



March 13, 2013

**To: Mayor and Council  
City of Vancouver  
453 W. 12<sup>th</sup> Avenue  
Vancouver, BC, V5Y 1V4**

**Re: Public Hearing – 4533-4591 Cambie Street and 510 West 29<sup>th</sup> Avenue  
Thursday, March 14, 2013**

Attached is an information booklet to supplement the Rezoning Information Package for the rezoning at the above captioned project on March 14, 2013.

Thank you for your consideration.

Sincerely,

s.22(1) Personal and Confidential

Doug Ramsay, Architect AIBC, P.Eng.  
Principal

# 4533-4591 CAMBIE STREET



View looking west

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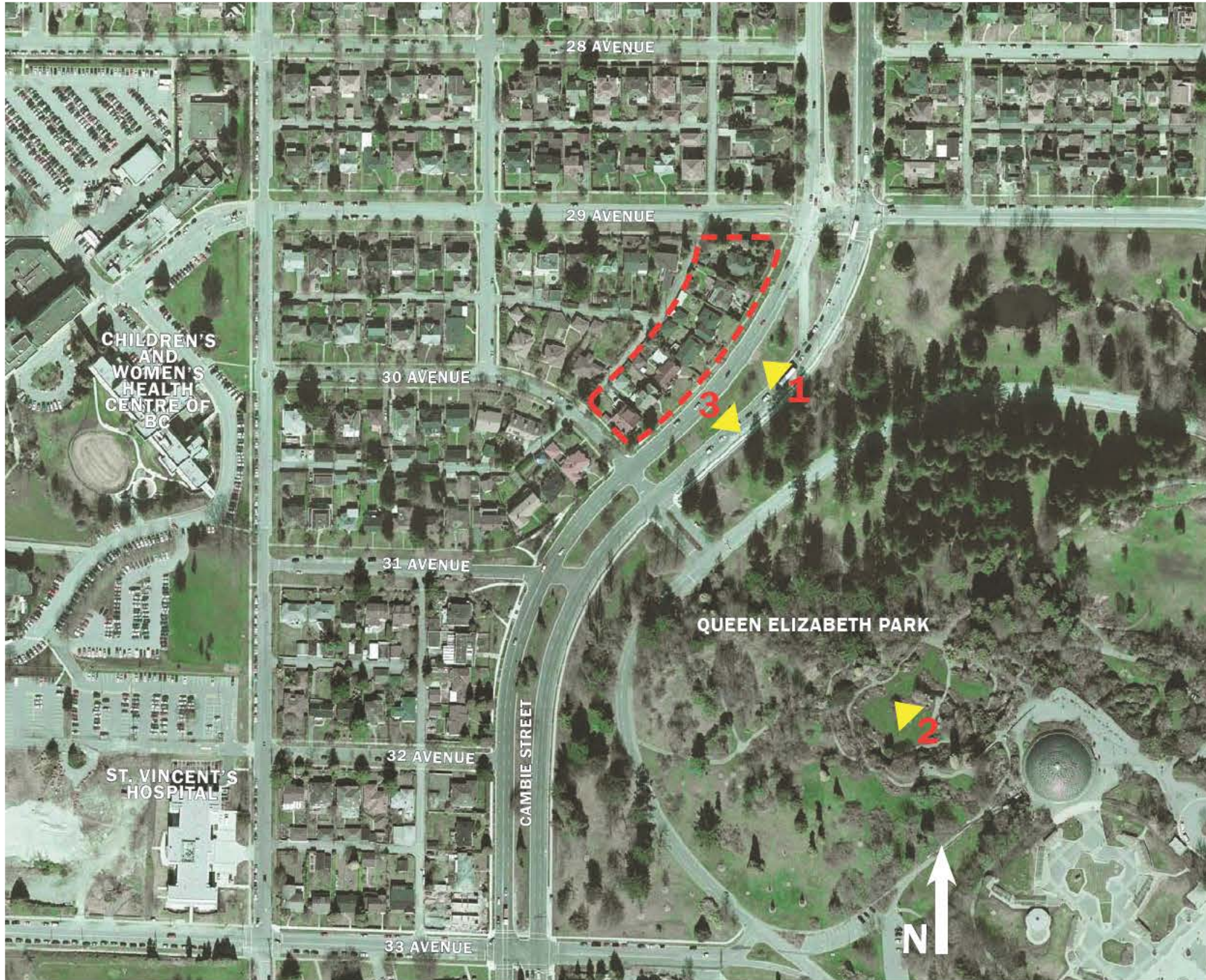
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**1** Streetscape - existing homes on site



The site is located between West 29th & 30th Ave. on Cambie St. within the Cambie Corridor Plan Study Area



**2** View looking northwest



**3** Queen Elizabeth Park across Cambie

### SITE AND CONTEXT

- Queen Elizabeth Park is across the street to the east and south of the site. The project is uniquely situated across from the north end of the Cambie Street "bend" as it curves around the knoll of Queen Elizabeth Park. This portion of the Cambie Street artery has a large boulevard up to 100' wide.
- The project is surrounded by and within walking distance to a variety of amenities including neighbourhood shops, parks and playgrounds, Hillcrest Community Centre and schools. The Children's and Women's Health Centre is located one block away.
- King Edward Skytrain station and the future station at 33rd Avenue and Cambie are within walking distance to the site. The project is situated directly adjacent to the #22 bus line and the 29th Avenue Bikeway.

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Site Context

## PROJECT OVERVIEW

This application proposes to replace seven single family lots with 185 housing units along Cambie Street. Following the natural curve of Cambie Street, the project form incorporates three six-storey buildings and a series of townhouses that line the laneway. This project is within a 5 minute walk of public transit station and supports the city's sustainability goals and the Cambie Corridor Plan.

<b>Zoning:</b>	<b>CD-1</b>
<b>FSR:</b>	<b>2.5</b>
<b>Site Area:</b>	<b>62,780 sf</b> <b>(5832.2m<sup>2</sup>)</b>
<b>Building Height:</b>	<b>6 storeys</b>
<b>Dwellings:</b>	<b>175 units</b>
<b>Parking:</b>	<b>Required 180 /</b> <b>proposed 191 stalls</b>
<b>Bicycles:</b>	<b>Required 219 /</b> <b>proposed 219 stalls</b>

- The development will contribute to the vitality of Cambie Street by contributing to a diverse selection of housing options along the Cambie Corridor.
- Homeowners will be within walking distance to Hillcrest Community Centre, Nat Bailey Stadium, and the shops and restaurants on both Cambie and Main Street. Queen Elizabeth Park is across the street, offering a playground for all ages. The Canada Line and the direct proximity to bike and bus routes will help in decreasing a dependence on vehicle use.
- Sustainability has been a priority through the design process, and the project is anticipated to reach LEED gold certification.

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Bird's-eye view of Cambie Street elevation looking north

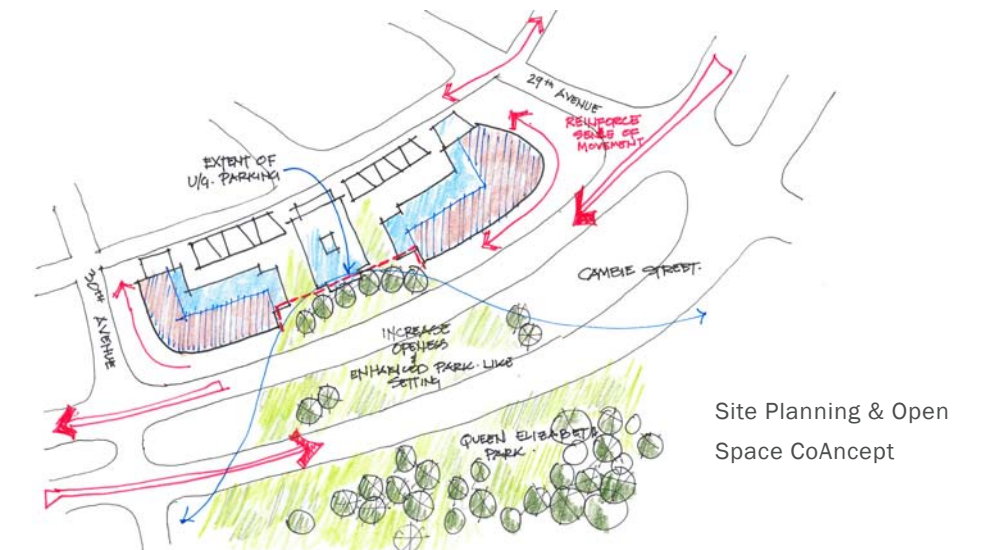


## DESIGN HIGHLIGHTS

- The buildings follow the curve along Cambie Street, which serves to frame the park and to give a sense of formality to Cambie Street. The building steps down to the west, decreasing in scale when facing adjacent single-family homes.
- 5th and 6th storeys are stepped back to reduce the building scale along Cambie Street and to add variety to the facade.
- Laneway townhouses front the west side of the property, bringing life to the lane and providing a smaller residential scale adjacent to the existing residential area, as per the Cambie Corridor guidelines.
- The open space between, around and in front of the buildings provides generous areas of landscaping, outdoor patios, connecting pathways, private entrances, public-private transitions, play areas, and grassy areas that are good for children and families to use throughout the year.
- Elegant brick cladding with modern detailing will help create a timeless and elegant facade.

## RELATIONSHIP TO QUEEN ELIZABETH PARK

- The project fronts Queen Elizabeth Park and forms a backdrop for the greenspace. A visual connection is extended to the park at the middle of the site through the setback of the central building. A generous planted area is provided to create a visual dialogue between the park and the residential development. The underground parkade has been stepped back to provide a large planting area for large trees to fully mature.



Site Planning & Open Space CoConcept

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Bird's-eye view looking south-west



Corner of 29th and Cambie looking south



View looking south down laneway



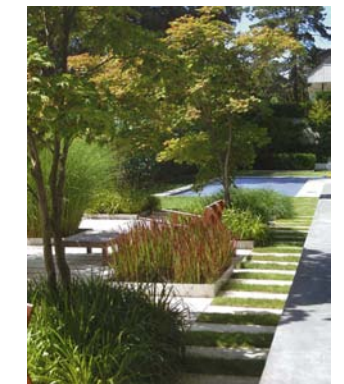
Bird's-eye view looking south from 29th Ave.

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## LANDSCAPE DESIGN

- The landscaping buildings on the unique location by drawing a connection to Queen Elizabeth Park.
- Planting species consist of drought tolerant and adaptive species with reduced irrigation to meet the requirements of LEED Gold.
- Generous spaces between buildings maximizes landscaping while preserving views through the site to the park.
- Granite walls from existing homes will be retained and reused in landscape features such as planted swales and new retaining walls throughout the site.
- Private patios at each ground floor home provide casual surveillance of the street and lane, satisfying CPTED requirements.



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W. 30th Ave. Elevation



W. 29th Ave. Elevation



Lane / West Elevation



Cambie Street Elevation

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