

## MOTION

### 4. **Approval of Form of Development – 4118-4138 Cambie Street**

THAT the form of development for this portion of the site known as 4118-4138 Cambie Street be approved generally as illustrated in the Development Application Number DP-2021-00304, prepared by Pennyfarthing Development Corporation, and submitted electronically on May 27, 2022, 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.

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#### **Additional Background Information:**

<https://shapeyourcity.ca/4118-4138-cambie-st>



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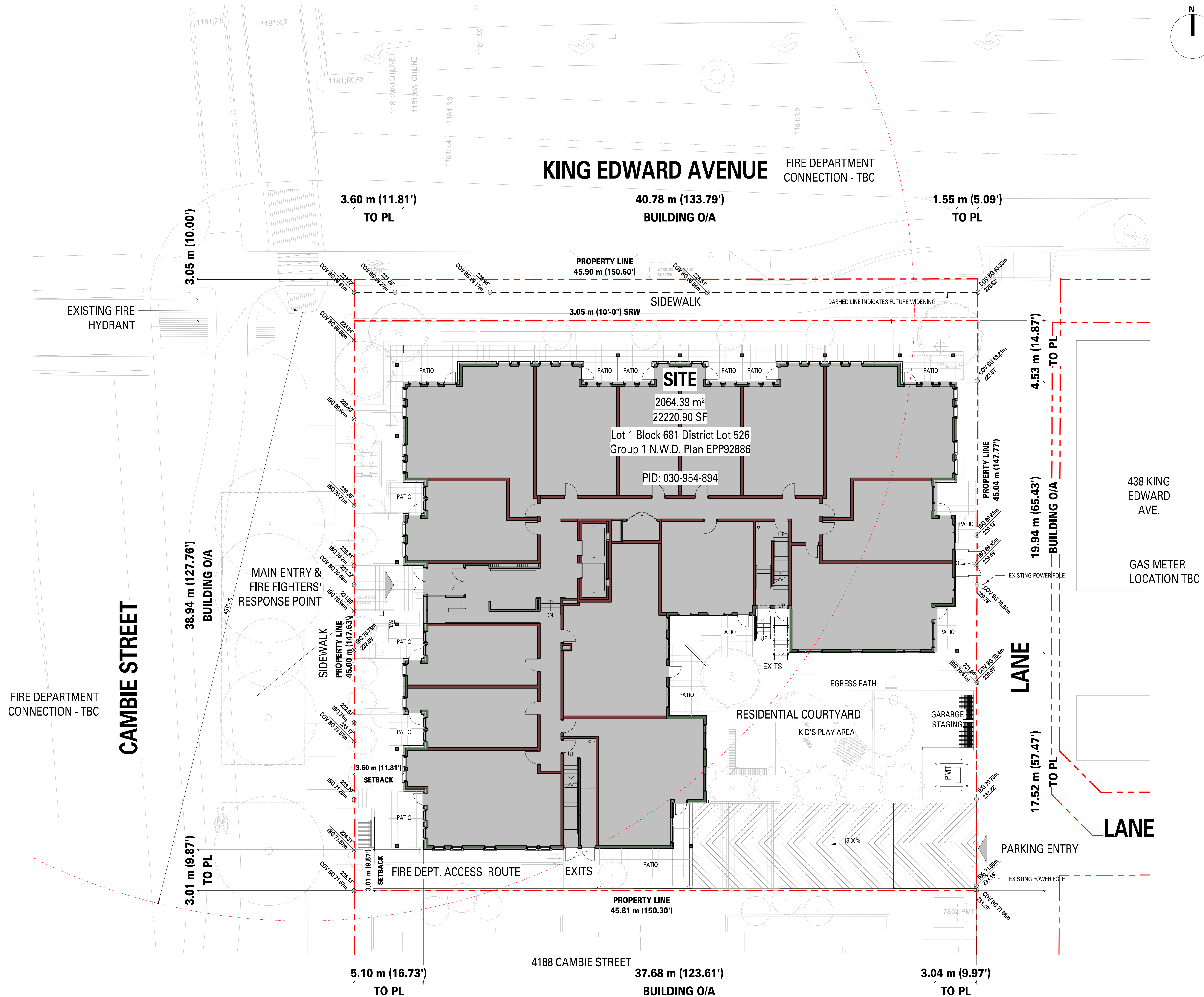
No.	Date	Revision Notes
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# Pennyfarthing

Sheet Number

## A1.01





No.	Date	Revision Notes
E	22/05/24	ISSUED FOR DP PRIOR TO RESPONSE
D	22/03/01	ISSUED FOR DP PRIOR TOS
C	21/08/03	ISSUED FOR 65% COORDINATION
B	21/06/17	ISSUED FOR 50% COORDINATION
A	21/03/30	ISSUED FOR DP
No.	Date	Revision Notes



Project Title  
**STERLING**

4118 Cambie St.  
Vancouver, B.C.

**Pennyfarthing**

Client/Owner  
**Pennyfarthing Properties Grayson North Ltd.**  
2500- 700 West Georgia St.  
Vancouver, B.C. V7Y 1B3

Sheet Title  
**WEST ELEVATION**

Drawn By  
Reviewed by

LC  
Approver

Project Number  
**2005**

Plot Date  
2021/08/23

Issue Date  
22/05/24

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

Issue/Revision  
**E**

Sheet Number

**A4.01**

**MATERIALS LEGEND**

CL-01	CEMENTITIOUS CLADDING PANEL - PAINTED - LIGHT GREY
CL-02	CEMENTITIOUS CLADDING PANEL - PAINTED - DARK GREY
CL-03	CEMENTITIOUS CLADDING PANEL - PAINTED - WHITE
CL-04	CLADDING PANEL - PREFINISHED - WOOD GRAIN PATTERN (ORIENTATION VARIES)
CO-01	EXPOSED CIP ARCHITECTURAL CONCRETE - SEALED
CO-02	PRE-CAST CONCRETE SILL - SEALED
DW-01	VINYL WINDOW FRAME C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	FIBREGLASS PATIO DOORS C/W LOW-E DOUBLE GLAZING - PAINTED - DARK GREY
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
DW-04	CURTAIN WALL METAL SPANDREL PANEL - DARK GREY
DW-05	METAL DOOR - PAINTED - MEDIUM GREY
DW-06	ELEVATOR DOOR - PREFINISHED - STAINLESS STEEL
DW-07	CEMENTITIOUS DOOR TRIM - PAINTED - DARK GREY
FIN-01	ALUMINUM FLASHINGS - PREFINISHED - LIGHT GREY
FIN-02	ALUMINUM FLASHINGS - PREFINISHED - DARK GREY

**MATERIALS LEGEND**

MA-01	BRICK VENEER CLADDING - NORMAN MODULE, 1/3 BOND
MM-01	METALS - PAINTED STEEL - BLACK
PS-01	PRIVACY SCREEN (POWDER COATED ALUMINUM & TRANSLUCENT GLASS) - RAL LIGHT GREY
RF-01	2-PLY SBS ROOFING - LIGHT GREY
RF-02	SOFFIT CLADDING PANEL - PREFINISHED - WOOD GRAIN PATTERN
RF-03	HEAVY-GAUGE METAL SOFFIT CLADDING C/W CONTINUOUS SOFFIT STRIP VENTS - PRE-FINISHED - LIGHT GREY
RF-04	STANDING SEAM - DARK GREY
RG-01	GUARDRAIL (POWDER COATED ALUMINUM & CLEAR GLASS) - RAL LIGHT GREY
RG-02	ENTRY CANOPY (TRANSLUCENT GLASS)
TMP-01	CEMENTITIOUS FASCIA TRIM - PAINTED - DARK GREY
TMP-02	CEMENTITIOUS FASCIA TRIM - PAINTED - WHITE
TMP-03	METAL GUTTER - PREFINISHED - WHITE
TMP-04	METAL GUTTER - PREFINISHED - BLACK
TMP-06	METAL RWL - PREFINISHED - BLACK
WD-01	EXPOSED GULAM BEAMS - SANSIN 3401 'GOLDEN OAK'



No.	Date	Revision Notes
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ELEVATOR	311'-0 7/8"	(GEODETTIC)	94.81 m
GUARD PLANTERS	289'-2 3/8"	(GEODETTIC)	91.19 m
ROOF	289'-3 3/8"	(GEODETTIC)	90.13 m
LEVEL 6 CEILING	289'-3 1/4"	(GEODETTIC)	89.39 m
LEVEL 6	283'-9"	(GEODETTIC)	86.49 m
LEVEL 5	273'-6 1/4"	(GEODETTIC)	83.37 m
LEVEL 4	263'-3 1/2"	(GEODETTIC)	80.25 m
LEVEL 3	253'-0 3/4"	(GEODETTIC)	77.13 m
LEVEL 2	242'-10"	(GEODETTIC)	74.01 m
LEVEL 1+	232'-7 1/4"	(GEODETTIC)	70.90 m
LEVEL 1	230'-7 1/4"	(GEODETTIC)	70.29 m
LEVEL P1	218'-7 1/4"	(GEODETTIC)	66.63 m
LEVEL P2	208'-7 1/4"	(GEODETTIC)	63.58 m



Project Title  
**STERLING**

4118 Cambie St.  
Vancouver, B.C.

**Pennyfarthing**

Client/Owner  
**Pennyfarthing Properties Grayson North Ltd.**  
2500- 700 West Georgia St.  
Vancouver, B.C. V7Y 1B3

Sheet Title  
**NORTH ELEVATION**

Drawn By  
Reviewed by

LC  
Approver

Project Number  
**2005**

Plot Date  
2021/08/23

Issue Date  
22/05/24

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

Issue/Revision  
**E**

Sheet Number

**A4.02**

24/05/2021 1:06:29 PM



**MATERIALS LEGEND**

CL-01	CEMENTITIOUS CLADDING PANEL - PAINTED - LIGHT GREY
CL-02	CEMENTITIOUS CLADDING PANEL - PAINTED - DARK GREY
CL-03	CEMENTITIOUS CLADDING PANEL - PAINTED - WHITE
CL-04	CLADDING PANEL - PREFINISHED - WOOD GRAIN PATTERN (ORIENTATION VARIES)
CO-01	EXPOSED CIP ARCHITECTURAL CONCRETE - SEALED
CO-02	PRE-CAST CONCRETE SILL - SEALED
DW-01	VINYL WINDOW FRAME C/W LOW-E DOUBLE GLAZING - BLACK
DW-02	FIBREGLASS PATIO DOORS C/W LOW-E DOUBLE GLAZING - PAINTED - DARK GREY
DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
DW-04	CURTAIN WALL METAL SPANDREL PANEL - DARK GREY
DW-05	METAL DOOR - PAINTED - MEDIUM GREY
DW-06	ELEVATOR DOOR - PREFINISHED - STAINLESS STEEL
DW-07	CEMENTITIOUS DOOR TRIM - PAINTED - DARK GREY
FIN-01	ALUMINUM FLASHINGS - PREFINISHED - LIGHT GREY
FIN-02	ALUMINUM FLASHINGS - PREFINISHED - DARK GREY

**MATERIALS LEGEND**

MA-01	BRICK VENEER CLADDING - NORMAN MODULE, 1/3 BOND
MM-01	METALS - PAINTED STEEL - BLACK
PS-01	PRIVACY SCREEN (POWDER COATED ALUMINUM & TRANSLUCENT GLASS) - RAL LIGHT GREY
RF-01	2-PLY SBS ROOFING - LIGHT GREY
RF-02	SOFFIT CLADDING PANEL - PREFINISHED - WOOD GRAIN PATTERN
RF-03	HEAVY-GAUGE METAL SOFFIT CLADDING C/W CONTINUOUS SOFFIT STRIP VENTS - PRE-FINISHED - LIGHT GREY
RF-04	STANDING SEAM - DARK GREY
RG-01	GUARDRAIL (POWDER COATED ALUMINUM & CLEAR GLASS) - RAL LIGHT GREY
RG-02	ENTRY CANOPY (TRANSLUCENT GLASS)
TMP-01	CEMENTITIOUS FASCIA TRIM - PAINTED - DARK GREY
TMP-02	CEMENTITIOUS FASCIA TRIM - PAINTED - WHITE
TMP-03	METAL GUTTER - PREFINISHED - WHITE
TMP-04	METAL GUTTER - PREFINISHED - BLACK
TMP-06	METAL RWL - PREFINISHED - BLACK
WD-01	EXPOSED GLULAM BEAMS - SANSIN 3401 'GOLDEN OAK'



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**Pennyfarthing**

Client/Owner  
**Pennyfarthing Properties Grayson North Ltd.**  
2500- 700 West Georgia St.  
Vancouver, B.C. V7Y 1B3

Sheet Title  
**EAST ELEVATION**

Drawn By  
Reviewed by

LC  
Approver

Project Number  
**2005**

Plot Date  
2021/08/23

Issue Date  
22/05/24

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

Issue/Revision  
**E**

Sheet Number

**A4.03**

MAY 24, 2022 - ISSUED FOR DP PRIOR TO RESPONSE



**2**  
A3.03  
EAST ELEVATION - COURTYARD  
1/8" = 1'-0"

**MATERIALS LEGEND**

CL-01	CEMENTITIOUS CLADDING PANEL - PAINTED - LIGHT GREY
CL-02	CEMENTITIOUS CLADDING PANEL - PAINTED - DARK GREY
CL-03	CEMENTITIOUS CLADDING PANEL - PAINTED - WHITE
CL-04	CLADDING PANEL - PREFINISHED - WOOD GRAIN PATTERN (ORIENTATION VARIES)
CO-01	EXPOSED CIP ARCHITECTURAL CONCRETE - SEALED
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DW-03	ALUMINUM CURTAIN WALL SYSTEM C/W LOW-E DOUBLE GLAZING - BLACK
DW-04	CURTAIN WALL METAL SPANDREL PANEL - DARK GREY
DW-05	METAL DOOR - PAINTED - MEDIUM GREY
DW-06	ELEVATOR DOOR - PREFINISHED - STAINLESS STEEL
DW-07	CEMENTITIOUS DOOR TRIM - PAINTED - DARK GREY
FIN-01	ALUMINUM FLASHINGS - PREFINISHED - LIGHT GREY
FIN-02	ALUMINUM FLASHINGS - PREFINISHED - DARK GREY

**MATERIALS LEGEND**

MA-01	BRICK VENEER CLADDING - NORMAN MODULE, 1/3 BOND
MM-01	METALS - PAINTED STEEL - BLACK
PS-01	PRIVACY SCREEN (POWDER COATED ALUMINUM & TRANSLUCENT GLASS) - RAL LIGHT GREY
RF-01	2-PLY SBS ROOFING - LIGHT GREY
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**STERLING**

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**Pennyfarthing**

Client/Owner  
**Pennyfarthing Properties Grayson North Ltd.**  
2500- 700 West Georgia St.  
Vancouver, B.C. V7Y 1B3

Sheet Title  
**SOUTH ELEVATION**

Drawn By  
Reviewed by

LC  
Approver

Project Number  
**2005**

Plot Date  
2021/08/23

Issue Date  
22/05/24

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

Issue/Revision  
**E**

Sheet Number

**A4.04**

MAY 24, 2022 - ISSUED FOR DP PRIOR TO RESPONSE



2 SOUTH ELEVATION - COURTYARD  
A3.03  
1/8" = 1'-0"

#### MATERIALS LEGEND

CL-01	CEMENTITIOUS CLADDING PANEL - PAINTED - LIGHT GREY
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DW-07	CEMENTITIOUS DOOR TRIM - PAINTED - DARK GREY
FIN-01	ALUMINUM FLASHINGS - PREFINISHED - LIGHT GREY
FIN-02	ALUMINUM FLASHINGS - PREFINISHED - DARK GREY

#### MATERIALS LEGEND

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TMP-06	METAL RWL - PREFINISHED - BLACK
WD-01	EXPOSED GLULAM BEAMS - SANSIN 3401 'GOLDEN OAK'