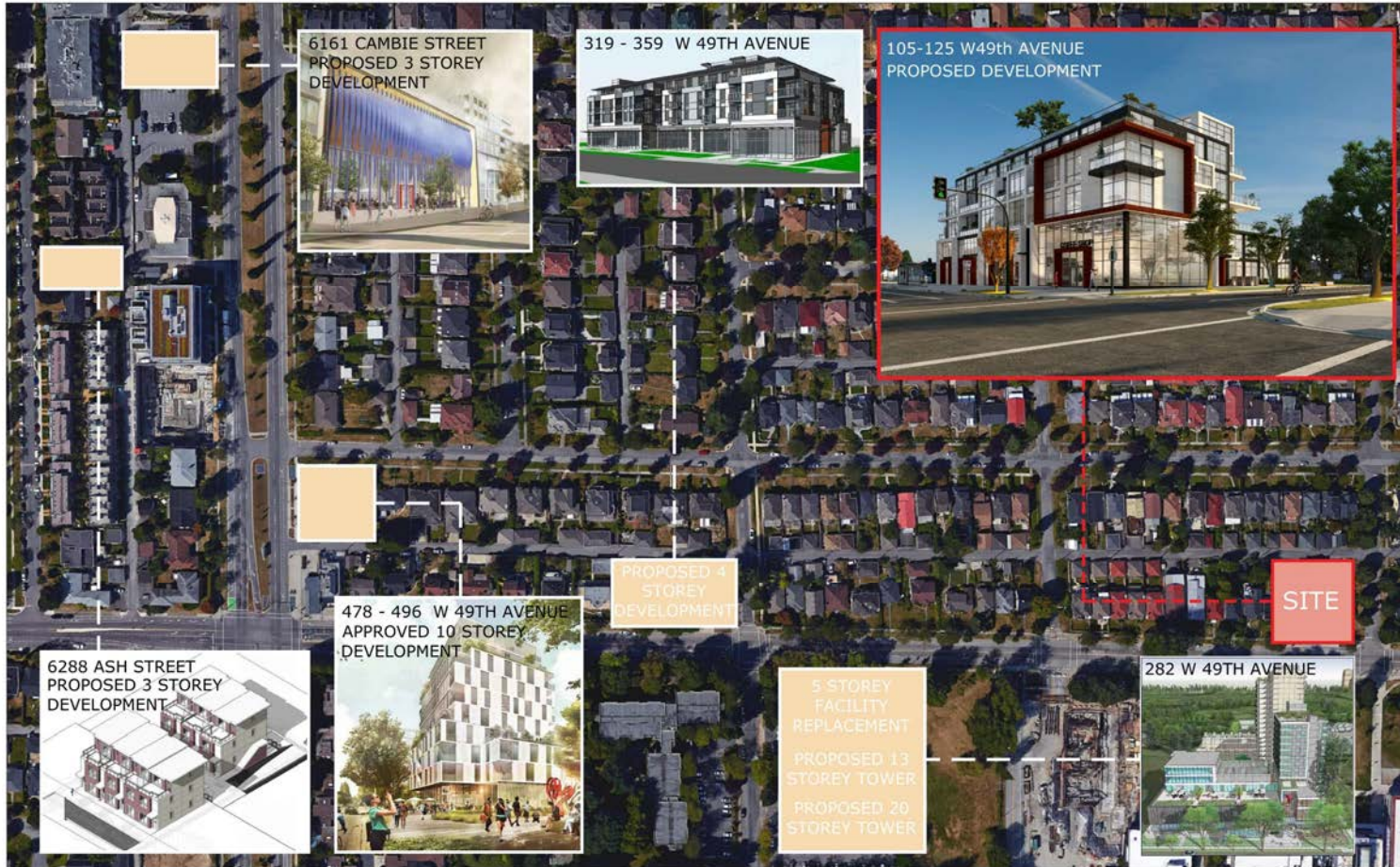


NEIGHBOURHOOD CONTEXT



Cambie Corridor

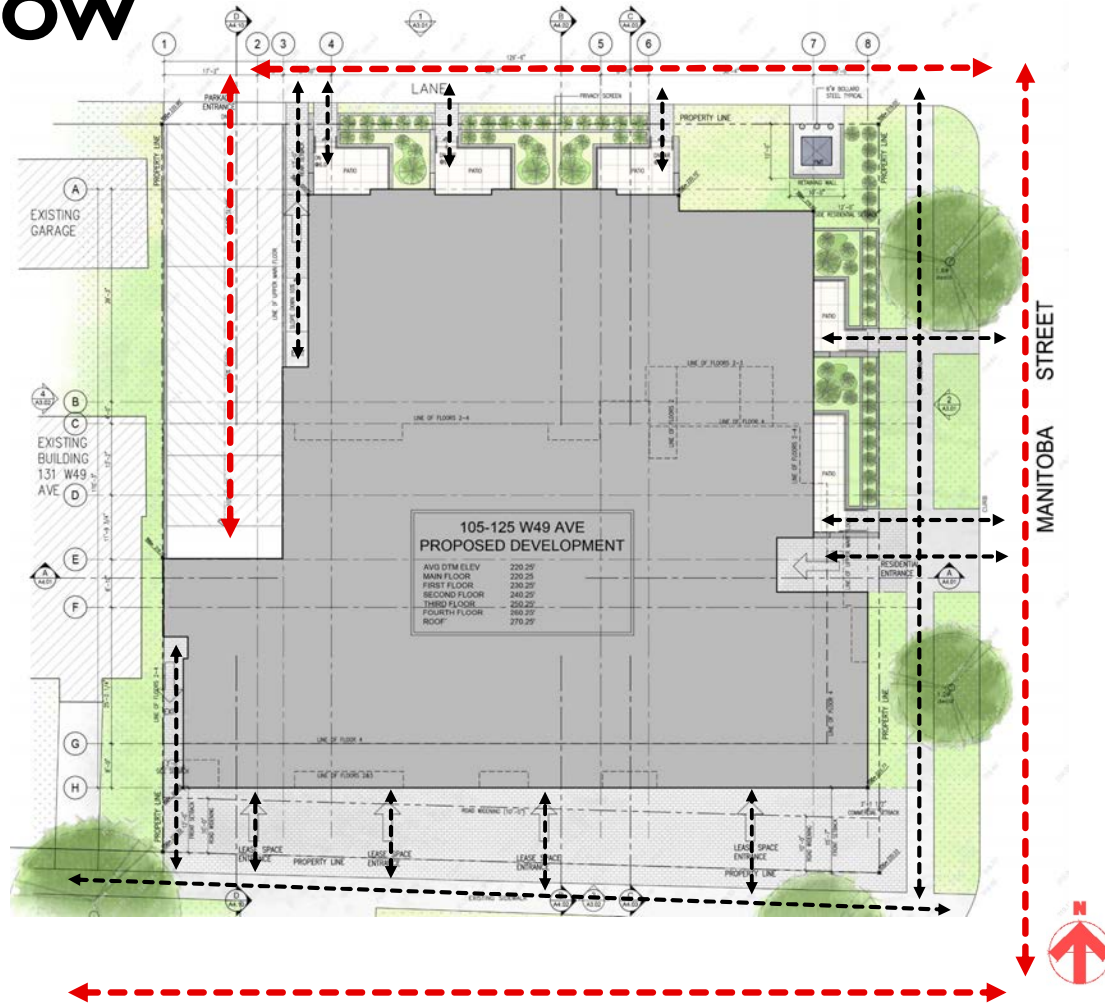
- Up to 4 storeys
- Up to 2.5 FSR
- Above 3 storeys, upper floors will step back from West 49th Avenue and flanking streets



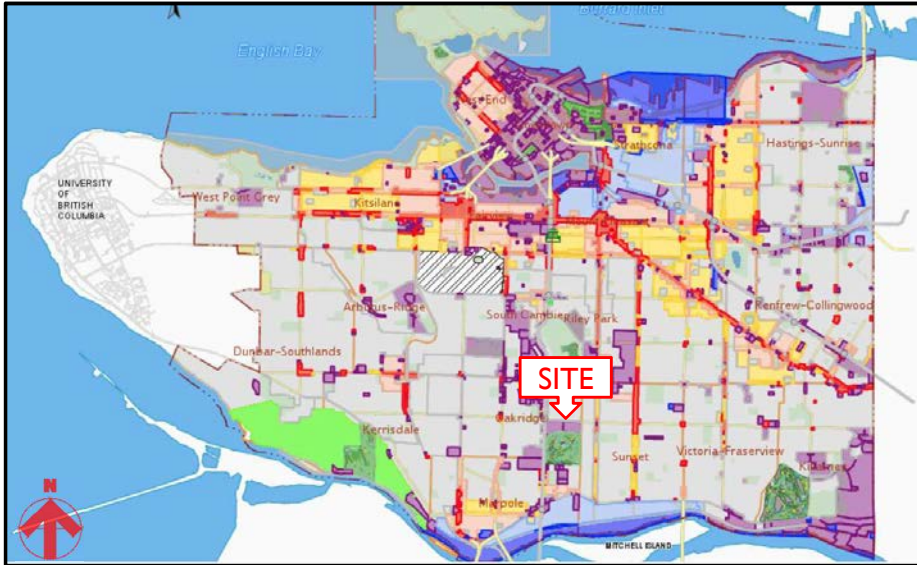
Mixed-use (up to 4 storeys)



TRAFFIC FLOW



LAND USE MAP



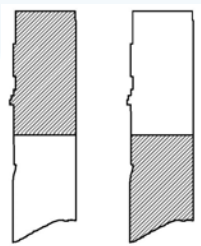
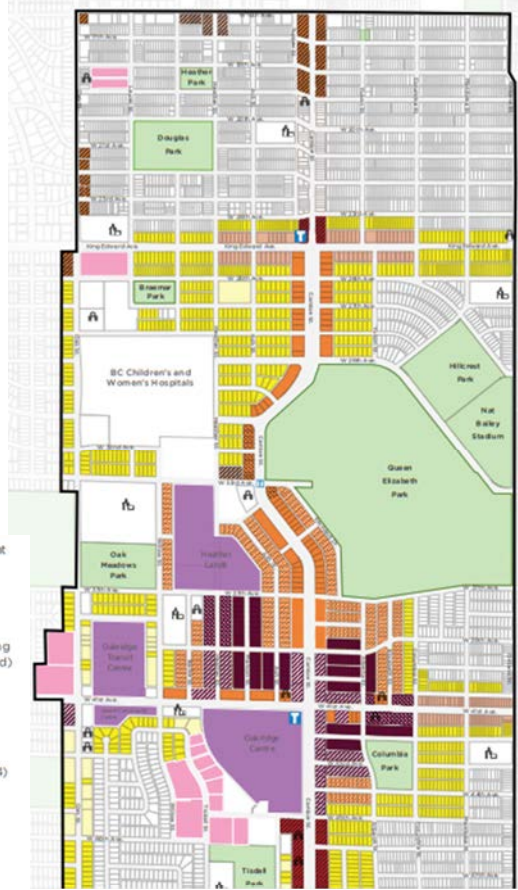
CAMBIE CORRIDOR AREA

LEGEND

- Tower (13+ storeys)
 - Apartment (up to 12 storeys)
 - Apartment (up to 8 storeys)
 - Apartment (up to 6 storeys)
 - Apartment (up to 4 storeys str or 6 storeys rental)
 - Apartment (up to 4 storeys)
 - Townhouse
 - Mixed-use tower (13+ storeys)
 - Mixed-use (up to 10 storeys)
 - Mixed-use (up to 8 storeys)
 - Mixed-use (up to 6 storeys)
 - Mixed-use (up to 4 storeys)
 - Tower with choice of use
 - Apartment with choice of use at grade (up to 6 storeys)
 - Intensive employment
 - Unique site (opportunity for higher densities)
 - Major Project (separate planning program underway or approved)
- Other**
- Existing townhouse
 - Area boundary
 - Marpole Community Plan (2014) area
 - Canada Line station
 - Future potential station
 - Place of worship
 - School

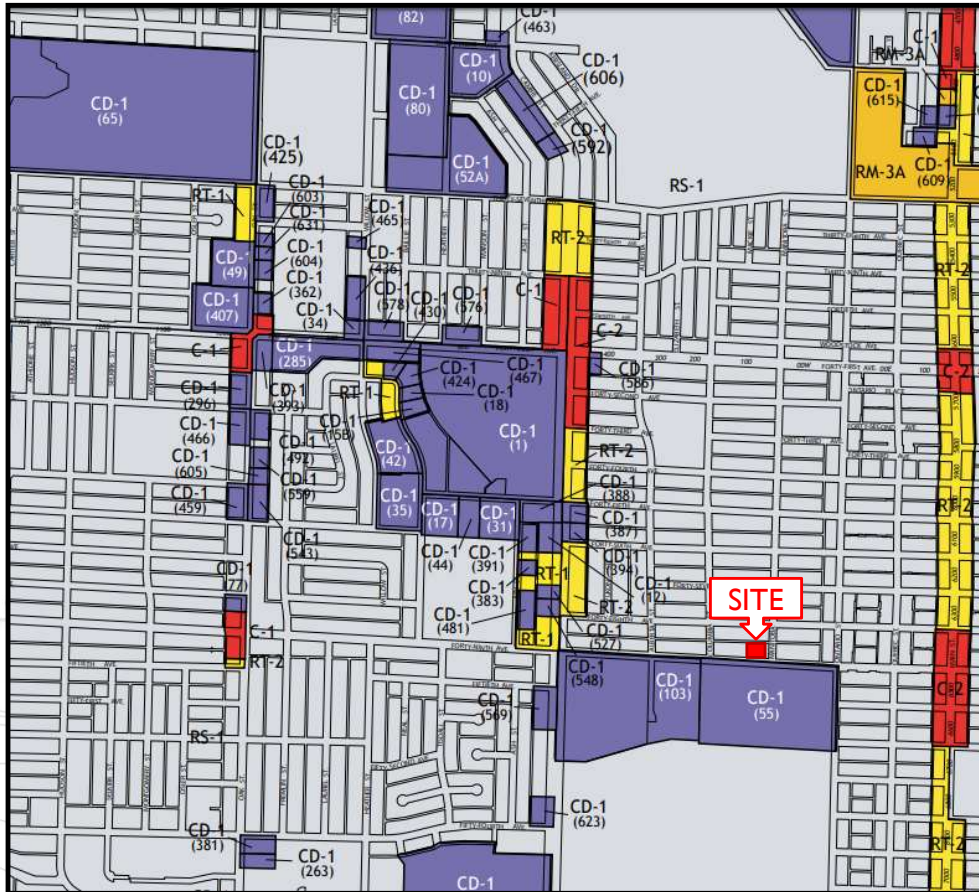


CAMBIE CORRIDOR LAND USE MAP



KEY PLAN

PROPOSED LAND USE / DEVELOPMENT CONCEPT

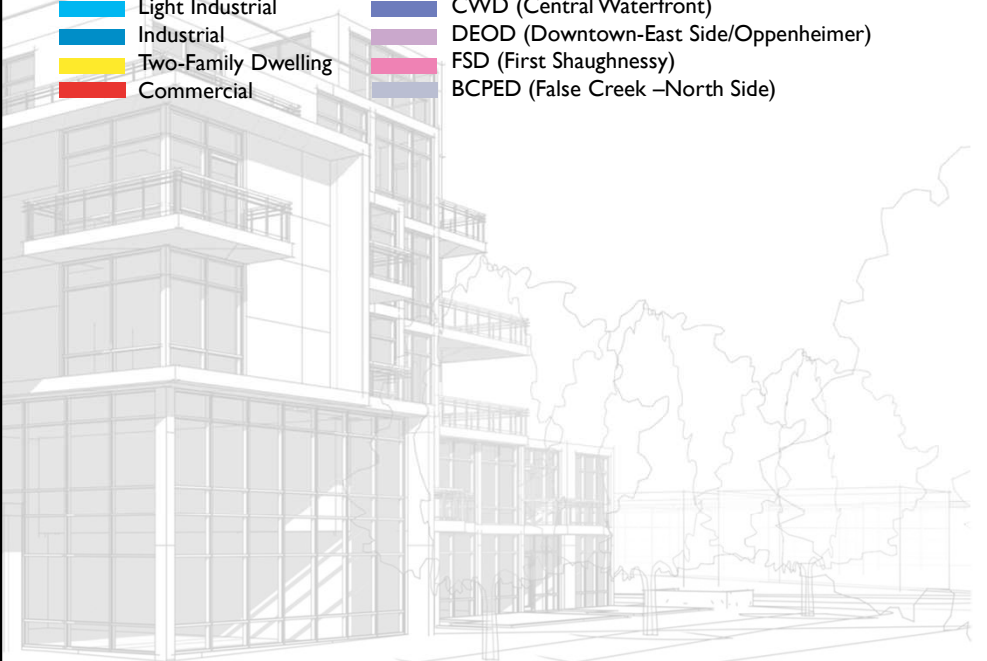


Districts:

- Agricultural
- Multiple Dwelling
- One-Family Dwelling
- Light Industrial
- Industrial
- Two-Family Dwelling
- Commercial

Comprehensive Development Districts:

- CD-1 (Site Specific)
- FCCDD (False Creek – South Side)
- DD (Downtown)
- CWD (Central Waterfront)
- DEOD (Downtown-East Side/Oppenheimer)
- FSD (First Shaughnessy)
- BCPED (False Creek –North Side)



MASSING ANALYSIS

Mixed-Use Buildings on Arterials: 4 to 22 Storeys

5.2.1 Retail spaces must provide generous interior heights. A minimum of 4.6m (15ft) from floor to floor is recommended. (Figure 1)

5.2.2 An additional partial storey may be permitted for common rooftop amenity spaces if contiguous with common outdoor amenity space. Additional height should be stepped back from all building edges to minimize the appearance from ground level.

5.2.4 A notable step back should be provided above the 3rd storey. (Figure 2)

5.2.5 Elements above the podium should be articulated as individual vertical elements with limited frontage length. (Figure 2)

5.2.6 Building volumes should be arranged to minimize shadowing on public spaces such as sidewalks, parks and public areas.

5.2.8 Should provide a 3.6m (11.8 ft) setback from the property line

5.2.9 Commercial uses should wrap flanking streets where appropriate and transition to residential uses with typical landscaped residential setback from property line. (Figure 3)

5.2.11 A minimum of 10.7m (35 ft) interior depth for commercial space is desired.

5.2.14 Retail fronts should be transparent in order to strengthen the connection between public and private space.

5.2.15 Retail frontages should reinforce the scale of a walking, shopping street. Frontages should be between 4.6 and 12.2m (15-40ft) wide. (Figure 2 and 4)

5.2.16 Continuous weather protection should be integrated into the design and should be at a minimum height of 2.7m(9ft) and 1.8m(6ft) in depth.

5.2.18 Buildings should have a clear hierarchy of base, middle and top elements. Retail space should be clearly visible from street and signage should be part of the composition.

5.2.21 Parking should be access from the lane in a location that minimizes disruption to the lane environment. Parking should not be visible from street.

5.2.24 Commercial lanes should provide visual interest by creating engaging facades that soften the utility functions performed in lanes.

Vision

Mixed-use buildings play a role in providing shops and services to Corridor residents. Arterial sites provide opportunities for greater height and density associated with these retail areas. These areas should provide an appropriate street scale and continuous street enclosure and pedestrian interest.

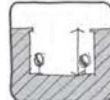


Figure 1

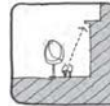


Figure 2



Figure 3

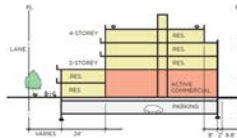


Figure 4

5.2.2 Additional partial storey may be permitted for common rooftop amenity

5.2.18 Buildings should have a clear hierarchy of base, middle and top elements.

5.2.5 Elements above the podium should be articulated as individual elements

5.2.4 A notable step back should be provided at the 3rd storey

5.2.24 Commercial lanes should provide visual interest by creating engaging facades

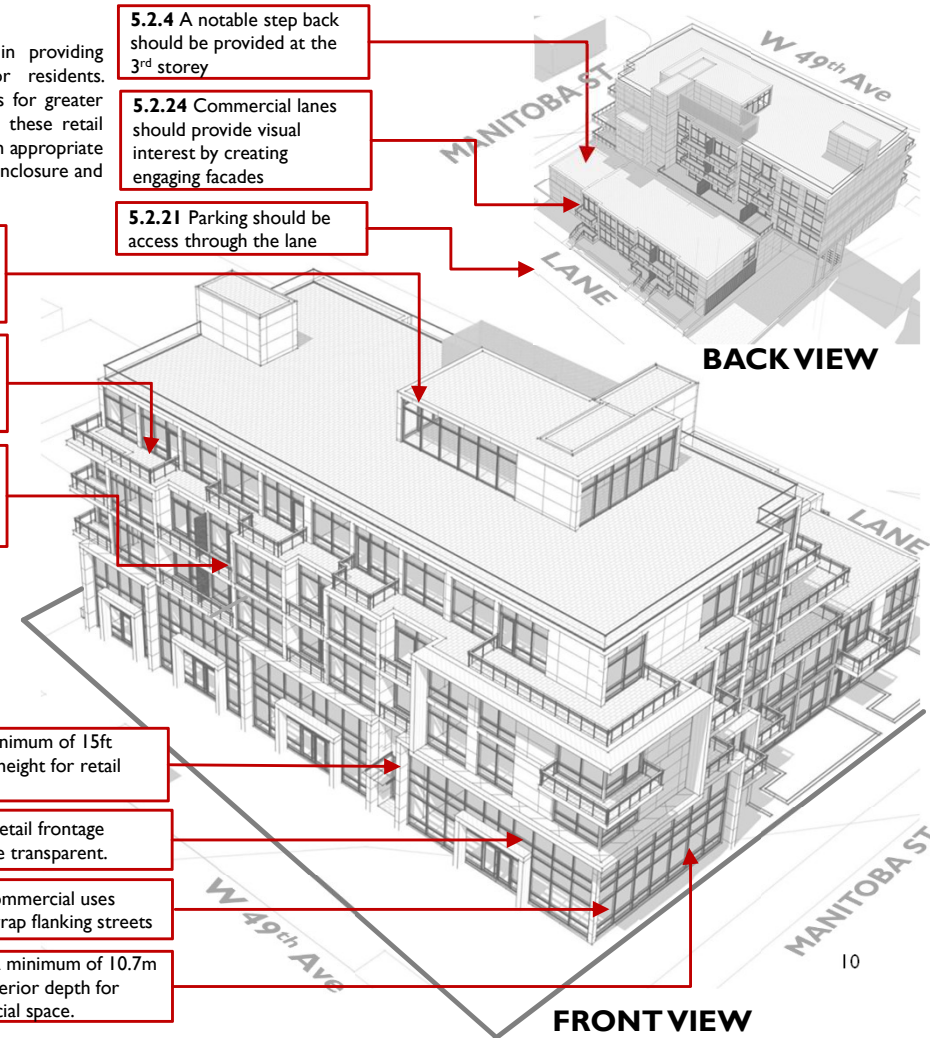
5.2.21 Parking should be access through the lane

5.2.1 Minimum of 15ft interior height for retail space.

5.2.15 Retail frontage should be transparent.

5.2.9 Commercial uses should wrap flanking streets

5.2.11 A minimum of 10.7m (35ft) interior depth for commercial space.



ELEVATIONS – NORTH & EAST

EXTERIOR FINISHES:

- ① COMPOSITE METAL PANEL - BLACK
- ② COMPOSITE METAL PANEL - WHITE
- ③ COMPOSITE METAL PANEL - RED
- ④ METAL GUARD
- ⑤ TEMPERED CLEAR GLASS GUARD
- ⑥ 1 1/4" HORIZONTAL CLEAR FINISH RED CLASH
- ⑦ CONCRETE PLANTER



1 NORTH ELEVATION
A3.01 1/8"=1'-0"

2 EAST ELEVATION
A3.01 1/8"=1'-0"

ELEVATIONS – SOUTH & WEST

EXTERIOR FINISHES:

- ① COMPOSITE METAL PANEL - BLACK
- ② COMPOSITE METAL PANEL - WHITE
- ③ COMPOSITE METAL PANEL - RED
- ④ METAL GUARD
- ⑤ TEMPERED CLEAR GLASS GUARD
- ⑥ 1 1/4" HORIZONTAL CLEAR FINISH RED CLEAR
- ⑦ CONCRETE PLANTER



CONTEXT ELEVATION – WEST 49TH & MANITOBA STREET



1 CONTEXT ELEVATIONS - EAST
A0 18 / 1/16"=1'-0"



2 CONTEXT ELEVATIONS - SOUTH
A0 18 / 1/16"=1'-0"

DESIGN RATIONALE

Zoning + Density

Existing Zoning: RS-1

Existing Buildings: Single-Family

Existing Height: 2 Storey

Proposed Zoning: CD-1, based on RM-6 and RM-5C

Proposed Buildings: 35 Units

Proposed Height: 4 Storeys

Location

35 units along West 49th Street with walkable access to the Skytrain, recreation areas, retail stores and restaurants.

Within 800 m (10 minutes walking)

Community Services:

- YMCA – Langara Family Community Center
- Langara College
- Langara Golf Course
- Sunset Community Center

Health Care:

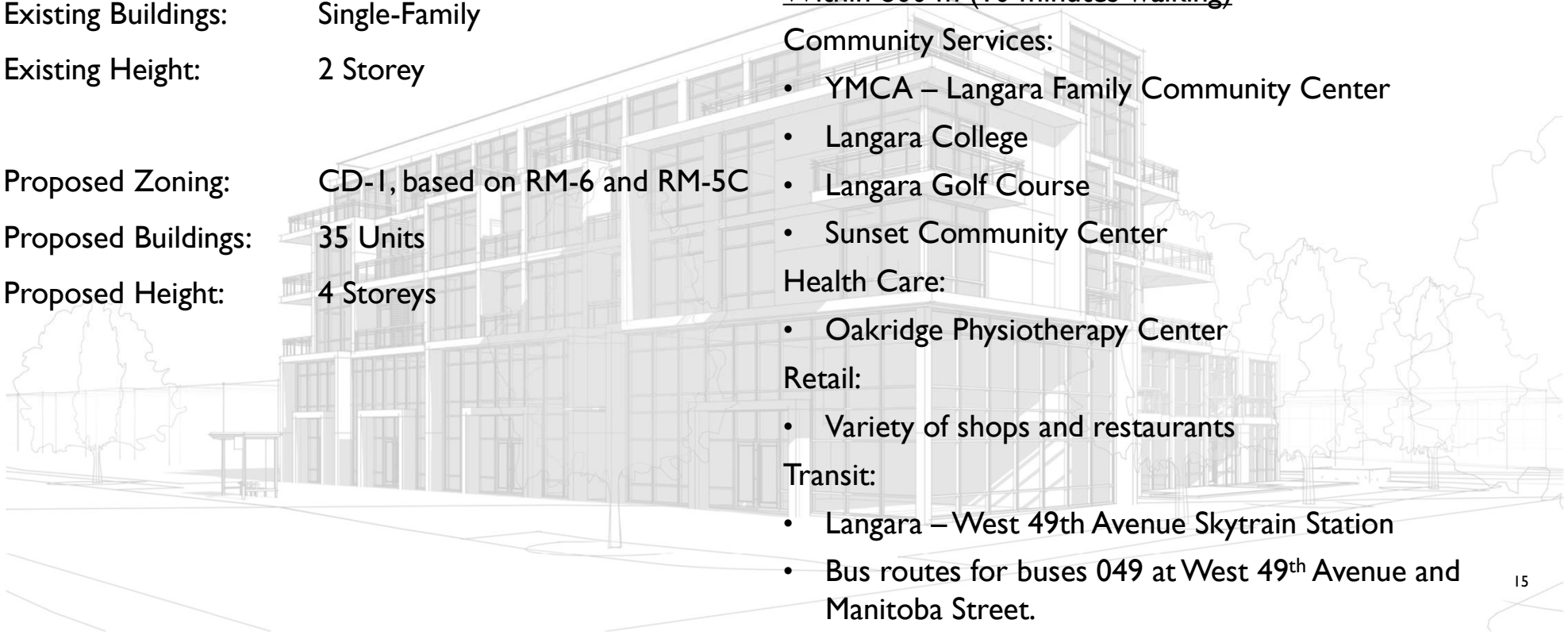
- Oakridge Physiotherapy Center

Retail:

- Variety of shops and restaurants

Transit:

- Langara – West 49th Avenue Skytrain Station
- Bus routes for buses 049 at West 49th Avenue and Manitoba Street.



DESIGN RATIONALE

Project Brief

35 modern homes to replace 3 single family dwellings. Increase density in neighbourhood with long term livability and community feel provided by age-friendly amenity spaces.

4-storey wood construction.

Unit mix includes:

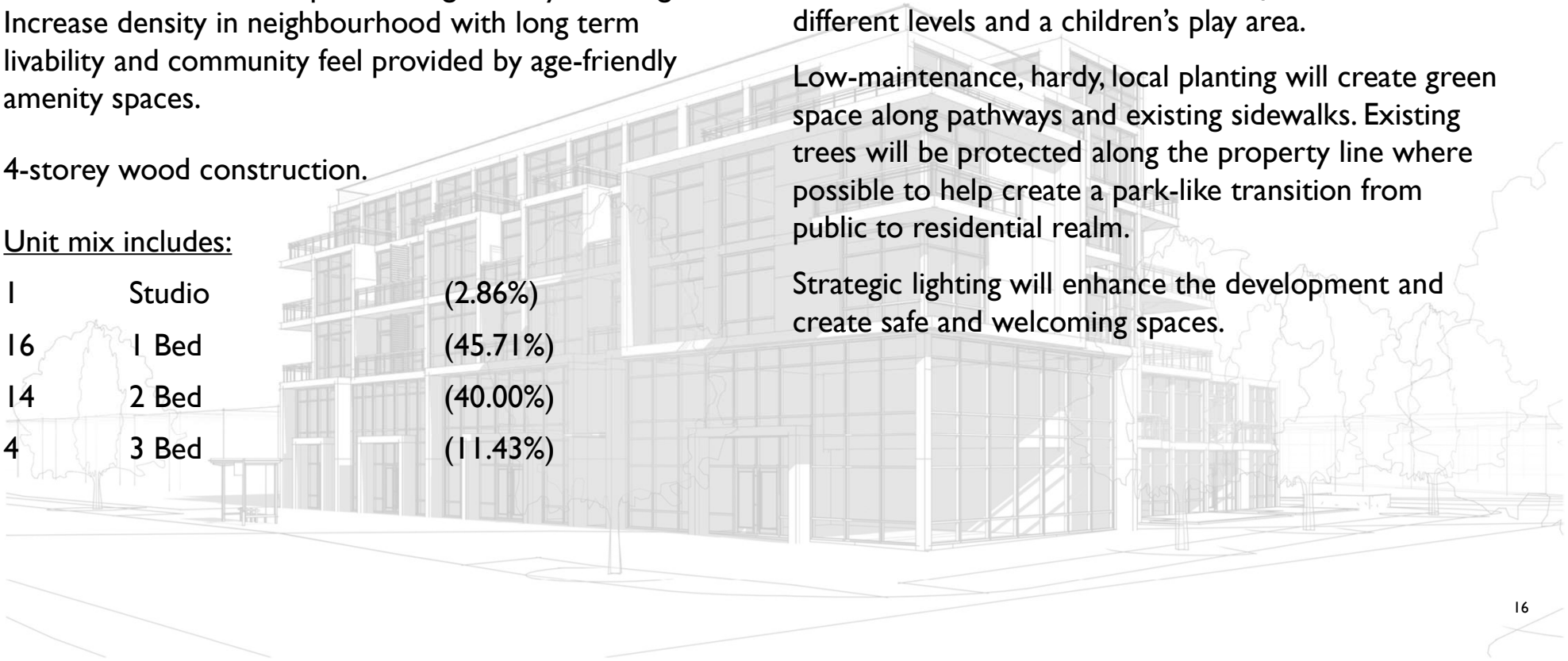
1	Studio	(2.86%)
16	1 Bed	(45.71%)
14	2 Bed	(40.00%)
4	3 Bed	(11.43%)

Landscape + Public Realm

Outdoor amenities will include multiple roof decks at different levels and a children's play area.

Low-maintenance, hardy, local planting will create green space along pathways and existing sidewalks. Existing trees will be protected along the property line where possible to help create a park-like transition from public to residential realm.

Strategic lighting will enhance the development and create safe and welcoming spaces.



DESIGN RATIONALE

Architecture

Langara House is a wood-frame 4-storey community replacing 3 single family homes at the intersection of West 49th Avenue and Manitoba Street in Vancouver, BC.

The project is designed to suit the neighbourhood character of medium-density multi-residential buildings while using modern materials and forms inspired by new residential developments in the community.

The design provides a bridge from the mid-century style of the nearby single family homes in the neighbourhood to the sleek new mid-rise multi-residential developments in the neighbourhood, creating a cohesive feel for the area. Natural materials of wood, hardi-panel and metal composite panel are utilized in the modern massing of the building to create a new but familiar bridge between designs along West 49th Avenue.

The building steps back along West 49th Avenue and the lane to create a friendly streetscape. Setbacks provide green space to enhance the neighbourhood.

Residents will enjoy indoor and outdoor amenity spaces that include a community play area for children, and lush low-maintenance landscaping at the building perimeter.



DESIGN RATIONALE

Traffic + Parking

Access to underground parking is provided by the lane on the north side of the building. Access to the lane is available from Manitoba street.

Residential, visitor and accessible parking spaces are provided as well as a loading zone which can be accessed from the lane. In addition to the minimum parking requirements, this development includes ample bicycle storage.

Access to tenant garbage and recycling is located on-site in an enclosed area on the first level of the underground parking.

Parking Breakdown:

53 Total Underground Parking Spaces:

- 45 Residential Spaces
 - 2 Accessible
 - 4 Visitor
- 8 Commercial Spaces
 - 1 Accessible
 - 1 Class A Loading

Bicycle Parking:

- 44 Stalls

Storage:

- 5 In-suite Storage Units
- 35 Storage Units in Parkade

Community Development

The project intends to create a dynamic residential setting and easy access to community amenities. Providing contemporary design and thoughtful landscaping creates homes that residents can be proud to be a part of.

The retail space provides a substantial usable shared space for students and community residents to come together while creating a visual interest and active street edge that is engaging and provides an inviting building frontage.

The retail space is designed to bring the neighbourhood residents together to connect and form a lasting community.

DESIGN RATIONALE

Crime Prevention

All communal spaces will be well-lit through both natural and installed lighting. Entrance and lobby lighting will be provided day and night for tenant safety when entering and exiting building at every hour of the day.

The amenity patio and children's play area in the courtyard is enclosed on three sides to provide a monitored and safe environment and is located close to the lane for privacy from busy streets and will consist of low-height planting for visibility. This feature animates the lane, extending the community.

Landscaping is designed to provide attractive places to inhibit and deter vandalism. Size, placement, and selection of plants are used to conceal ground level units from eyes on the street and to protect openings from break-and-entering, yet not to conceal criminal activity.

Motion detected lighting outdoors and indoors, FOB access to building and underground parking, and privacy fencing are all employed to ensure resident safety.



STATISTICS SUMMARY

	Required / Allowed		Proposed	
Site Area			17935.07 SF (1666.22 SM)	
Lot Coverage			64.29%	
FSR	Up to 2.5		2.27 (3783.71 SM)	
Storeys	Up to 4		4	
Setbacks	North – Lane	0	North – Lane	12ft (3.66m)
	East – Commercial	2 ft (0.61m)	East – Commercial	2 ft (0.61m)
	East – Residential	12 ft (3.66m)	East – Residential	12 ft (3.66m)
	South – W 49 th Ave	Road Widening: 10 ft (3.05m) + Commercial: 2 ft (0.61m) = 12 ft (3.66m)	South – W 49 th Ave	Road Widening: 10 ft (3.05m) + Commercial: 2 ft (0.61m) = 12 ft (3.66m)
	West	0	West	0 ft & 3.66 ft (1.12m)
Building Height	Up to 4 Storeys		64'-6" ft (19.66m)	
Number of Units			35	
Parking	53		53	

PROJECT DATA INFORMATION

AREAS	GROSS AREAS		COMMERCIAL GROSS AREAS		RESIDENTIAL GROSS AREAS		INDOOR AMENITY		OUTDOOR AMENITY		RESIDENTIAL BALCONIES		IN-UNIT STORAGE		WALL EXEMPTIONS		
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	
MAIN	11530.46	1071.21	5658.90	525.73	3695.91	343.36	0.00	0.00	0.00	0.00	0.00	0.00	119.43	11.10	88.47	8.22	
1	5541.82	514.85	0.00	0.00	4301.68	399.64	0.00	0.00	0.00	0.00	387.12	35.96	79.62	7.40	74.37	6.91	
2	8313.82	772.38	0.00	0.00	7128.17	662.23	0.00	0.00	1940.12	180.24	1129.51	104.93	0.00	0.00	89.40	8.31	
3	8336.70	774.50	0.00	0.00	7154.26	664.65	0.00	0.00	0.00	0.00	841.01	78.13	0.00	0.00	81.72	7.59	
4	7089.49	658.63	0.00	0.00	6022.26	559.49	0.00	0.00	0.00	0.00	826.48	76.78	0.00	0.00	67.02	6.23	
ROOF	1112.89	103.39	0.00	0.00	0.00	0.00	535.33	49.73	4164.24	386.87	0.00	0.00	0.00	0.00	62.32	5.79	
TOTAL	41925.18	3894.97	5658.90	525.73	28302.28	2629.37	535.33	49.73	6104.36	567.11	3184.12	295.81	199.05	18.49	463.30	43.04	
TOTAL NUMBER OF UNITS		35		SITE AND ZONING				LOT COVERAGE		SQ FT	SQ M						
UNIT MIX		#	% BREAKDOWN	SITE AREA (SQ FT)		SITE AREA (SQ M)		BUILDING FOOTPRINT		11530.46	1071.21						
STUDIO		1	2.86 %	17935.07		1666.22		% COVERAGE		64.29%	64.29%						
1 BEDROOM		16	45.71 %														
2 BEDROOM		14	40.00 %	CURRENT ZONING		RS-1		HEIGHT		ALLOWED	PROPOSED						
3 BEDROOM		4	11.43 %	PROPOSED ZONING		CD-1 BASED ON RM-6 AND RM-5C		BUILDING		UPTO 4 STOREYS	61 FT (18.6M)						
TOTAL		35	100.00 %														
SETBACKS		REQUIRED	PROPOSED					FLOOR AREAS		SQ FT	SQ M	EFFICIENCY					
NORTH (LANE)			12 ft (3.66 M)	RESIDENTIAL		GROSS AREA		41924.60		3894.92	RESIDENTIAL		28302.98				
EAST SIDE		2 ft (0.61 M)	2 ft (0.61 M)	COMMERCIAL							COMMERCIAL		5658.90				
		12 ft (3.66 M)	12 ft (3.66 M)	RESIDENTIAL		TOTAL		41924.60		3894.92	AMENITY		529.55				
SOUTH (FRONT)		2 ft (0.61 M)	2 ft (0.61 M)	COMMERCIAL		TOTAL EXEMPTIONS		1201.83		111.65	TOTAL		34491.43				
		10 ft (3.01 M)	10 ft (3.01 M)	ROAD WIDENING		AREA FOR FSR		40722.77		3783.27	GROSS AREA		41924.60				
WEST SIDE		0	3.66 ft (1.12 M)	COMMERCIAL		FSR		2.27		2.27	EFFICIENCY %		82.27 %				
		0	0	RESIDENTIAL													

PROJECT DATA INFORMATION

RESIDENTIAL UNIT BREAKDOWN					
LEVEL	FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS
MAIN	Main	101	546.06	50.73	1
	Main	102	934.08	86.78	2
	Main	103	712.50	66.19	1
	Main	104	739.78	68.73	1
	Main	105	763.49	70.93	1
# OF UNITS		5	3695.91	343.36	

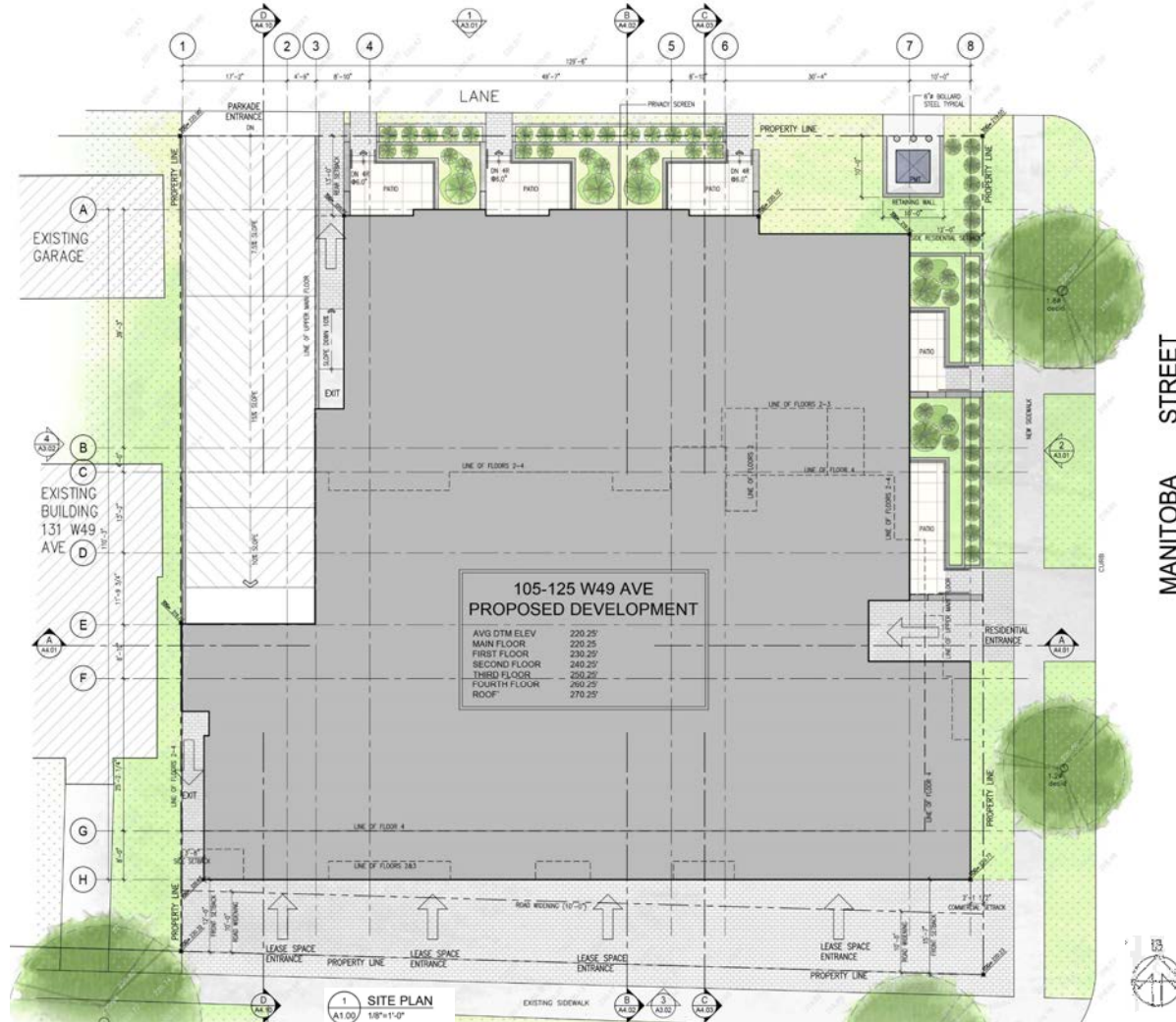
RESIDENTIAL UNIT BREAKDOWN					
LEVEL	FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS
3	Third	301	1119.38	103.99	3
	Third	302	1183.18	109.92	3
	Third	303	902.99	83.89	2
	Third	304	639.50	59.41	1
	Third	305	942.68	87.58	2
	Third	306	924.53	85.89	2
	Third	307	726.72	67.51	1
	Third	308	715.28	66.45	1
# OF UNITS		8	7154.26	664.65	

RESIDENTIAL UNIT BREAKDOWN					
LEVEL	FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS
1	First	201	449.55	41.76	STUDIO
	First	202	552.91	51.37	1
	First	203	934.07	86.78	2
	First	204	712.50	66.19	1
	First	205	739.62	68.71	1
	First	206	913.03	84.82	2
# OF UNITS		6	4301.68	399.64	

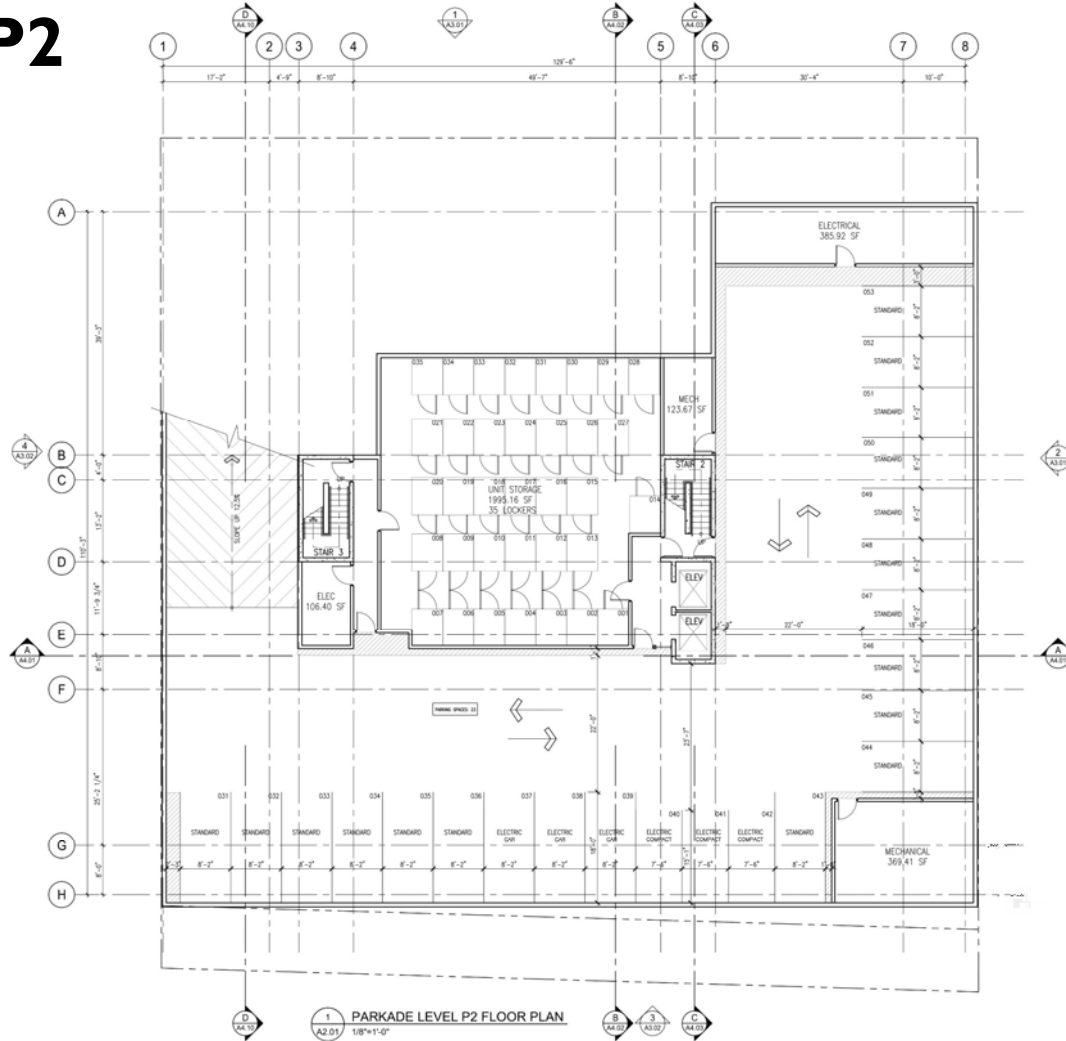
RESIDENTIAL UNIT BREAKDOWN					
LEVEL	FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS
4	Fourth	401	890.47	82.73	2
	Fourth	402	835.71	77.64	2
	Fourth	403	573.88	53.32	2
	Fourth	404	829.31	77.05	1
	Fourth	405	829.31	77.05	2
	Fourth	406	852.46	79.20	2
	Fourth	407	610.10	56.68	1
	Fourth	408	601.02	55.84	1
# OF UNITS		8	6022.26	559.49	

RESIDENTIAL UNIT BREAKDOWN					
LEVEL	FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS
2	Second	207	1093.30	101.57	3
	Second	208	1183.17	109.92	3
	Second	209	902.99	83.89	2
	Second	210	639.50	59.41	1
	Second	211	942.68	87.58	2
	Second	212	924.53	85.89	2
	Second	213	726.72	67.51	1
	Second	214	715.28	66.45	1
	# OF UNITS		8	7128.17	662.23

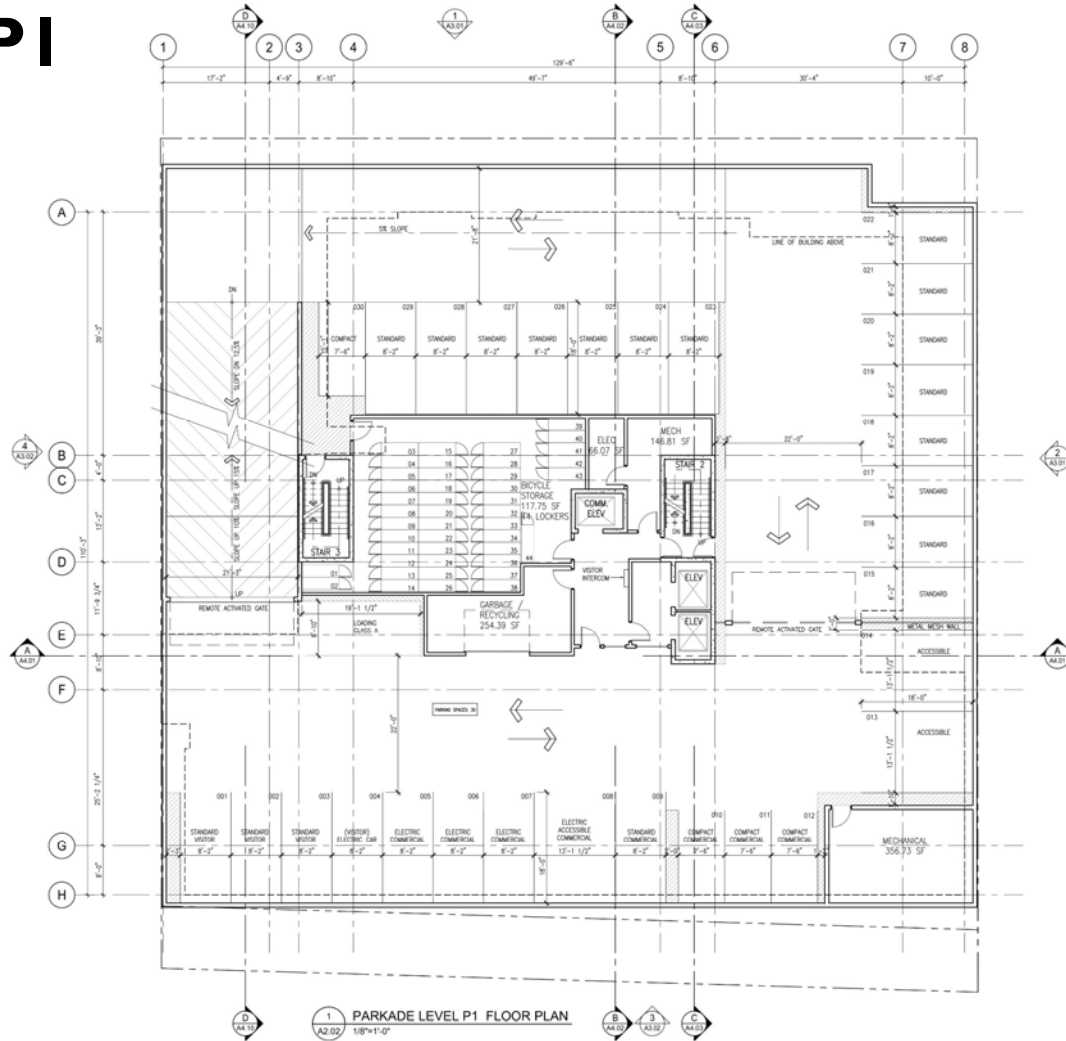
SITE



PARKADE – P2



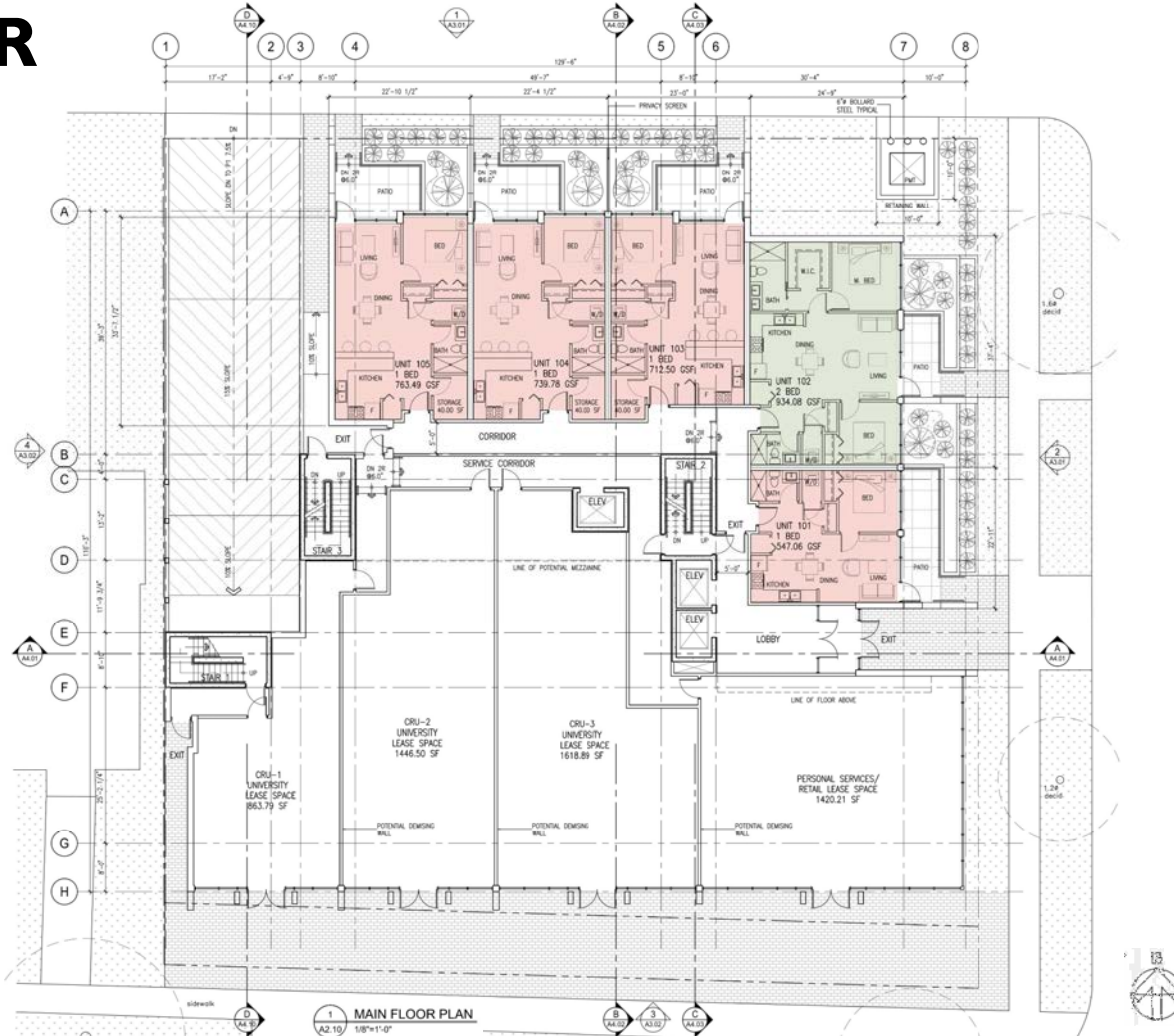
PARKADE - P1



MAIN FLOOR

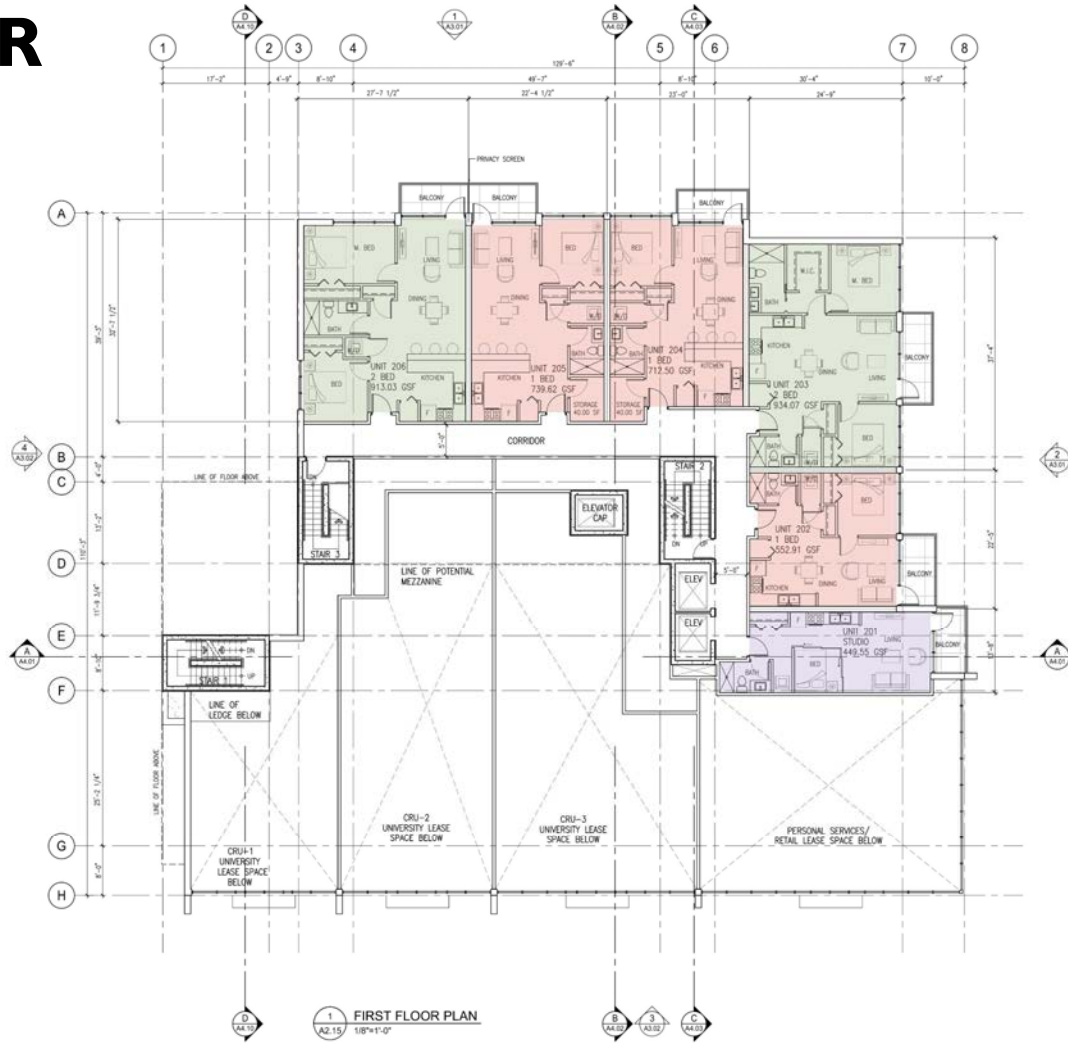
LEGEND:

1 BED	2 BED	3 BED	STUDIO	AMENITY
[Pink Box]	[Light Blue Box]	[Light Green Box]	[Light Purple Box]	[Light Yellow Box]



FIRST FLOOR

- LEGEND:
- 1 BED
 - 2 BED
 - 3 BED
 - STUDIO
 - AMENITY



SECOND FLOOR

LEGEND:

1 BED
2 BED
3 BED
STUDIO
AMENITY



THIRD FLOOR

LEGEND:

[Green Box]	1 BED
[Red Box]	2 BED
[Blue Box]	3 BED
[Light Blue Box]	STUDIO
[Light Green Box]	AMENITY



FOURTH FLOOR

LEGEND:

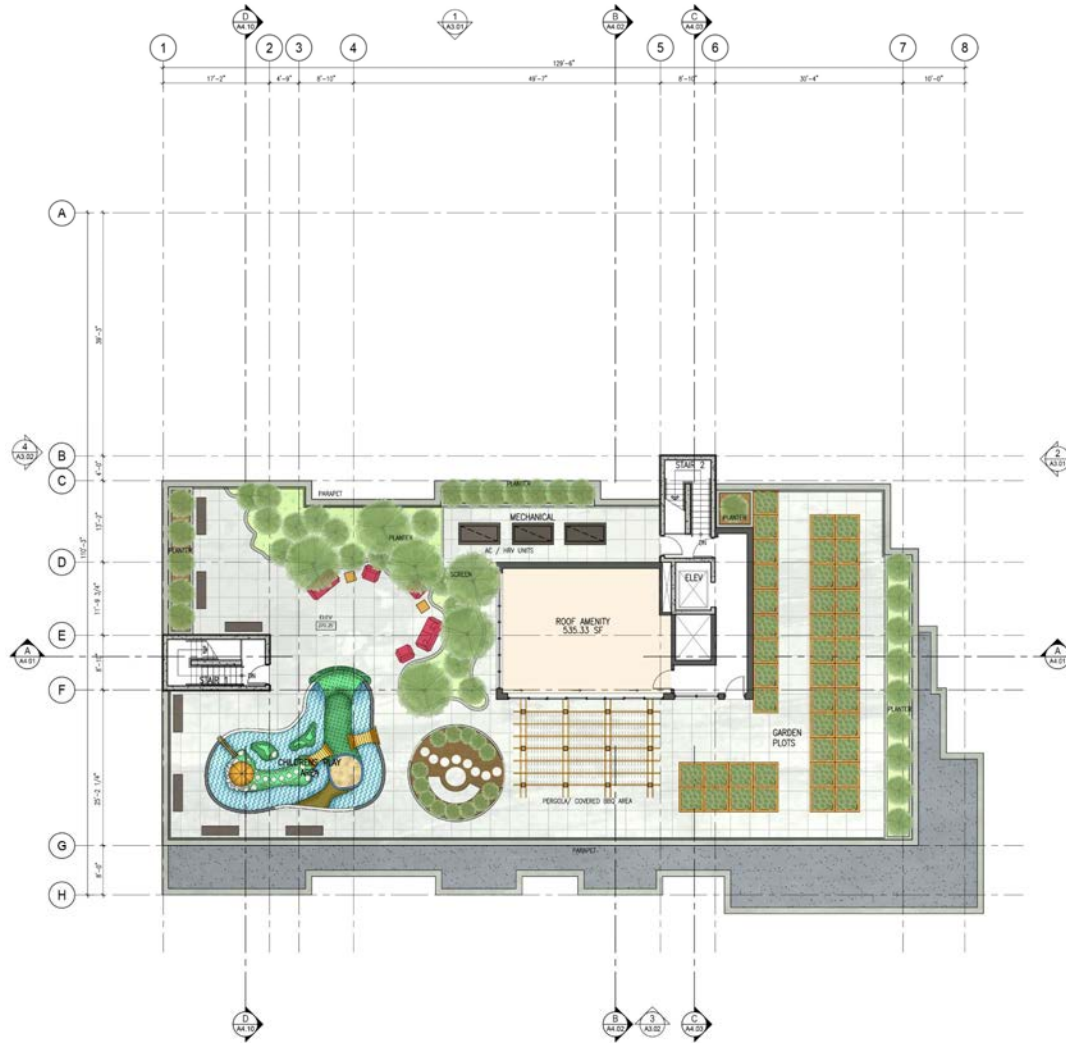
[Light Green Box]	1 BED
[Light Red Box]	2 BED
[Light Blue Box]	3 BED
[Light Yellow Box]	STUDIO
[Light Purple Box]	AMENITY



ROOF

LEGEND:

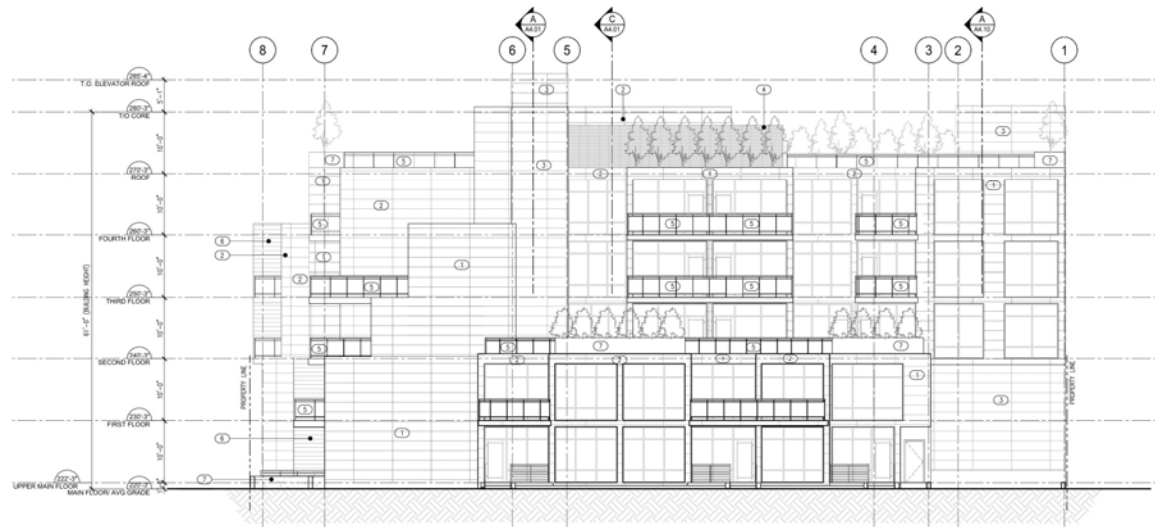
[Green Box]	1 RD
[Light Green Box]	2 RD
[Lighter Green Box]	3 RD
[Orange Box]	STOOD
[Yellow Box]	AMENITY



ELEVATION – NORTH

EXTERIOR FINISHES:

- ① COMPOSITE METAL PANEL - BLACK
- ② COMPOSITE METAL PANEL - WHITE
- ③ COMPOSITE METAL PANEL - RED
- ④ METAL GUARD
- ⑤ TEMPERED CLEAR GLASS GUARD
- ⑥ 1/4" HORIZONTAL CLEAR FINISH RED CLEAR
- ⑦ CONCRETE PLASTER

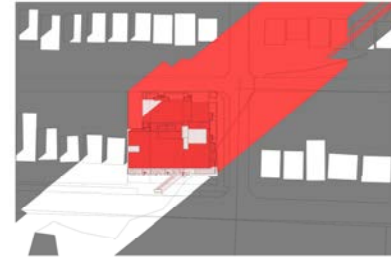
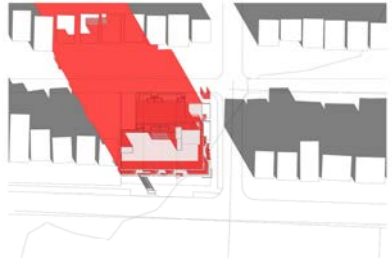


1 NORTH ELEVATION
A3.01 1/8"=1'-0"

SHADOW STUDY

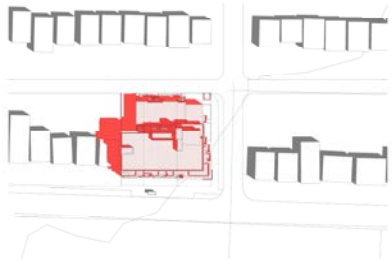
DECEMBER 21

10:00 AM
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JUNE 21

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MARCH 21

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