



# 486 W 26<sup>TH</sup> AVENUE

VANCOUVER, BRITISH COLUMBIA

*Prepared by*

Billard Architecture Inc.

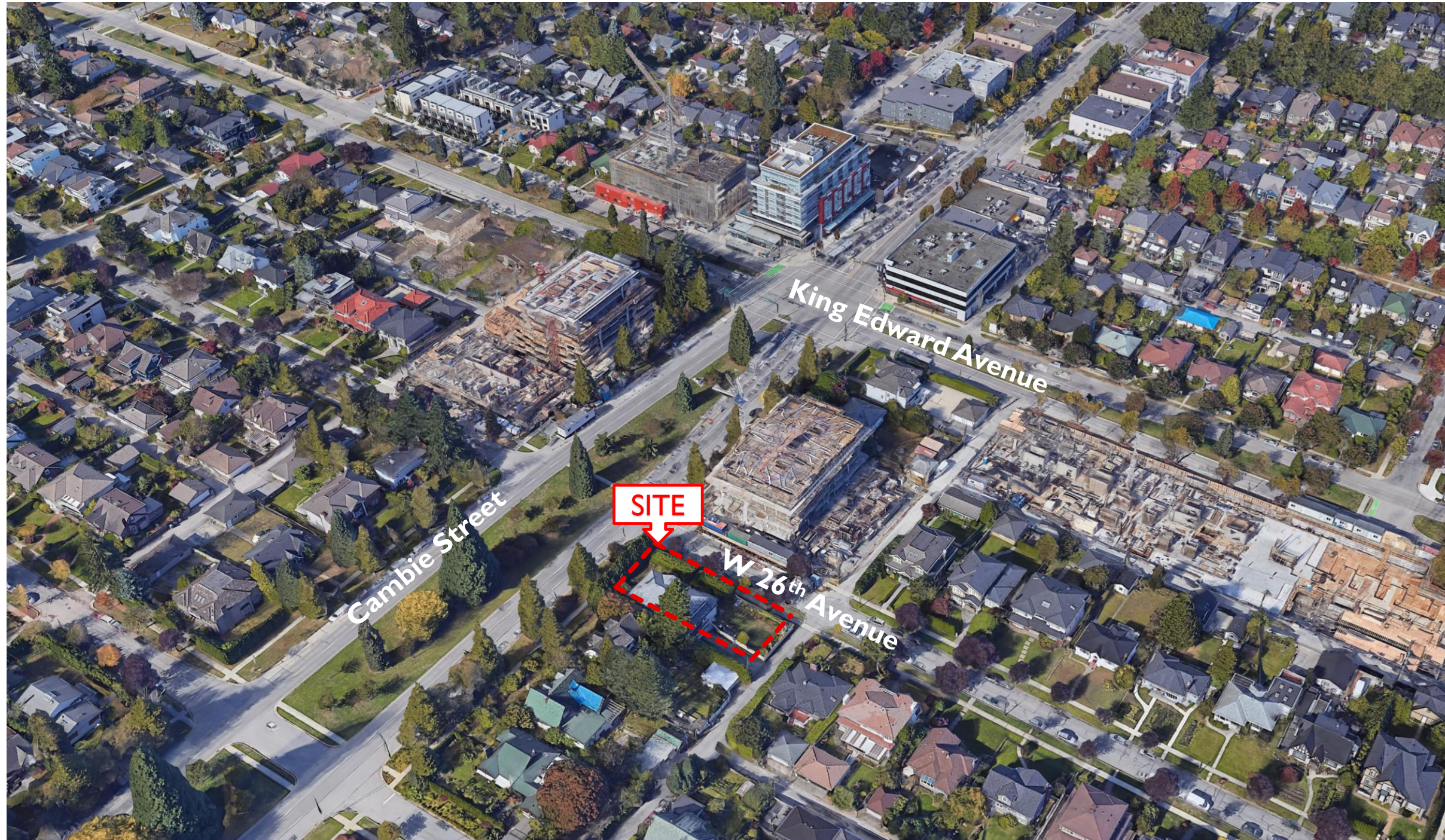
[Billardarchitecture.ca](http://Billardarchitecture.ca)



**Billard Architecture Inc.**



# PROPOSAL SITE



This proposal for W 26<sup>th</sup> Avenue Homes is located in the Cambie Corridor in Vancouver with access to the Skytrain and variety of shops.

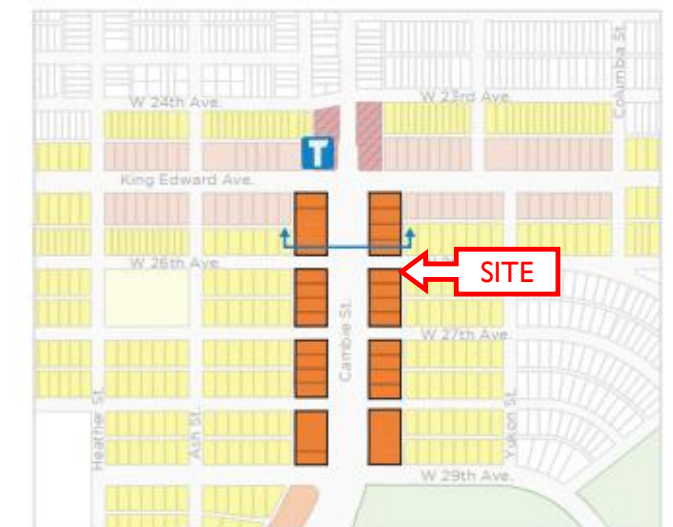
## Features:

- Modern Homes
- Amenity on the third floor
- Roof deck on the third floor, fifth floor and roof
- Children's playground on the third floor roof deck
- Underground parking



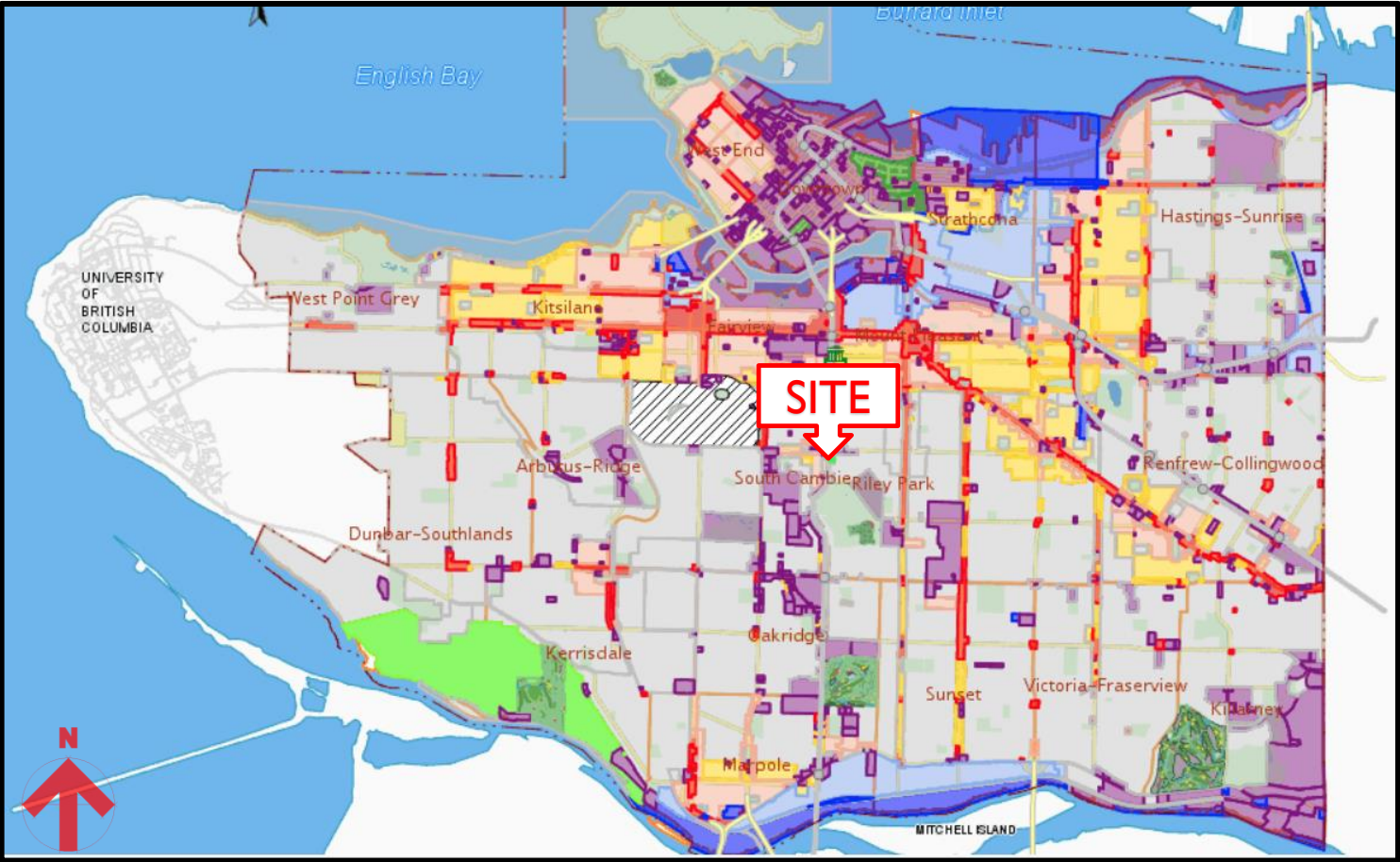
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- Up to 6 storeys
- 2.0 – 2.5 FSR
- Above 4 storeys, upper floors will step back from Cambie street

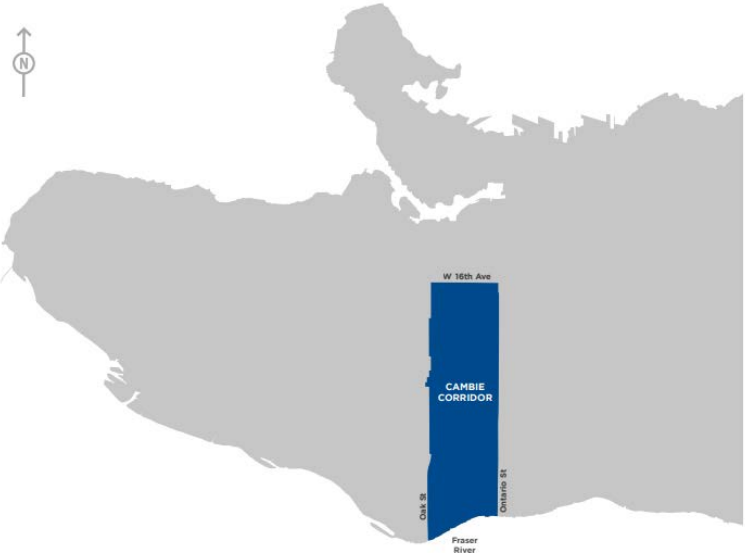




# LAND USE MAP

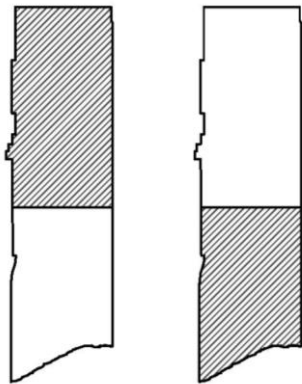
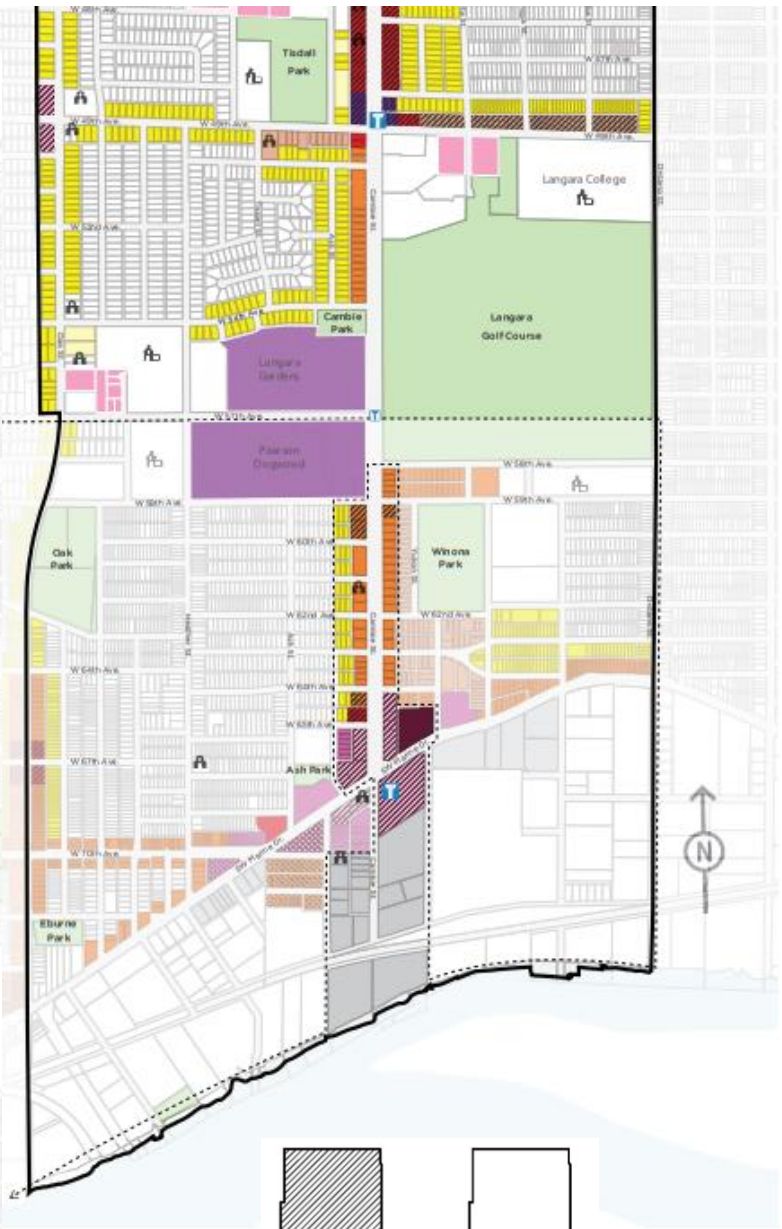
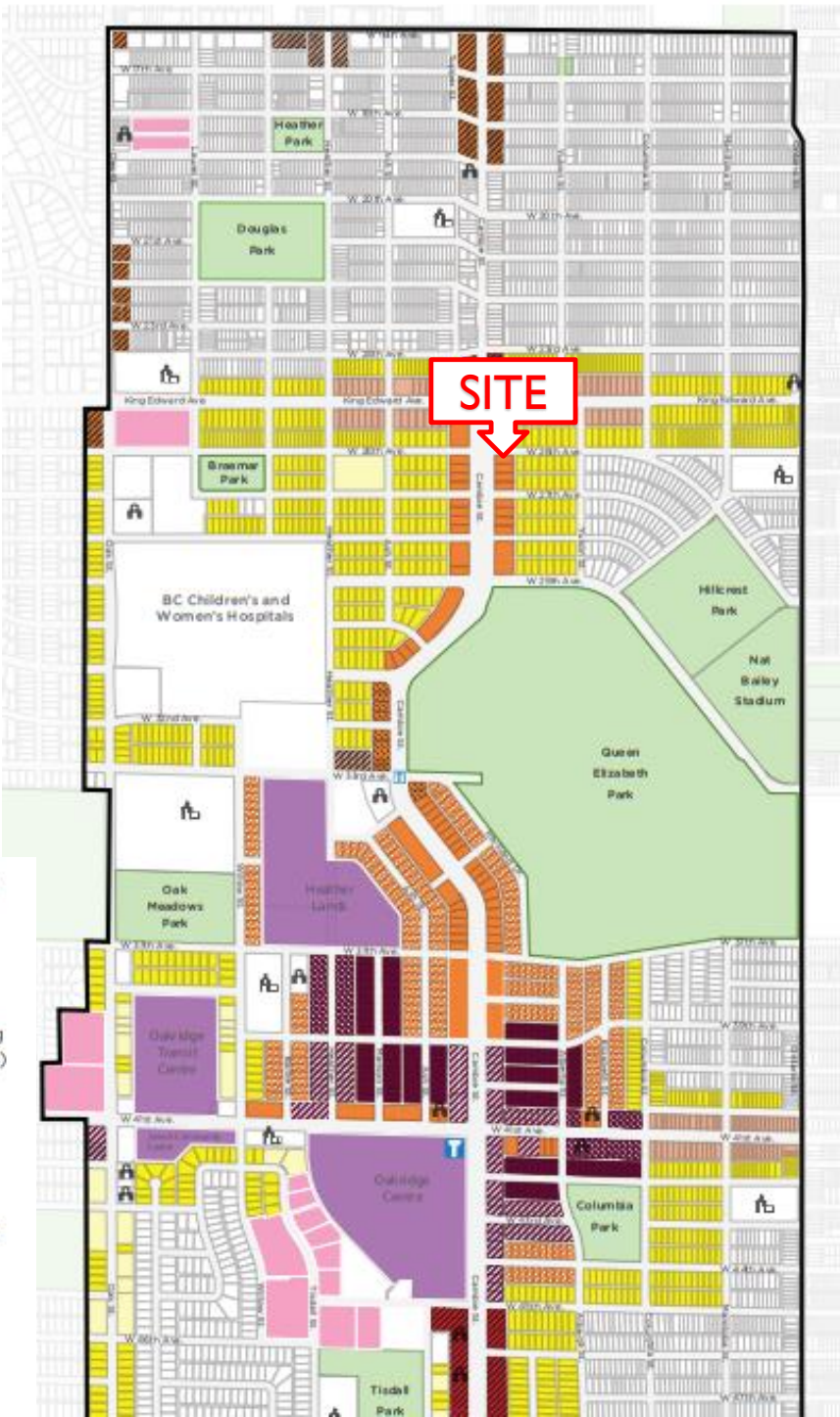


## CAMBIE CORRIDOR AREA



- 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



# LAND USE MAP – CAMBIE CORRIDOR









# MASSING ANALYSIS

## Residential Buildings on Arterials: Mid-Rise

**5.1.3** In general, a maximum building frontage of 45.7m (150 ft) is desired.

**5.1.7** Special consideration should be given to corner sites or sites that flank public spaces, whether park, plaza, or mid-block connections, to ensure an engaging building face is established.

**5.1.16** Laneway dwelling units may be up to 2.5 storeys in height and should have windows and decks located to the respect privacy of the adjacent buildings. (Figure 1)

**5.1.17** Laneway dwelling units should be greater in depth than width to create the appearance of individual units fronting the lane.

**5.1.19** In general, provide notable step back from the street and side yard above the 3<sup>rd</sup> and 4<sup>th</sup> storeys of 2.4m-3.7m to reduce the overall building massing. (Figure 2, 4 and 5)

**5.1.20** Buildings should step back at the rear, reducing the scale of the building towards the lane and should minimize the amount of shadow cast onto adjacent properties. Stepping should occur above the 3<sup>rd</sup> or 4<sup>th</sup> storey depending on the building type across the lane and the presence of laneway buildings. (Figure 2, 4 and 5)

**5.1.22** The first floor should be raised approximately 0.9 m (3ft) to allow for delineation of the public and private realm and to accommodate a front patio/entrance. Care is to be taken on sloped sites to ensure the relationship between the first floor at the front and rear of sites does not create blank wall conditions. (Figure 3 and 4)

**5.1.27** Where a more continuous building form is proposed, vertical elements should be included to break down the horizontal scale of the building.

**5.1.36** Parking should be accessed from the lane, in a location that minimizes disruption to the lane environment. It should be underground and not visible from the street.



Figure 1

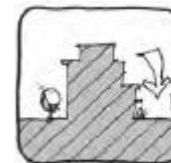


Figure 2

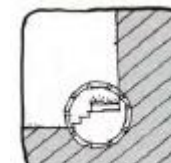


Figure 3

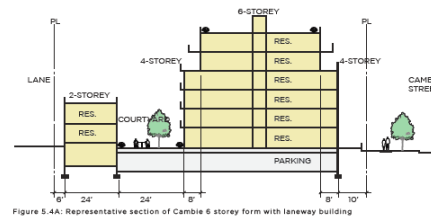


Figure 5.4A: Representative section of Cambie 6 storey form with laneway building

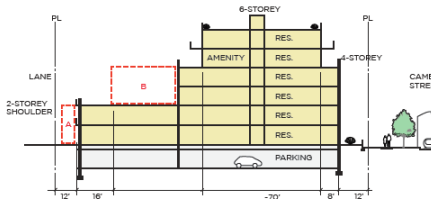


Figure 5.4B: Representative section of Cambie 6 storey form with flanking form

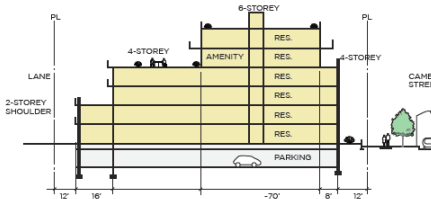


Figure 5.4C: Representative section of Cambie 6 storey flanking building form with additional height

Figure 4

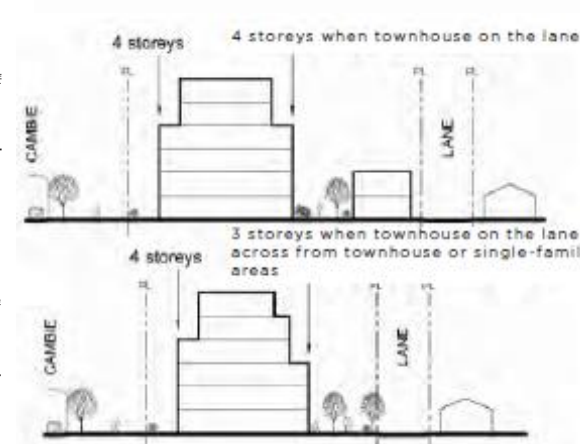


Figure 5

### Vision

Mid-rise residential buildings form a spine accommodating growth along key arterials. These mid-rise forms provide a new street wall typology in the city, framing the arterials and supporting increased residential density.

**5.1.36** Parking accessed from the lane.

**5.1.20** Step back at rear to reduce the scale of the building towards the lane.

**5.1.19** Notable step back from street and side yard above 3<sup>rd</sup> and 4<sup>th</sup> storey to reduce overall massing.

**5.1.17** Laneway dwelling units may be up to 2.5 storeys in height.

**5.1.22** The first floor should be raised 0.9m to allow delineation of the public and private realm.

**5.1.3** Building frontage of 45.7m (150 ft) is desired.

**5.1.7** Engaging building face for corner sites.

**5.1.27** Vertical elements should be included to break down the horizontal scale of the building.



# ELEVATIONS – NORTH & EAST

EXTERIOR FINISHES	
1	BRICK - CHARCOAL
2	CEDAR FIN
3	TEMPERED GLASS - RED
4	TEMPERED GLASS - GREEN
5	TEMPERED GLASS - BLUE
6	COMPOSITE METAL
7	TEMPERED CLEAR GLASS GUARD
8	SPANDREL PANEL
9	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	BRICK - CHARCOAL
2	CEDAR FIN
3	TEMPERED GLASS - RED
4	TEMPERED GLASS - GREEN
5	TEMPERED GLASS - BLUE
6	COMPOSITE METAL
7	TEMPERED CLEAR GLASS GUARD
8	SPANDREL PANEL
9	CONCRETE PLANTER

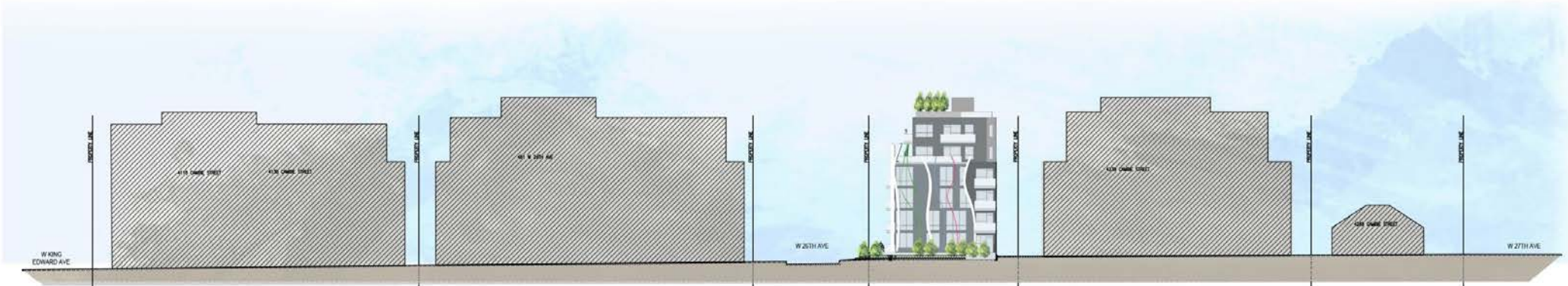


3 SOUTH ELEVATION  
A3.02 1/8"=1'-0"

4 WEST ELEVATION  
A3.02 1/8"=1'-0"



# CONTEXT ELEVATION – W 26<sup>TH</sup> AVENUE & CAMBIE STREET



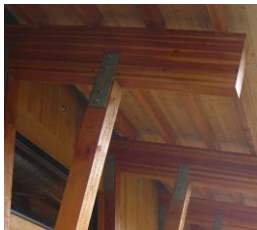
1  
A0.18  
CONTEXT ELEVATION -WEST (CAMBIE STREET)  
1/32"=1'-0"



2  
A0.18  
CONTEXT ELEVATION -NORTH (W 26TH AVE)  
1/32"=1'-0"



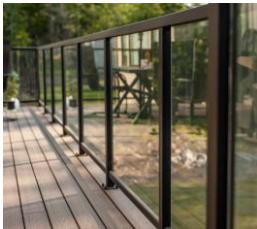
# COLOUR ELEVATION & MATERIAL LEGEND



STAINED CEDAR



BRICK VENEER  
(CHARCOAL)



ALUMINUM  
GUARD RAILS  
WITH GLASS



ALUMINUM



TEMPERED GLASS  
– RED, GREEN  
AND BLUE



CONCRETE



SPANDREL PANEL



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

EXTERIOR FINISHES	
1	BRICK - CHARCOAL
2	CEDAR FIN
3	TEMPERED GLASS - RED
4	TEMPERED GLASS - GREEN
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6	COMPOSITE METAL
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# DESIGN RATIONALE

## Zoning + Density

Existing Zoning:	RS-1
Existing Buildings:	Single-Family
Existing Height:	2 Storey
Proposed Zoning:	CD-1, based on RM-6
Proposed Buildings:	29 Units
Proposed Height:	6 Storeys

## Location

29 units along the Cambie Corridor with walkable access to the Skytrain, retail stores and restaurants.

Within 800 m (10 minutes walking)

### Community Services:

- Queen Elizabeth Park/ Bloedel Conservatory
- Hillcrest Park / Aquatic Center / Baseball Club
- Emily Carr Elementary School

### Health Care:

- BC Children’s Hospital

### Retail:

- Variety of shops and restaurants

### Transit:

- King Edward Skytrain Station
- Bus routes for buses 025, 015, 033 and N15 at W King Edward Ave and Cambie Street intersection





# DESIGN RATIONALE

## Project Brief

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

6-storey wood construction.

Unit mix includes:

11 1 Bed	(37.93%)
15 2 Bed	(51.72%)
3 3 Bed	(10.34%)

## 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

W 26<sup>th</sup> Avenue Apartments is a wood-frame 6-storey community replacing a single family home at the intersection of W 26<sup>th</sup> Avenue and Cambie 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 and brick are utilized in the modern massing of the building to create a new but familiar bridge between designs along Cambie Street.

Using the monarchy as an inspiration, the weight of black brick is used to reference strength and history while the expanse of glass and vertical white metal and coloured glass fins speak to the jewels of the crown and the Queen herself.

The building steps back along Cambie Street, W 26<sup>th</sup> 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

A lane from W26th Street provides access to the underground parking on the east side of the building. The access is shared with the adjacent development to the south of the property. A Right Of Way Agreement will be put in place.

Residential, visitor and accessible parking spaces are provided 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:

#### 33 Total Underground Parking Spaces:

- 33 Spaces
  - 28 Residential
  - 2 Accessible
  - 3 Visitor
  - 36 Bicycle Lockers
  - 29 Unit Storage Lockers

## 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 corner plaza provides substantial usable shared space for residents to interact while creating a visual interest and active street edge that is engaging and provides visual amenity to signify the building entrance.

The outdoor amenities are designed to bring residents together to connect and form a lasting community.

### **Riley Park/South Cambie Community Implementation Committee Review**

The design was presented to the Committee on March 14<sup>th</sup> at 1:00 PM at The Apperture on Main Street.

The four members in attendance stated they liked the colours and expression of the design.

There were no other comments.



# 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.





# DESIGN RATIONALE

## Sustainable Design

This design will employ a variety of sustainable strategies, including:

- High-efficiency lighting, appliances, heating and cooling systems
- Effective glazing (low-E, argon filled, thermally-broken windows with films located on 2<sup>nd</sup> and 3<sup>rd</sup> face dependant on solar exposure)
- Long lasting, durable, graffiti resistant cladding materials
- Zero-irrigation native plants for landscaping
- Low-flow water fixtures
- High-level recycled content
- FSC stewardship for wood-framed buildings
- Zero-to-low VOC content





# STATISTICS SUMMARY

	Required / Allowed	Proposed
Site Area		10130.40 SF (941.11 SM)
Lot Coverage		58.92% (SM)
FSR	2.0 - 2.5	2.5 (25319.08 SM)
Storeys	4-6	6
Setbacks	Front (W 26 <sup>th</sup> Ave) 12 ft (3.66m) Front (Cambie street) 12 ft (3.66m) Side 8 ft (2.44m) Lane 4ft (1.22m)	Front (W 26 <sup>th</sup> Ave) 12 ft (3.66m) Front (Cambie Street) 12 ft (3.66m) Side 10 ft (3.05m) Lane 4 ft (1.22m)
Building Height	4-6 storeys	64'-6" ft (19.66m)
Number of Units		29
Parking	33	33

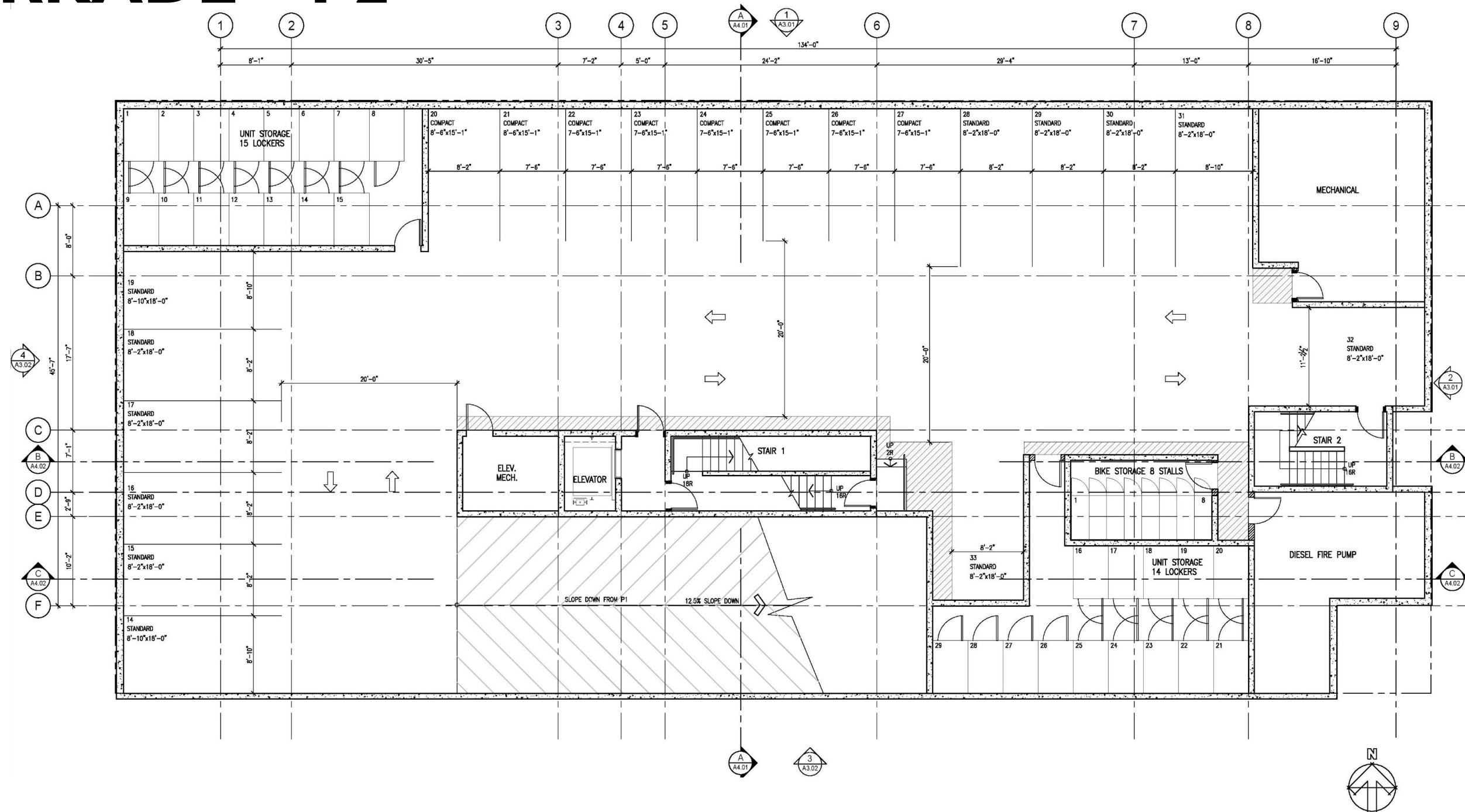


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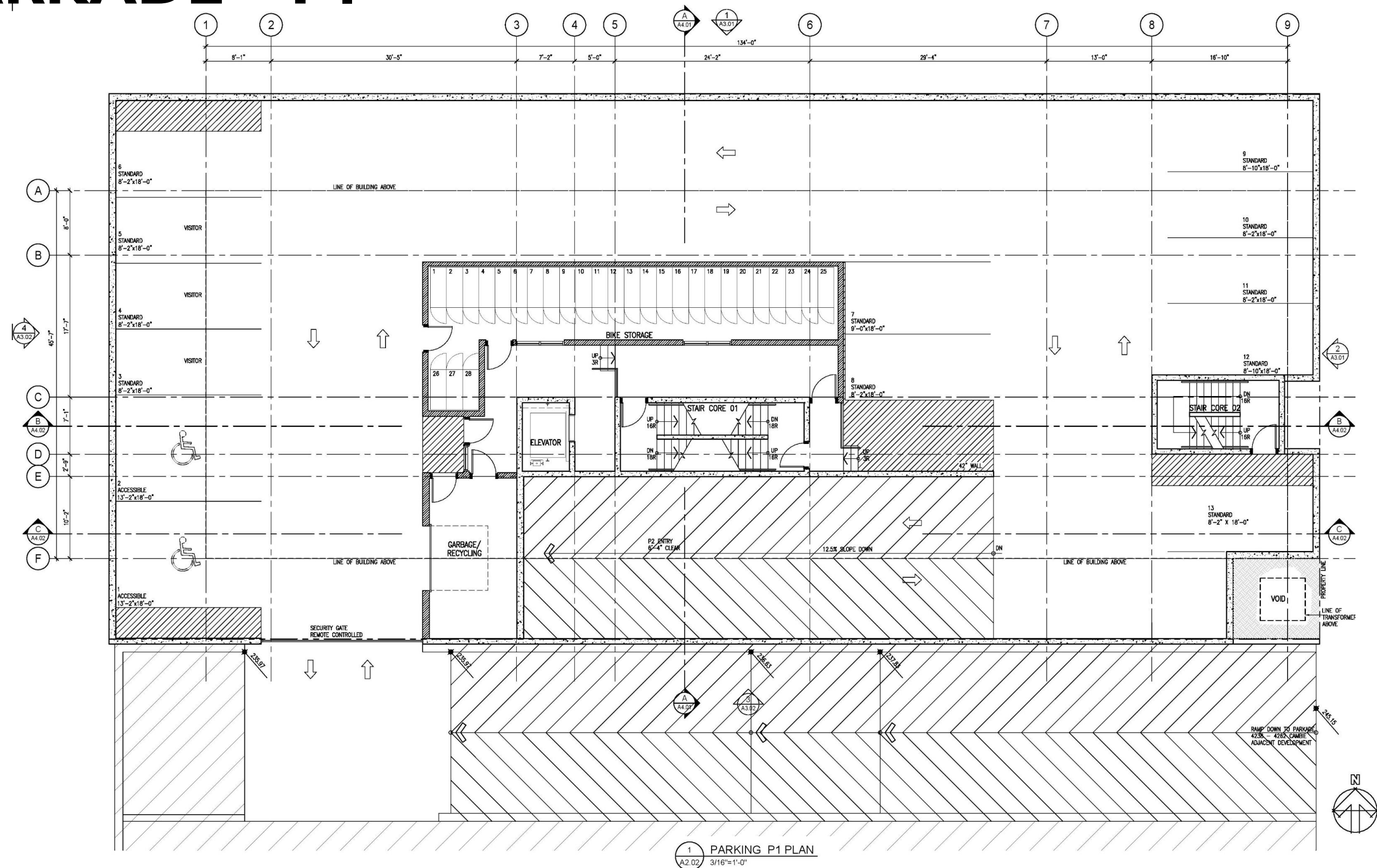


# PARKADE – P2





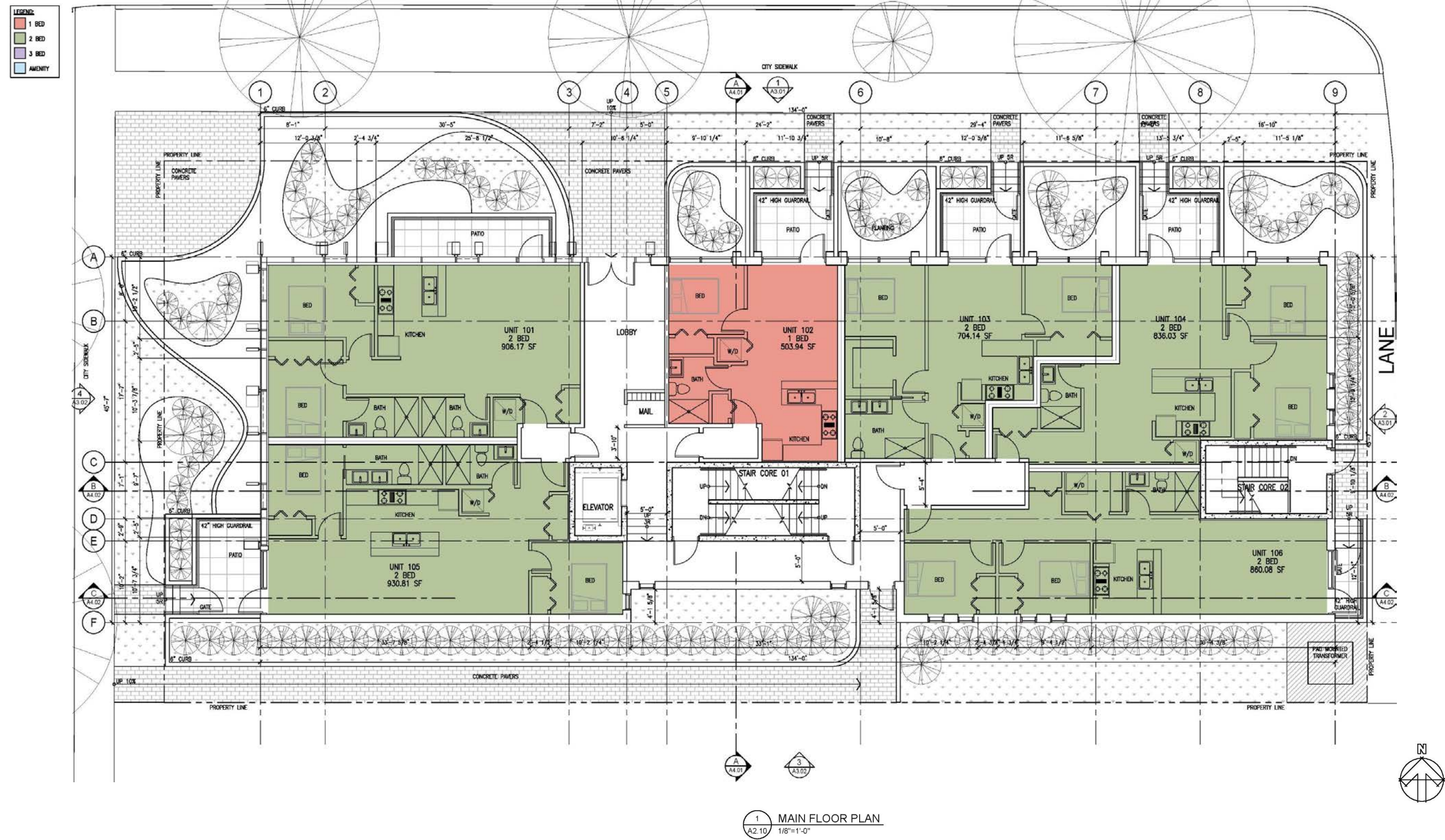
# PARKADE – P1





# MAIN FLOOR

WEST 26TH AVENUE

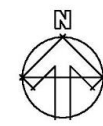




# SECOND FLOOR

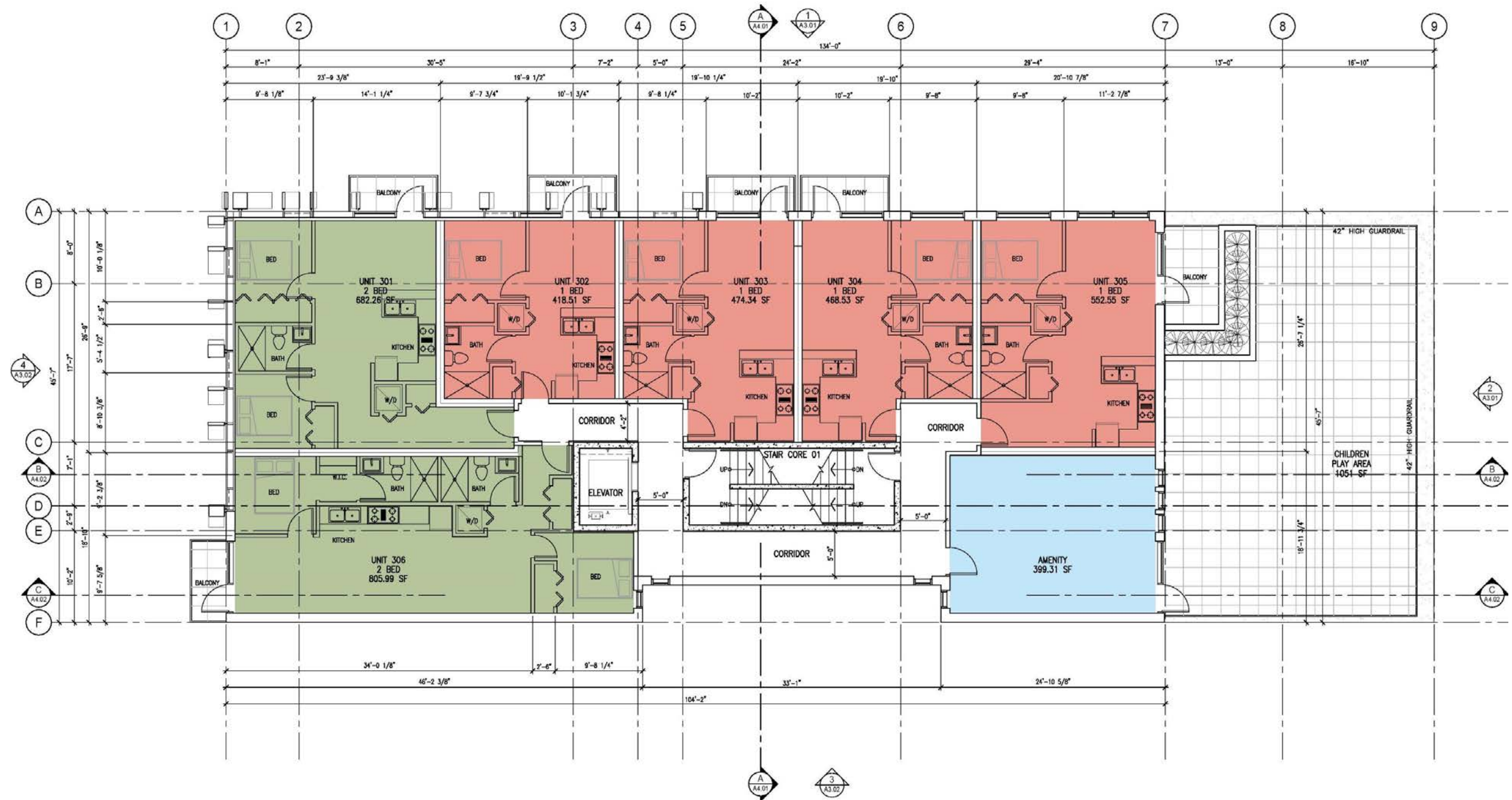


1 SECOND FLOOR PLAN  
A2.20 3/16"=1'-0"

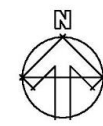




# THIRD FLOOR

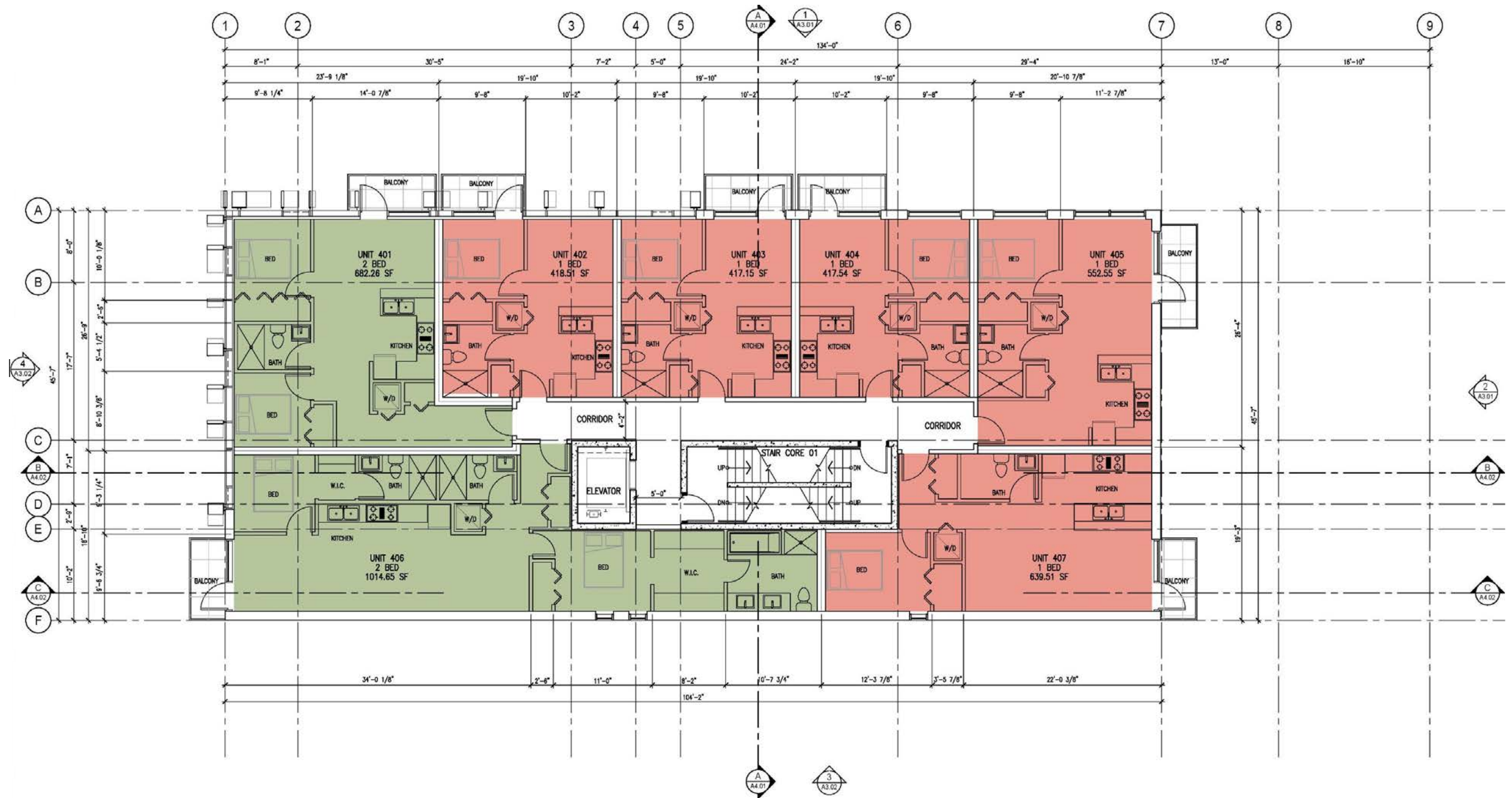


1 THIRD FLOOR PLAN  
3/16"=1'-0"

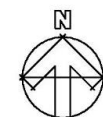




# FOURTH FLOOR



1 FOURTH FLOOR PLAN  
 A2.40 3/16"=1'-0"

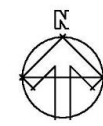
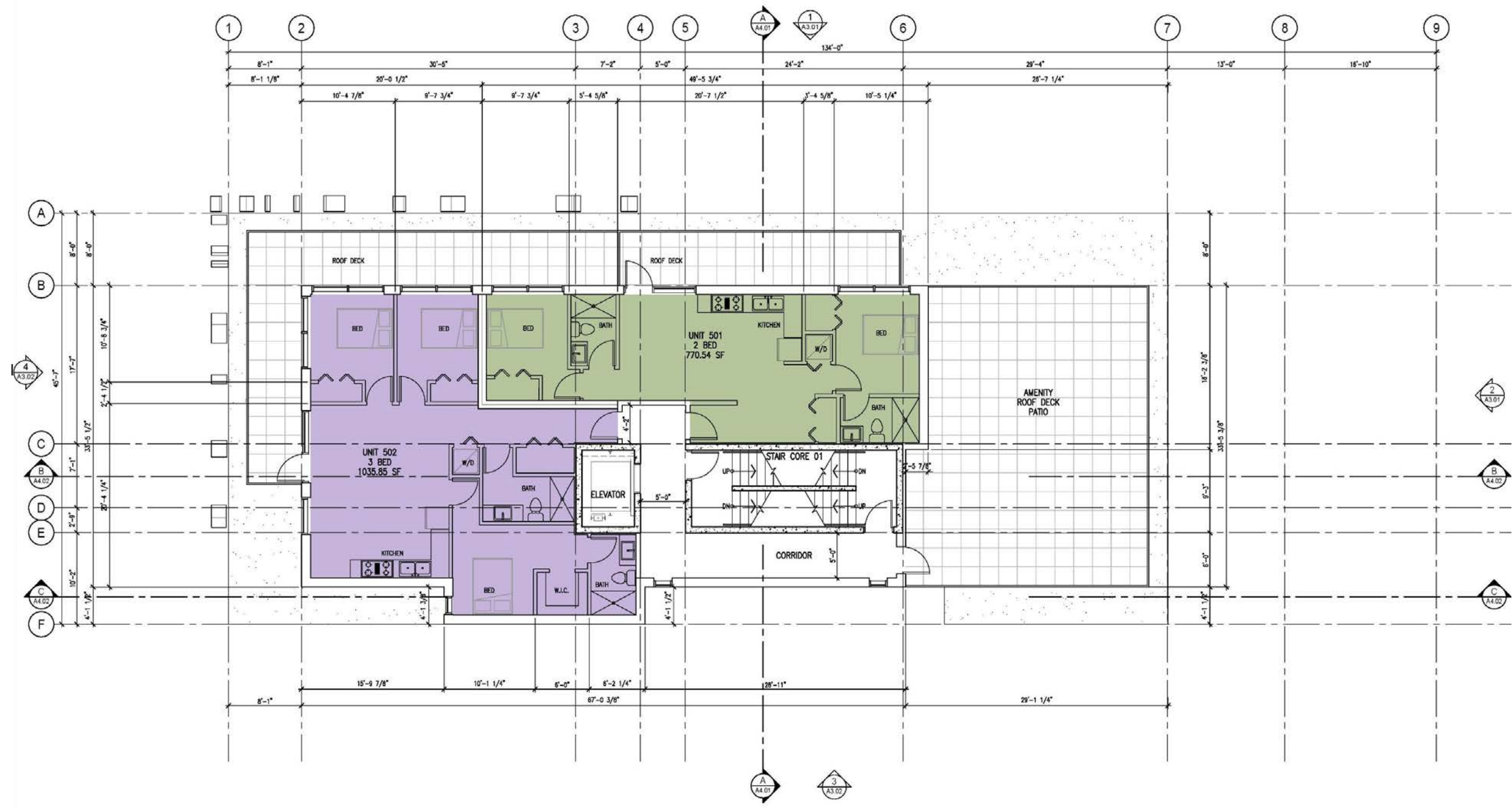




# FIFTH FLOOR

LEGEND:

1 BED
2 BED
3 BED
AMENITY

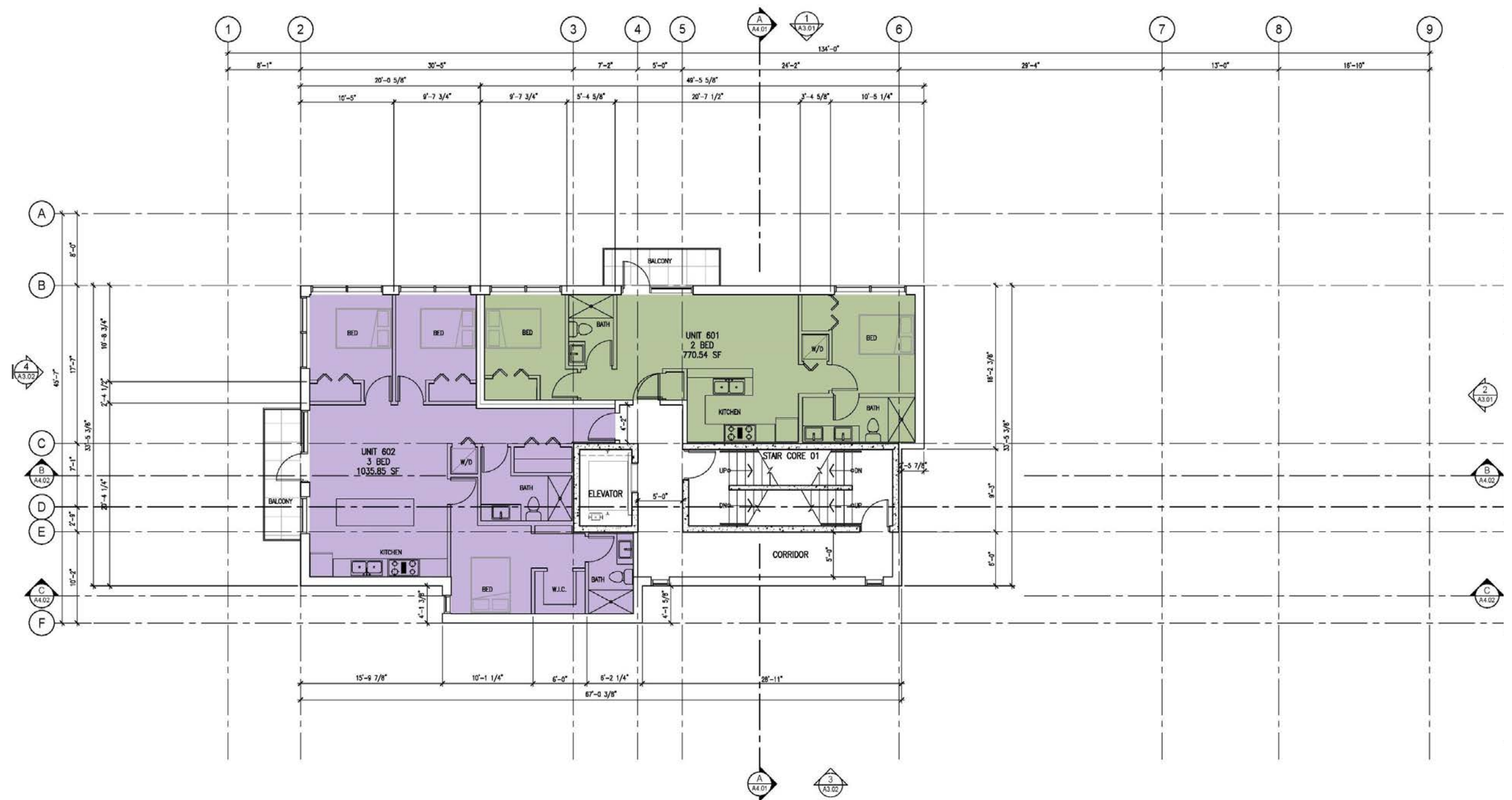


1 FIFTH FLOOR PLAN  
A2.50 3/16"=1'-0"

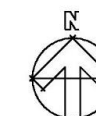


# SIXTH FLOOR

LEGEND:	
<span style="color: red;">■</span>	1 BED
<span style="color: green;">■</span>	2 BED
<span style="color: purple;">■</span>	3 BED
<span style="color: blue;">■</span>	AMENITY

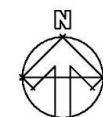


1 SIXTH FLOOR PLAN  
A2.60 3/16"=1'-0"





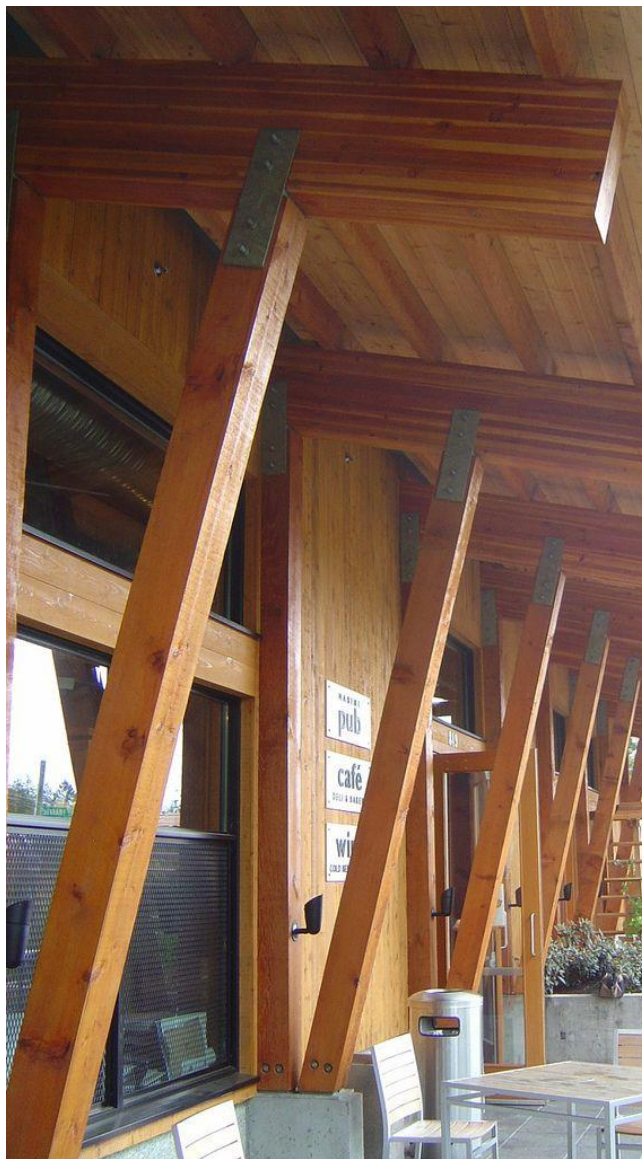
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# EXTERIOR FINISHES

Resilient and durable natural materials will be utilized for exterior finishes to develop a modern and familiar atmosphere.





# LANDSCAPE PRINCIPLES

Minimal maintenance, native plants will be chosen with the guidance of a landscape architect to ensure the landscaping requires minimal watering and care and provides a vibrant ecological addition to the neighbourhood.

The landscaping will support CPTED policies and improve the public realm.

The interior courtyard and protected children's play area will be designed with safety and beauty in mind.

## Entrances & Surrounding

Spiraea Bumalda (dart's red)  
Rhododendron hachmann's Fantastica  
Erysimum Linifolium Bowles Mauve  
Miscanthus Sinensis Gracillimus  
Pennisetum Alopecuroides (Hamelin)



## Street, Main Floor Parking, & Side Entrance

Japanese Maple (Acer Palmatum)





# LANDSCAPE ROOFDECK

The roof deck will provide space for residents to have private social gatherings, a children's play area, and personal gardens.

Utilizing sustainable methods for shade and cooling, the roof will support the heating/cooling of the building naturally.

Final plans will be made in consultation with the landscape architect (to be named).





# SHADOW STUDY

DECEMBER 21

10:00 AM

12:00 PM

4:00 PM

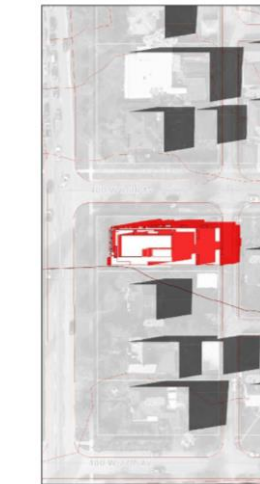
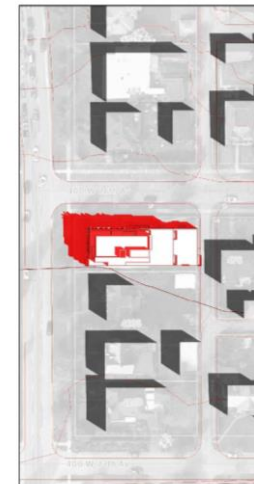


JUNE 21

10:00 AM

12:00 PM

4:00 PM



MARCH 21

10:00 AM

12:00 PM

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