

MOSAIC

June 25, 2012

Hand Delivered

Mayor and Councillors
Vancouver City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor Robertson:

**RE: 4837 & 4861 Cambie Street, Vancouver
Public Hearing, July 10th 2012**

Thank you for referring the project at the above address at the June 12th Council Meeting to Public Hearing.

Please find enclosed a Public Hearing Brief that summarizes the key points of the proposal and provides more images of the project.

We appreciate the issues raised by Council members and offer the following responses:

Orphan Lots

MOSAIC has approached the owners of the s.22(1) Personal and Confidential.22(1) Personal and Confidential s.22(1) These owners are currently not interested in selling their property.

To satisfy section 11.1.3 of the Cambie Corridor Plan, MOSAIC has undertaken a feasibility study of the remainder lot to demonstrate that this site could be reasonably developed as a four storey building with a single level of underground parking.

The driveway to the proposed development is located adjacent to the north property line and has been designed to allow for shared vehicular access to a future development on the remainder lot.

Planning Staff are satisfied that development is possible on the remainder lot.

Rental Housing

As per section 9.1.1 of the Cambie Corridor Plan, six affordable market rental homes will be provided. This represents approximately 50% of the total Community Amenity Contribution and 15% of the total number of homes in development. These units will be secured as rental for the life of the building or 60 years, whichever is greater.

The rental homes are a mix of studio, one bedroom and two bedroom homes.

Urban Design Panel Review

On March 7, 2012 the UDP voted 3-2 not to support the project. They identified the following key aspects of areas for improvement:

- *Reduce exposure of parkade structure and retaining walls around site.*
Response: The parkade has been recessed further into the ground and pulled back from the west property line allowing for generous terraced landscaping including full-sized street trees lining the laneway.
- *Design development to improve the architecture on all sides.*
Response: The Cambie Street façade has been developed by more rigorously organizing the windows with the entrance centered in the composition to recognize the formality of its location fronting Queen Elizabeth Park.
- *Consider improving the sustainability strategy.*
Response: In addition to satisfying the requirements for LEED Gold certification, the dormers have been reoriented to the south to allow for potential future installation of solar photovoltaic/solar hot panels. Shafts have been incorporated into the building to accommodate future retrofit.

City Staff were comfortable moving to Public Hearing without returning to the Urban Design Panel as they felt we had responded to the issues raised by the Panel.

MOSAIC and City Staff will be on hand at the Public Hearing to address any further questions raised by Council.

We trust we have adequately addressed the issues raised. If you have any additional comments or questions, please call to discuss.

Yours truly,

MOSAIC CAMBIE HOLDINGS LTD.



Benn Duffell

Encl.

cc: Grant Miller, Rezoning Planner
Sailen Black, Development Planner

4837-4861 CAMBIE STREET - PUBLIC HEARING BRIEF



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- Statistics
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- Landscape
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- Laneway Str
- Building El
- Level 2-4 Fl
- Level 5 Floc

Remainder Lot

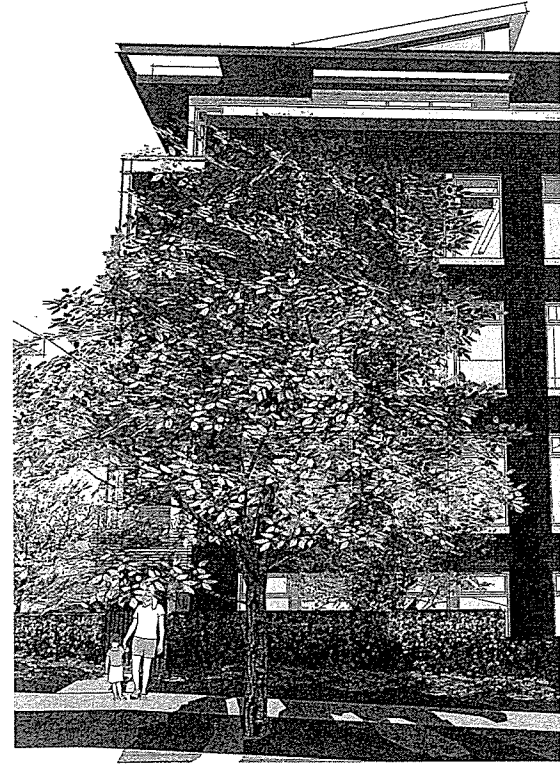
Urban Design I

MOSAIC Home



PROJECT VISION

- Build timeless elegant homes that compliment Queen Elizabeth Park.
- Provide generous landscaped yards along Cambie Street and the lane to fit within the unique existing context.
- Provide a variety of apartment types to meet a diversity of housing needs, including six dedicated rental homes.
- Achieve LEED Gold certification to meet the City's sustainability goals.
- Work within the Cambie Corridor Plan Built Form Guidelines for height, density and setbacks.

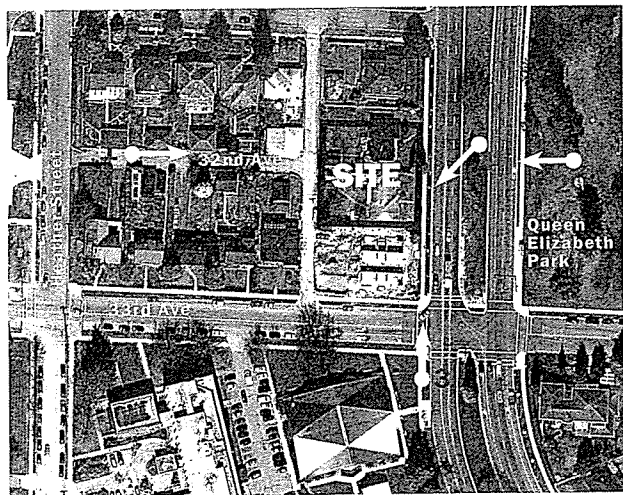


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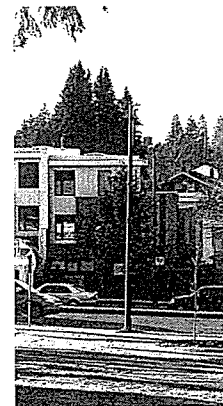
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SITE AND CONTEXT

CONTEXT PLAN



1 View from alley at Heather St looking East



2 View from Queen Elizabeth Park looking West



3 View from Church at Cambie St and 33rd Ave



4 View from boulevard looking West

CAMBIE CORRIDOR GUIDELINES

BUILT FORM GUIDELINES

BUILDING HEIGHT AND DENSITY

- Five storey building is proposed; six storey building permitted in CCP.
- 2.05 FSR; a suggested FSR of 2.0 FSR is proposed by the CCP.

BUILDING STEPBACKS AND STREETWALL

- Five storey building that steps back at penthouse level to reduce overall building massing.

BUILDING FRONTAGE

- Narrow building frontage to maximize views through and past the building to Queen Elizabeth Park.

SETBACKS

- Generous landscaped setbacks from Cambie Street and the laneway allow for semi-private outdoor spaces, landscaping and amenity opportunities.
- Landscaped setbacks to neighbours to north and south meet or exceed the 10'-15' CCP guidelines.

FINISHED GRADE

- At grade homes along Cambie Street have direct access to the street.
- At grade accessible lobby entrance minimizes impact of grade change.
- No ramps or stairs required for lobby entrance.

ENTRANCES AND ASPECT

- Sculptural, distinctive main lobby entrance portico.
- Individual entrances facing Cambie Street.

URBAN SYSTEMS AND PUBLIC REALM GUIDELINES

URBAN SYSTEMS – MOVEMENT

- Bike lane along Cambie Street.
- Providing 66 bike parking stalls (57 required).
- Providing some units with second parking stall to reduce the demand for on street parking.

URBAN SYSTEMS – HABITAT

- Provision of a double row of trees along Cambie Street.
- Landscaping to flow from Queen Elizabeth Park to the building.
- Residential garden plot opportunities on laneway.
- 'Greening-up' of lane with terraced landscaping.

PUBLIC REALM – CONNECTIONS

- Mid-block visual connection through the site from the laneway to Queen Elizabeth Park.

PUBLIC REALM – STREETS AND LANES

- Improved streetscape through provision of layered landscaping elements and lighting.
- Active uses on the lane include: garden plots, children's play area and generous setbacks allowing for the transition from semi-private to private space.
- Parkade sunk into grade to minimize visual presence on street and lane.

PUBLIC REALM – PUBLIC SPACES

- The front entry on Cambie Street and the terraced landscaping at the lane are semi-public spaces that provide elegant transitions between the private homes & patios and the public street & lane. These areas punctuate and enliven the pedestrian experience along the street and lane.

PUBLIC REALM – PARKS AND GREEN SPACE

- Site is located in the 'Boulevard Green Heritage' zone, where minimal changes to the boulevard are desired.
- Boulevard improvements include a double row of trees and upgraded landscaping.

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THE PROJECT

The application proposes to develop two single family lots into a five storey 41 home apartment building adjacent to Queen Elizabeth Park within a five minute walk of public transit, local shops and services.

The increased density within a transit oriented neighbourhood supports the City's sustainability goals and the Cambie Corridor Plan.

STATISTICS

ZONING	Existing	Proposed		
	RS-1	CD-1		
SITE AREA	ft ²	m ²	Ac	
Existing (Gross)	19,770	1836.50	0.454	
Proposed (Net)	19,770	1836.50	0.454	
UNIT TYPE	TOTAL	Studio	1 Bed	2 Bed
	41	3	8	30
	* 6 units secured for market rental			
PARKING	Required	Provided		
RESIDENTIAL	41	45		
HC	2	3		
TOTAL	43	48		
SMALL CAR	Max 25%	Provided		
	10	10		
BIKE STORAGE	Required	Provided		
CLASS A	51	60		
CLASS B	6	6		
TOTAL	57	66		
BUILDING HEIGHT	Permitted	Proposed		
	6 Storey	5 Storey		
FAR	2.0 (Suggested)	2.05		



View from Cambie Street looking North



View from Cambie Street looking South



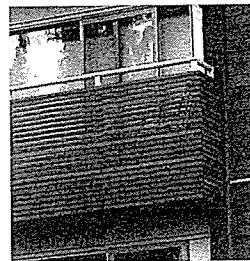
View from Queen Elizabeth Park

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BUILDING DESIGN

The project is designed to complement the local modern architecture, the surrounding residential neighbourhood and Queen Elizabeth Park.

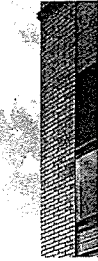
- Five storey building reduces the impact of transition to the existing neighbourhood.
- Simple forms and layering of materials create a timeless and elegant facade.
- Elegant stacked bond brick pattern and lapped siding with modern detailing.
- 5th storey is set back to reduce the perceived building height to four storeys.
- Sculptural roof cut-outs and wood coloured soffits provide visual interest.
- Horizontal slats below glazed panels at balconies provide texture and contrast to the brick frame.
- The building character ties in well with the contemporary appearance of its southern neighbour.



Balcony screen detail



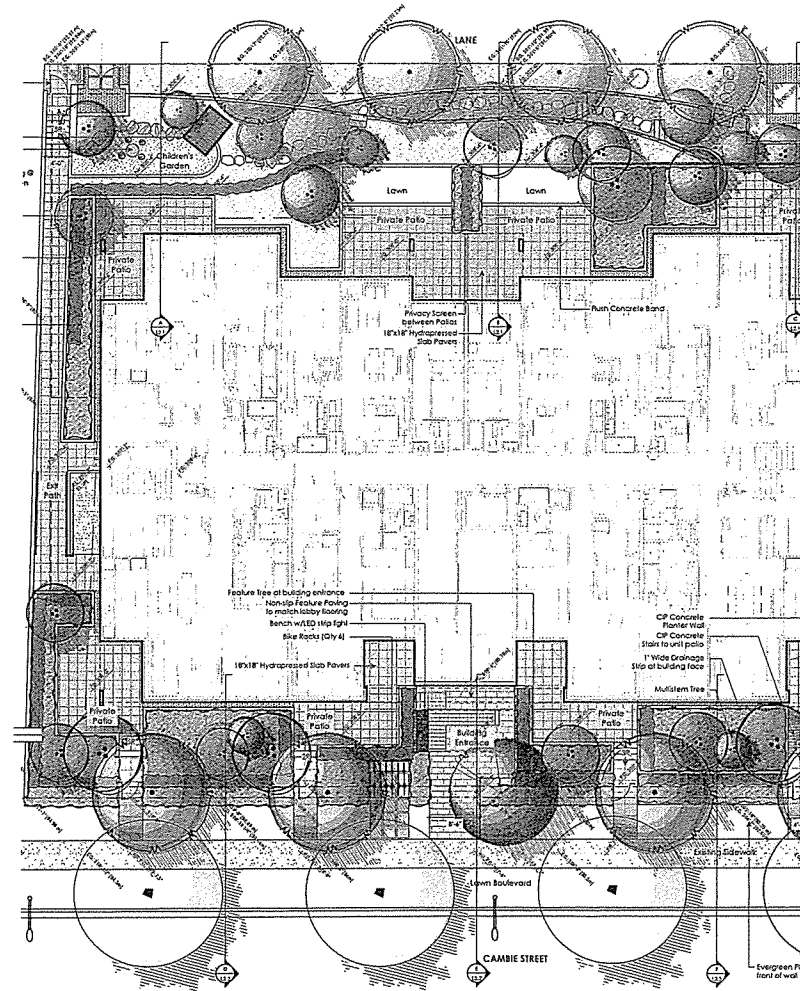
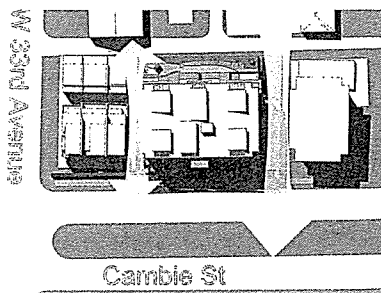
Horizontal expression of materials



Glass railing

LANDSCAPE DESIGN

- The landscaping builds on the unique location by drawing a connection to Queen Elizabeth Park.
- Private patios at each ground floor home provide casual surveillance of the street and lane, satisfying CPTED goals.
- Planting consists of drought tolerant and adaptive species with reduced irrigation to meet LEED Gold requirements.
- Generous setbacks maximize landscaping while preserving views through the site to the park.



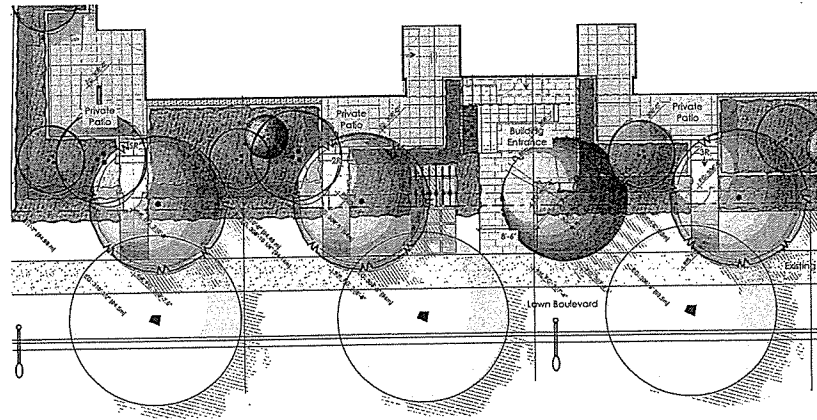
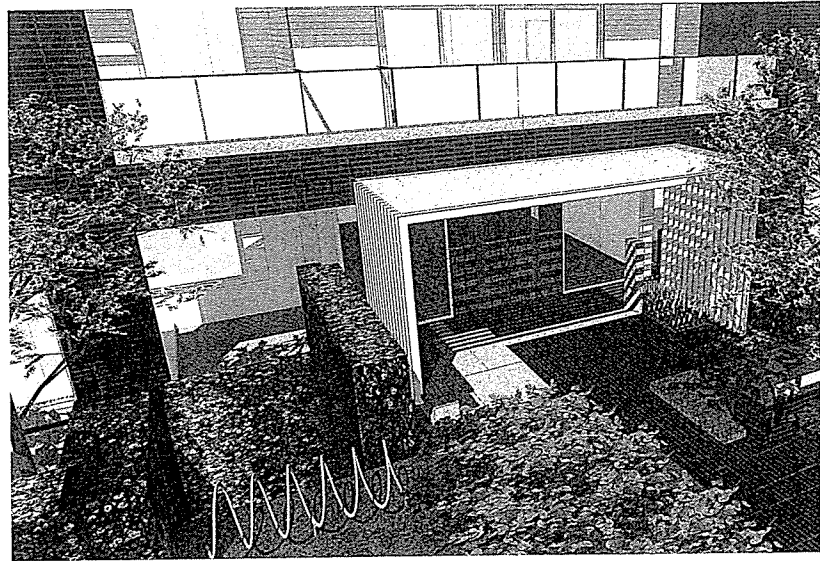
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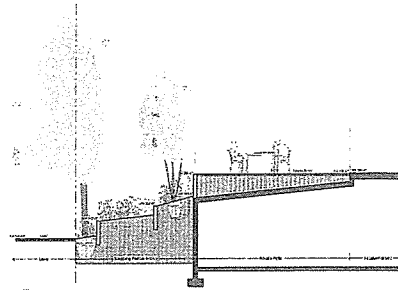
CAMBIE STREETSCAPE

- Layered landscaping and absence of street wall provide a visual connection with Queen Elizabeth Park.
- A double row of street trees is provided along the Cambie Street boulevard.
- Terraced and layered planting mediates the transition in grade and privacy between the homes and public sidewalk.
- Sculptural entry portico and court provide a pronounced building lobby entry.
- Continuation of building finishes from outdoors to indoors at the lobby provides a seamless transition.

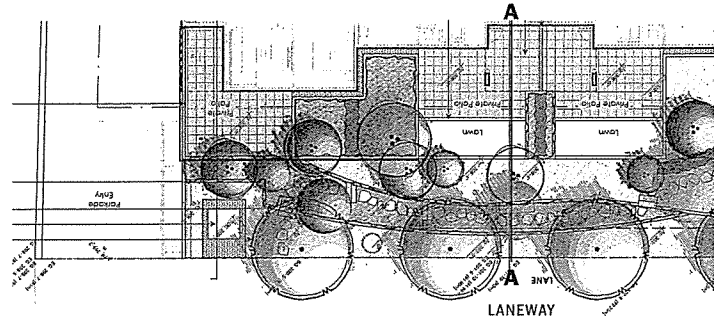


LANEWAY STREETSCAPE

- Landscape design that treats the laneway as an important pedestrian experience.
- Parkade recessed and set back to minimize impact on the laneway.
- Full size row of street trees planted in natural grade defines the lane edge.
- Thoughtfully designed parkade access ramp with rich materials and lighting.
- Reduced impact of parking entrances on laneway by providing for future access to the northern lot via a shared ramp.
- The gradual slope allows good visibility from the private patios to the lane.
- Common amenities feature a natural children's play area, seating benches and residential garden plots that animate the lane.



Section AA: Landscape steps and slopes to soften the edge at the lane



Landscaping and activities support pedestrian use of the lane

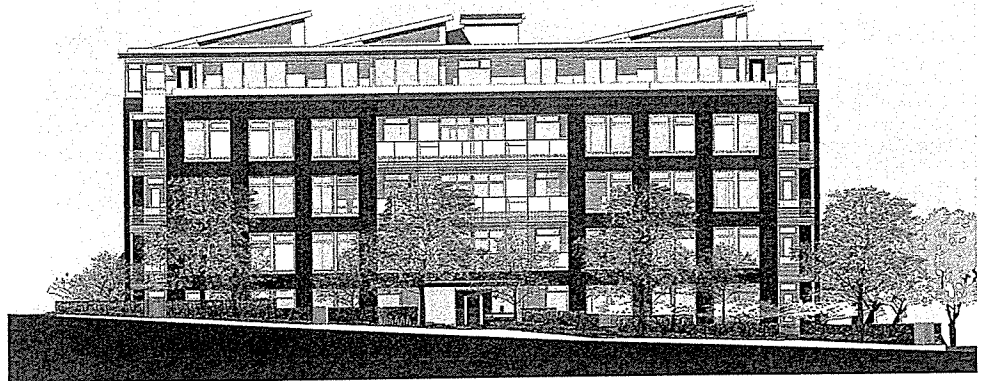


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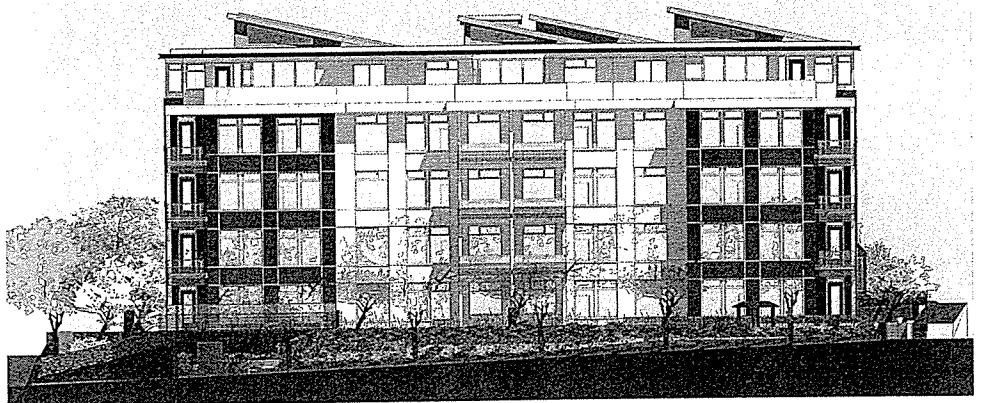
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ELEVATIONS

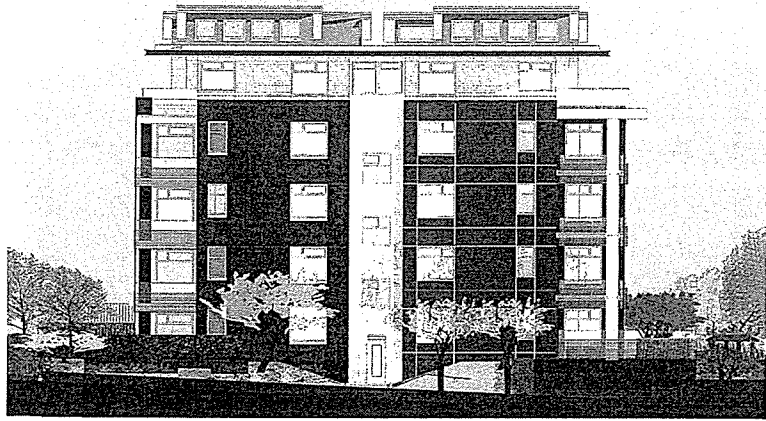


East Elevation

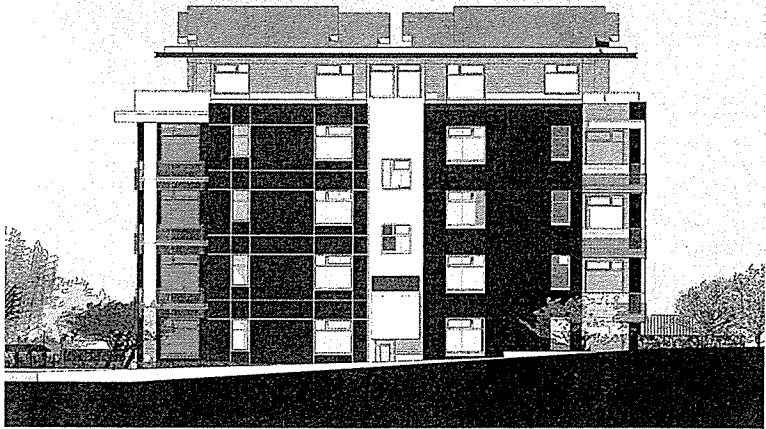


West Elevation

ELEVATIONS



North Elevation

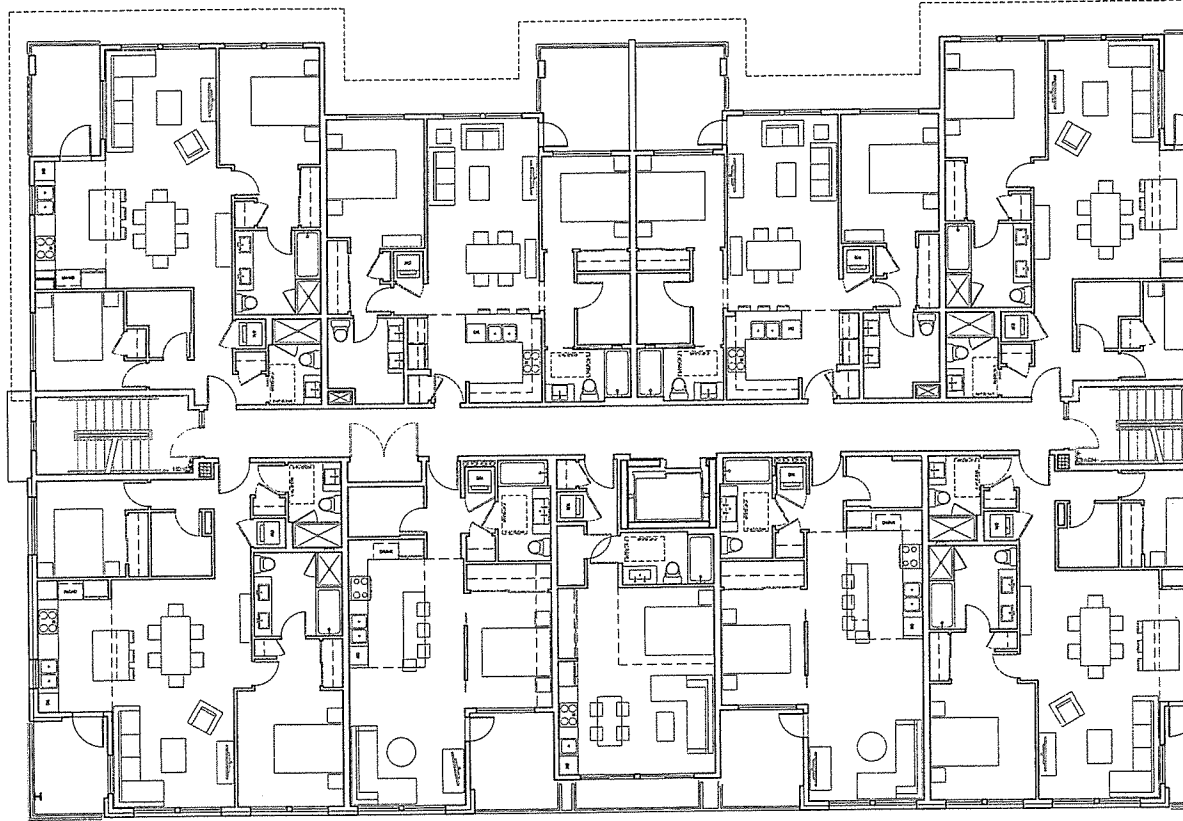


South Elevation

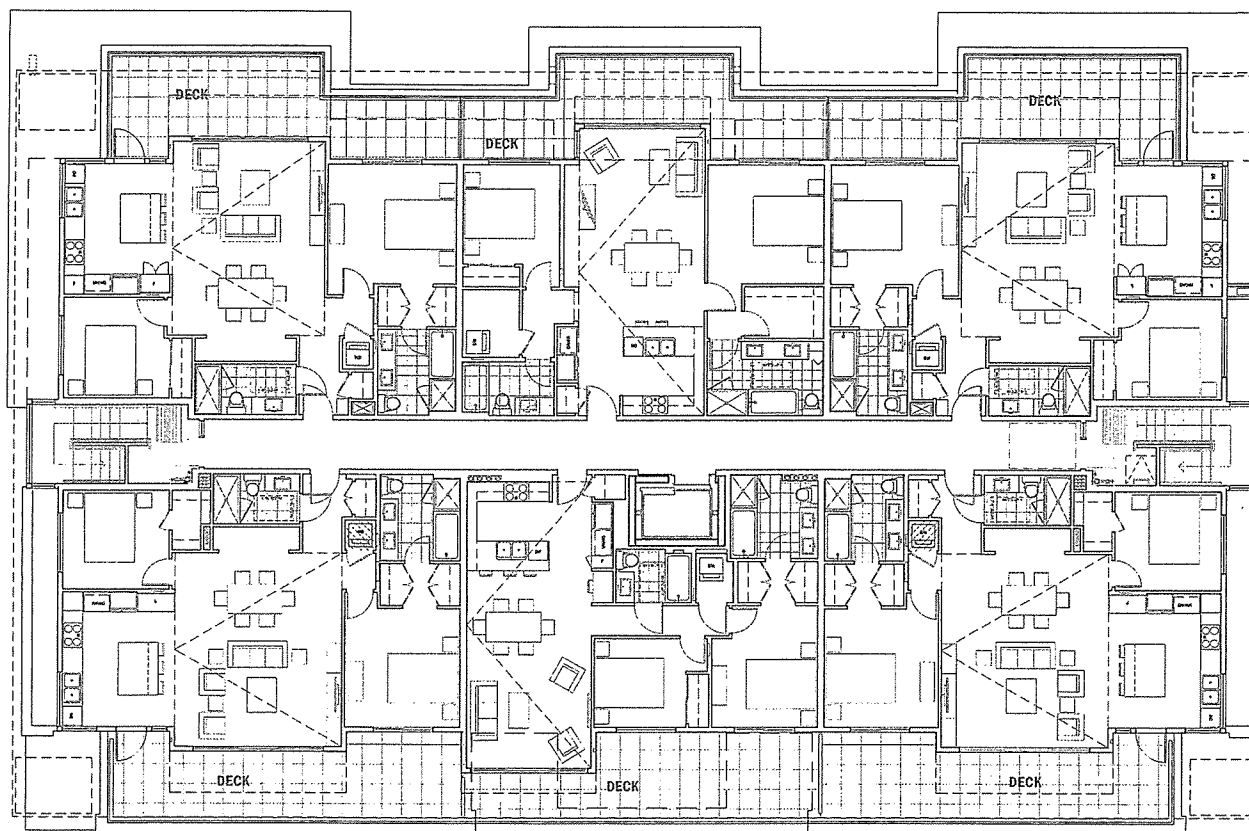
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LEVEL 2-4 FLOOR PLAN

(See page 10 for Level 1 & Site Plan)



LEVEL 5 FLOOR PLAN



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REMAINDER LOT STUDY

To address Section 11.1.3 in the Cambie Corridor Plan, a feasibility study was undertaken to assess the future development potential of the corner lot to the north of the proposed development.

The study determined the site suitable for multifamily development with underground parking and parking garage access shared with the proposed project.

SITE AREA		ft ²	m ²	Ac
	Existing (Gross)	9954	924.73	0.228
	Proposed (Net)	9954	924.73	0.228

Unit #	1	2	3	4	5	6	7	8	9	10	11	TOTAL
TYPE												ft ²
Level 1	886	909	909	886								3590
Level 2	950	909	909	950								3718
Level 3	950	909	909	950								3718
Level 4	950	909	909	950								3718

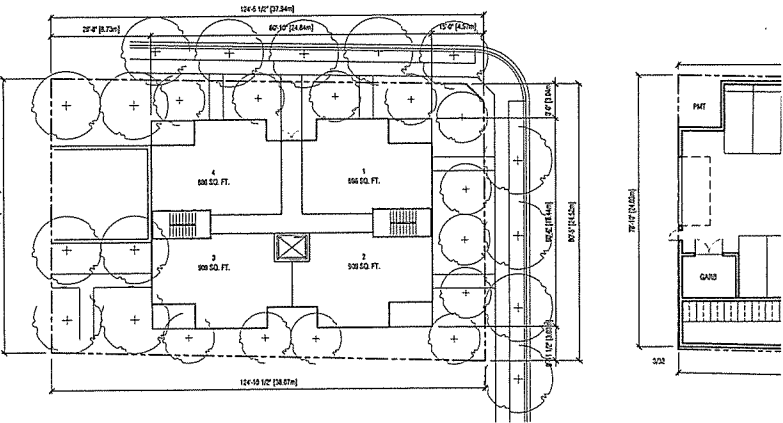
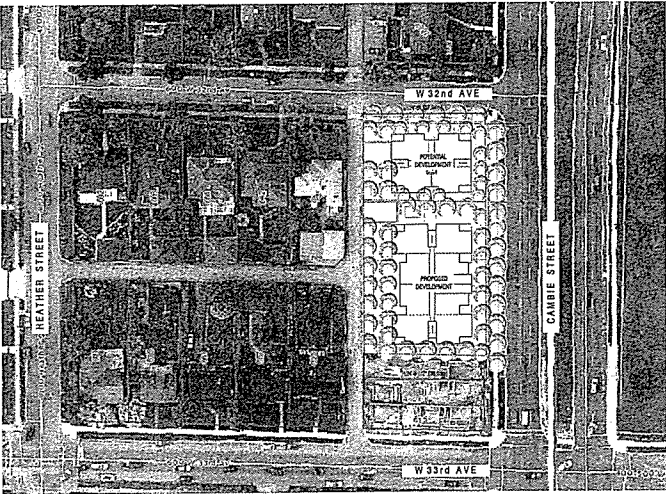
UNITS	TOTAL	1 Bed	2 Bed
	16	16	16

PARKING	RESIDENTIAL	VISITOR	TOTAL	BIKE STORAGE	Max	Provided
				20	20	
				Small Car Stalls	25%	5

BUILDING HEIGHT	Zoning	Proposed
		4 Storey

TOTAL	14764
BLDG FLOOR AREA	17818
Parkade Level 1	4356
Level 2-4	4356
TOTAL FLOOR AREA	17424
FAR	1.750

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URBAN DESIGN PANEL REVIEW

Panel's consensus on key aspects of the project needing improvement:

1. Design development to improve the architecture on all sides

- The Cambie Street facade has been developed by more rigorously organizing the windows with the entrance centered in the composition to recognize the formality of its location fronting Queen Elizabeth Park.
- Pronounced free-standing, painted metal portico structure with integrated bench provides an outdoor arrival area acting as an extension of the lobby.

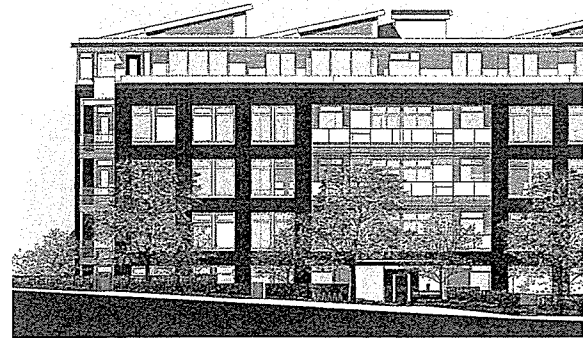
2. Consider improving the sustainability strategy

In addition to the sustainable strategies for LEED Gold certification:

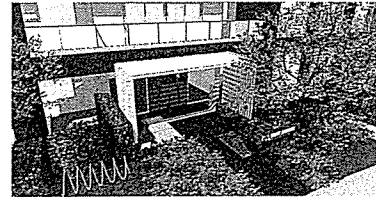
- Large roof overhangs provide shading to the upper floors.
- Dormer roofs slope up to the north, providing ideal south facing surfaces to mount potential future solar photovoltaic and /or hot water panels.
- Shafts and conduit will be provided through the building from the roof to the parking garage to facilitate future retrofit.

3. Reduce exposure of parking garage structure and retaining walls around the site

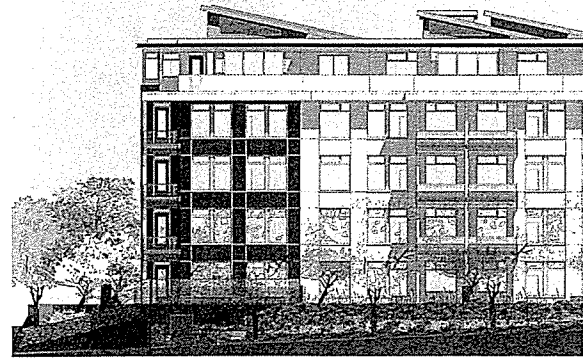
- The top parking slab has been lowered by 16" overall.
- The west edge is set back to 5 feet from the property line, 4 stalls were removed at the northwest corner and the parking slab edge is chamfered at 45 degrees to keep the edge very low and well back from the property line.
- The edge is gradually terraced and well landscaped to soften the site edge expression.
- Trees will be planted in the ground along the lane to facilitate full growth potential and create a true tree allée.



East Elevation.



Entry Portico



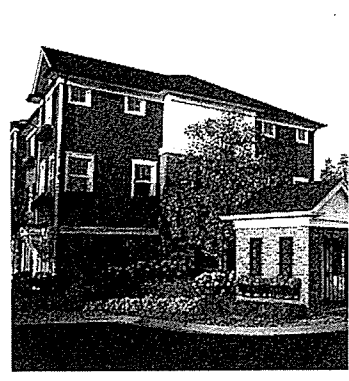
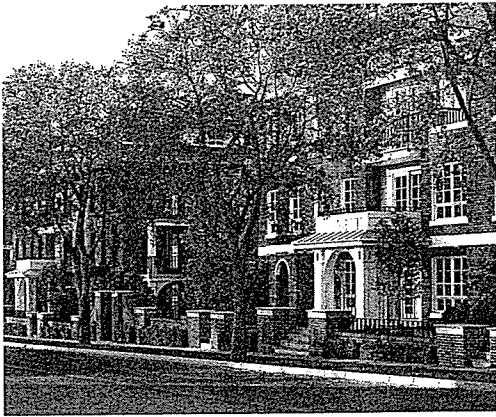
West Elevation

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MOSAIC HOMES

PAST PROJECTS



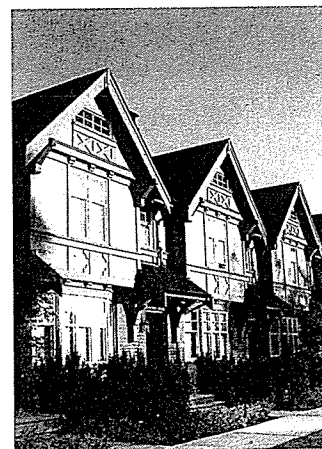


ABOUT MOSAIC

Inspired by our purpose of
MOSAIC is focused on building
single-family homes through

Formed over 12 years ago,
capitalized, fully integrated
track record of performance
built and sold over 2,500 homes
currently has another 1,400
development.

MOSAIC is driven by our 90-
conviction to see their idea
and values are deeply embedded
Each shares a passion for
to build a better home.



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