

December 12, 2013

Mr. Benn Duffell
Mosaic Langara Holdings Ltd.
500 - 2609 Granville St.
Vancouver, BC V6H 3H3

Dear Mr. Duffell:

RE: Public Hearing Dec 17th, Item No. 2 - 516 W 50th Ave
& 6629-6709 Cambie St. (Mosiatic)

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website
(http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable. For more information regarding Public Hearings, please visit vancouver.ca/publichearings. Thank you.

Yours truly,



Kathy Bengston
Correspondence Clerk

453 West 12th Avenue, Vancouver, BC V5Y 1V4
tel: 604.871.6222
fax: 604.873.7419
kathy.bengston@vancouver.ca

KB/



Dec 10, 2013

Hand Delivered

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

Mayor and Councilors:

**RE: 516 West 50th Avenue and 6629 - 6709 Cambie Street
Public Hearing, Dec 17th 2013**

Thank you for referring the project at the above address to Public Hearing.

Please find enclosed a Rezoning Information Booklet that summarizes the key points of the proposal and provides more images of the project.

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

If you have any additional comments or questions, please call to discuss.

Yours truly,

MOSAIC LANGARA HOLDINGS LTD.

A handwritten signature in black ink, appearing to be "Benn Duffell", written in a cursive style.

Benn Duffell

Encl.

**REZONING INFORMATION
BOOKLET
6600 CAMBIE STREET
DECEMBER 2013**



CONTENTS	PAGE
Vision	2
Site and Context	
Context Plan	3
Context Images	4
Proposal	
Building Design	5-8
Sustainability/Livability	9-10
Landscape Design	11-12
Shadow Studies	13
View Analysis	14
Mosaic Homes - Past Projects	15
About Mosaic	16

DRAWINGS	
Statistics	18
Parkade Plan	19
Site - Level 1 Plan	20
Level 2 Plan	21
Level 3 & 4 Plan	22
Level 5 Plan	23
Level 6 Plan	24
Roof Plan	25
Sections	26
Elevations - East & West	27
Elevations - North & South	28

VISION

- Build timeless, elegant homes that compliment the Langara neighbourhood.
- Provide a variety of apartment types to meet a diversity of housing needs close to a major transit node.
- Promote sustainable development by building a 6-storey wood frame apartment building.
- Promote responsible building practices in wood frame and address the Cambie Corridor Plan massing principles by building a durable and energy efficient “box” with screen walls responding to the different characters of Cambie Street and the laneway.
- Enliven the Cambie Streetscape with a richly detailed and elegantly proportioned 4-storey brick “screen wall”.
- Activate and animate the pedestrian laneway experience with lane homes, urban agriculture, a vertical garden wall and extensive landscaping.
- Encourage views into courtyard spaces from the laneway and 50th Avenue.



View of Cambie Street facade

CONTEXT PLAN



CONTEXT IMAGES



A View down Cambie St. looking South



B View looking West down 50th Ave. from Cambie St.



C View looking East down 50th Ave. towards Cambie St.



D View from 50th Ave. looking Southwest at Lane



E View from Ash St. looking East at Lane



F 49th Ave. Skytrain Station



G Community opposite Site

BUILDING DESIGN

Wood Frame

The buildings are designed in wood frame construction to be durable, energy efficient and affordable. Wood frame provides good energy performance and a lower carbon footprint than concrete construction. The project will be designed to LEED Gold for midrise.

Massing

The main mass of each building is a simple, durable 6 storey wood frame form. This form is articulated at Levels 5 & 6 to reduce visual mass of building by providing shoulders and corner balconies at the north and south facades.

The stepping form envisioned in the CCP is achieved by a 4 storey screen walls layered onto the main building mass on both the Cambie Street and Laneway facades. The screen walls are separated by approximately 8' from the main building mass by generous balconies, creating layered, visually interesting building facades. Separating the screen walls from the building improves durability by eliminating decks over living spaces, a historic point of failure for building envelopes.

The Cambie Street facade is envisioned as a rigorously ordered and carefully detailed masonry wall, while the laneway facade is a lighter framework of columns and beams, creating a vertical garden wall.

The entries to the two buildings are differentiated by bright accent colours.

Streetscape Design

Ground level homes along Cambie Street are provided with outdoor spaces accessible from the street. Generous landscaping and garden walls provide a pedestrian friendly street edge and delineate the separation of public and private spaces. The main building lobby entrances are clearly distinguishable with projecting canopies and transparency to indoor spaces.

A continuous garden wall runs along the laneway edge, linking laneway structures and providing views into the courtyard. Two laneway homes are expressed as horizontal forms resting atop the garden wall. Two bicycle storage structures are provided with direct laneway access. A 24' wide garden courtyard between the main and laneway structures contains a diversity of amenity experiences, visible from the laneway. Parking is accessed from the lane through a shared parking ramp.

Refer to Landscape Design Rationale for additional information.



Simplicity



Variegated masonry texture



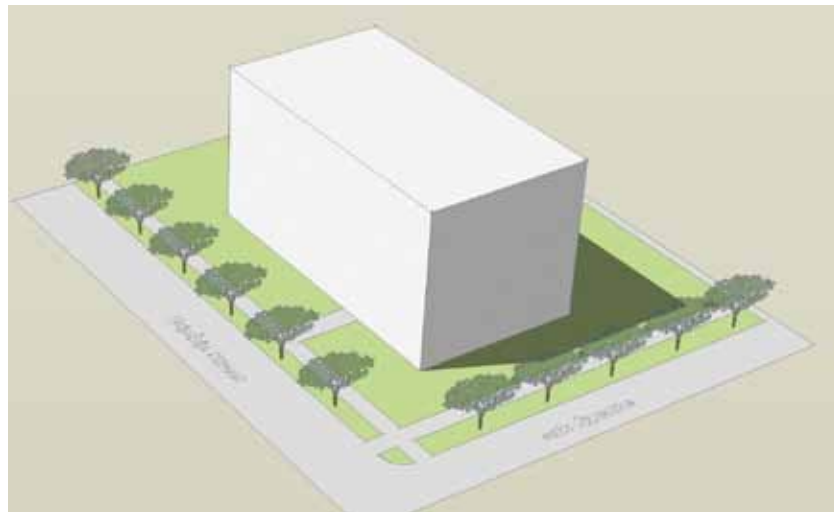
Background texture



Detail of facade at Cambie



Foreground texture



1. Simple, energy efficient and durable form



Corner balcony

8' stepback

2. Building Articulation



3. Layered Facade - Masonry Screen on Cambie to articulate the four storey streetwall and to create the step back



4. Layered Facade-Garden Screen at lane creates 4th floor stepback



5. Flat Roof for Weather Protection with large overhangs



Bicycle Storage and Workshop

Garden

Townhome

6. Animated Laneway with townhomes, gardens and activities

BUILDING DESIGN



Streetwall on Cambie Street

BUILDING DESIGN



Laneway view



Garden wall from courtyard



A variety of low density building forms and green spaces are oriented to the laneway

SUSTAINABILITY/LIVABILITY

This development is designed to meet LEED Gold for Midrise. Refer to pages 21-22 for a detailed LEED checklist. Some of the strategies that have informed the design are listed below:

- Simple building form and airtight envelope
- Durable materials
- Wood frame / lower carbon footprint
- Low window / wall ratio
- District Energy Ready
- Pedestrian oriented street and laneway
- Garden plots for urban agriculture
- Convenient bicycle access and workshop space
- Generous overhangs and screen walls provide shading in morning and afternoon
- Light colours to reflect daylight
- Large, simple, solar-ready roof forms
- Rainwater collection for irrigation



SUSTAINABILITY/LIVABILITY



Interior day lighting has been studied to ensure the optimum proportions and colours of the Cambie Street screen wall.



Common amenities found in a courtyard garden are BBQ patio area, children's play area, raised beds for urban agriculture, bike storage and workshop space, fruit trees and a variety of seating areas.

LANDSCAPE DESIGN

Landscape Rationale

Cambie Street

At 6600 Cambie the lane frontage provides a unique opportunity to provide lane level planting as well as an interesting and inviting landscape experience. Along the lane edge extensive planting of edibles (blueberry, raspberries etc.) is provided, as are opportunities to view into the Amenity gardens and enjoy the richness of the space.

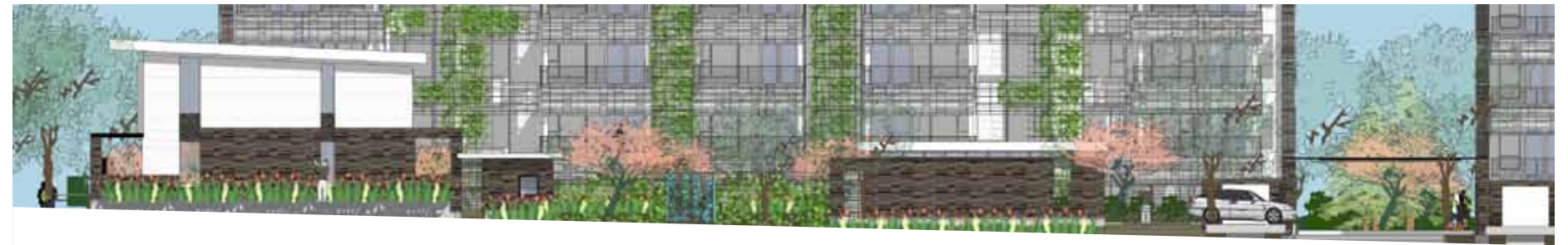
Lane

The Cambie Street frontage is enhanced by a row of trees and layered planting with seasonal blooms and colour. Set back from the sidewalk, at grade units with private patios and living areas, face the street to provide casual surveillance, and achieve CPTED goals. The building entrance from Cambie Street will have a seamless transition into the lobby interior by providing feature paving that bridge the indoor and outdoor spaces.

Courtyard

Two garden areas are provided behind the buildings, one for each strata, each with a similar program. Amenity space in the form of structures and gardens are proposed. Structures are provided for bike storage, and a workshop. The garden will use a simple palette of shade trees, and lush colorful plants. Residents can get outside and enjoy an open lawn area, spaces for outdoor dining and barbecuing, places for children to play, urban agriculture, and spaces for people to sit and gather. Private patios will be buffered from the common amenities using a mixture of colorful planting and evergreen hedges.

Sustainability points provided in the landscape plan include areas of shrub and perennial planting to reduce heat island affect and provide habitat for birds and insects. Selected plants are adaptable to temporary drought and wet periods and will be irrigated using high efficiency irrigation technology.

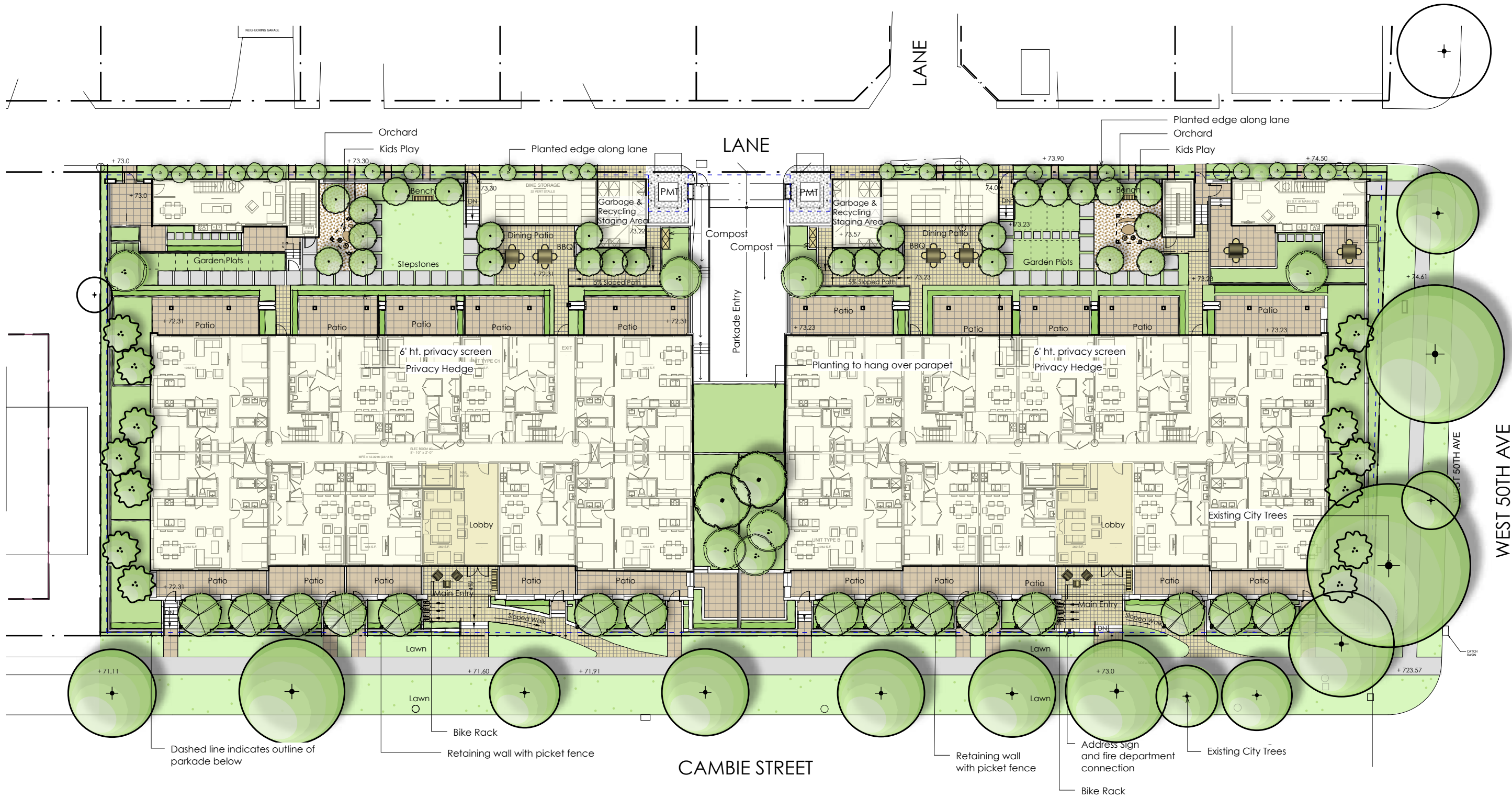


Partial lane elevation



Laneway View





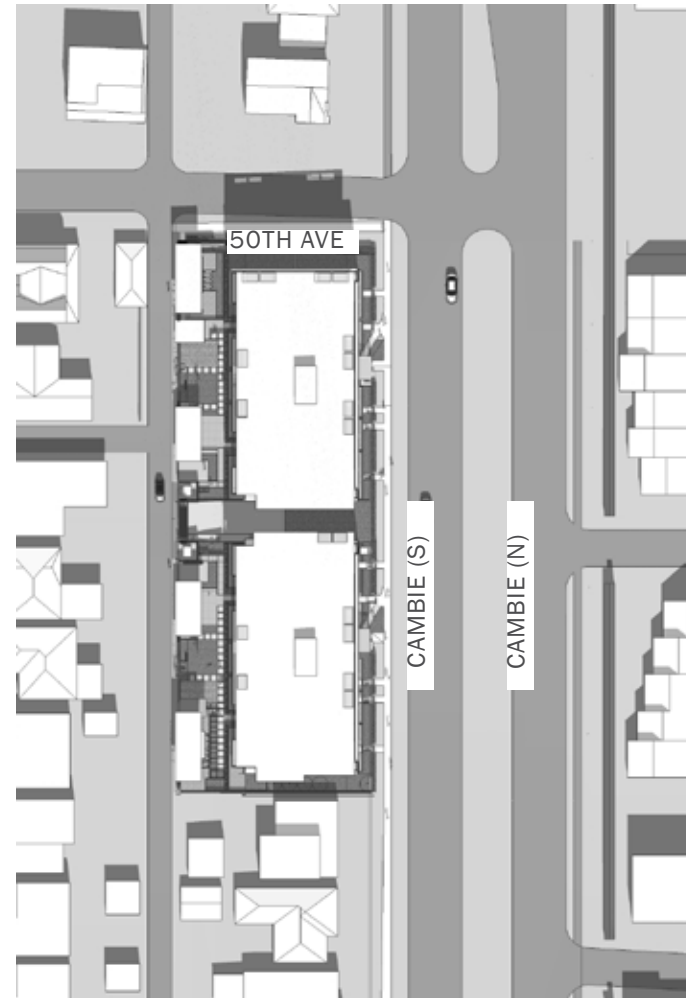
6600 CAMBIE STREET
DECEMBER 2013



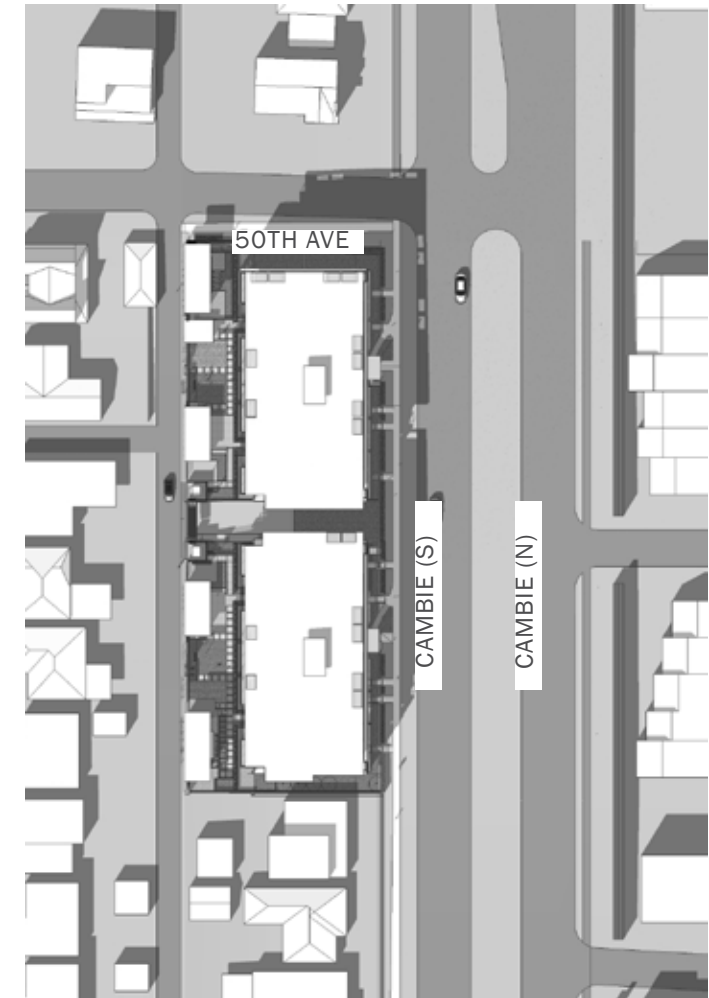
SHADOW STUDY



MARCH 21 / SEPTEMBER 21 @ 10 AM



MARCH 21 / SEPTEMBER 21 @ 12 PM



MARCH 21 / SEPTEMBER 21 @ 2 PM

VIEW ANALYSIS



1

VIEW FROM CAMBIE ST (S) LOOKING SOUTHWEST



3

VIEW FROM CAMBIE ST @ 50TH AVE LOOKING WEST



2

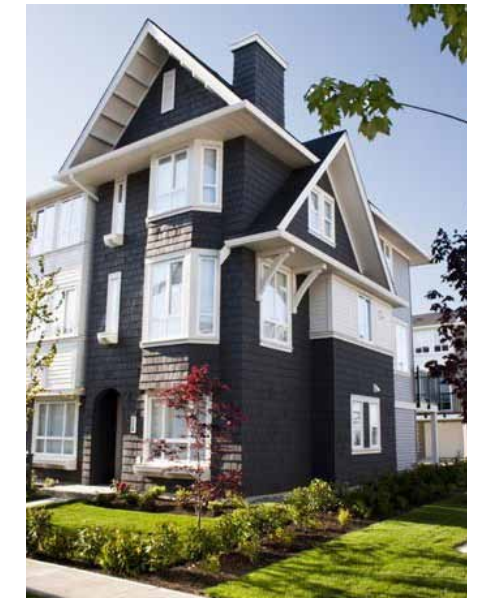
VIEW FROM CAMBIE ST (S) LOOKING NORTHWEST

(These images are composites of computer models and on site photographs and are for the purpose of illustrating the proposed building within the existing context. Relative sizes and heights of existing and proposed structures are estimates only.)

6600 CAMBIE STREET

DECEMBER 2013

MOSAIC HOMES - PAST PROJECTS





MOSAIC HOMES - ABOUT MOSAIC

Inspired by our purpose of Thoughtful Urbane Densification, MOSAIC is focused on building apartments, rowhomes and single-family homes throughout Greater Vancouver.

Formed over 13 years ago, MOSAIC is a professional, well-capitalized, fully integrated local home builder with a proven track record of performance. Since inception, MOSAIC has built and sold over 2,500 homes in the Lower Mainland, and currently has another 1,500 homes under various stages of development.

MOSAIC is driven by our 115-person team with the energy and conviction to see their ideas brought to life. Our purpose and values are deeply embedded in every MOSAIC colleague. Each shares a passion for housing and a never-ending drive to build a better home.



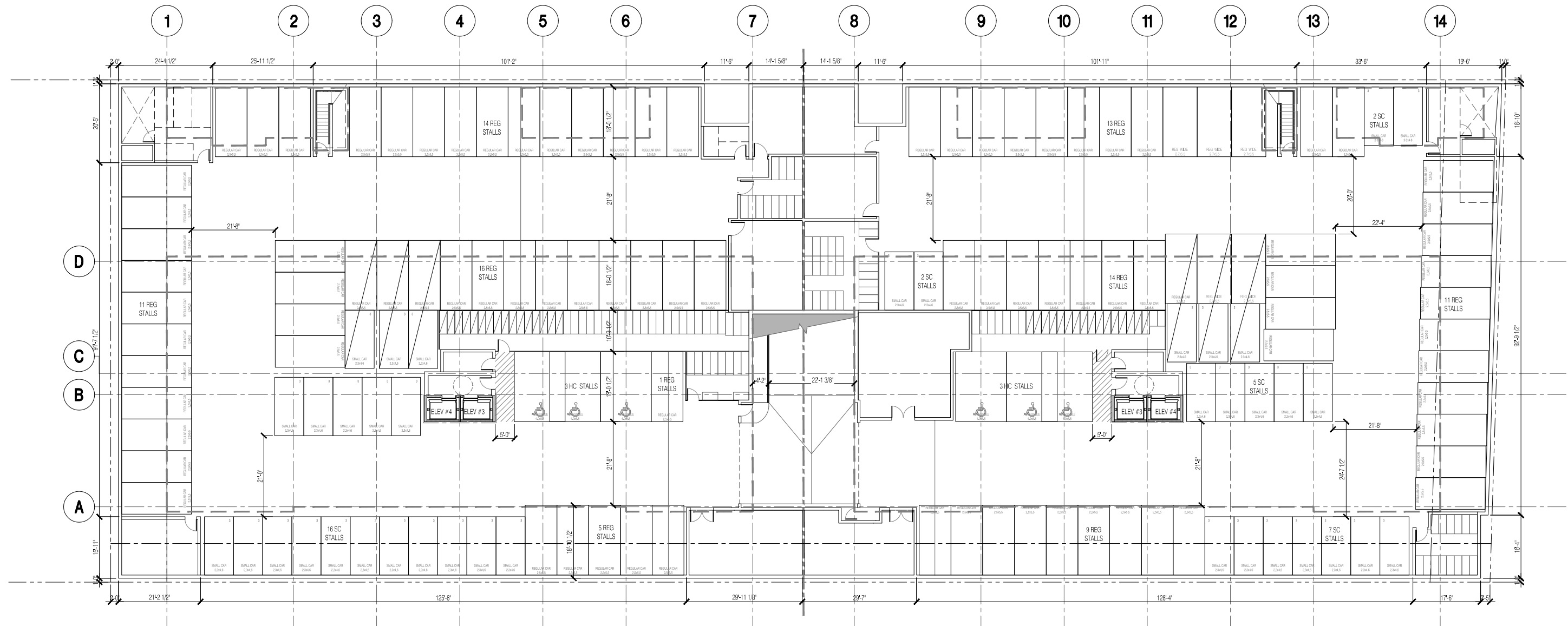
STATISTICS

6 STOREY RESIDENTIAL APARTMENTS URBAN DESIGN PANEL				
SITE AREA	ft ²	m ²	Ac	
Existing Gross	46,607	4329.79	1.069	
Proposed Net	46,607	4329.79	1.069	
LOT COVERAGE	MAX	PROPOSED	%	
		21,972	47.1%	
SETBACK	EAST	NORTH	WEST	SOUTH
PROPOSED (m)	3.12	4.72	0.61	4.42
PROPOSED (ft)	10.25	15.5	2	14.5
BUILDING HEIGHT	METERS		FEET	
MFE TO PARAPET	6 STOREY	18.90	62	
BLDG FLOOR AREA (GROSS)	ft ²		EXC ft ²	
	LEVEL 1	20822	966	
	LEVEL 2	20770	334	
	LEVEL 3	19782	334	
	LEVEL 4	19782	334	
	LEVEL 5 - S	9556	299	
	LEVEL 5 - N	9261		
	LEVEL 6 - S	9556	299	
	LEVEL 6 - N	9261		
	TOTAL	118,790	2,566	
TOTAL FLOOR AREA			116,224	
FAR			2.49	
UNIT COUNT	TOTAL	STUDIO/1 BED	2 BED	
	128	60	68	
COMMON AMENITY	sf/bldg		PROVIDED (sf)	
	INDOOR	260	520	
	OUTDOOR	1900	3,800	
PARKING (REQ'D)			126	
PARKING (PROP)			132	
LOADING (PROP)	(1 / bldg)		2	
SOUTH BLDG		NORTH BLDG		
REG CAR	47	REG CAR	47	
SMALL CAR	16	SMALL CAR	16	
HC (* x2)	3	HC (* x2)	3	
TOTAL	69	TOTAL	69	
			(incl. HC equiv)	
BIKE STALLS	Class A	(1.25 / UNIT)	Class B (6 / BLDG)	
(required)	160		12	
(proposed)	160		12	

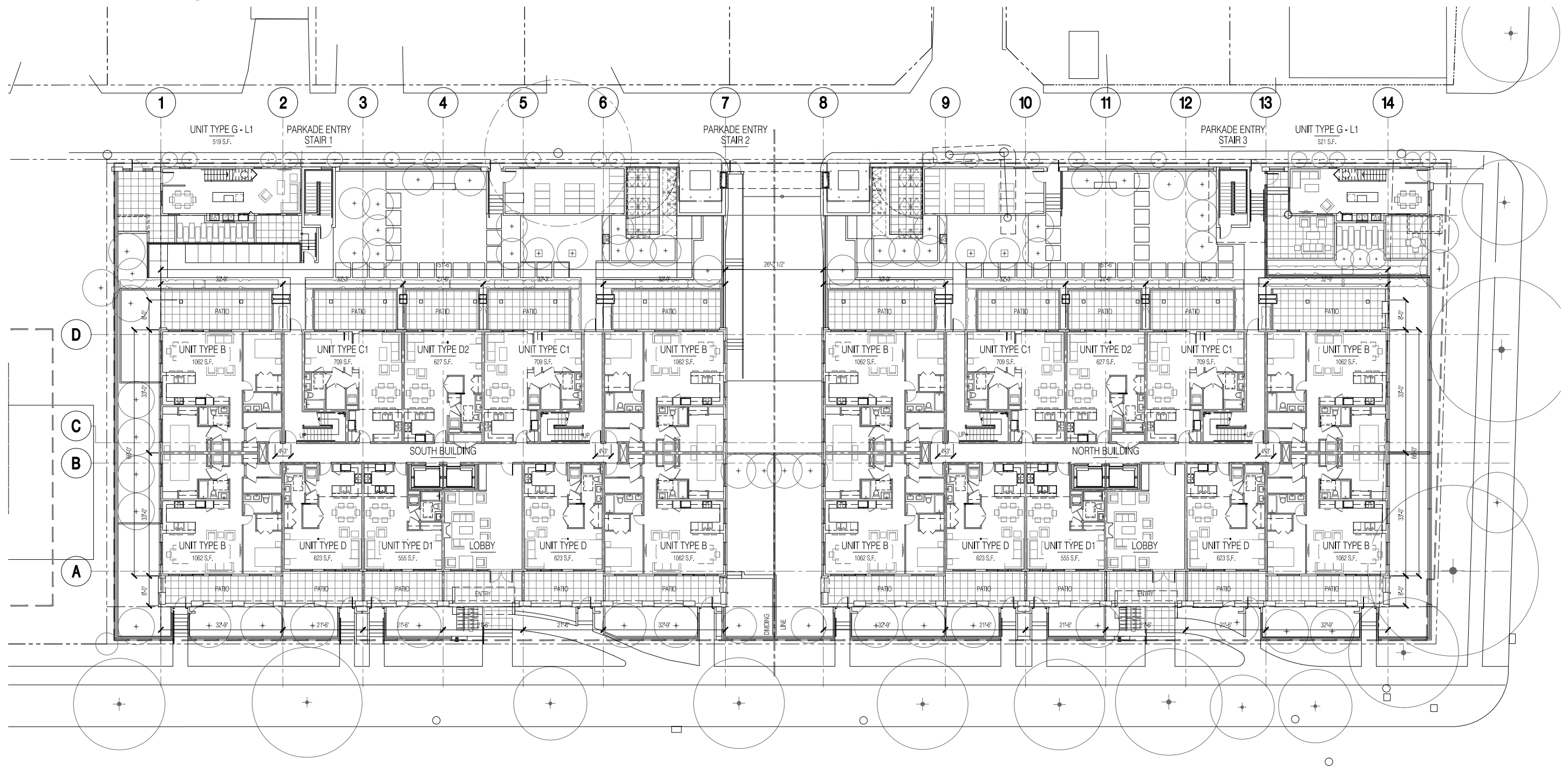


Laneway Home at 50th Avenue

PARKADE PLAN



SITE PLAN / LEVEL 1 PLAN



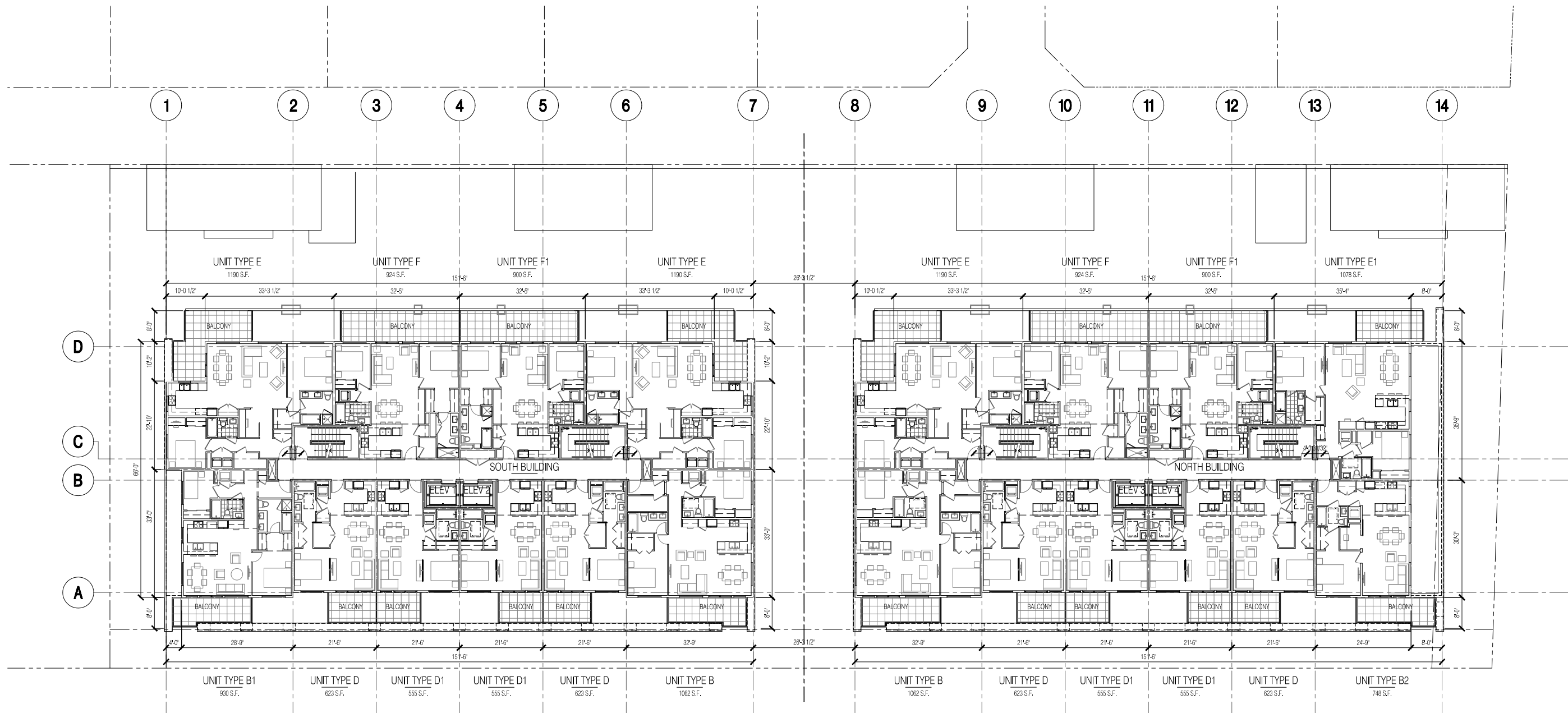
LEVEL 2 PLAN



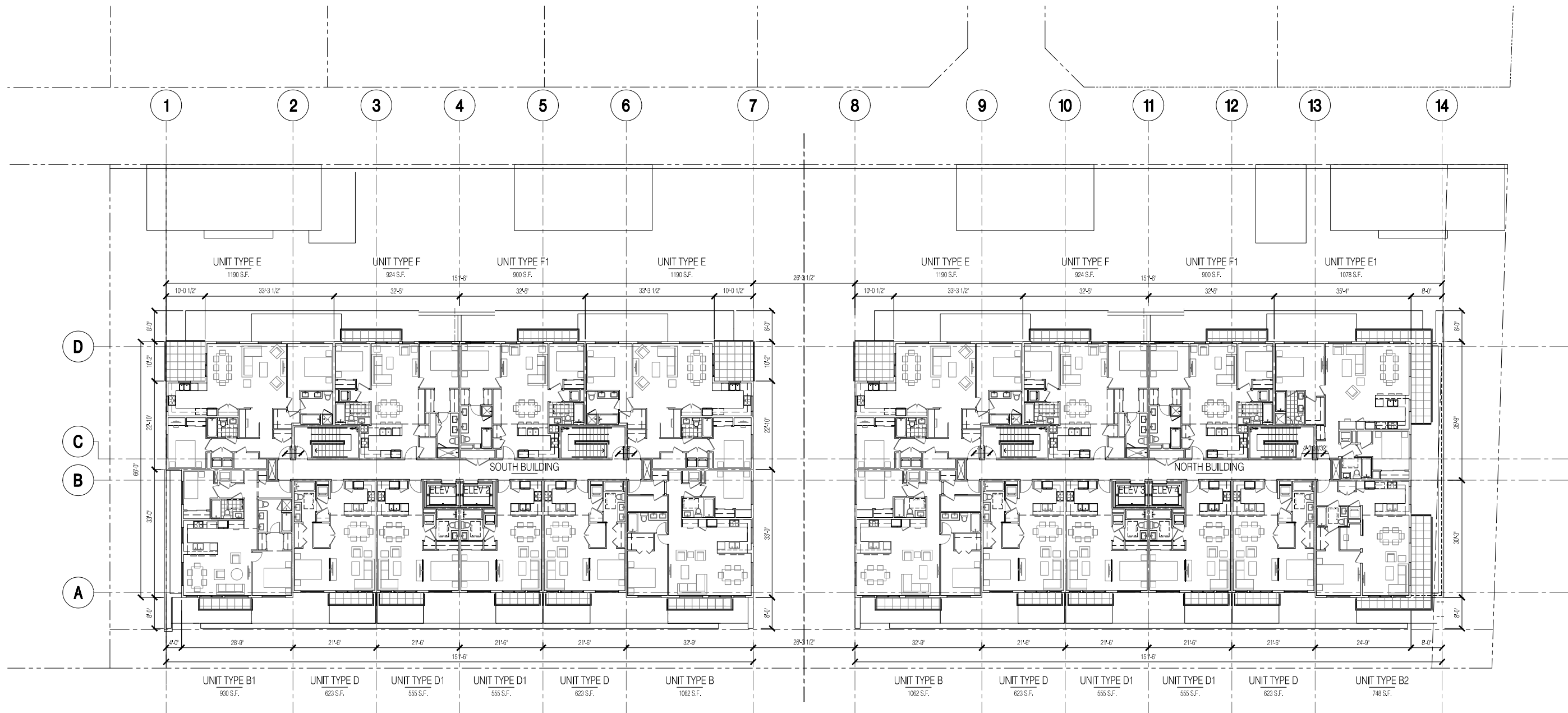
LEVEL 3-4 PLAN



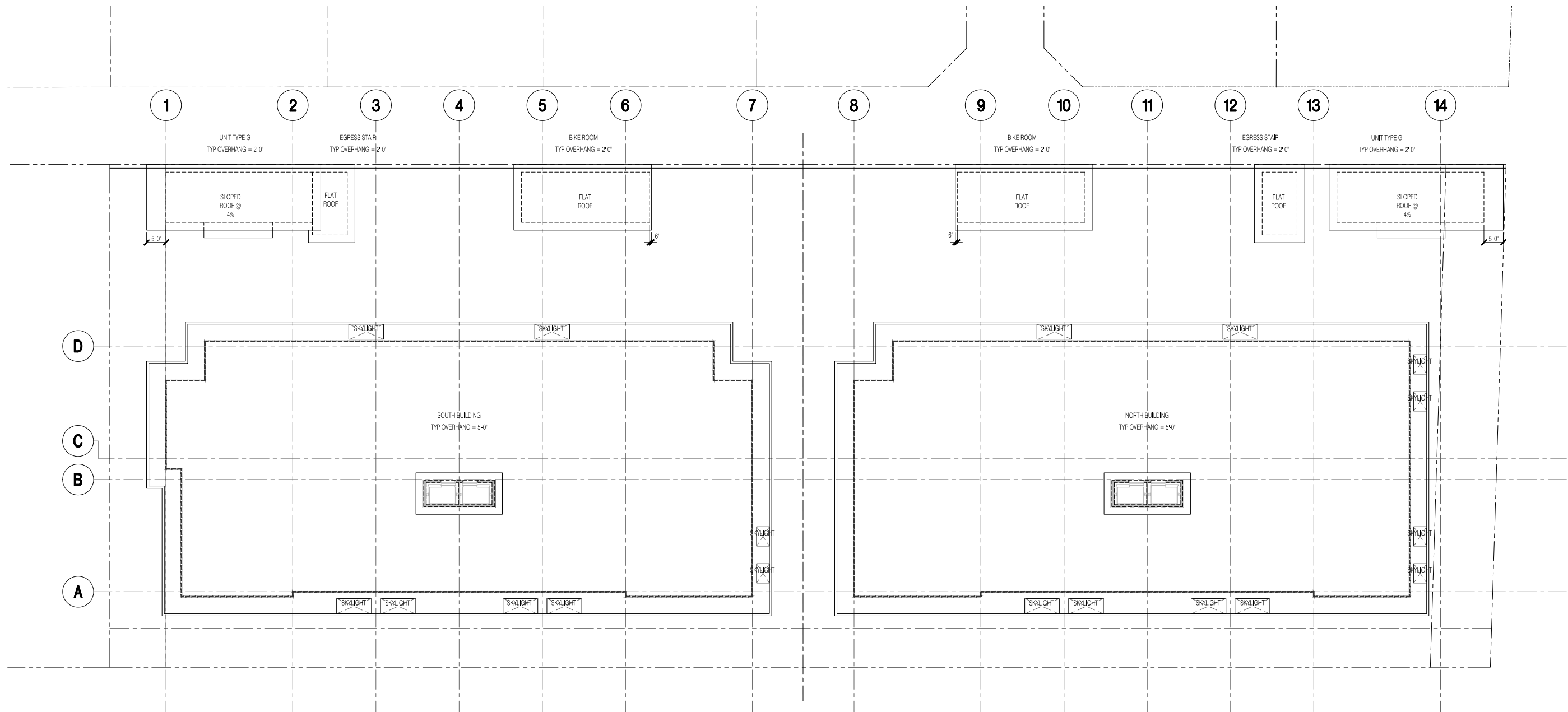
LEVEL 5 PLAN



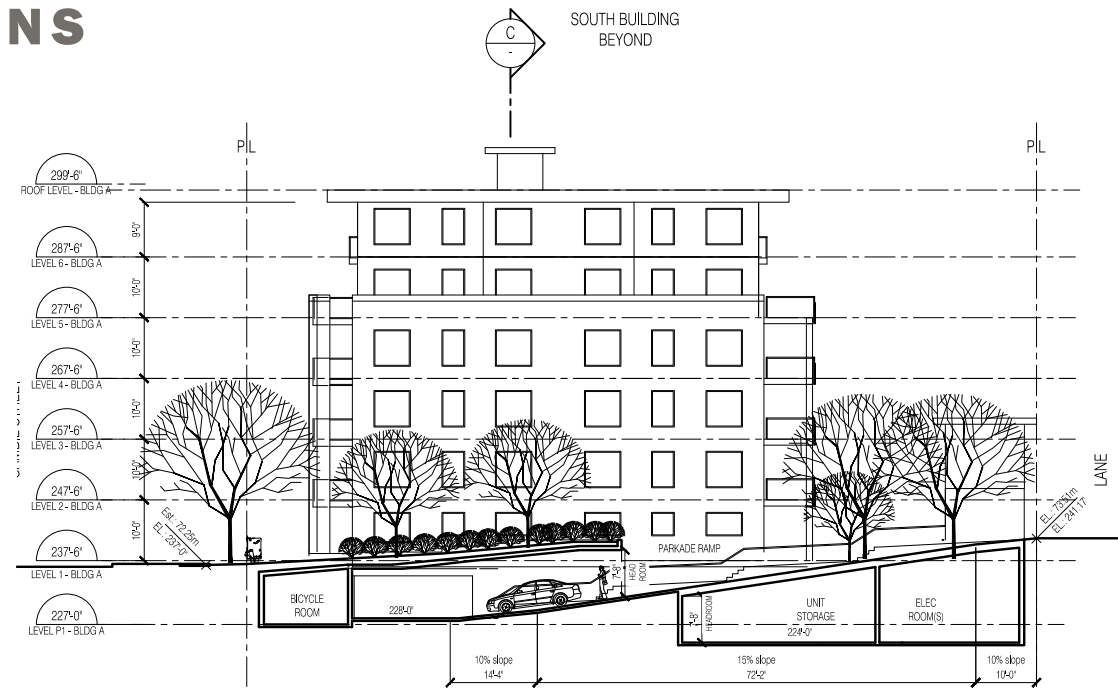
LEVEL 6 PLAN



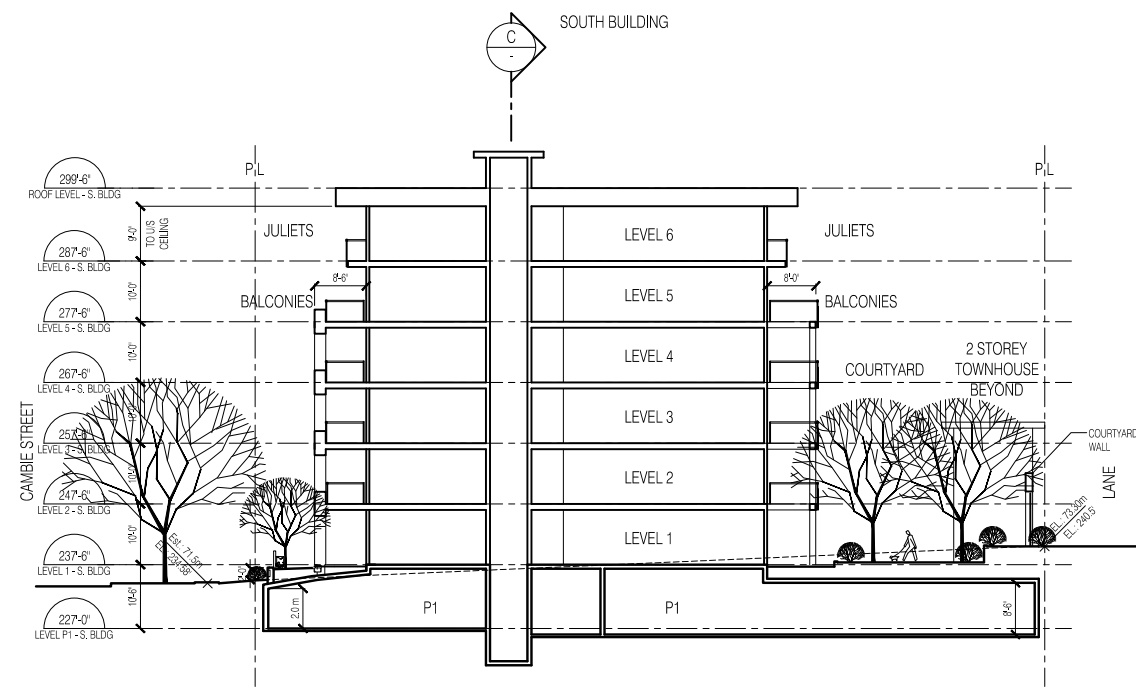
ROOF PLAN



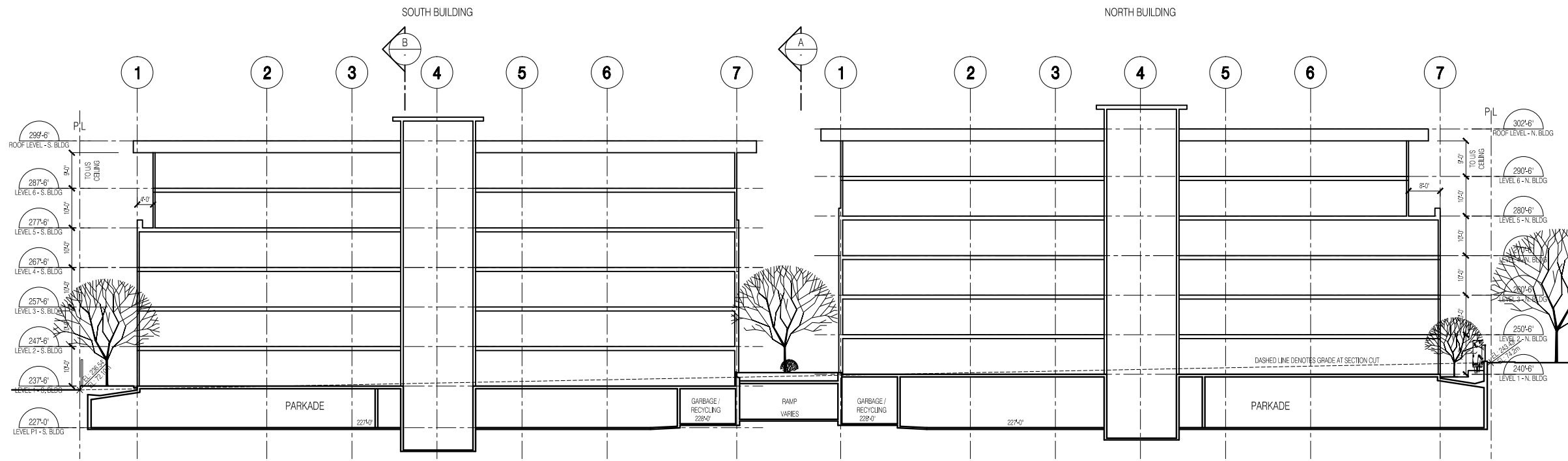
SECTIONS



1 E/W @ Parkade Ramp
SCALE: 1/16" = 1'-0"



Section B
2 E/W @ South Building
SCALE: 1/16" = 1'-0"



Section C
3 N/S Site Section
SCALE: 1/16" = 1'-0"

ELEVATIONS (EAST & WEST)



EAST ELEVATION



WEST ELEVATION @ LANE

ELEVATIONS (NORTH & SOUTH)

NORTH ELEVATION



SOUTH ELEVATION

