

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
 Height Proposed 69 ft 21.03 m 6 Storeys (top of 6th floor slab) 80.0% efficient

*FSR does not include in-suite storage, Amenity Rooms, mechanical shaft areas

Unit Mix

Note: Areas do not Include in-suite storage areas

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

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

Floor	Level	1 Bed< 538sf			1 Bed, 1 Bed + Den			2 Bed, 2 Bed + Den				3/4 Bed	Area		
		Unit sf	Unit sf	Sub-Total	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf	Unit sf			Sub-Total	Unit sf
L1				0			40	35				75	38	38	117
L2				0				40				40	38	34	72
L3				0								0	38	29	67
L4				0								0	38	29	67
L5				0								0			0
L6				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			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			Units	Units	Units	Unit sf	Unit sf	Unit sf	Sub-Total	Units	Units	Units	Units	Sub-Total	Units	Sub-Total	Total	Unit Mix	
	Units	Units	Sub-Total																	
<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	0.0%
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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STATISTIC01

Vehicle Parking VPBL 4.2.1.13

VPBL 4.2.1.13	Required	Provided		Total	%		
		Disabled	Reg. Size		Small Size	Regular	Small
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	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%	
Visitor 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 Spaces VPBL 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
	Class A Total	35	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
	2019 Parking By-law Update Summary (22)		
	Stacking/vertical bicycle parking is permitted for up to 60% of the minimum requirement.*	42	26
	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
	2019 Parking By-law Update Summary (23)		
	At least 10% of the Class A bicycle spaces must be bicycle lockers.*	7	7
Class B	2019 Parking By-law Update Summary (15)	Dwellings Required	Provided
	2 spaces for any development with at least 20 dwelling units.	35	3
	with and additional one space for each 20 additional dwelling units	Class B Total	3

Loading Requirements Off-Street Loading Space Regulations 5.2.1

Residential	Dwellings Required	Provided
Class A No requirement.	27	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

	Dwellings Required	Provided
1. Bulk Storage Below Base Surface		
Minimum of 5.7sm (20lsf) of storage area is required for each dwelling unit	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, 21-30 Units

Type	Quantity	Size	Container Footprint (sf)	Total Footprint (sf)	Manoeuvre Factor	Provided (sf)
Mixed Containers	1	360	ltr	6.78	2.25	15.3
Mixed Papers	3	360	ltr	6.78	20.34	45.8
Mixed Papers w/ Cardboard	1	360	ltr	6.78	6.78	15.3
Glass	1	240	ltr	4.52	4.52	10.2
Compost Organics	2	240	ltr	4.52	9.04	20.3
Cardboard	3	3	yd	21.31	63.94	143.9
Garbage	4	4	yd	27.13	108.50	244.1
Total Area Required						494.8
Total Area Provided (sf)						501 sf

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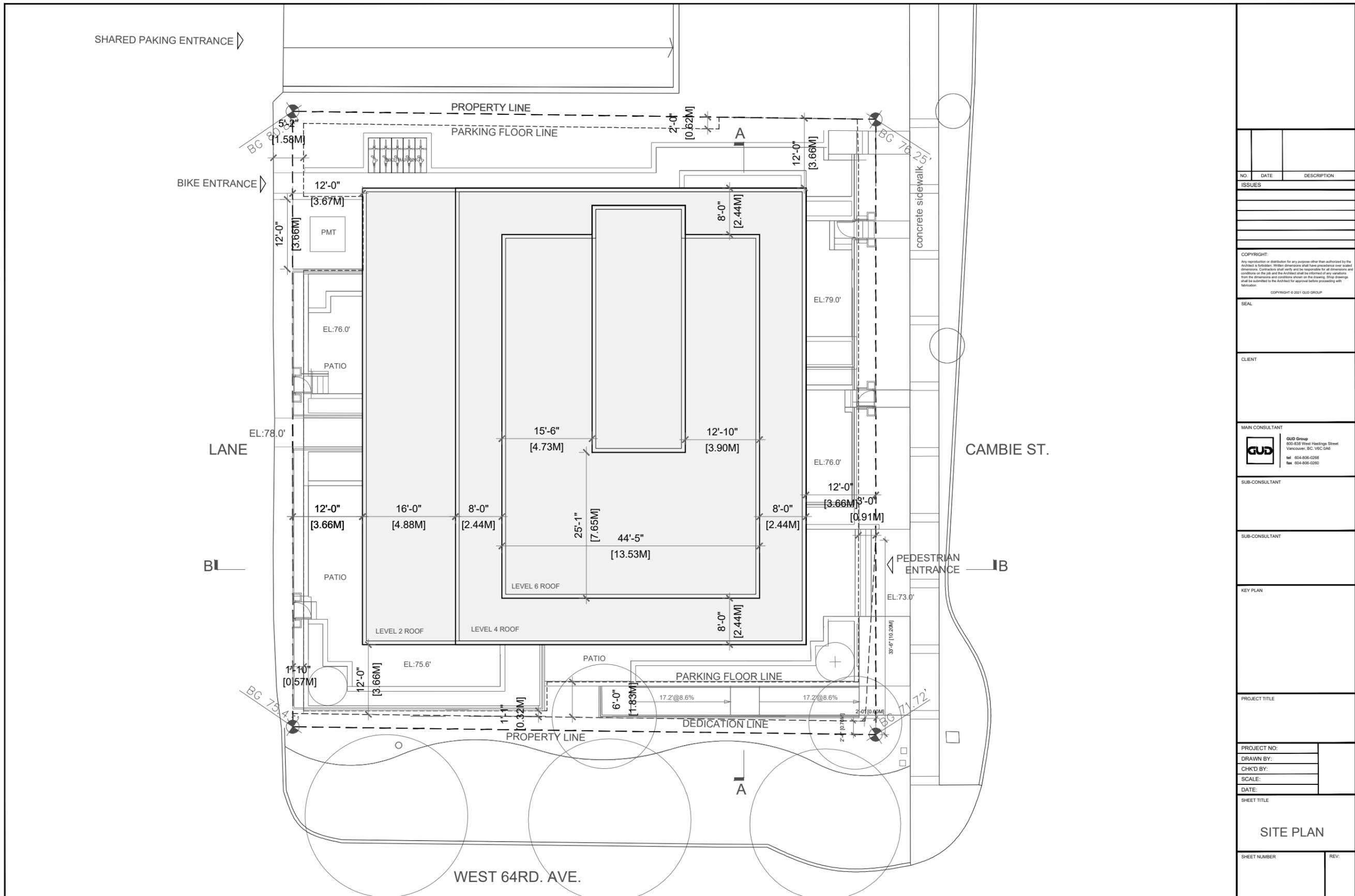
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STATISTIC02

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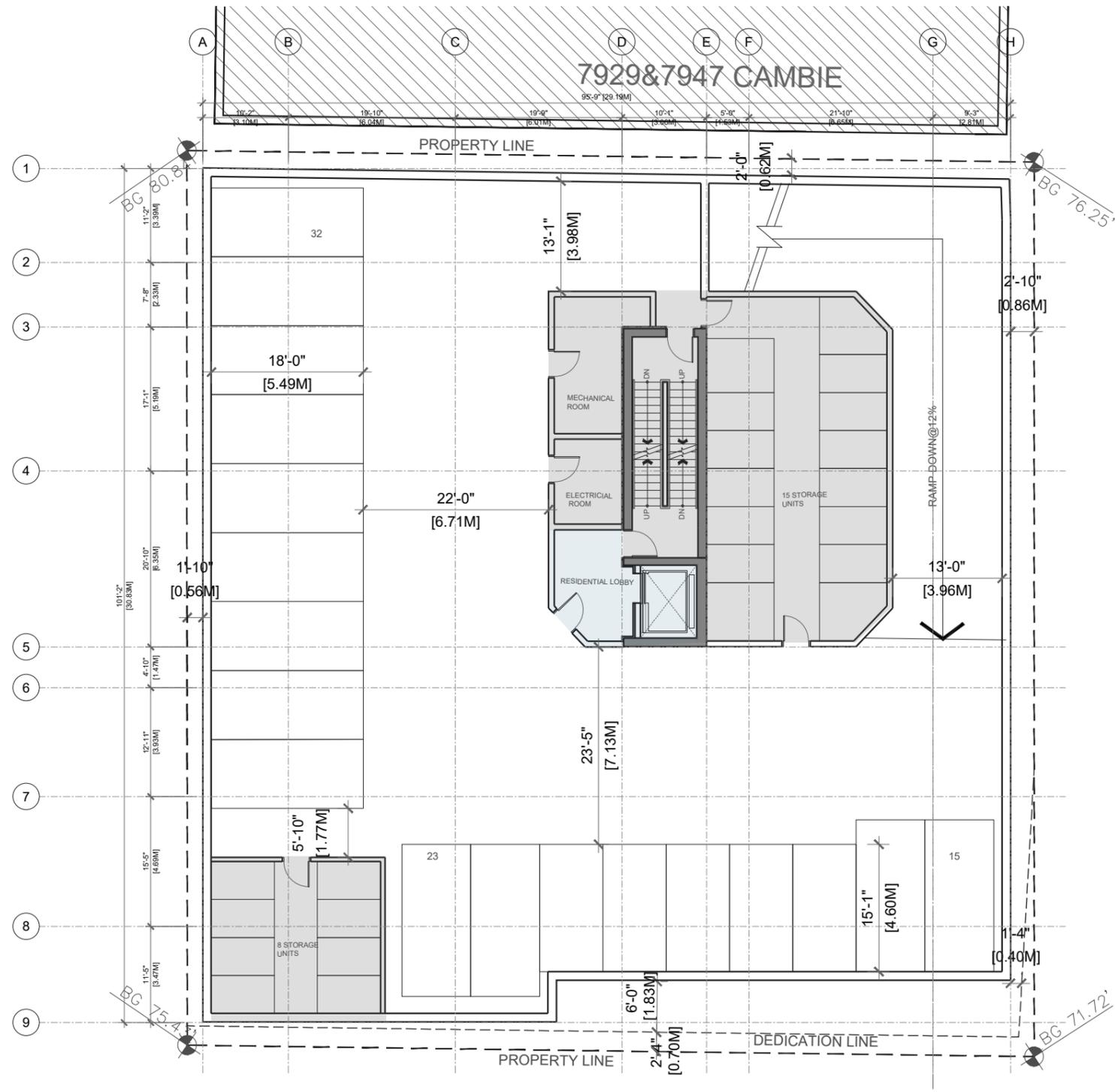
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SITE PLAN

SHEET NUMBER REV:



Service Area
 Common Area

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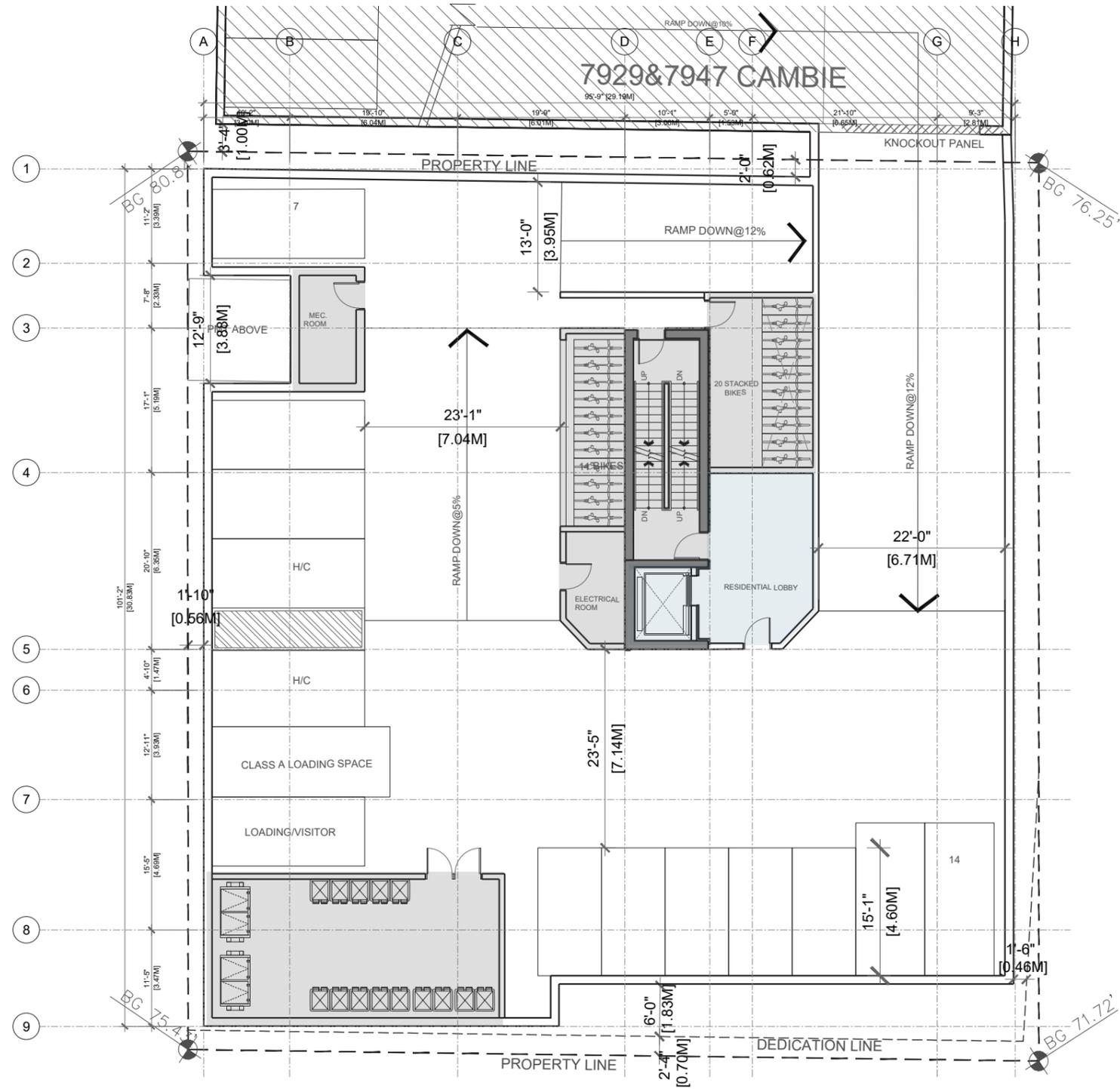
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PARKING LEVEL 2

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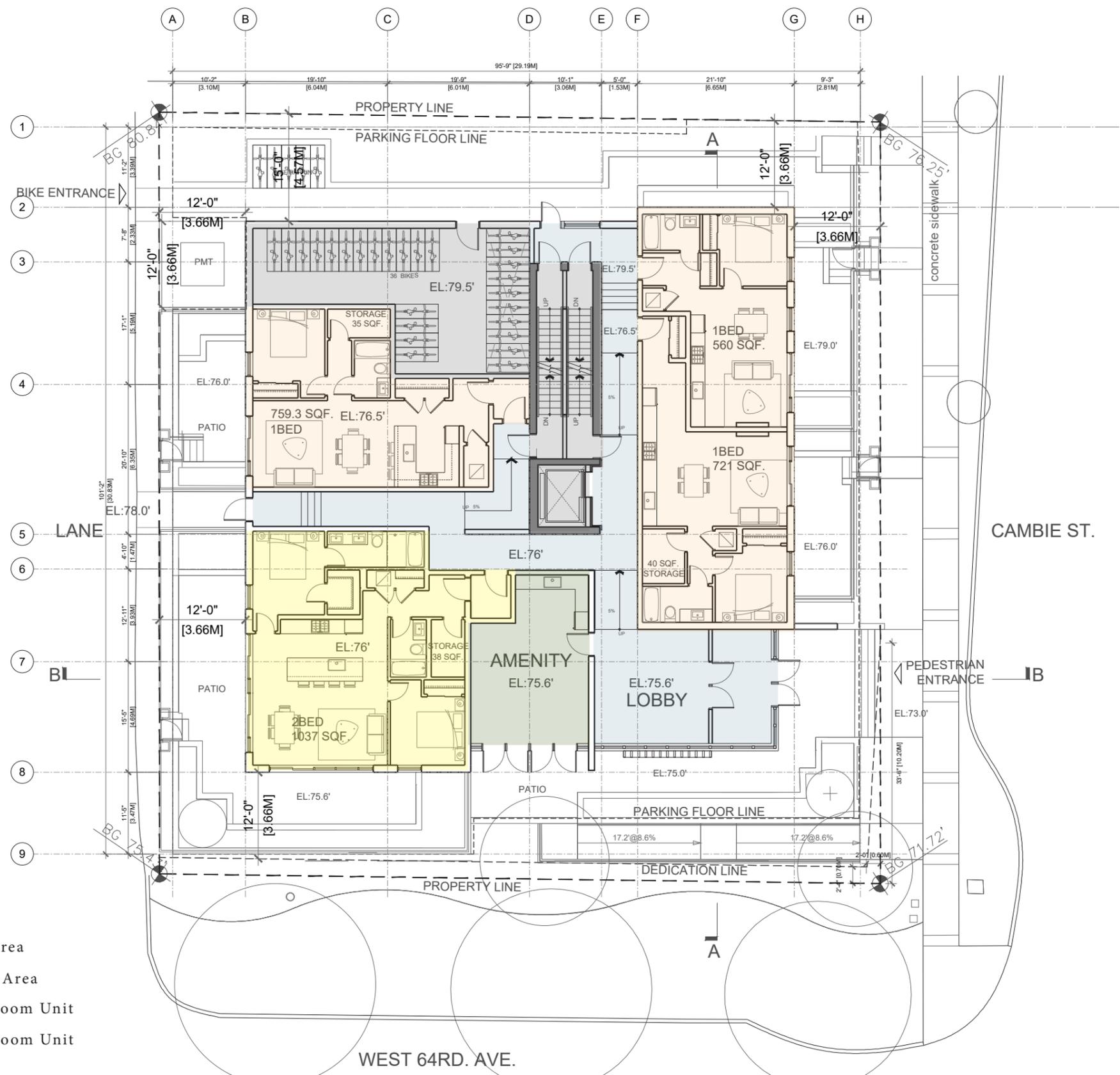
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SHEET TITLE
PARKING LEVEL 1

SHEET NUMBER REV:

Service Area
 Common Area



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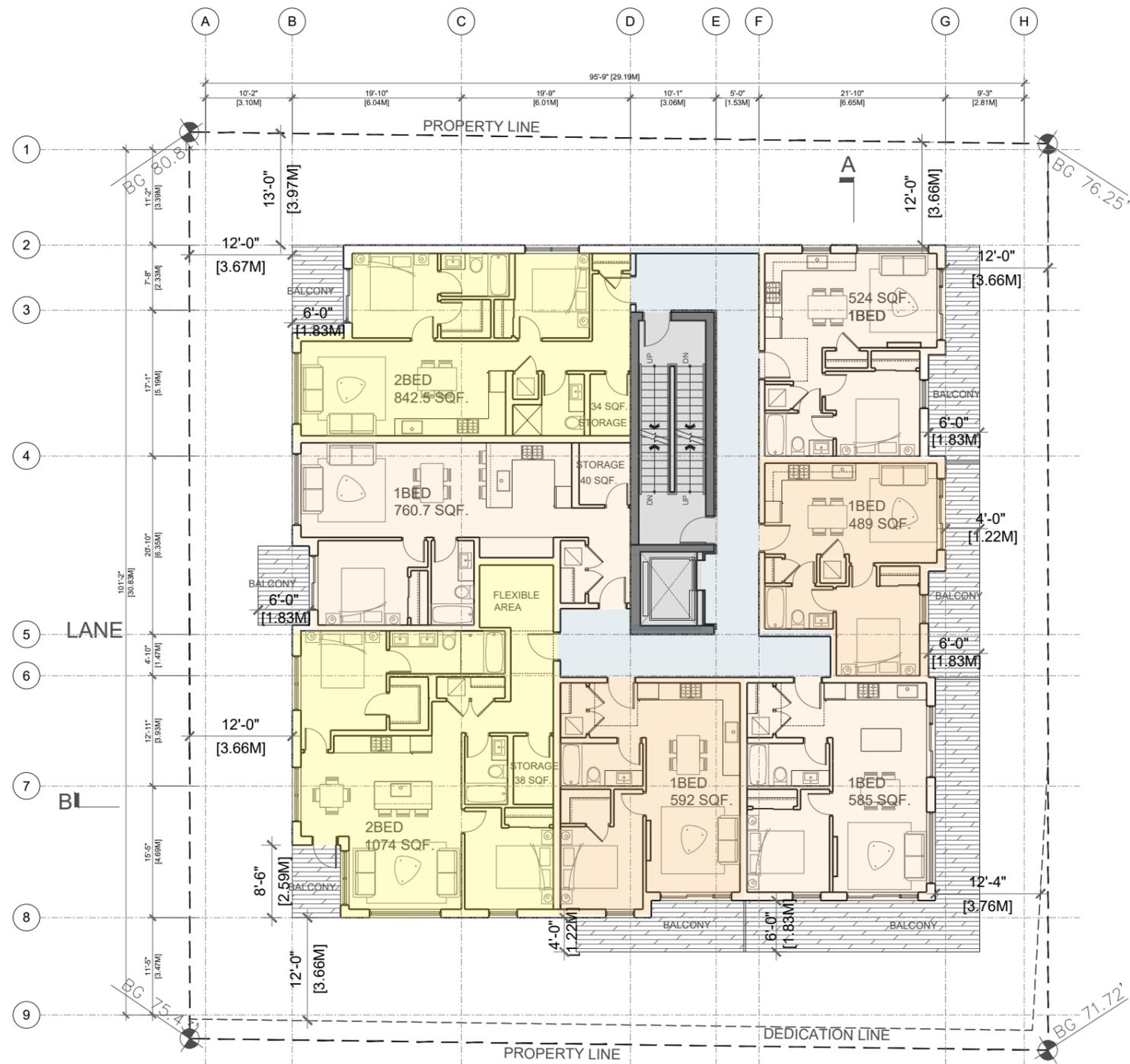
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SHEET TITLE

LEVEL 01

SHEET NUMBER REV:

- Amenity
- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit



- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit

WEST 64RD. AVE.

CAMBIE ST.

IB

NO.	DATE	DESCRIPTION
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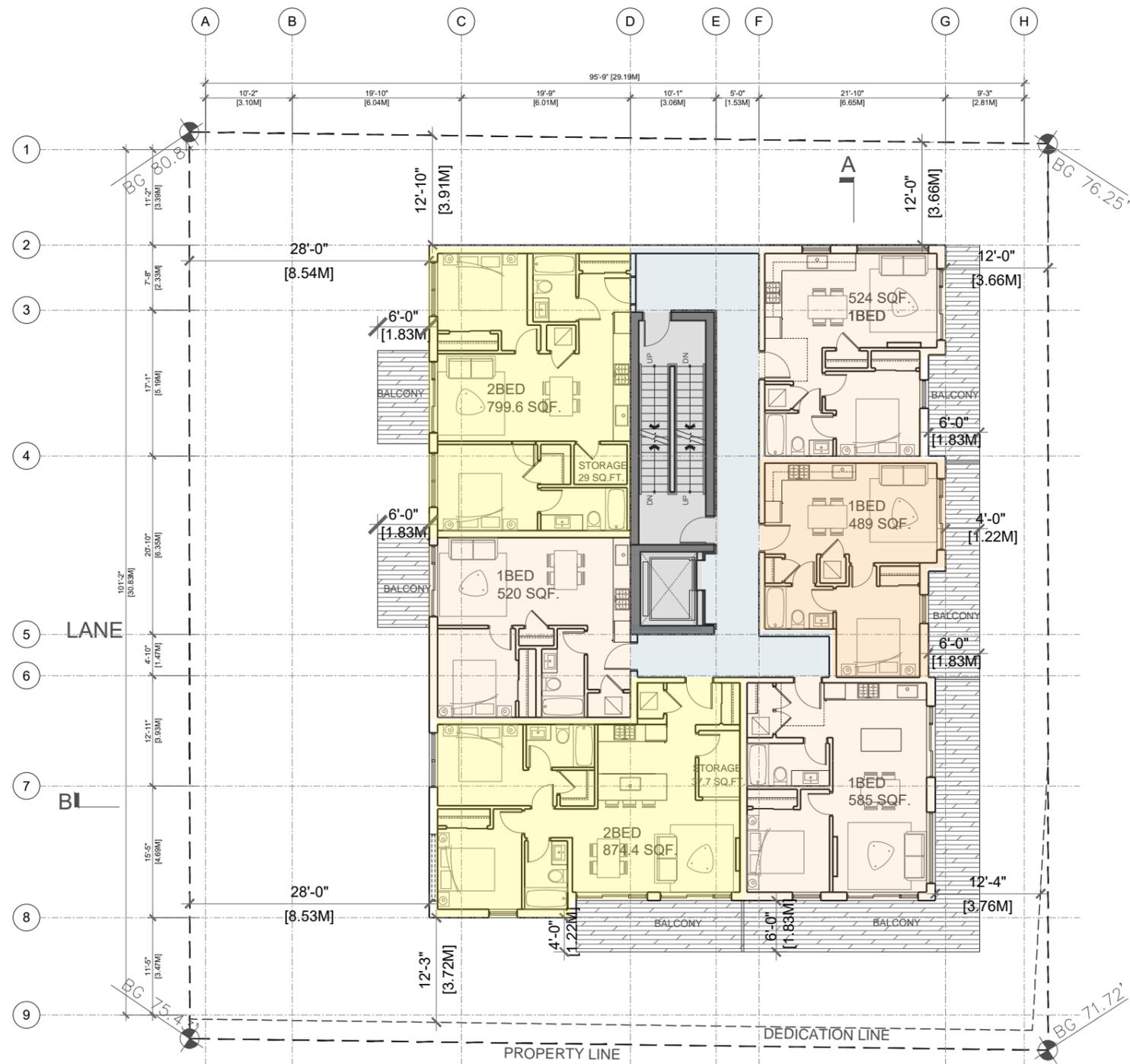
PROJECT TITLE

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DATE:

SHEET TITLE

LEVEL 02

SHEET NUMBER REV:



- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit

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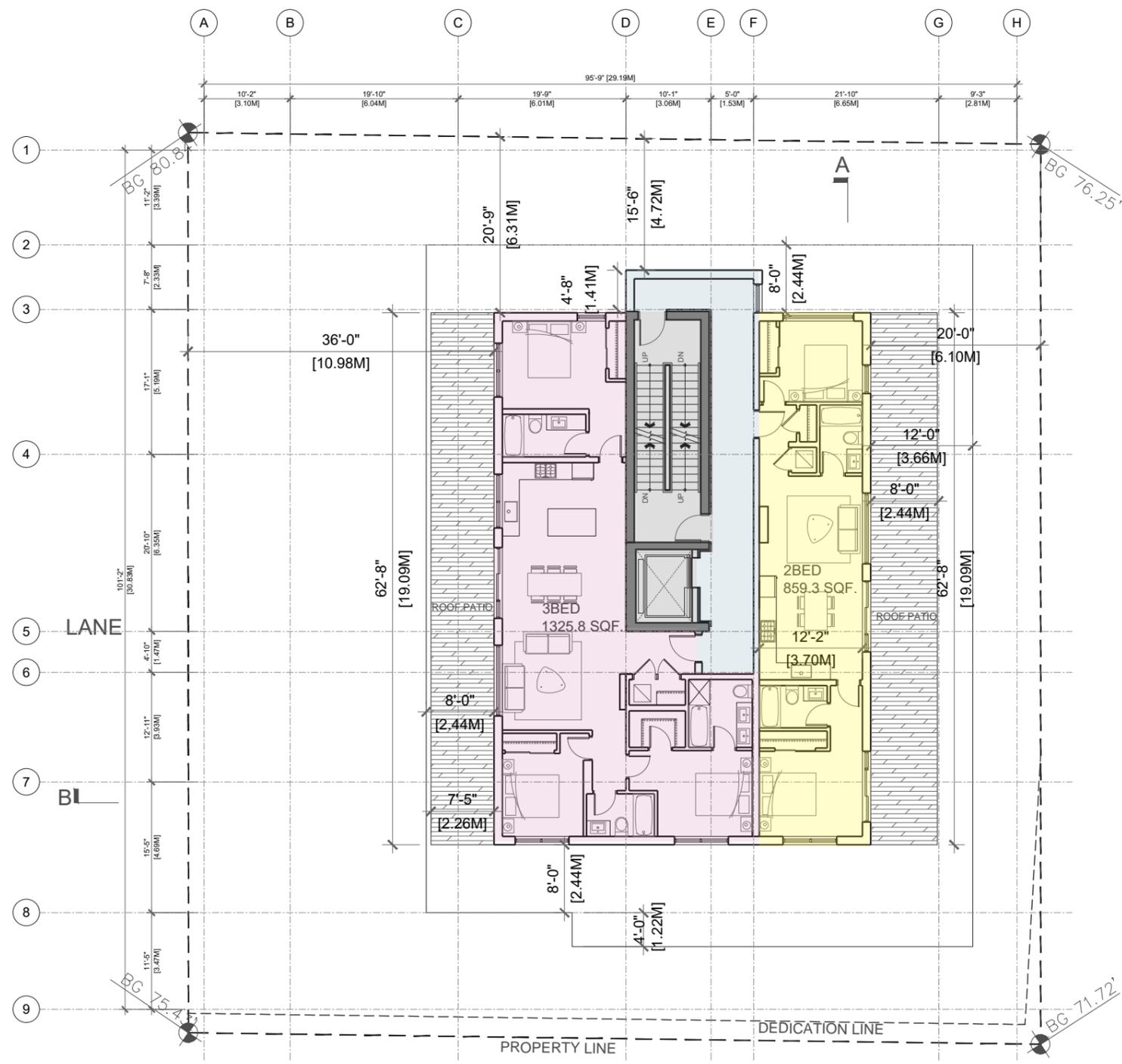
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SHEET TITLE

LEVEL 04

SHEET NUMBER	REV:
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- Service Area
- Common Area
- One Bedroom Unit
- Two Bedroom Unit
- Three Bedroom Unit

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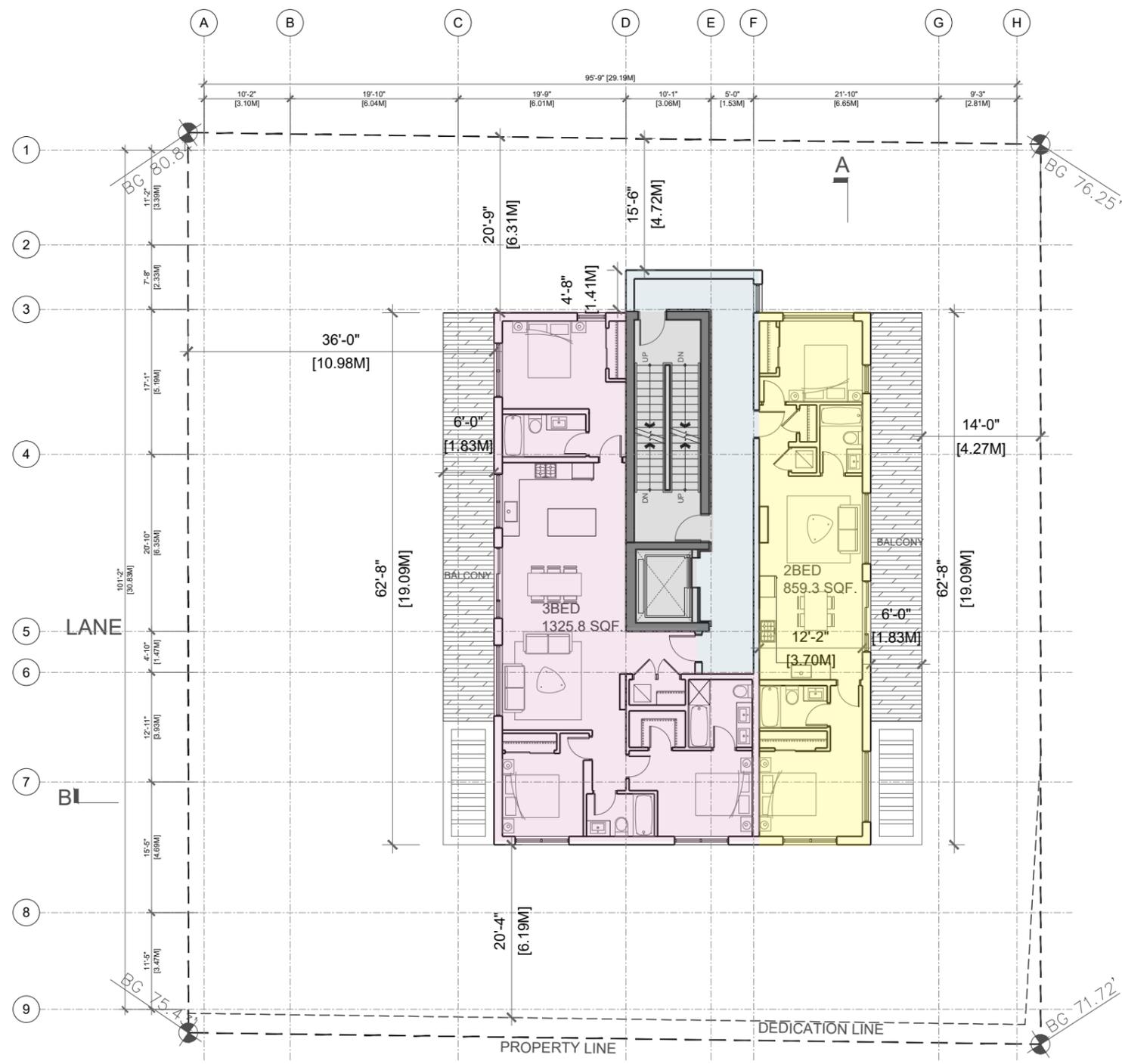
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PROJECT NO:
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SHEET TITLE
LEVEL 05

SHEET NUMBER REV:



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

WEST 64RD. AVE.

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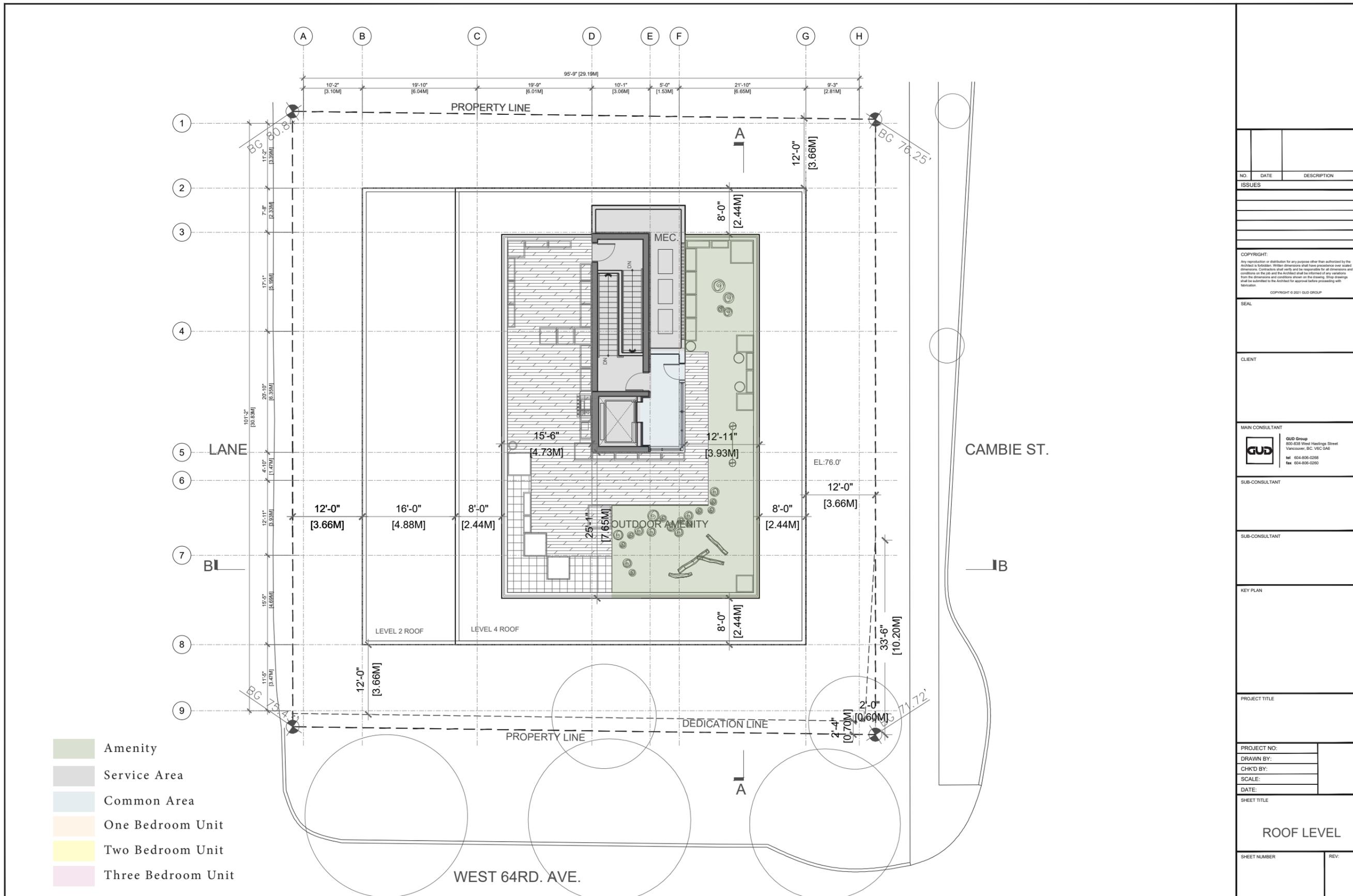
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LEVEL 06

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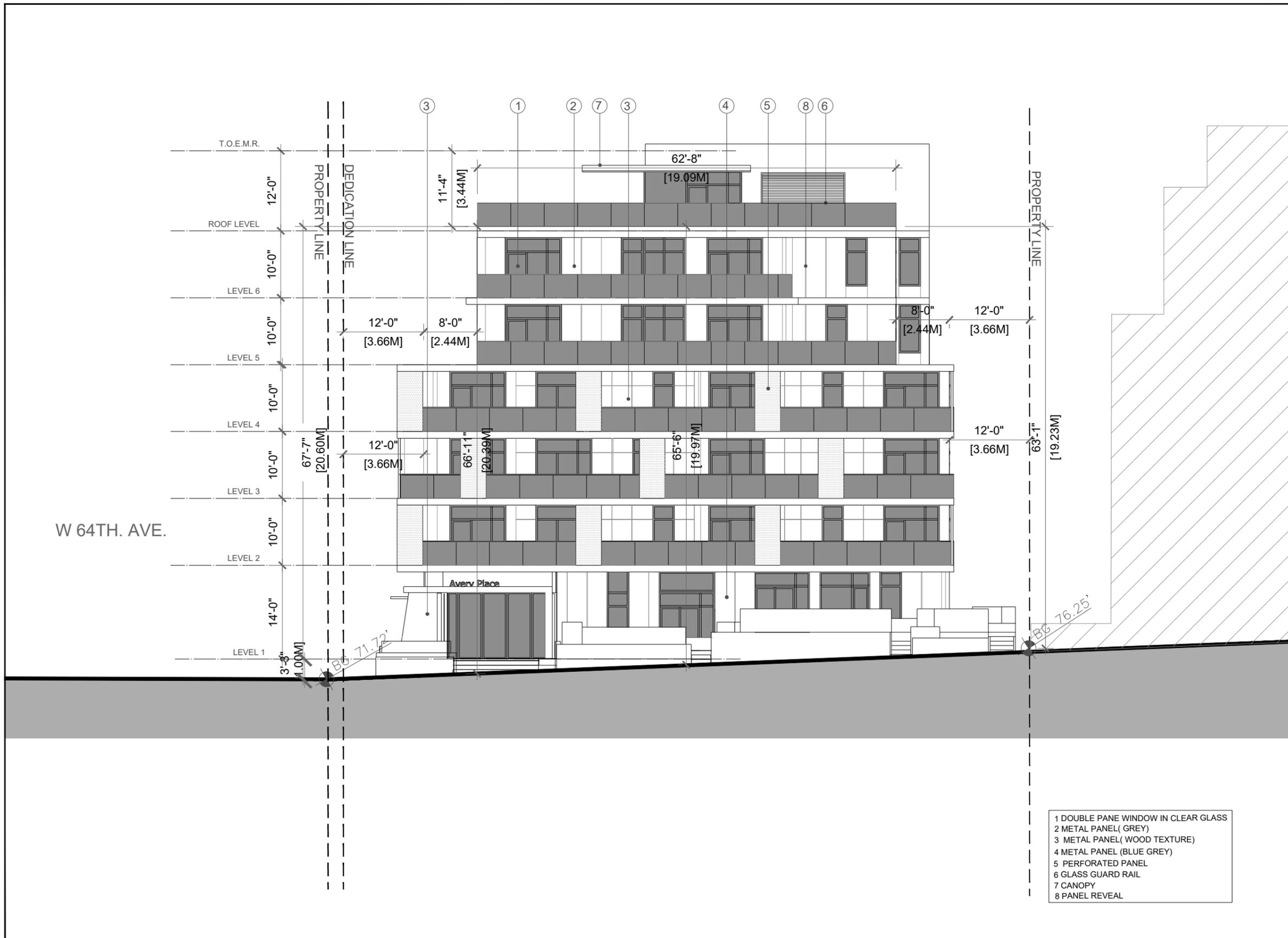
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SHEET TITLE
ROOF LEVEL

SHEET NUMBER REV:



- 1 DOUBLE PANE WINDOW IN CLEAR GLASS
- 2 METAL PANEL (GREY)
- 3 METAL PANEL (WOOD TEXTURE)
- 4 METAL PANEL (BLUE GREY)
- 5 PERFORATED PANEL
- 6 GLASS GUARD RAIL
- 7 CANOPY
- 8 PANEL REVEAL

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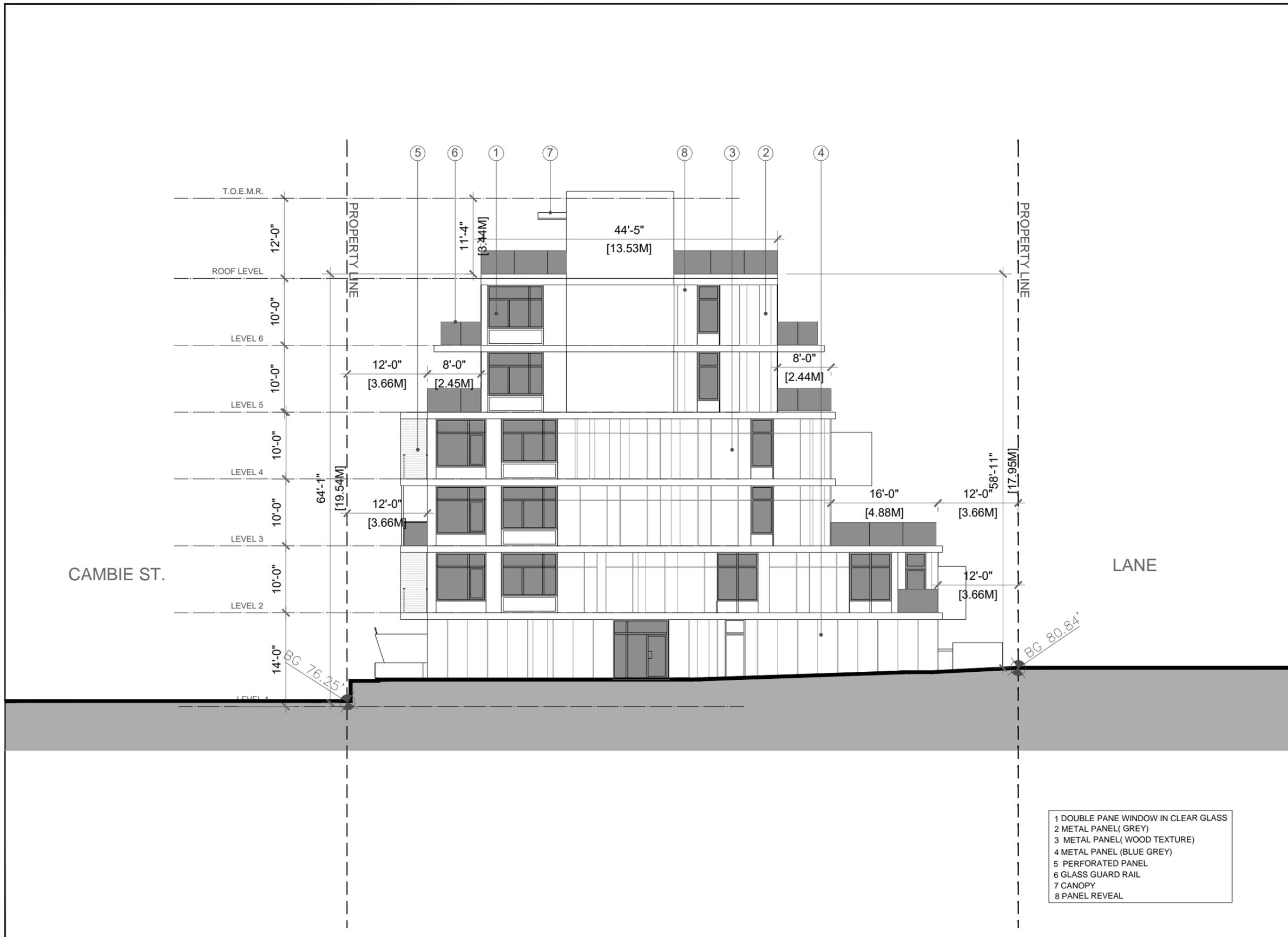
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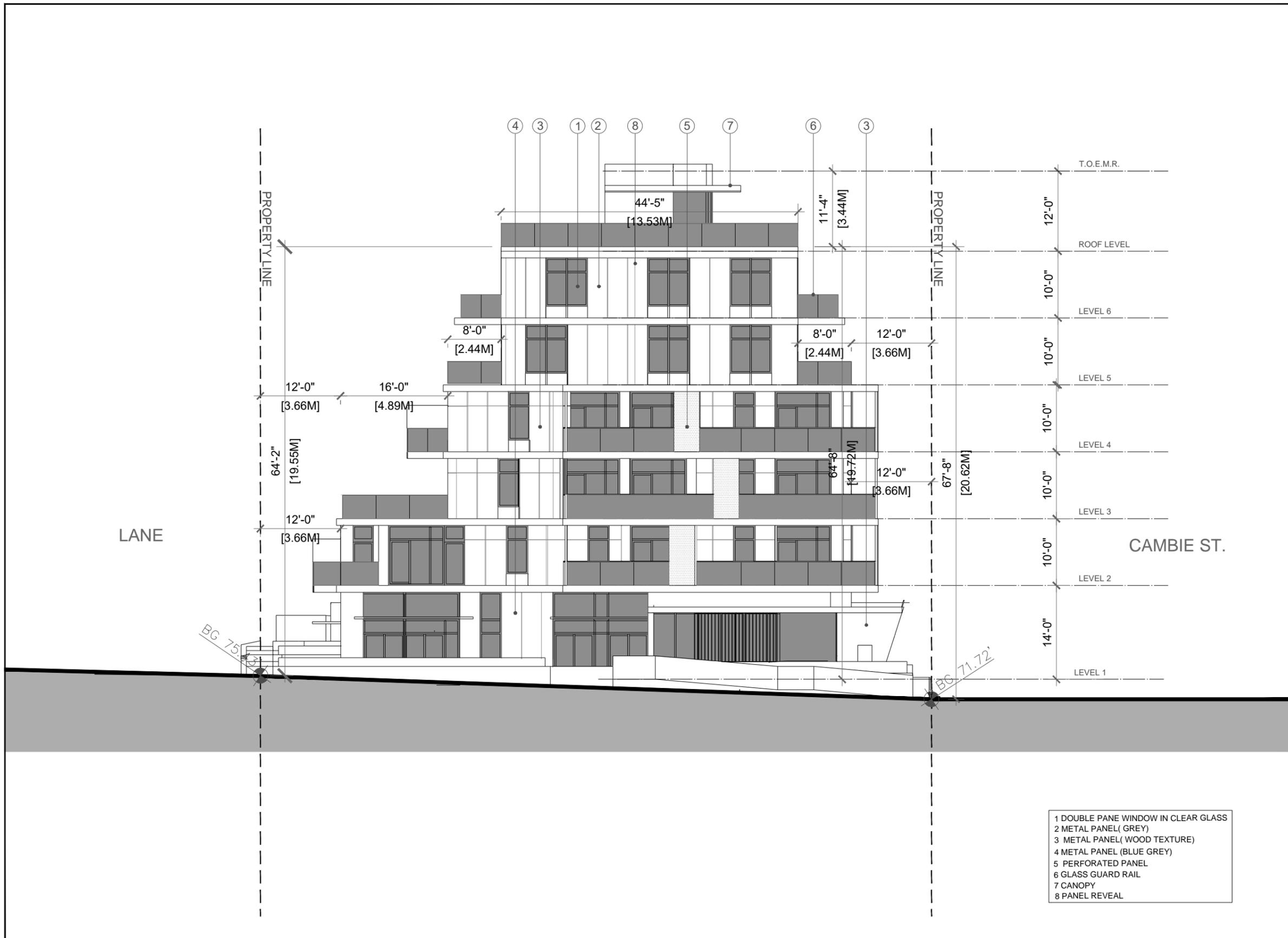
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SHEET TITLE		
NORTH ELEVATION		
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- 1 DOUBLE PANE WINDOW IN CLEAR GLASS
- 2 METAL PANEL (GREY)
- 3 METAL PANEL (WOOD TEXTURE)
- 4 METAL PANEL (BLUE GREY)
- 5 PERFORATED PANEL
- 6 GLASS GUARD RAIL
- 7 CANOPY
- 8 PANEL REVEAL



PROJECT TITLE		
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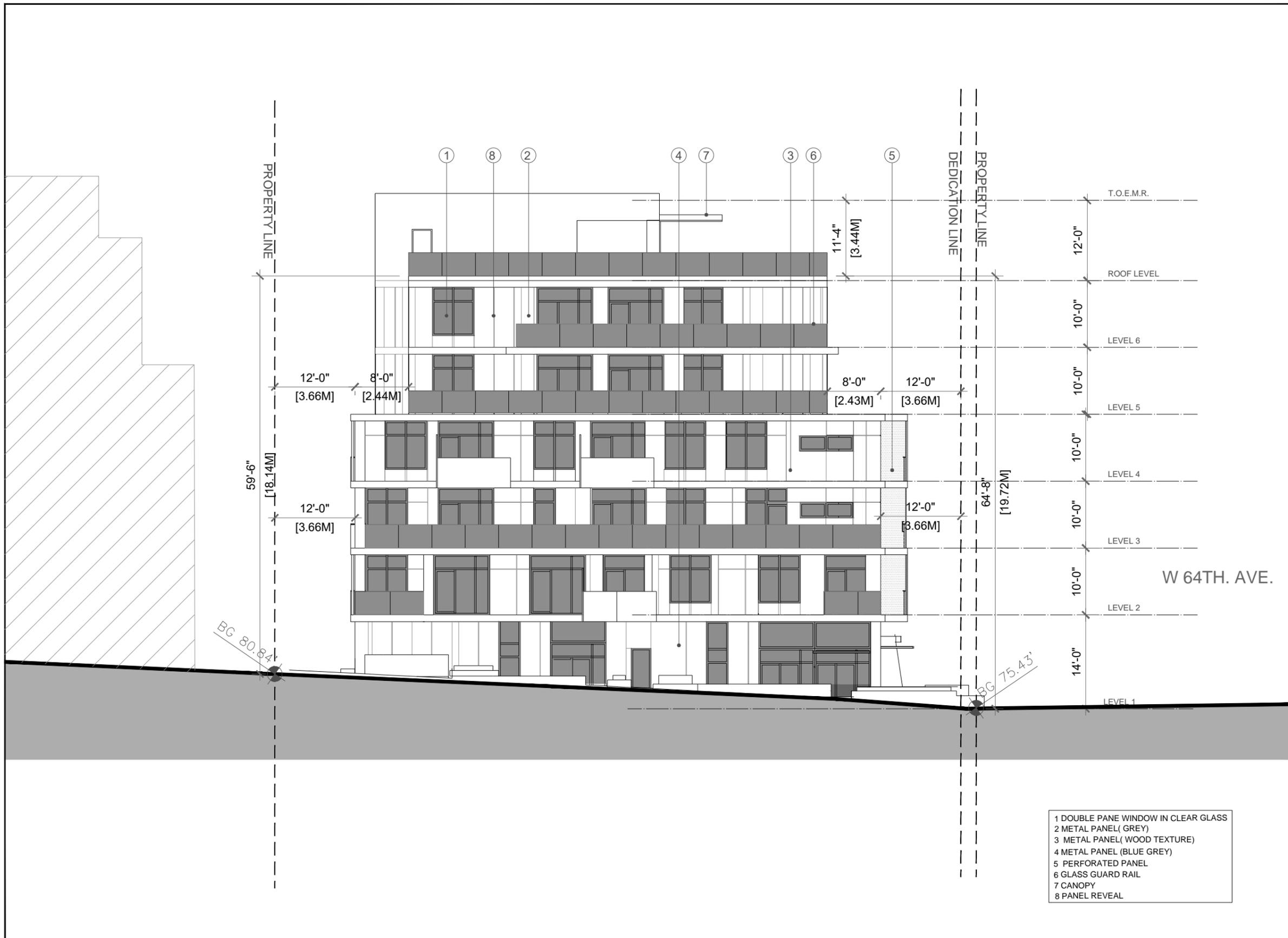
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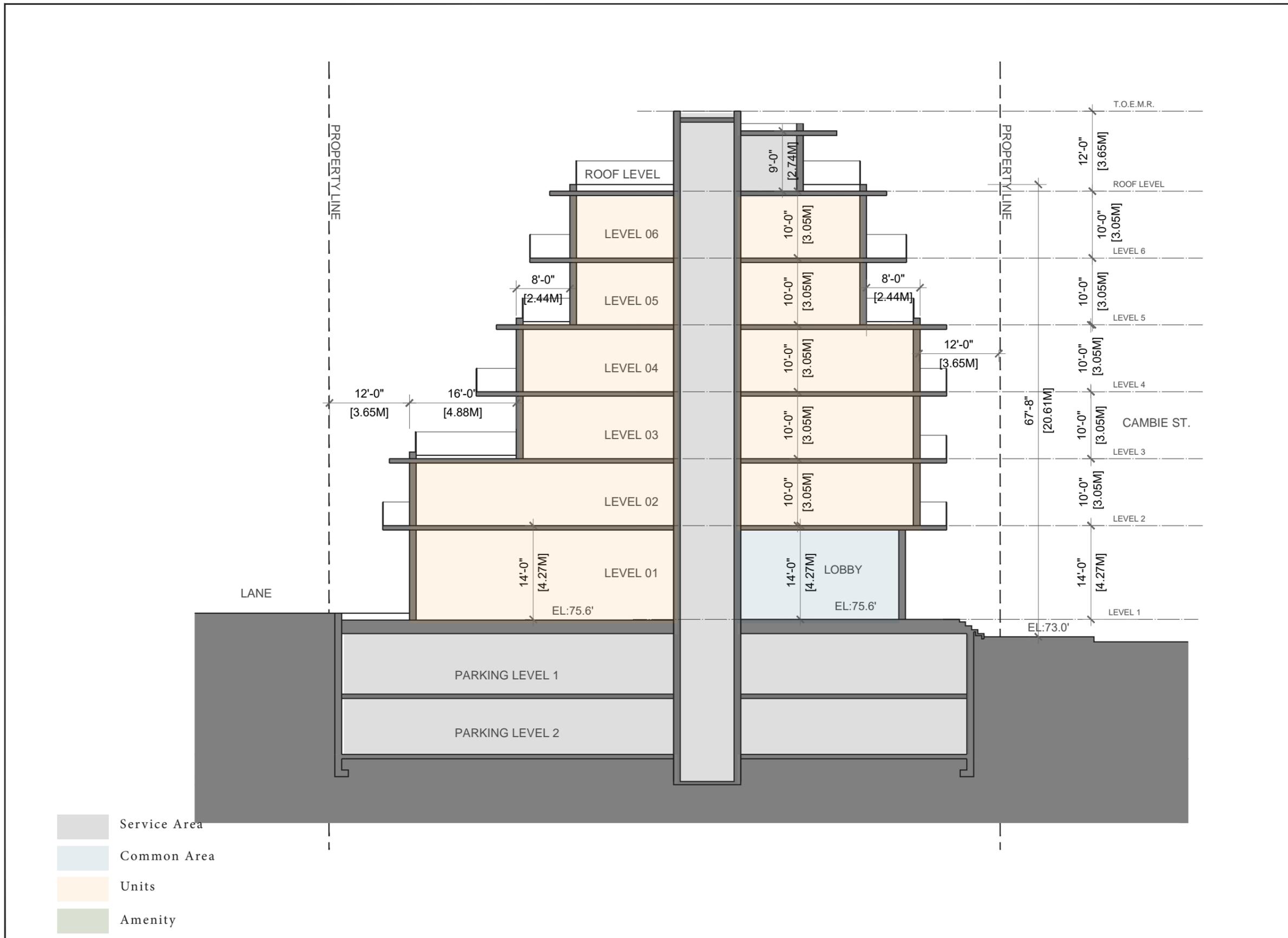
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DRAWN BY:		
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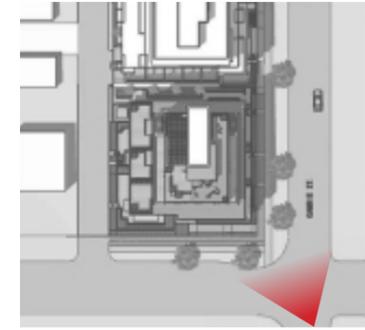
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Revisions:
1. DP submission - June 30, 2021



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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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 LMLS 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: to be decided
	Entrance Public Paver Abbotsford Concrete Products Standard Paver Pattern: Lattice 90° Colour: to be decided
	Decorated Plant Pot - roof level
	bench