

7843 CAMBIE ST, VANCOUVER. BC

SEPTEMBER 2019



PROJECT TEAM

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1 INTENT LETTER



June 19, 2019

City of Vancouver
Planning, Urban Design and Sustainability | City of Vancouver
515 W 10th Avenue, Vancouver BC V5Z 4A8
604-871-6738 | lecia.desjarlais@vancouver.ca

Attention: Lecia Desjarlais Planning Analyst, Rezoning Centre

Re: Rezoning Application, 7843 Cambie Street Vancouver BC, Letter of Intent

On behalf of WDG INVESTMENT LTD., GUD submits this Rezoning Application for the following properties:

(PID): 009-689-044 TOPOGRAPHIC PLAN OF LOT 13 BLOCK 1 DISTRCT LOT 323 PLAN 9322

The site is zoned RS-1 with a two single family houses currently occupying the properties. Following the *Cambie Corridor Guidelines* revised June 2018 this Rezoning Application proposes to redevelop the property with a 4 storey multi-residential building to CD-1 zoning.


A notable characteristic of the proposal is the inclusion of family residential unit numbers exceeding requirements of the City of Vancouver *Housing Mix Policy for Rezoning Projects (2016)*. The policy requires a minimum 35% family units (units having two or more bedrooms), including a minimum of 25% 2-bedroom units and a minimum of 10% three-bedroom. As submitted the new building would have 44.8% 2-bedroom units and a further 10.3% having 3 bedrooms. The total family units comprise 44.8% of the project with the balance to be one-bedroom units.

In addition to supporting Family Housing policy, the project will comply with Landscape, Sustainability and Engineering requirements including Public Realm improvements. The Application Design Rationale and supporting documentation describe how the project will compliment, meet or exceed these requirements.

Yours Sincerely,

Xinmai Li, Architect AIBC, LEED AP BD+C, B.Arch., M.U.D.,
GUD Group.

Tel: 604-806-0268 Fax: 604-806-0260
Add: 800-838 West Hastings Street, Vancouver, BC V6C 0A6
Email: info@gudgroup.ca
www.gudgroup.ca

2	19 JUNE 19	RE-ZONING
1	18 Sept. 21	Letter of Inquiry
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MAIN CONSULTANT  GUD Group 800-838 West Hastings Street Vancouver, BC V6C 0A6 Tel: 604-806-0268 Fax: 604-806-0260		
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SUB-CONSULTANT		
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PROJECT TITLE 7843 Cambie Vancouver BC.		
PROJECT NO: 81803		
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DATE:		
SHEET TITLE INTENT LETTER		
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2 URBAN CONTEXT

CONTEXT PLAN



SITE LOCATION



STREETSCAPE



W 63RD AVE



SITE
CAMBIE ST STREETSCAPE



W 62ND AVE



W 62ND AVE



SITE
BACK LANE



W 63RD AVE

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3 DESIGN RATIONALE

7843 Cambie St
Information and Description

19 September, 2019

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.

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PROJECT NO: 81803		
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SHEET TITLE DESIGN RATIONALE		
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EAST



NORTH

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SHEET TITLE		
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SECTION		
OVERLAYS		
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SOUTH



WEST

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OVERLAYS		
SHEET NUMBER		REV:

TOPOGRAPHIC PLAN OF LOT 13
BLOCK 1 DISTRICT LOT 323 PLAN 9322

FOR REZONING PURPOSES

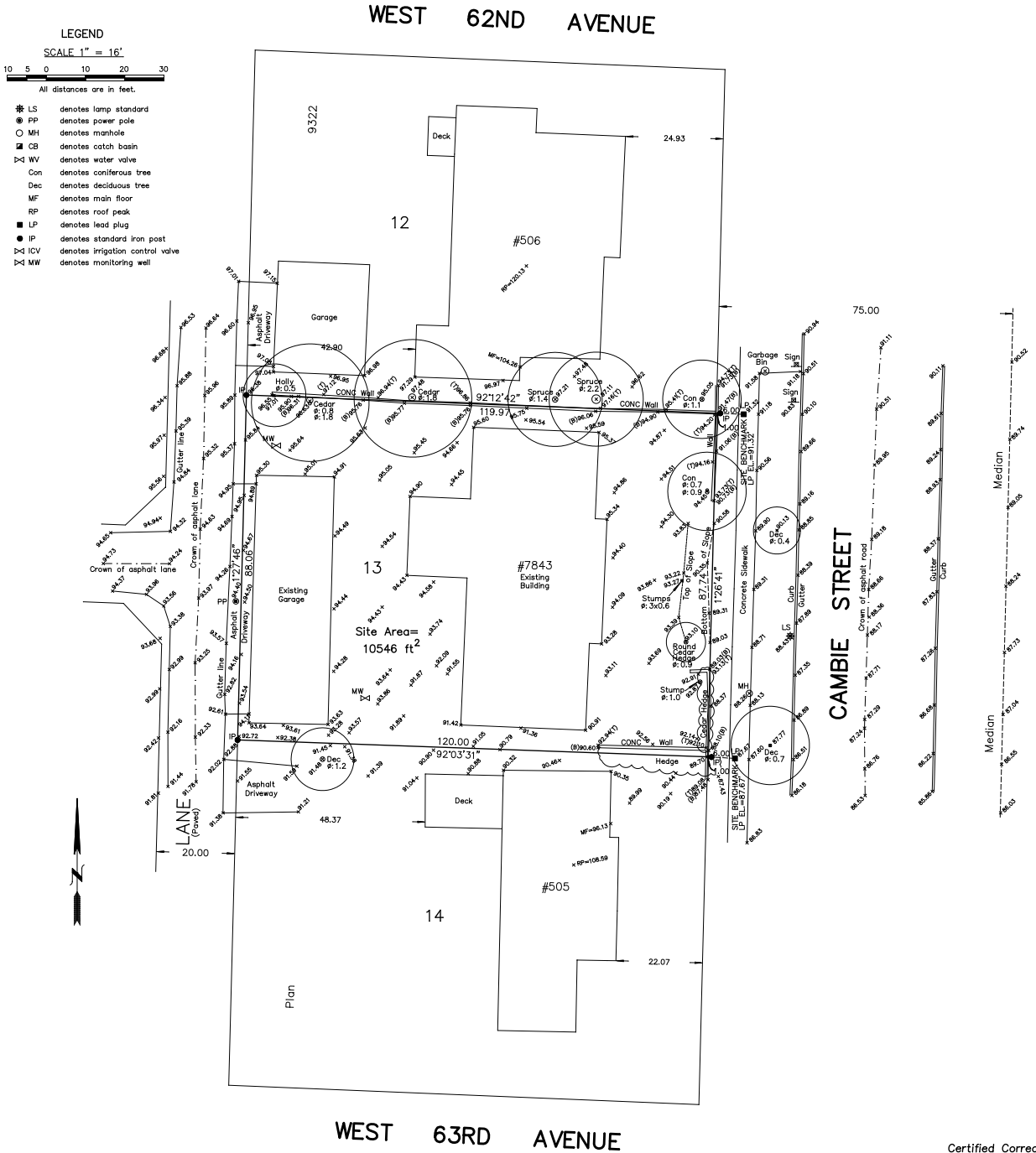
Parcel Identifier (PID): 009-689-044
#7843 Cambie Street
Vancouver, B.C.

- Notes:
- Elevations are derived from Integrated Survey Monument V-2484 located at the Southwest corner of West 63rd Avenue and Cambie Street, with an elevation of 25.190 metres or 82.64 feet, Greater Vancouver Geodetic Datum.
 - Property line dimensions are based on legal field survey.
 - Existing building measurements are to siding.
 - All trees and stumps have been plotted as required by Bylaw No.7347.

LEGEND
SCALE 1" = 16'

All distances are in feet.

- LS denotes lamp standard
- PP denotes power pole
- MH denotes manhole
- CB denotes catch basin
- WV denotes water valve
- Con denotes coniferous tree
- Dec denotes deciduous tree
- MF denotes main floor
- RP denotes roof peak
- LP denotes lead plug
- IP denotes standard iron post
- ICV denotes irrigation control valve
- MW denotes monitoring well

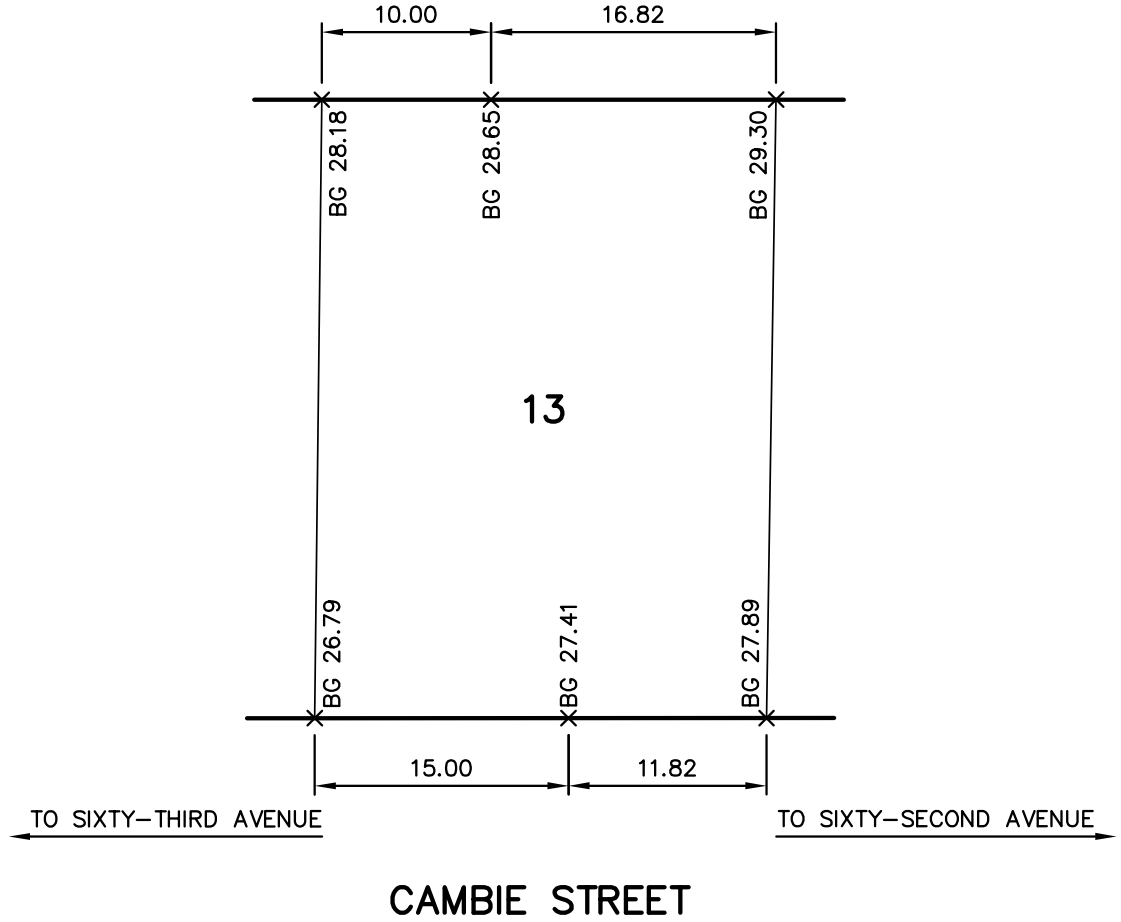


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Provision Land Surveying Ltd.
BC Land Surveyors
#108-5568 Barker Avenue
Burnaby, B.C. V5H 2N9
Ph: 604-910-1784
Email: awang@ProvisionSurvey.com
File: 630-Topo.dwg

Certified Correct:
June 10, 2019

B. C. L. S.
Originally Surveyed:
July 24, 2018
Not valid unless originally
signed and sealed

LANE WEST OF CAMBIE STREET



BENCH MARK ELEVATION: 18.226 DESCRIPTION: SURVEY MONUMENT MARKED V-2482 AT THE NORTH EAST CORNER OF SIXTY-THIRD AVENUE AND COLUMBIA STREET.

ATTENTION

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
BASED ON GVRD DATUM (ISSUED MARCH 31, 2005).
DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN



CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1: 400
DATE: 2018-05-02
REF: FILE 2018-0080,
2018-00002, 150133.

BUILDING GRADE ELEVATIONS
FOR LOT 13, BLK. N,
D.L. 323, PLAN 9322.

DESIGN: J.D.H. DWG: D.T.
CHK: B.M.C. REV:

BG-2018-00080

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tel 604-806-0268
fax 604-806-0260

SUB-CONSULTANT

SUB-CONSULTANT

KEY PLAN

PROJECT TITLE

7843 Cambie
Vancouver BC.

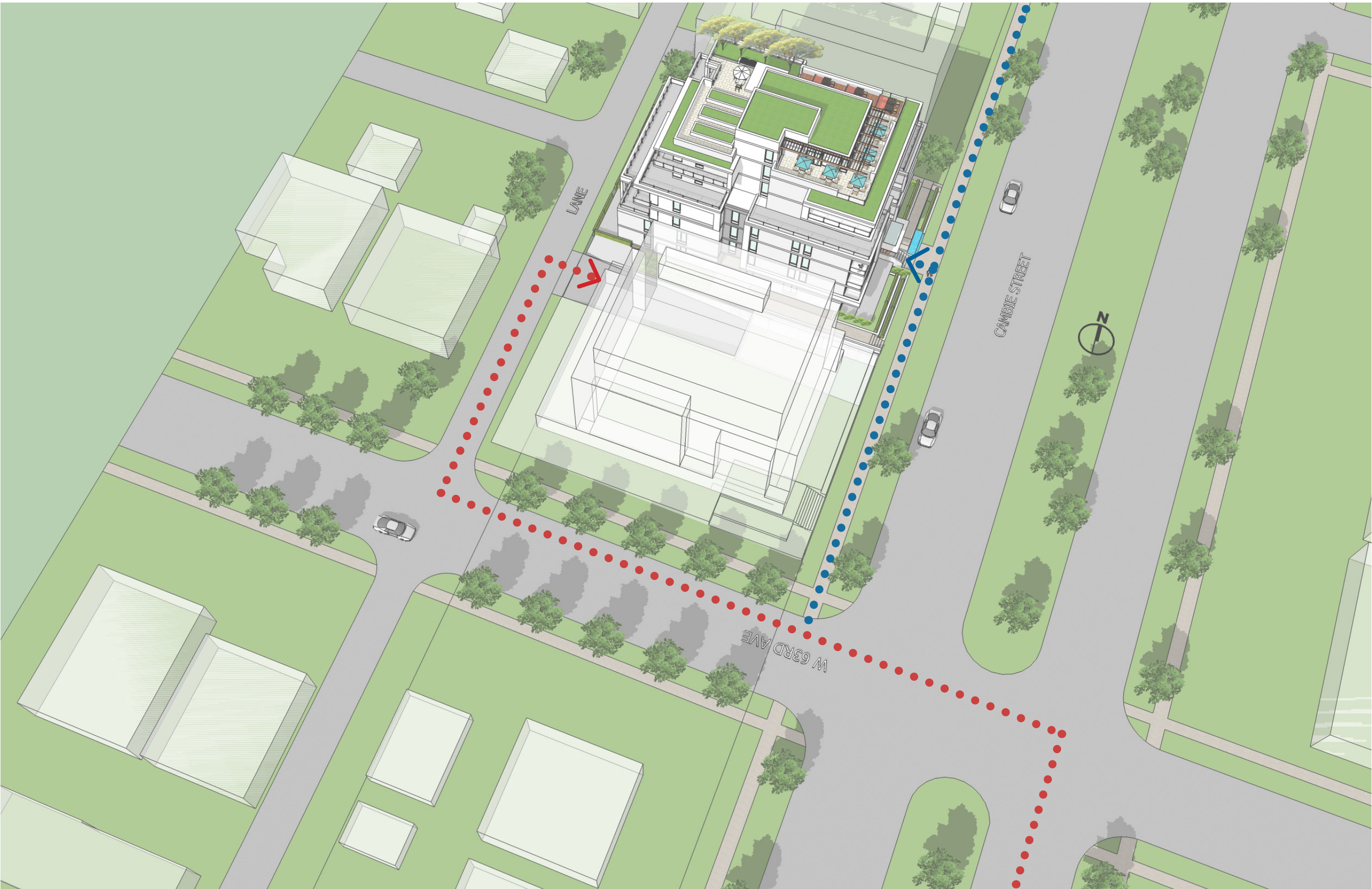
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BUILDING GRADE

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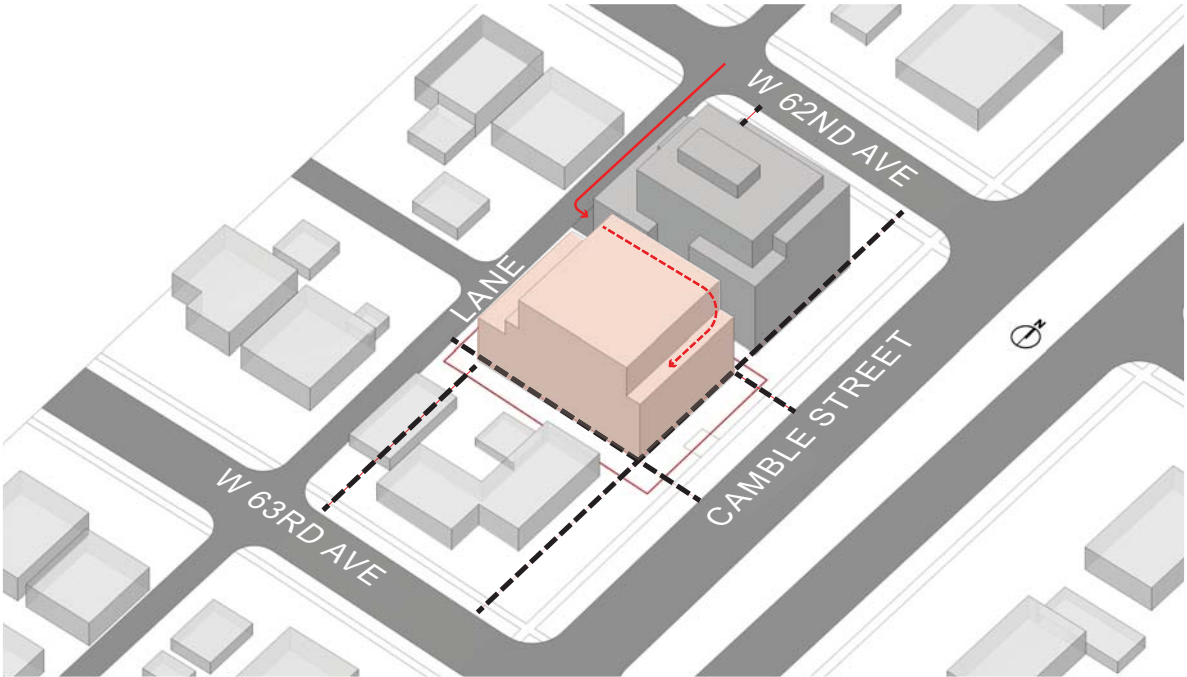


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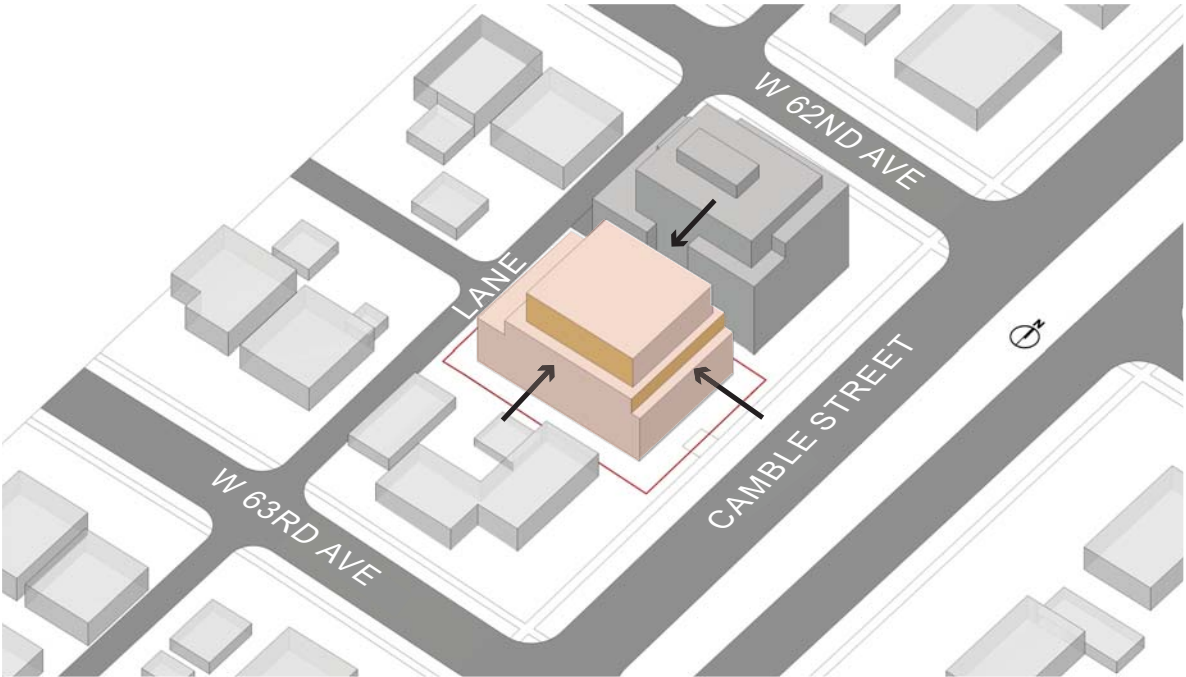
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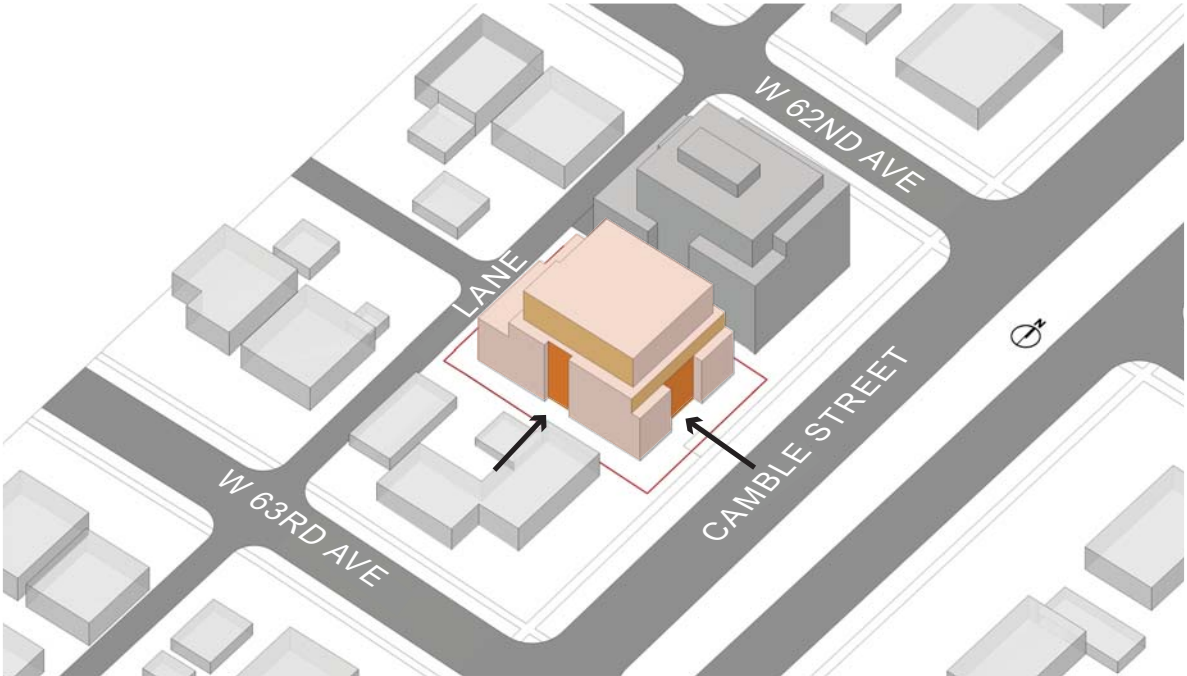
BUILDING FORM AND MASSING DIAGRAM



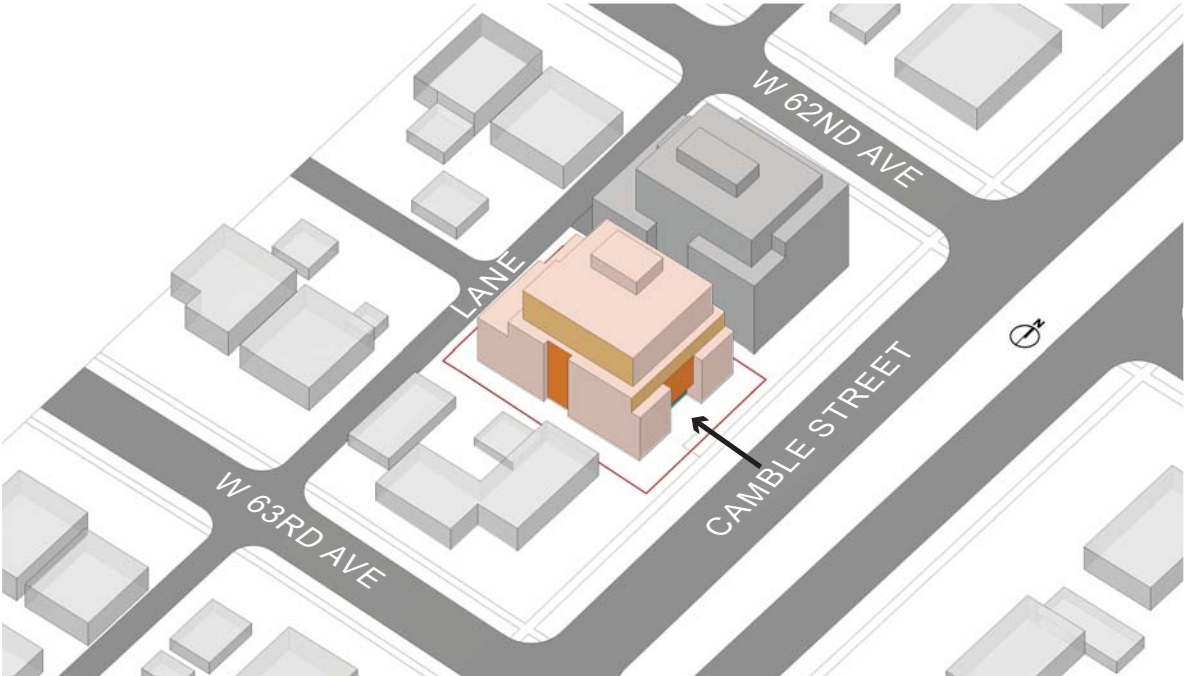
1. Required minimum property line setbacks.
Shared parking ramp with 7807 Cambie St.



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.

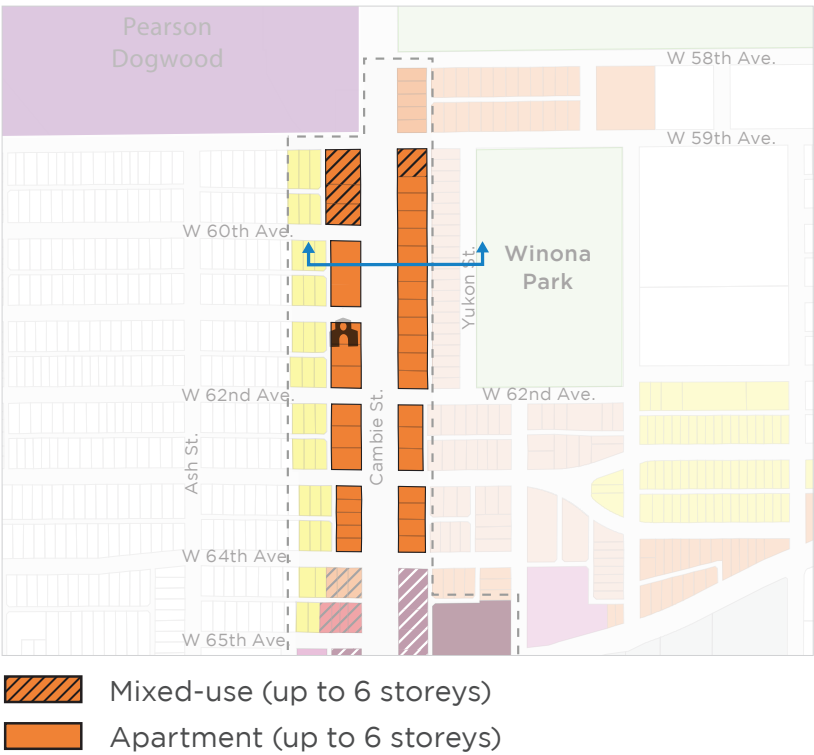
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4.5.2 Cambie Street: 59th–64th Avenue

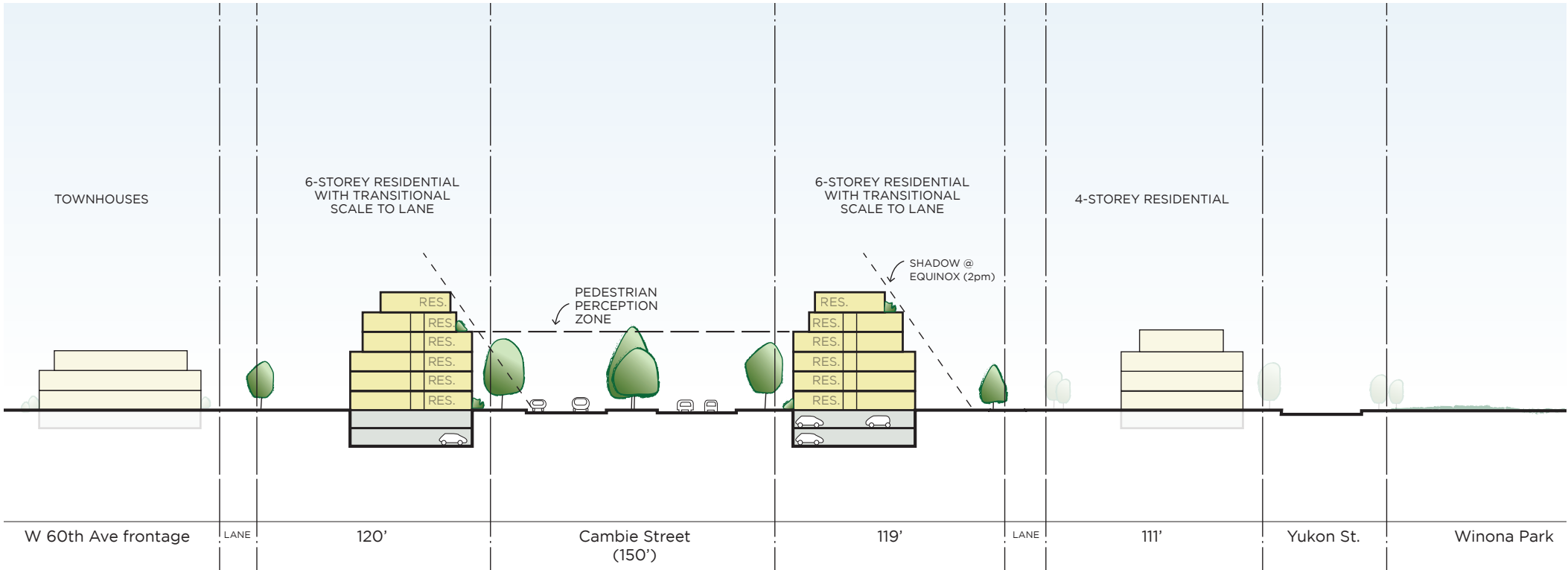
Uses: Varies
Density: 2.0–2.5 or 2.5 - 3.0 FSR* depending on use
Height: Up to 6 storeys

- Residential buildings will be allowed up to 6 storeys and 2.0 - 2.5 FSR
- Mixed use buildings with active commercial at grade will be allowed up to 6 storeys and 2.5 - 3.0 FSR
- Above 4 storeys, upper floors will be stepped back from Cambie Street
- Buildings will include front doors onto the street and will activate and enhance the adjacent lane by providing active uses on the rear
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.). See *Cambie Corridor Public Realm Plan*

Refer to the Built Form Guidelines (Chapter 5) for more information.



*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5



Representative Section: Cambie Street between 60th and 61st Avenue

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VERNAL EQUINOX | MARCH 20



MARCH 20ST 10:00AM

SUMMER SOLSTICE | JUNE 21



JUNE 21ST 10:00AM

AUTUMNAL EQUINOX | SEPTEMBER 23



SEPT 23ST 10:00AM

WINTER SOLSTICE | DECEMBER 21



DEC 21ST 10:00AM



MARCH 20ST 12:00PM



JUNE 21ST 12:00PM



SEPT 23ST 12:00PM



DEC 21ST 12:00PM



MARCH 20ST 2:00PM



JUNE 21ST 2:00PM



SEPT 23ST 2:00PM



DEC 21ST 2:00PM

2		19 JUNE.19	RE-ZONING
1		18 Sept. 21	Letter of Inquiry
NO.	DATE	DESCRIPTION	
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KEY PLAN			
PROJECT TITLE 7843 Cambie Vancouver BC.			
PROJECT NO: 81803			
DRAWN BY:			
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SCALE:			
DATE:			
SHEET TITLE SHADOW STUDY			
SHEET NUMBER		REV:	



CAMBIE ST STREETSCAPE



CAMBIE ST STREETSCAPE

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Vancouver BC.**

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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

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SHEET TITLE GREEN BUILDING POLICY		
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SHEET TITLE

**BIRDS' EYE
VIEW - FROM
SOUTHEAST**

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BIRDS' EYE
VIEW - FROM
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**7843 Cambie
Vancouver BC.**

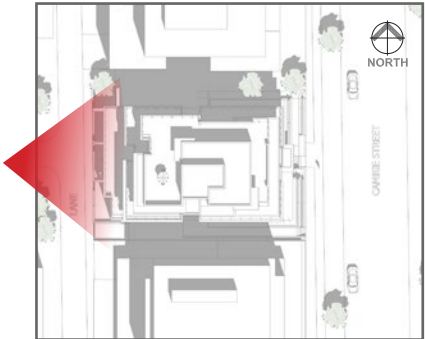
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SHEET TITLE

**BIRDS' EYE
VIEW - FROM
SOUTHWEST**

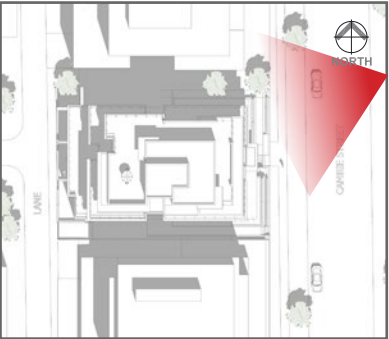
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DATE:		
SHEET TITLE ALONG LANE LOOKING TO THE EAST		
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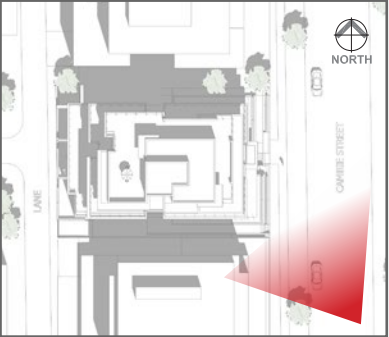
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**ALONG CAMBIE
ST LOOKING TO
THE NORTHWEST**

SHEET NUMBER	REV:

4 PROJECT STATISTICS

7843 Cambie Street										19-09-2019
Legal Address	7843 Cambie Street, Vancouver									
Legal Description	LOT 13 BLOCK 1 DISTRCT 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

Note: Areas do not include in-suite storage areas															Area of	Area of	
Floor	Totals	1 Bed< 538sf			1 Bed, 1 Bed + Den				2 Bed, 2 Bed + Den				3/4 Bed	Area (Net)	Units	Units	
Level	Units/Flr	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	Total	>538 sf	> 1938 sf
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	1 Bed< 538sf			1 Bed, 1 Bed + Den								3/4 Bed	Area	
Level	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	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
Total Storage Area (sm)			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	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: Bicylce Parking 2019 Parking By-law Update Summary, Off-Street Bicycle Space Regulations (14)

Unit Area	Quantity	Units	Units	Sub-Total	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	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	

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Vehicle Parking		VPBL 4.2.1.13					
VPBL 4.2.1.13		Required	Provided		Total	% of Total	
			Disabled	Reg. Size	Small Size		
0.5 Spaces/Unit < 538 ft ² (50m ²)	2 Units	1.0					
0.6 Spaces/Unit > 538 ft ² (50m ²)	27 Units	16.2		22		22	Regular 65%
1 space/2135 ft ² (200m ²)	28,920 sf	13.5			6	6	Small 18%
Excess Spaces							
Disability Parking (Included in required spaces)							
1 space/ 7 Units + 0.034/Additional Units	VPBL 4.8.4	1.7	2			2	Disabled 6%
1 space counted as 2 regular parking spaces	VPBL 4.1.15		2			2	Disabled 6%
Vistor 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 4.1.15
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	

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19 JUNE.19

RE-ZONING

1

18 Sept. 21

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SCALE:

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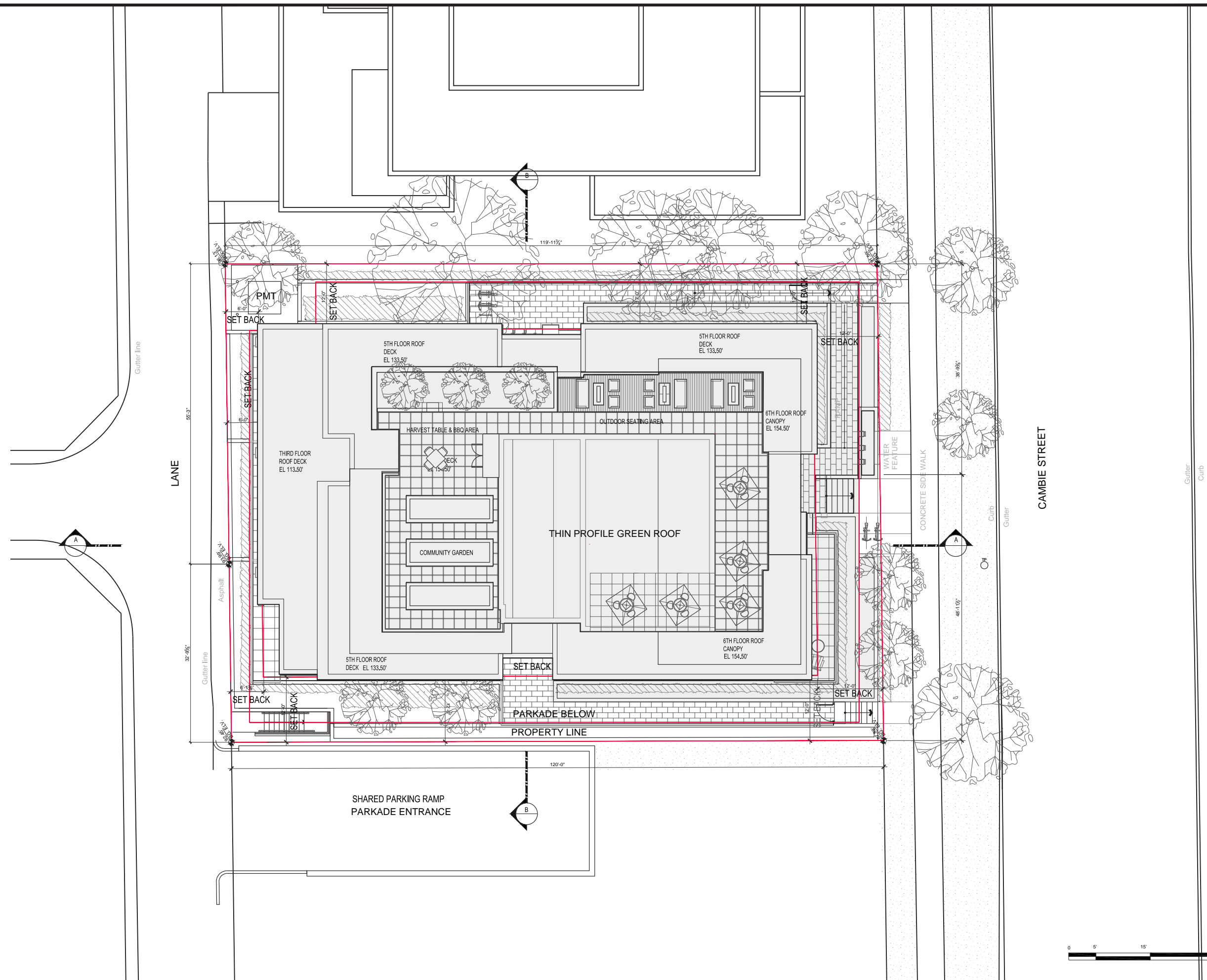
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ZONING &
STATISTICS

SHEET NUMBER

REV:

5 ARCHITECTURE DRAWINGS



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TEL: 604-341-7777

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fax 604-806-0260

SUB-CONSULTANT

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KEY PLAN

PROJECT TITLE
7843 Cambie
Vancouver BC.

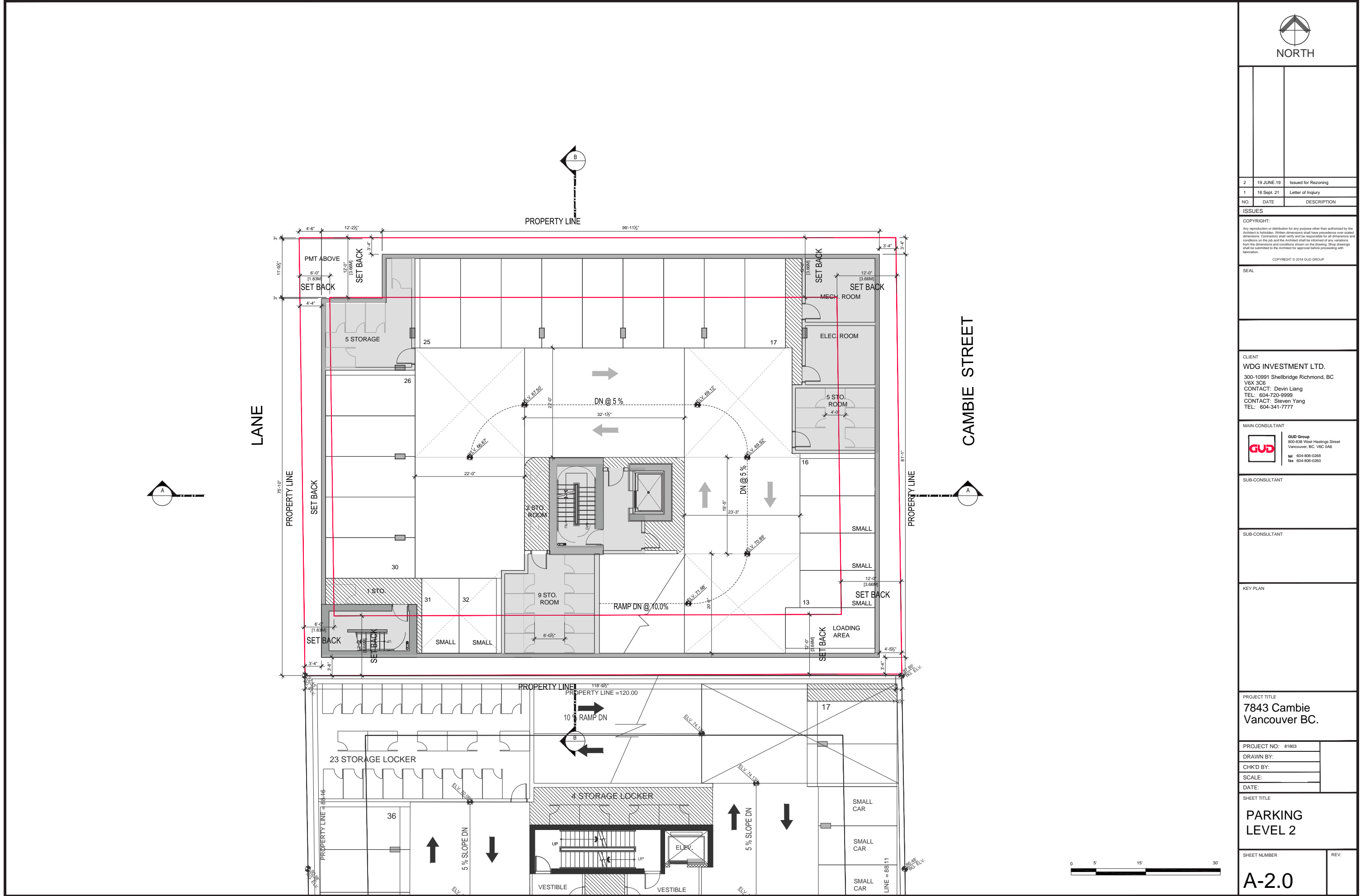
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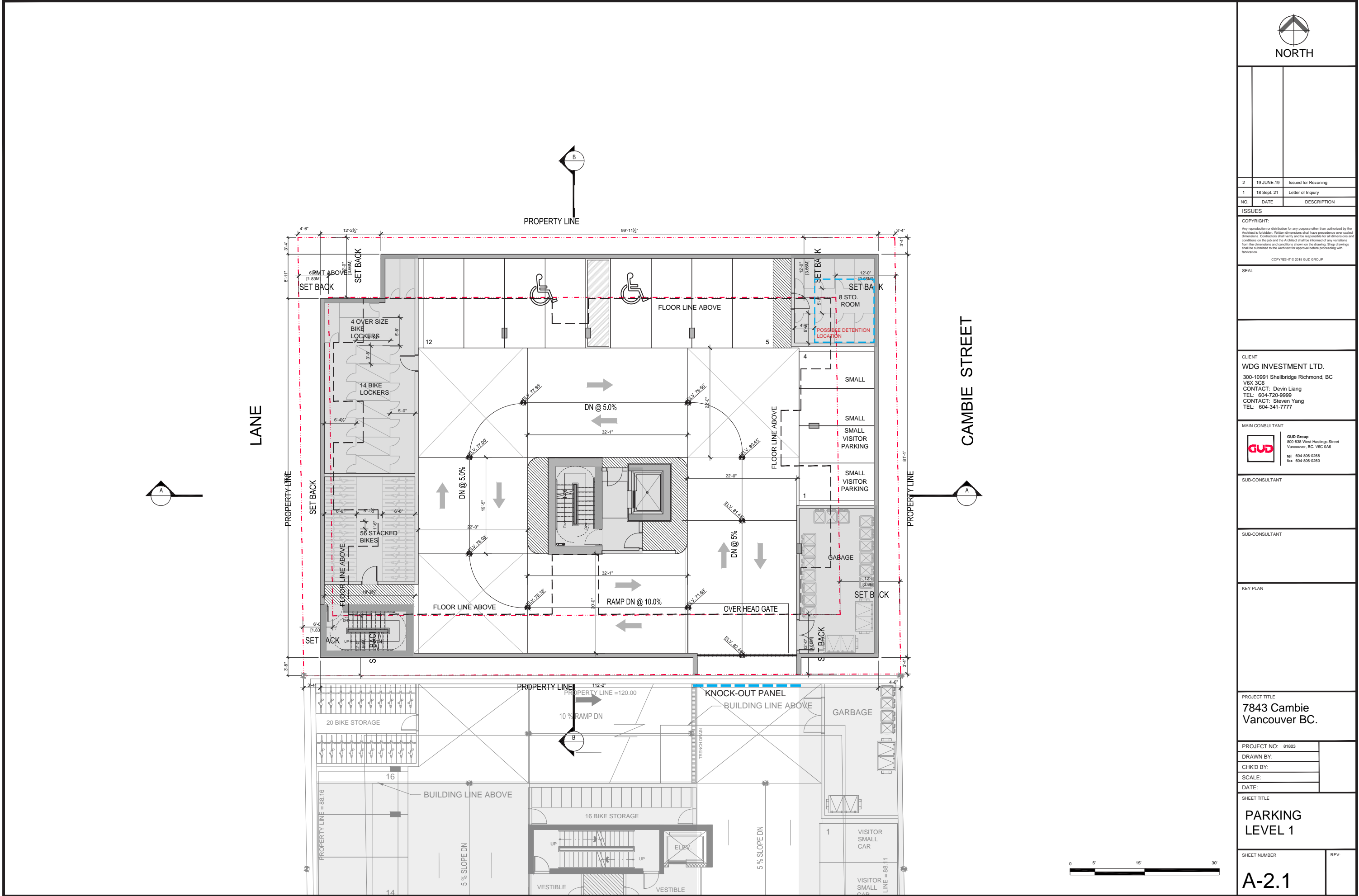
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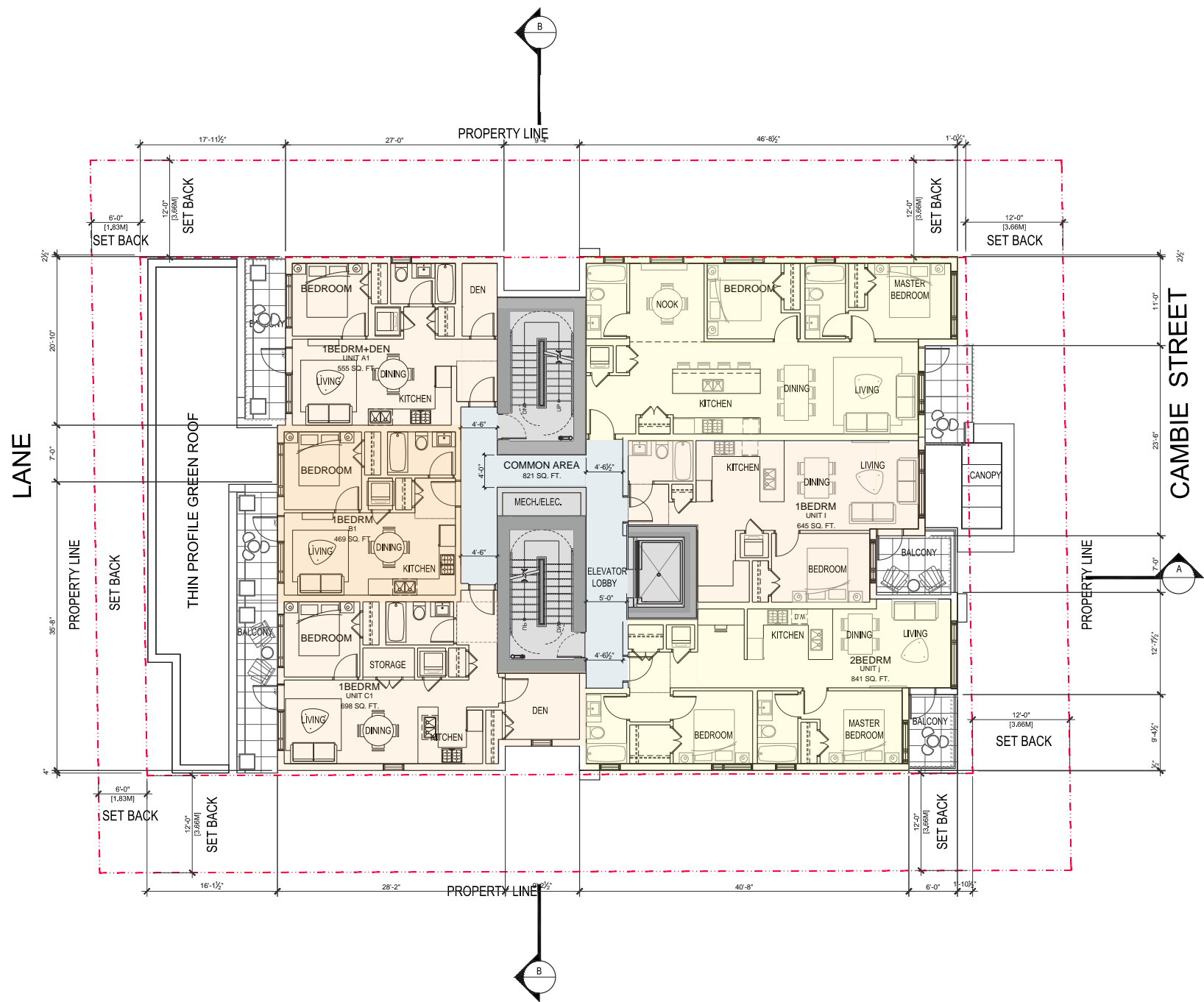
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A-1.0

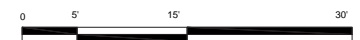






Legend

- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit



NORTH

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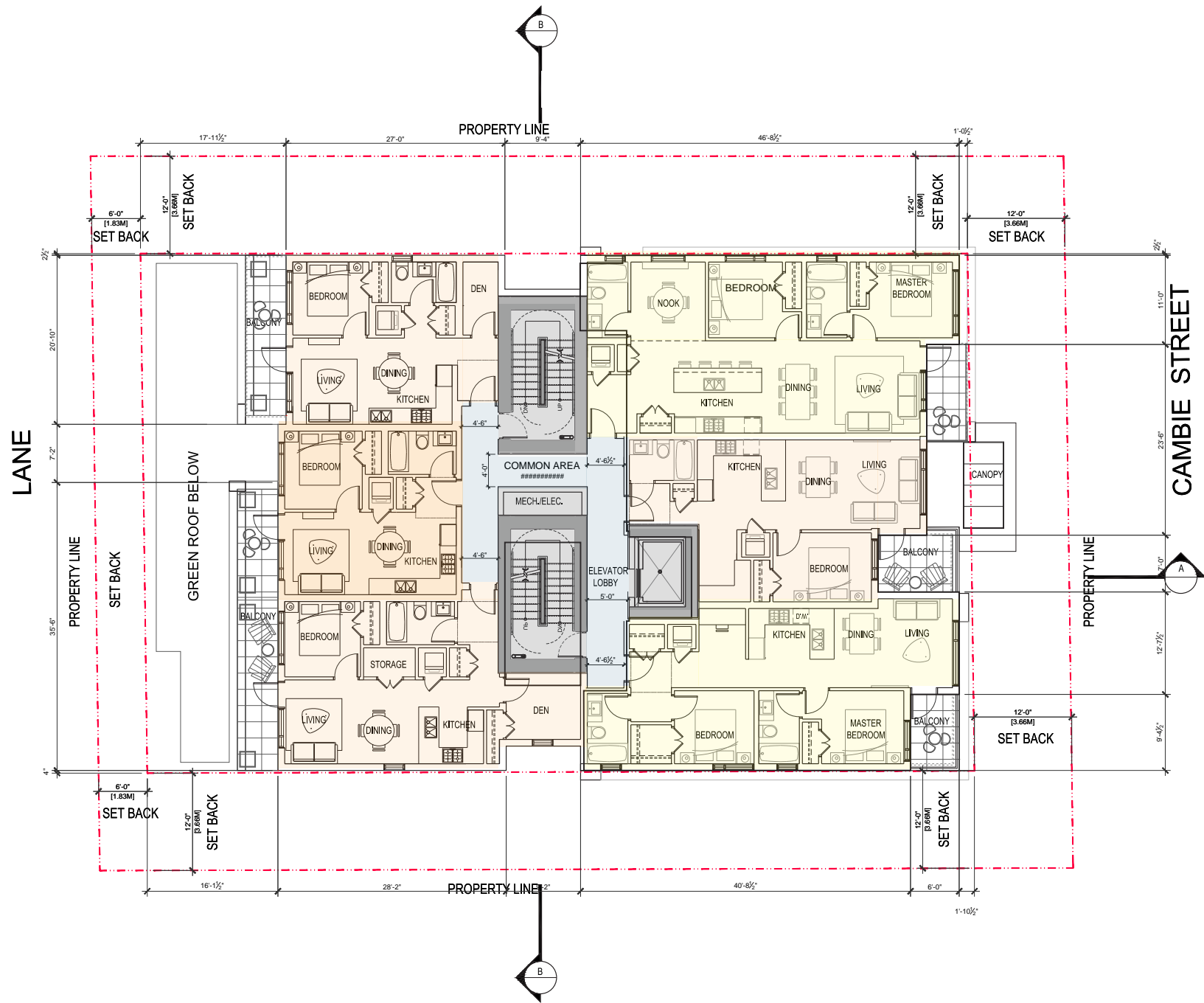
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LEVEL 3

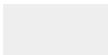

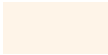
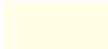
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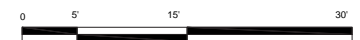
A-2.4

REV:



Legend

-  Service Area
-  Common Area
-  One Bedroom Unit
-  Two Bedroom Unit



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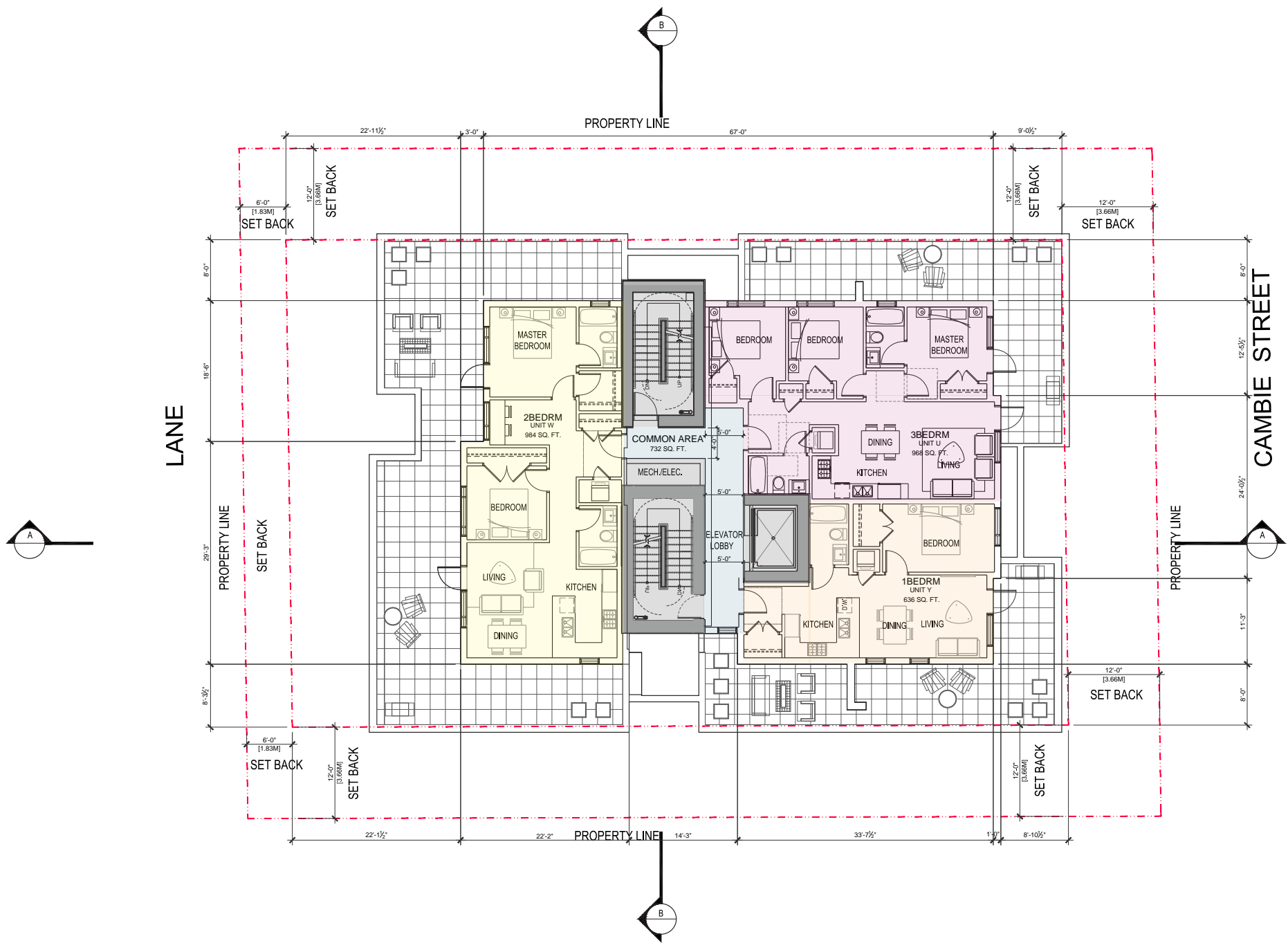
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PROJECT TITLE
7843 Cambie
Vancouver BC.

PROJECT NO:	81803
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SCALE:	
DATE:	

SHEET TITLE
LEVEL 4

SHEET NUMBER	REV:
A-2.5	



- Legend
- Service Area
 - Common Area
 - One Bedroom Unit
 - Two Bedroom Unit
 - Three Bedroom Unit



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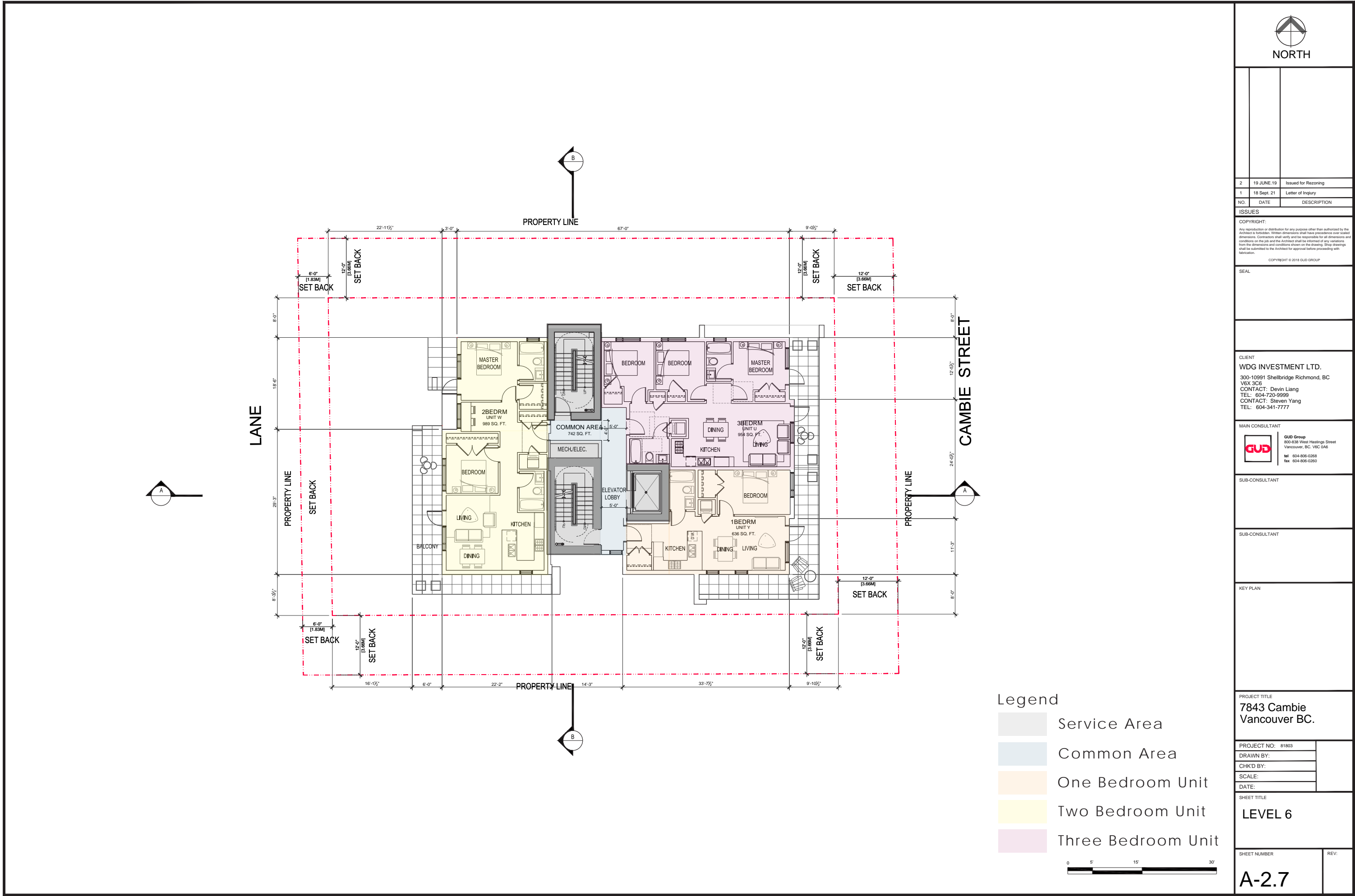
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PROJECT TITLE
**7843 Cambie
Vancouver BC.**

PROJECT NO: 81803	
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DATE:	

SHEET TITLE
LEVEL 5

SHEET NUMBER A-2.6	REV:
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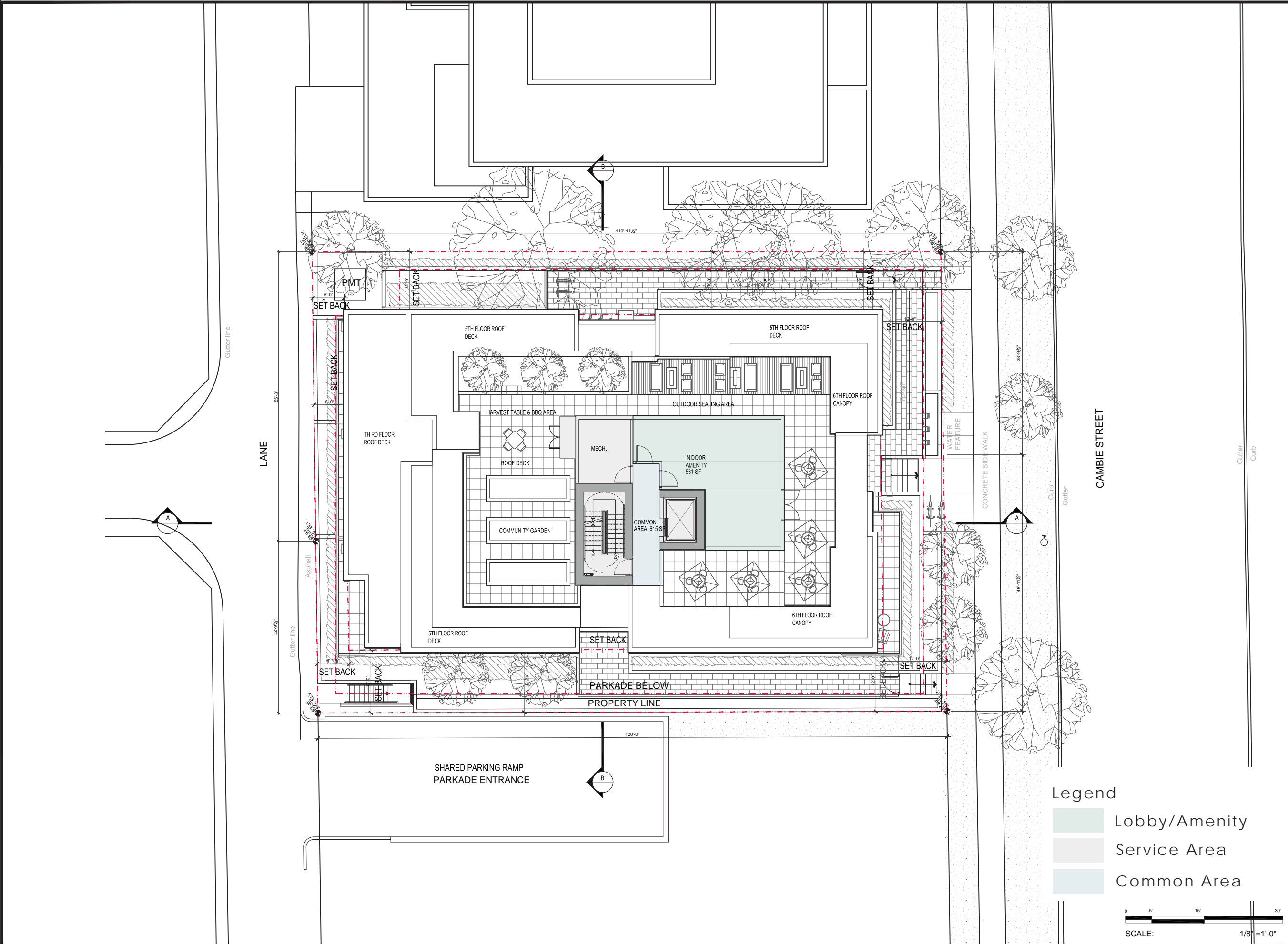
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PROJECT TITLE
7843 Cambie
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PROJECT NO:	81803
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SCALE:	
DATE:	

SHEET TITLE
LEVEL 6

SHEET NUMBER	REV:
A-2.7	



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Letter of Inquiry

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DATE

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PROJECT TITLE

7843 Cambie

Vancouver BC.

PROJECT NO: 81803

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SHEET TITLE

ROOF PLAN

SHEET NUMBER

REV:

A-2.8



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SUB-CONSULTANT		
KEY PLAN		
PROJECT TITLE 7843 Cambie Vancouver BC.		
PROJECT NO.: 81803		
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CHK'D BY:		
SCALE:		
DATE:		
SHEET TITLE EAST ELEVATION		
SHEET NUMBER		REV:



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SCALE:	
DATE:	

SHEET TITLE

**NORTH
ELEVATION**

SHEET NUMBER	REV:
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SCALE:	
DATE:	

SHEET TITLE
**SOUTH
ELEVATION**

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KEY PLAN

PROJECT TITLE

7843 Cambie

Vancouver BC.

PROJECT NO: 81803

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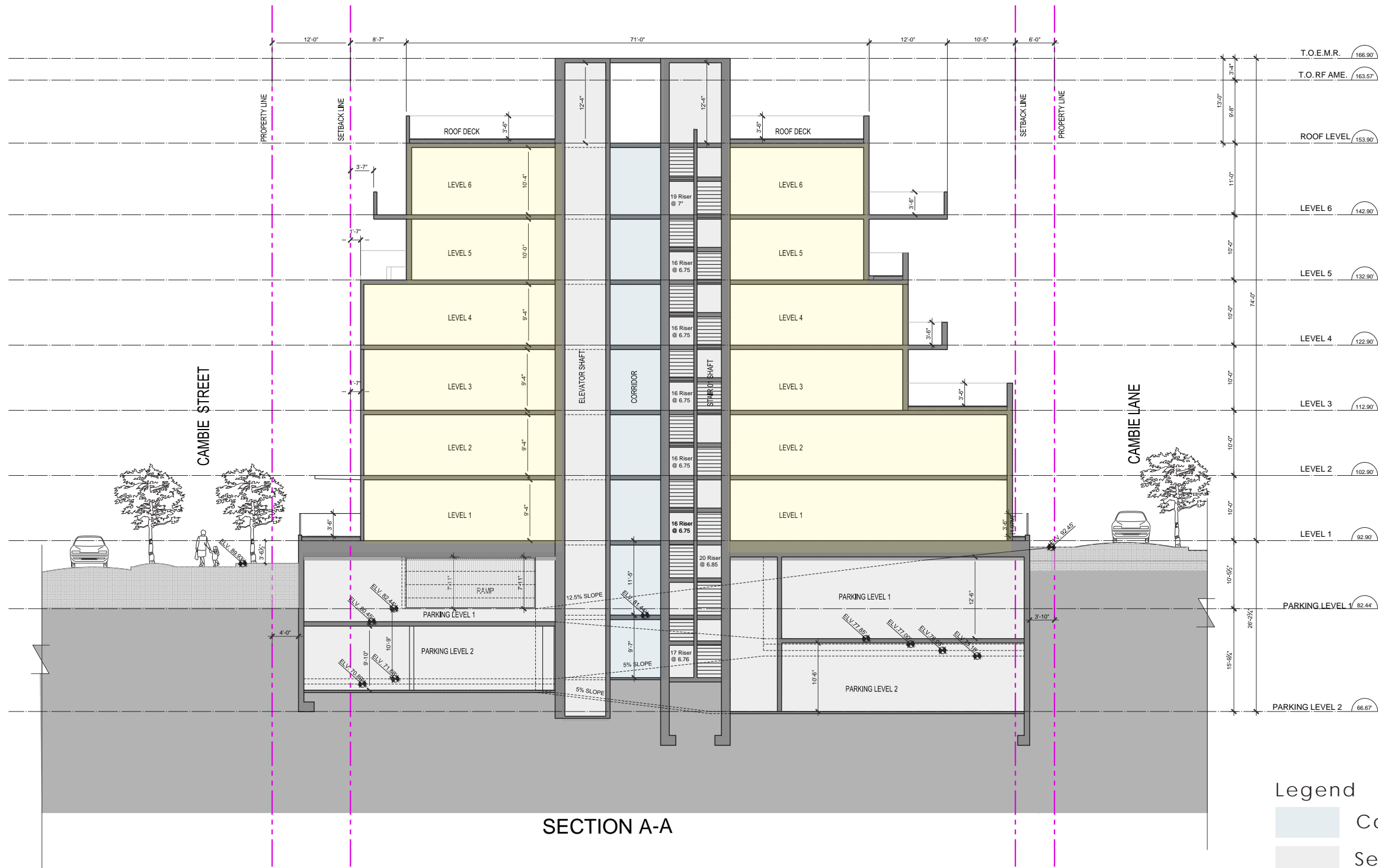
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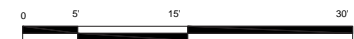
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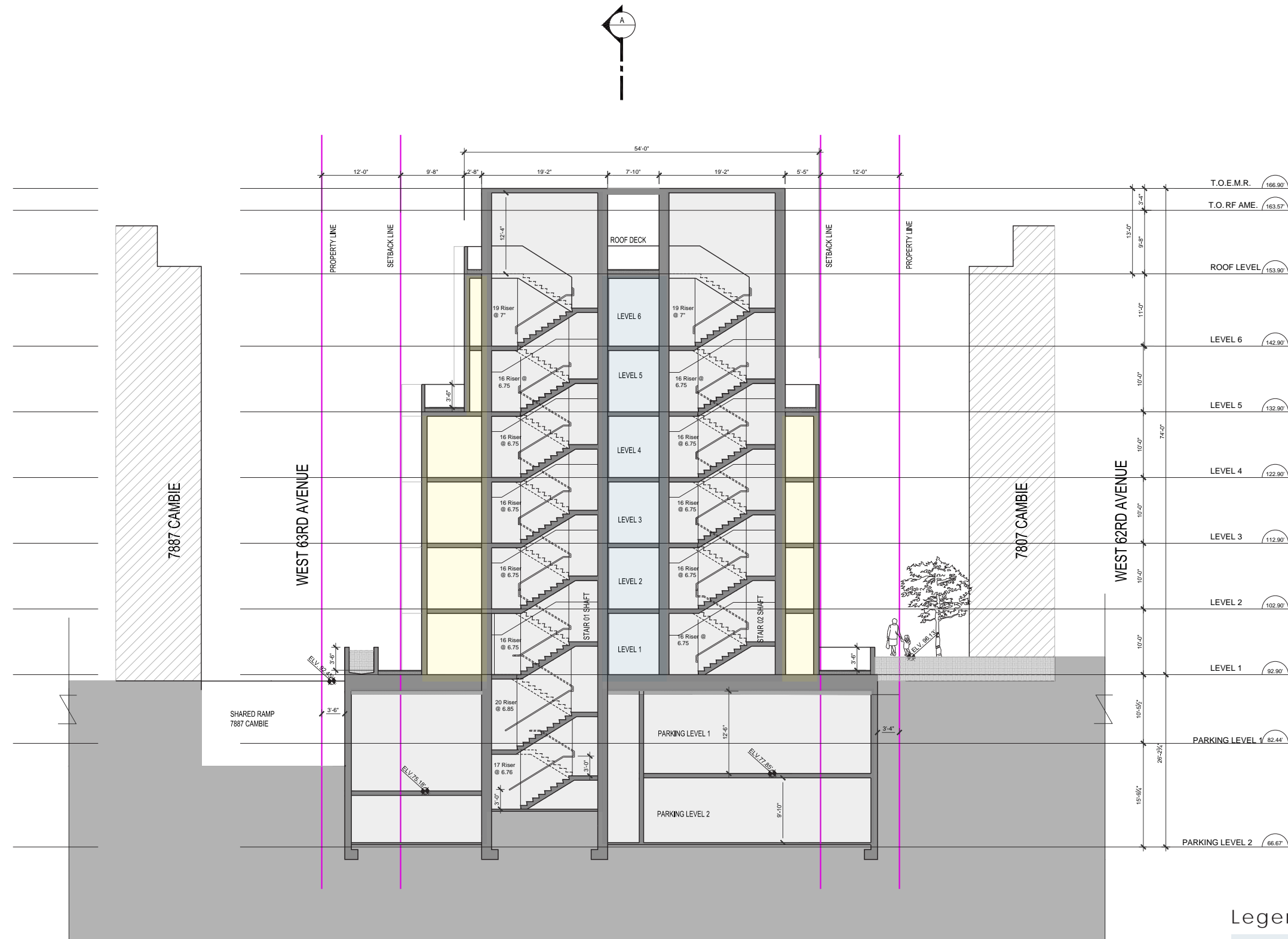
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- Legend
- Common Area
 - Service Area
 - Residential Unit



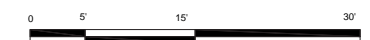
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KEY PLAN			
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SCALE:			
DATE:			
SHEET TITLE			
SECTION A-A			
SHEET NUMBER		REV:	
A-4.2			



SECTION B-B

Legend

- Common Area
- Service Area
- Residential Unit



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Vancouver BC.

PROJECT NO: 81803
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SCALE:
DATE:

SHEET TITLE
SECTION B-B

SHEET NUMBER
A-4.1
REV:


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Revision No. Date

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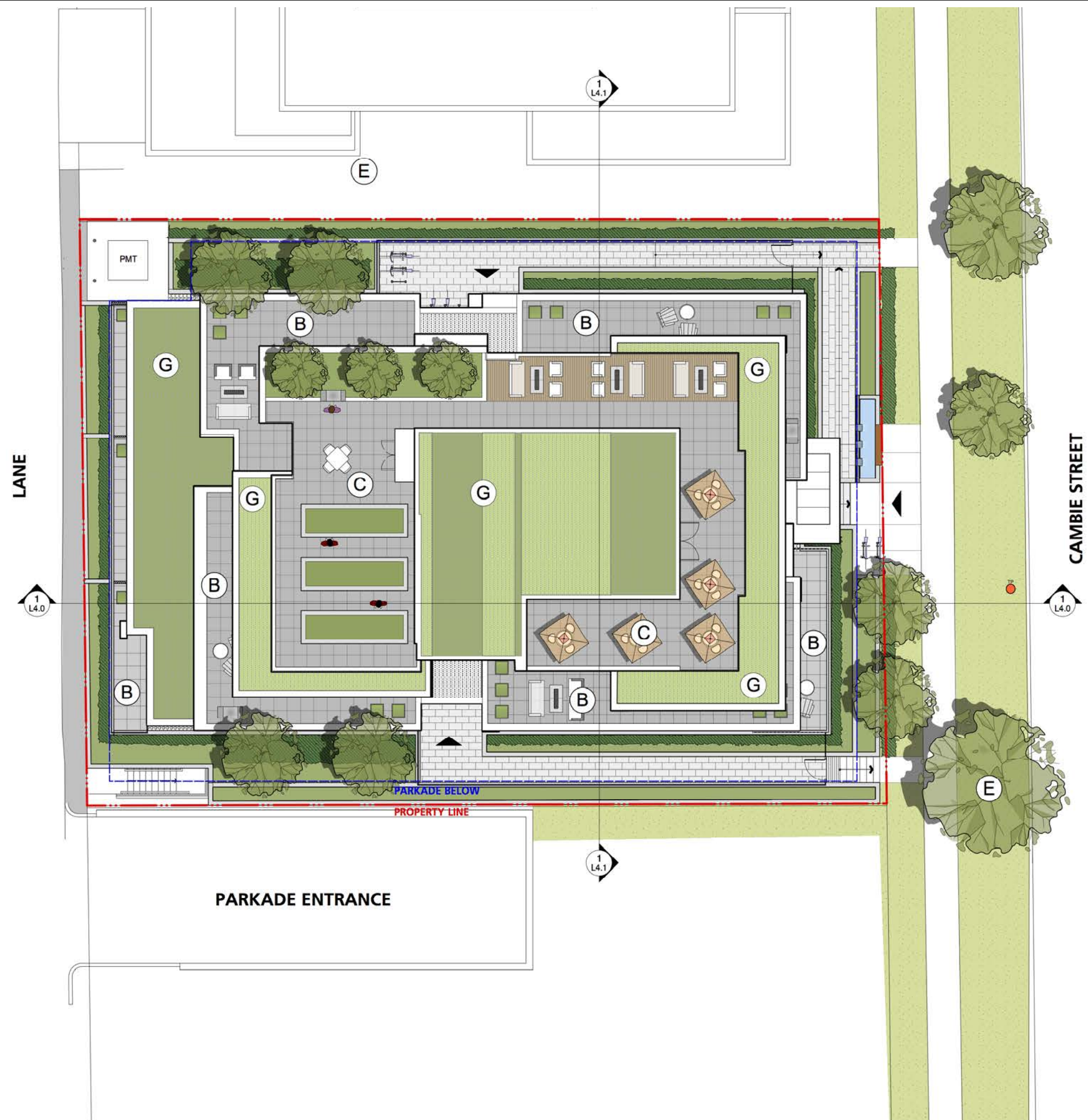
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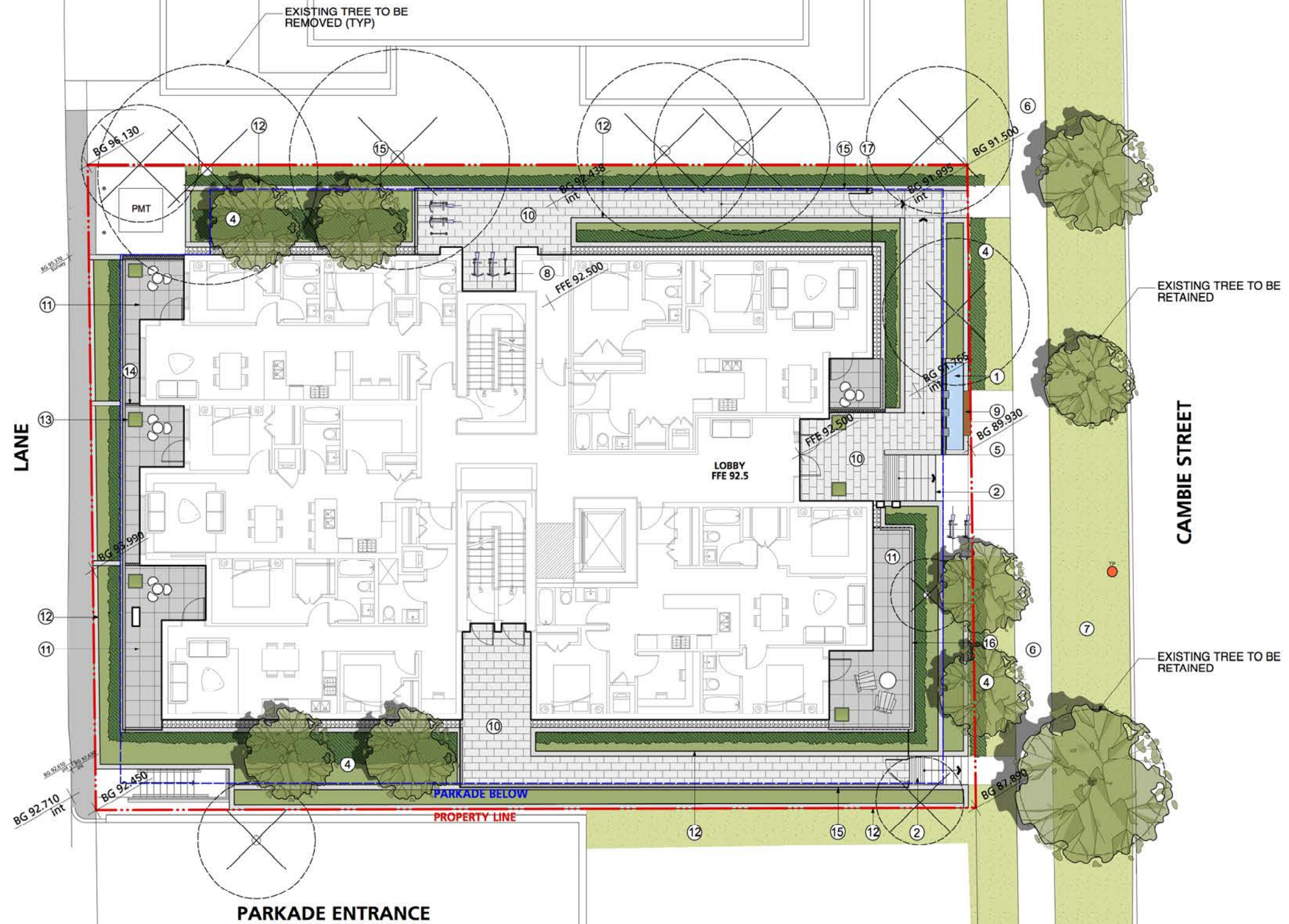
Drawing Title: **Site Plan**

Project North:  Drawn By: TT
Checked By: MP
Scale: 1/16"=1'0" Job No.: 19-011
Sheet No.:

L0.0

- (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





LEGEND

- | | | |
|---------------------------------------|-------------------------|--------------------------------|
| ① WATER FEATURE | ⑨ COSTUM BENCH | ⑰ METAL GATE |
| ② CONCRETE STAIRS | ⑩ UNIT PAVING ON SLAB | ⑱ GRAVEL |
| ③ ENTRY RAMP | ⑪ 2' X 2' PRECAST PAVER | ⑲ AMENITY BBQ |
| ④ LANDSCAPE PLANTING | ⑫ PLANTER WALL | ⑳ COMMUNITY GARDEN PLOTS |
| ⑤ CIP CONCRETE
SAW CUT SCORE LINES | ⑬ METAL PLANTER | ㉑ DECKING AREA |
| ⑥ SIDEWALK TO CITY STD'S | ⑭ PRIVACY SCREEN | ㉒ THIN PROFILE GREEN ROOF |
| ⑦ BOULEVARD TO CITY STD'S | ⑮ PRIVACY FENCE | ㉓ REMOVABLE SEAT WITH UMBRELLA |
| ⑧ BIKE RACK | ⑯ DECORATIVE FENCE | |


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Project Title: **7843 Cambie**

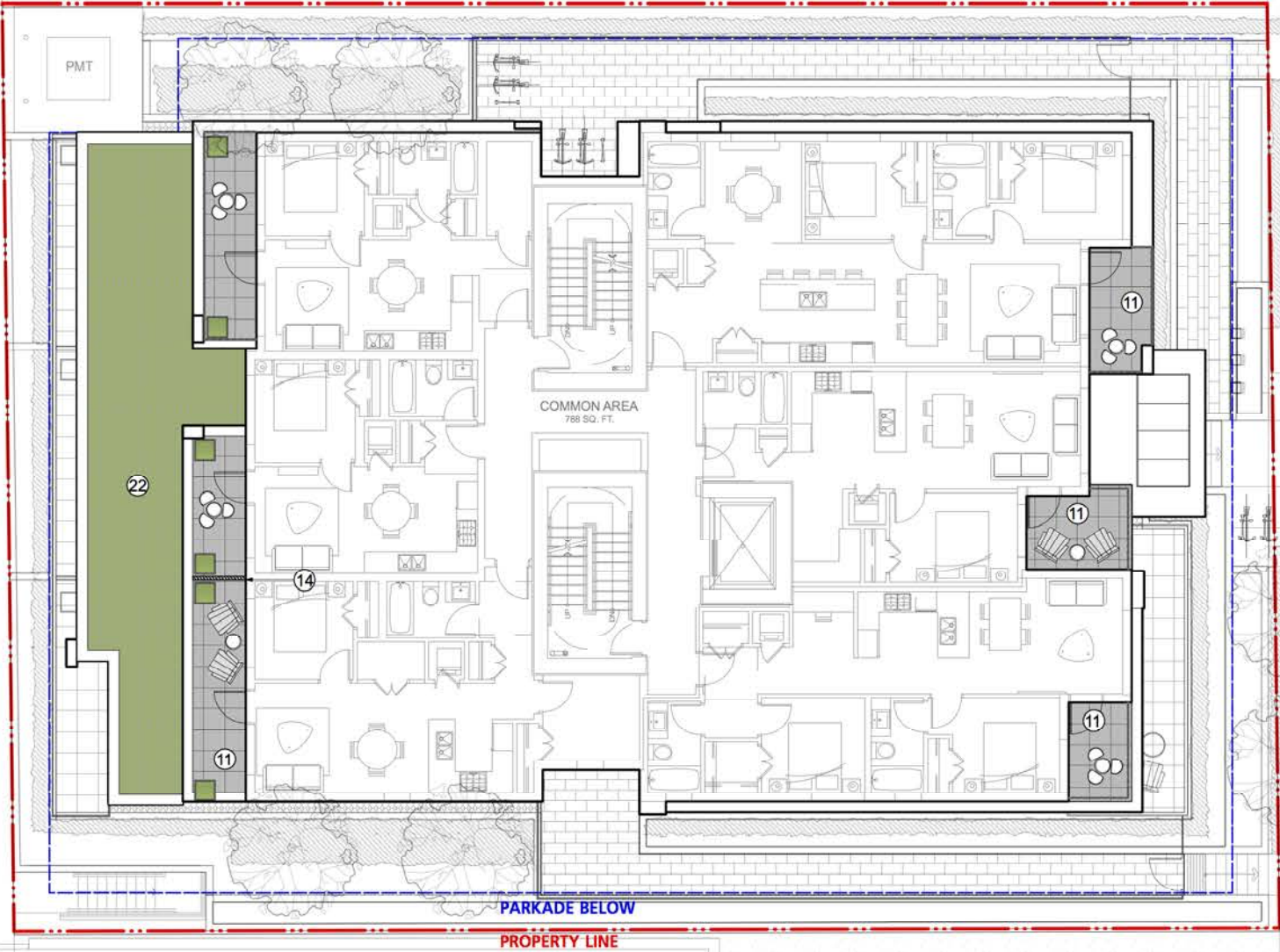
Drawing Title: **Landscape Plan Level 1**

Project North:  Drawn By: TT
Checked By: MP
Scale: 1/16"=1'0" Job No.: 19-011
Sheet No.:

L1.0

LANE

CAMBIE STREET



PARKADE BELOW
PROPERTY LINE

PARKADE ENTRANCE

- LEGEND
- 1 WATER FEATURE

2 CONCRETE STAIRS

3 ENTRY RAMP

4 LANDSCAPE PLANTING

5 CIP CONCRETE
SAW CUT SCORE LINES

6 SIDEWALK TO CITY STD'S

7 BOULEVARD TO CITY STD'S

8 BIKE RACK

9 COSTUM BENCH

10 UNIT PAVING ON SLAB

11 2' X 2' PRECAST PAVER

12 PLANTER WALL

13 METAL PLANTER

14 PRIVACY SCREEN

15 PRIVACY FENCE

16 DECORATIVE FENCE

17 METAL GATE

18 GRAVEL

19 AMENITY BBQ

20 COMMUNITY GARDEN PLOTS

21 DECKING AREA

22 THIN PROFILE GREEN ROOF

23 REMOVABLE SEAT WITH UMBRELLA

1 Issued for Rezoning
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2019/06/21

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Project Title:
7843 Cambie

Drawing Title:
Landscape Plan
Level 3

Project North:

Drawn By:

Checked By:

TT

MP

Scale:

Job No.:

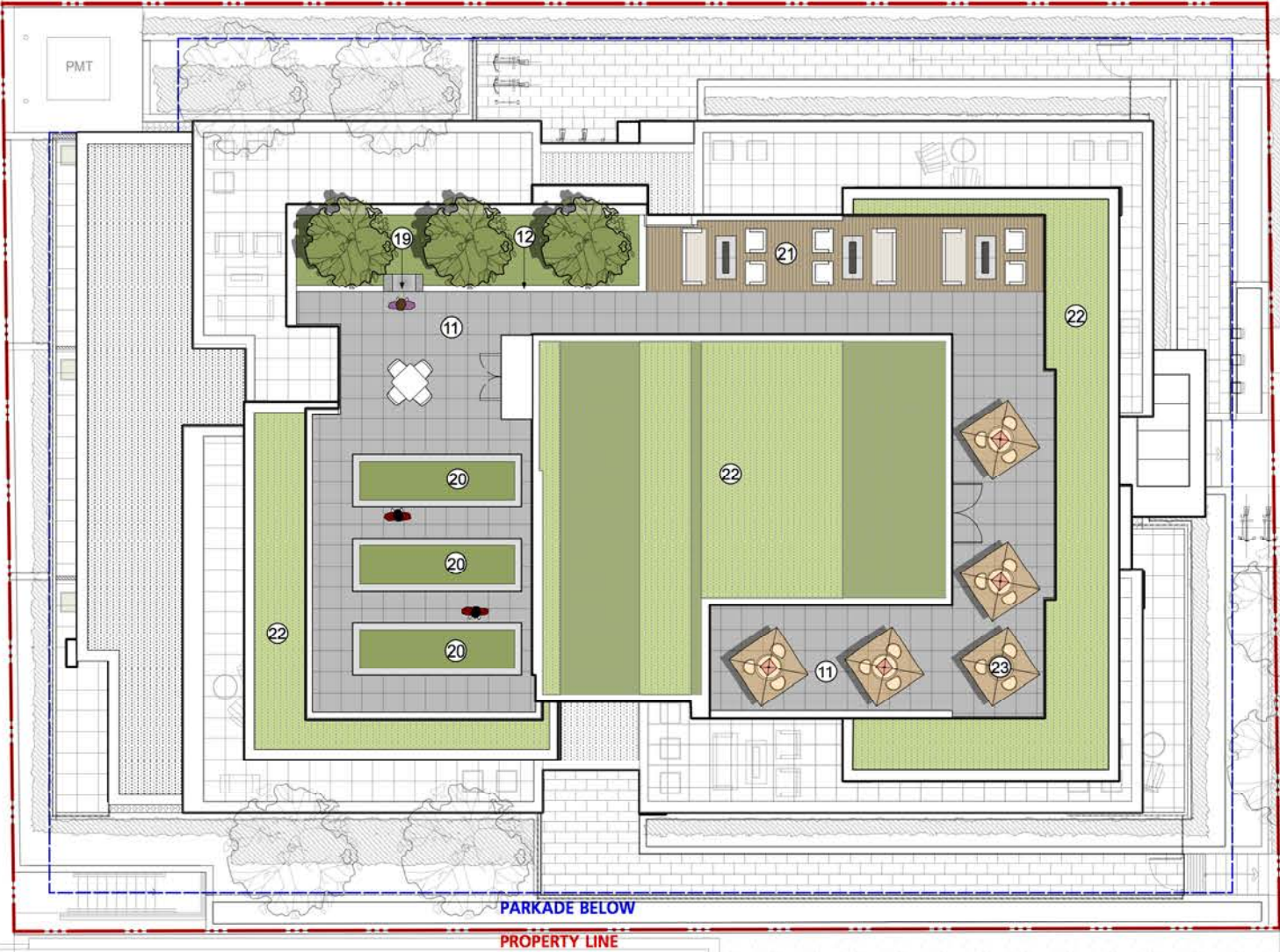
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1/16"=1'0"

19-011

LANE

CAMBIE STREET



- LEGEND
- 1 WATER FEATURE

2 CONCRETE STAIRS

3 ENTRY RAMP

4 LANDSCAPE PLANTING

5 CIP CONCRETE
SAW CUT SCORE LINES

6 SIDEWALK TO CITY STD'S

7 BOULEVARD TO CITY STD'S

8 BIKE RACK

9 COSTUM BENCH

10 UNIT PAVING ON SLAB

11 2' X 2' PRECAST PAVER

12 PLANTER WALL

13 METAL PLANTER

14 PRIVACY SCREEN

15 PRIVACY FENCE

16 DECORATIVE FENCE

17 METAL GATE

18 GRAVEL

19 AMENITY BBQ

20 COMMUNITY GARDEN PLOTS

21 DECKING AREA

22 THIN PROFILE GREEN ROOF

23 REMOVABLE SEAT WITH UMBRELLA

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Client:

WGD Investment Ltd.

Project Title: **7843 Cambie**

Drawing Title: **Landscape Plan
Roof Top**

Project North:

Drawn By: TT

Checked By: MP

Scale: 1/16"=1'0"

Job No.: 19-011

Sheet No.:

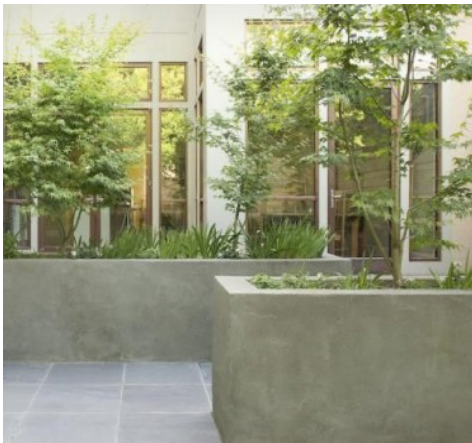
Landscape Features



Entry Water Feature Wall with Signage



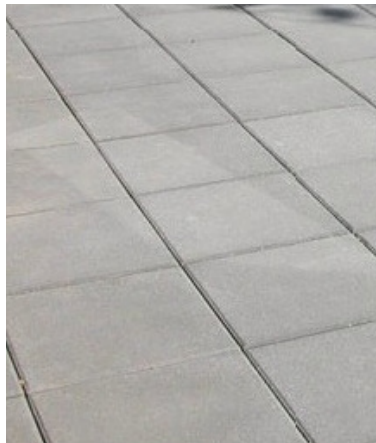
Custom Bench



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

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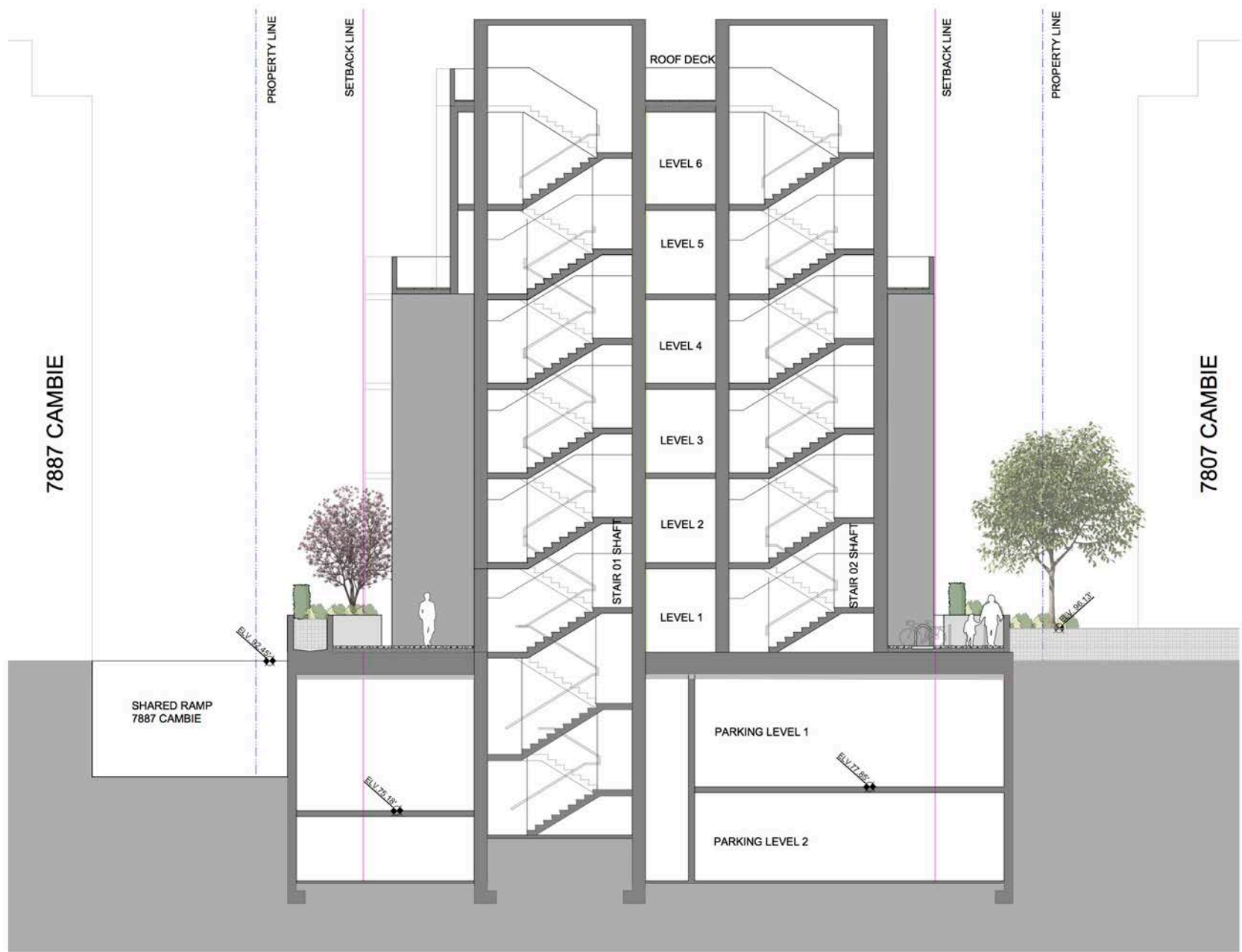
Client: **WGD Investment Ltd.**

Project Title: **7843 Cambie**

Drawing Title: **Precedents Images**

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

L2.0



1 Section 1-1'

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Client:

WGD Investment Ltd.

Project Title: **7843 Cambie**

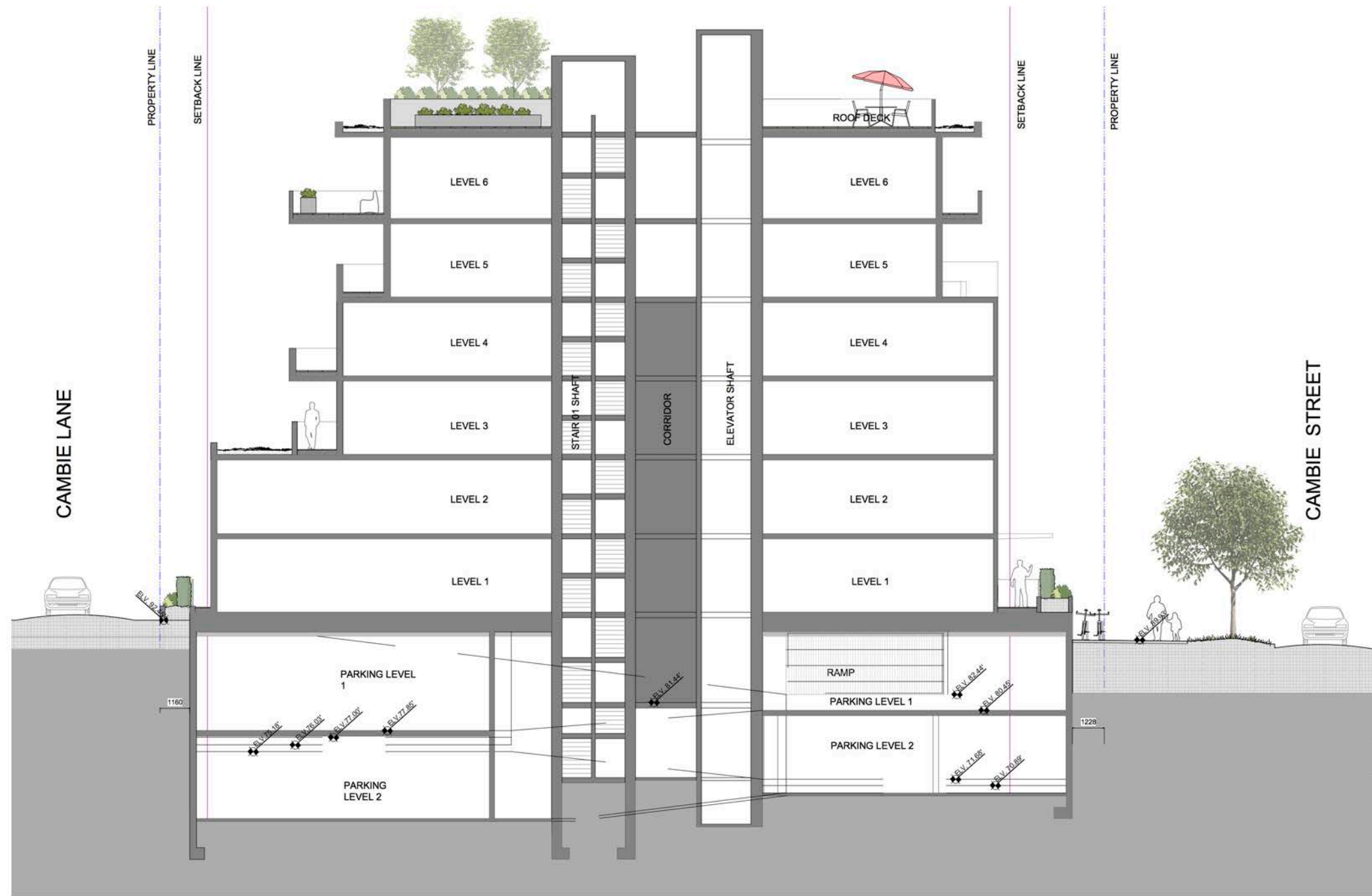
Drawing Title: **Section**

Project North:  Drawn By: TT
Checked By: MP

Scale: 1/16"=1'0" Job No.: 19-011

Sheet No.:

L4.0



2 Section 2-2'


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Client:

WGD Investment Ltd.

Project Title: **7843 Cambie**

Drawing Title: **Section**

Project North:  Drawn By: TT
Checked By: MP
Scale: 1/16"=1'0" Job No.: 19-011
Sheet No.:

L4.1