

7969/7989 CAMBIE STREET VANCOUVER BC

PROPOSED MULTI- FAMILY RESIDENTIAL DEVELOPMENT



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7969&7989 Cambie Street										15-06-2021													
Legal Address	7969 & 7989 Cambie Street, Vancouver																						
Legal Description	LOT 4and 5 DISTRCT LOT 323 PLAN 9707										PID: 005529301 & 002738724												
Existing Zoning	RS-1																						
Proposed Zoning	CD-1																						
Site Area	10,379 sf				964.22 sm				(After Dedication Area)				Dimensions: 106' x100.47'										
Total FSR Proposed*	25,548 sf				2,373.48 sm				FSR:				2.46				*FSR does not include in-suite storage, Amenity Rooms, mechanical shaft areas						
Height Proposed	69 ft				21.03 m				6 Storeys (top of 6th floor slab)				80.0% efficient										

Unit Mix

Note: Areas do not Include in-suite storage areas

Floor		1 Bed< 538sf				1 Bed, 1 Bed + Den				2 Bed, 2 Bed + Den				3/4 Bed		Area (Net)		Area of	
Level	Units/Flr	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Total	>538 sf	> 1938 sf	Units
L1	4			0	560	721	759			2,040	1,037			1,037		3,077		3,077	
L2	7	524	489	1,013	585	592	761			1,938	1,074	843		1,917		4,868		4,868	
L3	6	524	489	1,013	585	520				1,105	874	800		1,674		3,792		3,792	
L4	6	524	489	1,013	585	520				1,105	874	800		1,674		3,792		3,792	
L5	2			0						0	859			859	1,326	2,185		2,185	
L6	2			0						0	859			859	1,326	2,185		2,185	
Total Net Area (sf)		3,039				6,188				8,020				19,899		19,899		0	
Total Net Area (sm)		282				575				745				1,849		1,849		0	

In-suite Storage AreaBulk Storage and In-suite storage - Multiple Family Residential Developments, January 10, 2018

Floor		1 Bed< 538sf				1 Bed, 1 Bed + Den				2 Bed, 2 Bed + Den				3/4 Bed		Area	
Level	Unit sf	Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Total	
L1				0		40	35			75	38			38		117	
L2				0		40				40	38	34		72		114	
L3				0						0	38	29		67		66	
L4				0						0	38	29		67		66	
L5				0						0				0		0	
L6				0						0				0		0	
Total Storage Area (sf)		0				115				244				363			
Total Storage Area (sm)		0				11				23				34			

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	Unit sf	Unit sf	Unit sf	Sub-Total	Units	Units	Units	Units	Sub-Total	Unit sf	Units	Sub-Total	Total	Unit Mix												
1 Bed< 538sf	6		6		2					2					0			0	8	29.6%												
1 Bed> 538sf			0	4	2	2				8								0	8	29.6%												
2 Bed>538 sf			0							0	6	3	0	0	9			0	9	33.3%												
3/4 Bed>538 sf			0							0					0	2		0	2	7.4%												
Unit >1938 sf			0							0					0			0	0	0.0%												
Total																															27	100%

Unit Mix: Bicycle Parking 2019 Parking By-law Update Summary, Off-Street Bicycle Space Regulations (14)

Unit Area	Quantity										Sub-Total	Units	Units	Units	Units	Sub-Total	Units	Sub-Total	Total	Unit Mix		
	Units	Units	Sub-Total	Units	Units	Units	Units	Units	Units													
<700 sf	3		3	4	3	0	1	1		16					0		0	19	52.8%			
>700 <1130 sf			0	0	1					1	6	3	3	0	12	2	0	4	17	47.2%		
>1130 sf			0							0					0		0	0	0	0.0%		
Total																			36			

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	650.1	395.2	3,078	117	3,078	5,728		
L2			4,753	114	4,867	5,731	817	3%
L3			3,726	66	3,792	4,583	669	2%
L4			3,726	66	3,792	4,583	800	3%
L5			2,185	0	2,185	2,861	0	0%
L6			2,185	0	2,185	2,861	577	2%
Roof			609			609		
Total Area (sf)	650	395	20,261	363	19,899	26,956	2863.2	11%
Total Area (sm)	60	37	1,882	34	1,849	2,504	266	

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Vehicle Parking VPBL 4.2.1.13

VPBL 4.2.1.13		Required	Disabled	Provided Reg. Size	Small Size	Total	% of Total	
0.5 Spaces/Unit < 538 ft ² (50m ²)	8 Units	4.0						
0.6 Spaces/Unit > 538 ft ² (50m ²)	19 Units	11.4		18		18	Regular	53%
1 space/2135 ft ² (200m ²)	25,548 sf	12.0			10	10	Small	29%
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		1.4		2		2	Visitor	6%
Total		30	4	20	10	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 SpacesVPBL 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)		19	29		
2.5 spaces for each dwelling over 65sm and under 105sm (700-1130 sf)		16	40		
3 spaces for each dwelling unit over 105sm (1130 sf)		0	0		
Note: All bicycle parking at Underground P1 level		Class A Total	35	69	69
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.*			42	26	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	7	Lockers

Class B 2019 Parking By-law Update Summary (15)		Dwellings Required		Provided	
2 spaces for any development with at least 20 dwelling units.		Class B Total	35	3	3
with and additional one space for each 20 additional dwelling units					

Loading Requirements Off-Street Loading Space Regulations 5.2.1

Residential		Dwellings Required		Provided	
Class A	No requirement.	27	1	1	
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 (20lsf) of storage area is required for each dwelling unit		27	27	27	
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 un: 370 cuft (40 sf x 9.25' high)					

Garbage & Recycling Garbage and Recycling Storage Amenity Design Supplement Nov 2016

Table 2.1.1.1, 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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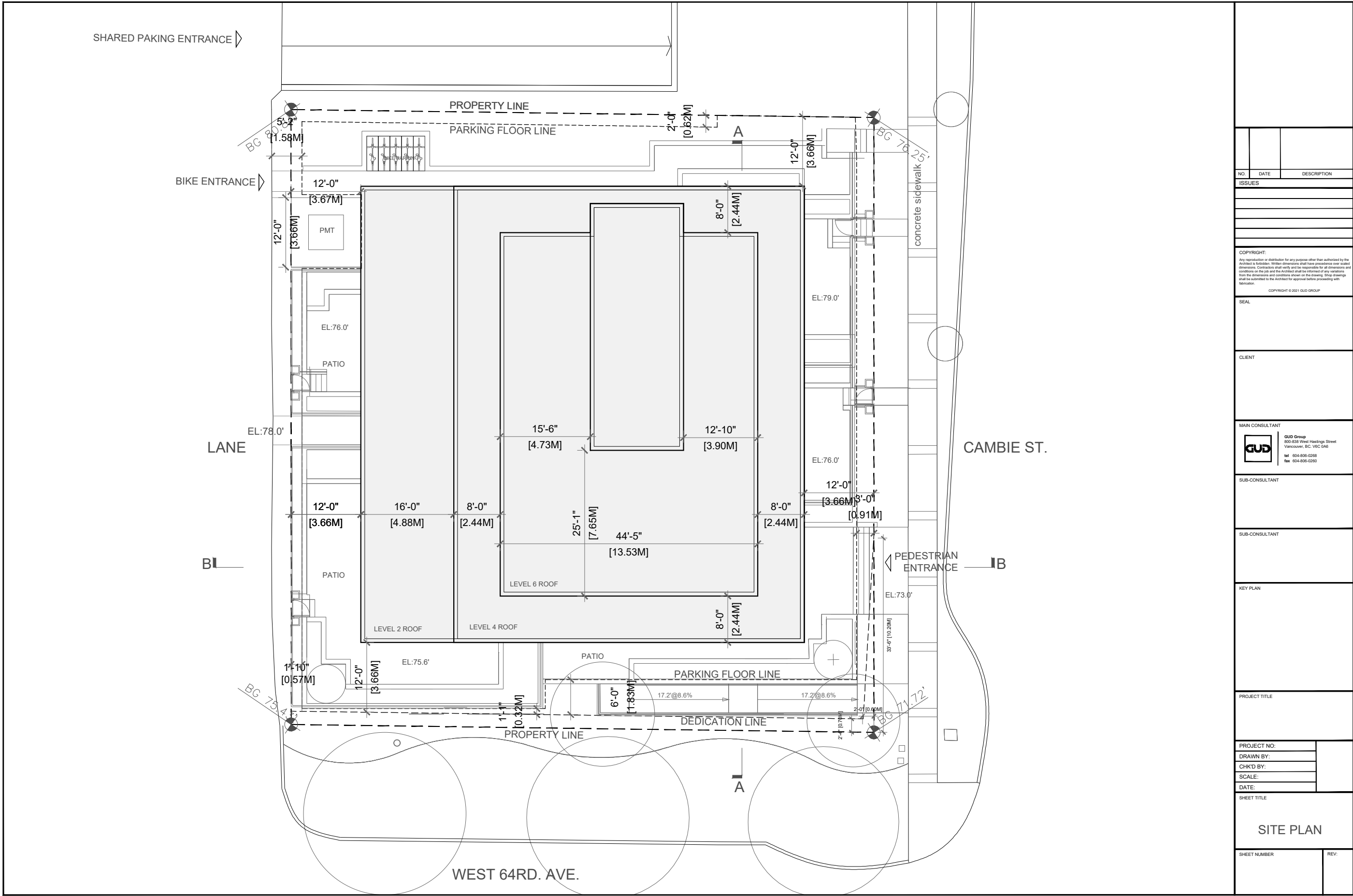
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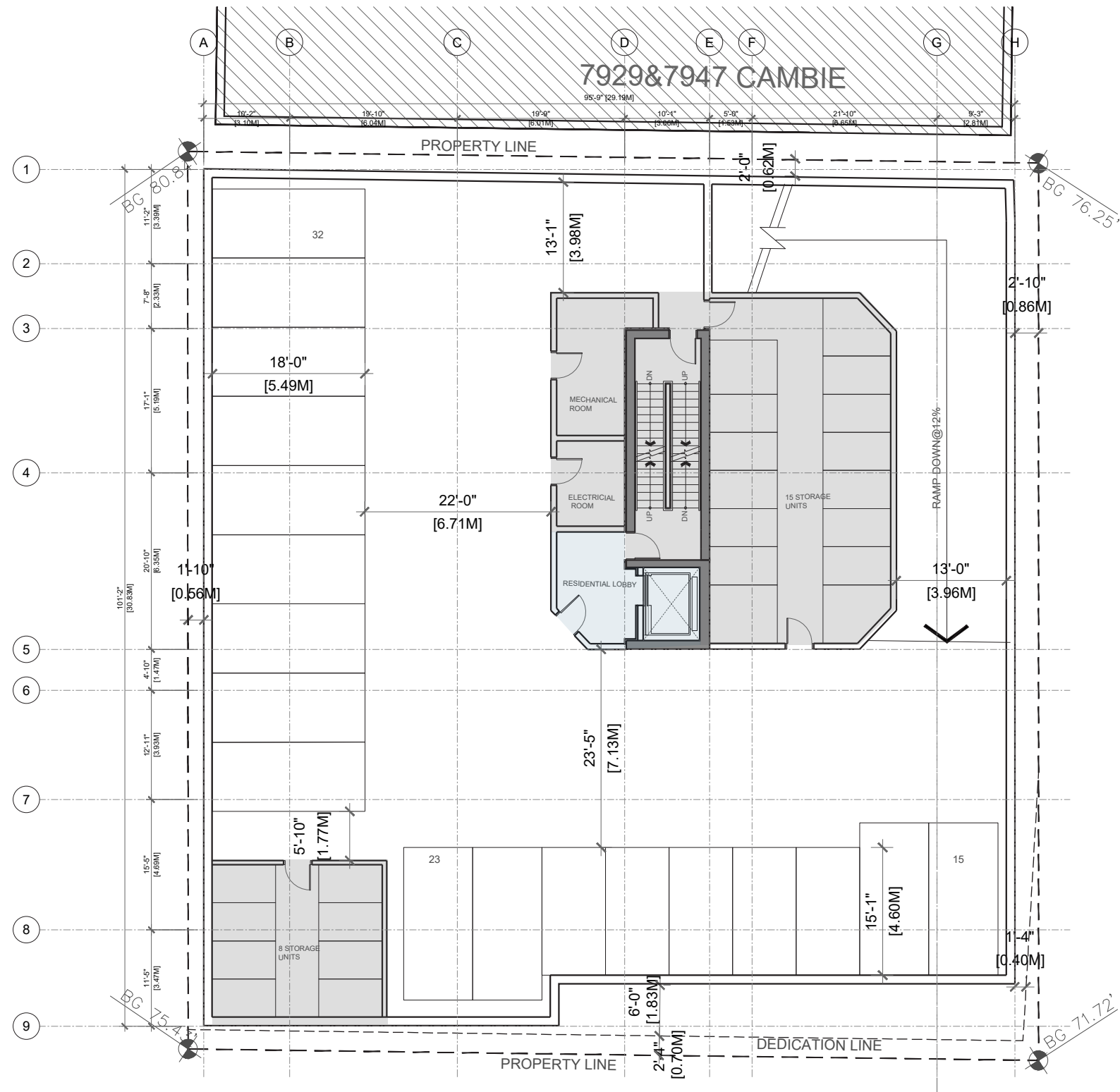
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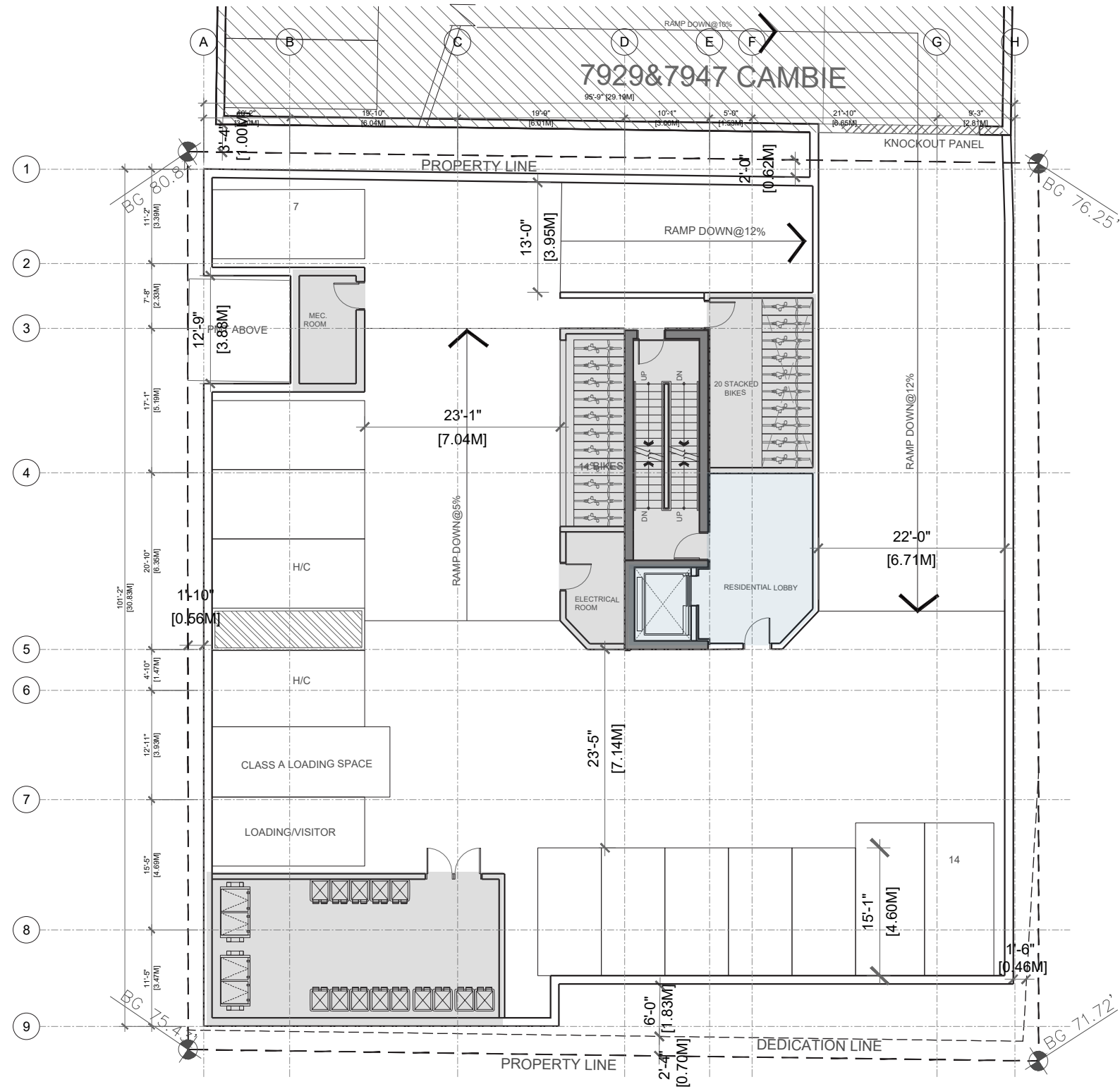
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- Common Area

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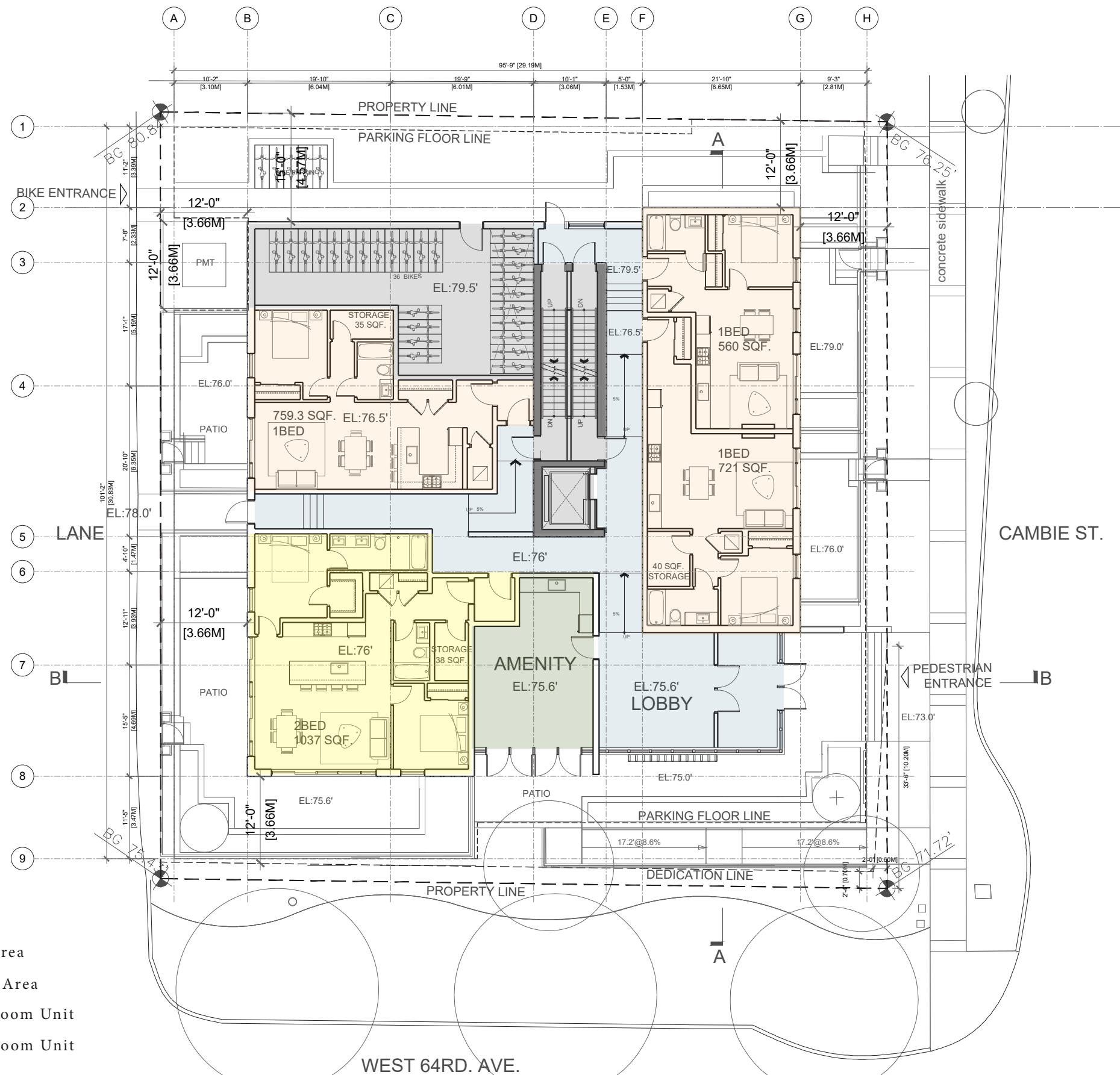
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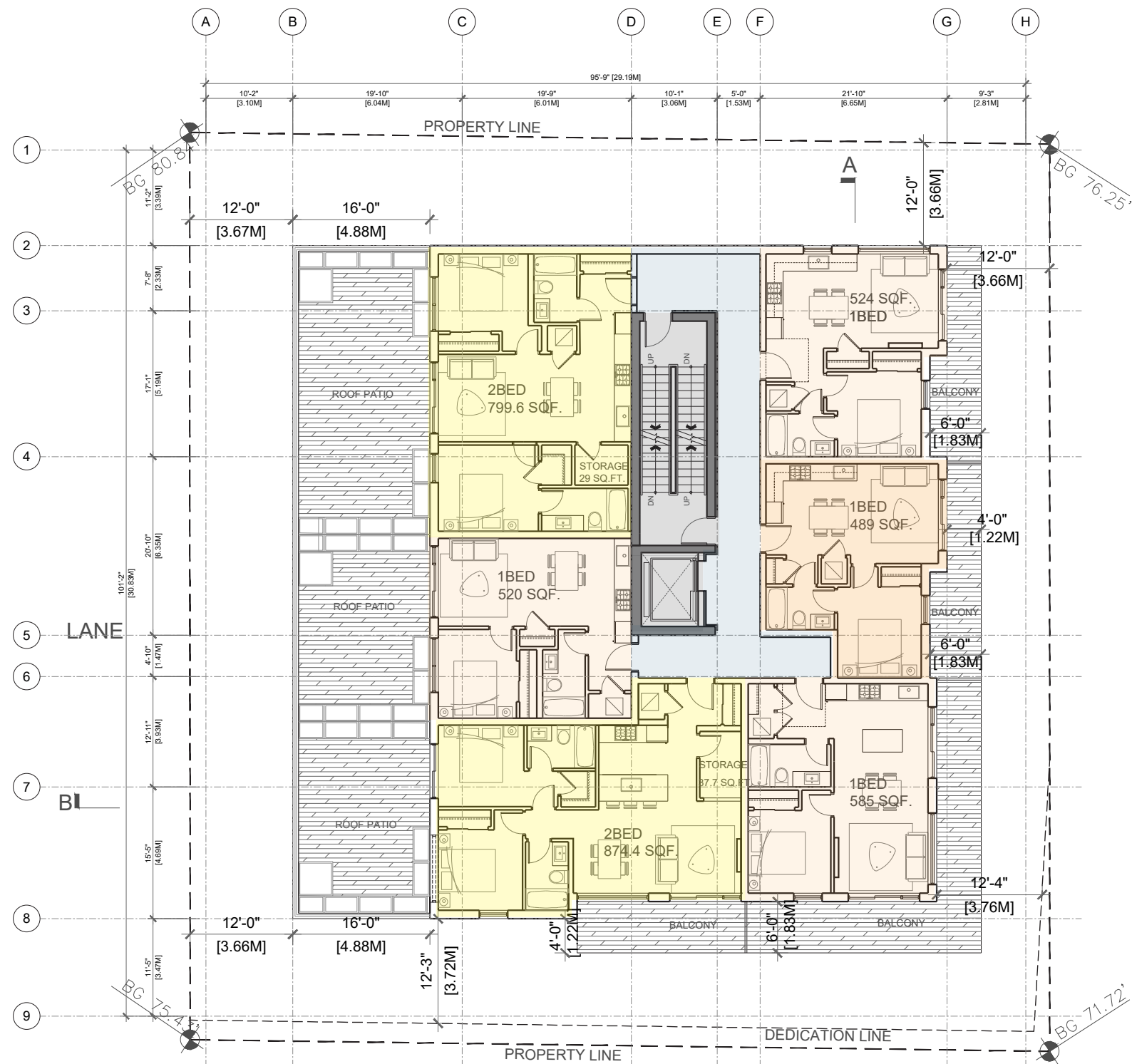



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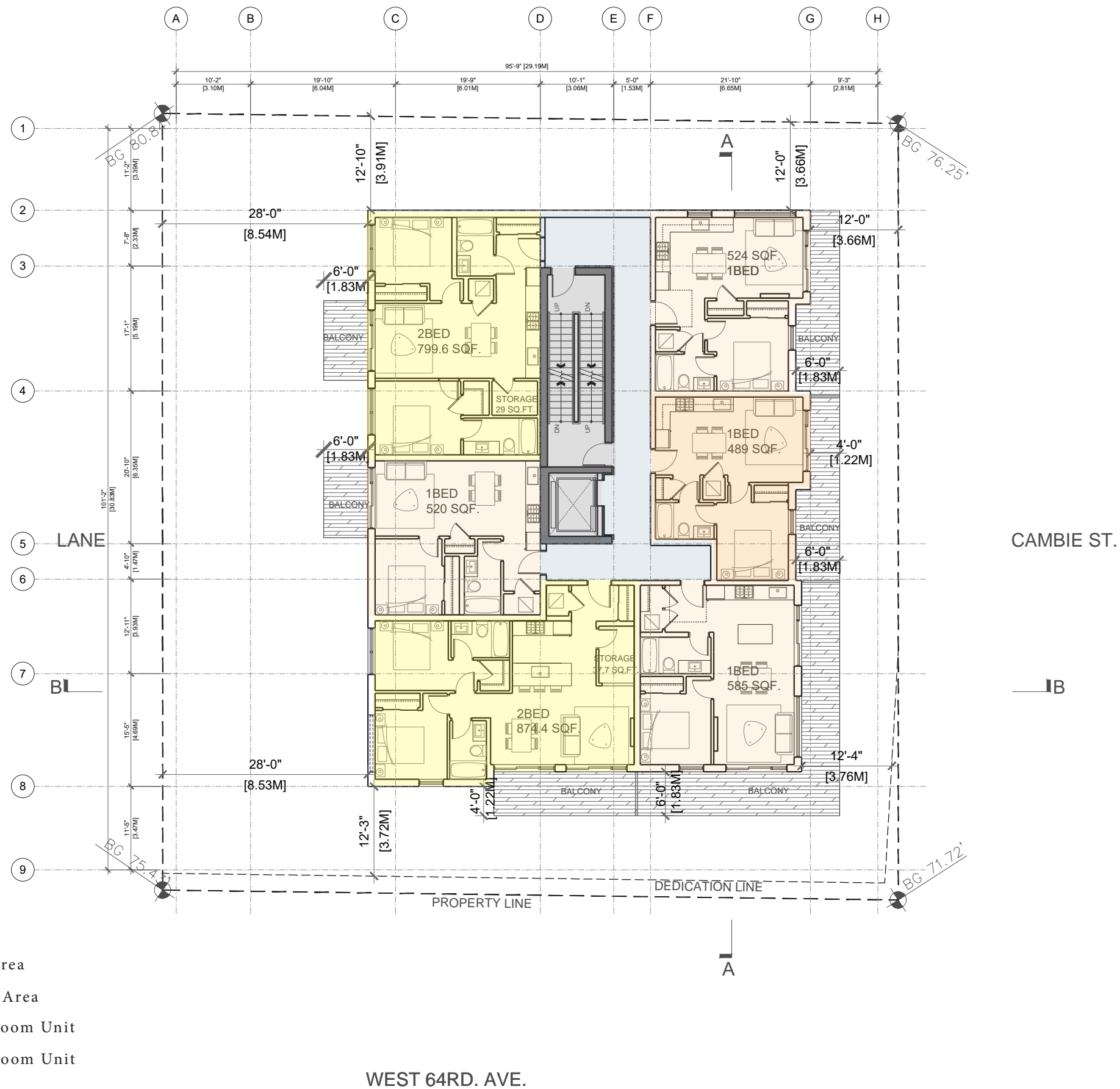



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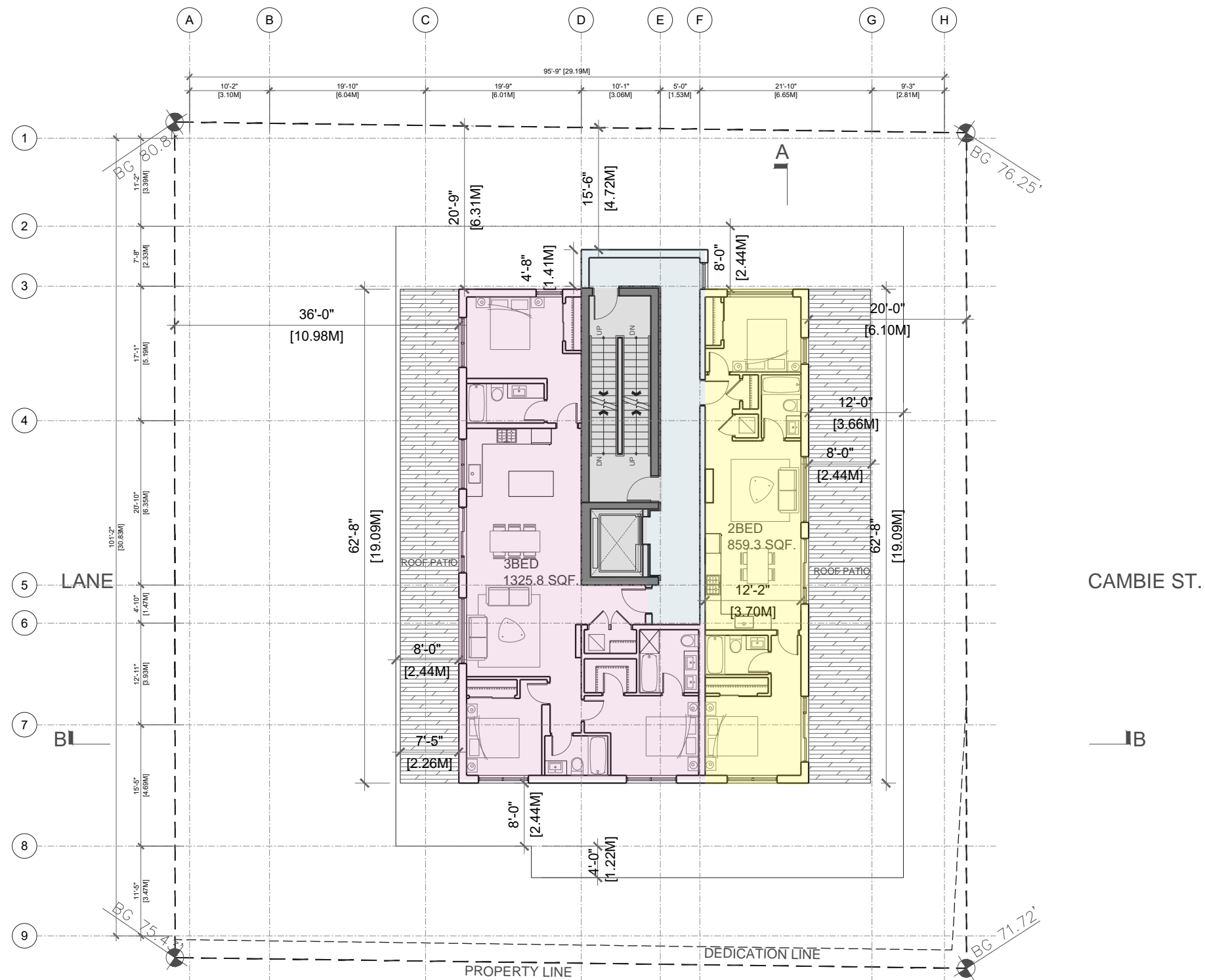
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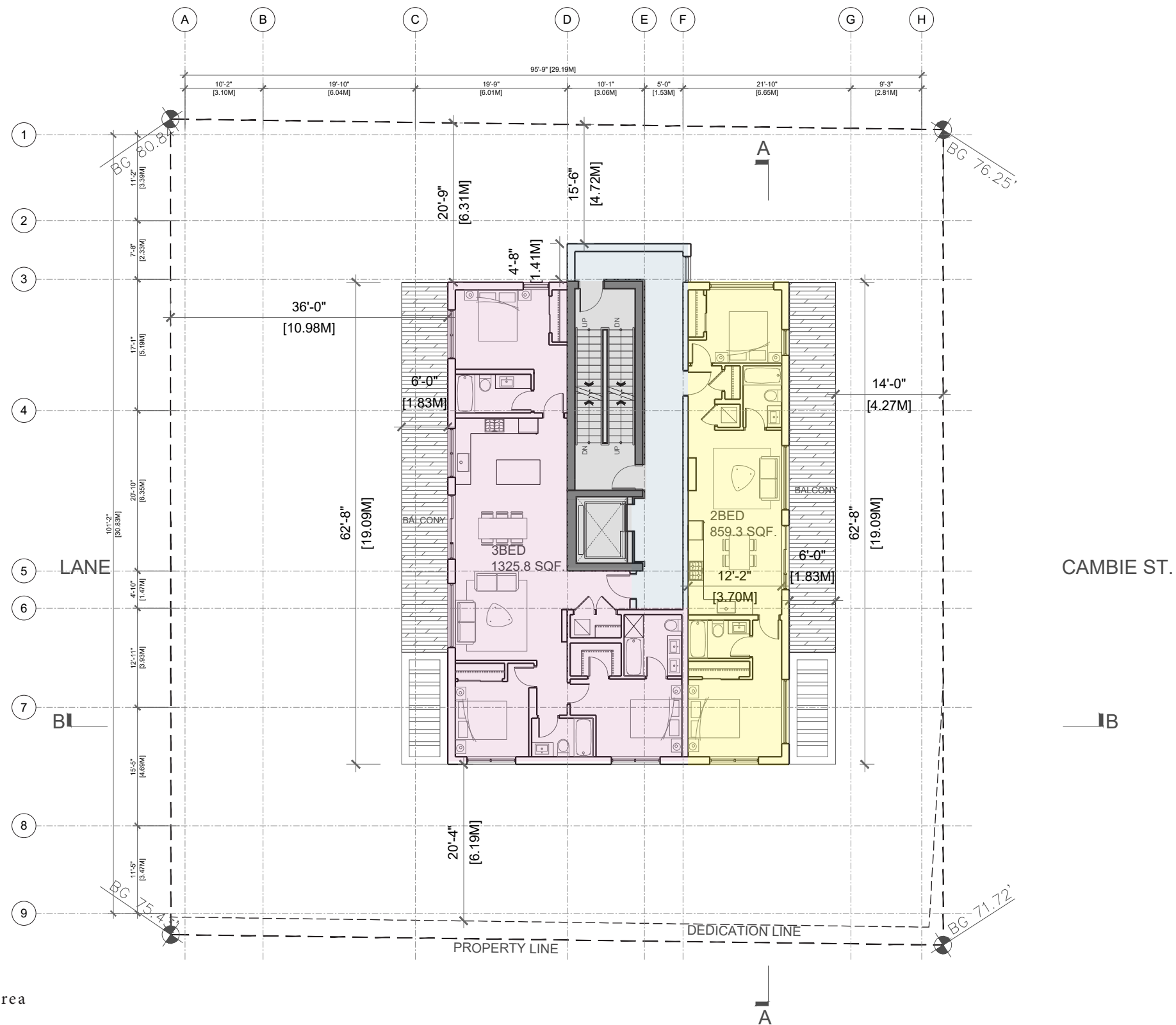


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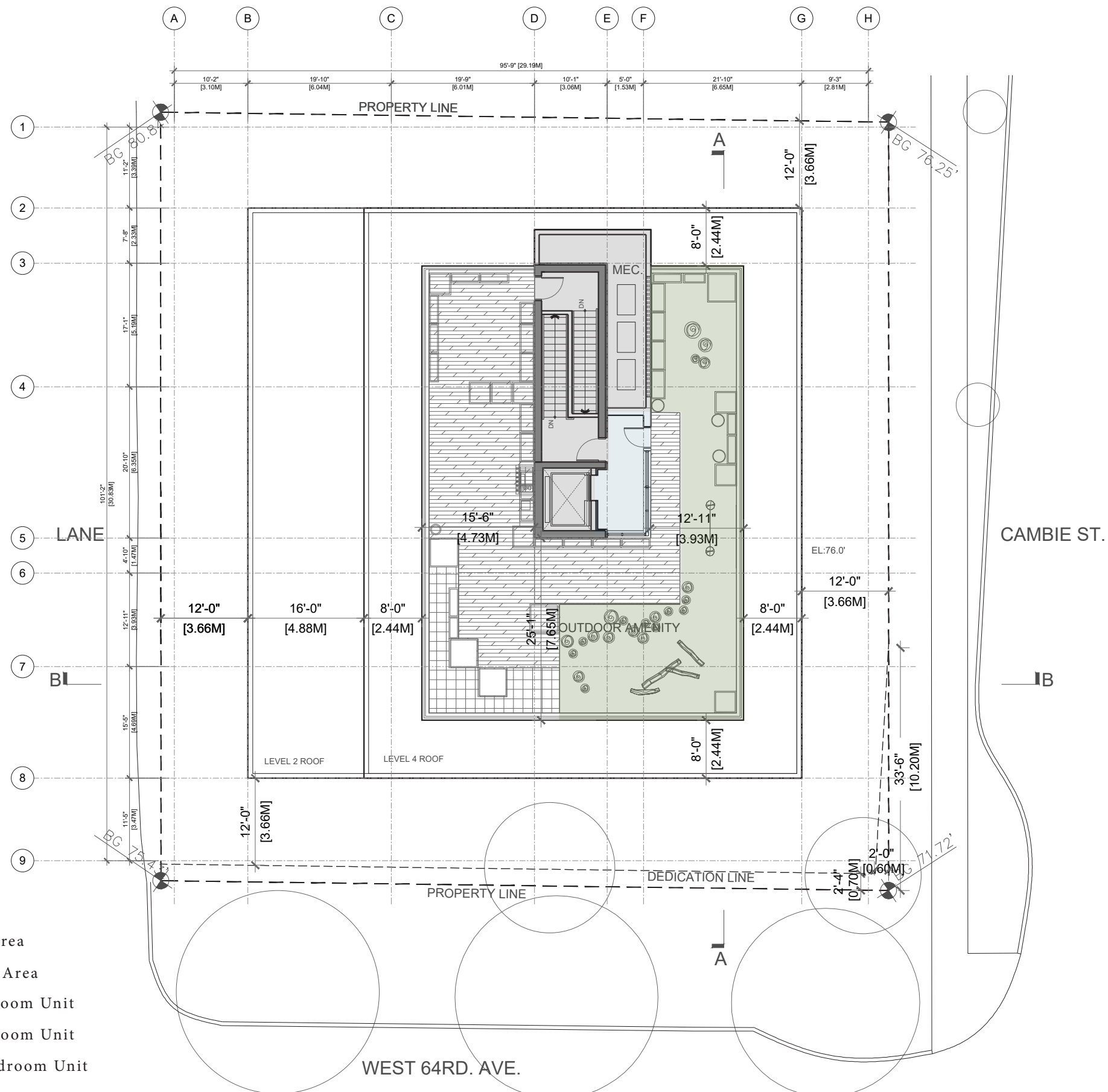
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- Common Area
- One Bedroom Unit
- Two Bedroom Unit
- Three Bedroom Unit


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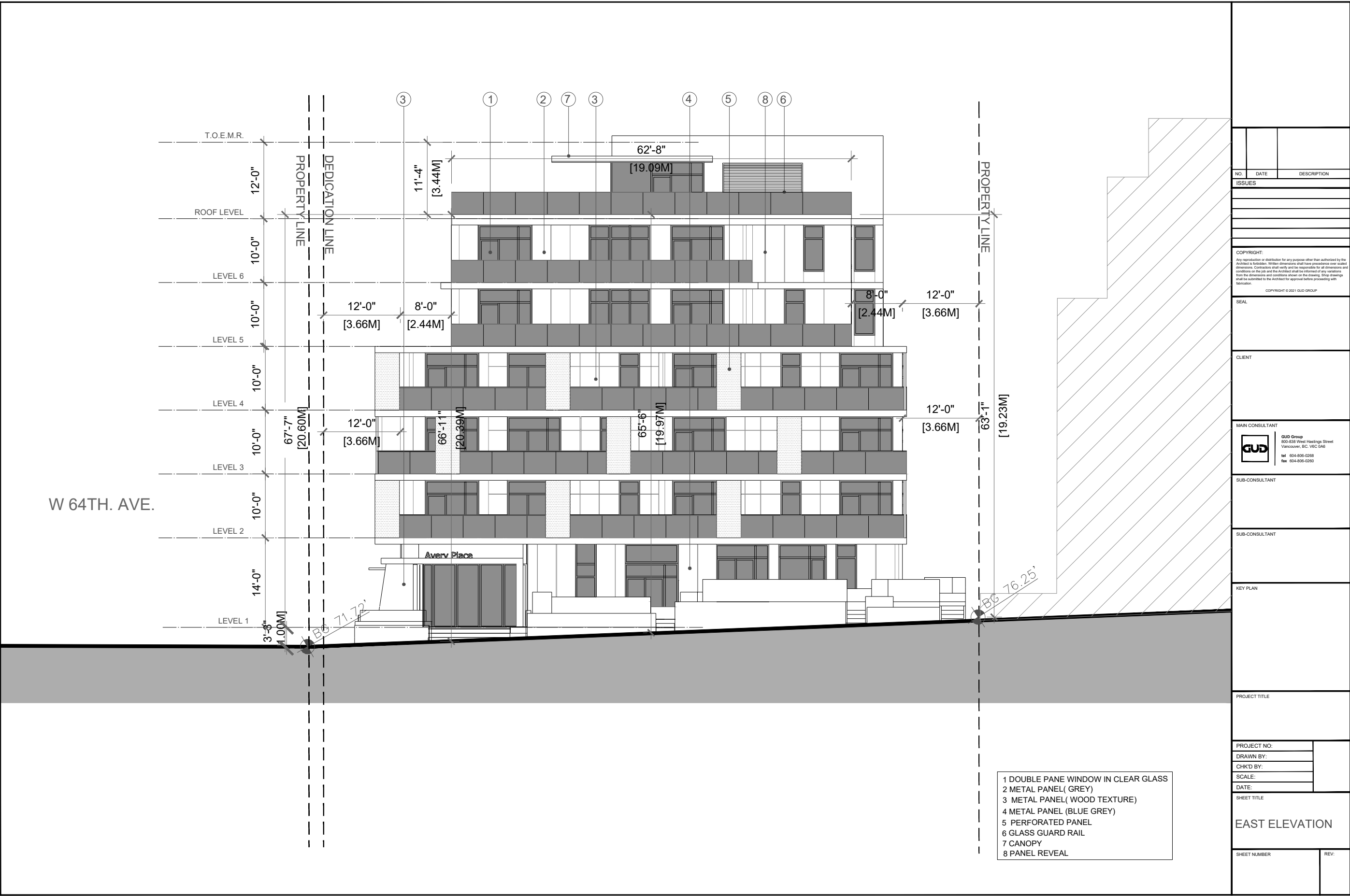


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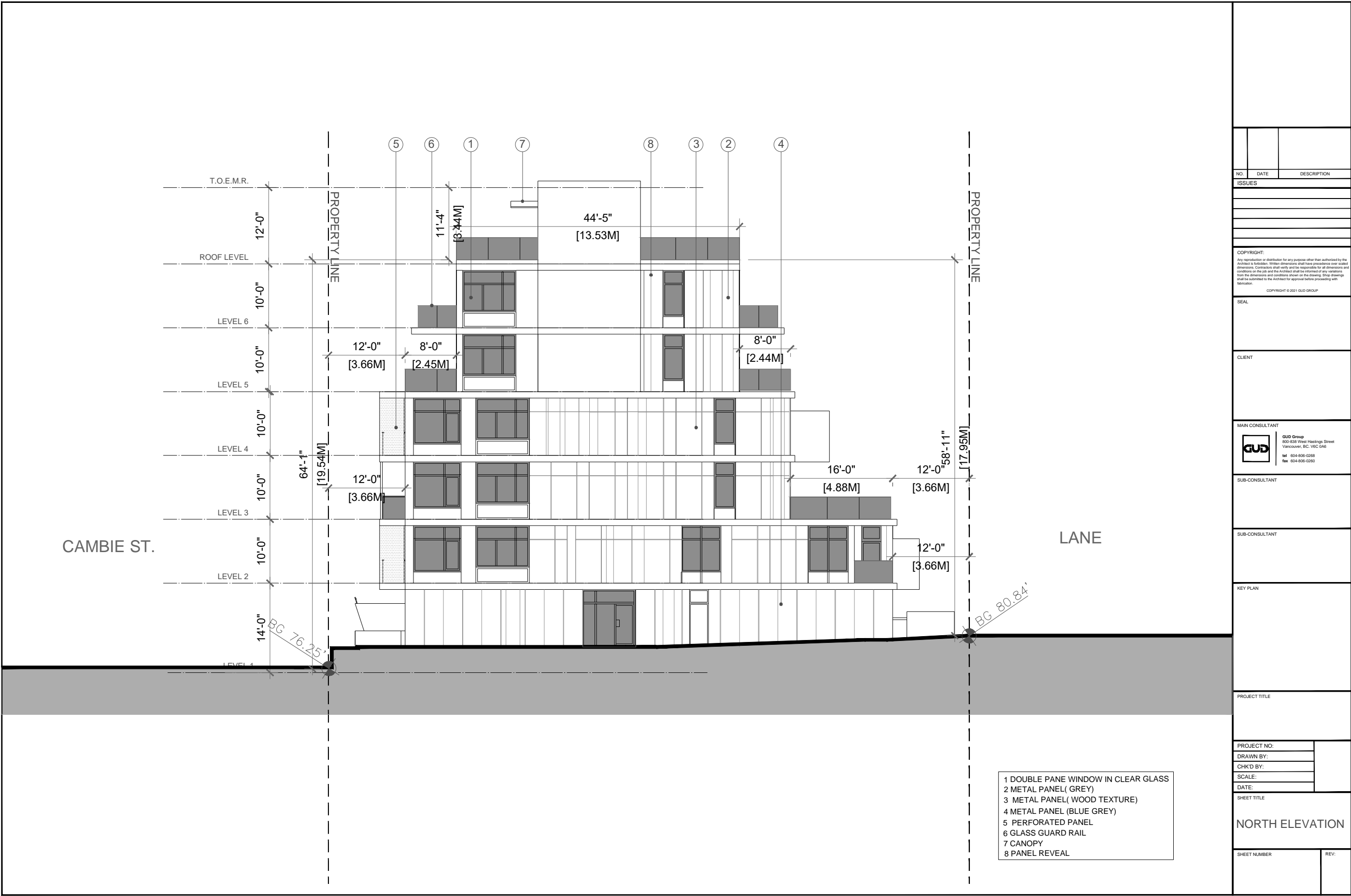
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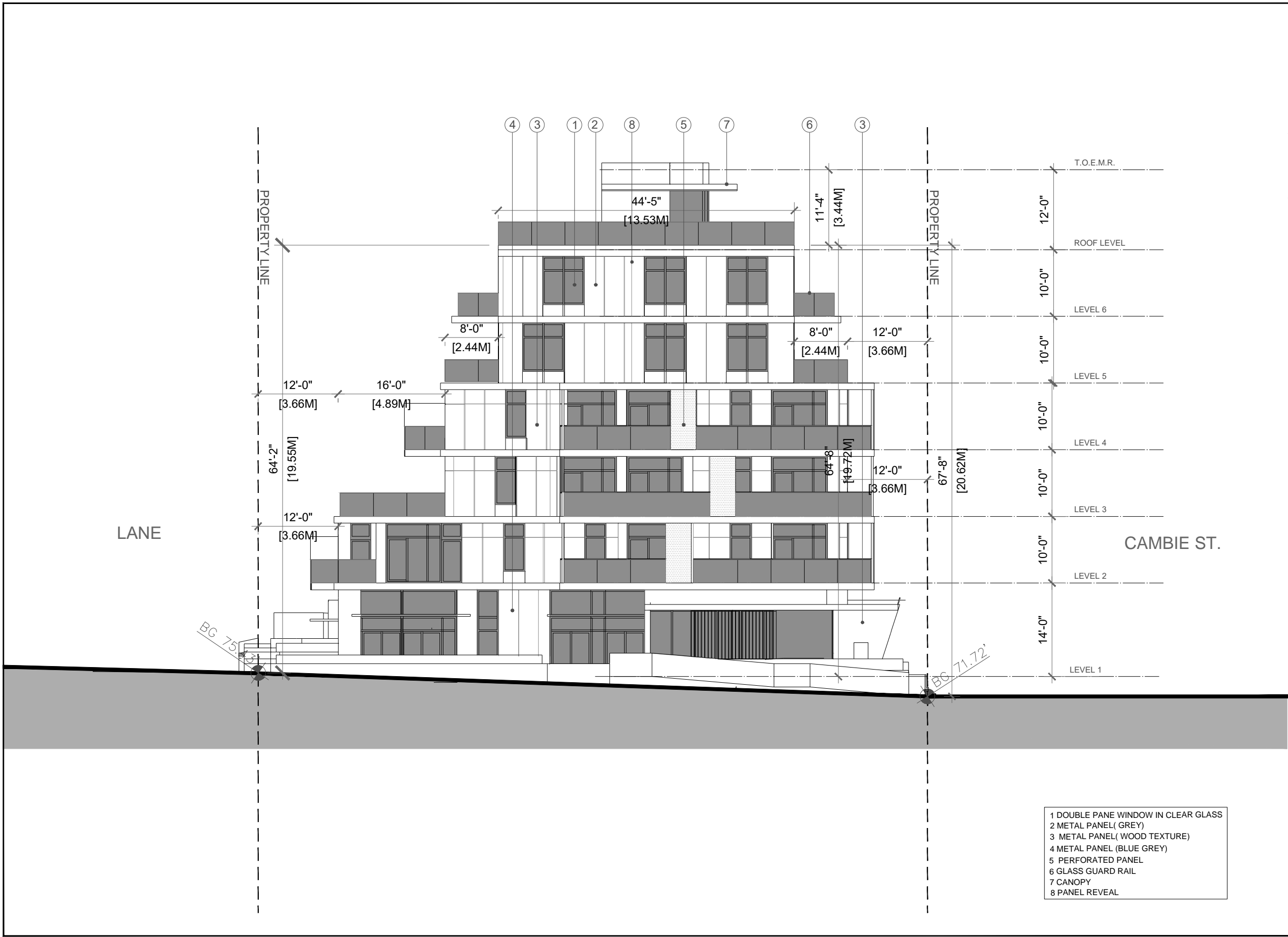


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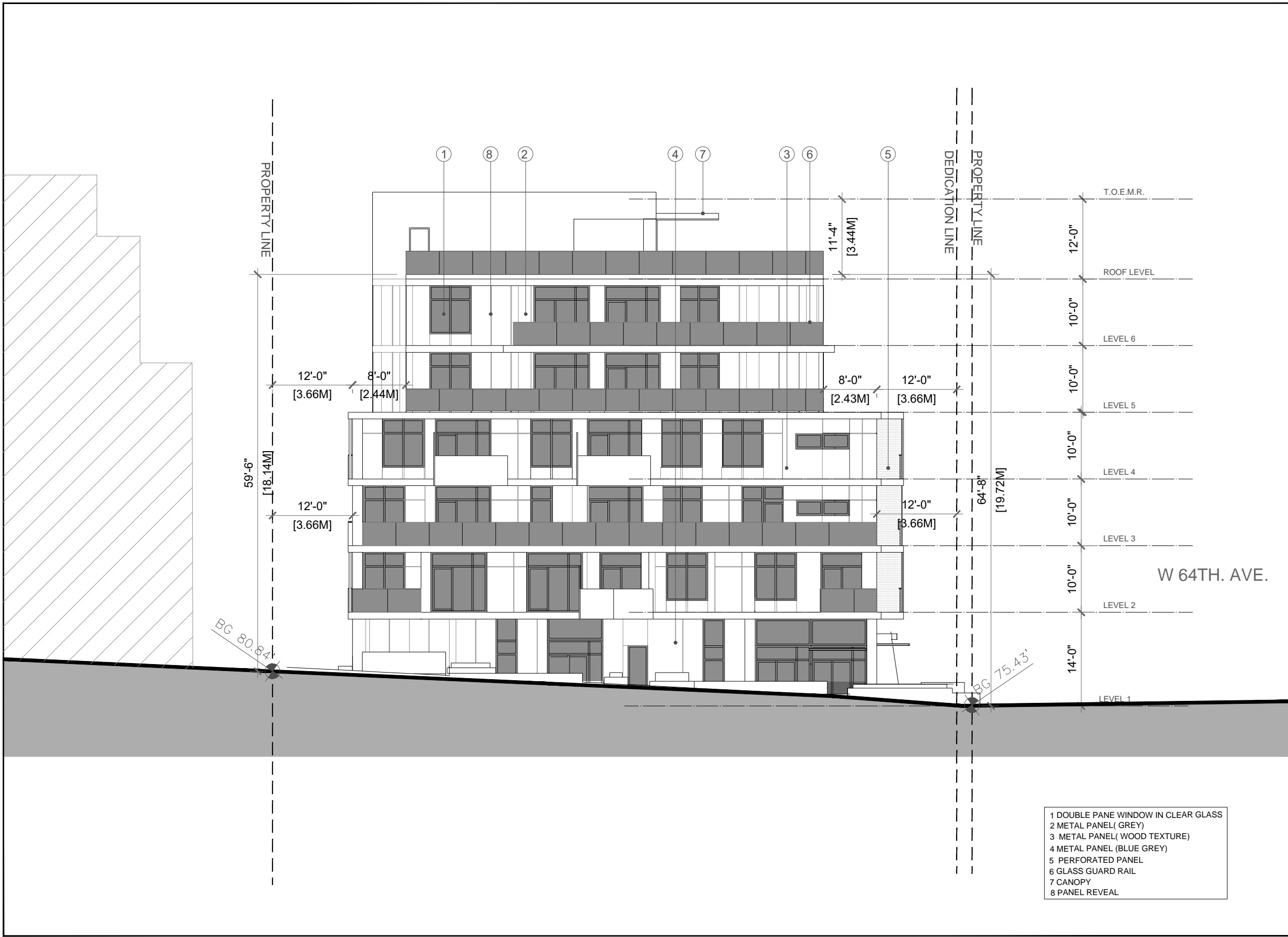


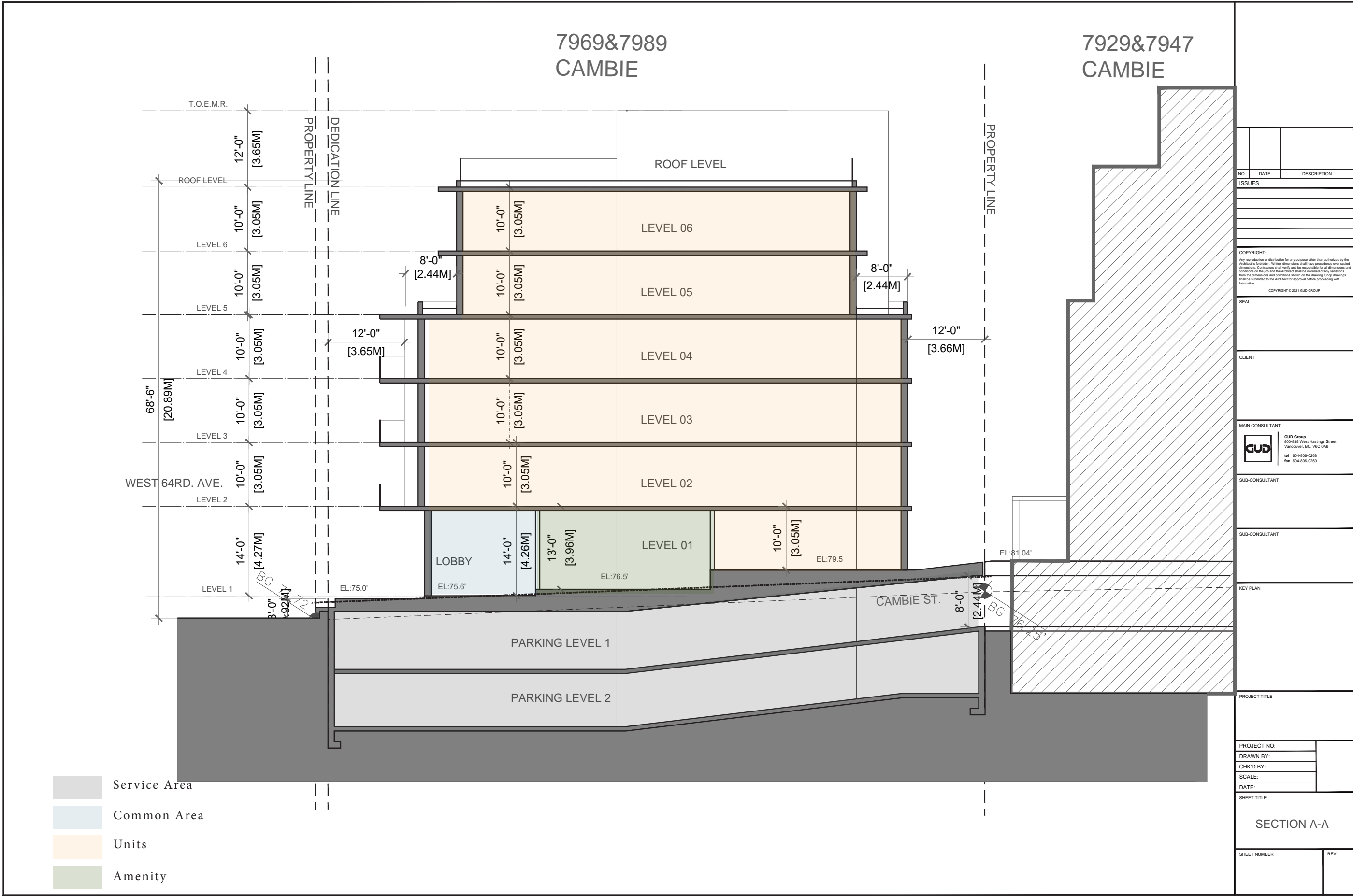
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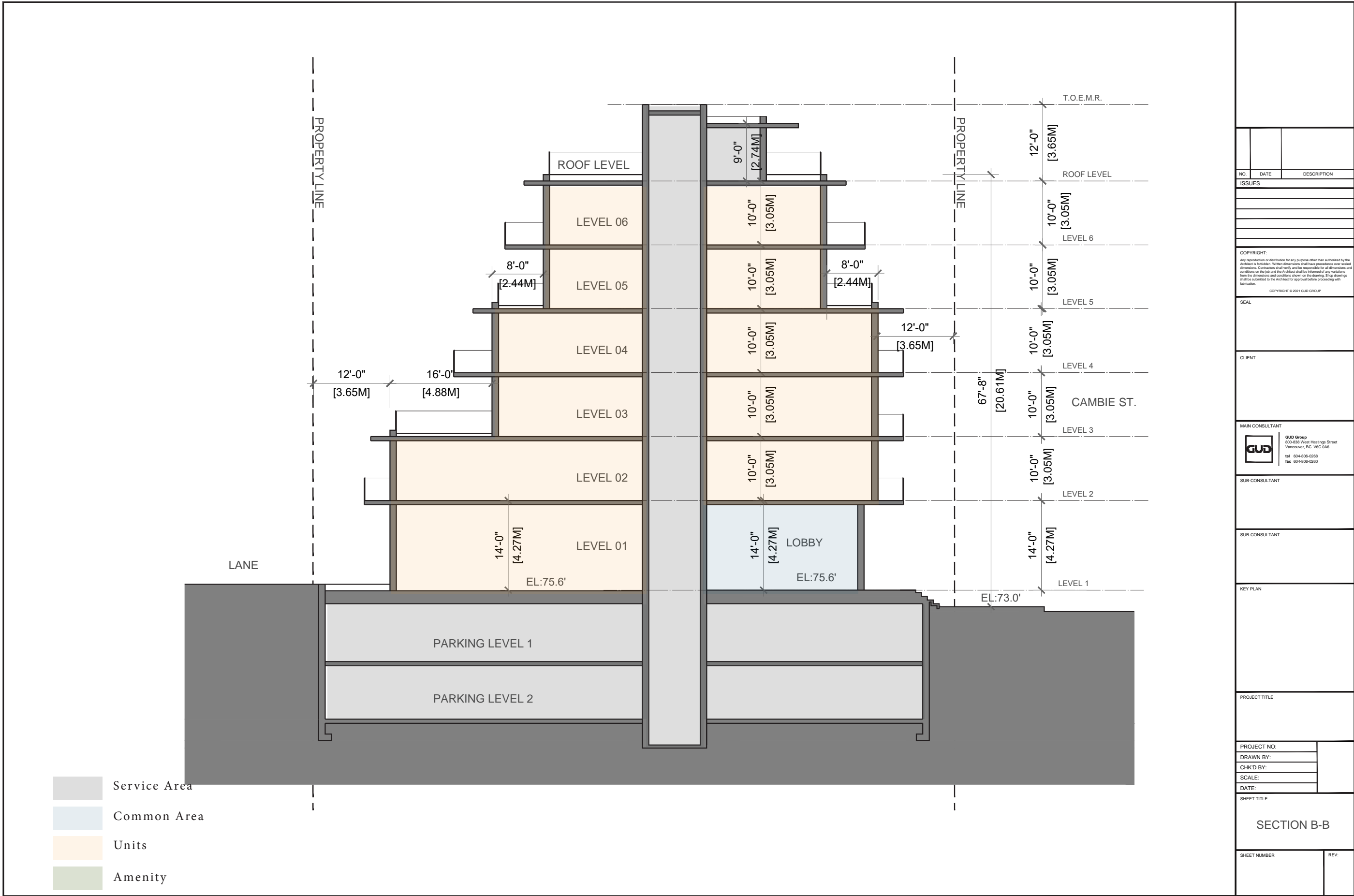




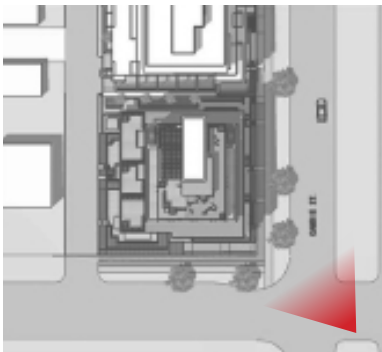
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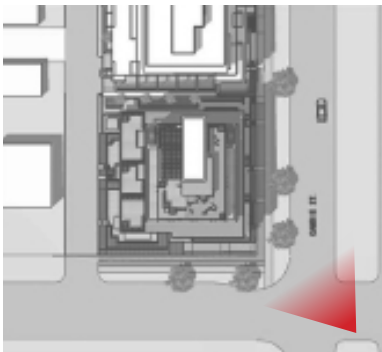
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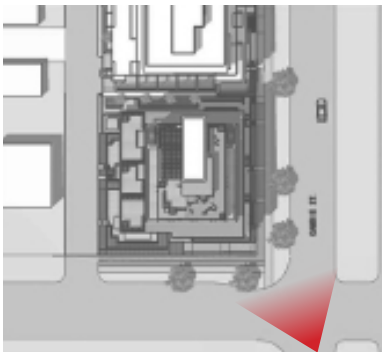
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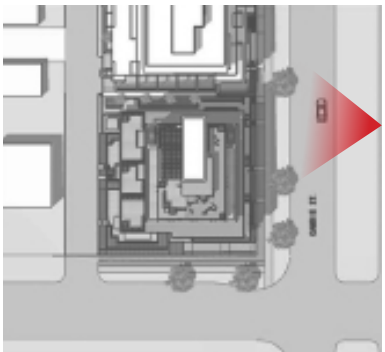
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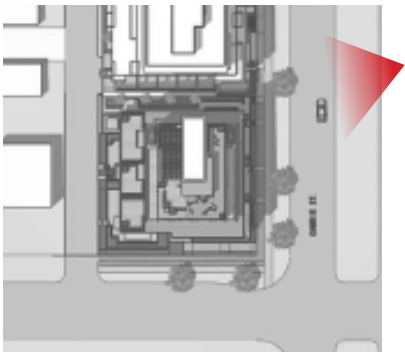
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General Notes:

- 1: All walls to be inspected and approved by geotech and structural engineer.
- 2: Ensure positive drainage behind all walls and throughout site.
- 3: All walls to conform to City of Vancouver bylaws and guidelines.
- 4: All landscape works (including boulevard areas) to be automatically irrigated
- 5: Where soft landscape areas meet building foundation wall, 12-18" wide gravel drain strip to be installed at landscape grade.
- 6: Paving Surfaces: (or to be decided by the client)
 - a) Stair Landings: Concrete stairs and landing
 - b) Decks and Patios: Concrete Pave or Aristokrat Porcelain by Abbotsford Concrete Products, or Equivalent
- 7: Guard-rails to be installed where required by code.

NOTE:

1. All retaining walls to be approved and specified by structural engineer to meet Vancouver's building code, including wall height.
2. All drainage behind walls and overall site to be designed and approved by mechanical / civil engineer.
3. Final layout of all walls to be approved by owner.

Existing topography, road and boulevard grades provided by LNLS Metro Vancouver Land Survey.

Note: This Plan is " Not For Construction " and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive " For Construction " approval and related permits are issued. Contact Engineering, Development Services and /or your Engineering, Bulding Site Inspector for details.

Legend-Layout

	Property Line
	Guardrail on Top of Retaining Wall
	Concrete Wall
	Concrete Wall/Curb
	Drain Strip / Decorated Pebble
	Patio or Deck Paver Abbotsford Concrete Products Hydrapressed Paver / Porcelain Paver Pattern: Colour: to be decided
	Entrance Public Paver Abbotsford Concrete Products Standard Paver Pattern: Lattice 90° Colour: to be decided
	Decorated Plant Pot - roof level
	bench

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Revisions:

1. DP submission - June 30, 2021

Project:

7969-7989 Cambie Street,
Vancouver, BC

Title:

LAYOUT PLAN - OVERALL

Drawn: HC

Checked:

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

Project No: 21.002

Sheet No: L 2.1

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