

MOTION

4. **Approval of Form of Development – 5212 Cambie Street (previously 5190 Cambie Street)**

THAT the form of development for this portion of the site known as 5212 Cambie Street (previously 5190 Cambie Street) be approved generally as illustrated in the Development Application Number DP-2018-01089, prepared by GBL Architects Inc., and digitally received on November 26, 2020, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

* * * * *

Additional Background Information:

[Link to rezoning application](#)

| # | Type | DESCRIPTION | COLOUR |
|-----|---|---|-----------------------------------|
| 01 | 01. Equitone Tectiva or Equivalent Alternate | High Density Fibre Cement Panel with Concealed Fasteners | TE10 |
| 02 | 02. Equitone Linea or Equivalent Alternate | High Density Fibre Cement Panel with Concealed Fasteners | LT60 |
| 03 | 03. Glass (Windows) | Vinyl - Double Glazed - Low E Glass - Charcoal Frames | Transparent |
| 04 | 04. Glass (Spandrel Glass) | White Back Painted Spandrel Panel Glass - Starphire | Translucent |
| 05 | 05. Glass (Curtain Wall) | Curtain Wall | Translucent |
| 06a | 06a. Rectangular Aluminum Tube 1"x3" | Rectangular Aluminum Tube 1"x3" at Balconies "L" Screens - Geolam or Approved Alternate | Wooden Grain Color (Timber Color) |
| 06b | 06b. Rectangular Aluminum Tube 2"x6" | Rectangular Aluminum Tube 2"x6" at Building Overhang - Geolam or Approved Alternate | Wooden Grain Color (Timber Color) |
| 07a | 07a. Composite Aluminum Panel - Dark Grey | Composite Aluminum Panel - Dark Grey | Matte Dark Grey |
| 07b | 07b. Composite Aluminum Panel - Light Grey | Composite Aluminum Panel | Light Grey |
| 08 | 08. Steel Angle | Steel Angle Shroud at Balconies Overhangs | Charcoal |
| 09 | 09. Clear Glass Guardrail | Clear Glass Guard with Powder Coated Charcoal Aluminum Rail and Dark Grey Fritted Glass Slab Bypass | Transparent |
| 10 | 10. Cedar T+G - Horizontal - Clear Stain | Cedar T+G Wood at Daycare | Clear Stain |
| 11 | 11. Privacy Screen - Obscured Glass in Aluminum Frame | Translucent Glass | Glass in Aluminum Frame |
| 12 | 12. Aluminum Solar Shade | Aluminum Solar Shade | Charcoal |
| 13 | 13. Downlighting Sconce | Downlighting Sconce | Matte Dark Grey |
| 14 | 14. Address Signage | Address Signage | Matte Dark Grey |
| 15 | 15. Architectural Board Formed Concrete | Architectural Board Formed Concrete | Clear Sealed |



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|----------------------|
| 1 | 22/12/2015 | Letter of Enquiry |
| 2 | 27/04/2016 | Rezoning Application |
| 3 | 28/11/2018 | DP Application |
| 4 | 06/02/2020 | DP Re-Submission |
| 5 | 12/11/2020 | DP Prior-to Issuance |

5190 Cambie Street

Development Permit
Prior-to Issuance

ELEVATIONS - WEST -
CAMBIE STREET

DATE 12/11/2020
DRAWN BY NS
CHECKED BY AB
SCALE 1/8" = 1'-0"

JOB NUMBER 1557

| MATERIAL LEGEND | | | |
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■ GBL ARCHITECTS INC.
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 VANCOUVER, BC CANADA V6Y 1N5 FAX 604 731 5279
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NOTES



NORTH ELEVATION (SIDE YARD)

REVISIONS

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5190 Cambie Street

Development Permit
 Prior-to Issuance

ELEVATIONS - NORTH
 - SIDEYARD

DATE 12/11/2020
 DRAWN BY NS
 CHECKED BY AB
 SCALE 1/8" = 1'-0"
 JOB NUMBER 1557

A-2.02

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5190 Cambie Street

Development Permit
Prior-to Issuance

ELEVATIONS - EAST-
LANE

DATE 12/11/2020
DRAWN BY NS
CHECKED BY AB
SCALE 1/8" = 1'-0"

JOB NUMBER 1557

A-2.03

Doc_East - Lane (South)
1/8" = 1'-0"

Doc_East - Lane (North)
1/8" = 1'-0"

NOTES

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5190 Cambie Street

Development Permit
Prior-to Issuance

ELEVATIONS - SOUTH
- SIDEYARD

| | |
|------------|--------------|
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| DRAWN BY | NS |
| CHECKED BY | AB |
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| JOB NUMBER | 1557 |

CAMBIE STREETScape - PHOTO MONTAGE



WEST 35TH AVENUE

5190

5208

5228

SITE

WEST 37TH AVENUE



■ GBL ARCHITECTS INC.
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5190 Cambie Street

Development Permit
 Prior-to Issuance

ELEVATIONS -
 STREETScape

| | |
|------------|---------------|
| DATE | 12/11/2020 |
| DRAWN BY | NS |
| CHECKED BY | AB |
| SCALE | 3/64" = 1'-0" |
| JOB NUMBER | 1557 |

A-2.05



5118 CAMBIE STREET)

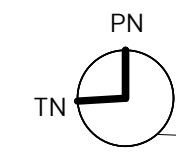
5130 CAMBIE STREET)

5190 CAMBIE STREET (SUBJECT)

ANTICIPATED FUTURE MASSING

Streetscape Elevation
 3/64" = 1'-0"

WEST 35TH AVENUE



B - CALCULATION
 $326.41' - 326.38' = 0.33'$
 $9.11' + 7.31' = 16.41'$
 $7.31' / 16.41' = 0.446$
 $0.33 \times 0.147 = 0.04851$
 $326.28' + 0.147 = 326.43'$

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NOTES
 Survey plan of lots 16, 17 and 18
 Block 840, district lot 526
 New Westminster district, plan 8324

A - CALCULATION
 (BASE BUILDING ELEV POINT)
 $327.72' - 326.43' = 1.29'$
 $43.02' + 74.92' = 117.94'$
 $43.02' / 117.94' = 0.365$
 $1.29' \times 0.471 = 0.60759$
 $326.28' + 0.471 = 326.75'$

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5190 Cambie Street

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SITE PLAN

| | |
|------------|--------------|
| DATE | 12/11/2020 |
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| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 1557 |

C - CALCULATION
 $328.14' - 327.43' = 0.71'$
 $19.32' + 13.47' = 32.79'$
 $13.47' / 32.79' = 0.4108'$
 $0.71 \times 0.2917 = 0.207107$
 $327.43' + 0.2917 = 327.72'$

A = 326.75'
 BUILDING HEIGHT = TOP OF ROOF GUARDRAIL ELEVATION (D) - I.B.G. (A)
 $395.42 - 326.75' = 68.67' (20.93m)$

A-0.30

