

4 2 6 1 C A M B I E S T +
5 0 3 W 2 7 T H A V E

VIRTUAL OPEN HOUSE



PROJECT INTRODUCTION

*Inspired by BC's unique coastal rainforest, this project's architectural expression looks at the layered forest as a study of texture:
These "parts to the whole" create a tapestry of contrasting yet harmonious balance with the existing structure.*



VERTICAL LAYERING:

To soften the architecture and humanize project scale, vertical battens have been introduced. The natural warm tones reference textures of the coastal rainforest.

FRAGMENTATION :

Horizontal stepping and fragmented frames work to animate the façade and break down project scale. When viewed obliquely they reveal a solidity and timelessness to the architecture, providing contrast to the façade's soft, vertical layering.

MATERIALITY:

A high-quality material palette is proposed for the project with colors and textures that reflect a modern contemporary "west coast" design aesthetic.

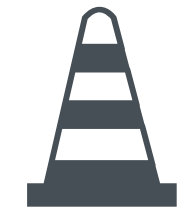
COMMUNITY BENEFITS



Enhanced urban greening strategy;



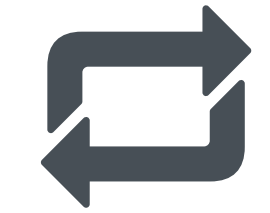
Retention of 9 trees;



Public realm improvements;



Locally-inspired, architecturally ambitious design;



Sustainably-built low-emissions green building;



Opportunity for home ownership;



Provision of Community Amenity Contributions,
and Development Cost Levies;



Transit-oriented housing;



More than 35% Family-oriented Housing;
A children's play area is included on L1.

TEAM

Project is proposed by a vancouver-based, award-winning team:

DEVELOPER



SAVOY, 4238 CAMBIE ST, VANCOUVER

ARCHITECT



APERTURE, 5688 WILLOW ST, VANCOUVER

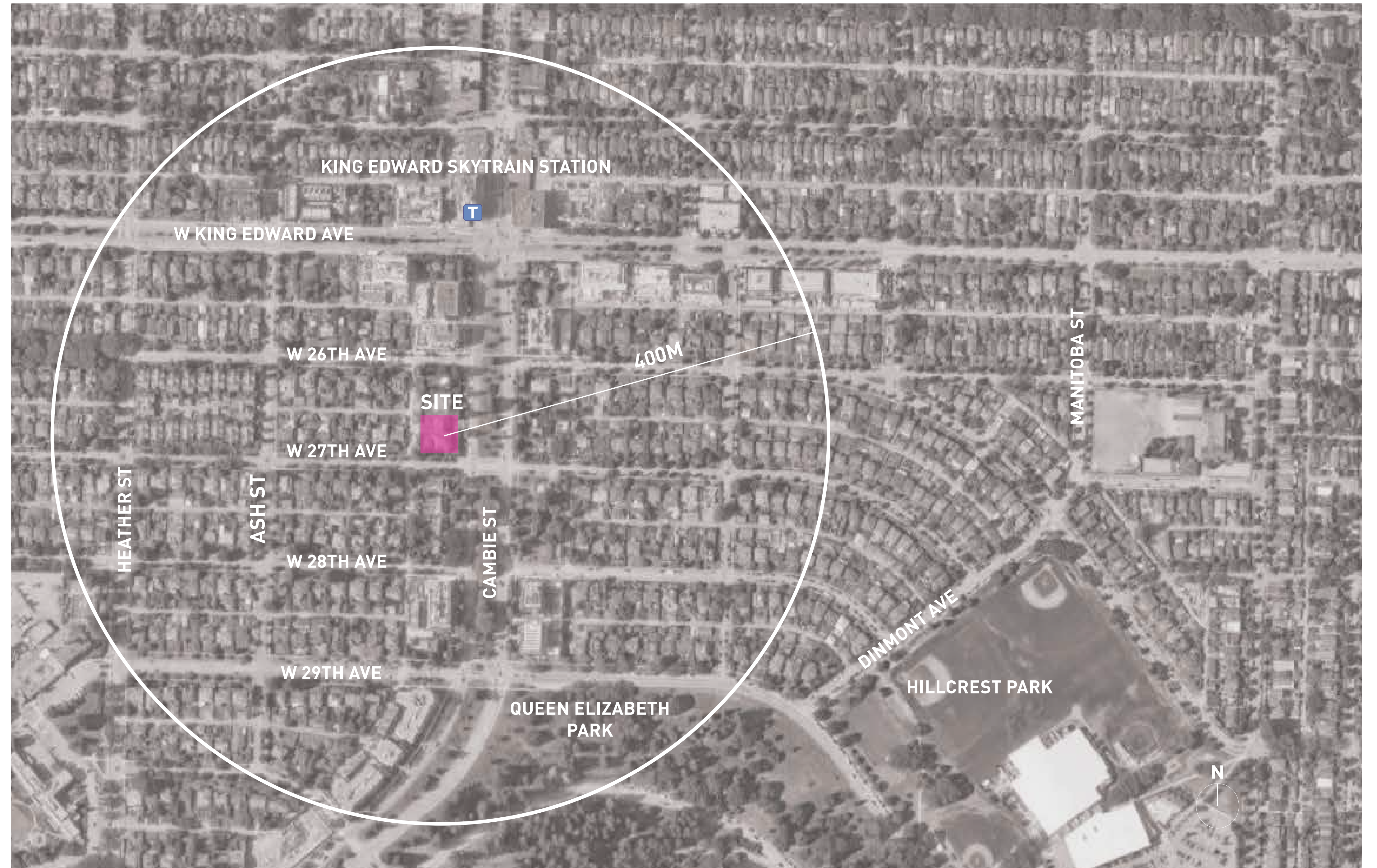
LANDSCAPE



111 DUNSMUIR, VANCOUVER



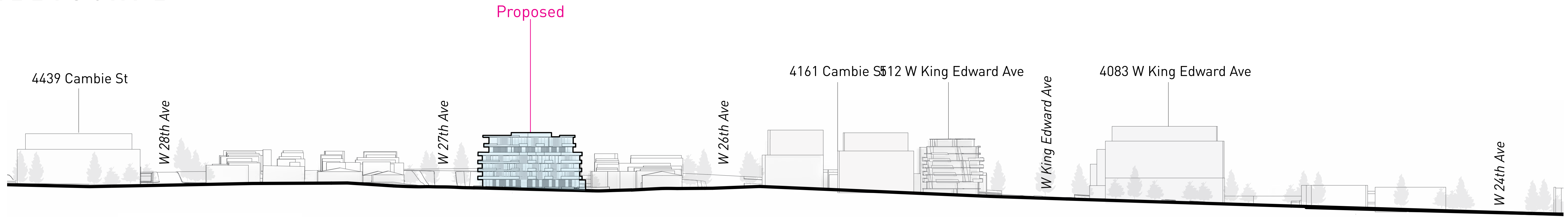
LOCATION



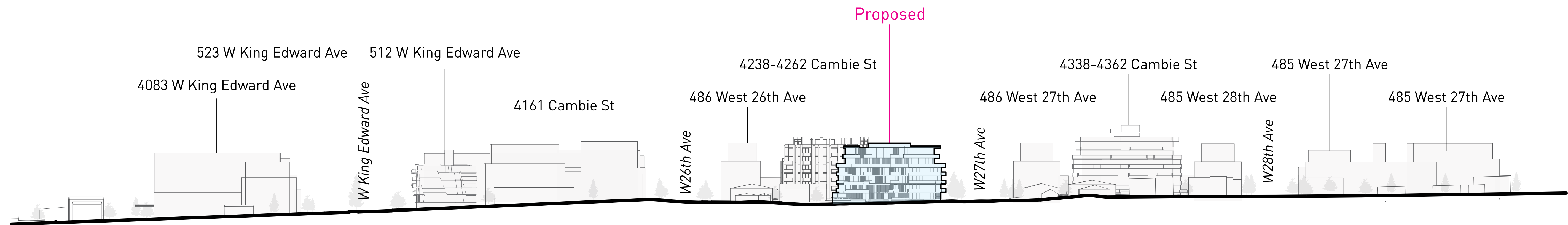
Walking Distance

- 5 MIN (400M)
- 10 MIN (800M)
- PARKS
- BIKE ROUTE
- BUS STOP
- SKYTRAIN STATION

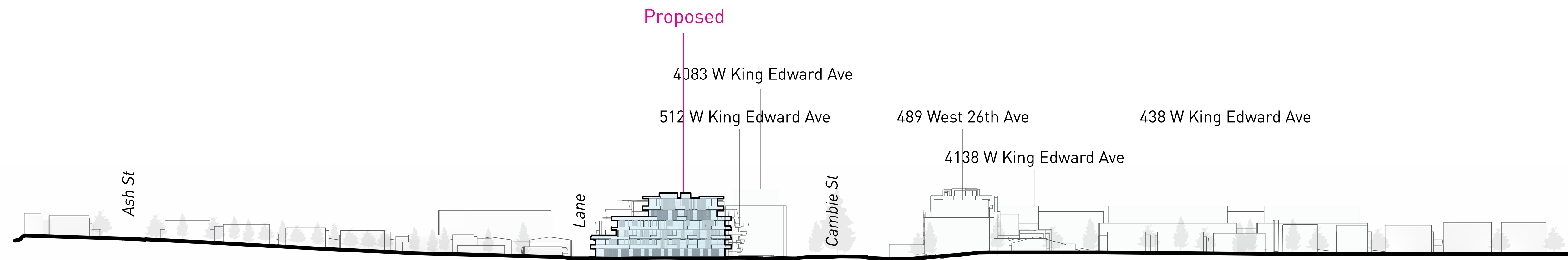
SITE CONTEXT STREETSCAPE



EAST ELEVATION - CAMBIE ST



WEST ELEVATION - LANE



SOUTH ELEVATION - 27TH AVE

RENDERING



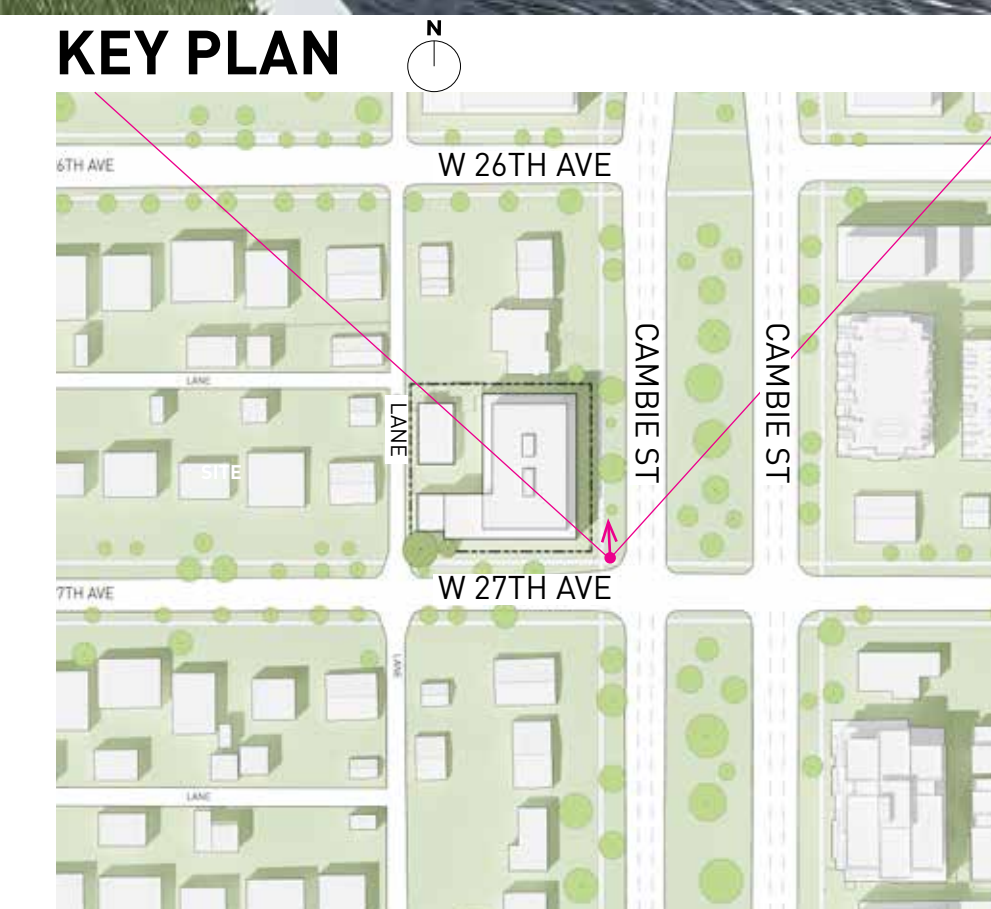
LANE VIEW LOOKING EAST
(WEST ELEVATION)

PUBLIC REALM
CAMBIE ST



“Individual buildings should express a unified architectural concept that incorporates both variation and consistency in facade treatment.”

5.1 RESIDENTIAL BUILDINGS ON ARTERIALS: MID-RISE CAMBIE CORRIDOR PUBLIC REALM PLAN



PUBLIC REALM
27TH AVE



“Produce memorable, well-conceived spaces that foster a sense of community and facilitate participation in public life.”

1.1.2 RECOMMENDATIONS *CAMBIE CORRIDOR PUBLIC REALM PLAN*



PROGRAM

STATISTICS:

FSR: 2.79
HEIGHT: 6 STOREYS

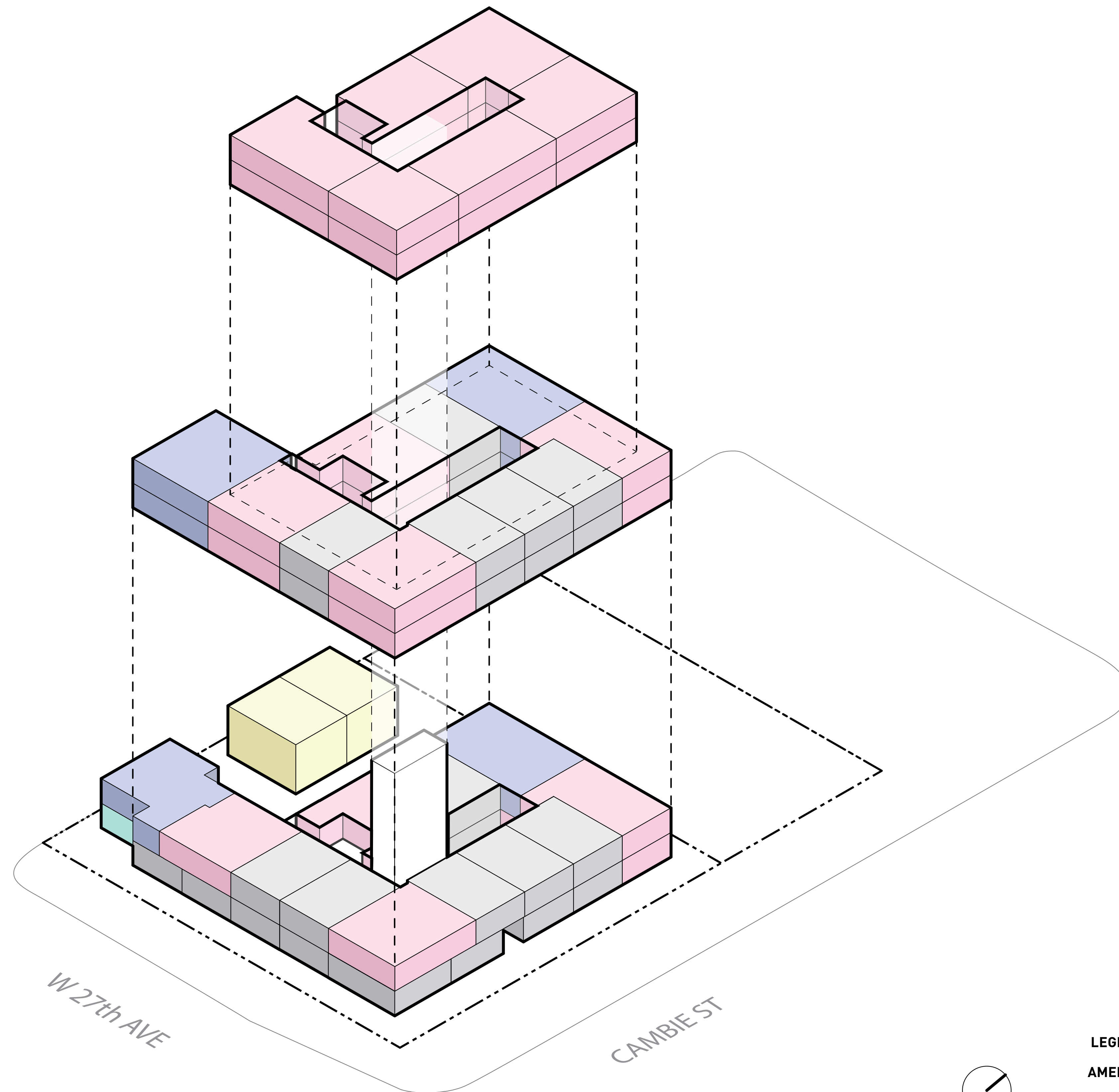
UNIT BREAKDOWN:

- 1 BED: 25 UNITS
- 1-BEDROOM + DEN: 1 UNIT
- 2- BEDROOM: 26 UNITS
- 3- BEDROOM : 6 UNITS
- TOWNHOUSE - 3 BED 2 UNITS

TOTAL: 60 UNITS

AREA BREAKDOWN:

RESIDENTIAL: 50,509 SQ FT
AMENITY: 648 SQ FT
CIRCULATION: 8,014 SQ FT
BALCONY: 7,132 SQ FT



LEGEND

AMENITY	
1-BED	
2-BED	
3-BED	
TOWNHOUSE	

RENDERING

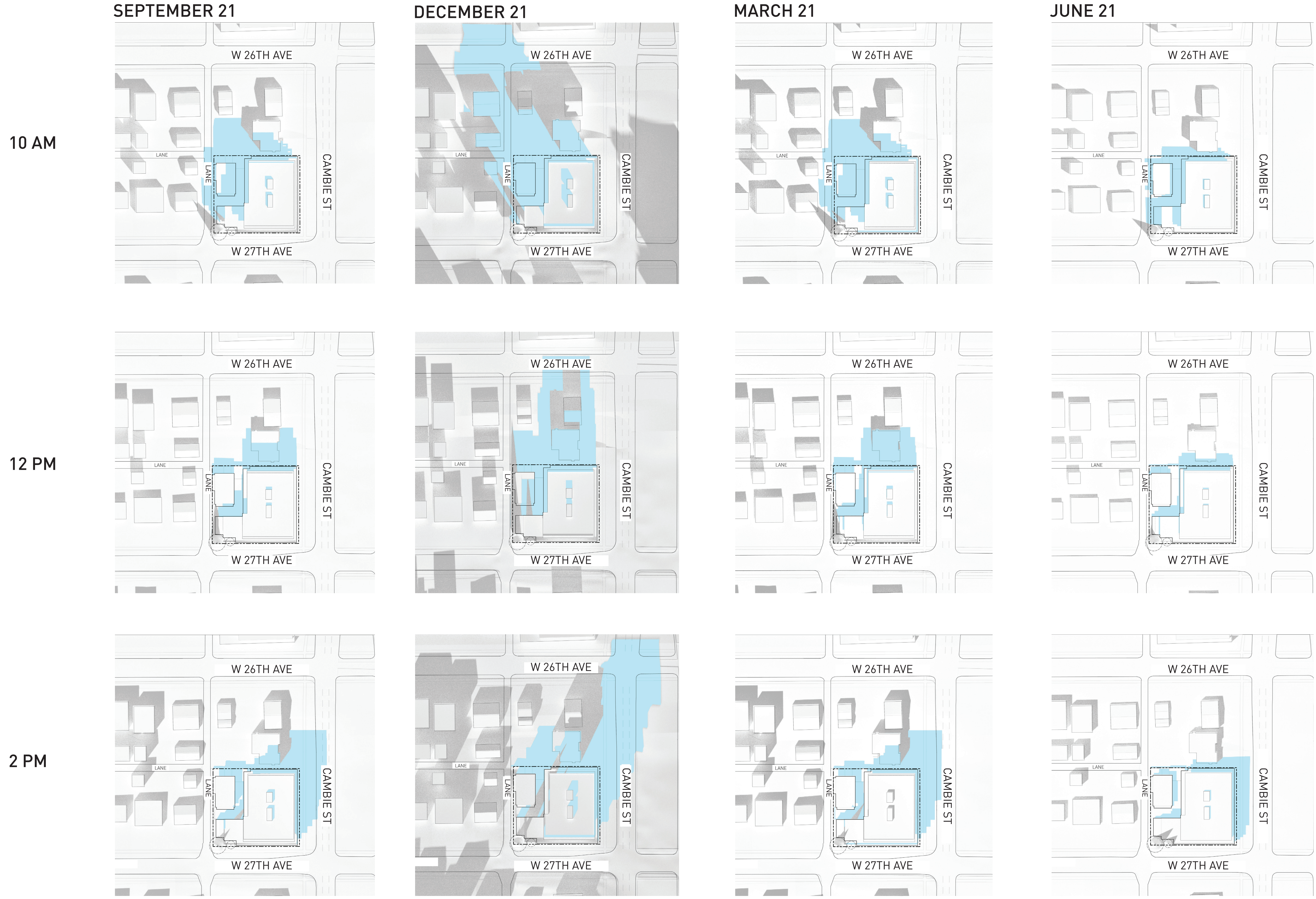


CAMBIE VIEW LOOKING WEST
(EAST ELEVATION)

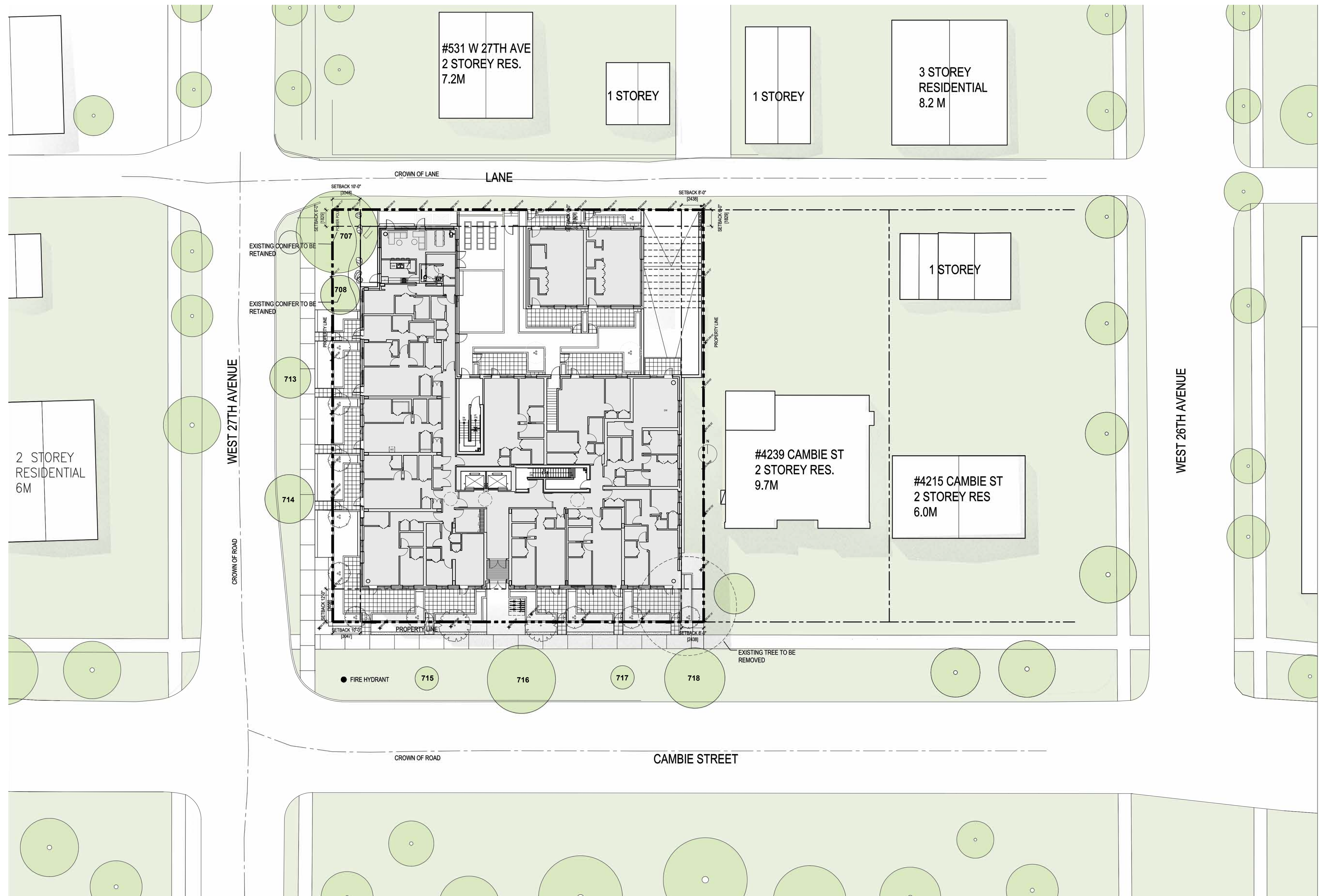
4261 CAMBIE ST + 503 W 27TH AVE, VANCOUVER



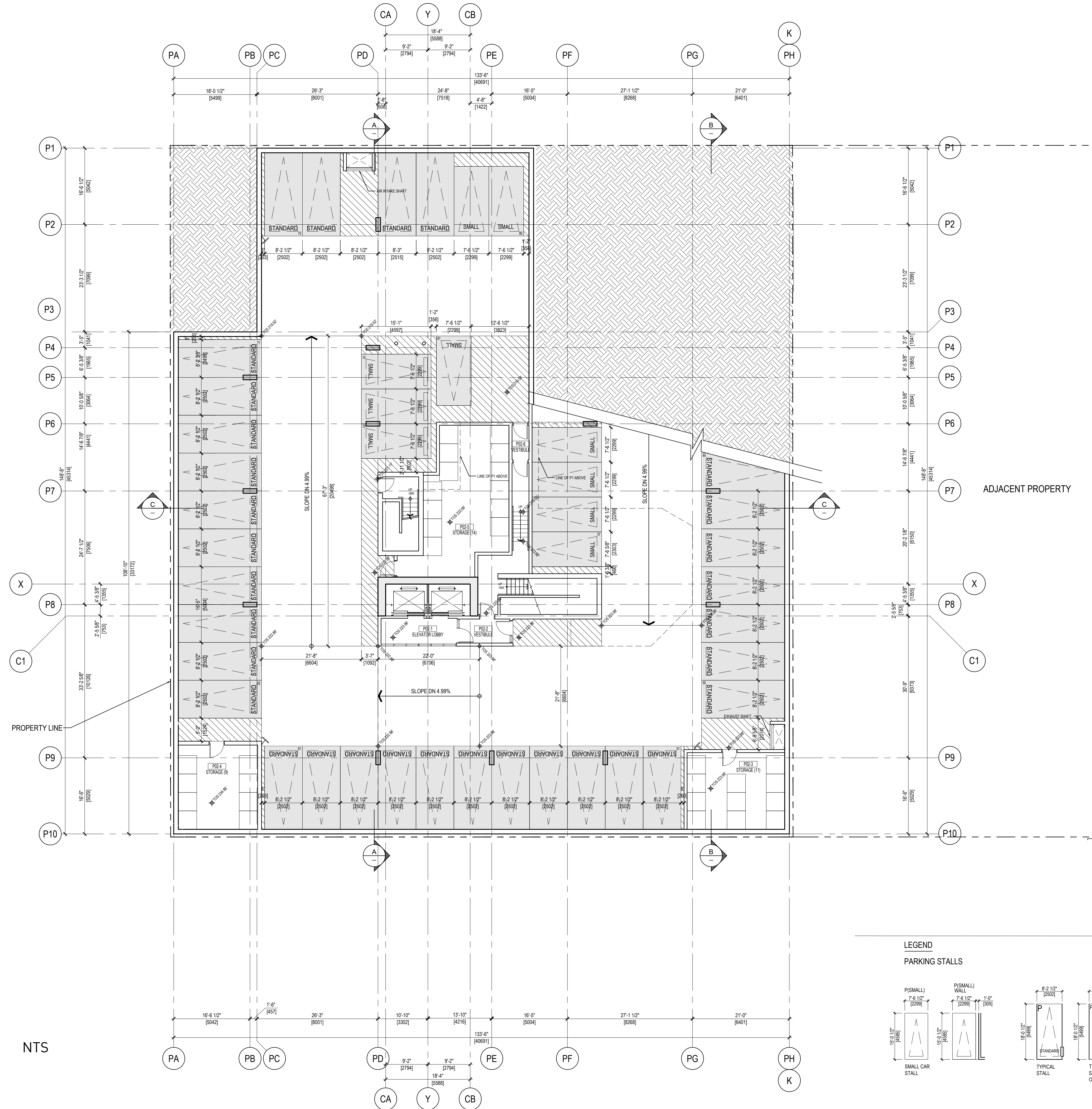
SHADOW STUDIES



SITE PLAN



PARKING P2

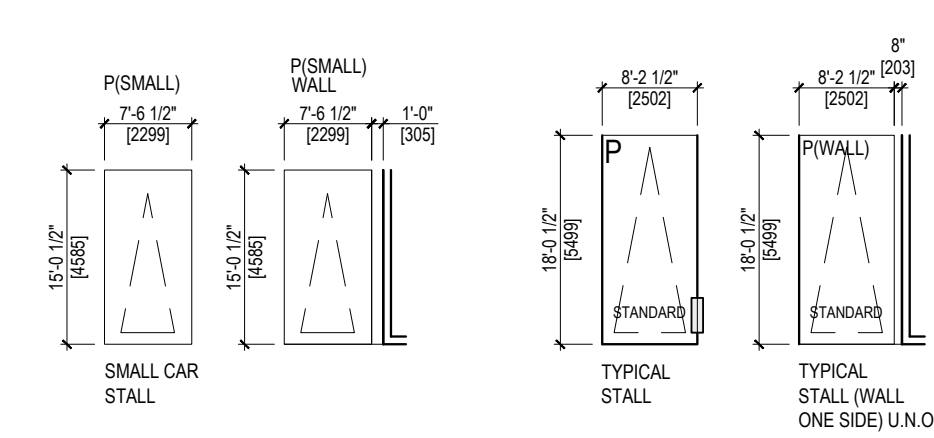


LEGEND

- AMENITY
- 1-BED
- 2-BED
- 3-BED
- TOWNHOUSE
- PARKING
- RETAINED TREES

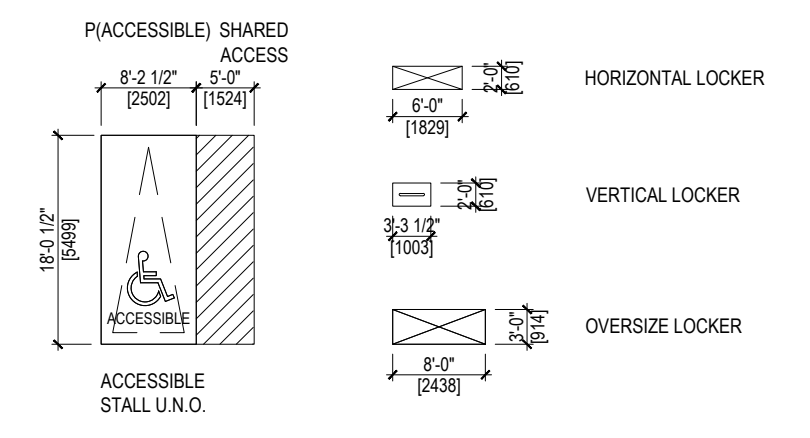
LEGEND

PARKING STALLS

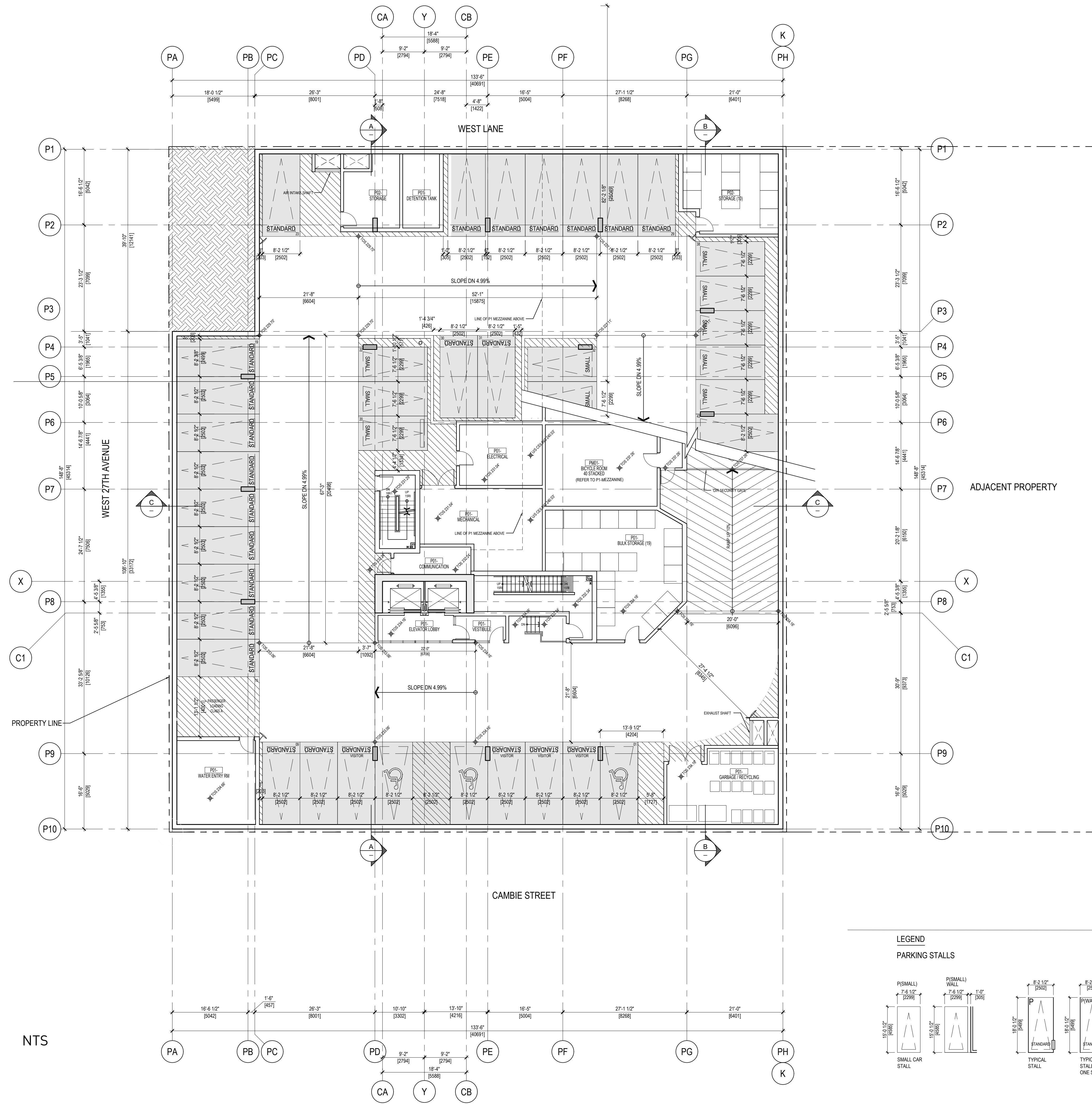


LEGEND

BICYCLE STALLS



PARKING P1

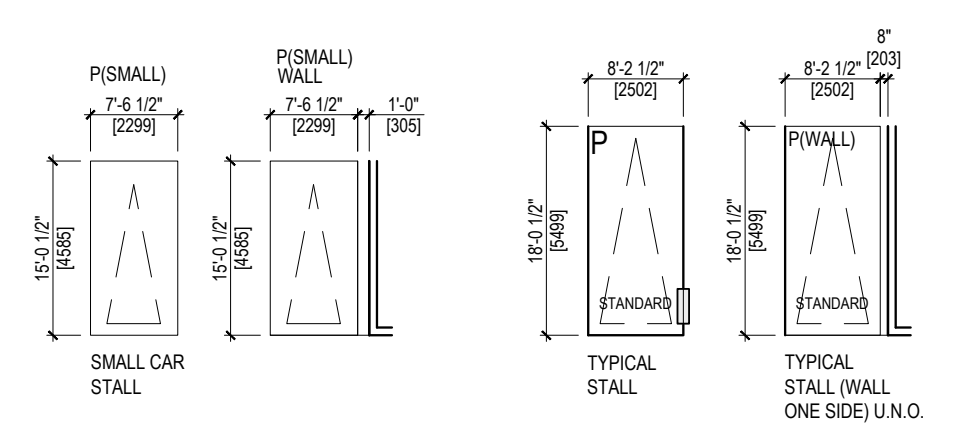


LEGEND

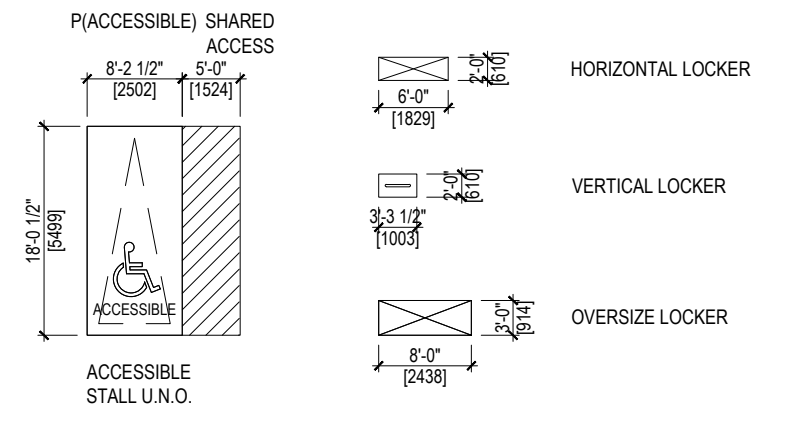
- AMENITY
- 1-BED
- 2-BED
- 3-BED
- TOWNHOUSE
- PARKING
- RETAINED TREES



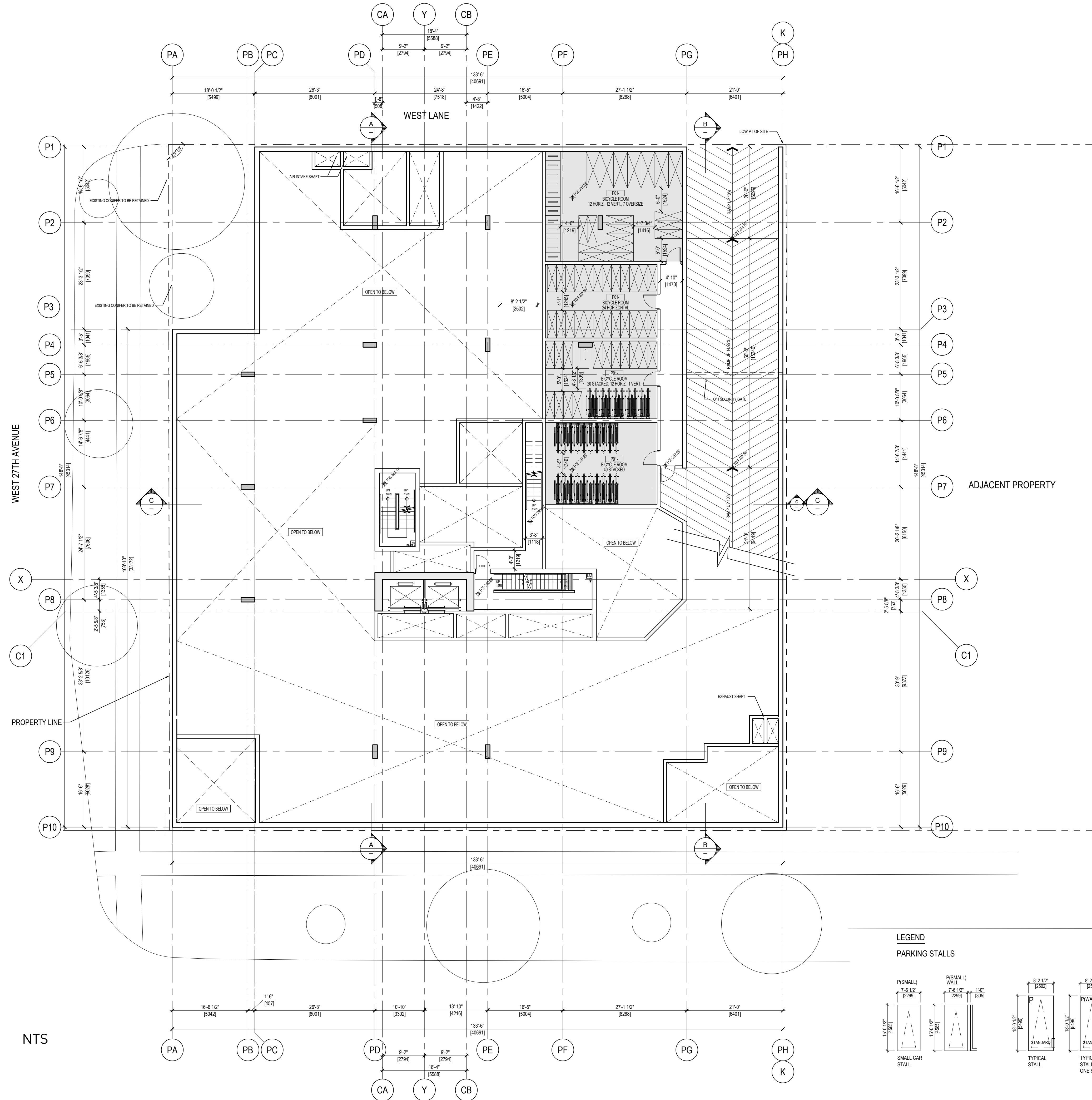
LEGEND PARKING STALLS



LEGEND BICYCLE STALLS



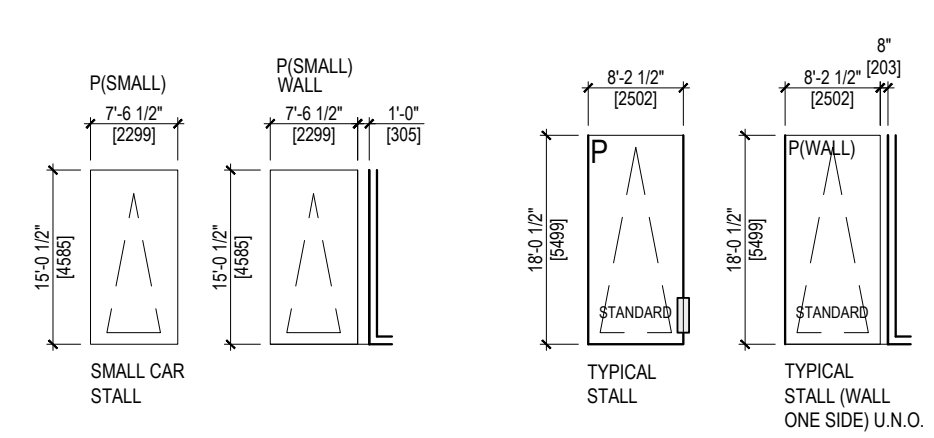
PARKING MEZZANINE



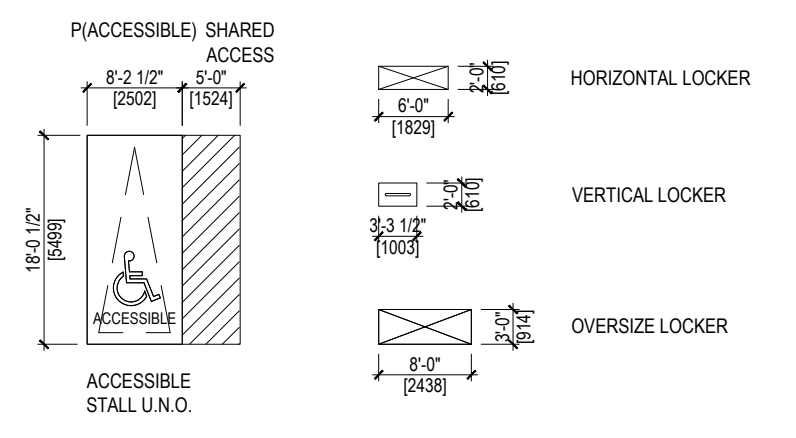
LEGEND

- AMENITY
- 1-BED
- 2-BED
- 3-BED
- TOWNHOUSE
- PARKING
- RETAINED TREES

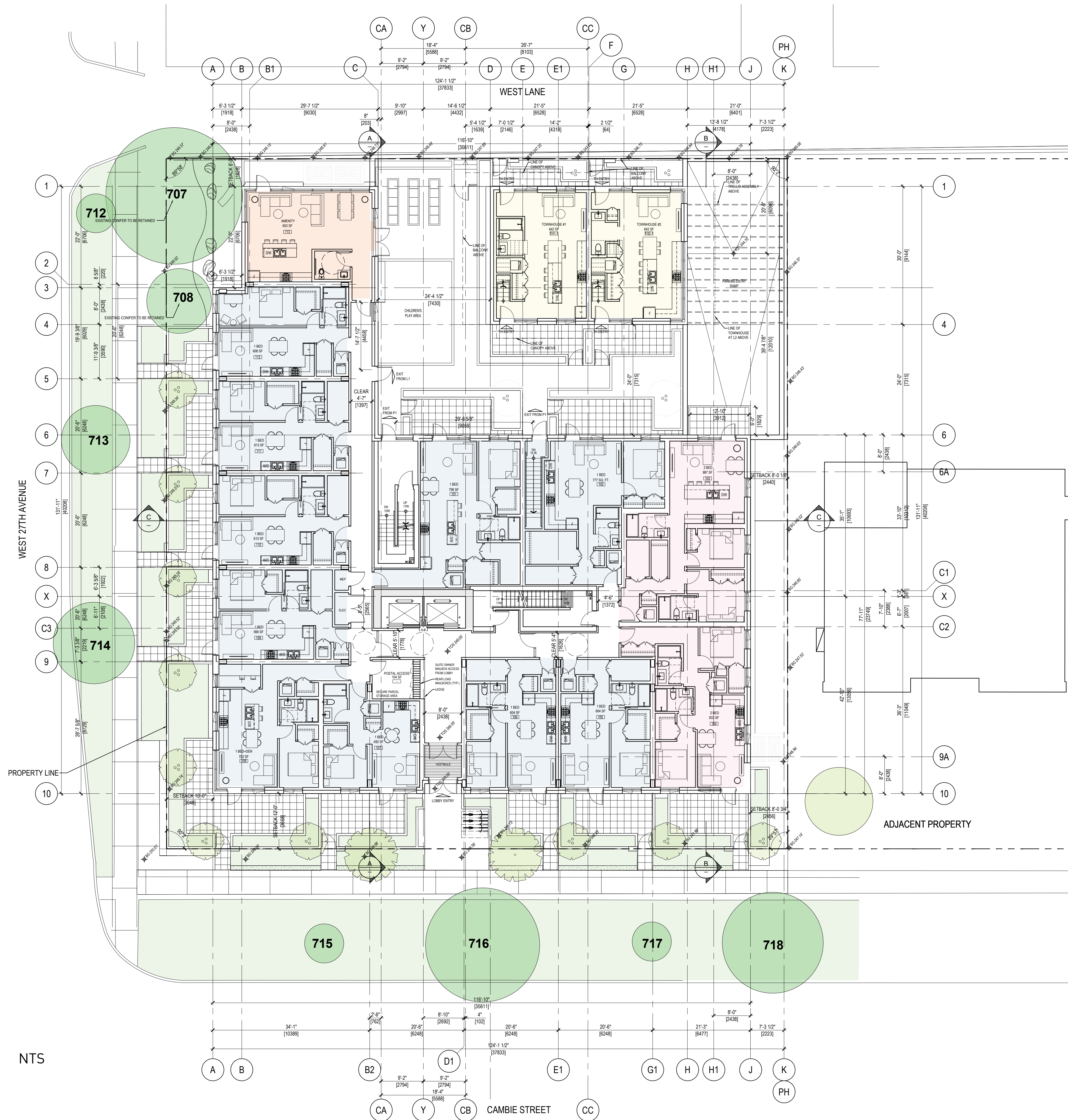
LEGEND PARKING STALLS



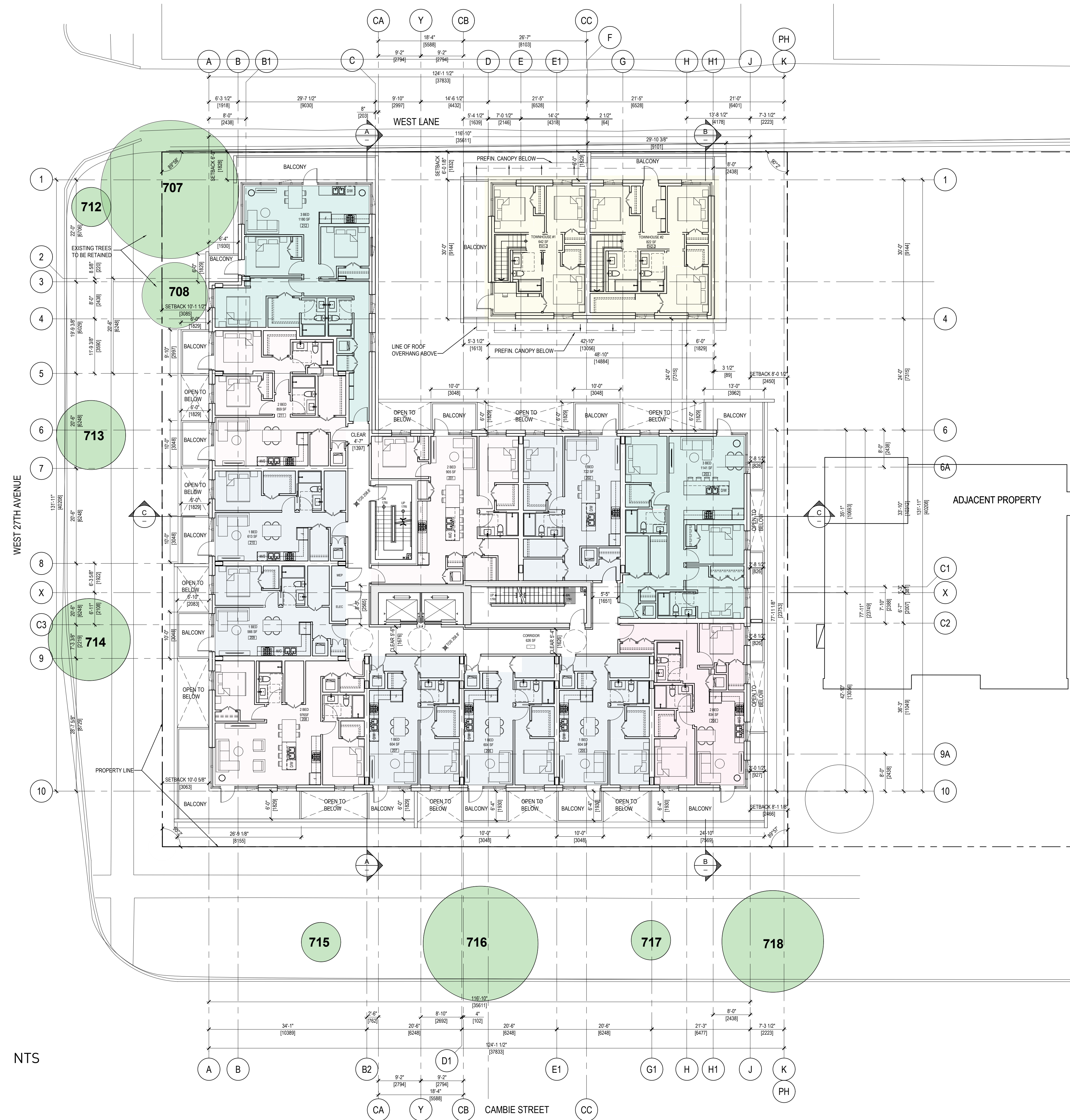
LEGEND BICYCLE STALLS



LEVEL 1

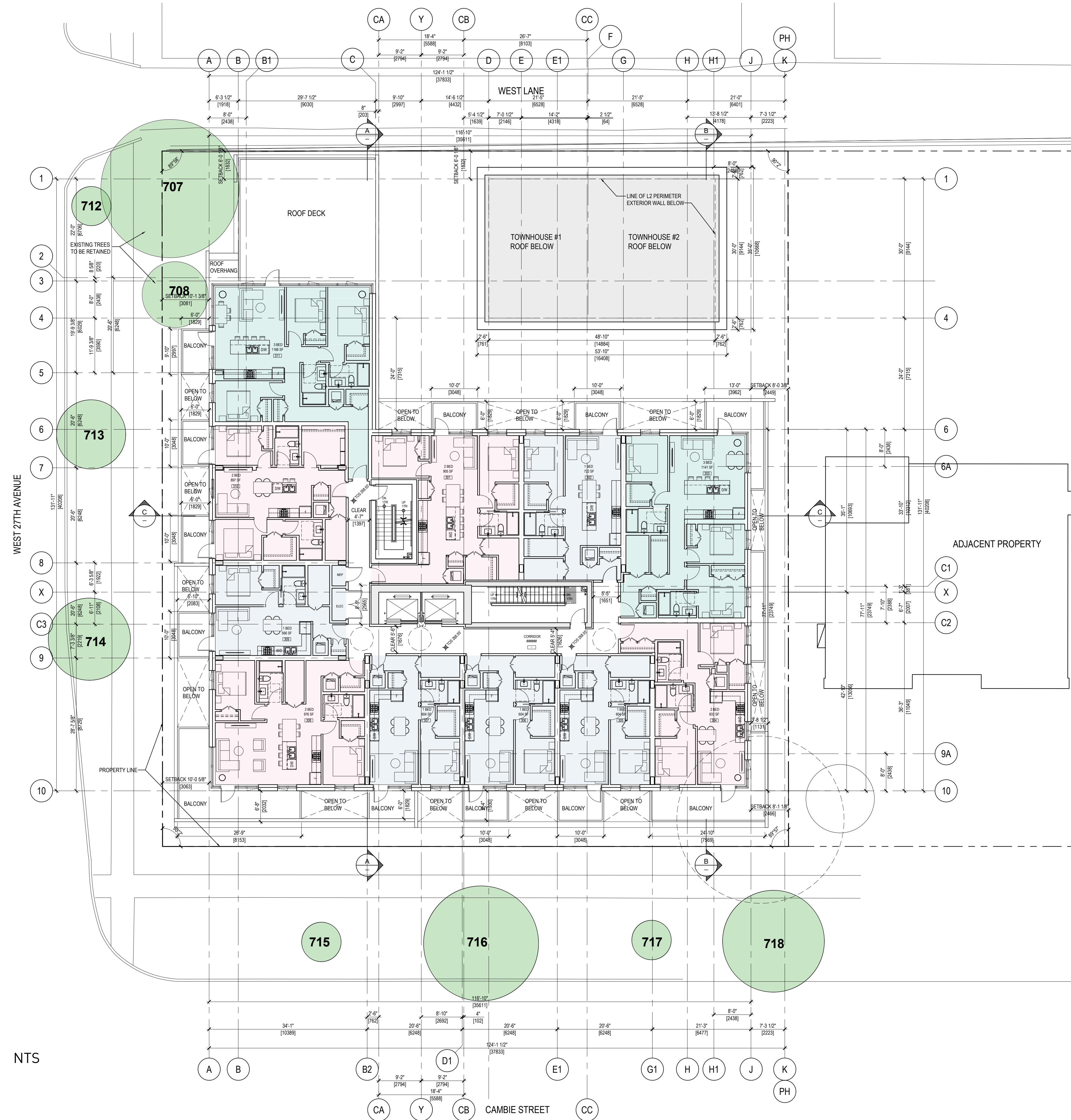


LEVEL 2



- LEGEND**
- AMENITY
 - 1-BED
 - 2-BED
 - 3-BED
 - TOWNHOUSE
 - PARKING
 - RETAINED TREES

LEVEL 3-4

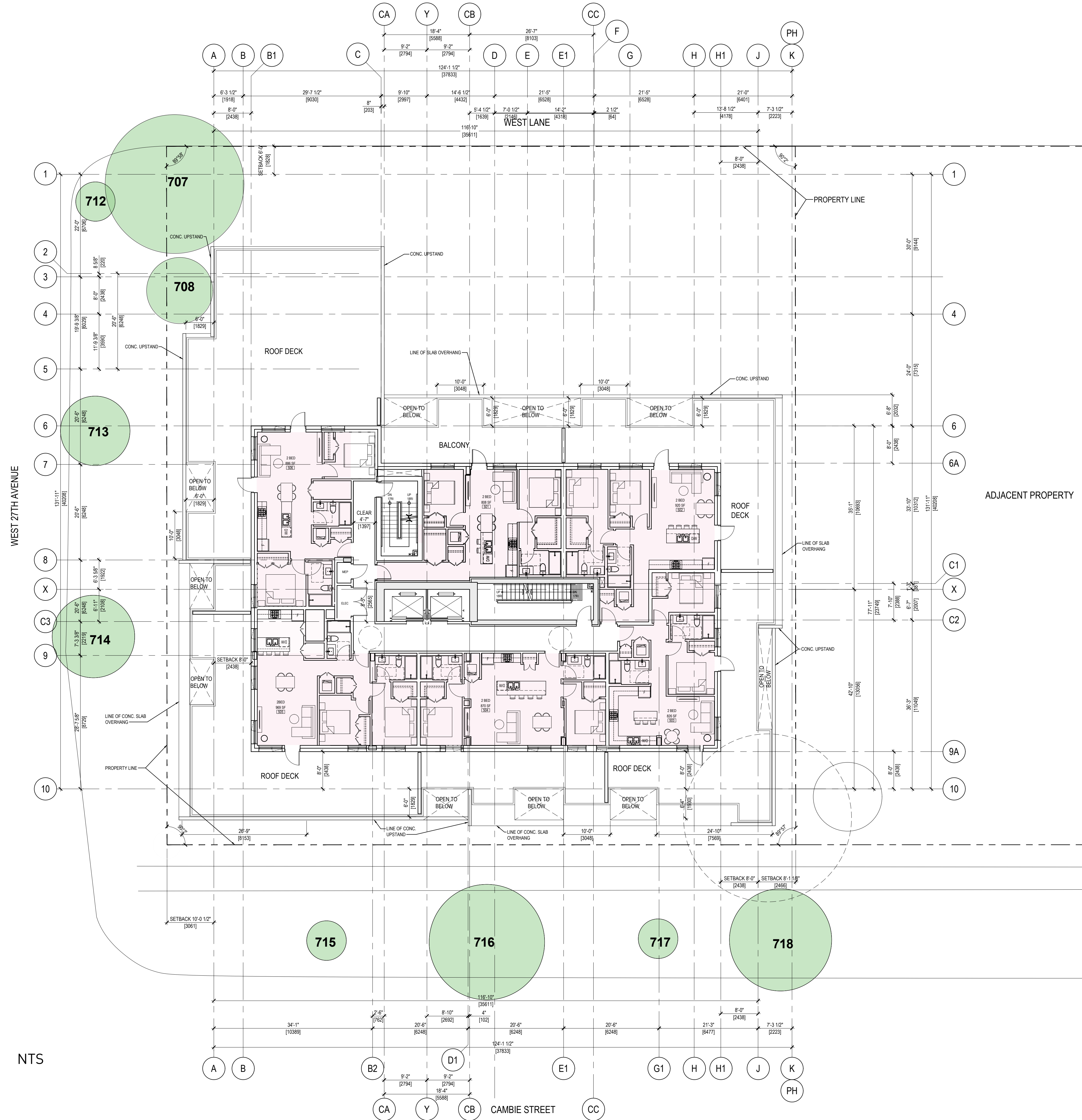


LEGEND

- AMENITY
- 1-BED
- 2-BED
- 3-BED
- TOWNHOUSE
- PARKING
- RETAINED TREES



LEVEL 5-6

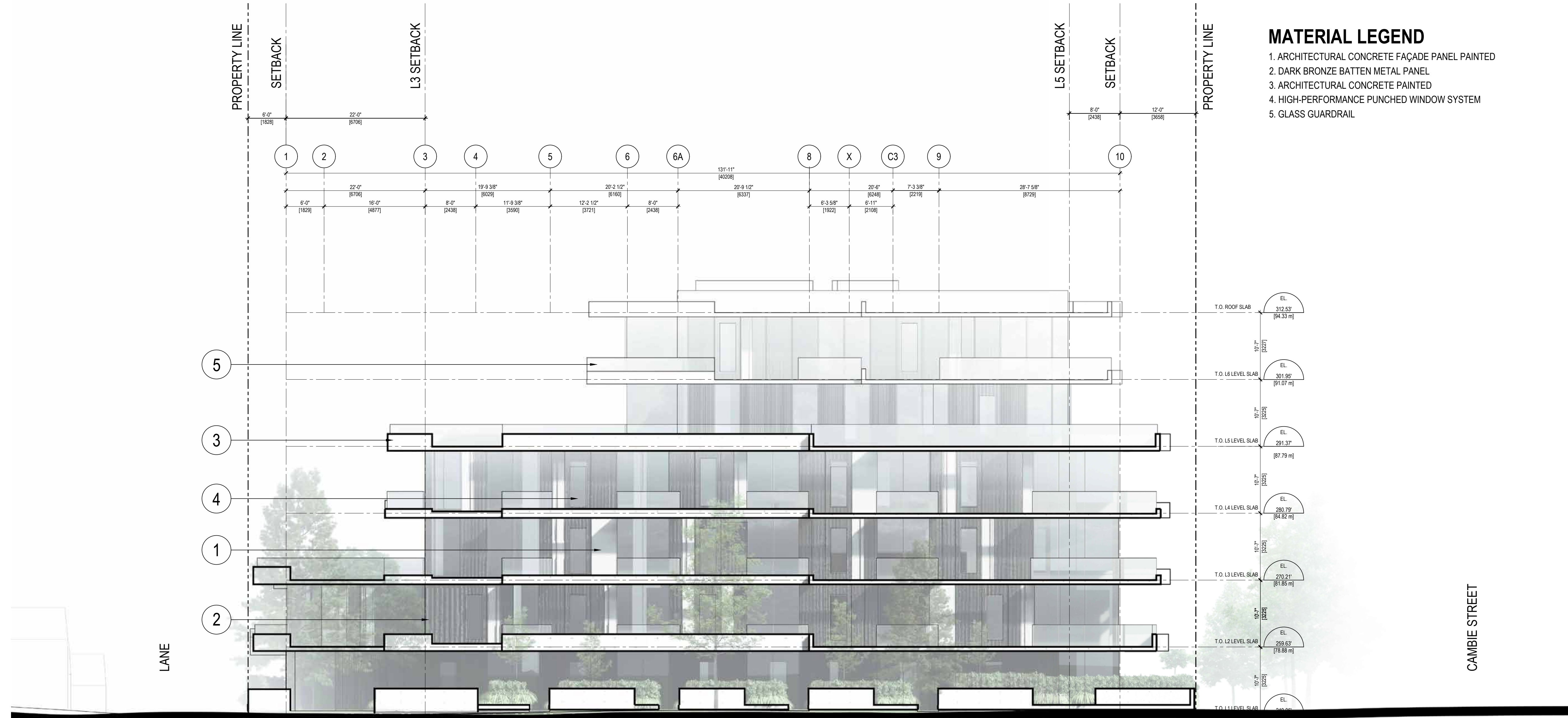


LEGEND

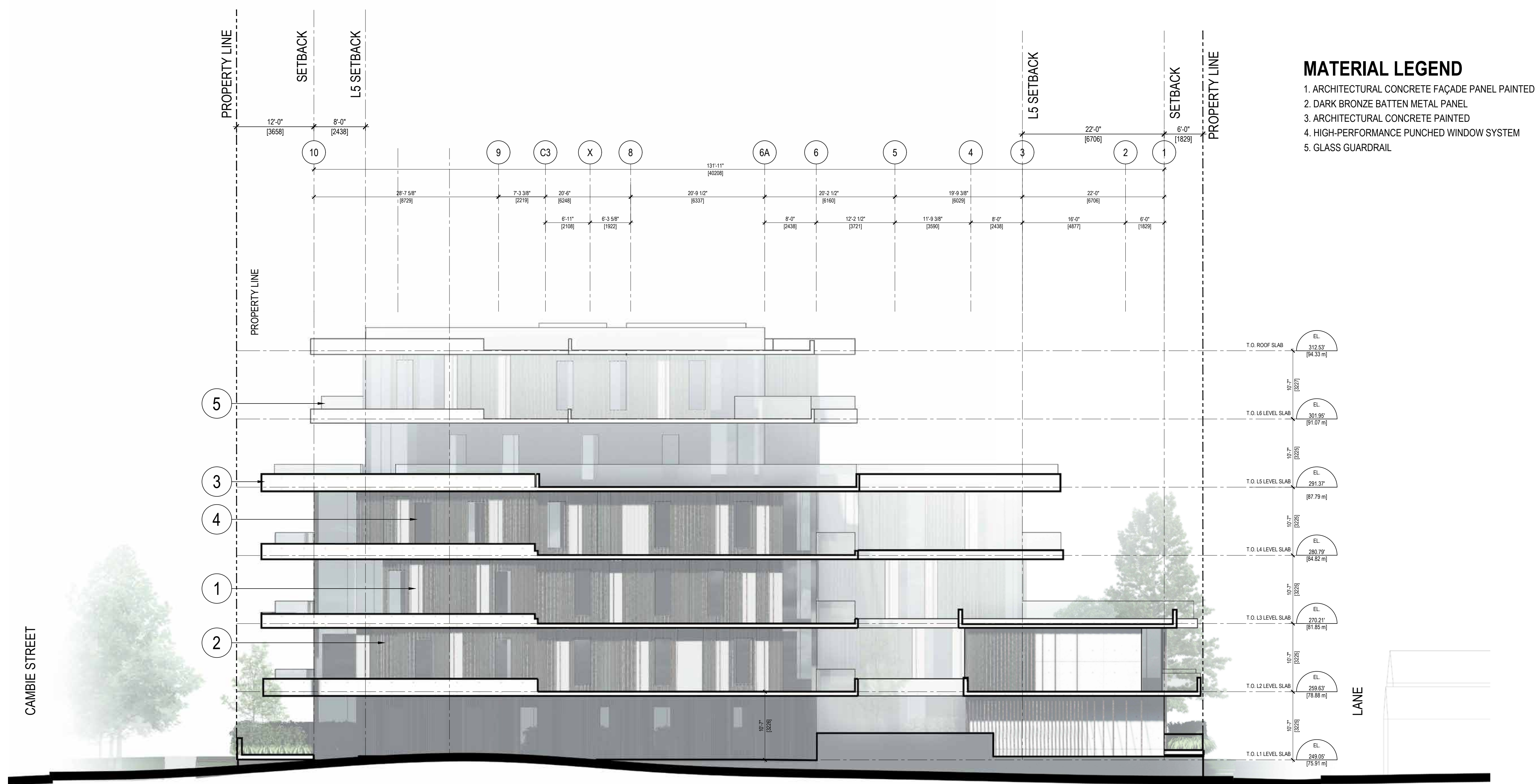
- AMENITY
- 1-BED
- 2-BED
- 3-BED
- TOWNHOUSE
- PARKING
- RETAINED TREES



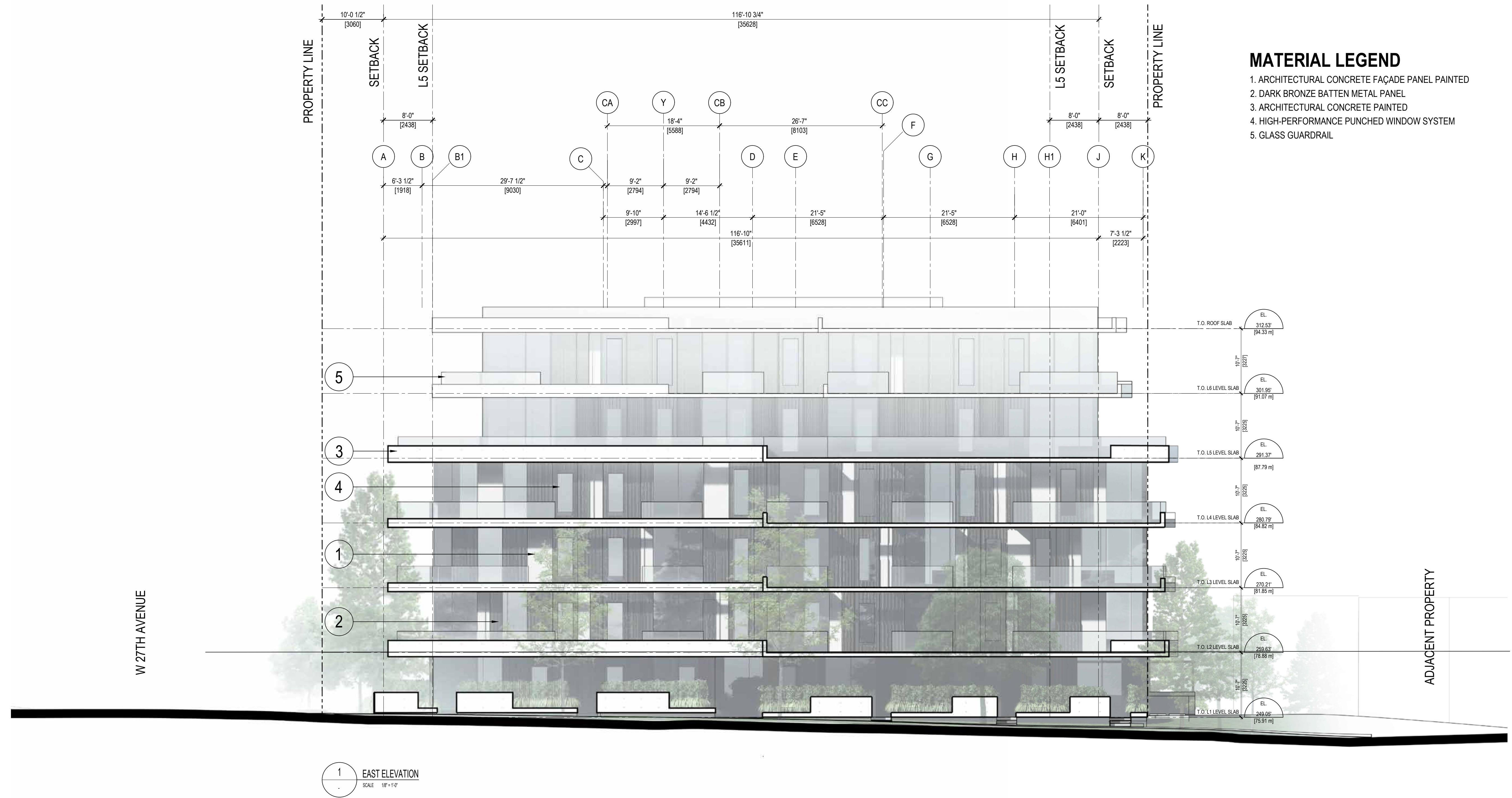
SOUTH ELEVATION



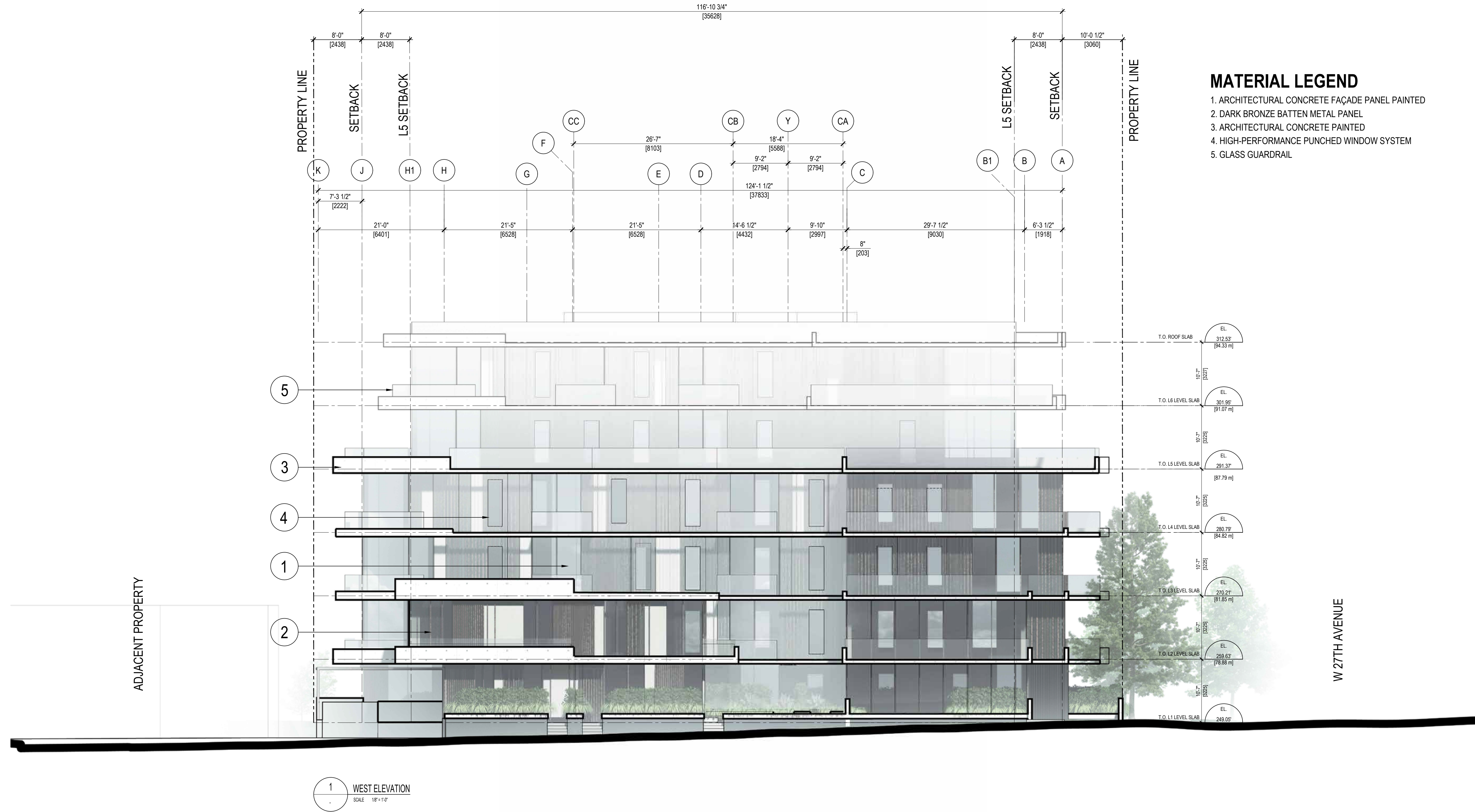
NORTH ELEVATION



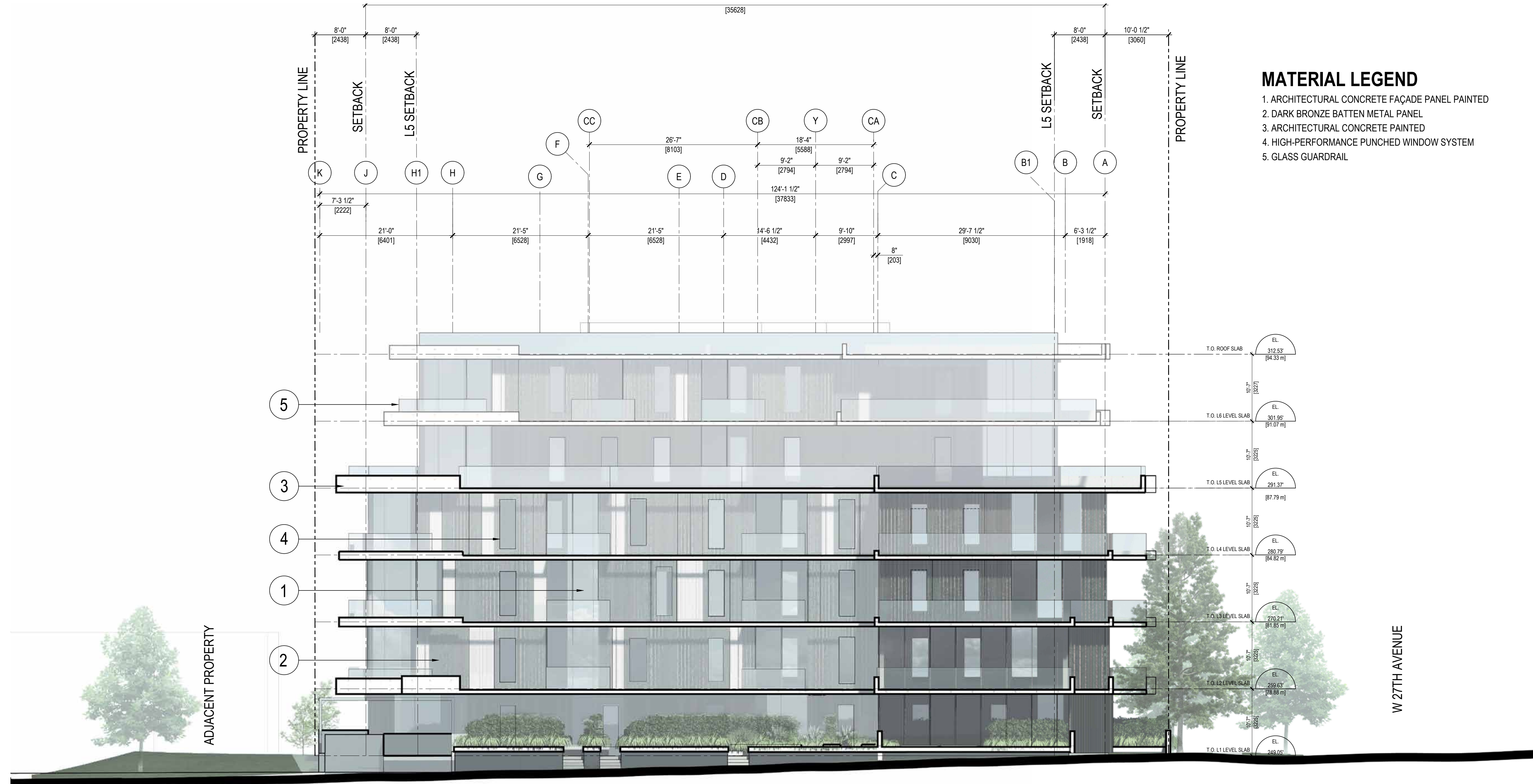
EAST ELEVATION



WEST ELEVATION



WEST ELEVATION (WITHOUT TOWNHOMES)



- ### MATERIAL LEGEND
1. ARCHITECTURAL CONCRETE FAÇADE PANEL PAINTED
 2. DARK BRONZE BATTEN METAL PANEL
 3. ARCHITECTURAL CONCRETE PAINTED
 4. HIGH-PERFORMANCE PUNCHED WINDOW SYSTEM
 5. GLASS GUARDRAIL

1 WEST ELEVATION WITHOUT TOWNHOMES
SCALE 1/8" = 1'-0"



CIP Concrete Lane Crossing to C.O.V. Engineering Standard.

Property Line (Off-site works TBD per Servicing Agreement Drawings)

Sodded Lawn at West 27th Avenue Blvd (Planting Trees to Remain)

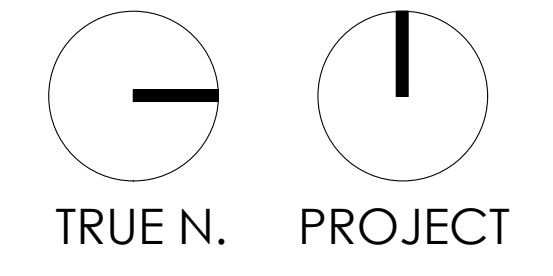
Hydroseeded & Naturalized Planting at Park Garden below Existing Patios at Amenity Patio

Flush Planted Bed with Layered Planting and Hedge Screening w/ 12" Lawn Buffer at SW

Parcelain Pavers at Entry/w Unit Signage at Metal Privacy Gate at Raised CIP Planter

IP Concrete Standard Letdown & Crossing Markings (Refer to Civil Engineering Drawings or Typical CoV Details)

Sodded Lawn at West Cambie St (Planting Trees to Remain)



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03	--	--
02	--	--
01	Jan 28, 2022	Issued for Rezoning

No.: | Date: | Submission:

Revisions:

durante kreuk
 Durante Kreuk Ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N5
 T: 604 684 4611
 F: 604 684 0577
 www.dk.bc.ca

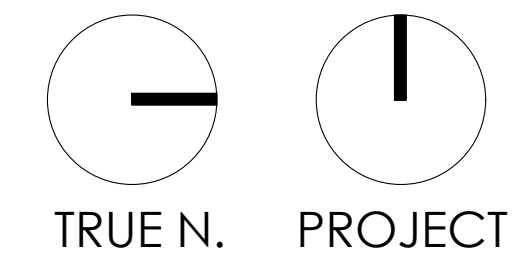
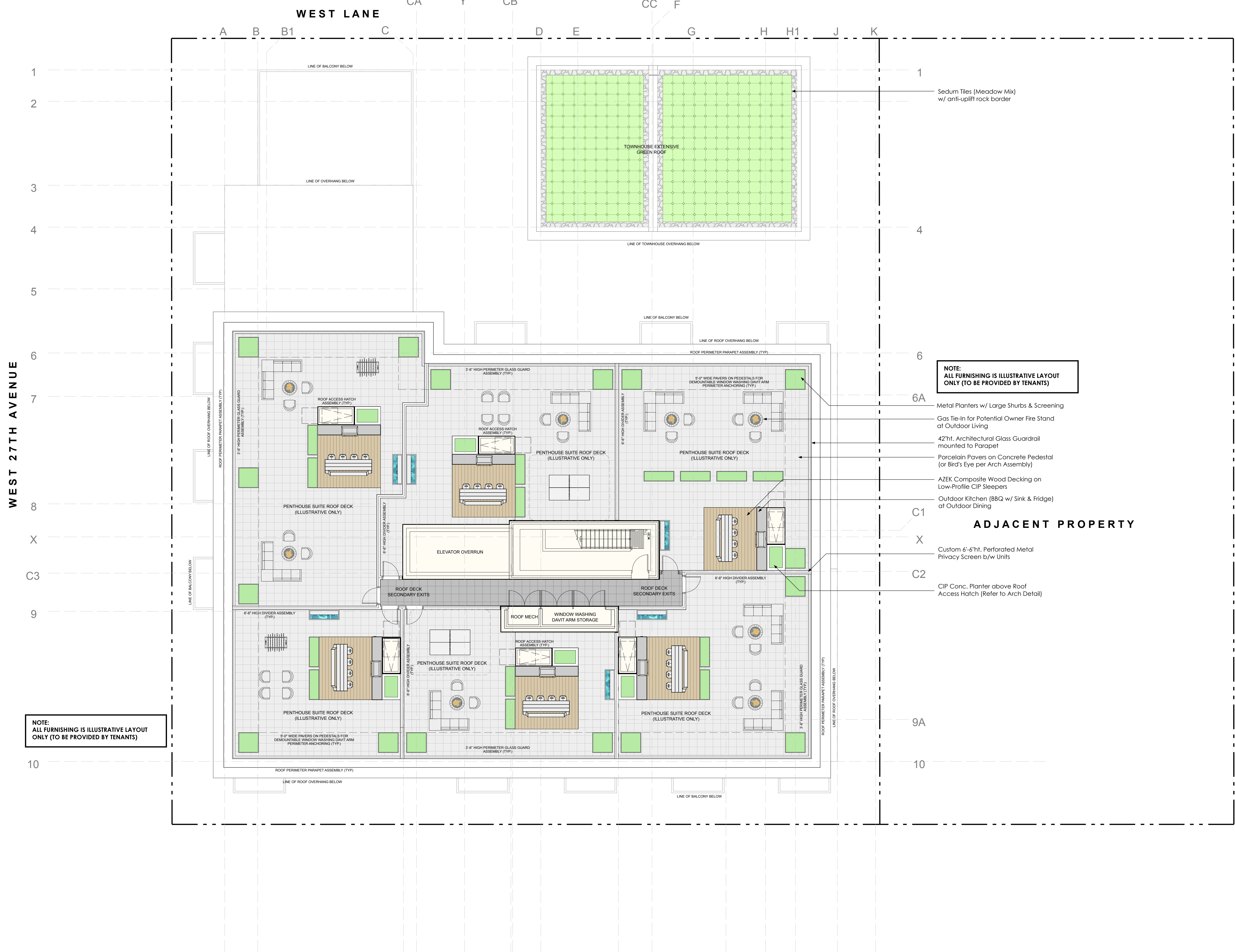
Project:
27th + CAMBIE
 27th Avenue & Cambie Street,
 Vancouver, BC

Drawn by: JBT
 Checked by: PK
 Date Modified: January 21, 2022
 Scale: 1:100

Drawing Title:
Landscape Plan - Ground Level

DK Project No.: 21110
 AMAI Project No.: 202106





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102 - 1437 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkbc.co

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27th + CAMBIE
27th Avenue & Cambie Street,
Vancouver, BC

Drawn by: JBT
Checked by: PK
Date Modified: January 21, 2022
Scale: 1:100

Drawing Title:
**Landscape Plan -
Roof Levels**

DK Project No.: 21110
AMAI Project No.: 202106

T H A N K Y O U

4261 CAMBIE ST+ 503 W 27TH AVE, VIRTUAL OPEN HOUSE

