The Baden Powell**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
**FOURTH FLOOR PLAN**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date (YYYY-MM-DD)	Description
2025-07-31 - ISSUED FOR DP	

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1 : 150	DWG. NO: <b>A140</b>
-------------------	-------------------------

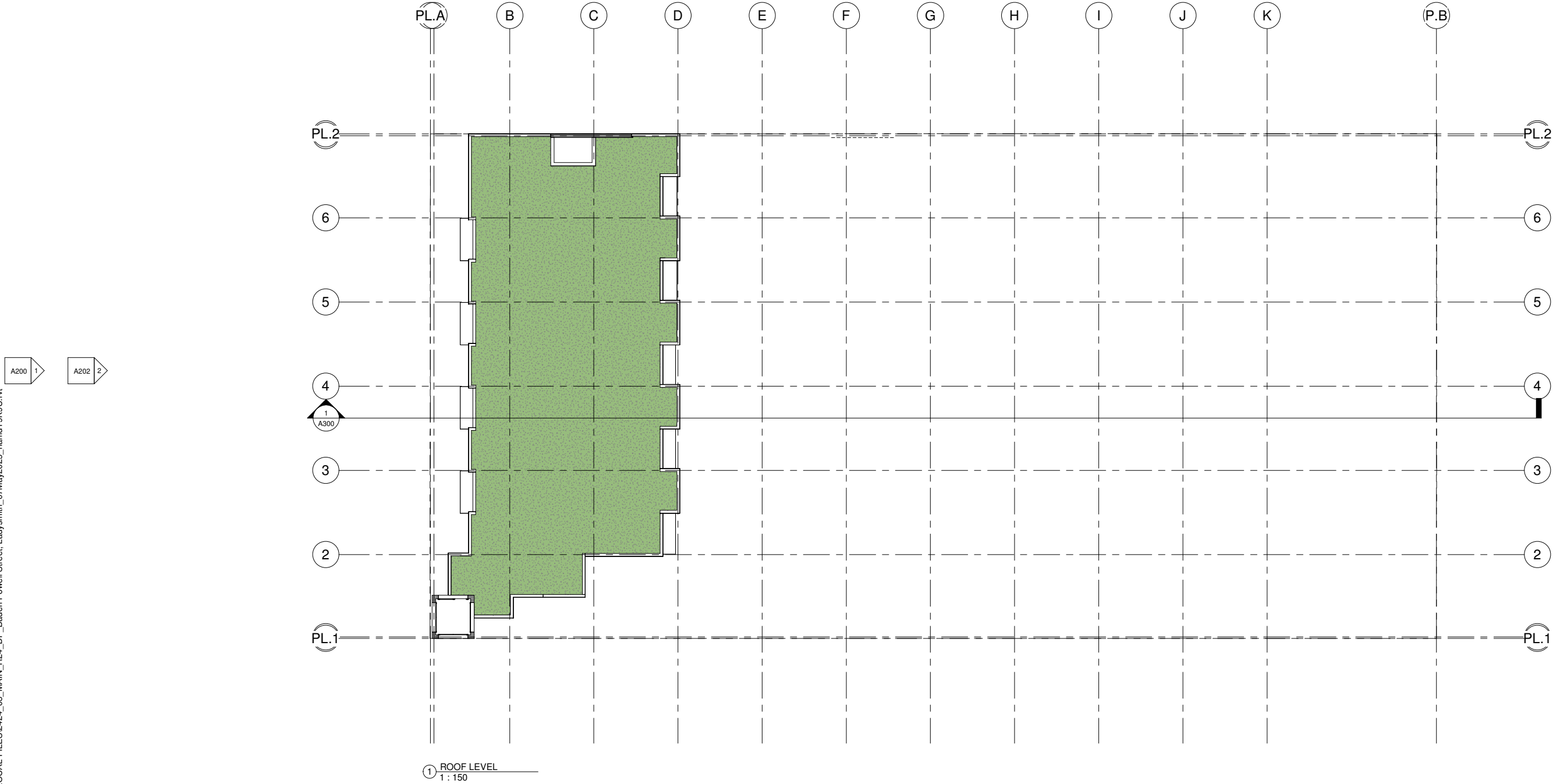






E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahidY9K9U.rvt

Plot Date: 2025-07-31 4:35:46 PM



Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powel  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
ROOF LEVEL PLAN

Project Status:  
DP  
Note:

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1 : 150	DWG. NO: A160
-------------------	------------------



E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahndY9K9U.rvt  
Plot Date: 2025-07-31 4:37:25 PM



MATERIAL LEGEND TO FOLLOW

ARCHITECTS

ANKENMAN MARCHAND

1545 West 8th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 972-2555  
Email: office@ankenmanmarchand.com

Project: 2024  
Frame Work Projects - Tom Awram

**The Baden Powell**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
**NORTH & WEST ELEVATIONS**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date	Description
2025-07-31	ISSUED FOR DP

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1 : 150	DWG. NO: <b>A200</b>
-------------------	-------------------------



Plot Date: 2025-07-31 4:39:17 PM E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahid\9K9U.rvt



3 SOUTH ELEVATION  
1 : 150



1 EAST ELEVATION  
1 : 150

Project: 2024  
Frame Work Projects - Tom Awram  
**The Baden Powel**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.  
Drawing:  
**SOUTH & EAST ELEVATIONS**  
Project Status:  
**DP**  
Note:

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:	DWG. NO:
1 : 150	<b>A201</b>





1 INTERNAL NORTH ELEVATION  
1 : 150



2 INTERNAL WEST ELEVATION  
1 : 150

Project: 2024  
Frame Work Projects - Tom Awram

**The Baden Powell**

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

**NORTH & WEST INTERNAL  
ELEVATIONS**

Project Status:

**DP**

Note:

SUBMISSION

Date	Description
(YYYY-MM-DD)	

2025-07-31 - ISSUED FOR DP

REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

DWG. NO:

**A202**



E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahidY9K9U.rvt

Plot Date: 2025-07-31 4:40:37 PM



① INTERNAL SOUTH ELEVATION  
1 : 150



② INTERNAL EAST ELEVATION  
1 : 150

Project: 2024  
Frame Work Projects - Tom Awram

**The Baden Powell**  
311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:  
**SOUTH & EAST INTERNAL  
ELEVATIONS**

Project Status:  
**DP**  
Note:

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

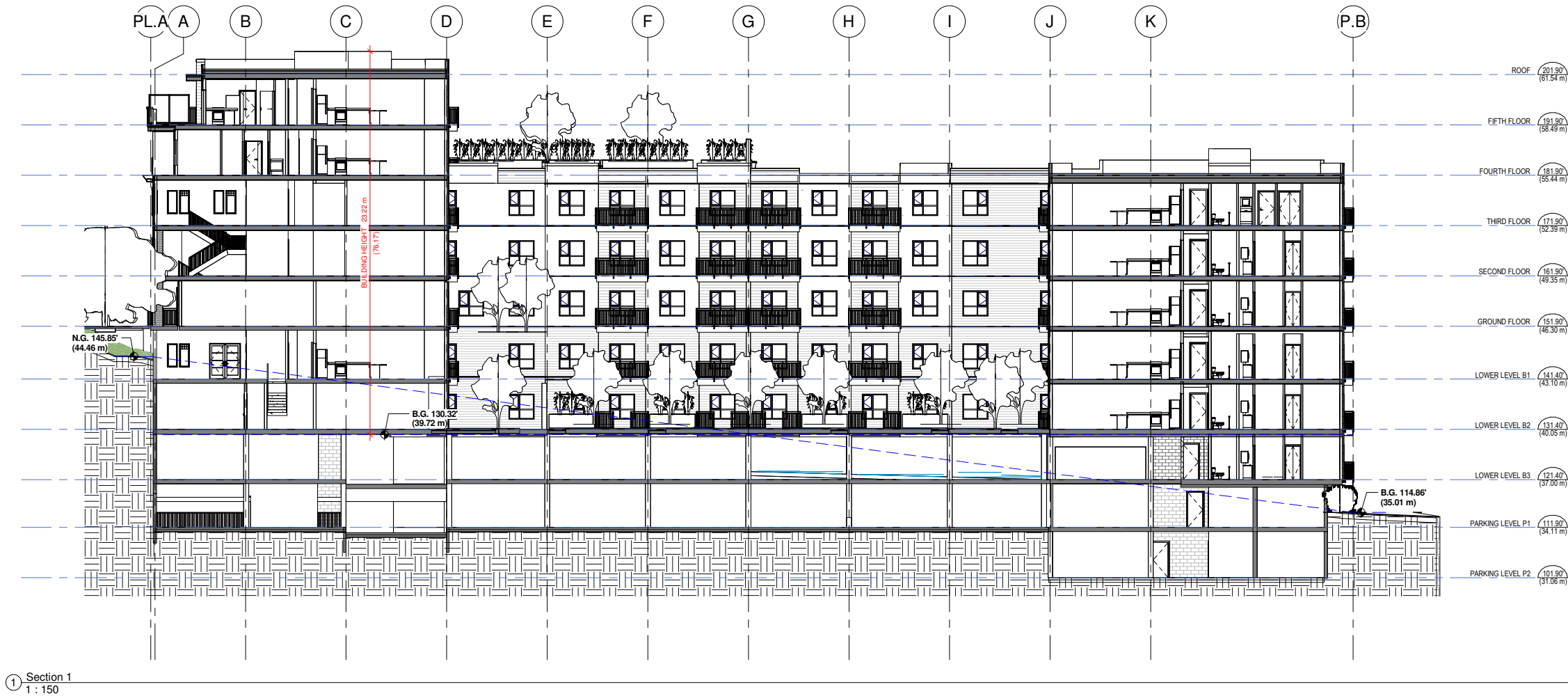
REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.



E:\000 REVIT LOCAL FILES\2424\_03\_MAIN\_R24\_DP\_Baden Powell Street, Ladysmith\_07May2025\_nahndY9K9U.rvt

Plot Date: 2025-07-31 4:40:40 PM



Project: 2024  
Frame Work Projects - Tom Awram

The Baden Powell

311, 315, 319 & 321 1st Ave,  
20 Baden-Powell St.

Drawing:

BUILDING SECTIONS

Project Status:

DP

Note:

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2025-07-31 - ISSUED FOR DP	

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

1 : 150

DWG. NO:

A300



