

ZONING & STATISTICS

7843 Cambie St

19 September 2019

Information and Description

Intent

This submission proposes to change the zoning of the site from RT-1 to Comprehensive Development CD-1 District in accordance with the Cambie Corridor Plan. The proposed development will have 29 market residential units varying in size from 1-bedroom to 3-bedroom, with a total proposed area of 28,920 sq.ft. achieving an F.S.R. of 2.74. Parking spaces proposed total 34 including visitor spaces, (with 2 Disability spaces counted as 4 spaces), and which will comply with the requirements of the *Vancouver Parking By-Law*.

Neighborhood Context

This site is situated in the Marpole neighbourhood of Vancouver, at the 7843 Cambie Street bounded by Cambie Street to the east, 7807 Cambie Street to the north, a public lane to the west and 7887 Cambie Street to the south. The site is located four blocks north of the Marine Drive Station and Winona Park is located 2 blocks to the East. The lot has a site area of 10,546 sq.ft. It currently contains one single family house. Neighbouring properties to the North and South are duplex houses and the surrounding existing neighbourhood is comprised of single family residential buildings. This area is rapidly changing with new developments in accordance with the *Corridor Plan*.

Site Plan Concept

As proposed, the development is consistent with the Cambie Corridor Plan including Section 4.5.2 (*Cambie Street: 59th to 64th Avenue*) where the existing developments along Cambie street will be replaced with allowable 6-storey buildings.

The site presents 87.67' feet of frontage on Cambie Street and 120.0 feet of depth. Setbacks to Cambie Street and from South and North property lines are approximately 12.0ft. The Plan Section 5.1.21 allows for a 6ft. setback from the rearyard property line. It is proposed that the rearyard located pad mounted transformer will supply both 7843 and 7887 Cambie Street.

Access to underground parking from the lane is located on the property to the South (7887 Cambie Street) via a ramp bordering the South property line. Each property will have its own garage entry gate.

Parking Level:

Parking spaces proposed total 32, with a net of 34 spaces with Disability spaces, which will comply with the requirements of the Vancouver Parking By-Law. The upper parking level will have a Class A loading space. Vehicle parking is located on two levels.

Bulk and Bicycle Storage:

Bulk storage has been allocated to the underground parking level as per the *Guidelines for Multi-Family Developments*. Bicycle Storage has been provided at P1 Parking Level as required in the *Vancouver Parking By-Law*.

Design and Materiality

Per the *Plan Section 4.5.2.*, the proposed maximum building height is 6 storeys, 61.0 ft. to the main roof level, within the allowable 67.0ft maximum. At the lane 3rd and 4th floor building volumes have a 22ft stepback from the 1st and 2nd floor levels and an additional 12ft two-storey stepback to the 5th and 6th floors. Minimum 8ft stepbacks above 4th floor at sideyards and the Cambie frontage meet the requirements of the Plan section 5.1.19. As per the intent of the Guidelines these stepbacks model the building, reduce apparent scale, relate the building to context and provide a transitional scale to the single family residential neighbourhood across the lane.

Building volumes are asymmetrical, both horizontally and vertically, and in combination with balconies which are indented or cantilevered create a varied composition. At the 4th floor level West facing terraces provide useable private open space. On the roof an accessible outdoor common amenity space will be planned for outdoor activities and planted with green roof technologies.

Rooftop:

At roof level an outdoor common amenity space, connected to an indoor amenity space, will provide residents an environment planted with intensive and extensive green roof technologies. These technologies include planters for urban agriculture, bird friendly trees and "green roof" landscaping. Edges of the space are defined by translucent guardrails to reduce overlook to neighbouring properties and increasing privacy for the amenity. Full accessibility to the amenity will be by elevator.

Streetscape and Public Realm:

On the Cambie Street frontage an overhang above the ground level entry defines the main entrance and provides scale at pedestrian level. Two ground floor street facing units, will have pedestrian access from the sidewalk, private patios and gardens, all of which will enhance and animate the pedestrian realm. Patios are elevated from the sidewalk and surrounding streets with plantings that gently transition from existing grade to the newly created ground floor level.

Shadow Studies:

The proposed design has been modeled to have stepped massing as prescribed in the *Cambie Corridor Guidelines 5.1.20*. The floors are stepped back and informed by the shadow studies that have been completed in support of the design. The shadow studies show that the North facing aspect stepped at upper floors has helped minimize the shadow impact on the neighbouring buildings.

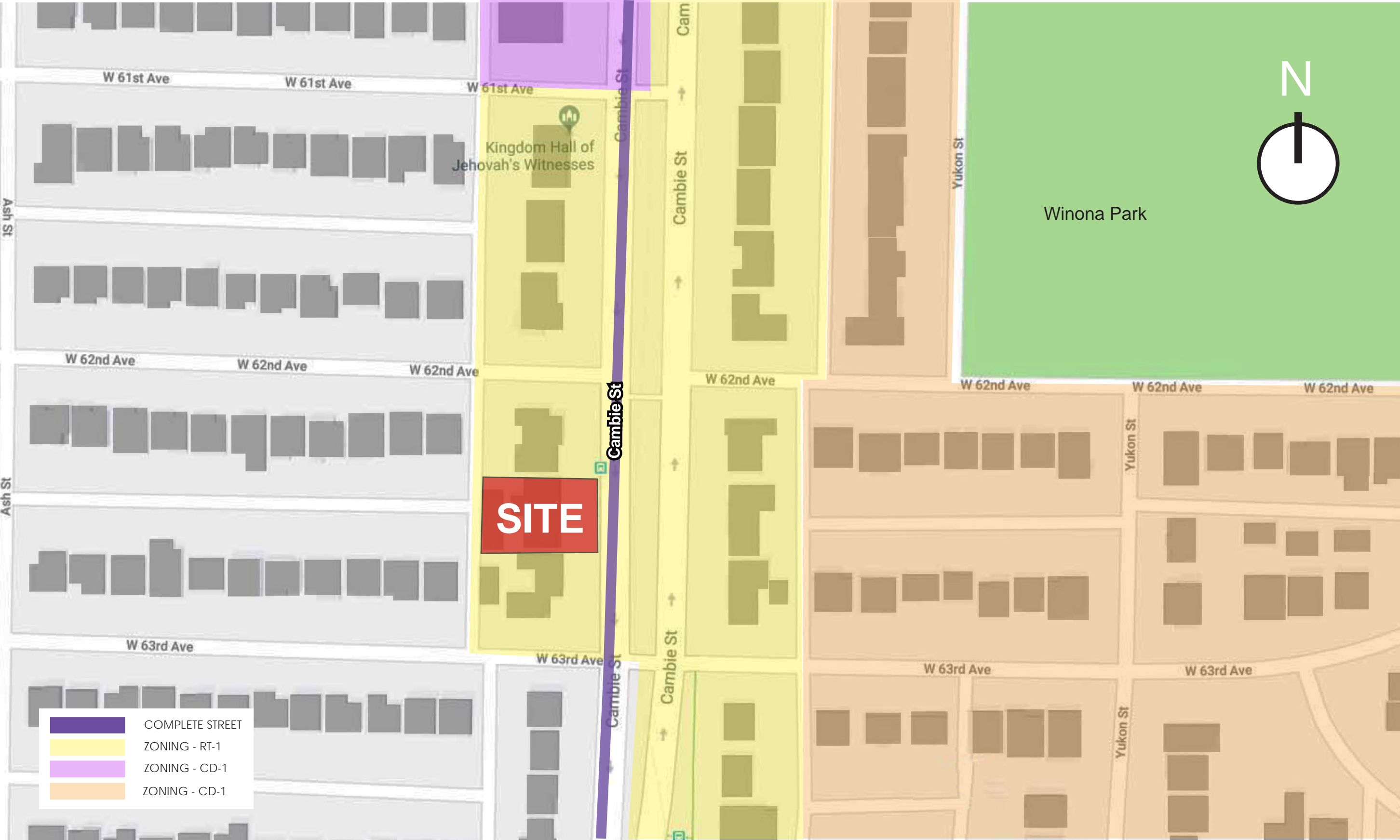
Green Buildings Policy for Rezoning

This project will meet or exceed the Low Carbon Engery Systems Policy Emissions Green Buildings path "B" within the Vancouver Green Buildings Policy for Rezoning. A brief overview of the strategy is reviewed in the application support documentation based upon the Sustainable Design Strategy prepared by the Integral Group and included with this submission.

7843 Cambie Street, Vancouver															19-09-2019			
Legal Address		7843 Cambie Street, Vancouver																
Legal Description		LOT 13 BLOCK 1 DISTRICT LOT 323 PLAN 9322										PID: 009-689-044						
Existing Zoning		RT-1																
Proposed Zoning		CD-1																
Site Area		10,546 sf		979.76 sm		Dimensions: 88'x120'												
Total FSR Proposed*		28,920 sf		2,686.76 sm		FSR: 2.74					*FSR does not include in-suite storage, Amenity Rooms, mechanical shaft areas							
Height Proposed		61 ft		18.59 m		6 Storeys (top of 6th floor slab)					79.9% efficient							
Unit Mix																		
Note: Areas do not include in-suite storage areas																		
Floor Level	Totals	1 Bed< 538sf				1 Bed, 1 Bed + Den				2 Bed, 2 Bed + Den				3/4 Bed	Area (Net)	Area of Units >538 sf	Area of Units > 1938 sf	
	Units/Fir	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Total	Total		
L1	5		0	735				735	826	925	944	2,695		1,175	4,605	4,605		
L2	6		0	735	644			1,379	826	1,019	836	993	3,674		5,053	5,053		
L3	6	469		469	645	698	555	1,898	996	841			1,837		4,204	3,735		
L4	6	469		469	645	698	555	1,898	996	841			1,837		4,204	3,735		
L5	3		0			636		636	989				989	954	2,579	2,579		
L6	3		0			636		636	989				989	954	2,579	2,579		
Total Net Area (sf)				938				7,182				12,021			23,224	22,286	0	
Total Net Area (sm)				87				667				1,117			2,158	2,070	0	
In-suite Storage Area																		
Bulk Storage and In-suite storage - Multiple Family Residential Developments, January 10, 2018																		
Floor Level	1 Bed< 538sf				1 Bed, 1 Bed + Den								3/4 Bed	Area				
	Units	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Total	Total		
L1			0					0				0		0				
L2			0					0				0		0				
L3			0					0				0		0				
L4			0					0				0		0				
L5			0					0				0		0				
L6			0					0				0		0				
Total Storage Area (sf)				0				0				0			0	0		
Total Storage Area (sm)				0				0				0			0	0		
Unit Mix: Vehicle Parking																		
VPBL 4.2.1.13, Family Room: Housing Mix Policy for Rezoning Projects, July 13, 2016																		
POLICY 1: Rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units (units having two or more bedrooms), including a minimum of 10 percent three-bedroom units and a minimum of 25 percent two-bedroom units.																		
Unit Area	Units	Units	Sub-Total	Units	Units	Units	Units	Sub-Total	Units	Units	Units	Units	Sub-Total	Units	Sub-Total	Total	Unit Mix	
1 Bed< 538sf	2		2					0					0		0	2	6.9%	
1 Bed> 538sf			0	4	5	2	11						0		0	11	37.9%	
2 Bed>538 sf			0					0	6	4	2	1	13		0	13	44.8%	
3/4 Bed>538 sf			0					0					0	3	3	3	10.3%	
Unit >1938 sf			0					0					0		0	0	0.0%	
Total																29	100%	
Unit Mix: Bicycle Parking																		
2019 Parking By-law Update Summary, Off-Street Bicycle Space Regulations (14)																		
Unit Area	Units	Units	Sub-Total	Units	Units	Units	Units	Sub-Total	Units	Units	Units	Units	Sub-Total	Units	Sub-Total	Total	Unit Mix	
<700 sf	2		2	2	5	2	9						0		0	11	37.9%	
>700 <1130 sf			0	2	0		2	6	4	2	1	13	2	2	2	17	58.6%	
>1130 sf			0				0						0	1	1	1	3.4%	
Total																29		
Amenity Area																		
Planning Bylaw Amenity Areas excluded from FSR																		
Amenity Room Area		561 sf		52 sm														
Area Calculation																		
	Mechanical Shaft (sf)	Amenity Room (sf)		Net Residential (sf)		In-Suite Storage (sf)		Gross Residential (sf)		Gross Floor Area (sf)		Open Balcony (sf)		Residential Area (%)				
L1				4,605		0		4,605		5,771								
L2				5,053		0		5,053		5,842		388		1%				
L3				4,204		0		4,204		5,025		569		2%				
L4				4,204		0		4,204		5,025		569		2%				
L5				2,579		0		2,579		3,321		2,256		8%				
L6				2,579		0		2,579		3,321		721		2%				
Roof		561								1,176								
Total Area (sf)		0	561	23,224		0		23,224		29,481		4503		15%				
Total Area (sm)		0	52	2,158		0		2,158		2,739		418						
Vehicle Parking																		
VPBL 4.2.1.13																		
VPBL 4.2.1.13										Required		Provided						
0.5 Spaces/Unit < 538 ft² (50m²)										1.0								
0.6 Spaces/Unit > 538 ft² (50m²)										16.2		22		22		Regular 65%		
1 space/2135 ft² (200m²)										13.5		6		6		Small 18%		
Excess Spaces																		
Disability Parking (Included in required spaces)																		
1 space/ 7 Units + 0.034/Additional Units										1.7		2		2		Disabled 6%		
1 space counted as 2 regular parking spaces												2		2		Disabled 6%		
Visitor Parking (Parking and Loading Design Supplement IV. D. Visitor Parking, Residential)																		
0.05 min-0.1 max spaces/unit										1.5		2		2		Visitor 6%		
Total										34		4		24		6 34 100%		
Note: Small Car Spaces allowance is less than 25%																		
2 Disability parking spaces are noted on the Parking Level Plan. 2 Disability spaces count as 4 spaces in the total.																		
Calculation of Disability Parking Spaces																		
VPBL 4.1.1.15																		
Despite anything to the contrary in this By-law or in any other by-law mentioned herein, each disability parking space provided to satisfy the minimum required number of such spaces will count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces. Use of this section will not affect any maximum parking permitted calculations.																		
Bicycle Parking																		
VPBL Section 6																		
Class A 2019 Parking By-law Update Summary (14)										Dwellings		Required		Provided				
1.5 spaces for each dwelling unit under 65sm (700 sf)										11		17						
2.5 spaces for each dwelling over 65sm and under 105sm (700-1130 sf)										17		43						
3 spaces for each dwelling unit over 105sm (1130 sf)												1		3				
Note: All bicycle parking at Underground P1 level										Class A Total		29		62		74		
2019 Parking By-law Update Summary (20)																		
A minimum of 5% of the spaces must be oversized spaces of 2.4 m in length and 0.9 m in width* and may not be vertical or stacked spaces. An access aisle of 1.5 m is required.												4		4		Oversize		
2019 Parking By-law Update Summary (22)																		
Stacking/vertical bicycle parking is permitted for up to 60% of the minimum requirement.*										38		28		Stacked lower level				
Stacked bicycle spaces shall be designed to provide access without the need to lift the bicycle entirely off of the ground, and must provide convenient access. Total combined stacked and vertical bicycle parking not to exceed 60%.												28		Stacked upper level				
2019 Parking By-law Update Summary (23)																		
At least 10% of the Class A bicycle spaces must be bicycle lockers.*												7		14		Lockers		
Class B 2019 Parking By-law Update Summary (15)										Dwellings		Required		Provided				
2 spaces for any development with at least 20 dwelling units with and additional one space for each 20 additional dwelling units										Class B Total		29		3		3		
Loading Requirements																		
Off-Street Loading Space Regulations 5.2.1																		
Residential										Dwellings		Required		Provided				
Class A No requirement.										29		0		0				
Class B No requirement for less than 100 dwelling units.												0		0				
Class C No requirement.												0		0				
Storage Calculation																		
Bulk Storage and In-suite storage - Multiple Family Residential Developments, January 10, 2018																		
1. Bulk Storage Below Base Surface										Dwellings		Required		Provided				
Minimum of 5.7sm (201sf) of storage area is required for each dwelling unit										29		29		29				
2. In-Suite Storage At or Above Base Surface																		
Maximum of 3.7sm (40sf) of insuite storage space per dwelling unit may be excluded																		
Maximum In Suite Storage Provided each unit:																		
370 cuft (40 sf x 9.25' high)																		
Garbage & Recycling																		
Garbage and Recycling Storage Amenity Design Supplement Nov 2016																		
Table 2.1.1, 21-30 Units																		
Type	Quantity	Size		Container Footprint(sf)		Total Footprint(sf)		Manoeuvre Factor		Provided(sf)								
Mixed Containers	1	360	ltr	6.78		6.78		2.25		15.3								
Mixed Papers	3	360	ltr	6.78		20.34		2.25		45.8								
Mixed Papers w/ Cardboard	1	360	ltr	6.78		6.78		2.25		15.3								
Glass	1	240	ltr	4.52		4.52		2.25		10.2								
Compost Organics	2	240	ltr	4.52		9.04		2.25		20.3								
Cardboard	3	3	yd	21.31		63.94		2.25		143.9								
Garbage	4	4	yd	27.13		108.50		2.25		244.1								
Total Area Required										494.8								
Total Area Provided (sf)										501 sf								

PROJECT OVERVIEW

CONTEXT PLAN



SITE LOCATION



STREETSCAPE



W 63RD AVE

SITE
CAMBIE ST STREETSCAPE

W 62ND AVE



W 62ND AVE

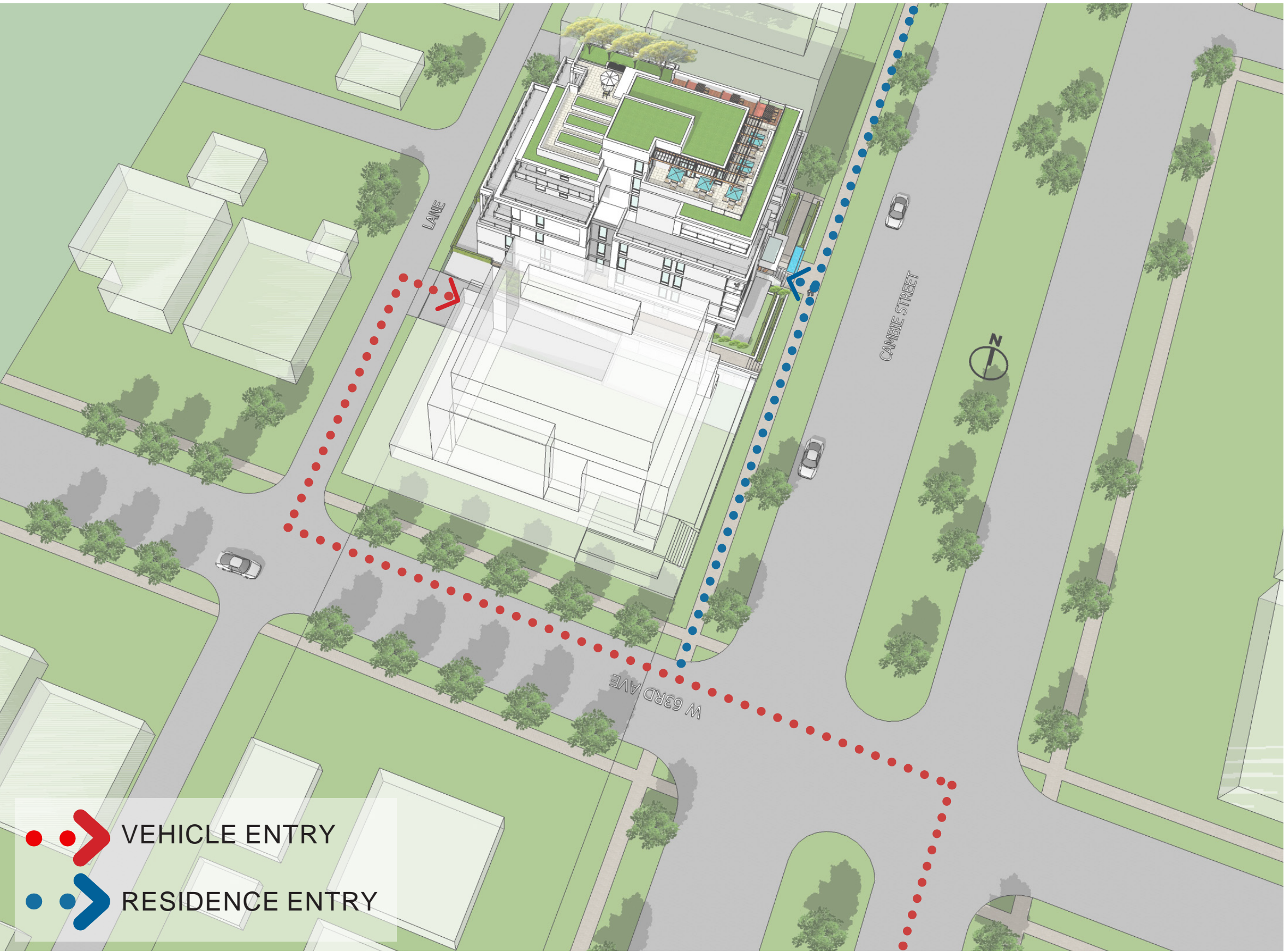


SITE
BACK LANE

W 63RD AVE

DESIGN

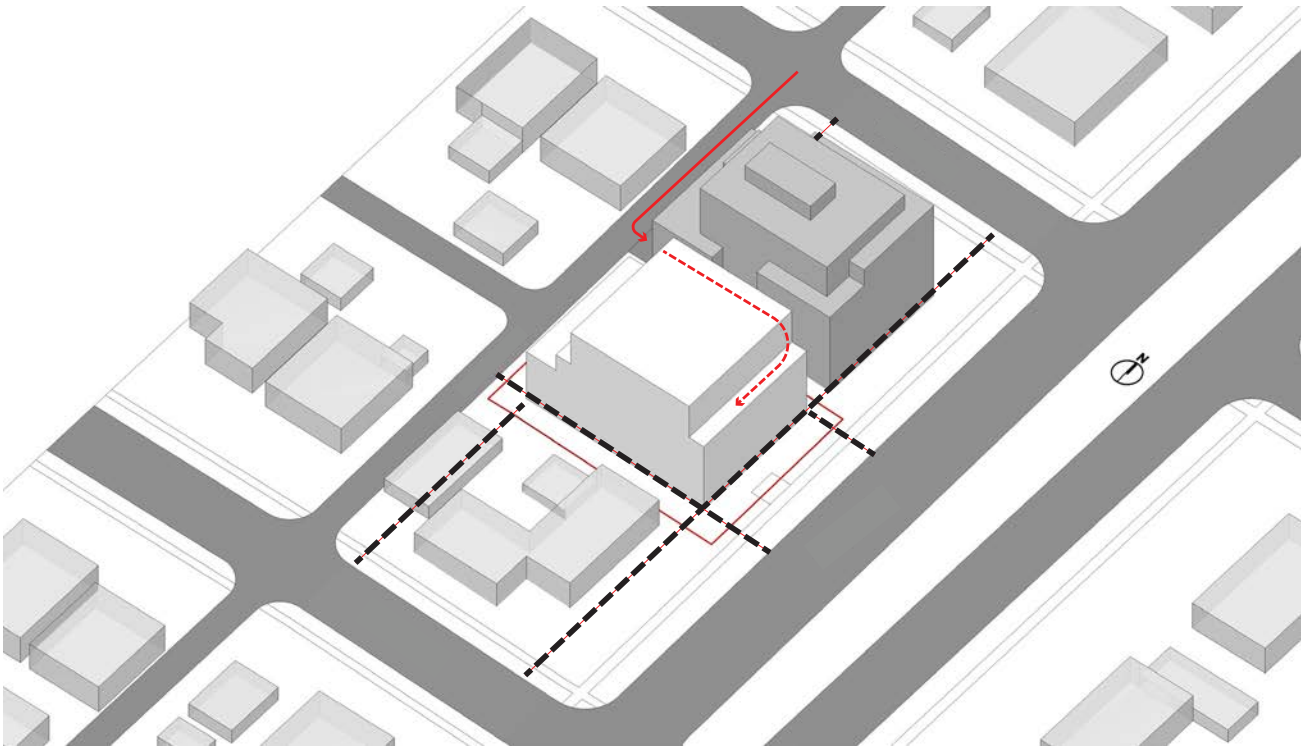
CIRCULATION DIAGRAM



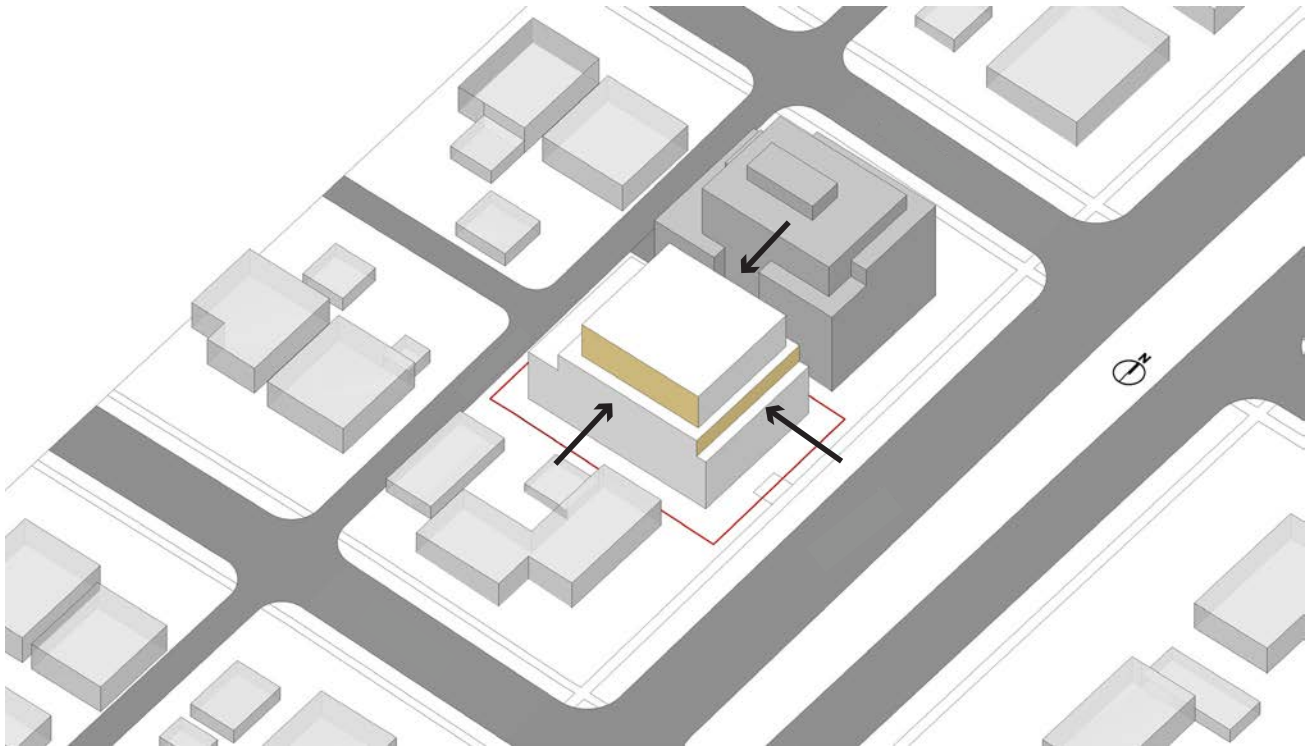
CAMBIE ST STREETSCAPE



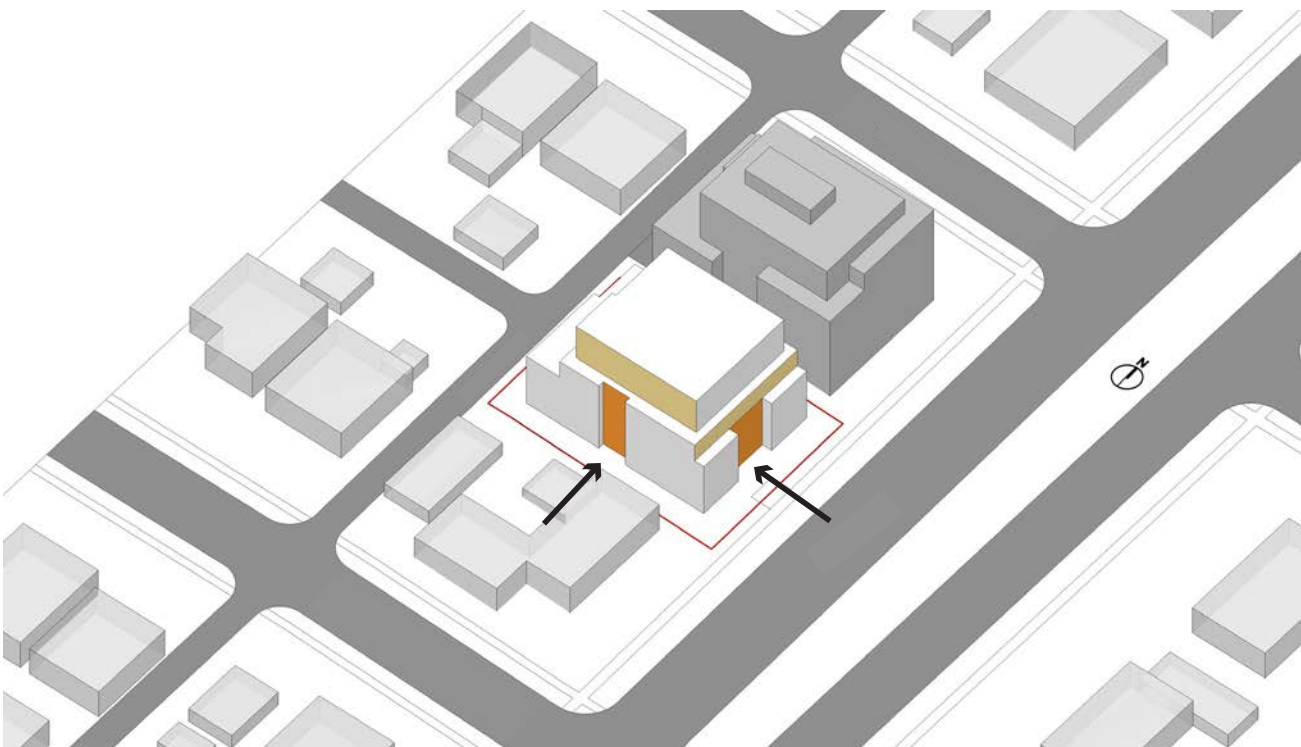
BUILDING FORM & MASSING STUDY



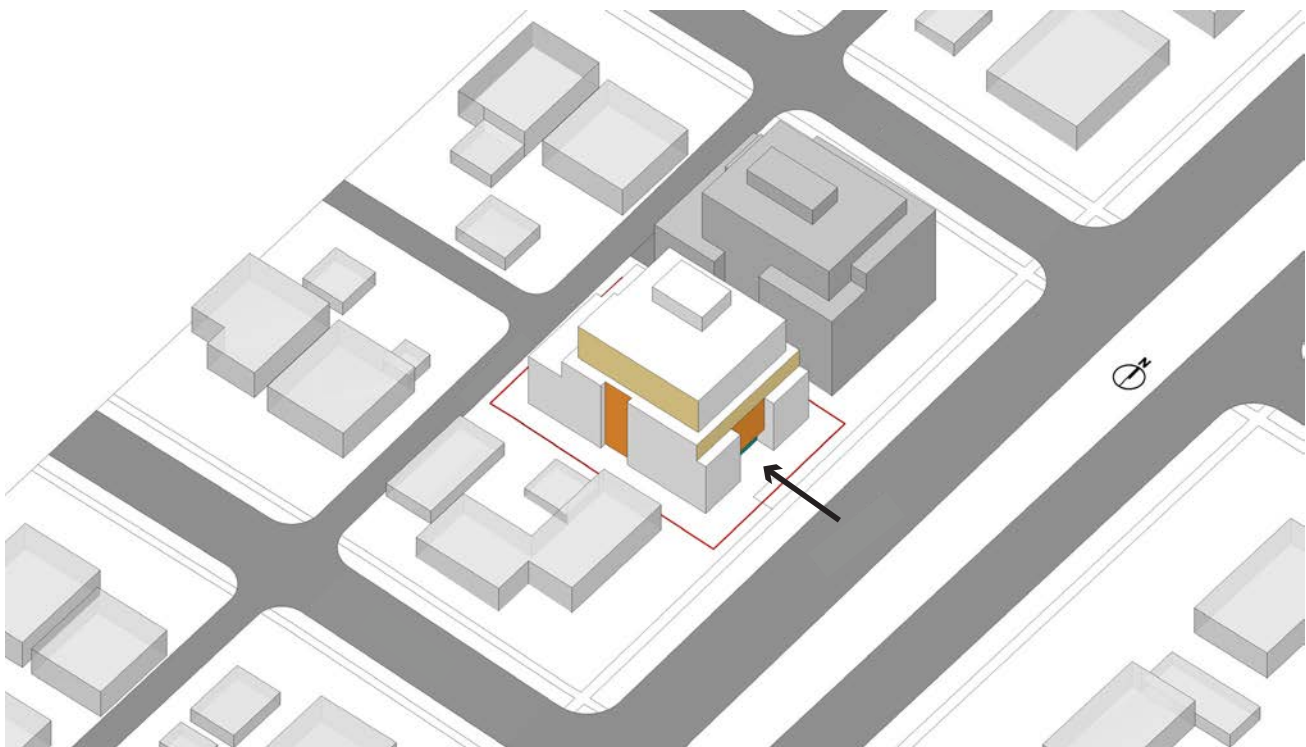
1. Required minimum property line setbacks.
Shared parking ramp with 7807 Cambie St.



2. Setback top floor and elevation at Cambie St.
to reduce building massing.

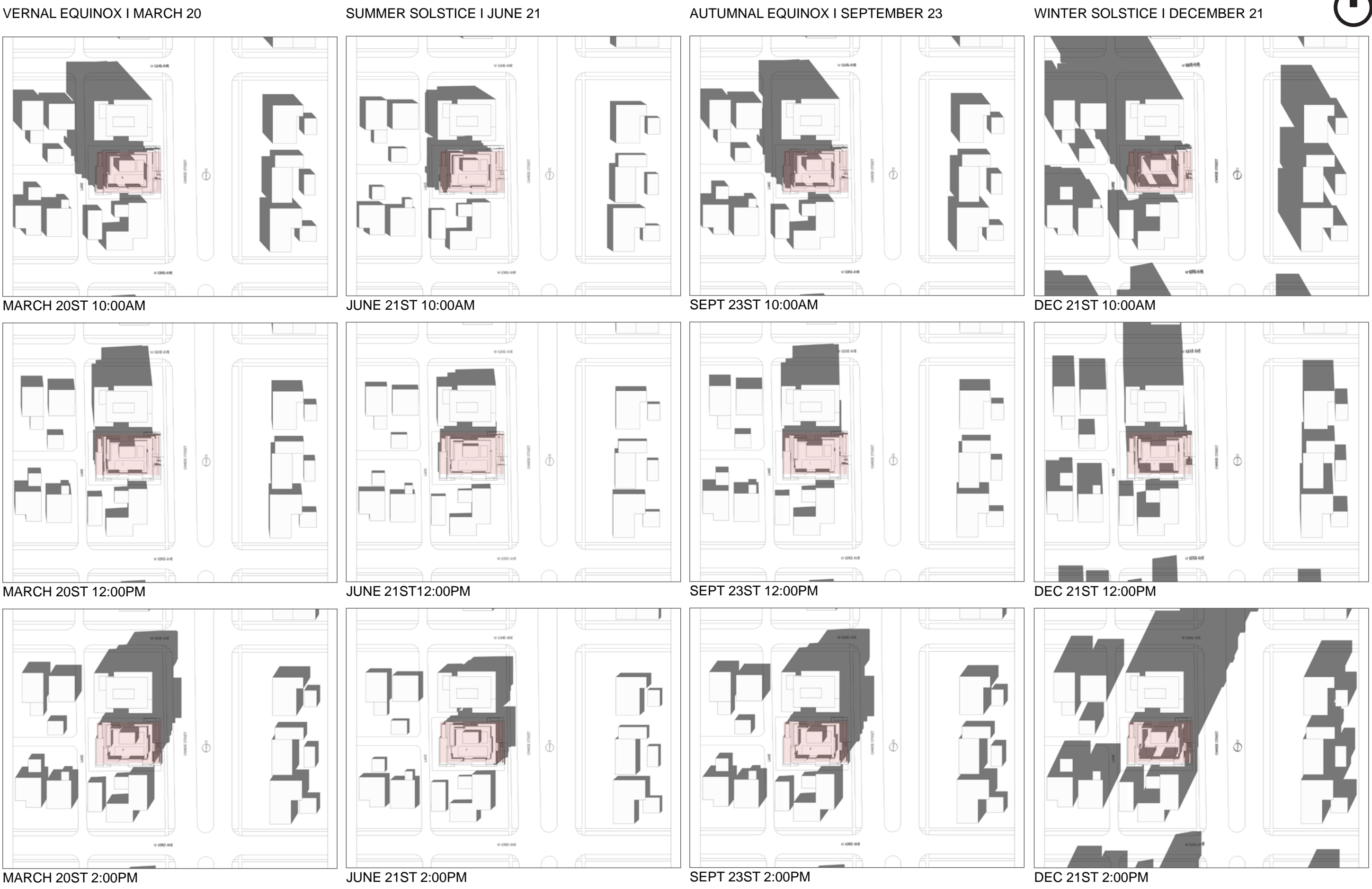


3. Setback parts of the podium, break down massing more at sideyard.



4. Setback the ground floor at Cambie St to form the main entrance.

SHADOW STUDY



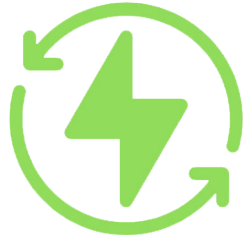
GREEN BUILDING POLICY FOR REZONINGS

THIS PROJECT WILL MEET OR EXCEED THE LOW CARBON ENGERY SYSTEMS POLICY EMISSIONS GREEN BUILDINGS PATH “B” WITHIN THE VANCOUVER GREEN BUILDINGS POLICY FOR REZONING. STRATEGIES FOR CONSIDERATION IN MEETING OR EXCEEDING THE REQUIREMENTS OF THE POLICY INCLUDE:

- ENERGY SAVING ELECTRIC LIGHTS, RESIDENTIAL APPLIANCES.
- AIR SOURCE V.R.F. HEATING, AND HEAT RECOVERY VENTILATOR.
- OMISSION OF ALL NATURAL GAS AND CARBON ENERGY AND DOMESTIC APPLIANCES.
- ENHANCED BUILDING ENVELOPE AIRTIGHTNESS.
- PASSIVEHAUS LEVEL GLAZING 22% WINDOW-WALL RATIO.
- ENHANCED INSULATION TO ROOFS, WALLS AND EXPOSED UNDERFLOOR AREAS INCLUDING IMPROVED REDUCTION OF THERMAL BRIDGING.
- EV CHARGING STATIONS TO UNDERGROUND PARKING LEVELS.
- ON-SITE RAINWATER MANAGEMENT IN RESPECT TO THE CITY INTEGRATED RAINWATER MANAGEMENT PLAN POLICIES.



ROOFTOP GARDENING PLOTS FOR RESIDENTS. POLLINATOR FRIENDLY PLANTS.



ENHANCED VENTILATION AND EXHAUST WITH ENERGY RECOVERY (HRV)



HIGH PERFORMANCE ENVELOPE INCLUDING PASSIVEHAUS WINDOW SYSTEM AND LOW WINDOW WALL RATIO OF 22%



ONSITE RAINWATER MANAGEMENT COLLECTION



LOW VOC'S MATERIAL SELECTION IMPROVED INDOOR AIR QUALITY

PERSPECTIVES



BIRDS' EYE VIEW - FROM NORTHEAST



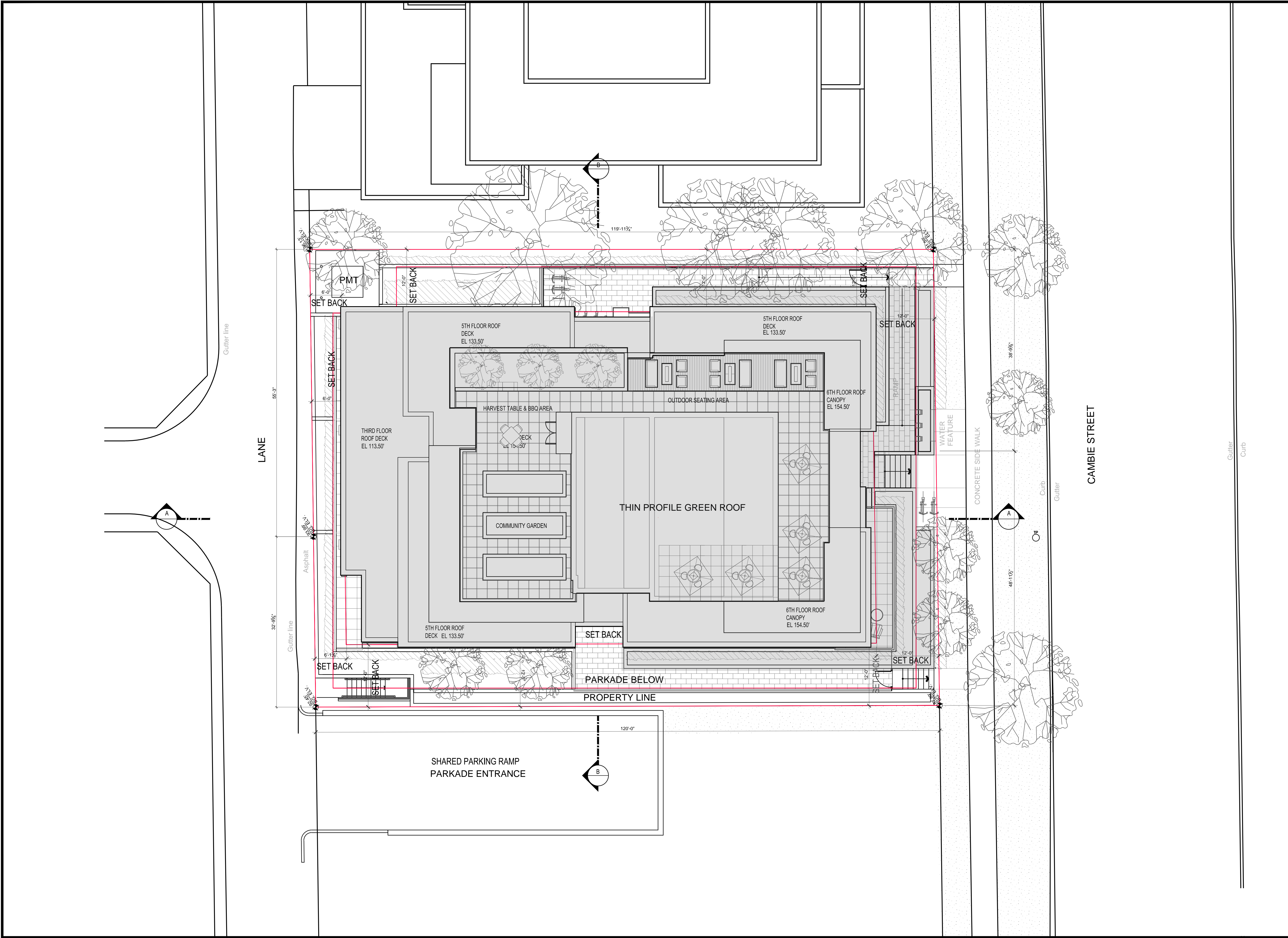
BIRDS' EYE VIEW - FROM NORTHWEST



BIRDS' EYE VIEW - FROM SOUTHEAST



ALONG CAMBIE ST LOOKING TO THE NORTHWEST



2	19 JUNE 19	Issued for Rezoning
1	18 Sept. 21	Letter of Inquiry
NO.	DATE	DESCRIPTION

ISSUES

COPYRIGHT:

Any reproduction or distribution for any purpose other than authorized by the Architect is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be relieved of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

COPYRIGHT © 2018 GUD GROUP

SEAL

CLIENT

WDG INVESTMENT LTD.

300-10991 Shellbridge Richmond, BC
V6X 3C6
CONTACT: Devin Liang
TEL: 604-720-9999
CONTACT: Steven Yang
TEL: 604-341-7777

MAIN CONSULTANT

GUD Group
800-838 West Hastings Street
Vancouver, BC, V6C 0A6
tel 604-806-0268
fax 604-806-0260

SUB-CONSULTANT

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE

**7843 Cambie
Vancouver BC.**

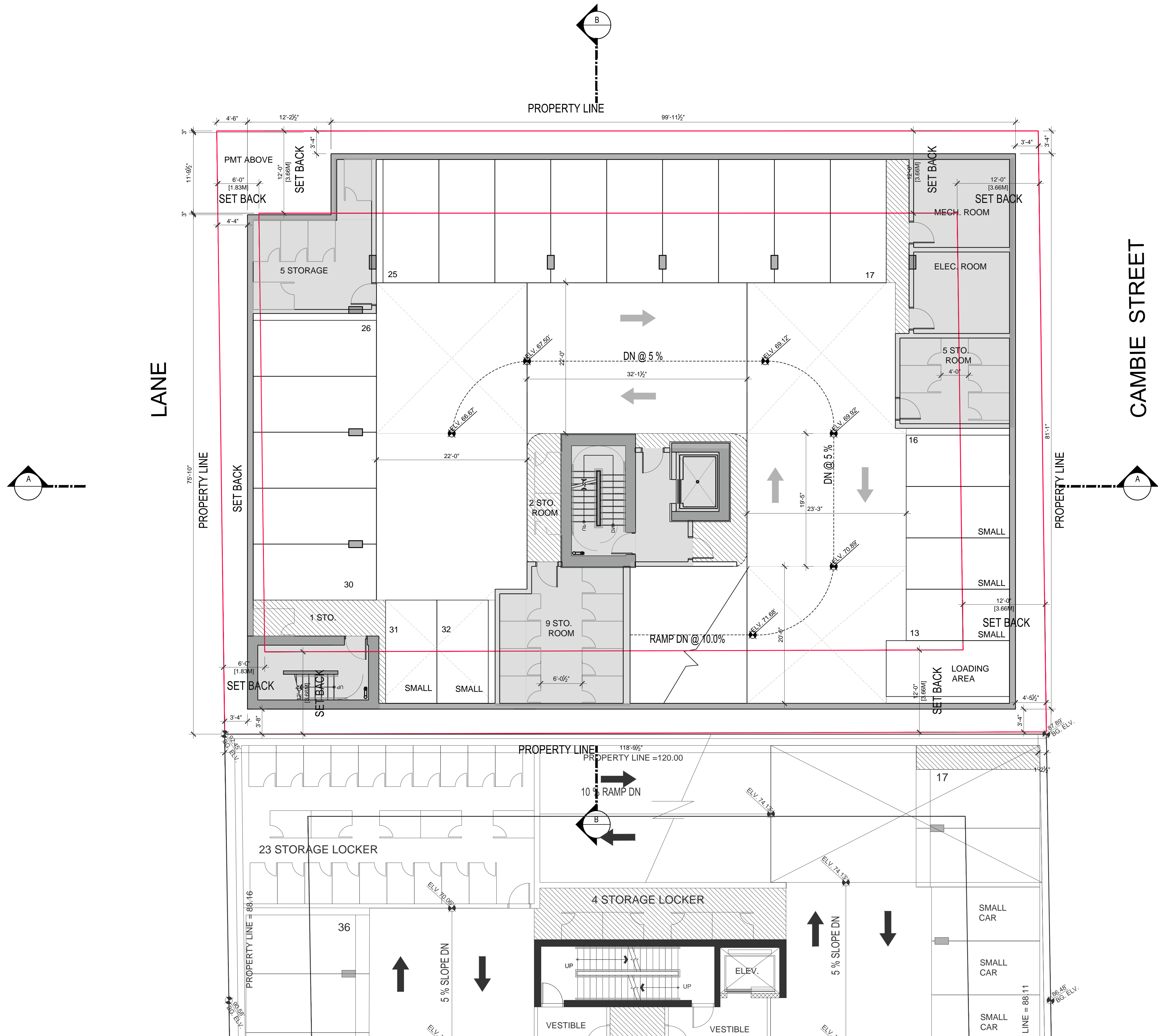
PROJECT NO:	81803
DRAWN BY:	
CHK'D BY:	
SCALE:	1/8" = 1'-0"
DATE:	September 19, 2019

SHEET TITLE

SITE PLAN

SHEET NUMBER	REV:
--------------	------

A-1.0



2	19 JUNE 19	Issued for Rezoning
1	18 Sept. 21	Letter of Inquiry
NO.	DATE	DESCRIPTION

ISSUES

COPYRIGHT:

Any reproduction or distribution for any purpose other than authorized by the Architect is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be relieved of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

COPYRIGHT © 2018 GUD GROUP

SEAL

CLIENT

WDG INVESTMENT LTD.

300-10991 Shellbridge Richmond, BC
V6X 3C6
CONTACT: Devin Liang
TEL: 604-720-9999
CONTACT: Steven Yang
TEL: 604-341-7777

MAIN CONSULTANT

GUD Group
800-838 West Hastings Street
Vancouver, BC, V6C 0A6
tel 604-806-0268
fax 604-806-0260

SUB-CONSULTANT

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE

7843 Cambie
Vancouver BC.

PROJECT NO: 81803

DRAWN BY:

CHK'D BY:

SCALE: 1/8"=1'-0"

DATE: September 19, 2019

SHEET TITLE

PARKING
LEVEL 2

SHEET NUMBER

REV:

A-2.0



1	18 Sept. 21	Letter of Inquiry
NO.	DATE	DESCRIPTION

ISSUES

COPYRIGHT:

Any reproduction or distribution for any purpose other than authorized by the Architect is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

COPYRIGHT © 2018 GUD GROUP

SEAL

CLIENT

WDG INVESTMENT LTD.
300-10991 Shellbridge Richmond,
V6X 3C6
CONTACT: Devin Liang
TEL: 604-720-9999
CONTACT: Steven Yang
TEL: 604-341-7777

MAIN CONSULTANT



GUD Group
800-838 West Hastings Street
Vancouver, BC V6C 0A6
tel 604-806-0268
fax 604-806-0260

SUB-CONSULTANT

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE

7843 Cambie
Vancouver BC.

PROJECT NO: 81803

DRAWN BY-

CHK'D BY:

SCALE: 1/8" = 1'-0"

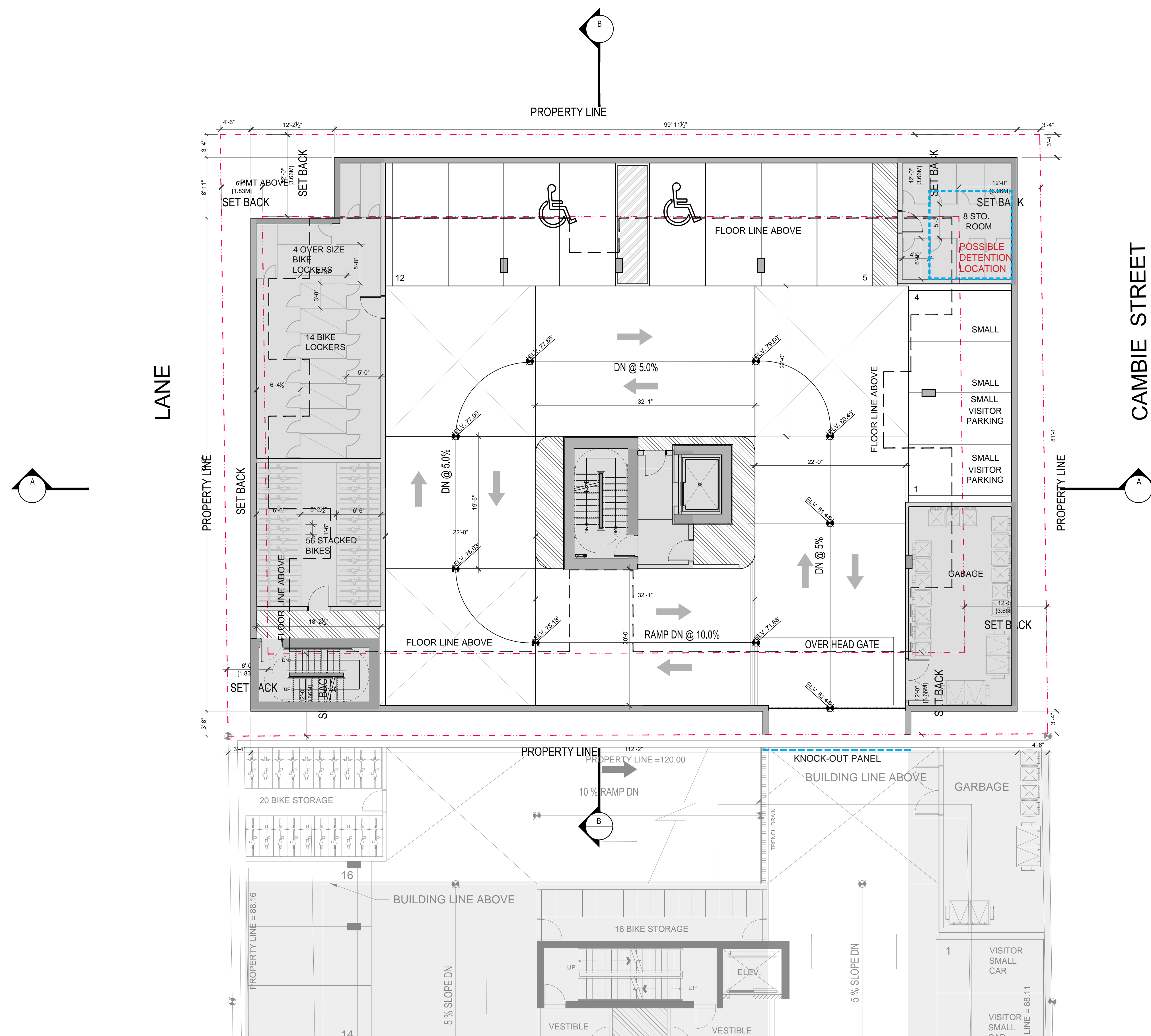
SHEET TITLE

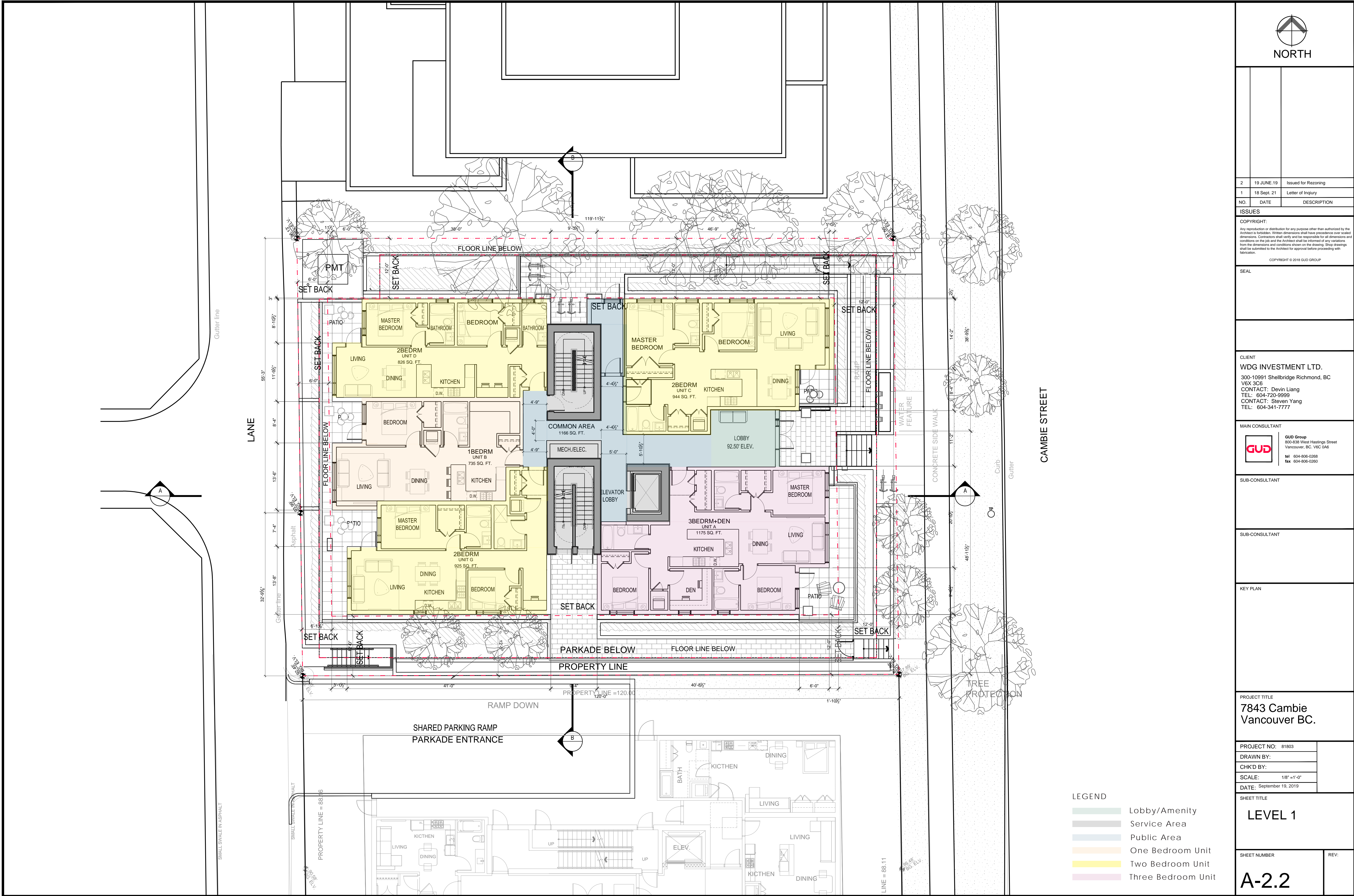
PARKING
LEVEL 1

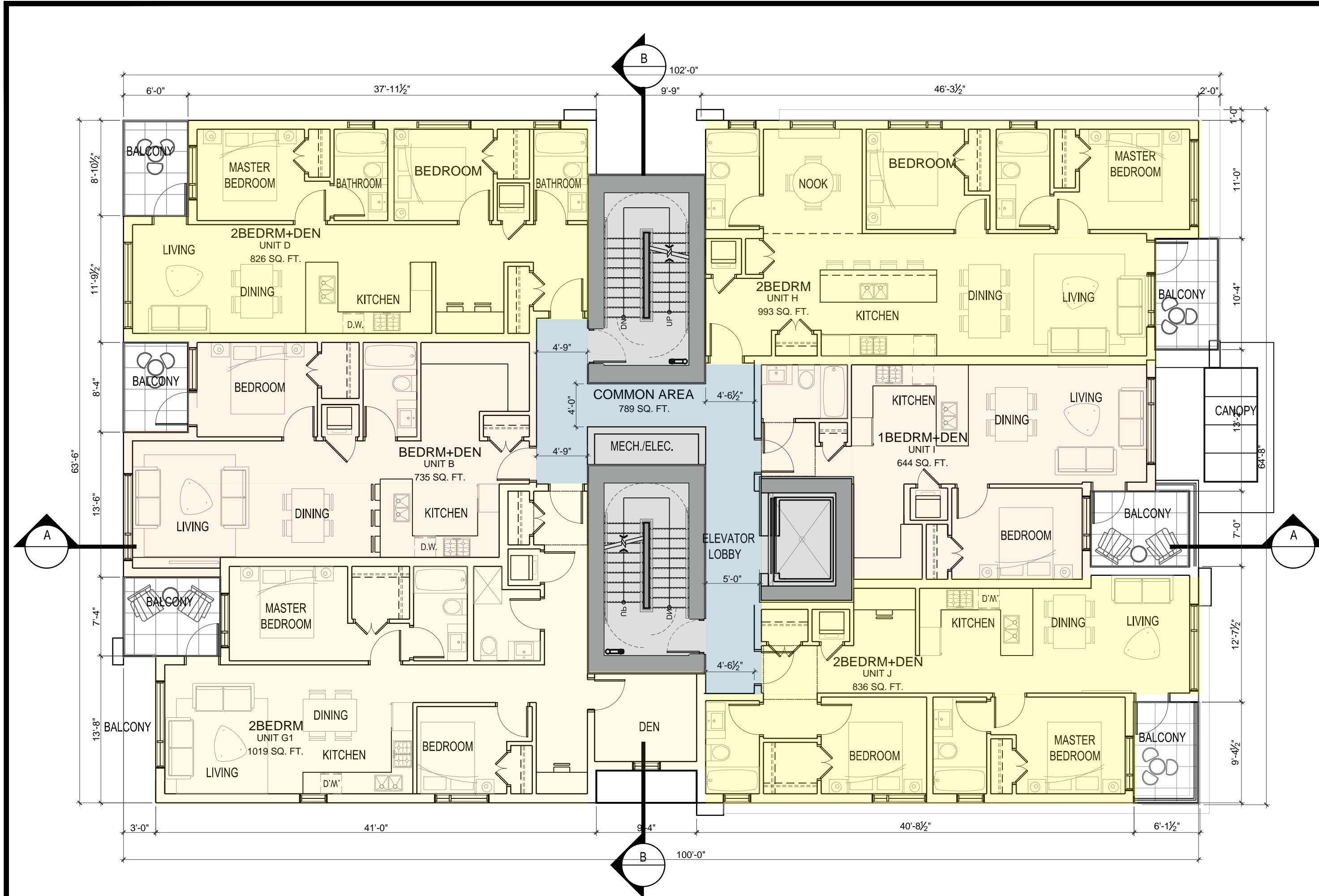
SHEET NUMBER

REV

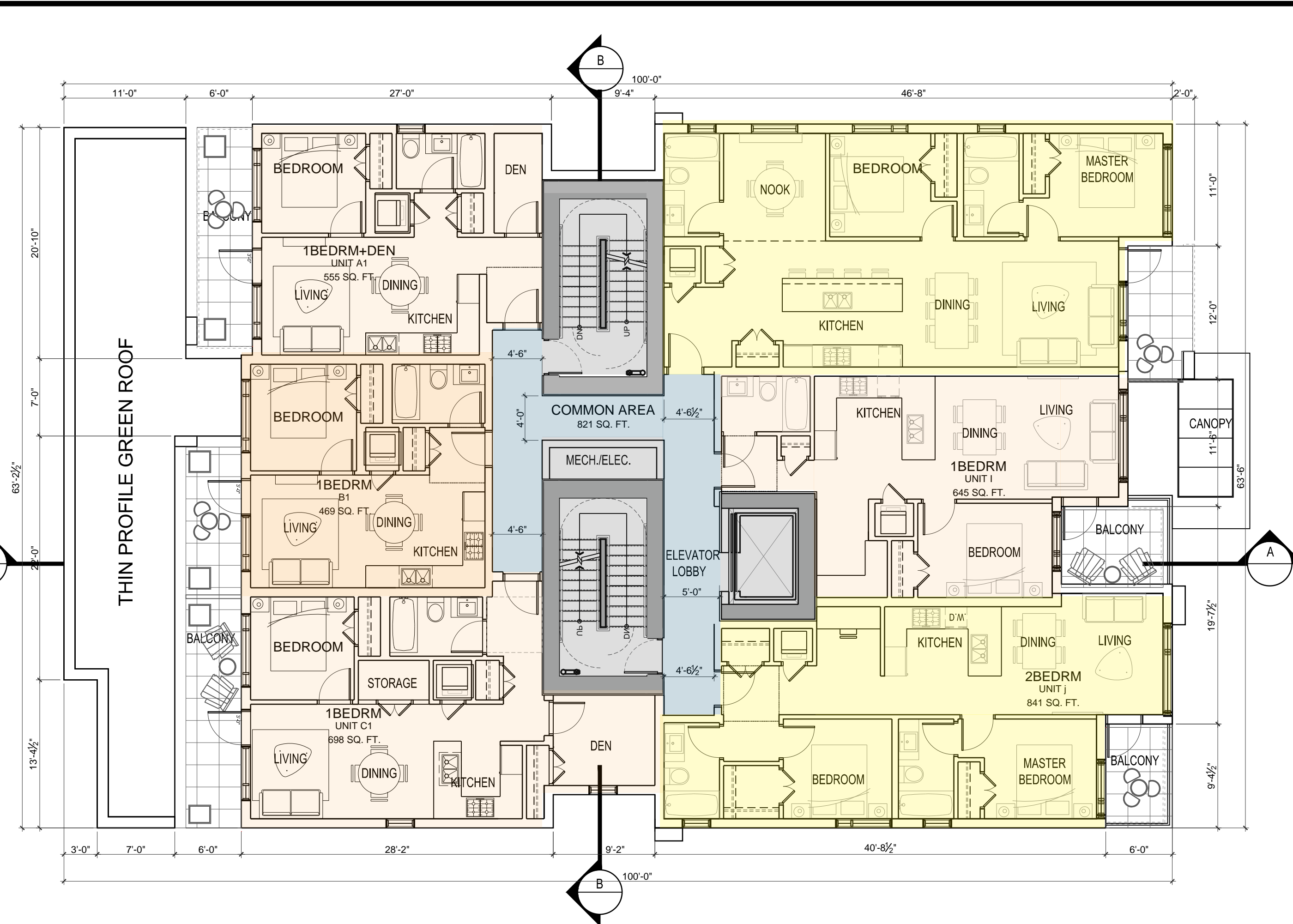
A-2.1



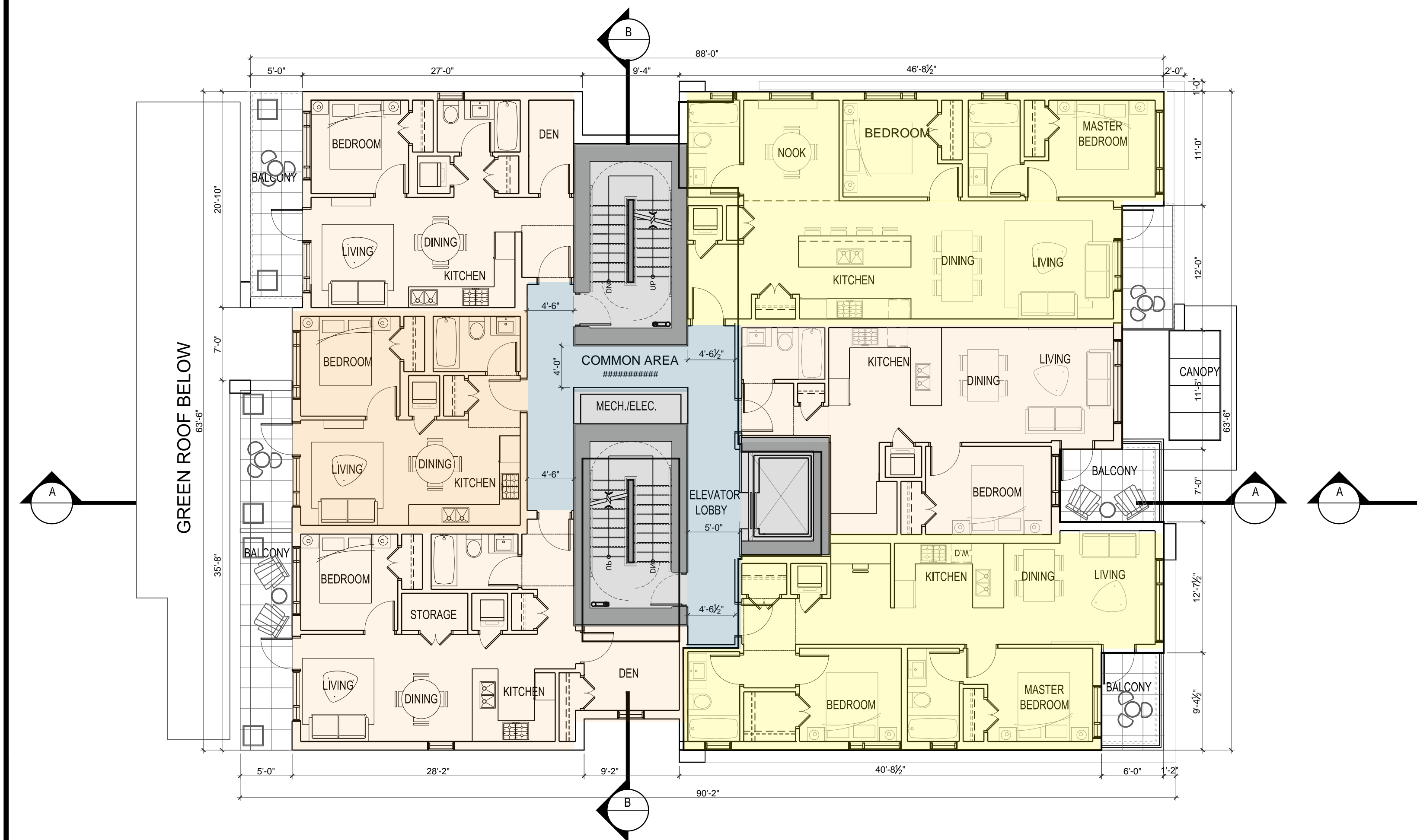




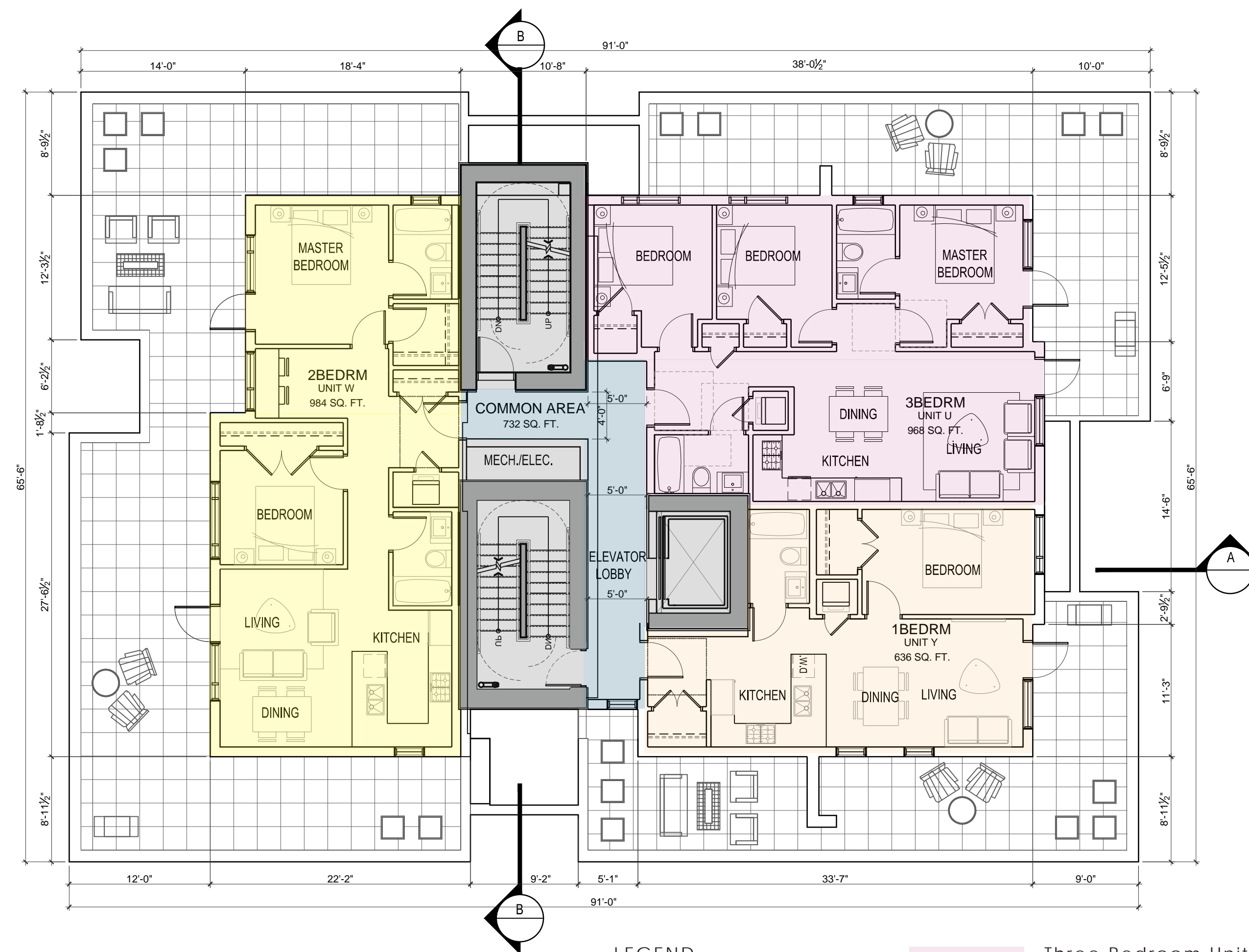
LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN



LEVEL 5 & 6 TYP. FLOOR PLAN

LEGEND

	Three Bedroom Unit
	One Bedroom Unit
	Two Bedroom Unit
	Service Area
	Public Area



2	19 JUNE 19	Issued for Rezoning
1	18 Sept. 21	Letter of Inquiry
NO.	DATE	DESCRIPTION

ISSUES

COPYRIGHT:

Any reproduction or distribution for any purpose other than that authorized by the Architect is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

COPYRIGHT © 2018 GUD GROUP

SEAL

CLIENT

WDG INVESTMENT LTD.

300-10991 Shellbridge Richmond, BC
V6X 3C6
CONTACT: Devin Liang
TEL: 604-720-9999
CONTACT: Steven Yang
TEL: 604-341-7777

MAIN CONSULTANT

GUD Group
800-838 West Hastings Street
Vancouver, BC V6C 0A6
tel 604-806-0288
fax 604-806-0260

SUB-CONSULTANT

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE

**7843 Cambie
Vancouver BC.**

PROJECT NO: 81803
DRAWN BY:
CHK'D BY:
SCALE: 1/8" = 1'-0"
DATE: September 19, 2019

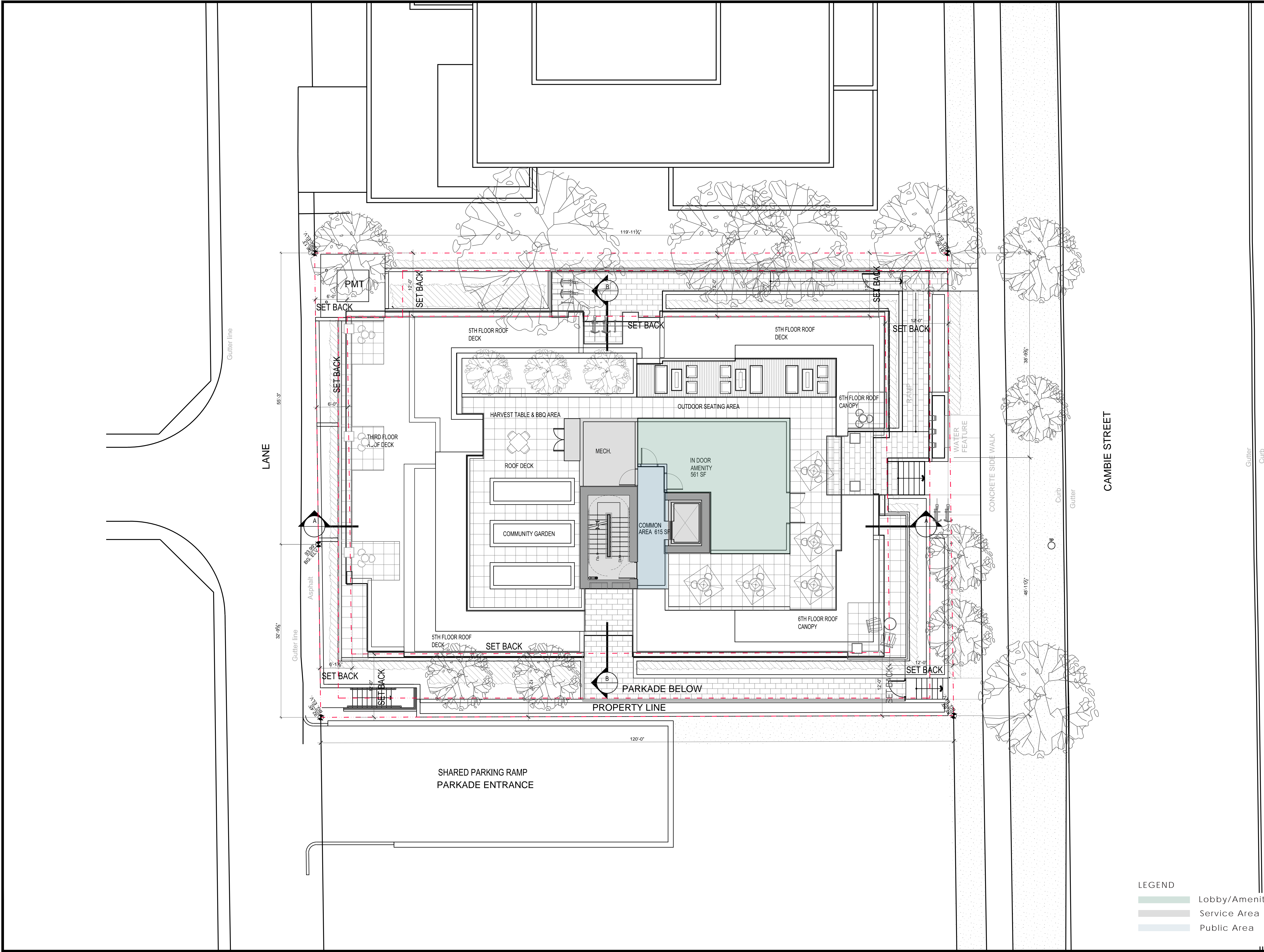
SHEET TITLE

FLOOR PLANS

SHEET NUMBER

A-2.3

REV:



NORTH

2	19 JUNE 19	Issued for Rezoning
1	18 Sept. 21	Letter of Inquiry
NO.	DATE	DESCRIPTION

ISSUES

COPYRIGHT:
Any reproduction or distribution for any purpose other than authorized by the Architect is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

COPYRIGHT © 2018 GUD GROUP

SEAL

CLIENT
WDG INVESTMENT LTD.
300-10991 Shellbridge Richmond, BC
V6X 3C6
CONTACT: Devin Liang
TEL: 604-720-9999
CONTACT: Steven Yang
TEL: 604-341-7777

MAIN CONSULTANT
 **GUD Group**
800-538 West Hastings Street
Vancouver, BC V6C 0A6
tel 604-806-0268
fax 604-806-0260

SUB-CONSULTANT

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE
7843 Cambie
Vancouver BC.

PROJECT NO: 81803
DRAWN BY:
CHK'D BY:
SCALE: 1/8" = 1'-0"
DATE: September 19, 2019

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-2.4

REV:



EAST ELEVATION



SOUTH ELEVATION

2	19 JUNE 19	RE-ZONING
1	18 Sept. 21	Letter of Inquiry
NO.	DATE	DESCRIPTION

ISSUES

COPYRIGHT:

Any reproduction or distribution for any purpose other than authorized by the Architect is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

COPYRIGHT © 2016 GUD GROUP

SEAL

CLIENT

WDG INVESTMENT LTD.

300-10991 Shellbridge Richmond, BC
V6X 3C6
CONTACT: Devin Liang
TEL: 604-720-9999
CONTACT: Steven Yang
TEL: 604-341-7777

MAIN CONSULTANT

 **GUD Group**
800-838 West Hastings Street
Vancouver, BC V6C 0A6
tel 604-806-0268
fax 604-806-0260

SUB-CONSULTANT

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE

7843 Cambie
Vancouver BC.

PROJECT NO:	81803
DRAWN BY:	
CHK'D BY:	
SCALE:	
DATE:	September 19, 2019

SHEET TITLE

EAST & WEST
ELEVATION

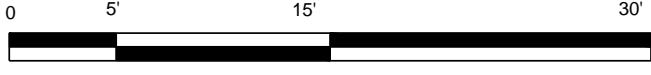
SHEET NUMBER	REV:
A-3.1	



NORTH ELEVATION



SOUTH ELEVATION



2	19 JUNE 19	RE-ZONING
1	18 Sept. 21	Letter of Inquiry
NO.	DATE	DESCRIPTION

ISSUES

COPYRIGHT:

Any reproduction or distribution for any purpose other than authorized by the Architect is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

COPYRIGHT © 2018 GUD GROUP

SEAL

CLIENT

WDG INVESTMENT LTD.

300-10991 Shellbridge Richmond, BC
V6X 3C6
CONTACT: Devin Liang
TEL: 604-720-9999
CONTACT: Steven Yang
TEL: 604-341-7777

MAIN CONSULTANT

GUD Group
800-838 West Hastings Street
Vancouver, BC, V6C 0A6
tel 604-806-0268
fax 604-806-0260

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE

7843 Cambie
Vancouver BC.

PROJECT NO: 81803

DRAWN BY:

CHK'D BY:

SCALE:

DATE: September 19, 2019

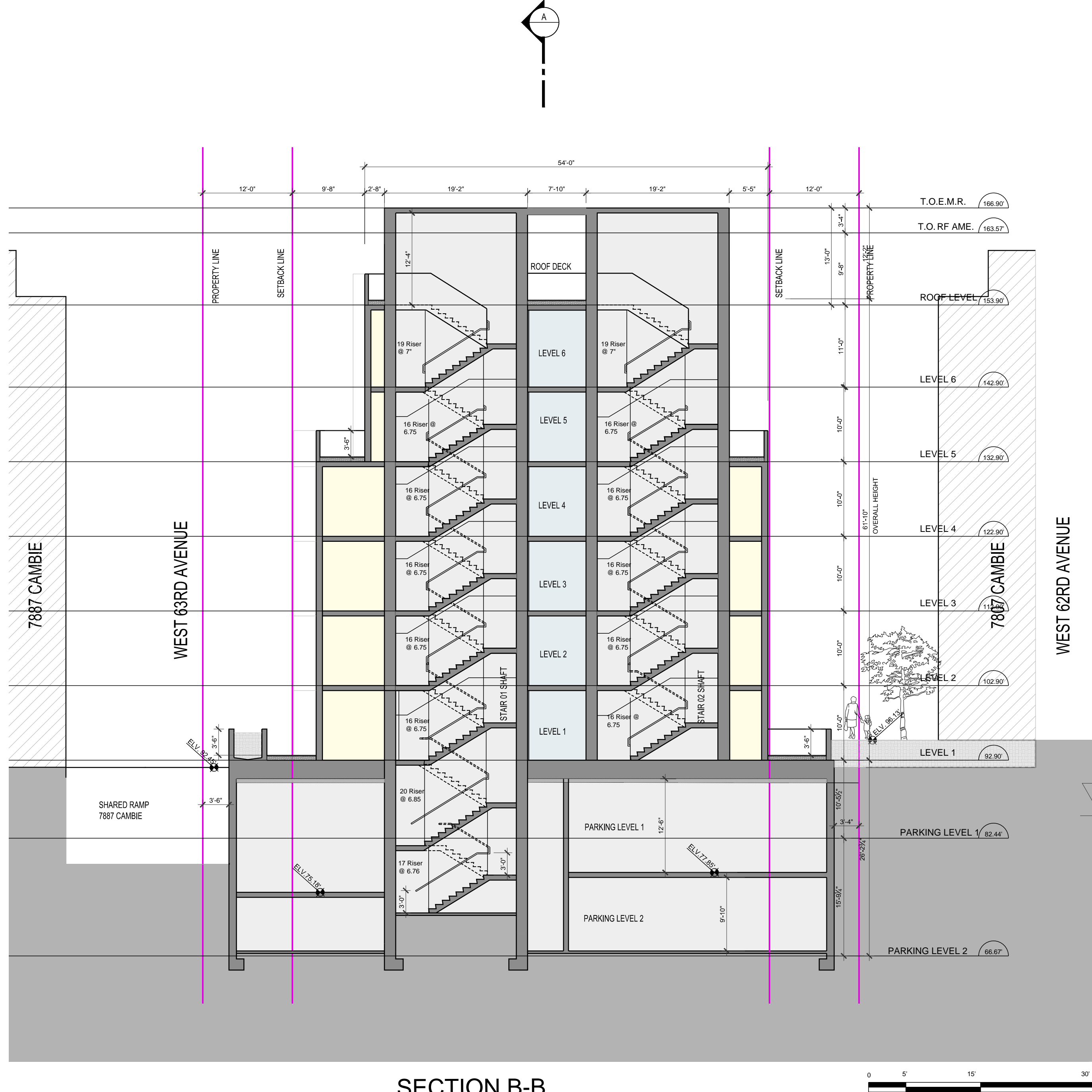
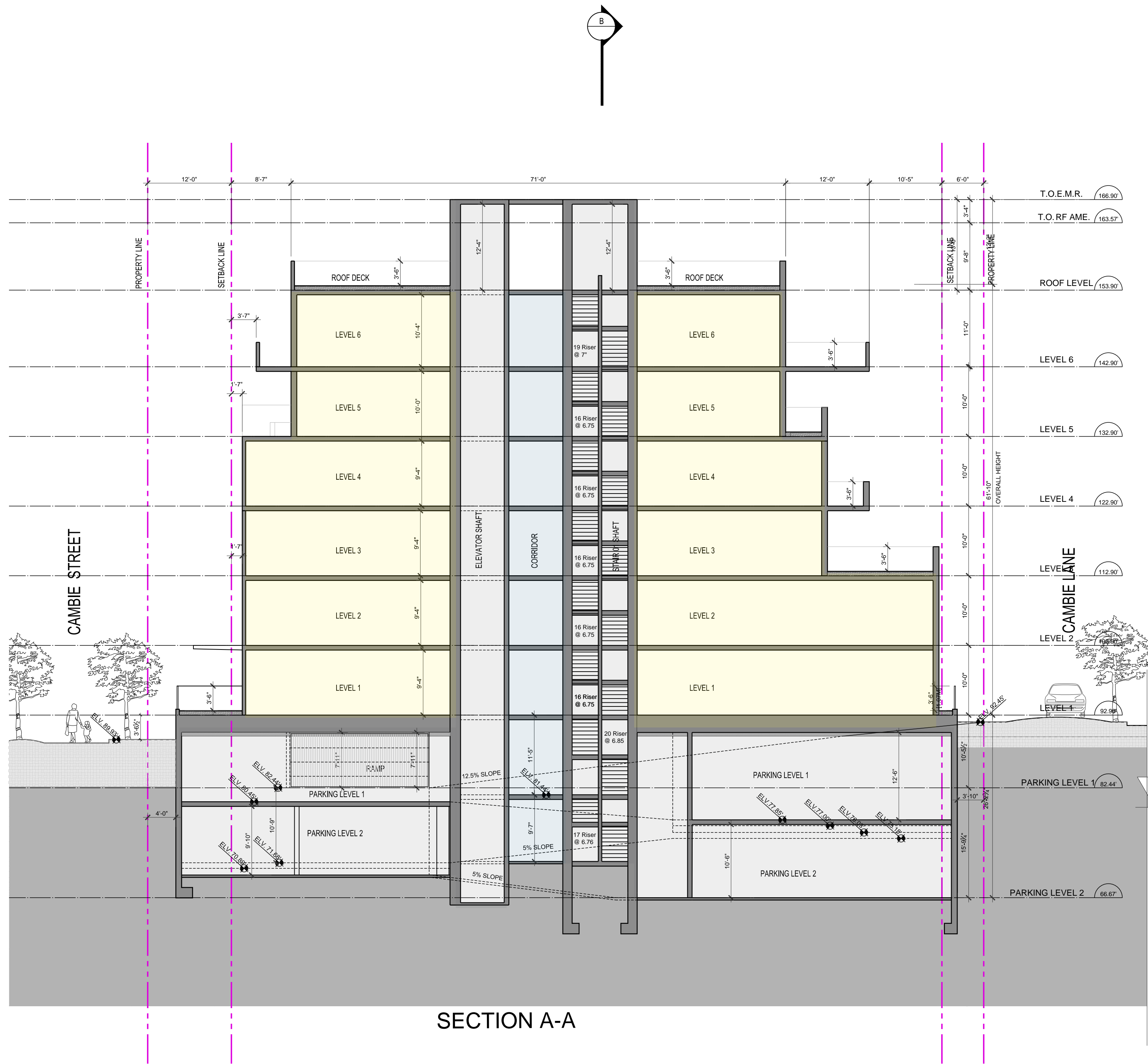
SHEET TITLE

NORTH &
SOUTH
ELEVATION

SHEET NUMBER

REV:

A-3.2



- LEGEND
- Residential Unit
 - Service Area
 - Public Area

2	19 JUNE 19	Issued for Rezoning
1	18 Sept. 21	Letter of Inquiry
NO.	DATE	DESCRIPTION

ISSUES

COPYRIGHT:
Any reproduction or distribution for any purpose other than authorized by the Architect is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

COPYRIGHT © 2019 GUD GROUP

SEAL

CLIENT
WDG INVESTMENT LTD.
300-10991 Shellbridge Richmond, BC
V6X 3C6
CONTACT: Devin Liang
TEL: 604-720-9999
CONTACT: Steven Yang
TEL: 604-341-7777

MAIN CONSULTANT
GUD Group
800-838 West Hastings Street
Vancouver, BC V6C 0A6
tel 604-806-0268
fax 604-806-0260

SUB-CONSULTANT

SUB-CONSULTANT

KEY PLAN

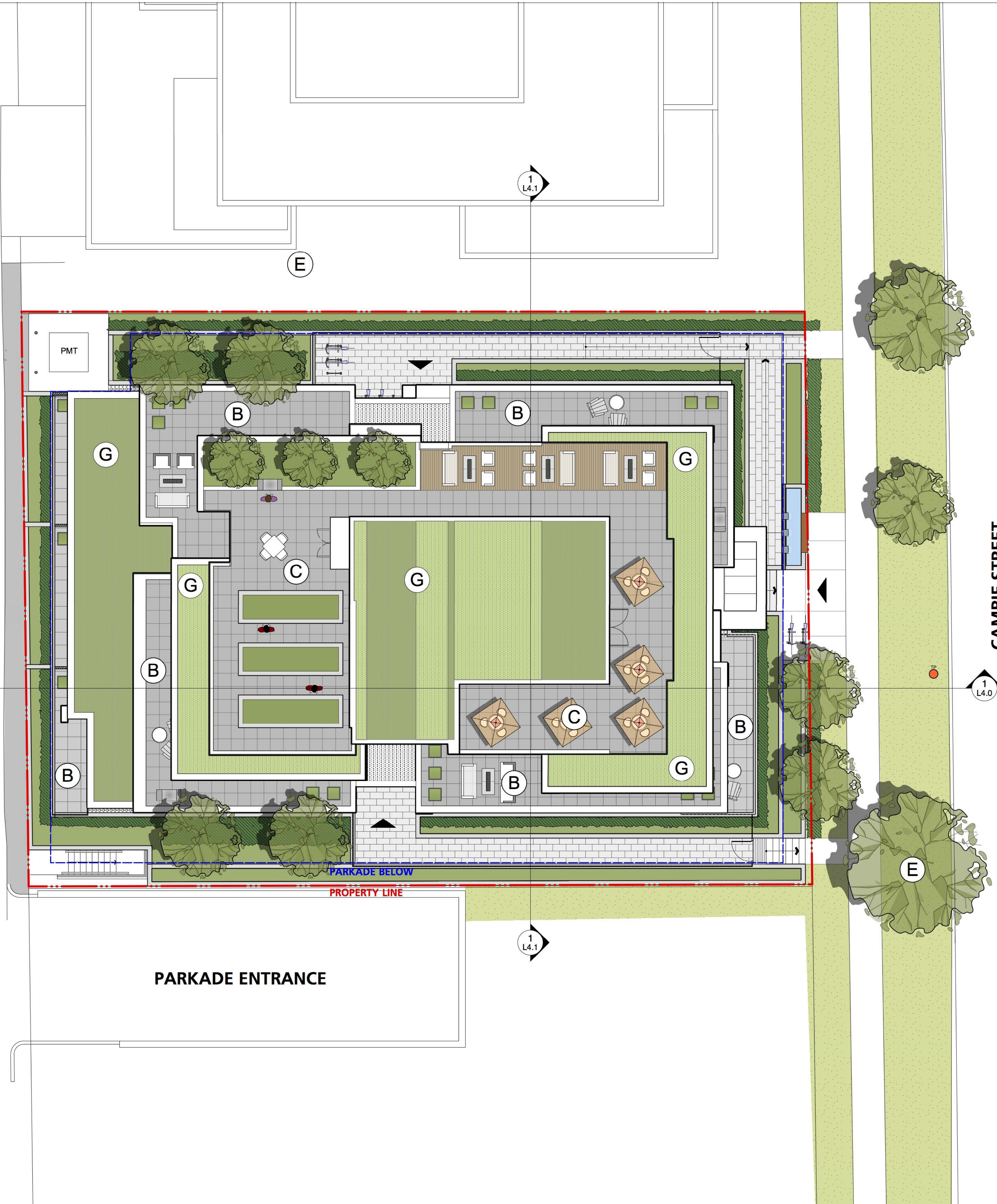
PROJECT TITLE
7843 Cambie
Vancouver BC.

PROJECT NO:	81803
DRAWN BY:	
CHK'D BY:	
SCALE:	
DATE:	September 19, 2019

SHEET TITLE
SECTIONS

SHEET NUMBER
A-4.1

REV:



- (A) UNIT PAVING
- (B) PRIVATE PATIO
- (C) ROOF TOP AMENITY AREA
- (D) WATER FEATURE
- (E) EX. TREES (ADJACENT PROPERTY)
- (F) BOULEVARD TO CITY STD'S
- (G) GREEN ROOF

Landscape Features



Entry Water Feature Wall with Signage



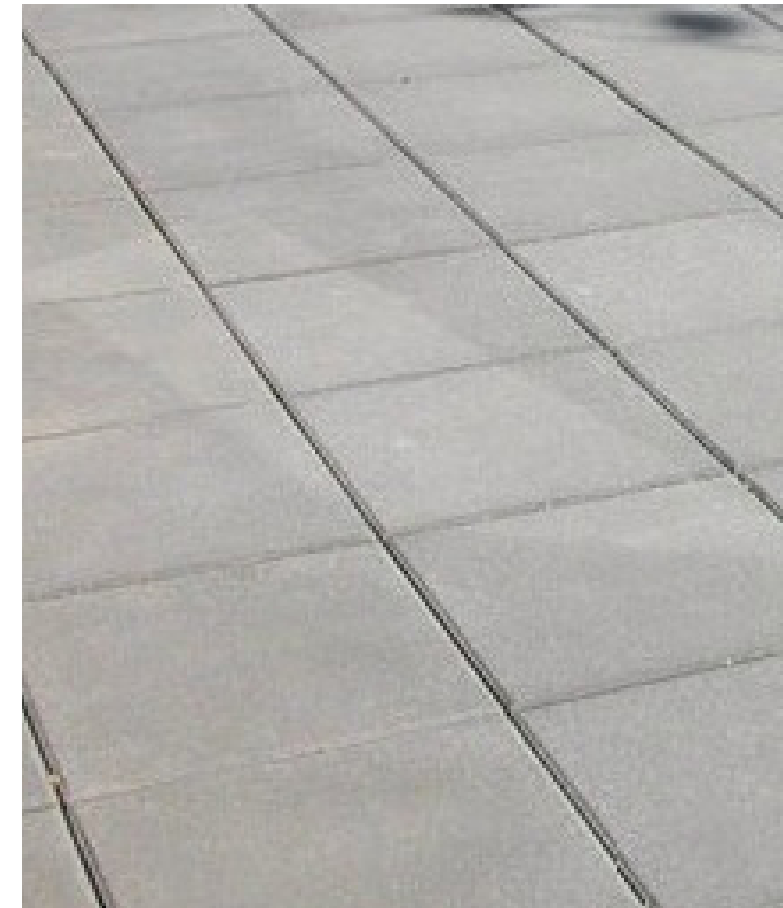
Custom Bench



Concrete Planter



Prefabricated Metal Planter



Concrete Unit Pavers



Flexible Roof Top Amenity Design



Community Garden



Harvest Table and BBQ Area



Movable Seating



Decking Area



Bike Racks

Proposed Plant Material



Columnar Trees



Planted Buffer at Roof Top Edge



Evergreen Shrubs and Hedges



Seasonal Interest



Native Plants



Texture Interest



Roof with Pollinator Friendly Plants

1	Issued for Rezoning Submission	2019/06/21
Revision No.		Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.
Client:

WDG Investment Ltd.

Project Title:
7843 Cambie

Drawing Title:
Precedent Images

Project North:	Drawn By:	TT
	Checked By:	MP
Scale:	Job No.:	19-011
	N/A	
Sheet No.:		

L1.0