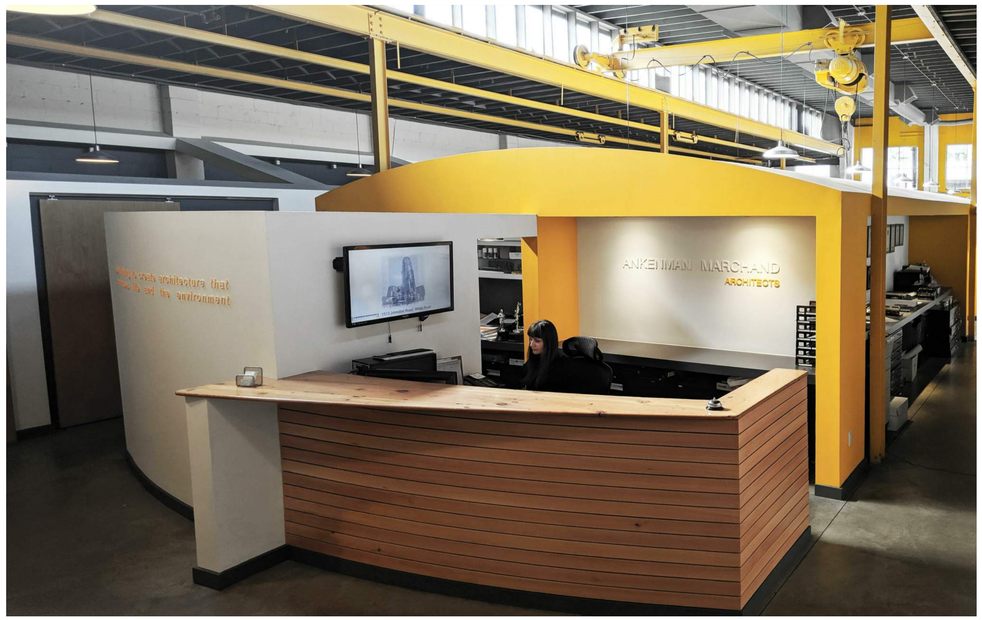
WELCOME

Thank you for attending this Virtual Open House. The purpose of this Open House is to:

1. Introduce the applicant team to our neighbours and the community.
2. Share the applicant team's development proposal for 7730-7750-7770 Cambie Street.
3. Provide information and local development policies.
4. Receive feedback from our neighbours and the community.



ARCHITECTURE

AMA is an award-winning firm, experienced in a broad spectrum of architectural, urban design, and community planning projects. At AMA, fresh ideas are paired with technical skill, to produce award-winning results. Our multi-disciplinary team of architects, technicians and interior designers, finds thoughtful solutions to clients' needs, using sustainable building practices and "Building Information Modeling" (3d modeling).

Principals, Tim and Francois, challenge the team with interesting projects from micro-breweries & distilleries, to co-housing, sensitive heritage restorations, large scale resorts and floating homes - the more unique and technically challenging- the better! Aesthetically speaking, AMA takes a holistic approach to every project, with site-specific architecture that seamlessly relates the interior and exterior realms, and brings the client's vision from abstraction to final completion.

Our strengths are in quality of service and the form and function of the resulting architecture, regardless of budget.

"Continuing to create architecture that enhances life and the environment."

WHAT IS THE PROPOSAL?

This application proposes to develop 7730 - 7770 Cambie Street from RT-1 zoning to CD-1 within the Cambie Corridor Plan. It seeks to develop two 6 and partial storey strata residential buildings along Cambie Street with a generous (24' wide) continuous courtyard between.

A newly created East/West pedestrian walkway located along the north edge of the property links and celebrates a connection from Cambie Street to the lane. 68 units are being proposed with a wide variety of townhomes, studios, one bedroom, 1 bedroom + den, 2 beds, 2 beds + den and 3 bedroom units, ensuring that all socio-economic demographics are being offered in this project including first time buyers, couples, young families, seniors and the disabled.

Two levels of underground parking are being proposed with access via a ramp off the lane with enough parking to meet Vancouver's current Parking By-law or exceeding same. The proposed refuse & recycling space for the 68 units is located on the first level of the parkade and calculated as per “Garbage and recycling storage facility design supplement”.

PROPOSAL

Site Area	25,511 sf (2,370m2)
Height	6 Storeys with partial storey for amenity
Density	2.7 FSR (69,423.8m2)

RESIDENTIAL BREAK DOWN

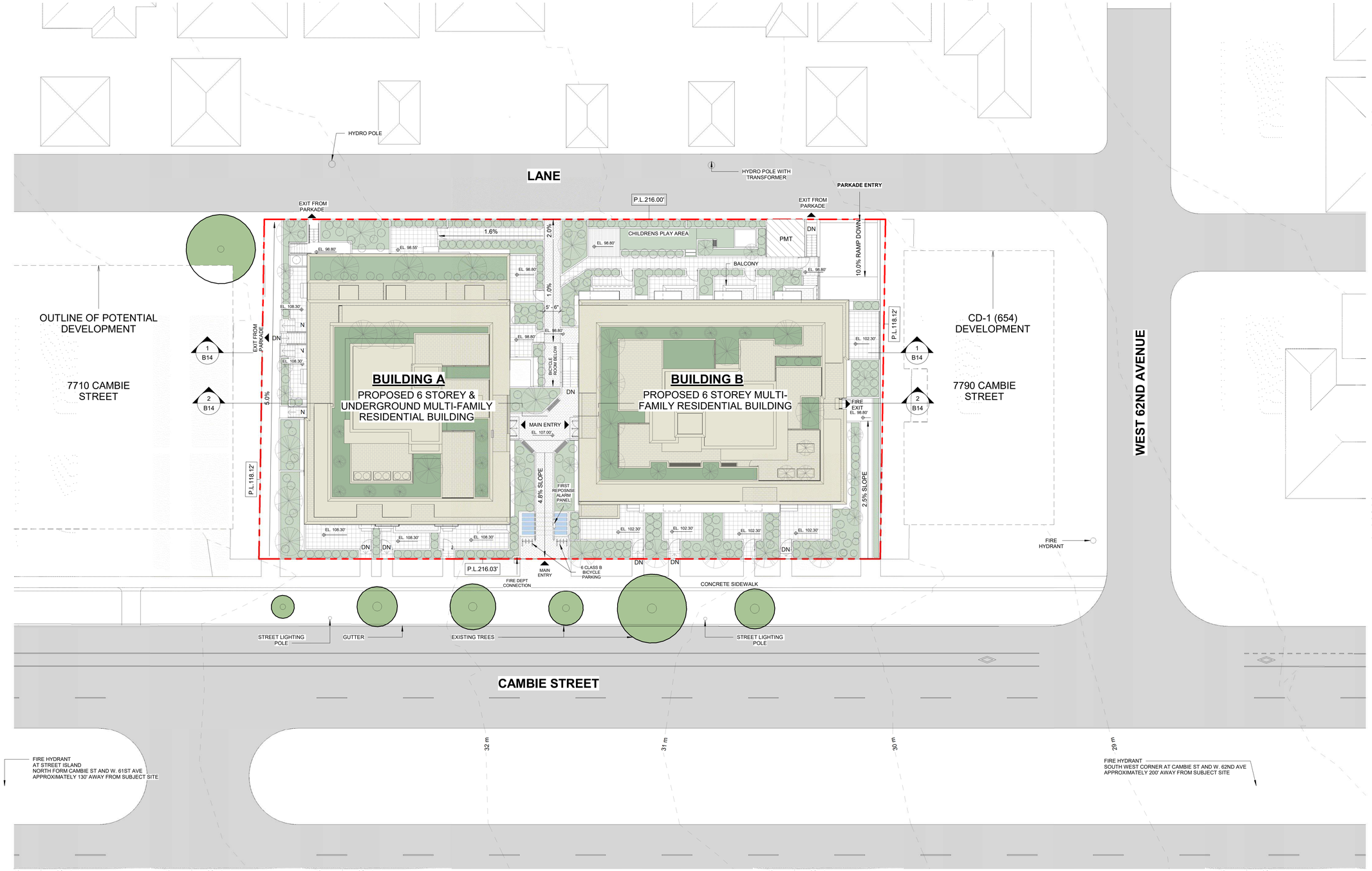
Apartments	55
Townhouses	13
Total	68
Unit Mix	
Studio	6
1 Bed	21
2 Bed	21
3 Bed	7
Townhouse 2 Bed	4
Townhouse 2 Bed + Flex	2
Townhouse 3 Bed	4
Townhouse 3 Bed + Flex	2
Townhouse 4 Bed	1

PARKING

Bicycle Parking	163
Vehicle Parking	94

THE SITE & SURROUNDING CONTEXT

- The site is comprised of three lots with a total site area of 2370 sq. m. (25, 511sq. ft.). The frontage along Cambie Street is 65.8 M (216.03') and site depth of 36M (118.12'). The sites are currently occupied by 3 duplex residential homes. An arborist Report prepared by Diamond Head Consulting dated February 28th, 2020 suggests that the few trees on the site are not suitable for retention based on the proposal.
- There is an approximate 14’ slope across the site from the north property line to the west. A lane is located to the east of the site, a 6-storey building under development to the north & south, and Cambie Street to the west.
- The northern edge of the site is envisaged through the Marpole Community Plan as an east/west pedestrian link connecting Cambie Street to the lane, and beyond the pedestrian link there is potential for a 6-storey residential development.



B04

7730, 7750 & 7770 CAMBIE

SITE PLAN

BIRDSEYE VIEW ALONG CAMBIE STREET

MAIN ENTRY PERGOLA ON CAMBIE STREET

MASSING

Massed as two 6-storey buildings with an east-west pedestrian walkway. One is 93' wide, the other 71'-6" wide, separated by a 24' wide courtyard. The buildings are more human-scale than the maximum 150' frontage suggested by design guidelines. 2-building massing increases corner units and glazing, providing natural light and ventilation to building lobbies and courtyard-facing units. The two Cambie-facing facades have similar proportions yet are visually distinct.

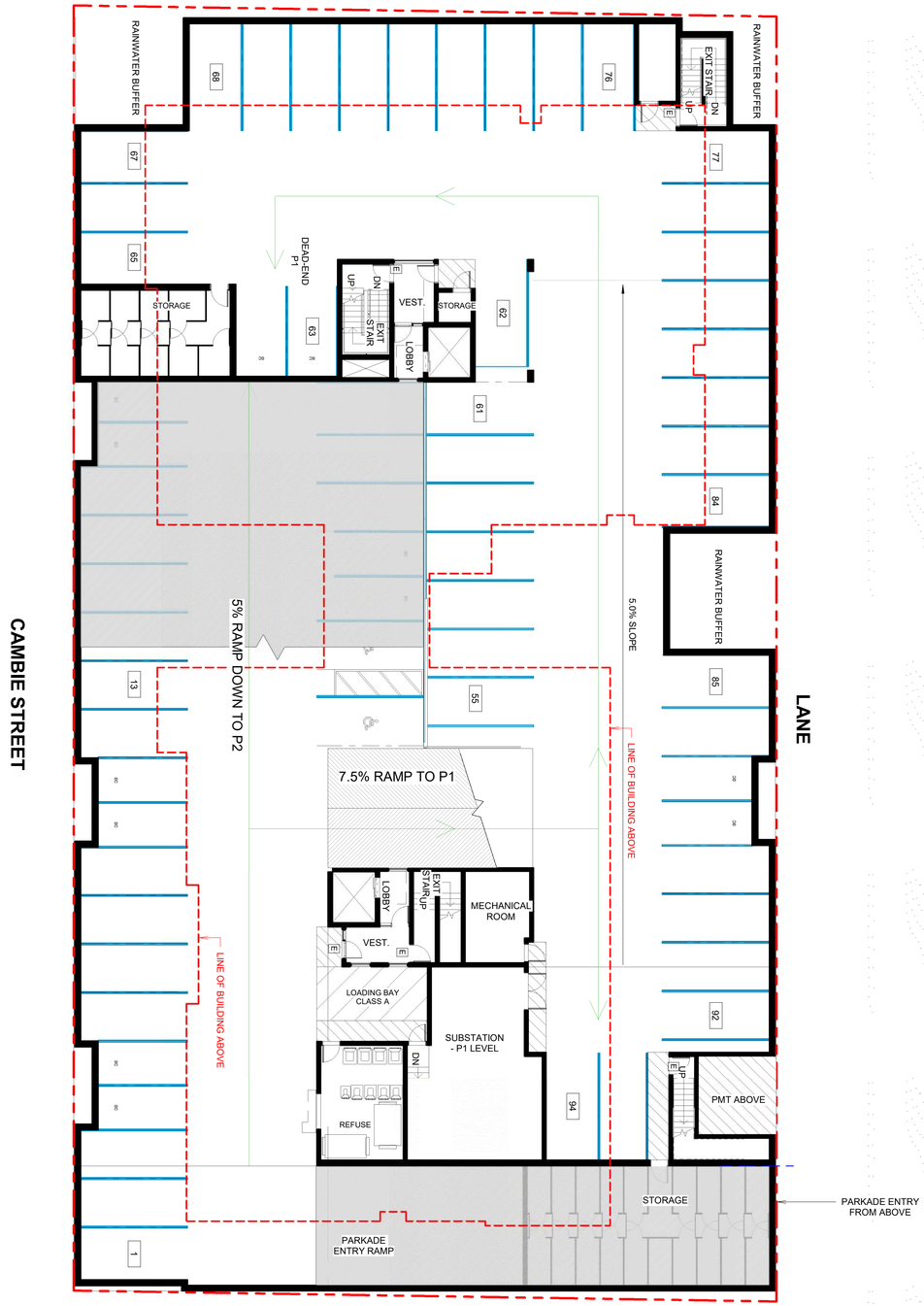
Building A massing is pulled back at lane side at level 3, then again at level 5&6 along lane side and Cambie side, greatly reducing overshadowing. Building B is set back at lane side and along Cambie to minimize overshadowing and privacy constraints for current single-family homes along the lane.

Creating two buildings is tremendously beneficial to the public realm opportunites and liveability. Conversely this strategy reduces net saleable square footage due to doubling up on stairways, elevators, mechanical and electrical systems. So this configuration is an architecturally generous design choice, to make this complex and its neighbourhood better.

The main entry pergola on Cambie Street invites people directly into the central courtyard, creating an active, semi-private outdoor area. The two main entries face each other, enhancing visibility and security. The entry pergola water feature creates tranquility, aquatic "white noise" screens out traffic sound.

Finally, the overall massing of both buildings has been approximately terraced along Cambie Street to follow the natural contours of the site ensuring the overall massing blends in with the site's natural context to the greatest extent possible.

7710 CAMBIE STREET



PARKING LEVEL 1 FLOOR PLAN 7790 CAMBIE STREET

7710 CAMBIE STREET

PARKING LEVEL 2 FLOOR PLAN 7790 CAMBIE STREET

N

BICYCLE PARKING:

Proposed:

Class A:
Bicycle stalls (Horizontal) = 68 stalls
Bicycle stalls (Vertical) = 45 stalls (29% of total)
Bicycle locker (Horizontal) = 36 stalls (23% total)
Bicycle locker (Oversized) = 8 stalls
Total Class A: 157 stalls

Class B:
6 stalls proposed

Total bicycle stalls proposed = 163 stalls

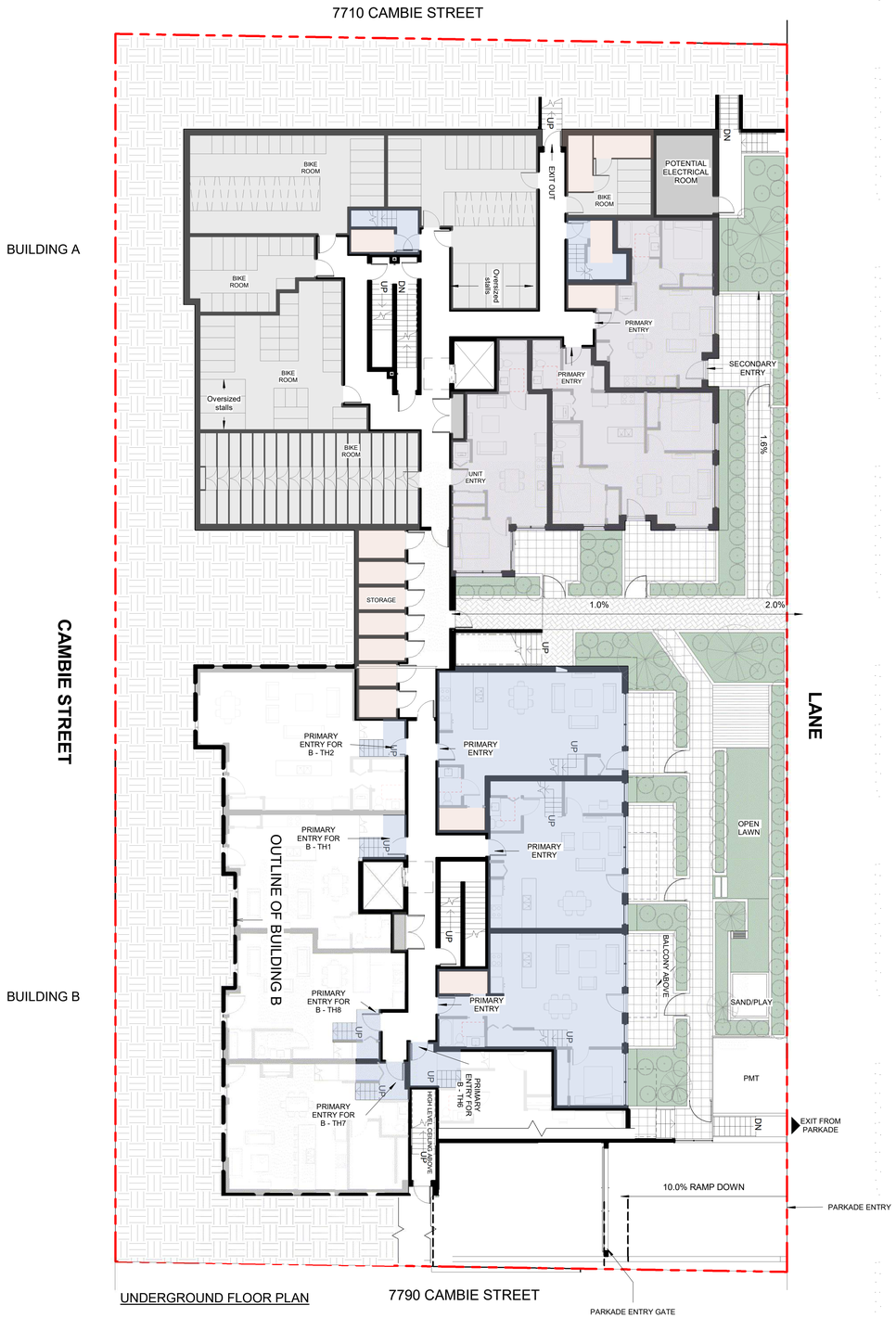
CAR PARKING:

Proposed:

Small Car Stalls:	10 Stalls
Standard Car Stalls:	77 Stalls
Visitor Standard Stalls:	3 Stalls
Visitor Small Stalls:	2 Stalls
Accessible:	2 Stalls
Total	94 stalls

- AMENITY
- APARTMENT
- BICYCLE ROOM
- SERVICE
- STORAGE
- TOWNHOUSE

B06



B07

7730, 7750 & 7770 CAMBIE

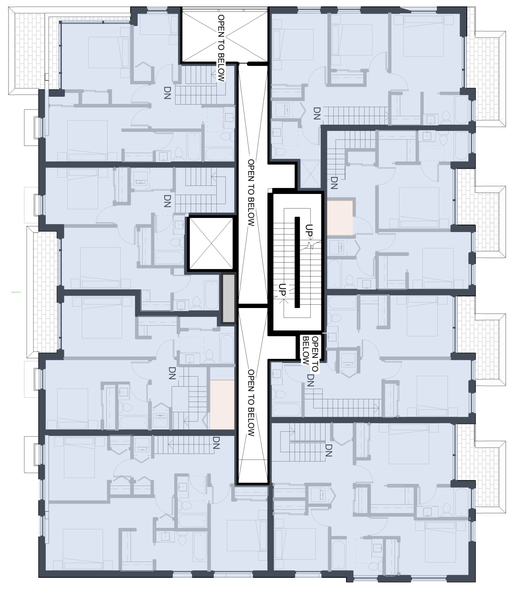
UNDERGROUND & LEVEL 1 - FLOOR PLAN

7710 CAMBIE STREET

BUILDING A

CAMBIE STREET

LANE



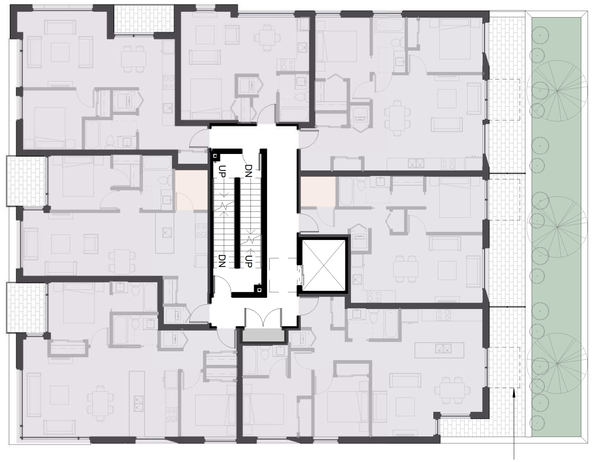
BUILDING B

BUILDING A

LEVEL 2 FLOOR PLAN

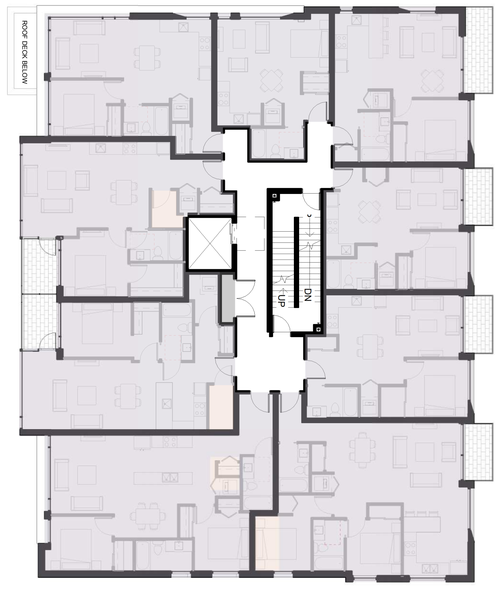
7790 CAMBIE STREET

7710 CAMBIE STREET



CAMBIE STREET

LANE



BUILDING B

TYP. LEVEL 3 & 4 FLOOR PLAN

7790 CAMBIE STREET

N

AMENITY
APARTMENT
BICYCLE ROOM
SERVICE
STORAGE
TOWNHOUSE

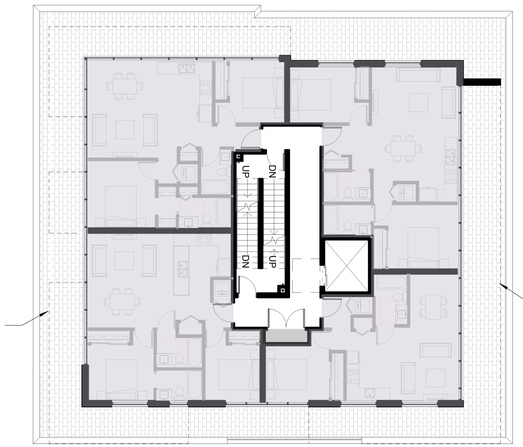
B08

7730, 7750 & 7770 CAMBIE

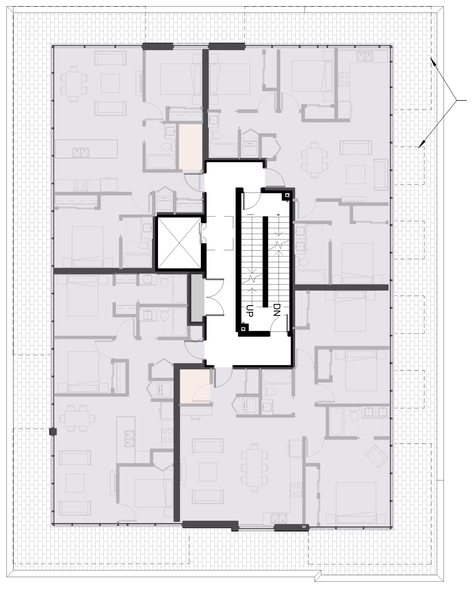
LEVEL 2 & TYP. LEVEL 3 & 4 - FLOOR PLAN

7710 CAMBIE STREET

BUILDING A



CAMBIE STREET



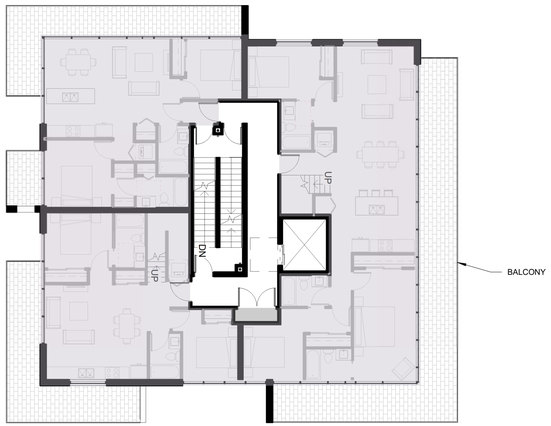
LANE

BUILDING B

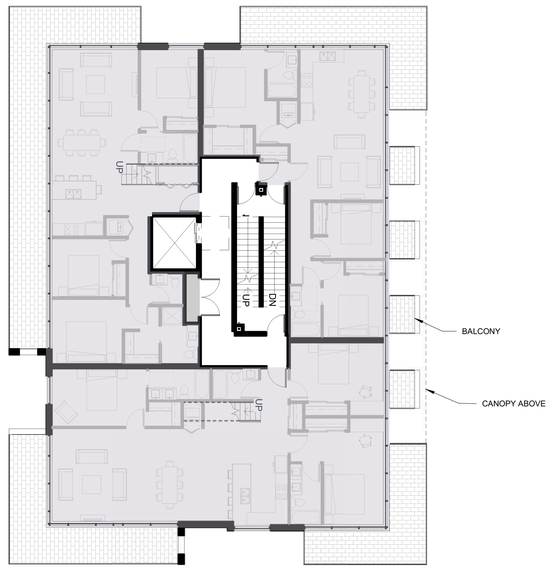
LEVEL 5 FLOOR PLAN

7790 CAMBIE STREET

7710 CAMBIE STREET



CAMBIE STREET



LANE

N

AMENITY
APARTMENT
BICYCLE ROOM
SERVICE
STORAGE
TOWNHOUSE

LEVEL 6 FLOOR PLAN

7790 CAMBIE STREET

B09

7730, 7750 & 7770 CAMBIE

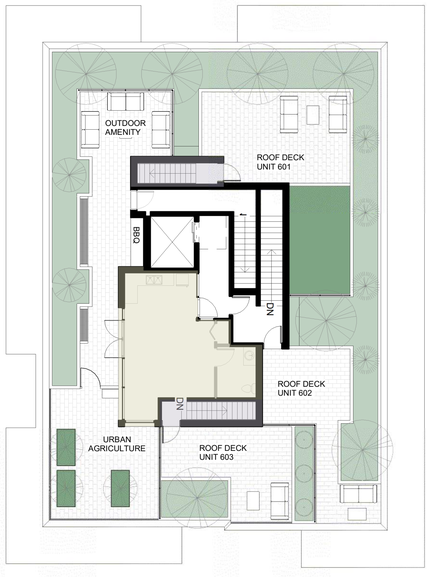
LEVEL 5 & 6 - FLOOR PLAN

7710 CAMBIE STREET

BUILDING A

CAMBIE STREET

LANE



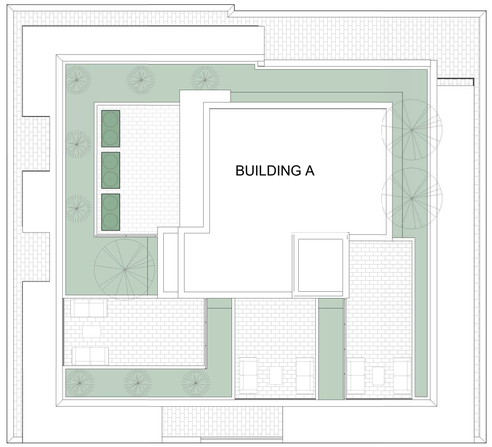
BUILDING B

ROOF DECK FLOOR PLAN

7790 CAMBIE STREET

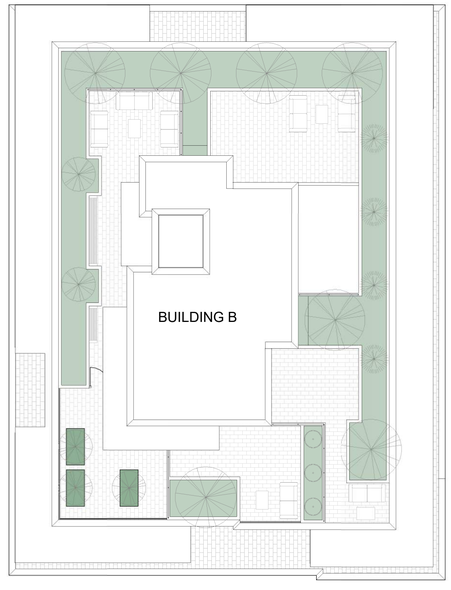
7710 CAMBIE STREET

N



CAMBIE STREET

LANE



AMENITY
APARTMENT
BICYCLE ROOM
SERVICE
STORAGE
TOWNHOUSE

ROOF PLAN

7790 CAMBIE STREET

B10

7730, 7750 & 7770 CAMBIE

ROOF DECK & ROOF - FLOOR PLAN

LANE

Play Hut

Stairs to P1.
See Architectural drawings

Stair to P1.
See Architectural drawings

Stair to Lower Level.
See Architectural drawings

Property Line

Property Line

7710
CAMBIE
STREET

7790
CAMBIE
STREET

Private Patio

Open Lawn

Sand Play

Seating Node

PMT

Ramp to Parkade

Upper Level

Lower Level

Building A

Building B

To Lower Level

Entrances to Building A & B

Special Paving Pattern along central pathway

Bench

Flush Planting with metal edge

Shallow Water

Outline of P1 Level below

Bike Racks

Existing Sidewalk

Existing Sidewalk

Existing Trees to be retained. See Arborist.

Existing Front Boulevard with Existing Street Trees

CAMBIE STREET

North

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5

t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

LANE

P.L.216.00'

P.L.118.12'

7710 CAMBIE STREET

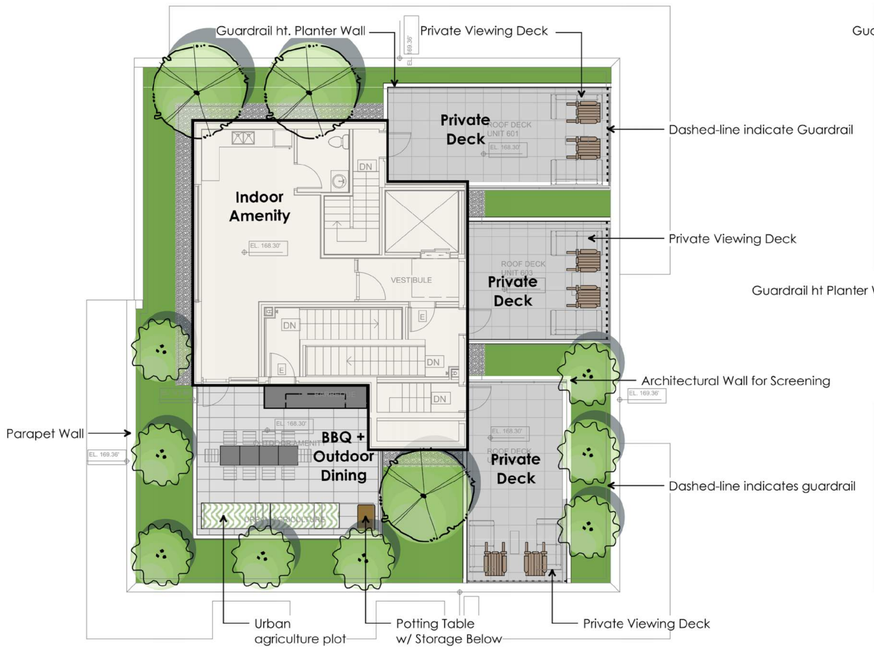
7710 CAMBIE STREET

7790 CAMBIE STREET

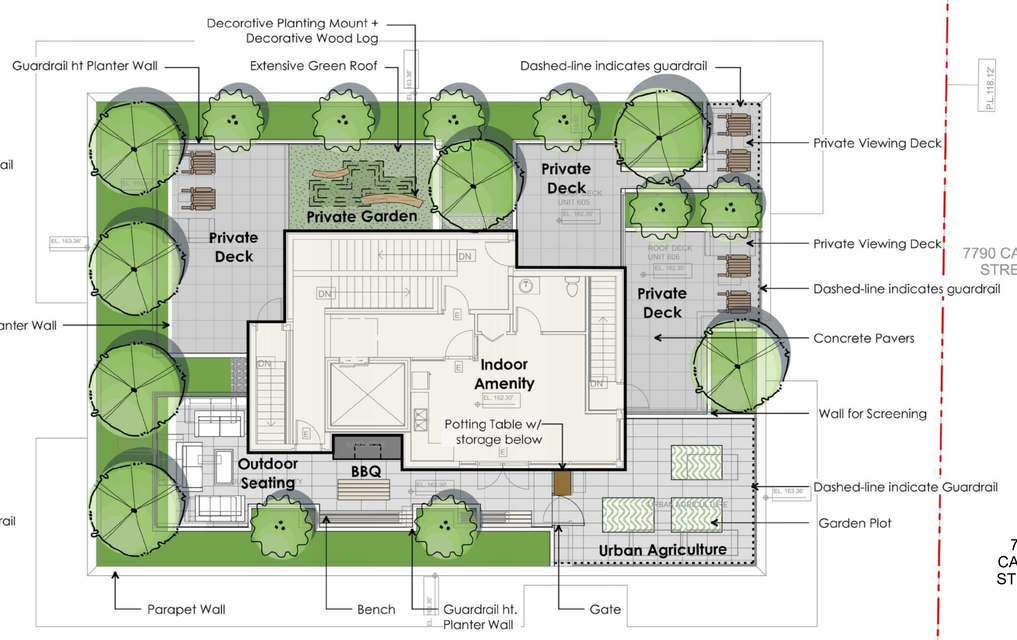
7790 CAMBIE STREET

P.L.216.03'

BUILDING A



BUILDING B



North

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

HARDSCAPE & SOFTSCAPE LEGEND

- Sodded Lawn
- Ornamental Planting
- Privacy Hedge
- Extensive Green Roof
- Concrete Paver at Central Path
- Concrete Pavers
- Urban Agriculture Garden Plots
- Pathway
- Sand
- CIP Concrete Paving
- Drain Rock
- Street Trees to be retained

CAMBIE STREET

SITE FURNITURE LEGEND

- Bike Rack
- Sun Chair
- Bench
- Potting Table
- BBQ
- Feature Wall/ Potential Project Sign
- Dining Table
- Play Hut
- Decorative Wood Logs
- Outdoor Seating

Green Roof Calculations

Total Roof Area: 7443.6 sq.ft
Total Intensive Green Roof Area: 2296.3 sq.ft

According to CoV Roof-Mounted Energy Technologies and Green Roofs - *To be considered for a height increase, for intensive green roofs, at least 25% of the roof area should be planted.*
7443.6 * 25% =1861 sq.ft < 2296.3 sq.ft.
Requirement met.

ROOF DECK - FLOOR PLAN

B12

WEST ELEVATION ALONG CAMBIE STREET

NORTH ELEVATION

EAST ELEVATION ALONG THE LANE

SOUTH ELEVATION

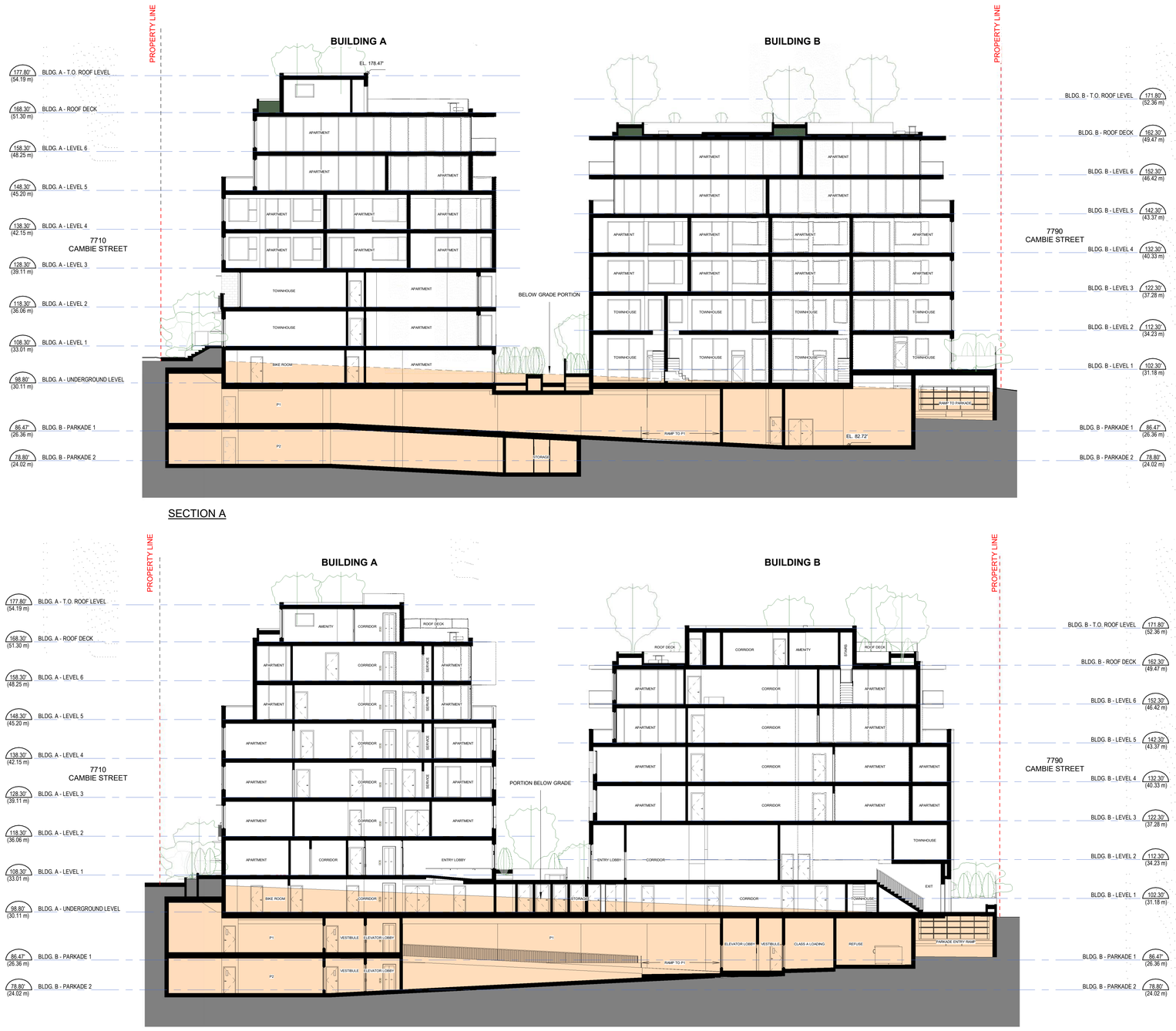
MATERIALS + ARCHITECTURAL EXPRESSION

The two buildings have been designed in a clean and contemporary style with flat roofs and modern materials such as metal, wood and glass all combined with natural materials such as brick to add contrast, particularly at the streetscape.

All pedestrian-realm frontages - Cambie Street, the East/West pedestrian axis on the north edge of the property and the east facade of the building fronting the rear lane, have all been designed as townhouses, complete with front doors, patios, entry stoops, and lighting, 2-3 exterior entry stairs etc., ensuring that all building edges are activated to the greatest extent possible, and a 2-3 storey expression dominates the pedestrian realm.

A heavier, anchoring material such as brick will be used around the building's base, and a much lighter and darker material is being proposed at the upper floors, all again in an effort to break down the building's overall massing and creating as much interest at the pedestrian level as possible.

Further and in accordance with the Guidelines, the upper two storeys have been stepped back on all sides further reducing the potential effect of overshadowing the courtyard and any neighbouring properties.



SECTION A

SECTION B

B14

CAMBIE CORRIDOR PLAN

The Cambie Corridor Plan is a local government plan that provides objectives and policies to guide decisions on planning and land use management within the area governed by the plan. Development and densification along the Cambie Corridor is guided through this plan.

Investment in public transit along Cambie, including the creation of new Skytrain stations that connect to bus, bike and pedestrian flows, have encouraged residential densification of the corridor.

WHICH POLICIES ARE GUIDING THIS PROPOSED RESIDENTIAL COMMUNITY?

The current proposal for 7730 - 7770 Cambie Street aims to address the form of development and directions as per the Cambie Corridor Plan and Public Realm Plan (2018) and the Marpole Community Plan (2014).

The following policies have also been incorporated into the current design:
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezoning's (2010, last amended 2018)
- Urban Forest Strategy (2018)
- Community Amenity Contributions - Through Rezoning's (1999, last amended 2019)
- High-Density Housing for Families with Children Guidelines (1992)

MARPOLE COMMUNITY PLAN AND PEDESTRIAN LINK

The northern edge of the site is envisaged through the Marpole Community Plan as an east/west pedestrian link connecting Cambie Street to the lane. These kinds of walkable experiences greatly enhance neighbourhood livability.

GREEN BUILDINGS POLICY, CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN, AND BIKES

Like all rezonings in Vancouver, this project will satisfy the conditions of the Green Buildings Policy for Rezonings and this proposal will follow Path B, low emissions green buildings.

Bicycle parking is underground at the northern edge, directly connected to the middle courtyard. This ensures convenient, direct access without the constraints and crime prevention through environmental design concerns about it being located in the parkade. All bike parking meets the current Bicycle Parking By-laws.

HOUSING AFFORDABILITY AND DIVERSITY BENEFITS OF NEW ZONING

This application proposes to develop 7730 - 7770 Cambie Street from RT-1 zoning to CD-1 within the Cambie Corridor Plan. It seeks to develop two 6 and partial storey buildings along Cambie Street with a generous (24' wide) continuous courtyard between.

68 units are being proposed with a wide variety of townhomes, studios, one bedroom, 1 bedroom + den, 2 beds, 2 beds + den and 3 bedroom units.

This diversity of housing types ensures that all socio-economic demographics are being offered housing opportunities in this project, including first time buyers, couples, young families, seniors and the disabled.

At the same time as offering affordability to first-time homebuyers, this is a strata development rather than rental. Strata ownership allows all of these household types, from individuals to families, to invest in their homes as an appreciating asset. This encourages longterm thinking, neighbourhood stability and social responsibility.

PLAN GUIDELINES AND ARCHITECTURAL EXPRESSION

In accordance with the Guidelines, the upper two storeys of these two buildings have been stepped back on all sides further reducing the potential effect of overshadowing the courtyard and any neighbouring properties.

The two buildings have been designed in a clean and contemporary style with flat roofs and modern materials such as metal, wood and glass all combined with natural materials such as brick to add contrast, particularly at the streetscape.

All pedestrian-realm frontages have been designed as townhouses, complete with front doors, patios, entry stoops, and lighting, 2-3 exterior entry stairs etc., ensuring that all building edges are activated to the greatest extent possible, and a 2-3 storey expression dominates the pedestrian realm.

To integrate the proposed building into the lane streetscapes, the six-story buildings consists of townhouses at ground level which continues the family living orientation of the adjacent site.

Complimented with landscaping, the property shall create an enjoyable human-scale residence that encourages a sense of neighbourliness between incumbent residents and their neighbors.

TRANSFORMING SINGLE-FAMILY NEIGHBOURHOODS

PROVIDING HOUSING DIVERSITY & AFFORDABILITY

CONNECTING THE CORRIDOR

EXCERPTS ABOVE FROM THE CAMBIE CORRIDOR PLAN

The Three Pillars of Sustainability

SOCIAL SUSTAINABILITY

Like all rezoning's in Vancouver, this project will satisfy the conditions of the Green Buildings Policy for Rezonings and this proposal will follow Path B, low emissions green buildings. But in addition, this overall design exceeds sustainability criteria with the current design that includes:

The project offers a diverse mix of unit types suitable for single professionals, young families, empty-nesters, seniors and the disabled.

We've prioritized design strategies that promote social interaction and healthy lifestyles connected with nature. The courtyard and the amenity garden and children's play area off the lane will provide opportunities for all future residents to congregate, encouraging multi-generational activities to be shared.

The project will support community building by allowing residents to both raise their families and age in place, in close proximity to parks, schools, shopping and community amenities.

In addition to the common courtyard and amenity garden and its associated attributes, a large amenity room has been proposed for each building located on the roof deck level. These amenity rooms will be programmed to include common "work-spaces", a lesson that our Team learned from Vancouver's first Cohousing project. The amenity area will include shared workstations c/w computer plug-in facilities, WIFI, full screen monitor for presentations, washrooms and a kitchenette.

The shared work area becomes another opportunity for communal gathering. The residents who share that space have a better sense of "going to work", and presents the opportunities to share their ideas, business plans etc.
Furthermore, access to an outdoor roof deck with BBQ and dining brings another social aspect to the project and the addition of the urban agricultural plot gives a sense of ownership to the residents within a community.

ENVIRONMENTAL SUSTAINABILITY

Overall massing results in natural light and ventilation to corridors and lobbies.
Many units have been designed with large glazing increasing opportunities for natural light and opening windows for enhanced non-mechanical ventilation.
Many homes also benefit from opportunities for cross-ventilation.

Providing on-site work spaces greatly reduces the future resident's need for vehicular transportation, as those with home-based businesses do not have to leave the site and can in fact even invite clients over to a "neutral" space without them having to invade the owner's privacy by inviting them into their own suite. Shared office spaces also provide a significant affordability element as those who would typically work out of their homes and would need a second bedroom would no longer need the additional space for their work environment.

The following green infrastructure strategies will be applied throughout the project:

Level 1:
• All rainwater will be directed to the landscaped planters which will be lowered to be flush with the finished grade of the hardscape surfaces.

Level 3:
• Stormwater will either be retained in the landscape planters for the trees or will be directed from the hardscape surface to the detention system.

Roofs:
• The stormwater falling on the landscaped planters will be retained in the soil and water falling on hardscape surfaces (amenity roofs and decks) will be routed to a detention system. There is a portion of the hardscape surface on the South building that can be directed to a small area of an extensive green roof system.

ECONOMIC SUSTAINABILITY

The project addresses the challenges faced in Vancouver by providing opportunities for home ownership. The proposal provides a range of housing choices and affordablitly which is ideally located near transit development areas.The project will also generate local jobs and trades throughout the site's construction phase.

VIEWS ALONG CAMBIE STREET

SENSITIVE DENSITY

The proposal densifies from 3 duplex residential homes to 68 units, yet its architecture of townhomes, 2 set back masses, walkthroughs, courtyards and water feature feels personal.

HOUSING FOR A DIVERSE COMMUNITY

The proposal features varied units of townhomes, studios, 1-bedrooms, 1bed+dens, 2beds, 2beds+den and 3-bedrooms. Diverse spaces encourage diverse community.

NEIGHBOURHOOD CONNECTIVITY

Welcoming main entry from Cambie, east-west pedestrian link, bike facilities, and proximity to bike paths and Winona park reach out to neighbours, nature and the city.

AFFORDABLE HOMEOWNERSHIP

Diverse strata ownership offers all, from first-time buyers, to couples, young families, seniors and the disabled, ownership in their community. Stability and growth.

NORTH - EAST BIRDSEYE VIEW

NORTH - EAST LANE VIEW

SOUTH - EAST LANE VIEW

SOUTH - EAST BIRDSEYE VIEW

THANK YOU FOR PARTICIPATING

On behalf of all the team members and collaborators, we would like to thank you for your presence, participation and engagement with this proposal. By taking the time to contribute to a public discourse surrounding this project, you are helping us guide the design process and assisting us in shaping the potential redevelopment of your community.

Please take a moment to send in your comments..