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Revisions

Issued For Rezoning Inquiry
October 27, 2017
Issued For Rezoning Submission
March 20, 2018
Issued For UDP Submission
May 30, 2018
Re-Issued For Rezoning Submission
October 11, 2018

Client

**Pennyfarthing
Development**

**100-1450 Creekside Drive
Vancouver, B.C. V6J 5B3**

Project

**4118 - 4138
Cambie Street
Residences**

**4118 & 4138 Cambie Street
Vancouver, B.C.**

Context Plan & Photos

Scale: NTS
Date: October 11, 2018



A.



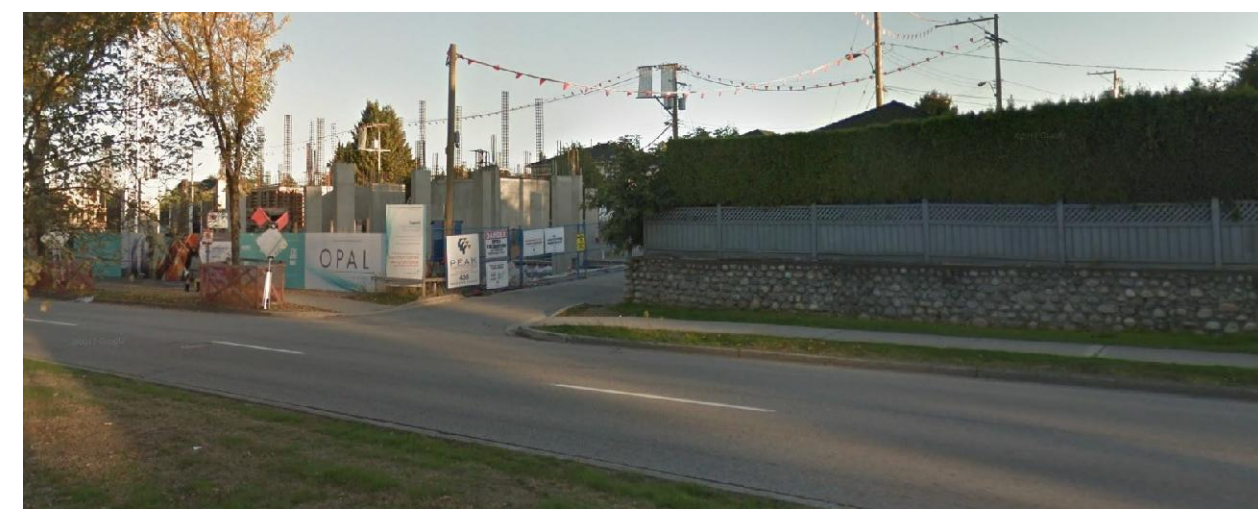
B.



C.



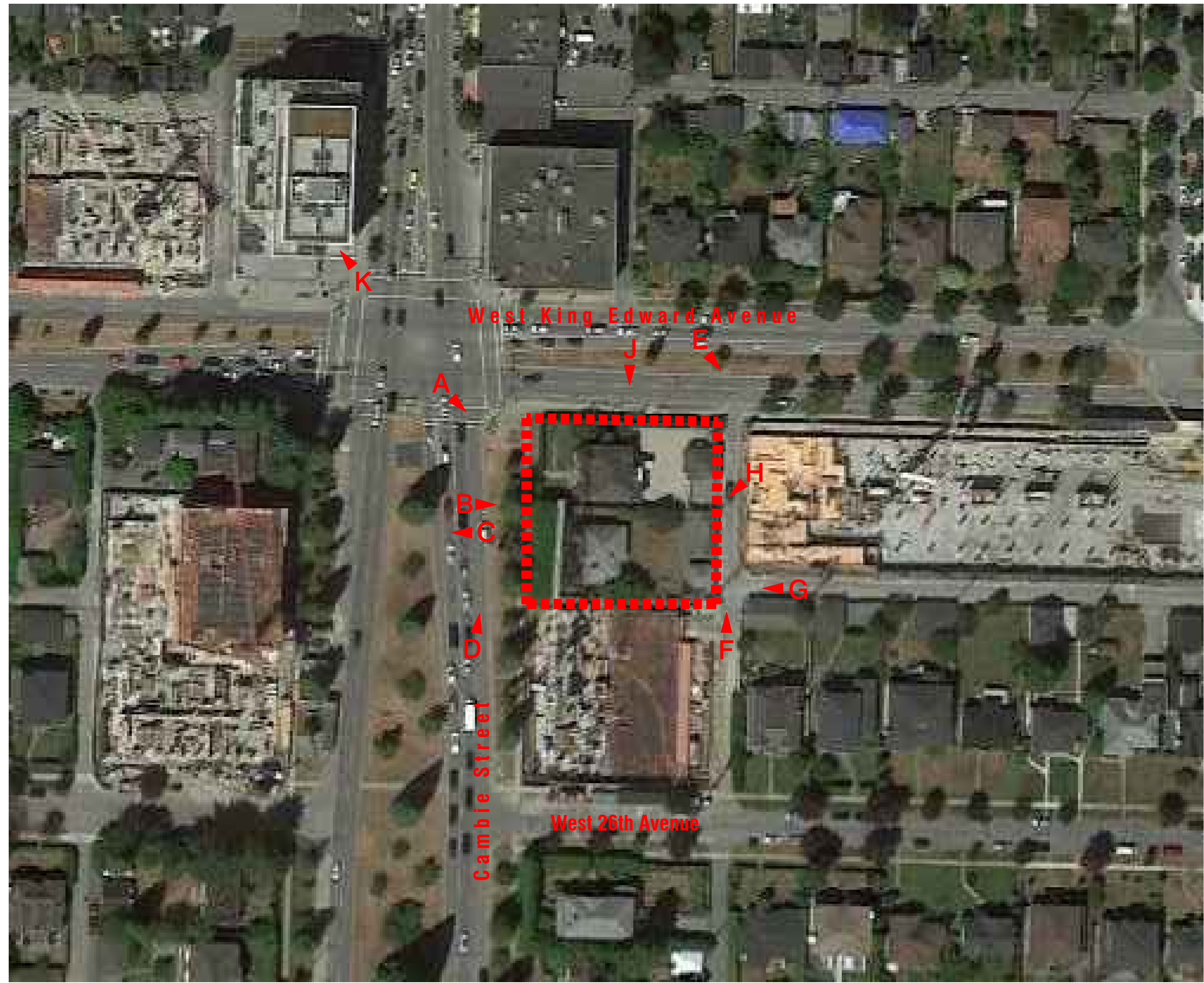
D.



E.



F.



G.



J.



H.



K.

4118 & 4138 CAMBIE STREET
RESIDENTIAL DEVELOPMENT
November 25, 2018

ZONING CLASSIFICATION: CD1

APPROXIMATE SITE AREA: 2,064.4 sm 22,222 sf

PERMITTED BUILDING HEIGHT: 6 storeys
PROPOSED BUILDING HEIGHT: 6 storeys 22.02 m 72.25 ft (from the lowest average grade, refer to building height calculation, to the roof parapet)

PROPOSED FSR: 2.94 net (see FSR calculation below)

UNIT SUMMARY:

| Unit Type | Main Floor | 2nd Floor | 3rd Floor | 4th Floor | 5th Floor | 6th Floor | Roof | Total Units | Unit Area | Roof Access | Total Unit Area | Storage | FSR Area | Total FSR Area | Unit Mix |
|---------------------------|------------|-----------|-----------|-----------|-----------|-----------|--------|-------------|-----------|-------------|------------------------------------|---------|----------|------------------------|----------|
| A 1-bedroom | | 3 | 3 | 3 | | | | 9 | 679 sf | | 6,111 sf | 40 sf | 639 sf | 5,751 sf | 13% |
| Aa 1-bedroom | 3 | | | | | | | 3 | 649 sf | | 1,947 sf | 33 sf | 616 sf | 1,848 sf | 4% |
| A1 1-bedroom+flex | | 1 | 1 | 1 | | | | 3 | 761 sf | | 2,283 sf | 22 sf | 739 sf | 2,217 sf | 4% |
| A1a 1-bedroom+flex | 1 | | | | | | | 1 | 746 sf | | 746 sf | | 724 sf | 724 sf | 1% |
| A2 1-bedroom+flex | 1 | 1 | 1 | 1 | 1 | 1 | | 6 | 849 sf | | 5,094 sf | 40 sf | 809 sf | 4,854 sf | 9% |
| A3 1-bedroom | | 1 | 1 | 1 | 1 | 1 | | 5 | 589 sf | | 2,945 sf | 0 sf | 589 sf | 2,945 sf | 7% |
| A3a 1-bedroom | 1 | | | | | | | 1 | 550 sf | | 550 sf | 0 sf | 550 sf | 550 sf | 1% |
| A4 Studio | 1 | | | | | | | 1 | 500 sf | | 500 sf | 0 sf | 500 sf | 500 sf | 1% |
| A5 1-bedroom | | | | | 1 | 1 | | 2 | 638 sf | | 1,276 sf | 0 sf | 638 sf | 1,276 sf | 3% |
| A6 1-bedroom+flex | | 1 | 1 | 1 | | | | 3 | 730 sf | | 2,190 sf | 37 sf | 693 sf | 2,079 sf | 4% |
| A7 1-bedroom | | | | | 1 | | | 1 | 707 sf | | 707 sf | 0 sf | 707 sf | 707 sf | 1% |
| B 2-bedroom | 1 | | | | | | | 1 | 855 sf | | 855 sf | 0 sf | 855 sf | 855 sf | 1% |
| B1 2-bedroom | | 1 | 1 | 1 | | | | 3 | 921 sf | | 2,763 sf | 37 sf | 884 sf | 2,652 sf | 4% |
| B1a 2-bedroom | 1 | | | | | | | 1 | 872 sf | | 872 sf | 37 sf | 835 sf | 835 sf | 1% |
| B2 2-bedroom | 1 | 1 | 1 | 1 | | | | 4 | 975 sf | | 3,900 sf | 0 sf | 975 sf | 3,900 sf | 6% |
| B3 2-bedroom | | 1 | 1 | 1 | | | | 3 | 933 sf | | 2,799 sf | 0 sf | 933 sf | 2,799 sf | 4% |
| B5 2-bedroom | | | | | 1 | | | 1 | 960 sf | | 960 sf | 32 sf | 928 sf | 928 sf | 1% |
| B6 2-bedroom | | | | | 1 | | | 1 | 980 sf | | 980 sf | 30 sf | 950 sf | 950 sf | 1% |
| B7 2-bedroom | | | | | 1 | | | 1 | 1,030 sf | | 1,030 sf | 26 sf | 1,004 sf | 1,004 sf | 1% |
| B8 2-bedroom | | | | | 1 | | | 1 | 950 sf | | 950 sf | 37 sf | 913 sf | 913 sf | 1% |
| B9 2-bedroom | | | | | 1 | | | 1 | 883 sf | | 883 sf | 25 sf | 858 sf | 858 sf | 1% |
| C 3-bedroom | 1 | 1 | 1 | 1 | | | | 4 | 1,214 sf | | 4,856 sf | 31 sf | 1,183 sf | 4,732 sf | 6% |
| C1 3-bedroom | 1 | 1 | 1 | 1 | | | | 4 | 1,176 sf | | 4,704 sf | 40 sf | 1,136 sf | 4,544 sf | 6% |
| C5 3-Bedroom | | | | | 1 | | | 1 | 1,098 sf | | 1,098 sf | 0 sf | 1,098 sf | 1,098 sf | 1% |
| PH-B4 2-bedroom+flex | | | | | | | 1 | 1 | 1,068 sf | 58 sf | 1,126 sf | 0 sf | 1,126 sf | 1,126 sf | 1% |
| PH-B5 2-bedroom | | | | | | | 1 | 1 | 960 sf | 68 sf | 1,028 sf | 0 sf | 1,028 sf | 1,028 sf | 1% |
| PH-B6 2-bedroom | | | | | | | 1 | 1 | 980 sf | 68 sf | 1,048 sf | 0 sf | 1,048 sf | 1,048 sf | 1% |
| PH-C2 3-bedroom | | | | | | | 1 | 1 | 1,192 sf | 68 sf | 1,260 sf | 0 sf | 1,260 sf | 1,260 sf | 1% |
| PH-C3 3-bedroom | | | | | | | 1 | 1 | 1,158 sf | 71 sf | 1,229 sf | 0 sf | 1,229 sf | 1,229 sf | 1% |
| PH-C4 3-bedroom | | | | | | | 1 | 1 | 1,264 sf | 67 sf | 1,331 sf | 32 sf | 1,299 sf | 1,299 sf | 1% |
| Number of units per floor | 12 | 12 | 12 | 12 | 10 | 9 | | 67 | | 400 sf | | | | 100% | |
| Total unit area per floor | 9,684 sf | 10,185 sf | 10,185 sf | 10,185 sf | 8,684 sf | 8,698 sf | | | | | 58,021 sf (Incl. Stor+Roof Access) | | | 56,509 sf (Excl. Stor) | |
| Common area | 1,750 sf | 1,436 sf | 1,436 sf | 1,436 sf | 1,423 sf | 1,409 sf | | | | | 8,890 sf | | | 8,890 sf | |
| Amenity (excl. from FSR) | | | | | | | 602 sf | | | | 66,911 sf | | | 65,399 sf | |
| Gross area per floor | 11,434 sf | 11,621 sf | 11,621 sf | 11,621 sf | 10,107 sf | 10,107 sf | | | | | 67,513 sf (Gross Area) | | | 65,399 sf (Net Area) | |
| Net efficiency per floor | 84.7% | 87.6% | 87.6% | 87.6% | 85.9% | 86.1% | | | | | | | | | |

FSR CALCULATION:

GROSS AREA

Total Unit Area (Incl.Stor+Roof Access) 58,021 sf
Common Area 8,890 sf
Roof Top Amenity 602 sf
Total Gross FSR 67,513 sf 3.04 FSR

NET AREA

Total Unit Area w/ Roof Access (Excl. Storage) 56,509 sf
Common Area 8,890 sf
(Roof Top Amenity excl. from FSR)
Total Net FSR 65,399 sf 2.94 FSR

REQUIRED PARKING:

1 car/ 2,153 sf (200 sm) = 31 cars
0.6 car/unit = 40 cars
72 cars
20% less proximity to Skytrain = 14 cars
57 cars

PROPOSED PARKING:

Regular space (underground) 58 cars
Small space (underground) 13 cars 18%
Accessible space (underground) 3 cars
74 cars

REQUIRED BIKE STALLS:

Class A Total units > 1.25 = 84 spaces
Class B Surface 6 spaces
90 spaces

PROPOSED BIKE STALLS:

Class A Horizontal 47 spaces 58%
Horizontal Lockers 16 spaces 20%
Vertical 18 spaces 22%
Total 81 spaces 100%
Class B Surface 6 spaces
Overall Total 87 spaces



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Client

Pennyfarthing
Development

100-1450 Creekside Drive
Vancouver, B.C. V6J 5B3

Project

4118 - 4138
Cambie Street
Residences

4118 & 4138 Cambie Street
Vancouver, B.C.

Development Summary

Date: October 11, 2018

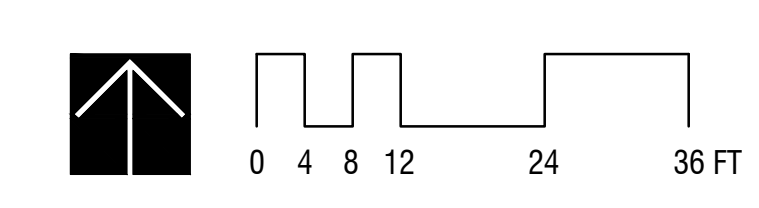
A103



-  Current Developments
-  Studio Unit
-  One Bedroom Unit
-  Two Bedroom Unit
-  Three Bedroom Unit
-  Area Excluded from FSR

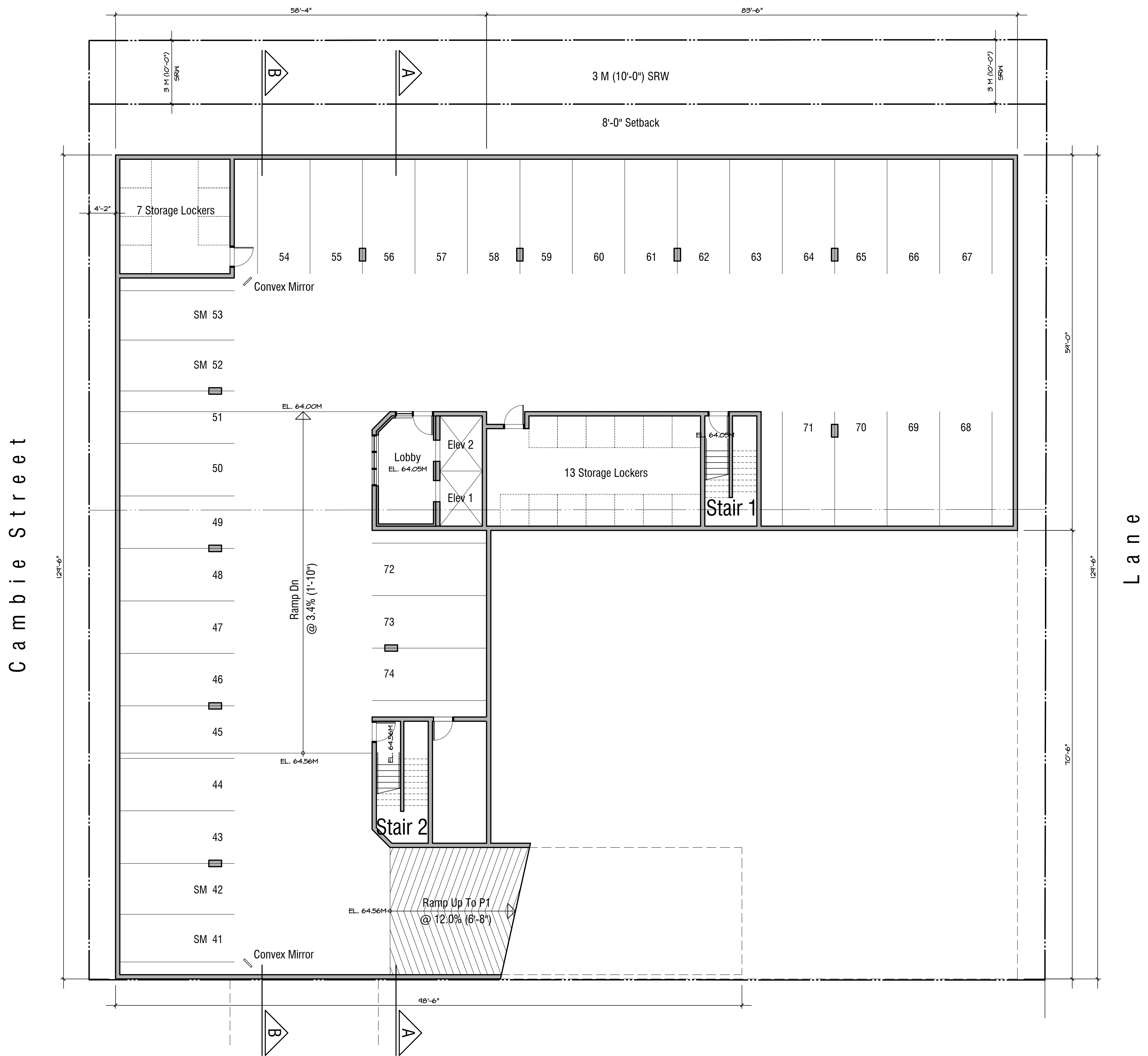
Site Plan

Scale: 1/16" = 1'-0"
 Date: October 11, 2018



A104

West King Edward Avenue



Revisions

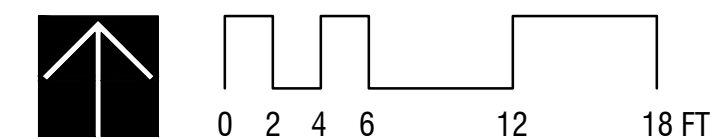
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Client
Pennyfarthing Development
100-1450 Creekside Drive
Vancouver, B.C. V6J 5B3

Project
4118 - 4138
Cambie Street
Residences
4118 & 4138 Cambie Street
Vancouver, B.C.

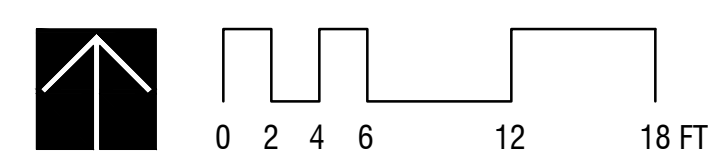
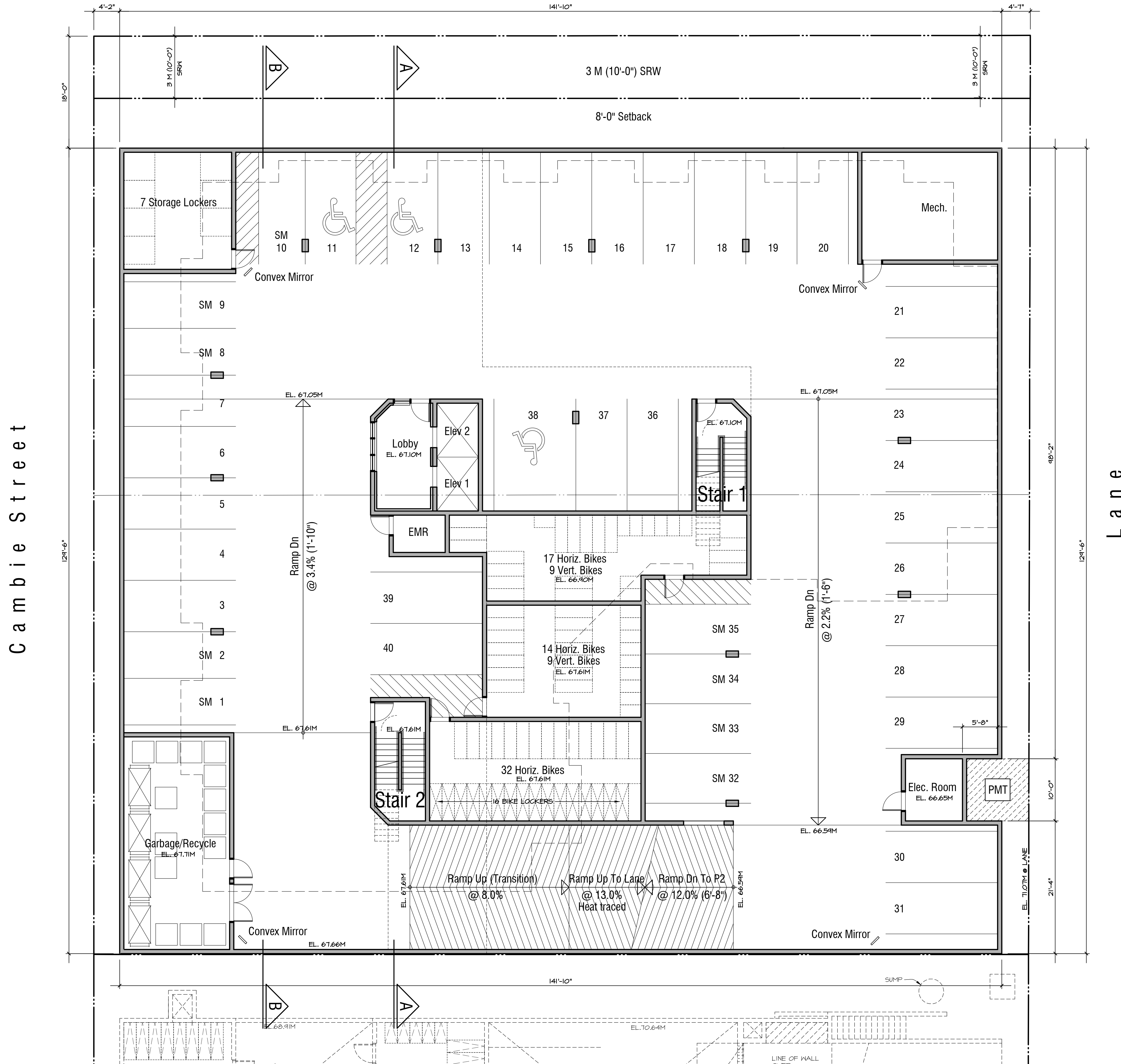
Level P2 Parking Plan

Scale: 1/8" = 1'-0"
Date: October 11, 2018



A200

West King Edward Avenue



Revisions

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 October 11, 2018

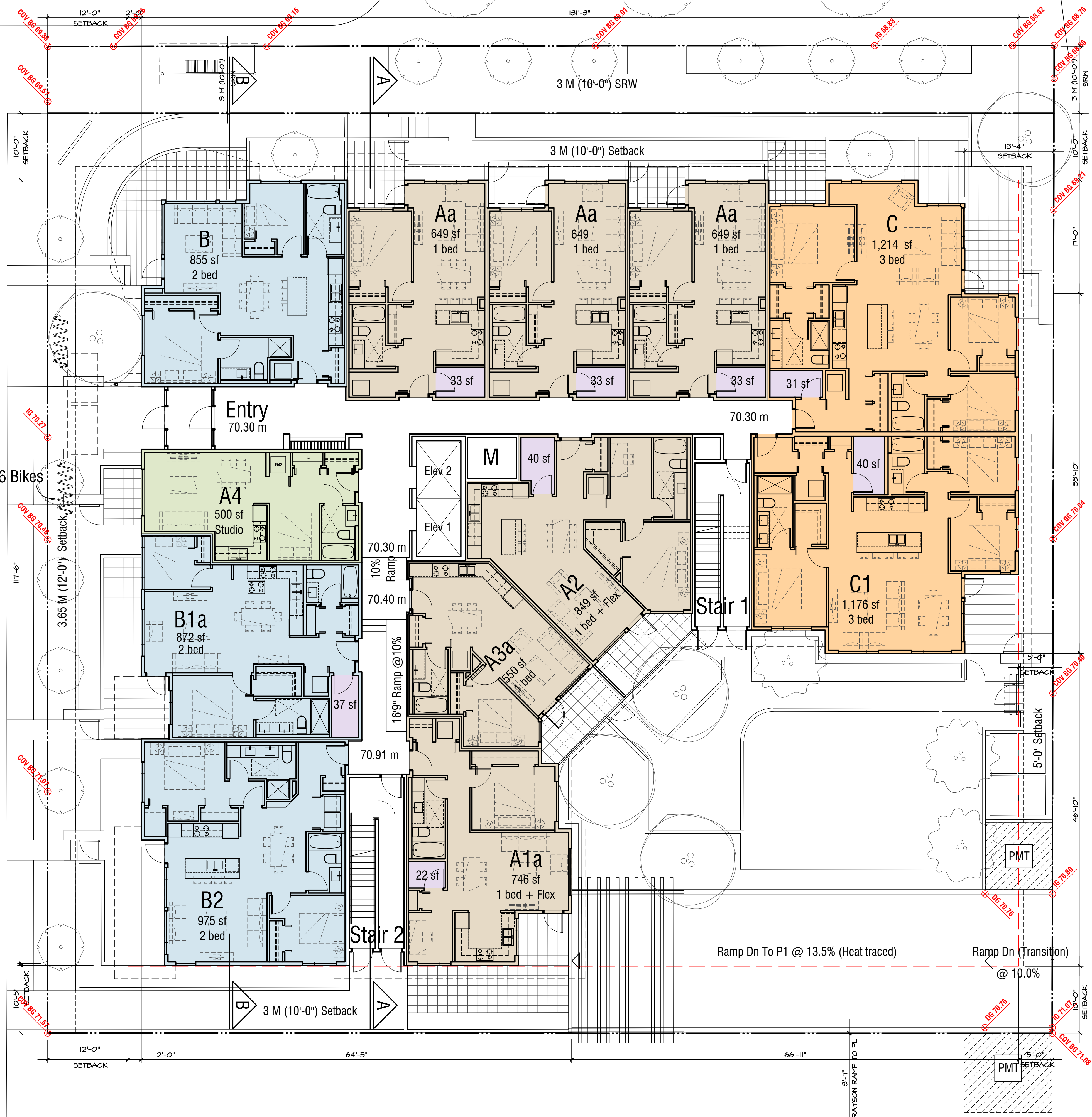
Client
Pennyfarthing Development
 100-1450 Creekside Drive
 Vancouver, B.C. V6J 5B3

Project
4118 - 4138 Cambie Street Residences
 4118 & 4138 Cambie Street
 Vancouver, B.C.

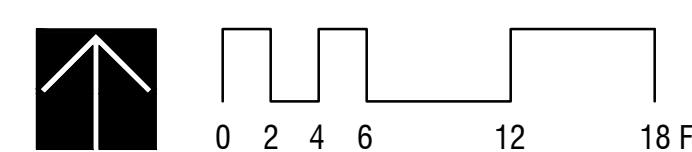
Level 1 Floor Plan

Scale: 1/8" = 1'-0"
 Date: October 11, 2018

Cambie Street



- Studio Unit
- One Bedroom Unit
- Two Bedroom Unit
- Three Bedroom Unit
- Area Excluded from FSR



West King Edward Avenue



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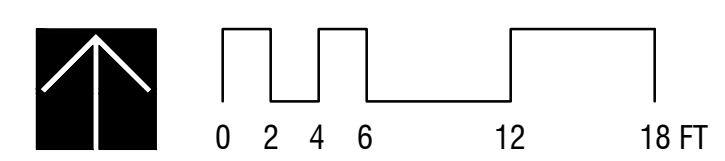
Client
Pennyfarthing Development
 100-1450 Creekside Drive
 Vancouver, B.C. V6J 5B3

Project
4118 - 4138 Cambie Street Residences
 4118 & 4138 Cambie Street
 Vancouver, B.C.

Levels 2 - 4 Floor Plan

Scale: 1/8" = 1'-0"
 Date: October 11, 2018

- Studio Unit
- One Bedroom Unit
- Two Bedroom Unit
- Three Bedroom Unit
- Area Excluded from FSR



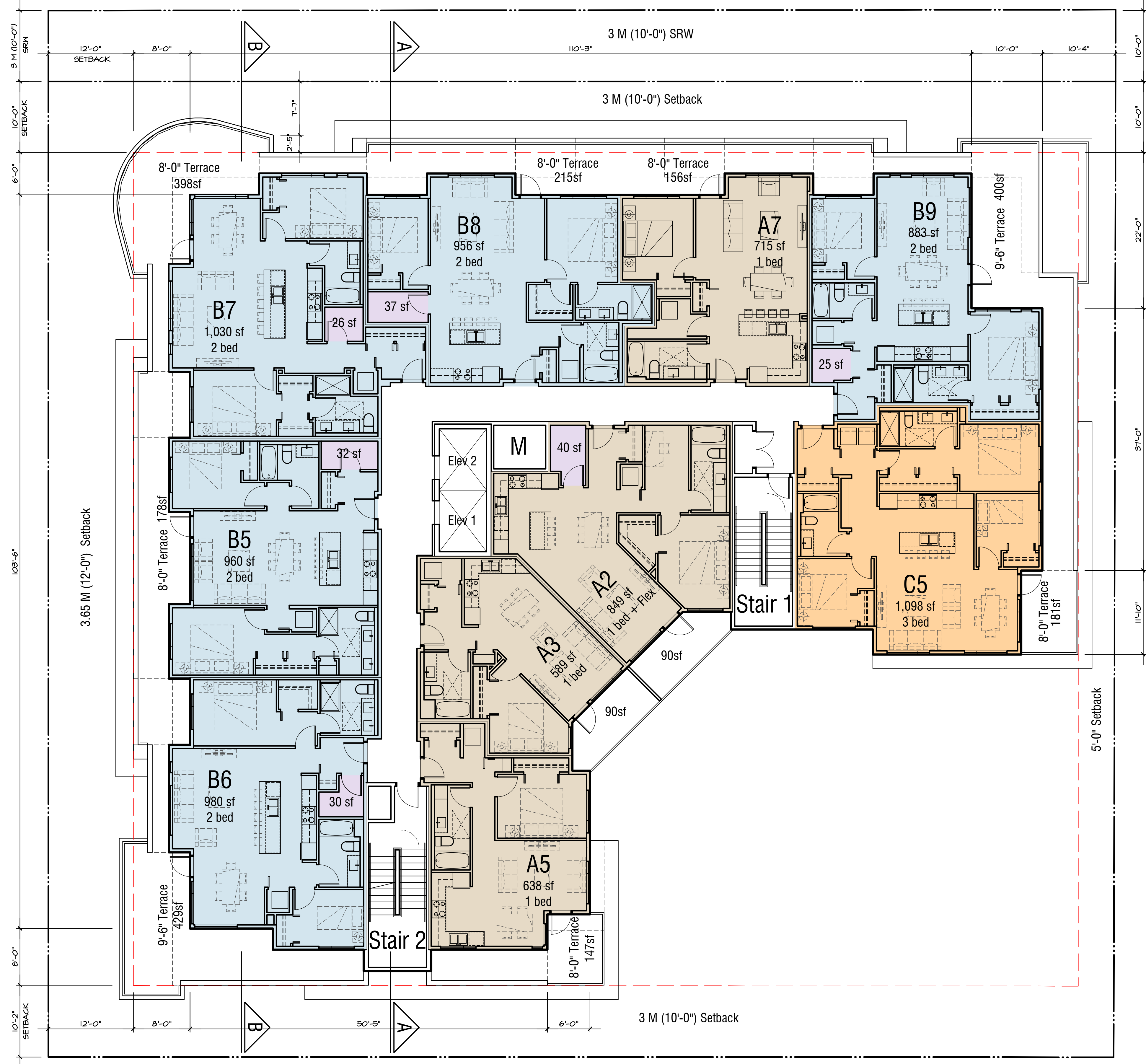
A203

West King Edward Avenue

Revisions

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October 27, 2017
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March 20, 2018
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Cambie Street



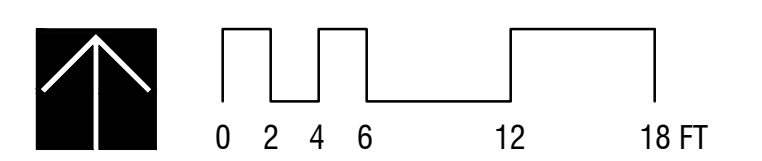
- Studio Unit
- One Bedroom Unit
- Two Bedroom Unit
- Three Bedroom Unit
- Area Excluded from FSR

Client
Pennyfarthing Development
100-1450 Creekside Drive
Vancouver, B.C. V6J 5B3

Project
4118 - 4138 Cambie Street Residences
4118 & 4138 Cambie Street
Vancouver, B.C.

Level 5 Floor Plan

Scale: 1/8" = 1'-0"
Date: October 11, 2018



A204

Revisions

Issued For Rezoning Inquiry
October 27, 2017
Issued For Rezoning Submission
March 20, 2018
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May 30, 2018
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October 11, 2018

Cambie Street



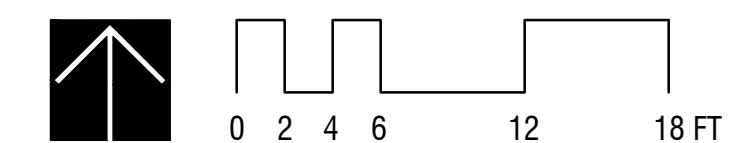
Client
Pennyfarthing Development
100-1450 Creekside Drive
Vancouver, B.C. V6J 5B3

Project
4118 - 4138 Cambie Street Residences
4118 & 4138 Cambie Street
Vancouver, B.C.

- Studio Unit
- One Bedroom Unit
- Two Bedroom Unit
- Three Bedroom Unit
- Area Excluded from FSR

Level 6 Floor Plan

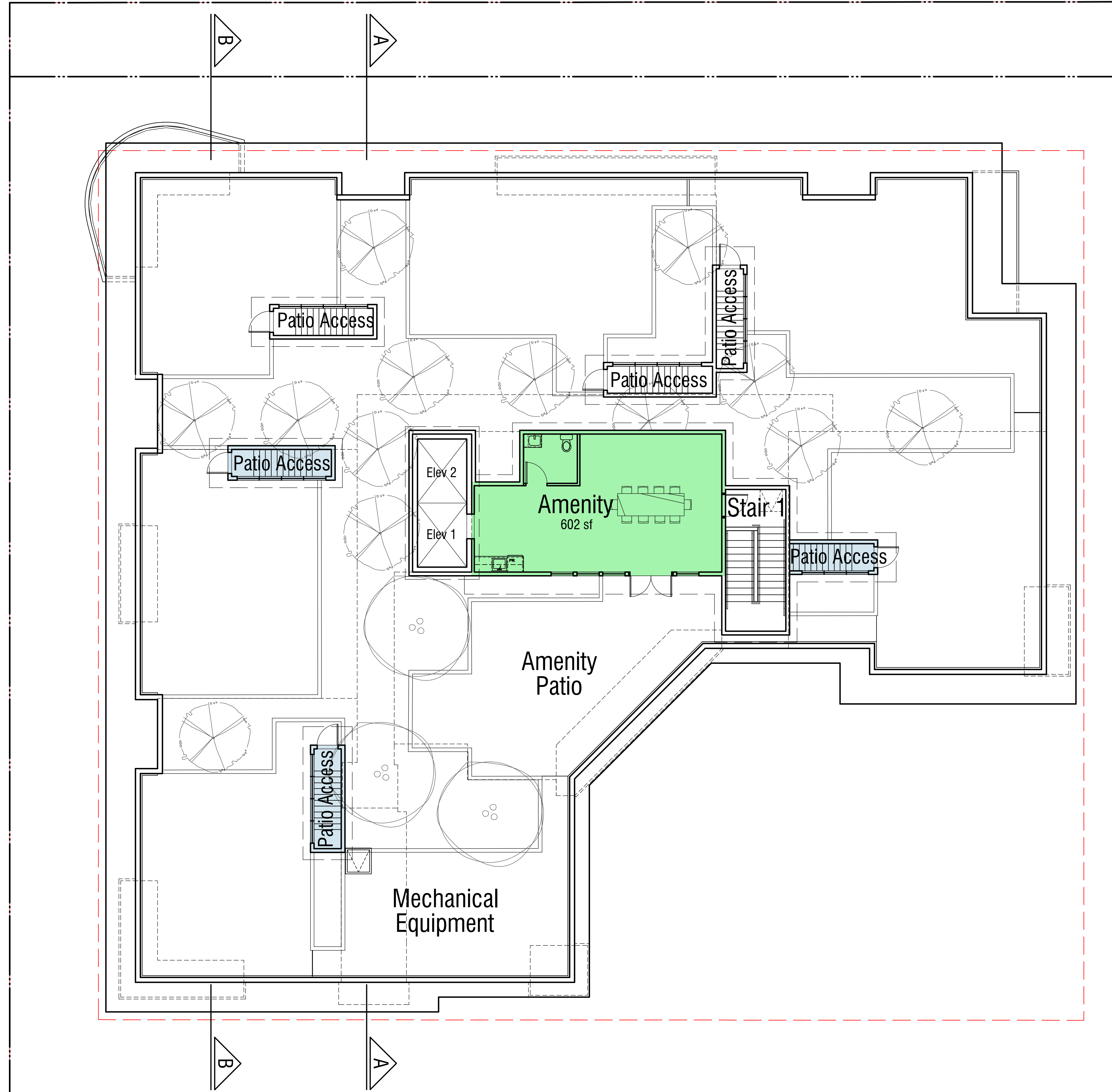
Scale: 1/8" = 1'-0"
Date: October 11, 2018



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Cambie Street

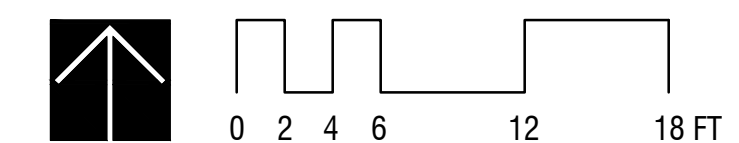


Client
Pennyfarthing
 Development
 100-1450 Creekside Drive
 Vancouver, B.C. V6J 5B3

Project
 4118 - 4138
 Cambie Street
 Residences
 4118 & 4138 Cambie Street
 Vancouver, B.C.

Roof Plan

Scale: 1/8" = 1'-0"
 Date: October 11, 2018

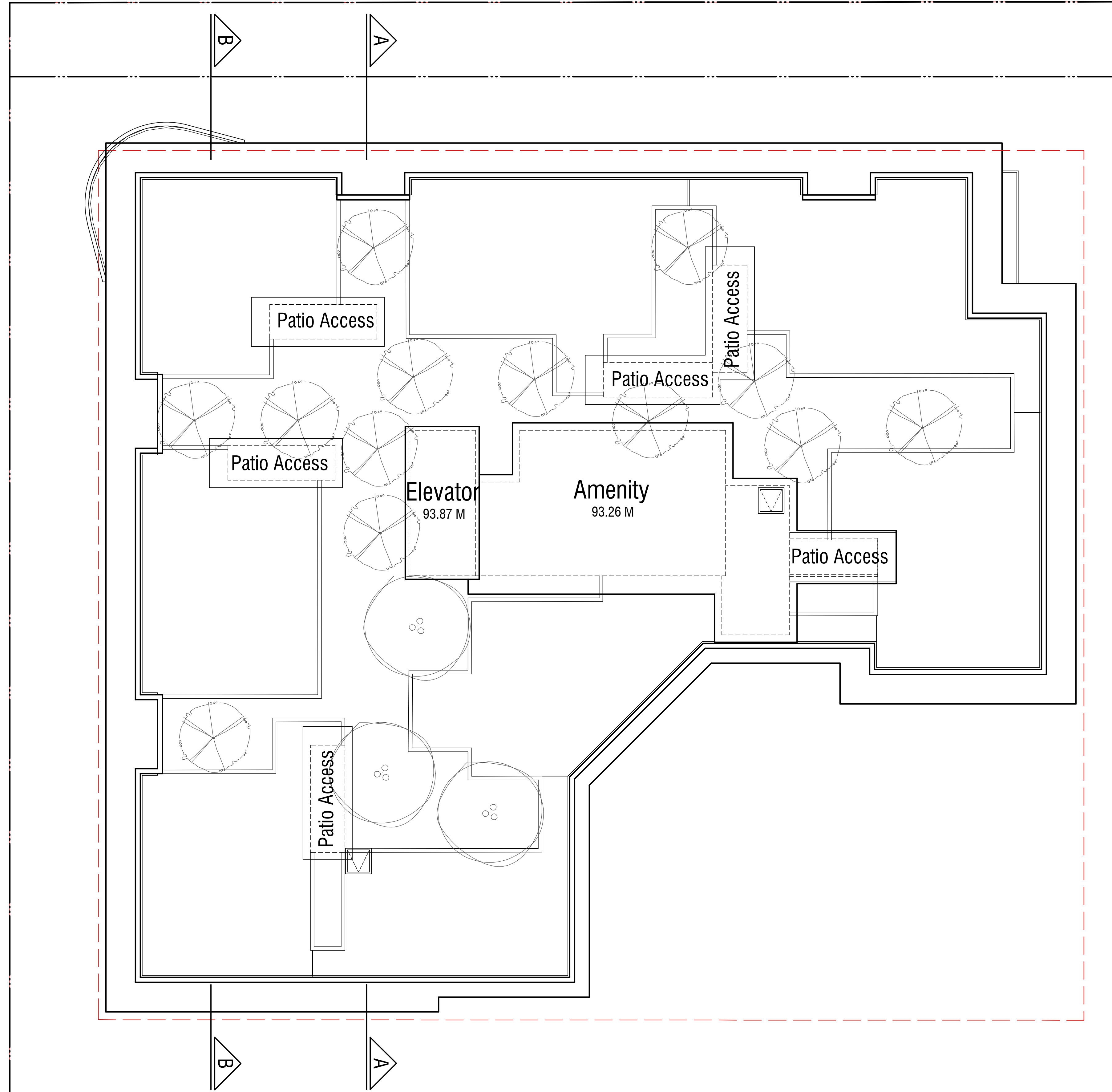


A206

Revisions

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Cambie Street

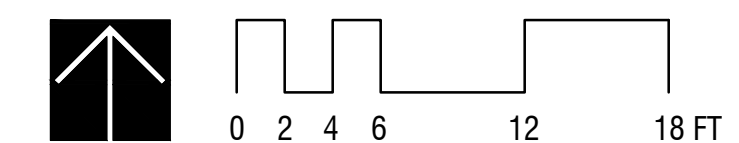


Client
Pennyfarthing
 Development
 100-1450 Creekside Drive
 Vancouver, B.C. V6J 5B3

Project
 4118 - 4138
 Cambie Street
 Residences
 4118 & 4138 Cambie Street
 Vancouver, B.C.

Overall Roof Plan

Scale: 1/8" = 1'-0"
 Date: October 11, 2018



A207

Current Multi-Family Development
 489 West 26th Avenue

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Client

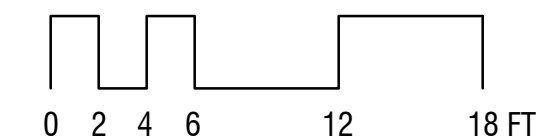
Pennyfarthing Development
 100-1450 Creekside Drive
 Vancouver, B.C. V6J 5B3

Project

4118 - 4138
 Cambie Street
 Residences
 4118 & 4138 Cambie Street
 Vancouver, B.C.

West Elevation

Scale: 1/8" = 1'-0"
 Date: October 11, 2018



A300



El. 93.87m 307.98' Elevators
 El. 93.26m 305.98' Amenity
 El. 91.69m 300.81' Guardrail
 El. 90.47m 296.81' Roof
 Ceiling
 El. 86.91m 285.14' Sixth Floor
 El. 83.55m 274.14' Fifth Floor
 Ceiling
 El. 80.05m 262.64' Fourth Floor
 El. 77.00m 252.64' Third Floor
 El. 73.96m 242.64' Second Floor
 West King
 Edward Avenue
 El. 70.30m 230.64' Main Floor
 Lowest average grade
 IG El. 69.14m
 El. 67.05m 219.98' Parking P1
 El. 64.00m 209.98' Parking P1

Grayson South
 8th Floor El 89.47
 Grayson South
 5th Floor El 86.27
 Grayson South
 4th Floor El 82.76
 Grayson South
 3rd Floor El 79.78
 Grayson South
 2nd Floor El 76.81
 Grayson South
 Main Floor El 73.84



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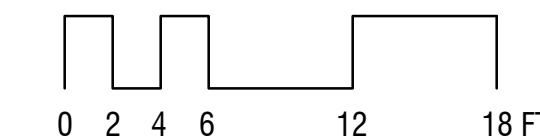
North Elevation (West King Edward Avenue)

Client
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 Development
 100-1450 Creekside Drive
 Vancouver, B.C. V6J 5B3

Project
 4118 - 4138
 Cambie Street
 Residences
 4118 & 4138 Cambie Street
 Vancouver, B.C.

North Elevation

Scale: 1/8" = 1'-0"
 Date: October 11, 2018



A301



Revisions

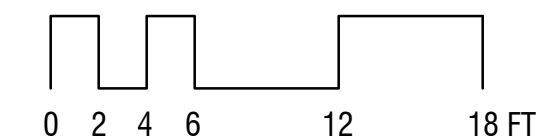
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 Vancouver, B.C. V6J 5B3

Project
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 Vancouver, B.C.

South Elevation

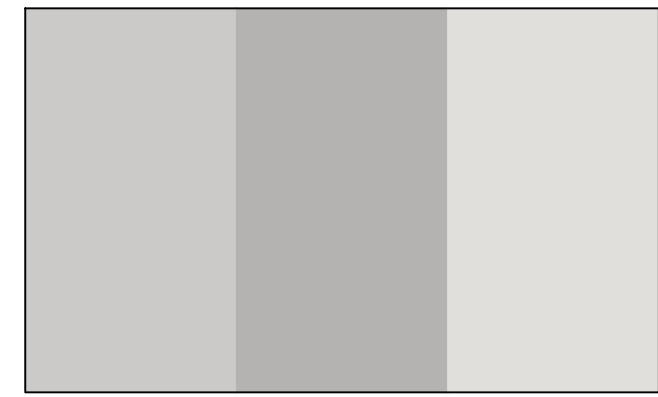
Scale: 1/8" = 1'-0"
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A303



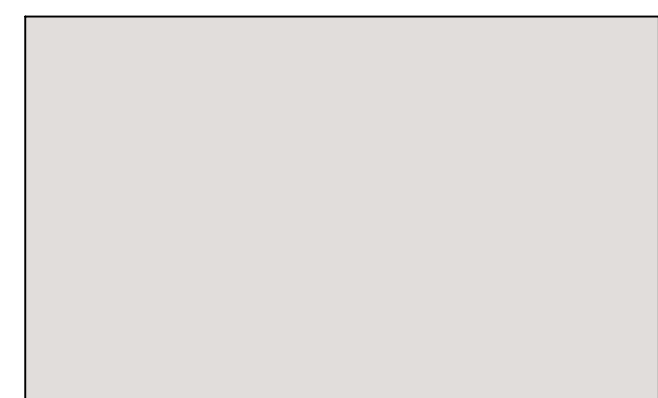
1 BRICK VENEER
 Endicott Manganese Iron Spot
 Smooth, Norman size



2 WALL PANELS
 Fibre cement panels
 3 coloured patterned
 HardiePanels 2.0



3 ALUMINUM V-GROOVE SIDING



6 CONCRETE UPSTAND

5 GUARDRAIL W/
 GLAZED PANELS:
 Aluminum frames
 Clear glass infill panels

6 CONCRETE UPSTAND:

2 WALL PANELS:
 Fibre cement panels
 3 coloured patterned
 HardiePanels 2.0

4 TYPICAL WINDOWS:
 Double glazing in vinyl frame

6 CONCRETE UPSTAND:

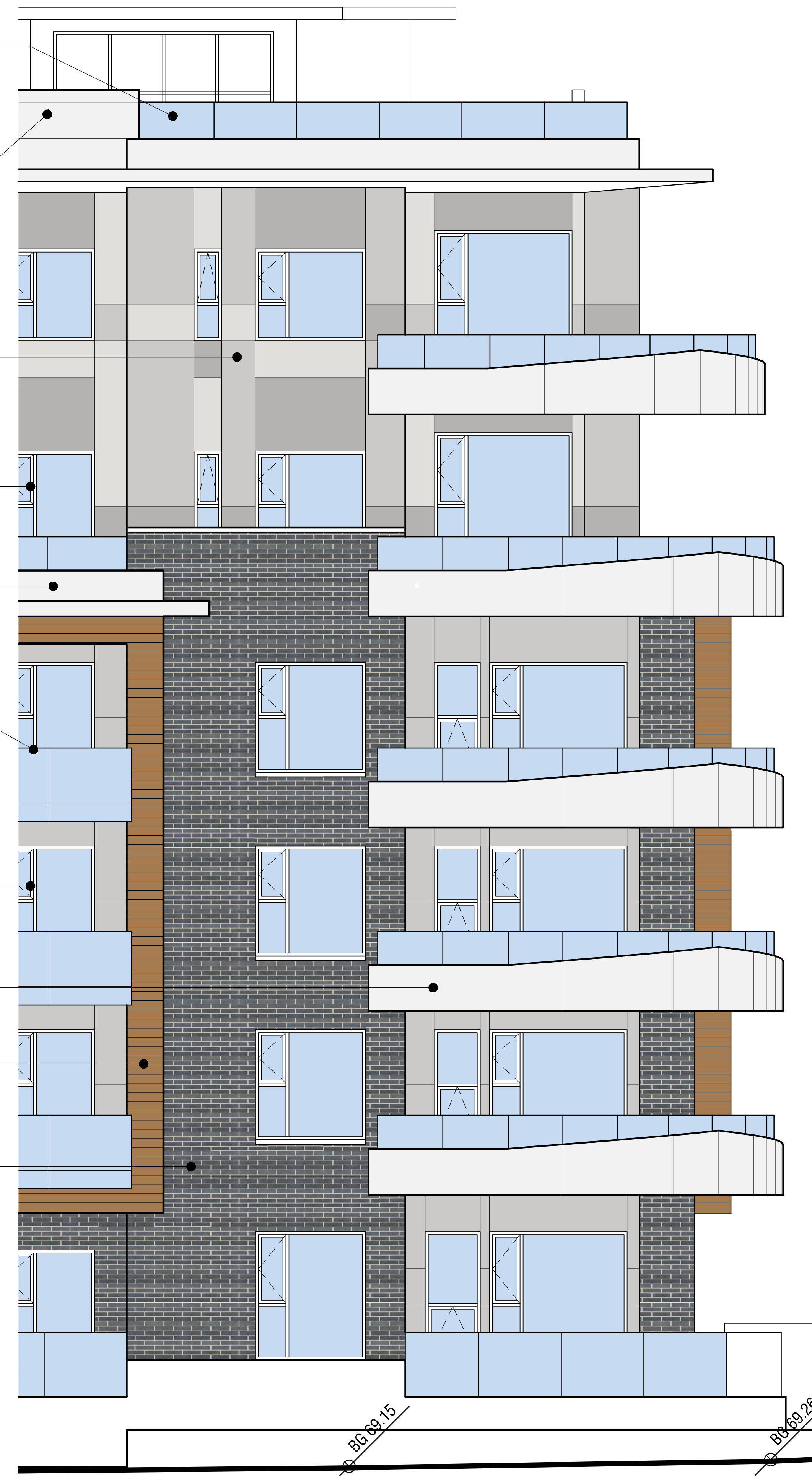
5 GUARDRAIL W/
 GLAZED PANELS:
 Aluminum frames
 Clear glass infill panels

4 TYPICAL WINDOWS:
 Double glazing in vinyl frame

6 CONCRETE UPSTAND:

3 WOOD V-GROOVE SIDING:

1 BRICK VENEER:
 Endicott Manganese Iron Spot
 Smooth, Norman Size



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 4118 & 4138 Cambie Street
 Vancouver, B.C.

Colour and Material

Scale: 1/4" = 1'-0"
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View from Corner of Cambie and W. King Edward



View from Cambie Street Looking North

Client
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Vancouver, B.C. V6J 5B3

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Renderings

Scale: NTS
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A500