



Rezoning Application

618 W 32nd Avenue



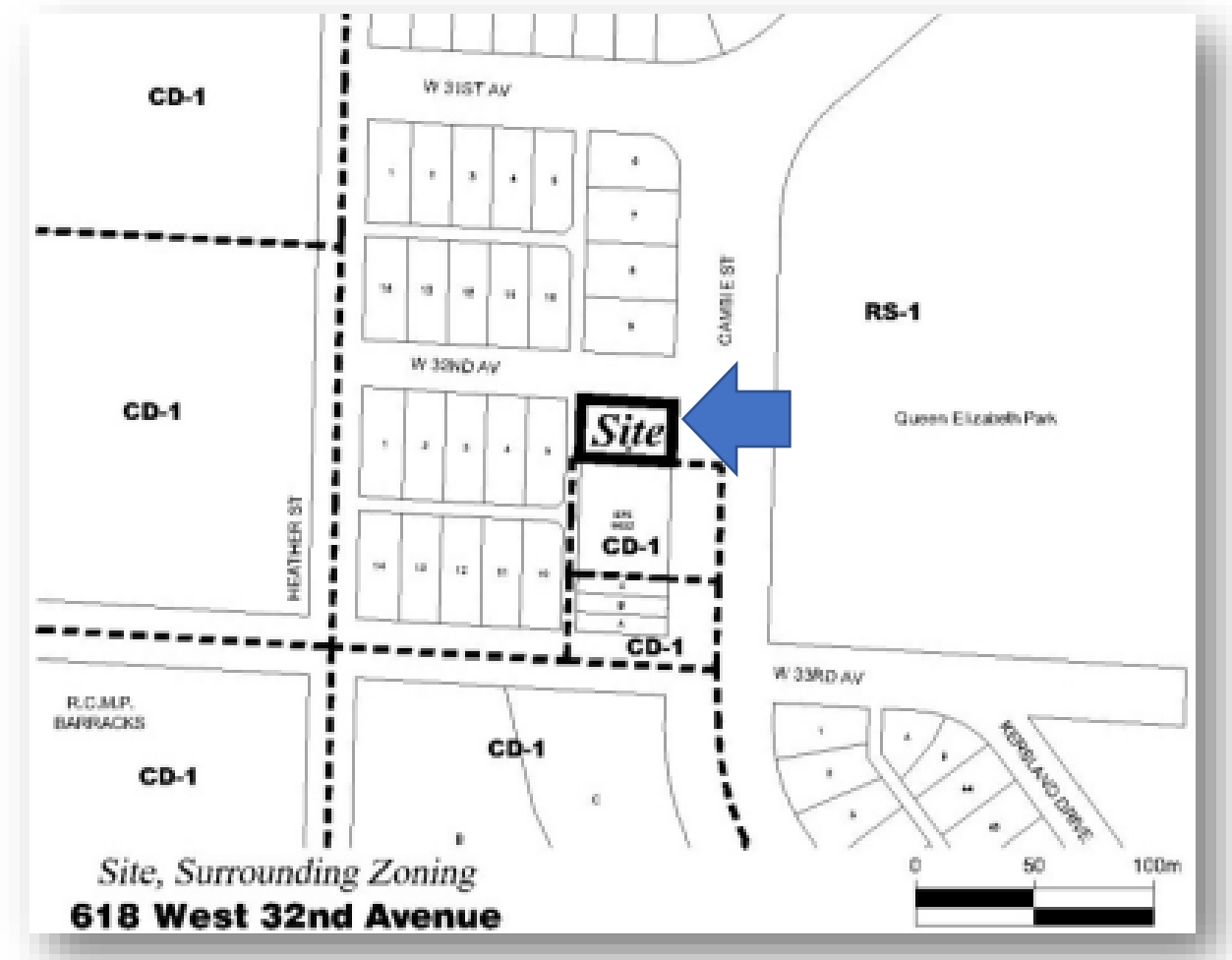
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Proposed Rezoning

Application to rezone 618 West 32nd Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a **six-storey residential building** containing a total of **25 dwelling units** all over two levels of underground parking.

The site is located within the Queen Elizabeth neighbourhood of the Cambie Corridor Plan.



Design Rationale & Context

The intent of this application is to rezone the subject lot from RS-1 to CD-1 to create 25 homes. The subject site is a large single family lot currently under firm contract, which double fronts Cambie Street and West 32nd Avenue.

The Cambie Street frontage of the site is 124.99 feet and West 32nd frontage is 79.88 feet yielding a surveyed site area of 9,983 square feet. The site slopes from the southeast approximately 8'-3" to the northwest. Immediately to the north of the site is the "Elizabeth", an existing 5 storey development fronting Cambie Street.

The site is located within the Queen Elizabeth neighborhood, in the Cambie Corridor Study Area defined by the Cambie Corridor Plan which was approved by Vancouver City Council on May 9th, 2011.

The proposed building form adheres in general to the Cambie Corridor Design Principles, which prescribe maximum six-storey building heights; the recommended setbacks have been altered slightly to provide a more legible and articulated building form. The corner treatment at Cambie and W 32nd Ave has been set back in order to retain a large mature pine tree.

Key Statistics

- Gross Floor Area: 24,453 sf after exclusions
- Floor Space Ratio: 2.45
- Units: 25 apartments
- Construction: Reinforced concrete construction over two levels of concrete parking.



Building Massing

- The architecture of the development conforms to the height and massing set out in the Cambie Corridor Plan.
- The building is envisioned as a two separate components differentiated by the use of different materials. A light-colored four storey portion, characterized by the verticality of its stacked windows interrupted at each floor level by horizontal darker elements and a two storey dark-colored volume set back at Cambie Street, 32nd avenue and Lane.
- The western wall of the 6th floor is further set back to respond to and provide a more gentle transition to the existing single family residential urban fabric of the neighborhood.
- The building provides at grade access to the main lobby at the southeastern corner of the site. The approximate 8'-3" site slope is mitigated by stepping back the upper parking level from the northern property line to allow stepped landscape walls and additional planting that masks and softens the exposed mass of the parking structure.
- Stepped planting is continued along the west property line in order to more effectively meet the existing grades of the residential laneway.

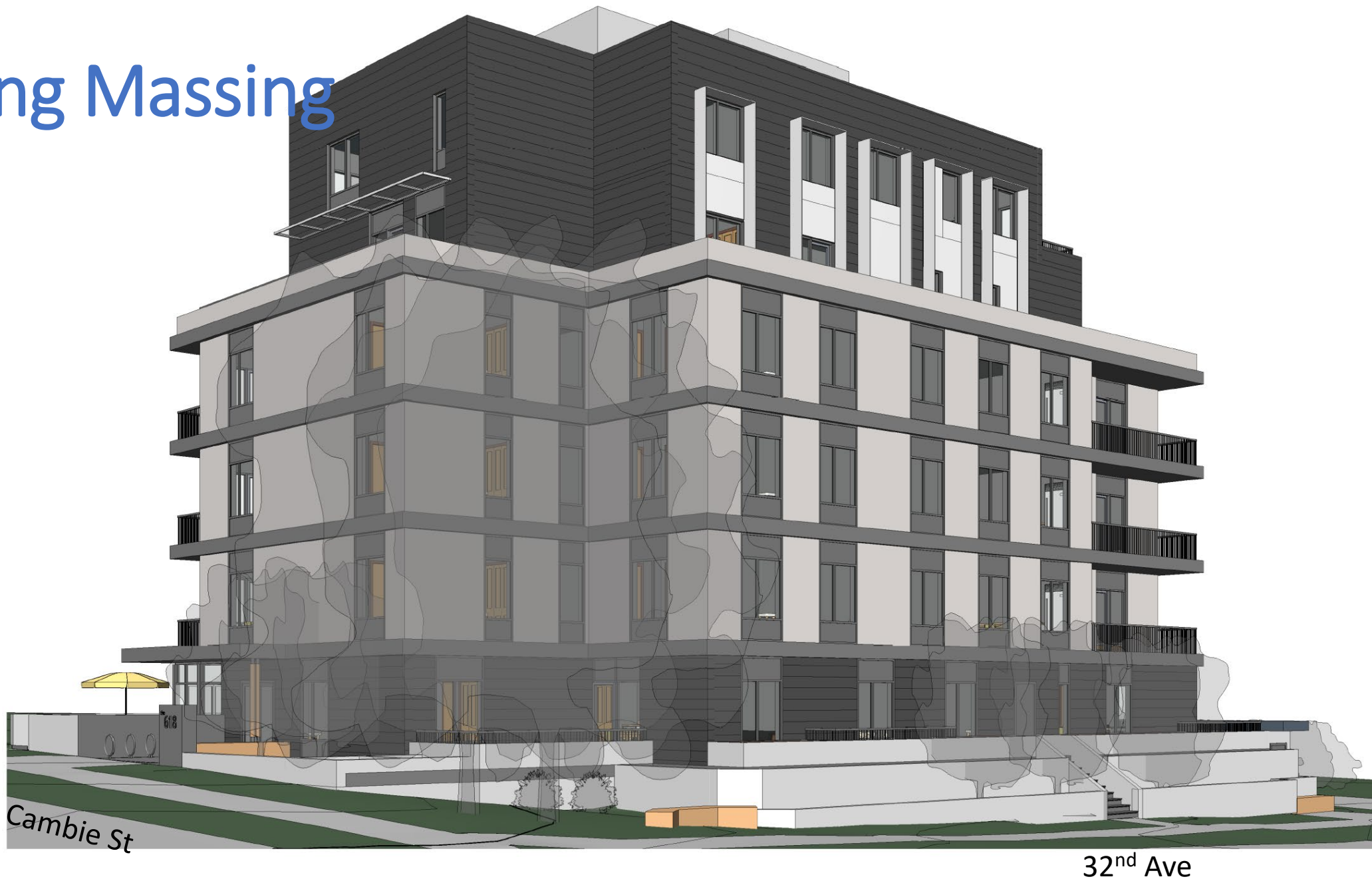


View Looking SW from Cambie St



618 W 32nd Ave

Building Massing



Cambie St

32nd Ave

Building Massing



Building Massing



Dwelling Mix: Housing Choice & Diversity

Housing Diversity and Choice.

- High percentage of family-sized units
- 68% with Two+ bedrooms (far above City minimum of 35%)
- 20% One-bedrooms
- 12% Studios

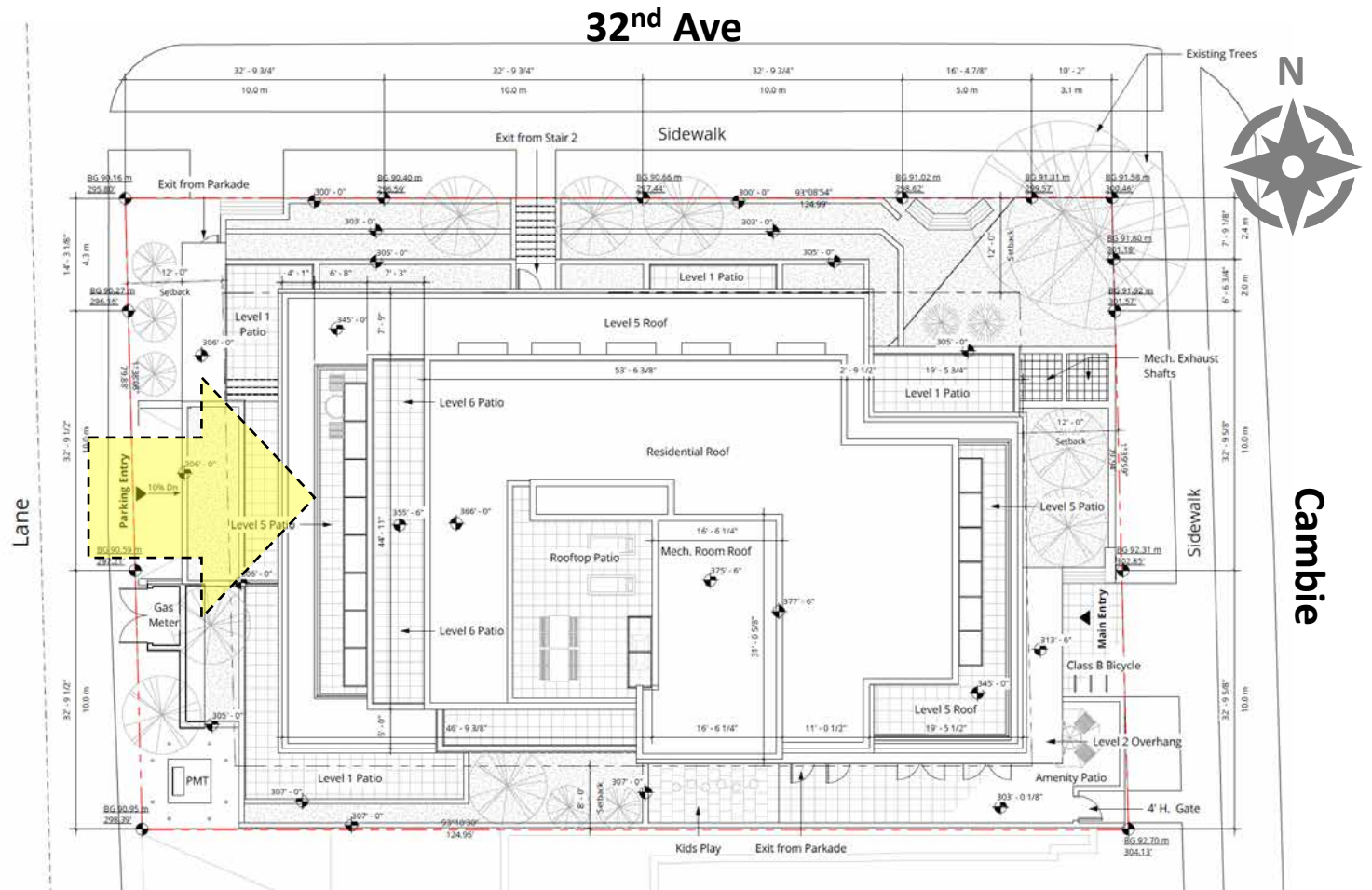
Unit Mix	Distribution	Total Units Area
Studio	12% (3 Units)	1,324 sf
One Bedroom	20% (5 Units)	2,614 sf
Two Bedrooms	56% (14 Units)	11,751 sf
Three Bedrooms	12% (3 Units)	4,076 sf
Four Bedrooms	0% (0 Units)	0 sf
	100% (25 Units)	19,765 sf

618 W 32nd Ave

Parking

Auto and Bicycle Parking in Compliance with City Requirements

- Parking entry from lane
- 30 parking stalls provided
- 56 bicycle parking stalls provided



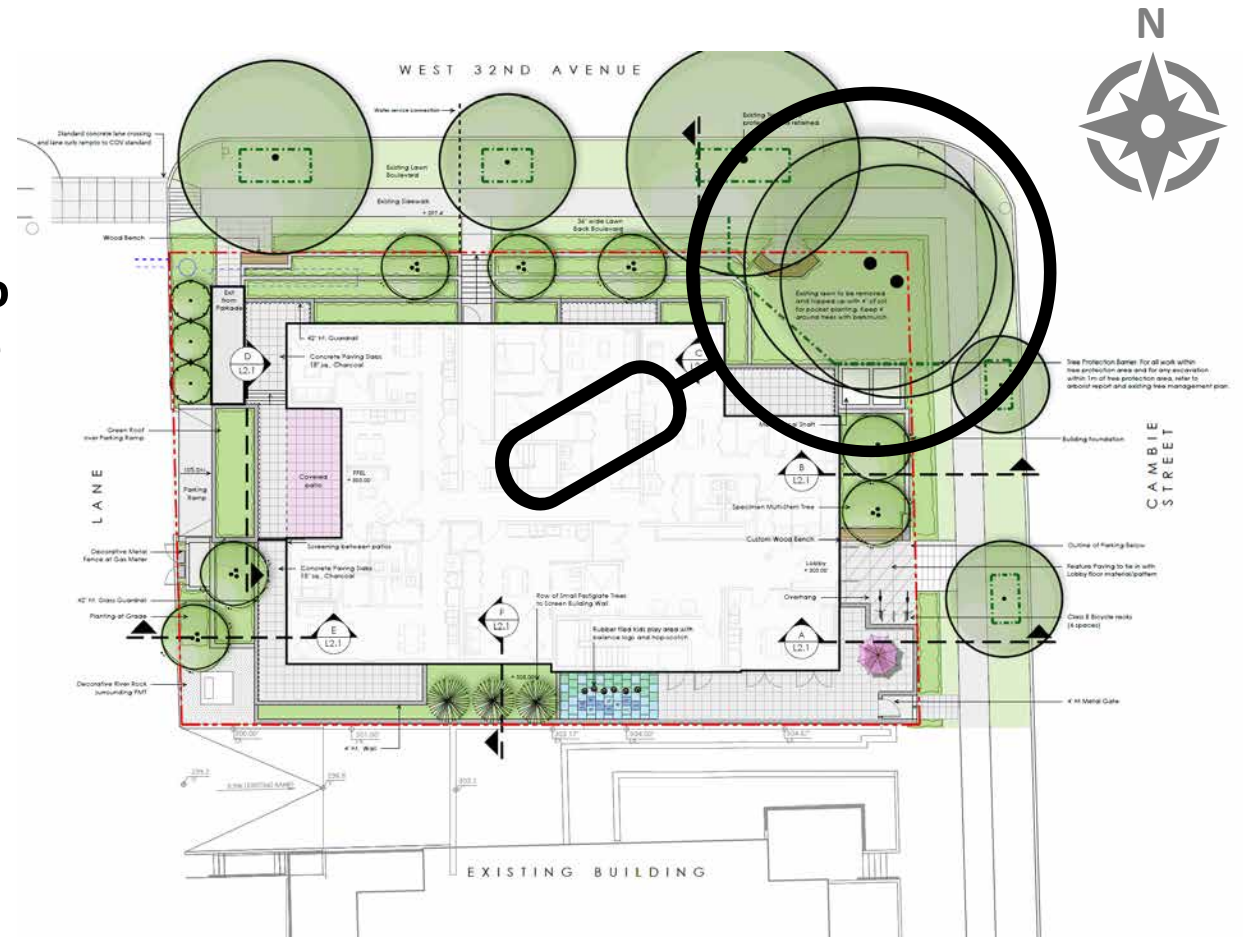
Required Multi-Unit Housing Parking (4.2.1.13)					Accessible Requirement (4.8.4)																			
7 Units (<50m ²) * 0.5 = 3.5		2,566.7 m ² /200 = 12.8		1 per first 7 Units																				
18 Units (50m ² to 180m ²) * 0.6 = 10.8		12.8+3.5+10.8 = 27.1		(25-7)*0.034 = 0.612 Additional Units																				
0 Unit (>180m ²) * 1.5 = 0		Req Total: 27 Parking Units		Req Total: 2 HC Parking Units																				
Residential	Vehicle		Accessible		Visitor		Carshare		Loading															
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided														
	27	27	2	2	1	1																		
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Small Car Count				Tot Required:																				
Allowable Small Car Stalls	30 * 0.25	8 Max		30																				
Provided Small Cars		8		30																				

618 W 32nd Ave

Landscape Plans

Significant reshaping of the proposed building to preserve the large double trunk pine tree on the corner of Cambie and 32nd Ave.

- Protection of Boulevard trees
- The 8'-3" site slope is mitigated by stepping back the upper parking level from the northern property line to allow stepped landscape walls and additional planting to create a green edge.



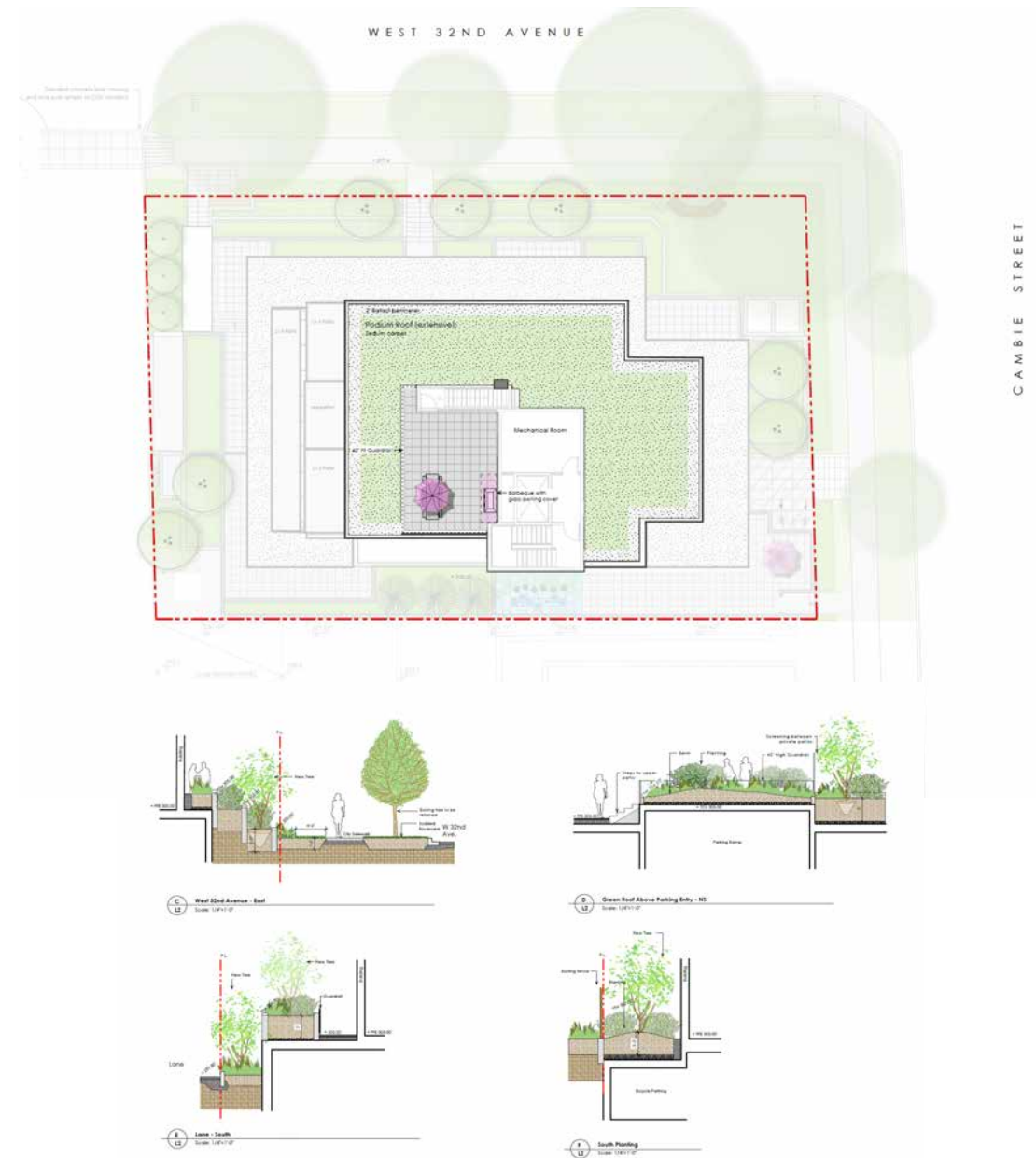
618 W 32nd Ave

Landscape Continued

Green Roof

- An extensive green roof helps mitigate storm water runoff, reduces urban heat island and provides habitat for pollinators.
- Decks and balconies also offer residents opportunities to add plants and greenery
- Landscaped edges on the lane and above parkade walls provides additional green relief and interest.

618 W 32nd Ave



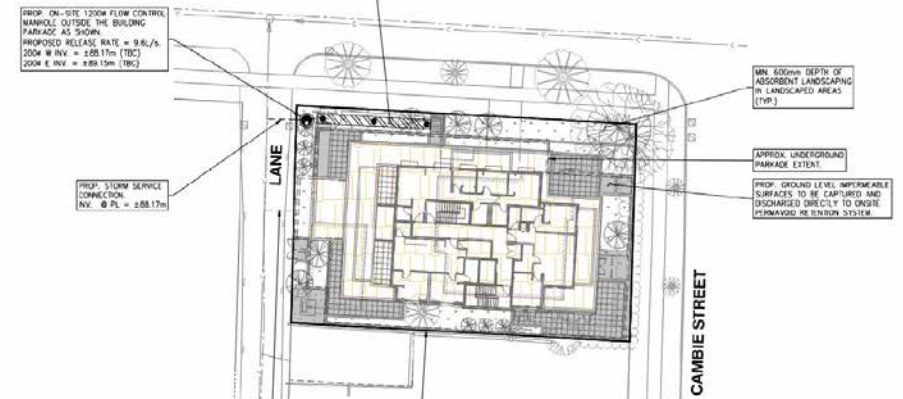
Sustainability

A **Sustainable Design Strategy** has been developed to provide confirmation the project design submitted is on target to meet the requirements as dictated by the Green Building Policy for Rezoning's amended May 5th, 2022.

- **Integrated Rainwater Management and Green Infrastructure**
- Modelled building meets **Energy and Emissions Performance Limits**
- Modelled building meets **Embodied Carbon Limits**

1. INTEGRATED RAINWATER MANAGEMENT AND GREEN INFRASTRUCTURE

In support of the rainwater management requirements applicable to the project at the time of its initial rezoning the project is required to manage rainwater to not exceed pre-development runoff rates under a 2014 IDF Dataset. Currently a retention tank will be sized to hold 3.77 m³ of rainwater to meet the City's required retention volume and ensure the system will have a release rate of 0.0096m³/s, which maintains the pre-development release rate and meets the City of Vancouver's requirements.



Landscape/Architectural Site Plans, developed by the landscape designer, used by Binnie, highlighting the green and grey infrastructure measures described in the site IRMP has been included with this Building Permit Application Package – please see *Sustainability Appendix 1.1 - Integrated Rainwater Management Plan & Site Plan*.

618 W 32nd Ave

618 W 32nd Avenue

Architectural Plans & Landscape Plans



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the 618 Residential Building

618 West 32nd Avenue

PROJECT No. 19070

PHASE 4 | July 15, 2022 | Re-Issued for Rezoning

Sheet List	
Number	Sheet Name
A000	Cover Sheet
A001	Schedules
A100	Site Plan
A100.1	Interpolated Roof Calculations
A101	Level P2 Plan
A102	Level P1 Plan
A103	Level 1 Plan
A104	Levels 2, 3 & 4 Plans
A105	Level 5 Plan
A106	Level 6 Plan
A107	Roof Plan
A200	E/W Elevations
A201	North Elevation
A202	South Elevation
A300	Sections E-W
A301	Section N-S

Key Current/Previous Application Info.		
	Current Application	Previous Application
Site	9,983 sf	9,983 sf
Gross Area L1	4,868 sf	4,500 sf
Gross Area L2	5,077 sf	4,839 sf
Gross Area L3	5,077 sf	4,839 sf
Gross Area L4	5,077 sf	4,839 sf
Gross Area L5	4,007 sf	3,476 sf
Gross Area L6	3,405 sf	2,874 sf
Total Gross Area	27,587 sf	25,367 sf
Less in Suite Bulk Storage	858 sf	593 sf
Less Amenity	271 sf	240 sf
Less Balconies/Patios	2,006 sf	Excluded
Area for FSR	24,453 sf	24,534 sf
FSR	2.45	2.46
Lot Coverage	4,832 sf (48%)	4,500 sf (45%)
Setback N	3.66 m	3.66 m
Setback S	2.5 m	2.5 m
Setback E	3.66 m	3.66 m
Setback W	3.66 m	3.66 m
Studio Units (%)	3 (12%)	0
One Bedroom Units (%)	5 (20%)	2 (13%)
Two Bedroom Units (%)	14 (56%)	10 (67%)
Three Bedroom Units (%)	3 (12%)	1 (7%)
Four Bedroom Units (%)	0	2 (13%)
Total	25 (100%)	15 (100%)
Parking Provided	27	29
Handicapped Parking	2	1
Visitor Parking	1	0
Bicycle Parking - Class A	56	20
Loading	0	0

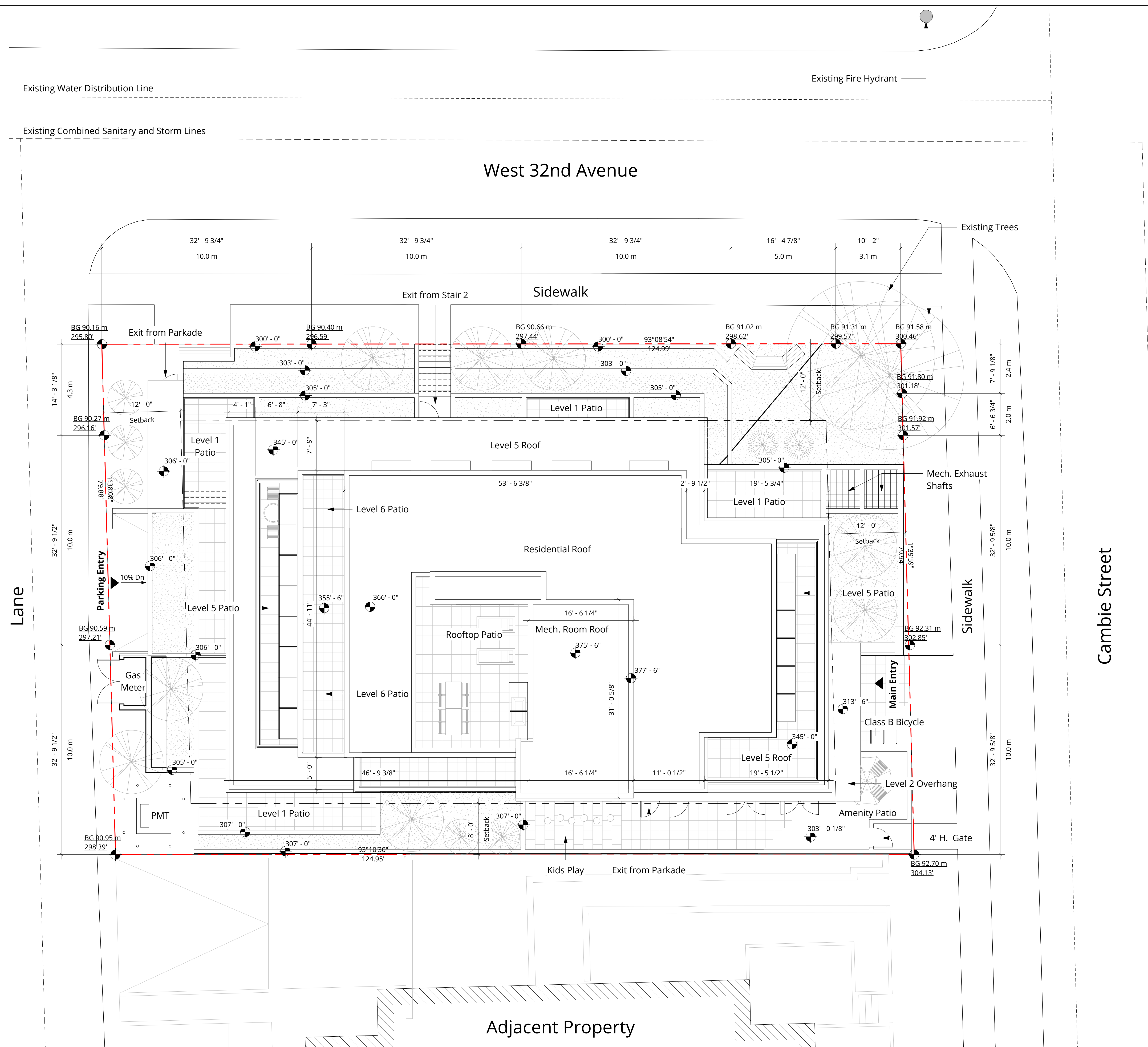


Architect	Client	Development Manager	Structural	Mechanical	Electrical	Civil	Landscape	Transportation	Code
Iredale Architecture Suite 220 12 Water Street Vancouver, BC V6B 1A5 T: 604.736.5581 F: 604.736.5585 Contact: Peter Hildebrand Peter@iredale.ca	Magnum Projects Ltd 906 Main Street Vancouver, BC V6A 2W1 T: 604.569.3900 F: 604.569.3901 Contact: George Wong gwong@magnumprojects.ca	Liveable City Planning Ltd. Vancouver, BC T: 778.899.7943 Contact: Michael Mortensen michael@liveablecityplanning.com	WSB Consulting Structural Engineers 118-3855 Henning Drive Burnaby, BC V5C 6N3 T: 604.294.3753 F: 604.294.3754 Contact: Darryl Bowers bowers@wsb-eng.com	Integral Group Suite 180 200 Granville Street Vancouver, BC V6C 1S4 T: 604.687.1800 Contact: Gordon McDonald gmcDonald@integralgroup.com Kevin Welsh kwelsh@integralgroup.com	Nemetz & Associates LTD 2009 West 4th Avenue Vancouver, BC V6J 1N3 T: 604.736.6562 Contact: Carlos Molina carlos@nemetz.com	Binnie Suite 300 4940 Canada Way Vancouver, BC V5G 4K6 T: 604.420.1721 Contact: Donal Casey DCasey@binnie.com	Durante Kreuk Suite 102 1637 West 5th Avenue Vancouver, BC V6J 1N5 T: 604.684.4611 Contact: Peter Kreuk peter@dkl.bc.ca	Bunt & Associates Suite 1550 1050 West Pender Street Vancouver, BC V6E 3S7 T: 604.685.6427 Contact: Tyler Thomson tthomson@bunteng.com	GHL Consultants LTD Suite 950 409 Granville Street Vancouver, BC V6C 1T2 T: 604.689.4449 Contact: Wendy Morrison wm@ghl.ca Darrell Li dl@ghl.ca

Address
618 West 32nd Avenue Vancouver, BC V5Z 2J9

Legal Description
LOT 6 BLOCK 819 PLAN VAP7221 DIS TRICT
LOT 526 NEW WESTMINSTER N/A N/A N/A

Site Area
9,983 sf



No.	Date	Revision
3	15 July 2022	Re-Issued For Rezoning
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1	21 Mar 2022	Issued For Rezoning

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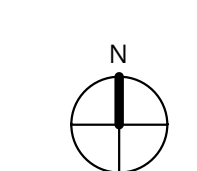
618 West 32nd Avenue

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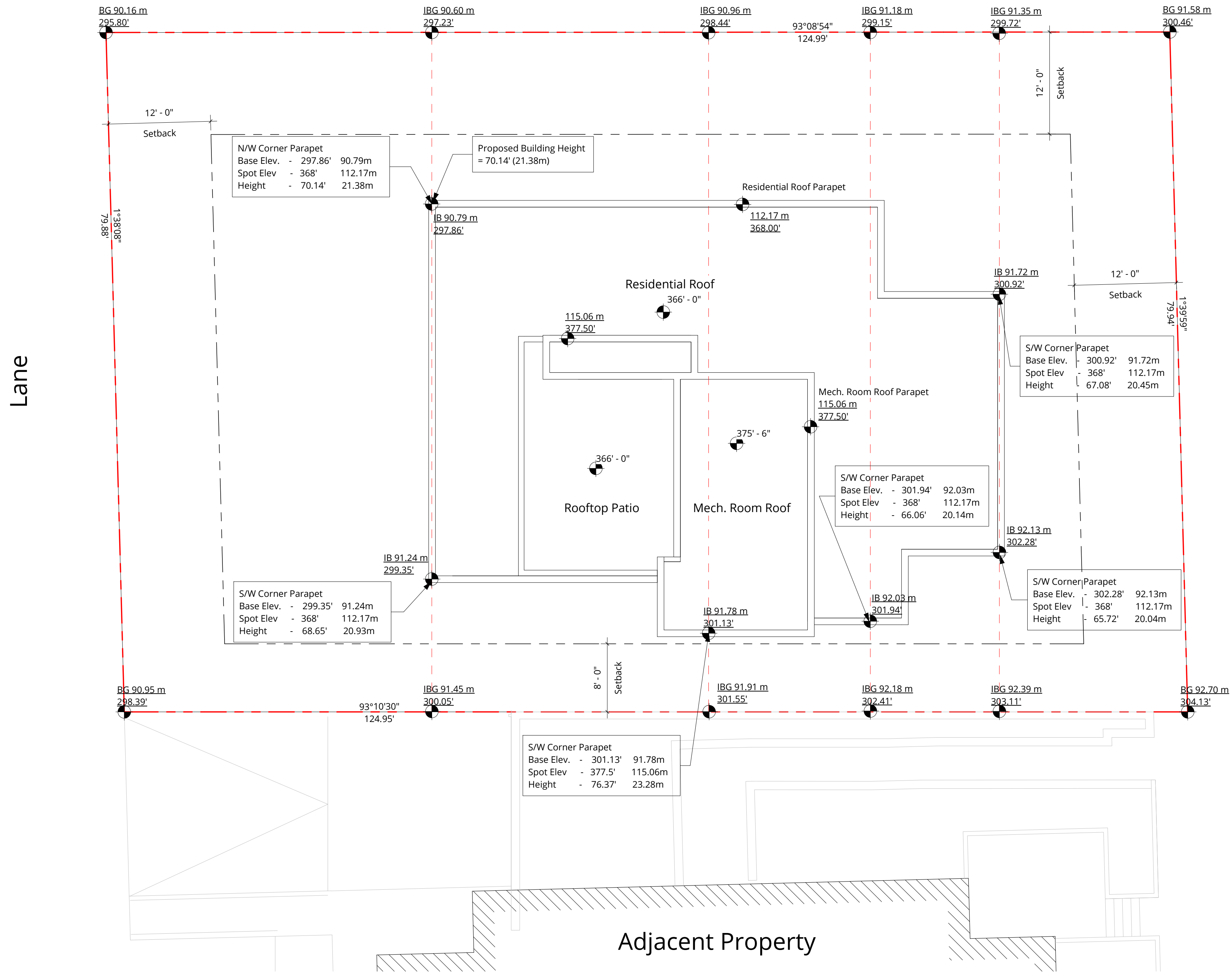
Site Plan

Scale @ 22"x34":
1/8" = 1'-0"

Drawn	GBE	Check	PJH	Partner	PJH
Project No.	19070				
Phase No.	4	Sheet No.	A100		



West 32nd Avenue



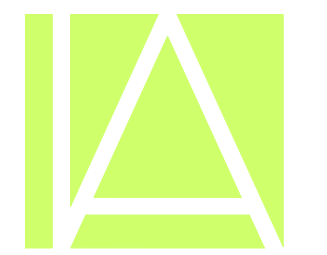
Cambie Street

Lane

Adjacent Property

- Legend:**
 BG - Building Grades
 IBG - Interpolated Building Grades
 IB - Interpolated Base

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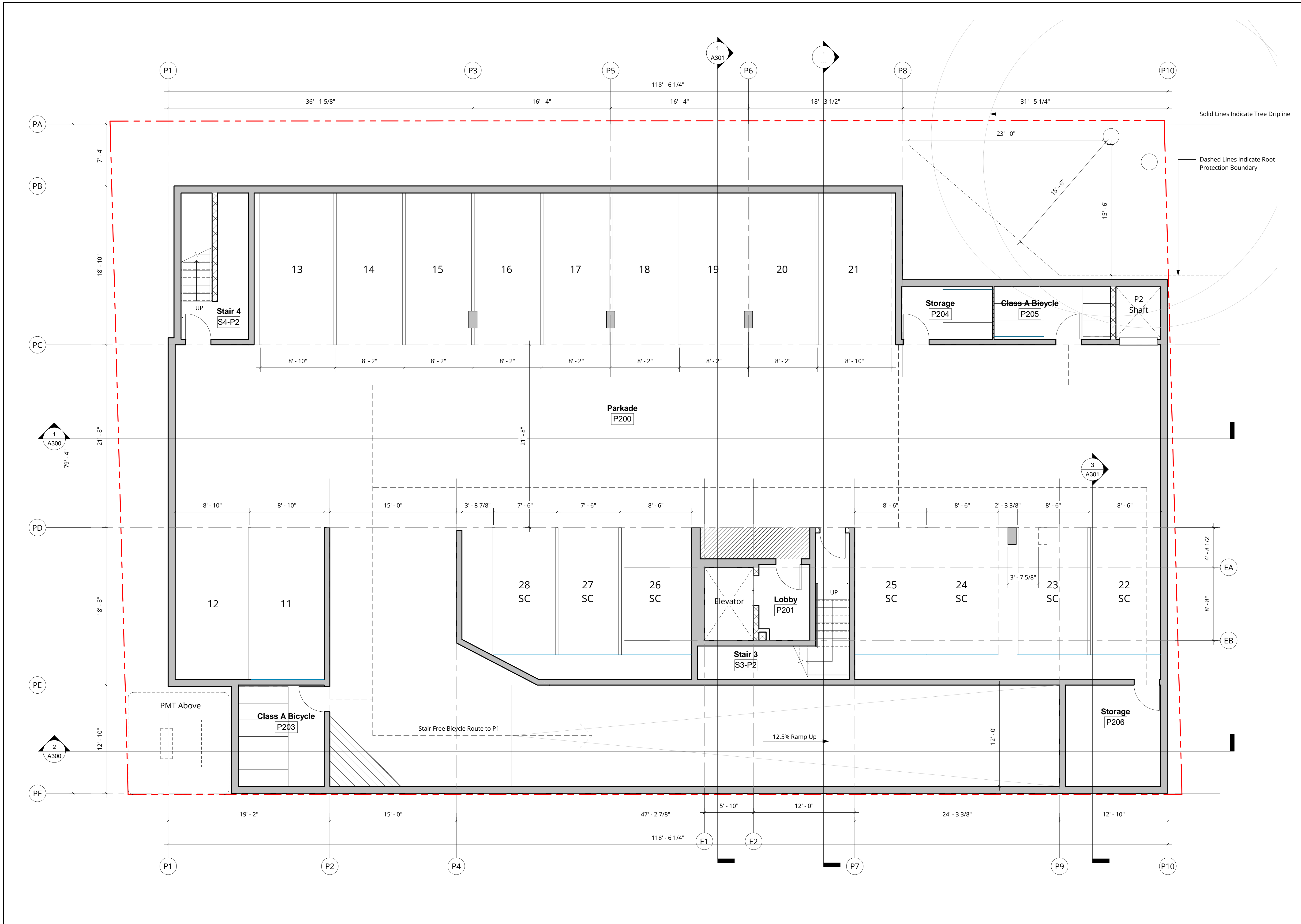
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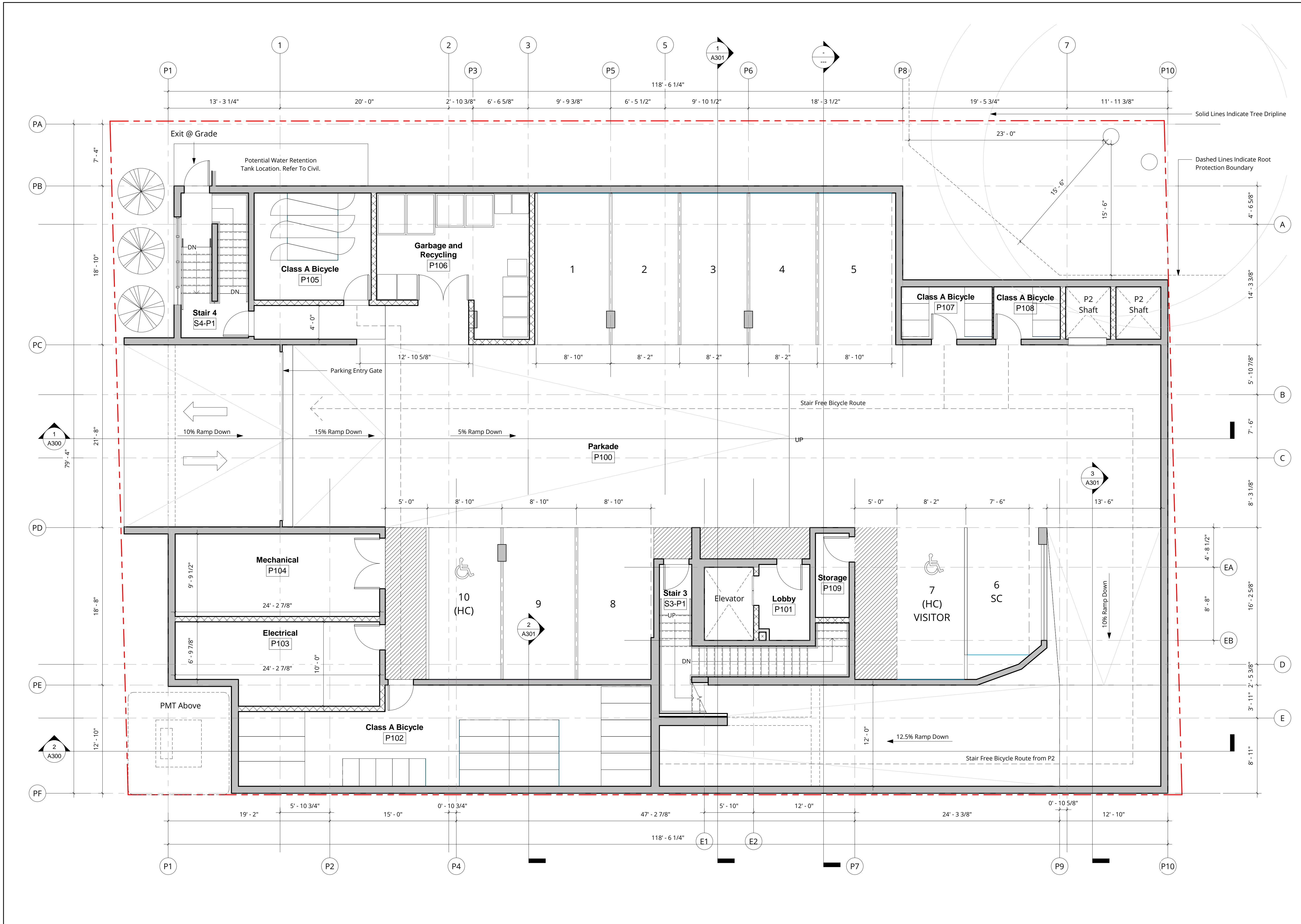
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Interpolated Roof Calculations


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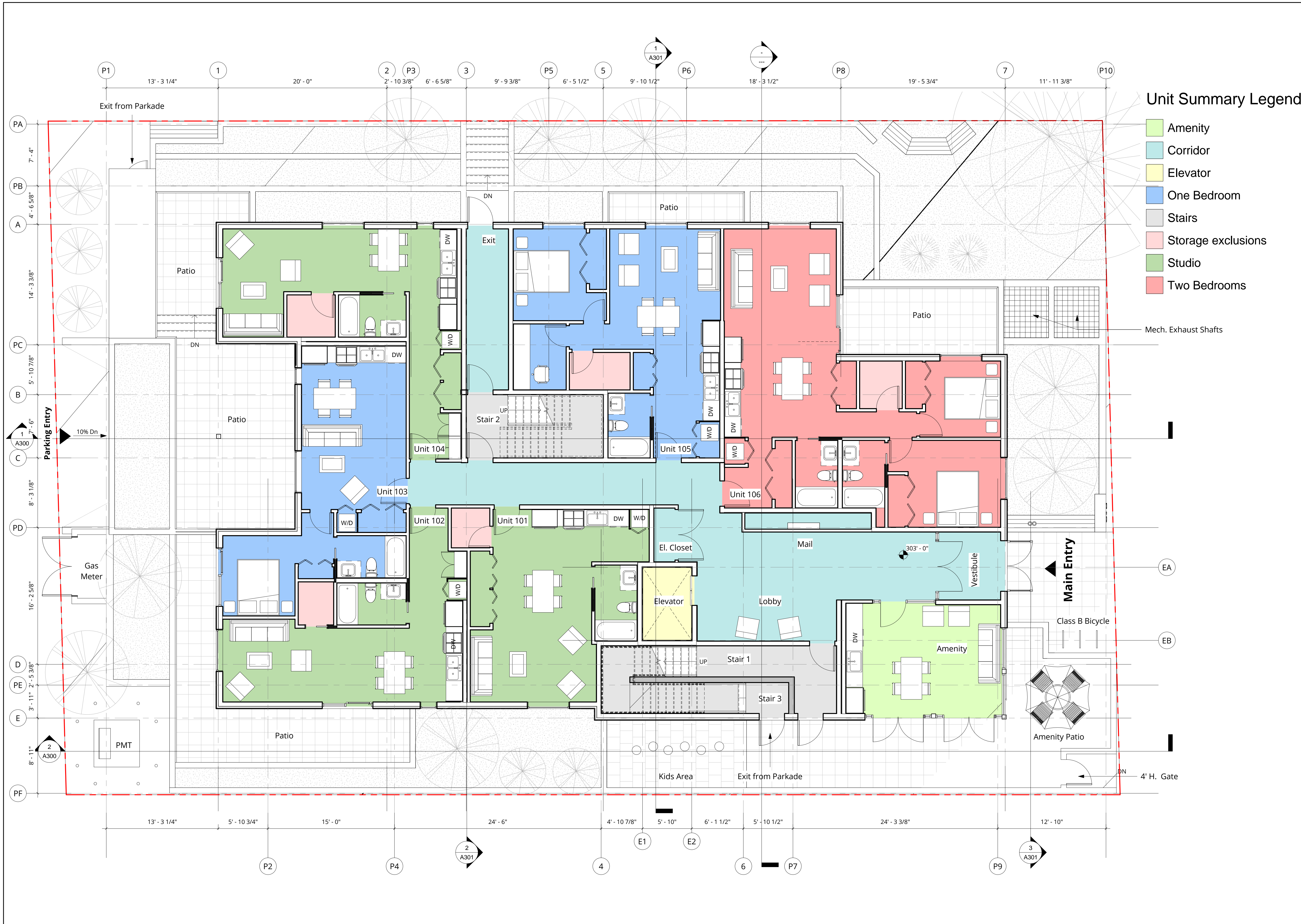
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Project No. 19070					
Phase No. 4			Sheet No. A100.1		



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Drawing Title		
Level P2 Plan		
Scale @ 22"x34"		
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GBE	PJH	PJH
Project No.		
19070		
Phase No.		
4		
Sheet No.		
A101		



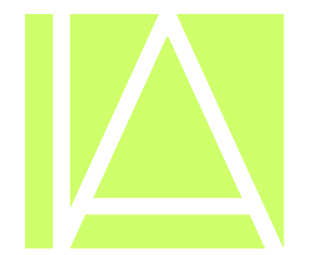
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Drawing Title		
Level P1 Plan		
Scale @ 22"x34"		
3/16" = 1'-0"		
Drawn	Check	Partner
GBE	PJH	PJH
Project No.		
19070		
Phase No.		Sheet No.
4		A102



Unit Summary Legend

- Amenity
- Corridor
- Elevator
- One Bedroom
- Stairs
- Storage exclusions
- Studio
- Two Bedrooms

Client		
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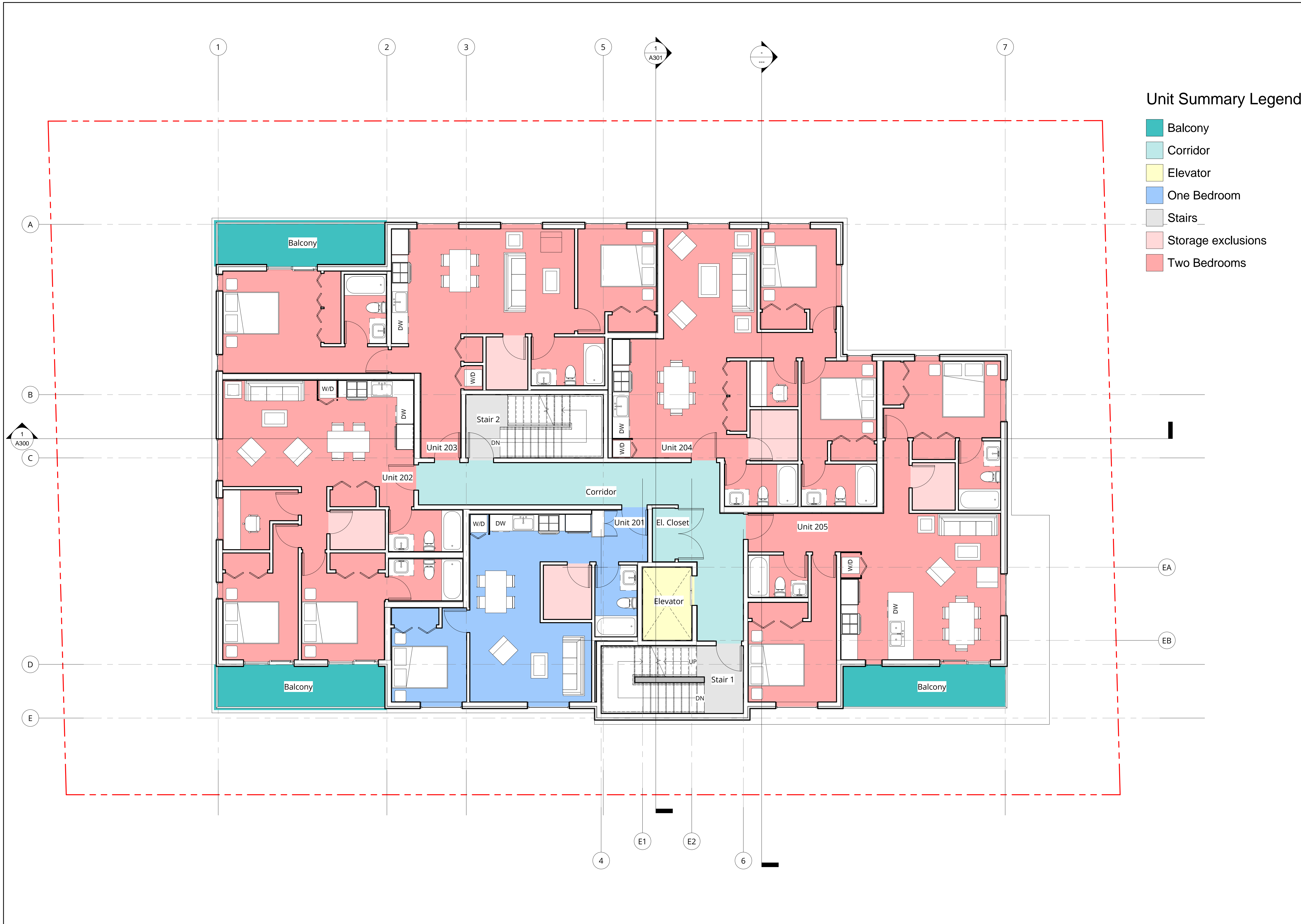
618 West 32nd Avenue

Drawing Title

Level 1 Plan

Scale @ 22"x34":
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Project No.					
19070					
Phase No.					
4					
Sheet No.					
A103					

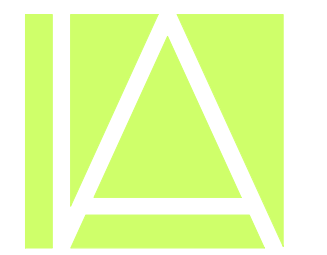


Unit Summary Legend

- Balcony
- Corridor
- Elevator
- One Bedroom
- Stairs
- Storage exclusions
- Two Bedrooms

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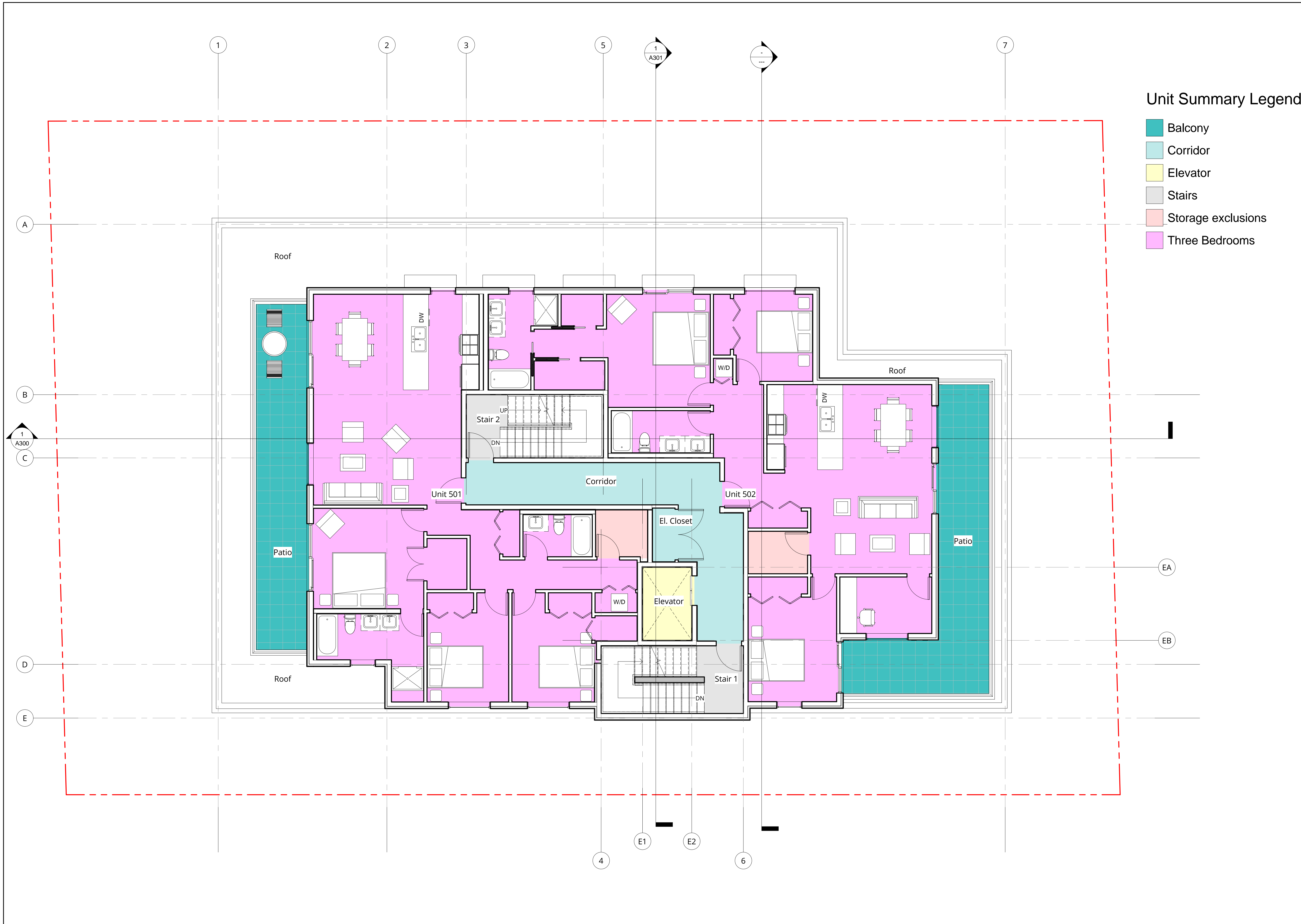
618 West 32nd Avenue

Levels 2, 3 & 4 Plans

Scale @ 22"x34":
3/16" = 1'-0"

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	Project No.	19070
	Phase No.	4
	Sheet No.	A104

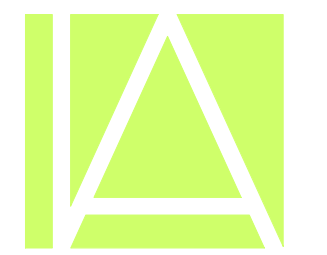


Unit Summary Legend

- Balcony
- Corridor
- Elevator
- Stairs
- Storage exclusions
- Three Bedrooms

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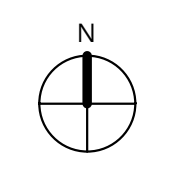
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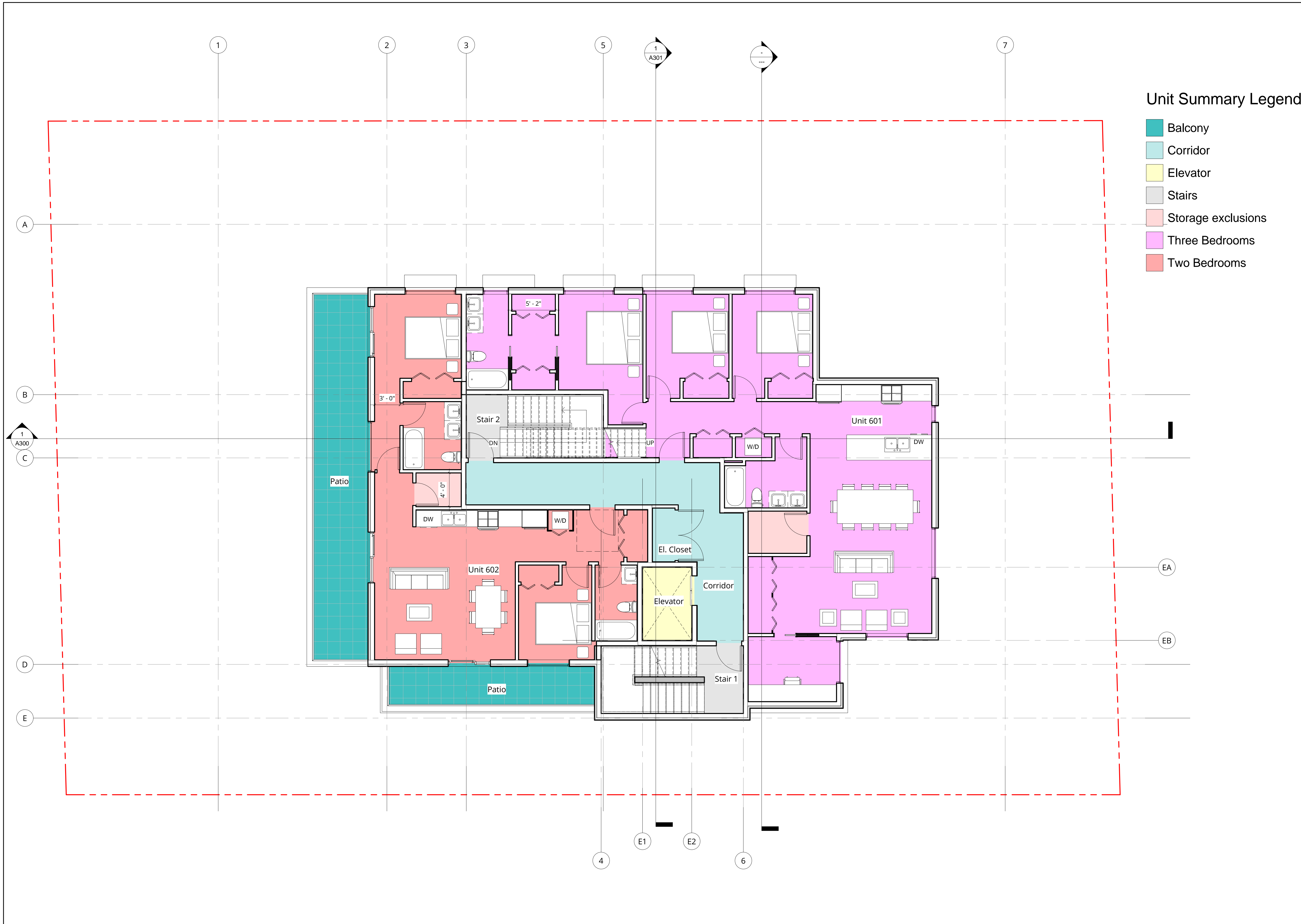
Level 5 Plan

Scale @ 22"x34":
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Drawn	GBE	Check	PJH	Partner	PJH
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Project No.	19070
Phase No.	4
Sheet No.	A105

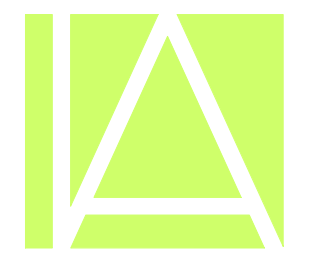


Unit Summary Legend

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- Corridor
- Elevator
- Stairs
- Storage exclusions
- Three Bedrooms
- Two Bedrooms

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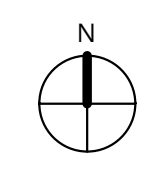
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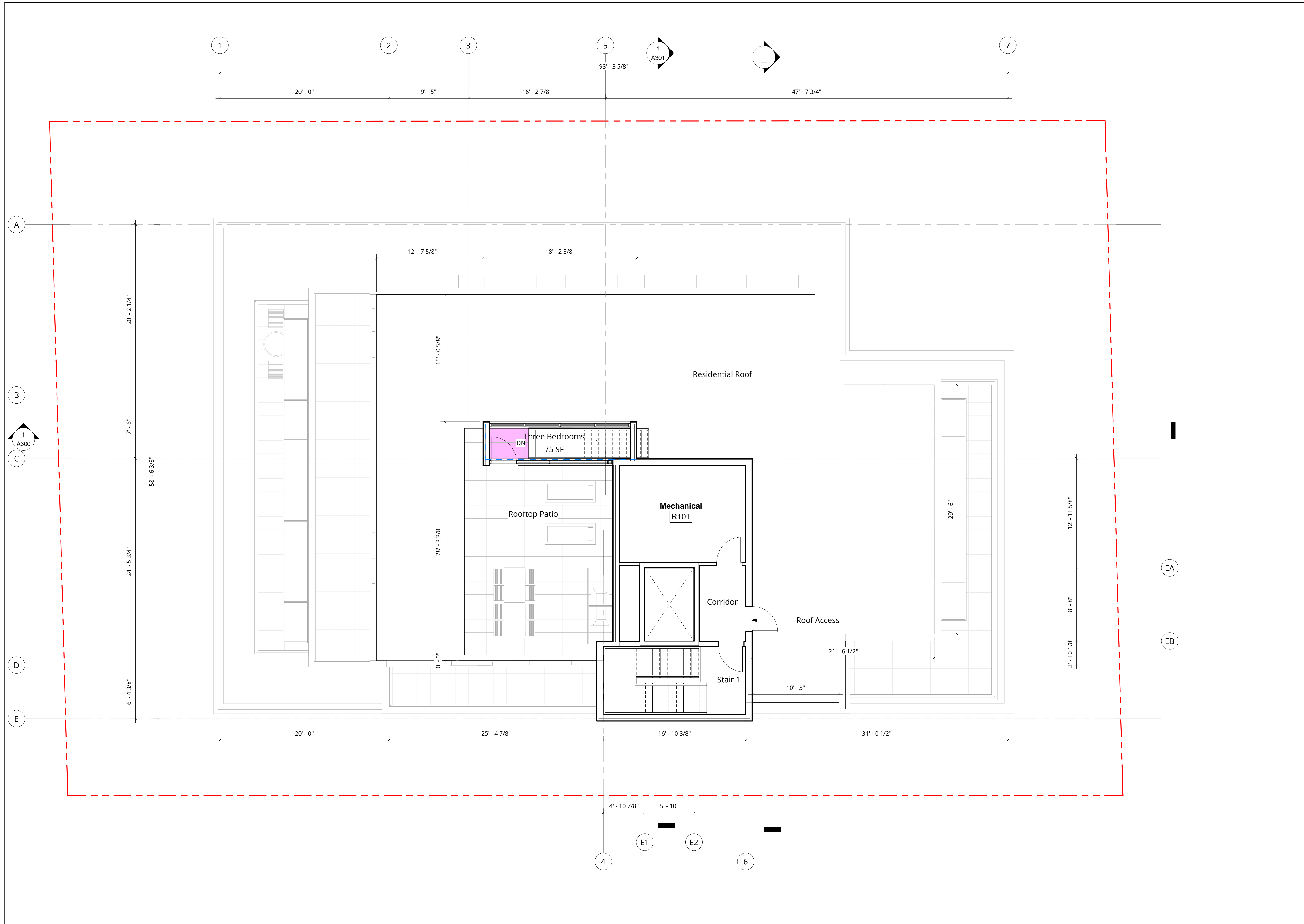
Level 6 Plan

Scale @ 22"x34":
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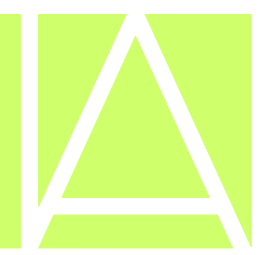


Project No.	19070
Phase No.	4
Sheet No.	A106



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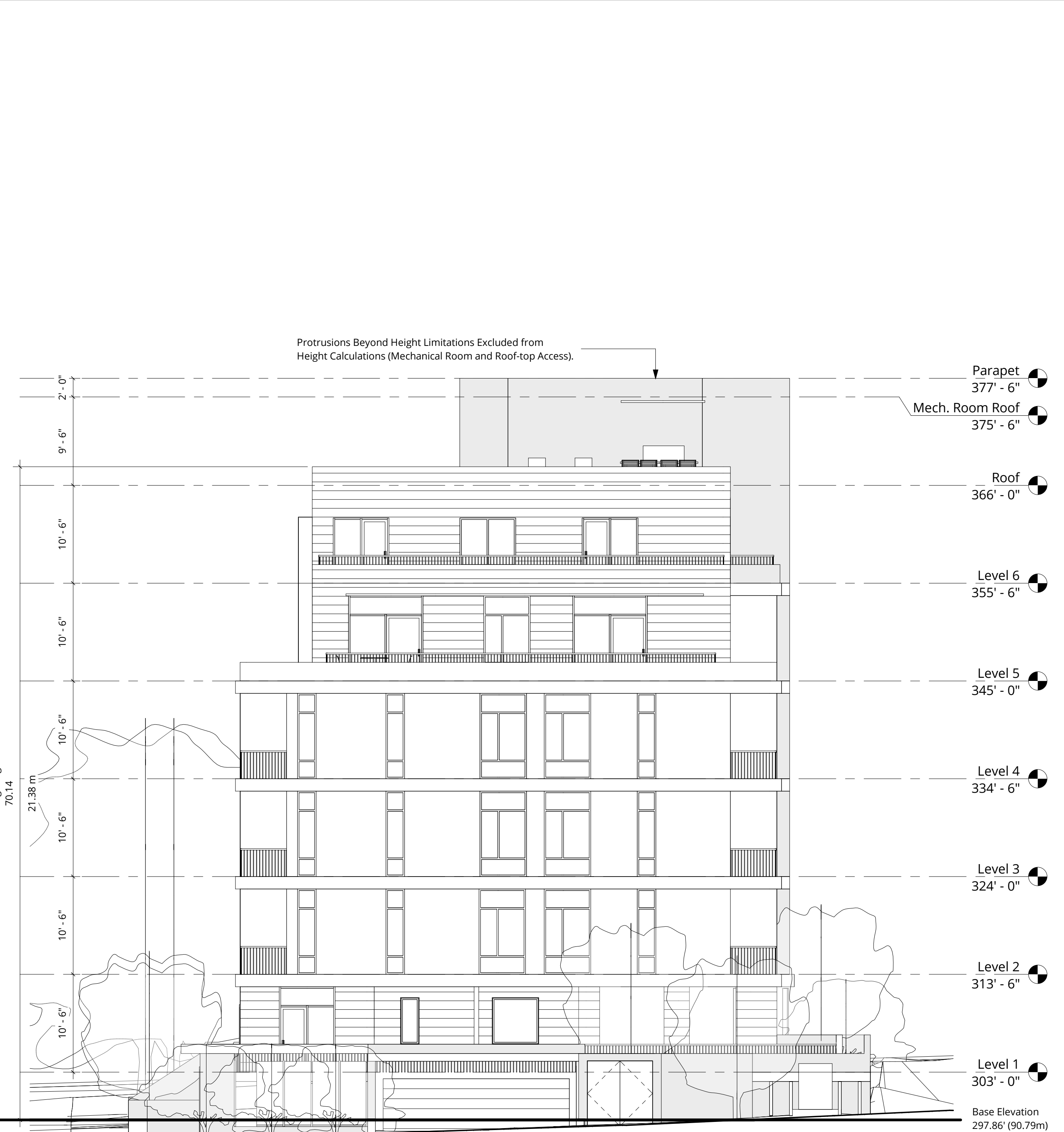
618 West 32nd Avenue

Drawing Title
Roof Plan

Scale @ 22"x34":
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Drawn	GBE	Check	PJH	Partner	PJH
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	Project No.	19070
	Phase No.	4
	Sheet No.	A107

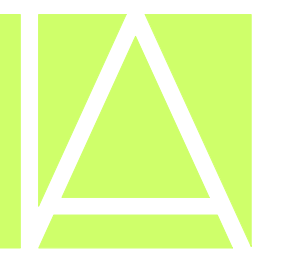


① East
1/8" = 1'-0"

② West
1/8" = 1'-0"

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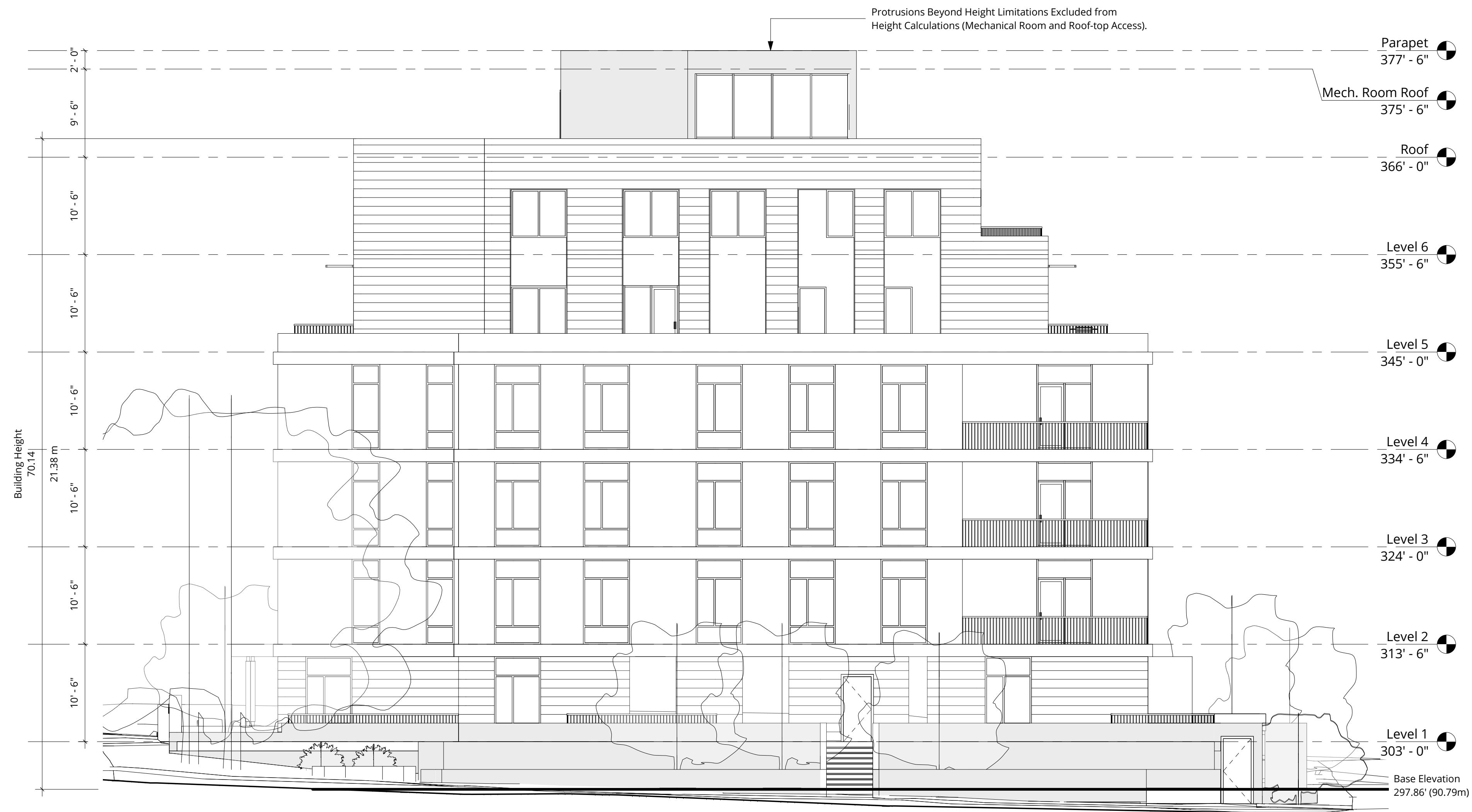
the 618
Residential Building

618 West 32nd Avenue

Drawing Title
E/W Elevations

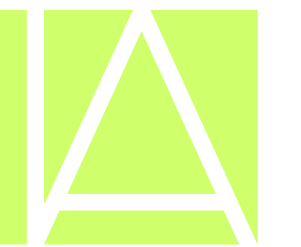
Scale @ 22"x34":
1/8" = 1'-0"

Drawn	GBE	Check	PJH	Partner	PJH
Project No.		19070			
Phase No.		4			
Sheet No.		A200			



No.	Date	Revision
3	15 July 2022	Re-Issued For Rezoning
2	24 June 2022	Re-Issued For Rezoning
1	21 Mar 2022	Issued For Rezoning

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Seal

Consultant

the 618
Residential Building

618 West 32nd Avenue

Drawing Title
North Elevation

Scale @ 22"x34":
1/8" = 1'-0"

Drawn	GBE	Check	PJH	Partner	PJH
Project No.		19070			
Phase No.		4			
Sheet No.		A201			



No.	Date	Revision
3	15 July 2022	Re-Issued For Rezoning
2	24 June 2022	Re-Issued For Rezoning
1	21 Mar 2022	Issued For Rezoning

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Client

Consultant

the 618
Residential Building

618 West 32nd Avenue

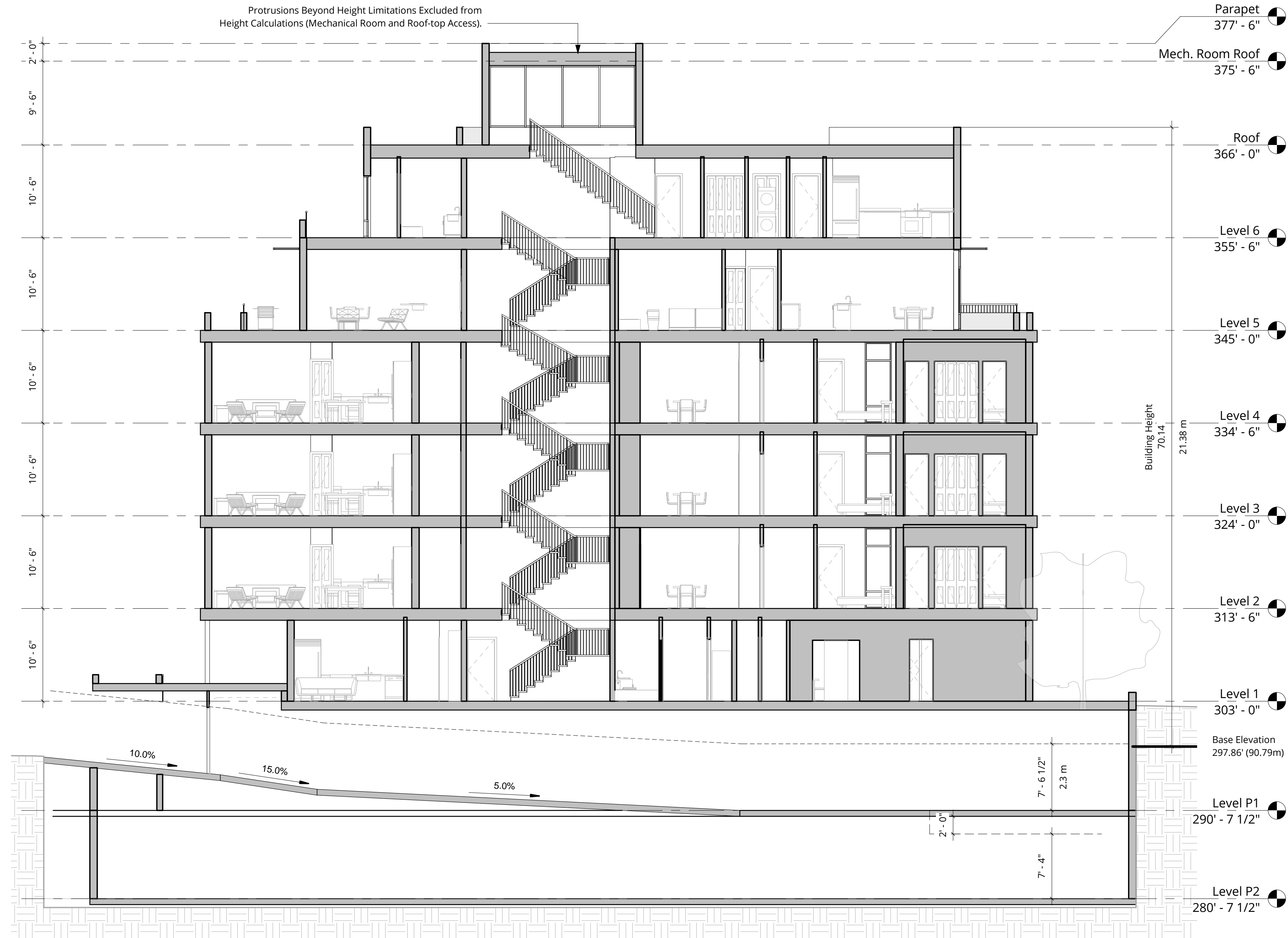
Drawing Title

South Elevation

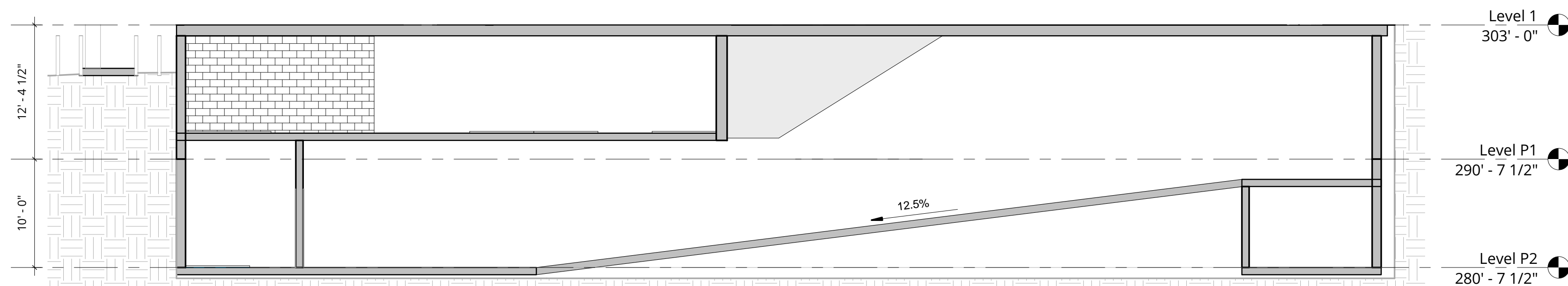
Scale @ 22"x34"

1/8" = 1'-0"

Drawn	GBE	Check	PJH	Partner	PJH
Project No.		19070			
Phase No.		4			
Sheet No.		A202			



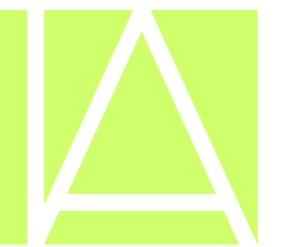
① Section @ Parkade Entry
1/8" = 1'-0"



② Section @ P2 Ramp
1/8" = 1'-0"

No.	Date	Revision
3	15 July 2022	Re-Issued For Rezoning
2	24 June 2022	Re-Issued For Rezoning
1	21 Mar 2022	Issued For Rezoning

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Scale

Consultant

the 618
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618 West 32nd Avenue

Drawing Title

Sections E-W

Scale @ 22"x34"

1/8" = 1'-0"

Drawn GBE Check PJH Partner PJH

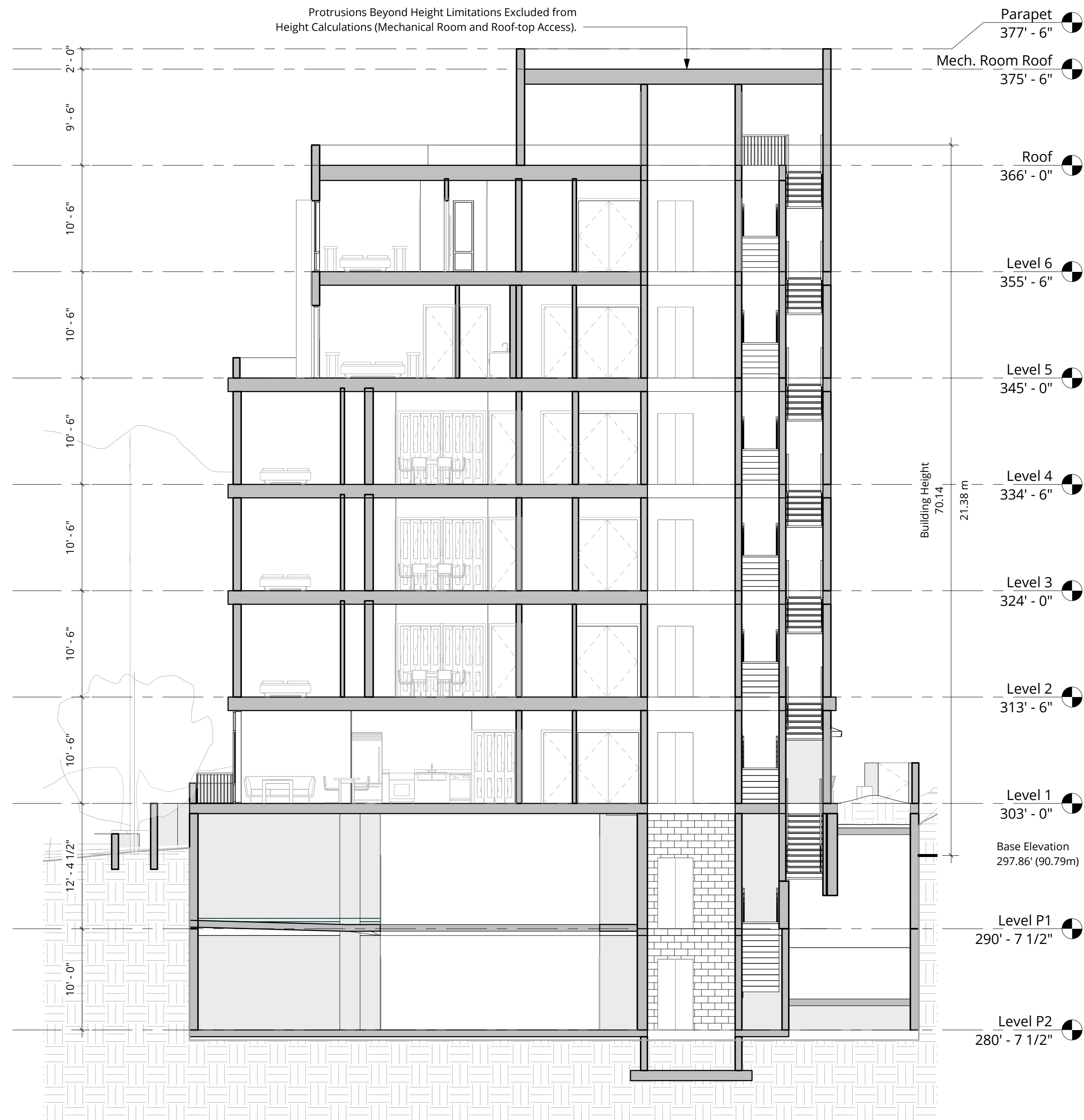
Project No.

19070

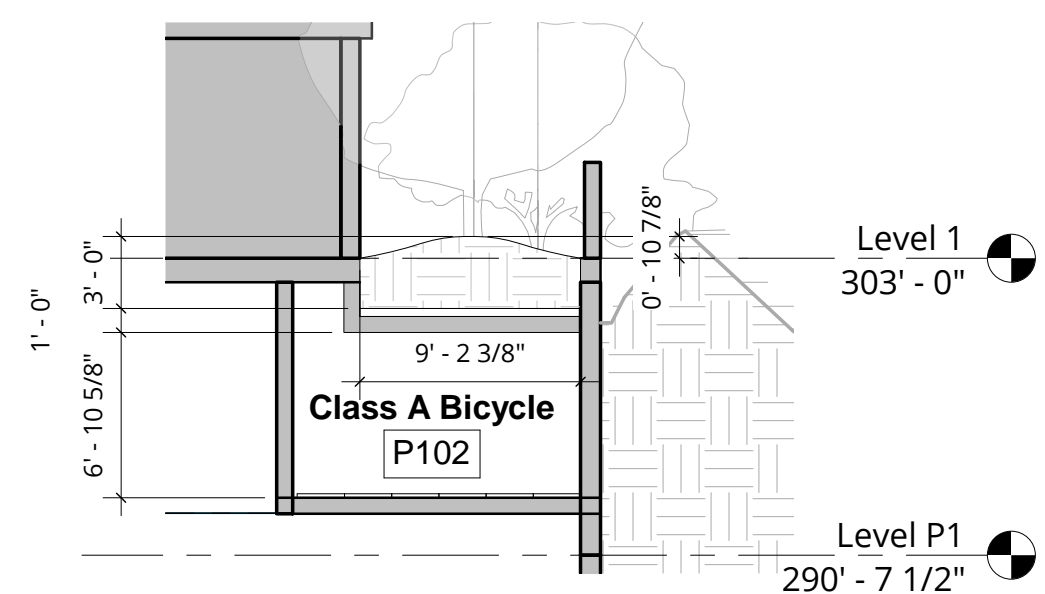
Phase No. Sheet No.

4

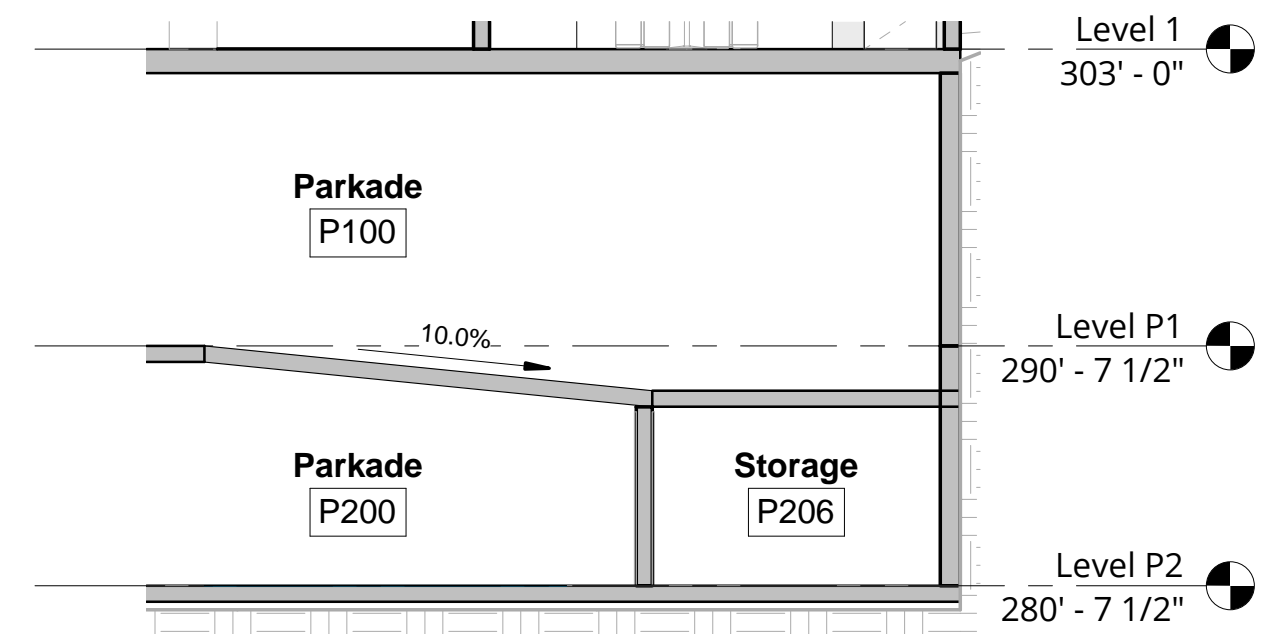
A300



① Section N-S
1/8" = 1'-0"



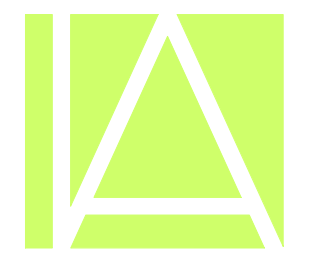
② Section @ South Planter
1/8" = 1'-0"



③ Section @ East P1-P2 Ramp
1/8" = 1'-0"

No.	Date	Revision
3	15 July 2022	Re-Issued For Rezoning
2	24 June 2022	Re-Issued For Rezoning
1	21 Mar 2022	Issued For Rezoning

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the 618
Residential Building

618 West 32nd Avenue

Drawing Title
Section N-S

Scale @ 22"x34":
1/8" = 1'-0"

Drawn	GBE	Check	PJH	Partner	PJH
Project No.		19070			
Phase No.		4			
Sheet No.		A301			

General Note:
Dashed lines show extension of previous design.



1 East Elevation
3/32" = 1'-0"



3 North Elevation
3/32" = 1'-0"



2 West Elevation
3/32" = 1'-0"




4 South Elevation
3/32" = 1'-0"

Client:

No.	Date	Revision
1	29 Apr 2020	Issued For City review

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Scale @ 22"x34": 3/32" = 1'-0"

the 618
Residential Building
618 West 32nd Avenue

Building Elevations

Drawn	Check	Partner
GBE	PJH	PJH

Project No. 19070

Phase No.	Sheet No.
4	A601

I:\PROJECTS\Year 2019\19070 - 618 West 32nd-ph arch\DWGS\Phase 4 Design Development\19070-4-DD.rvt

WEST 32ND AVENUE

Standard concrete lane crossing and lane curb ramp to COV standard

Existing Lawn Boulevard

Existing Sidewalk + 297.4'

36' wide Lawn Back Boulevard

Wood Bench

Exit from Parkade

42' ht. Guardrail

Concrete Paving Slabs 18' sq., Charcoal

Covered patio FFEL + 303.00'

Green Roof over Parking Ramp

10% DN Parking Ramp

Decorative Metal Fence at Gas Meter

42' ht. Glass Guardrail

Planting at Grade

Decorative River Rock surrounding PMT

Screening between patios

Concrete Paving Slabs 18' sq., Charcoal

Row of Small Fastigate Trees to Screen Building Wall

Rubber filled kids play area with balance logs and hop-scotch

Mechanical Shaft

Specimen Multi-Stem Tree

Custom Wood Bench

Lobby + 303.00'

Overhang

Building foundation

Outline of Parking Below

Feature Paving to tie in with Lobby floor material/pattern

Class B Bicycle racks (6 spaces)

4' ht Metal Gate

300.00' EX.

301.00' EX.

303.17' EX.

304.00' EX.

304.67' EX.

299.2'

9.9% (EXISTING RAMP)

296.8'

303.1'

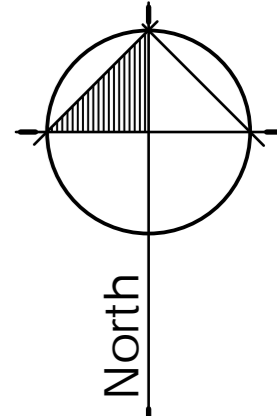
EXISTING BUILDING

Water service connection

Existing Trees to be protected and retained.

Existing lawn to be removed and topped up with 4" of soil for pocket planting. Keep 4' around trees with barkmulch.

Tree Protection Barrier. For all work within tree protection area and for any excavation within 1m of tree protection area, refer to arborist report and existing tree management plan.



5	01-34-2022	Revised rezoning submission
4	04-10-2020	Rezoning prior to
3	03-30-2020	Review
2	03-16-2020	Updates
1	03-06-2020	Draft Review
no.:	date:	Item:

Revisions:



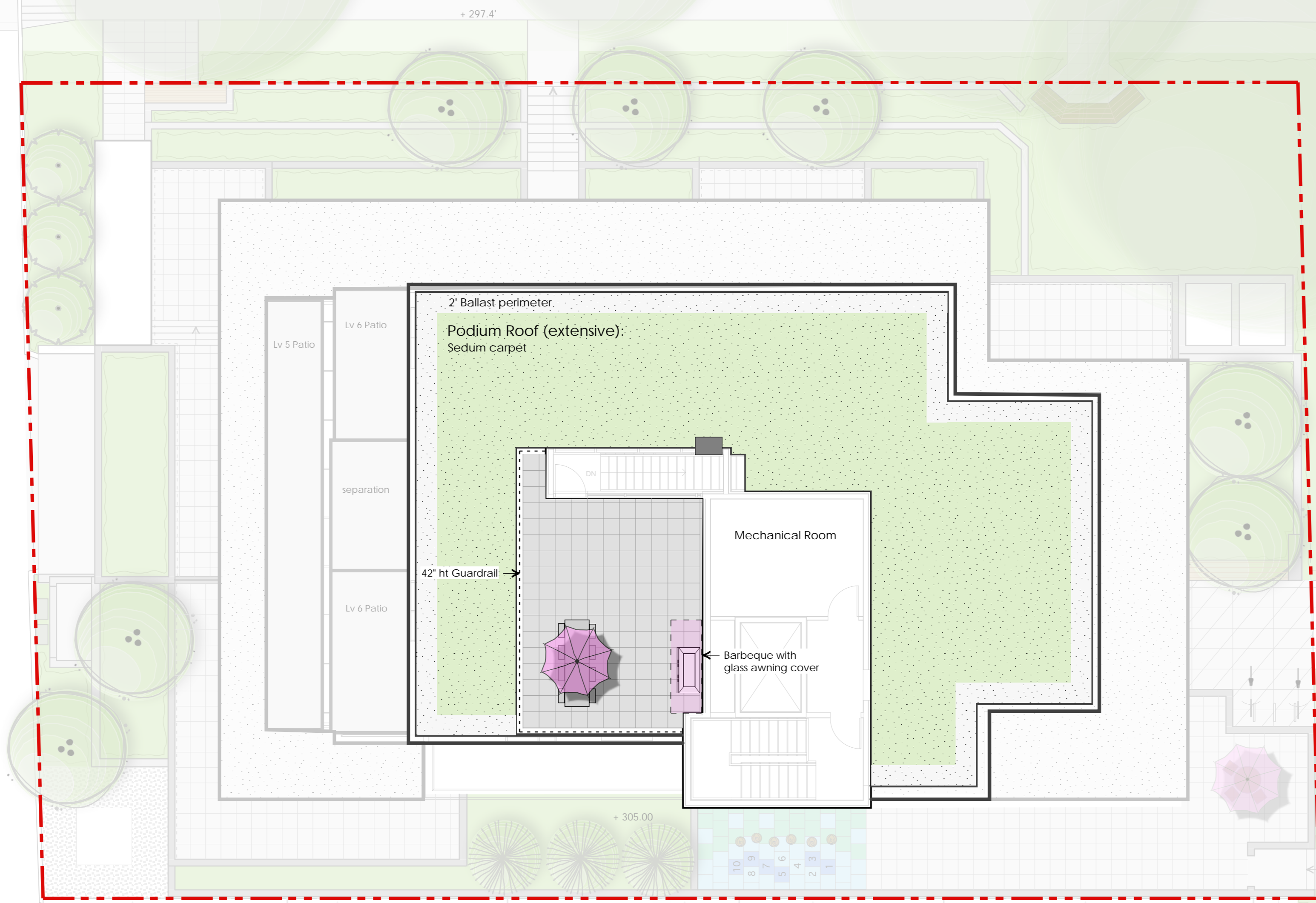
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:
Cambie Investments Ltd.
618 West 32nd Avenue
Vancouver, BC

Drawn by: JM
Checked by: PK
Date: Mar 06, 2020
Scale: 1/8" = 1'-0"
Drawing Title:
Ground Level

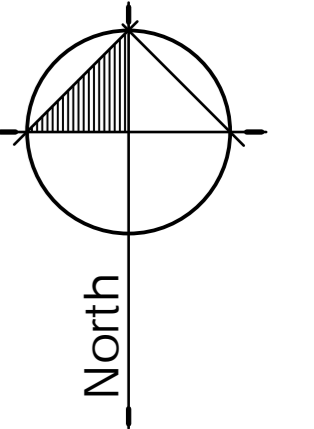
Project No.:
20012
Sheet No.:

Standard concrete lane crossing
and lane curb ramp to COV standard



EXISTING BUILDING

CAMBIE STREET



5	01-24-2022	Revised rezoning submission
4	04-10-2020	Rezoning prior to
3	03-30-2020	Review
2	03-16-2020	Updates
1	03-06-2020	Draft Review
no.:	date:	Item:

Revisions:

dk Durante Kreuk Ltd.
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f: 604 684 0577
www.dkl.bc.ca

Project:

Cambie Investments Ltd.

618 West 32nd Avenue
Vancouver, BC

Drawn by: JM

Checked by: PK

Date: Mar 06, 2020

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

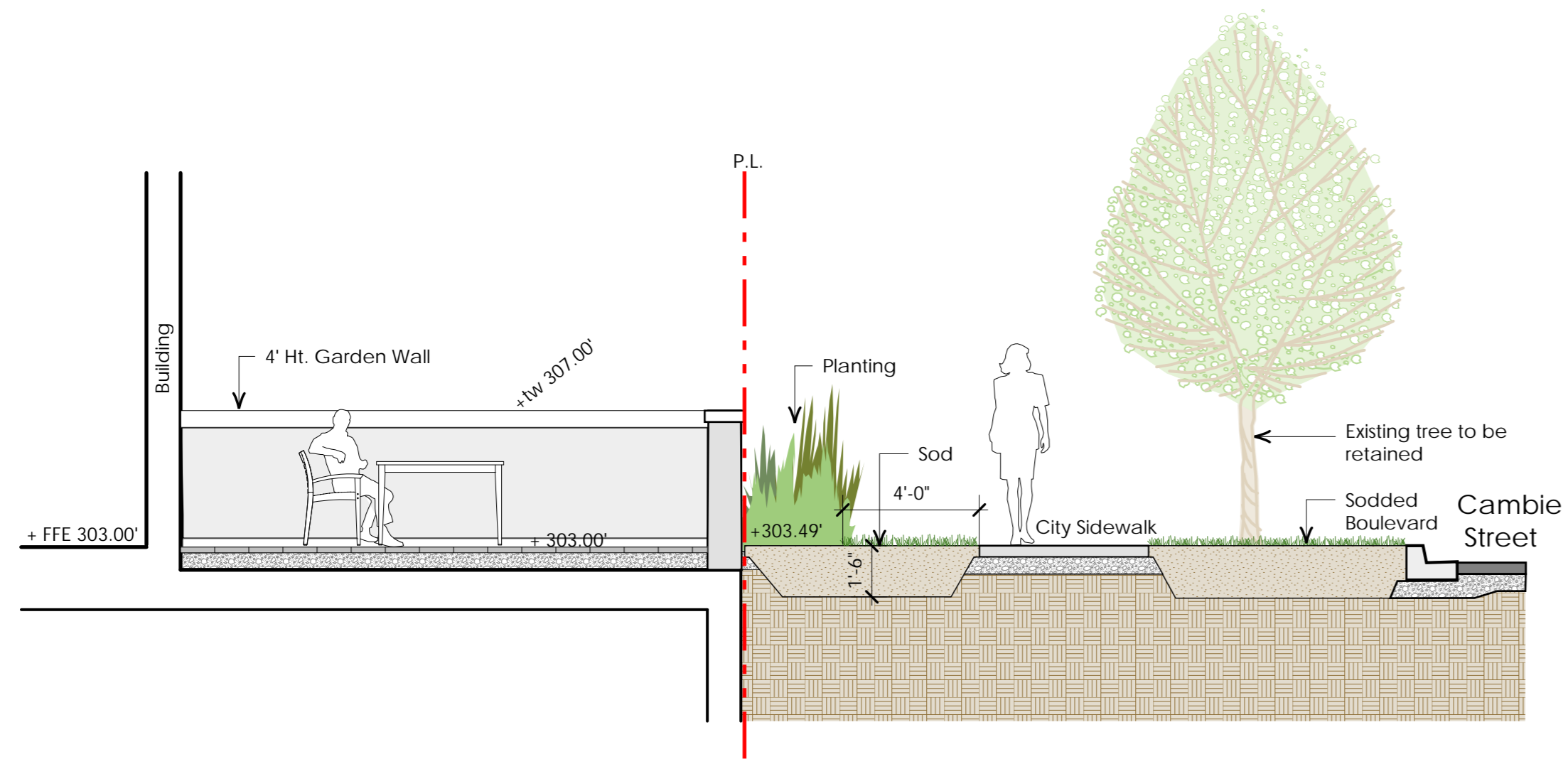
Drawing Title:

Rooftop Podium

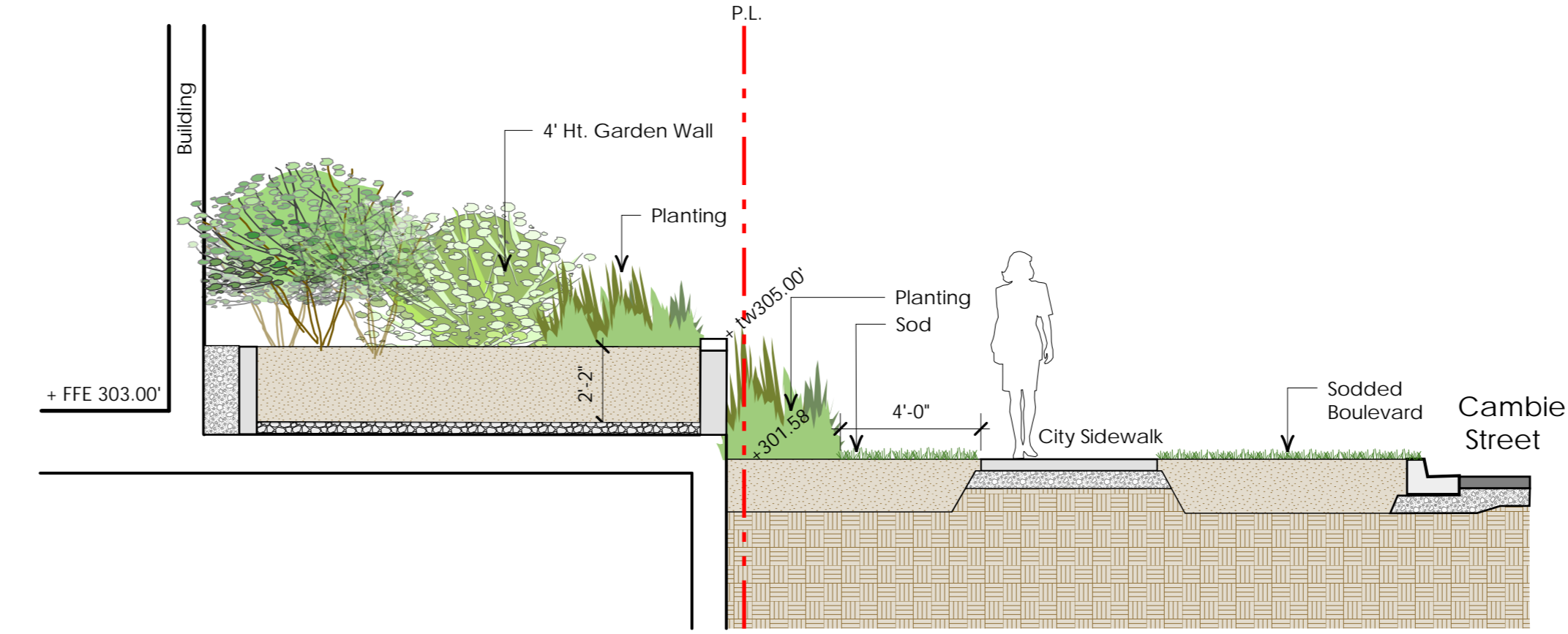
Project No.:

20012

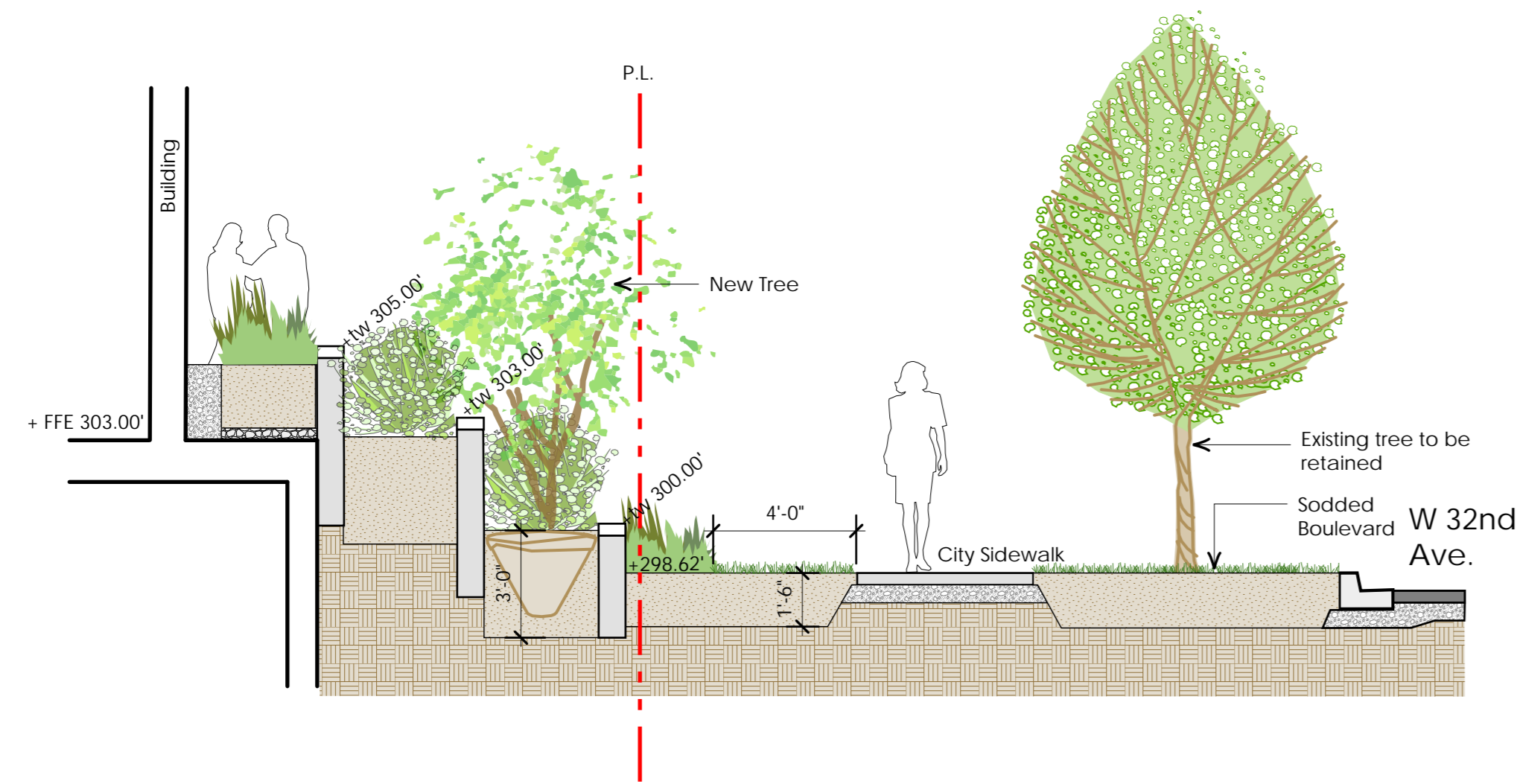
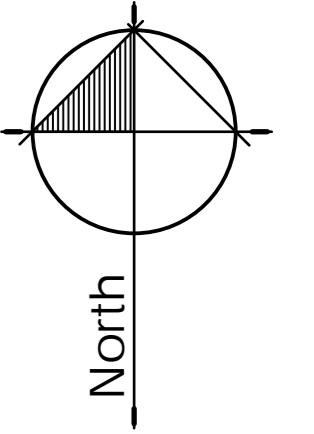
Sheet No.:



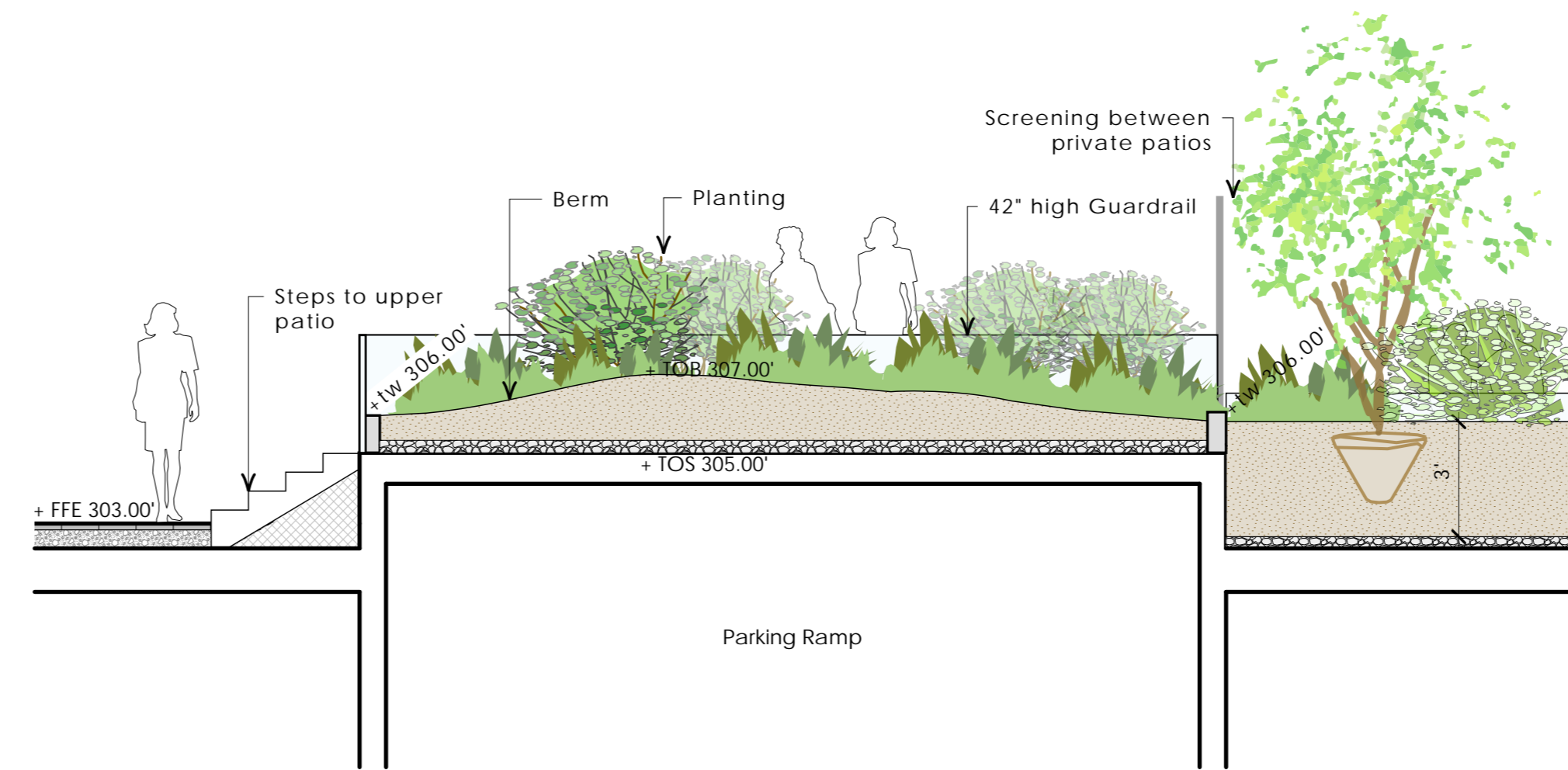
A
L2 Amenity Space and Cambie Street
Scale: 1/4"=1'-0"



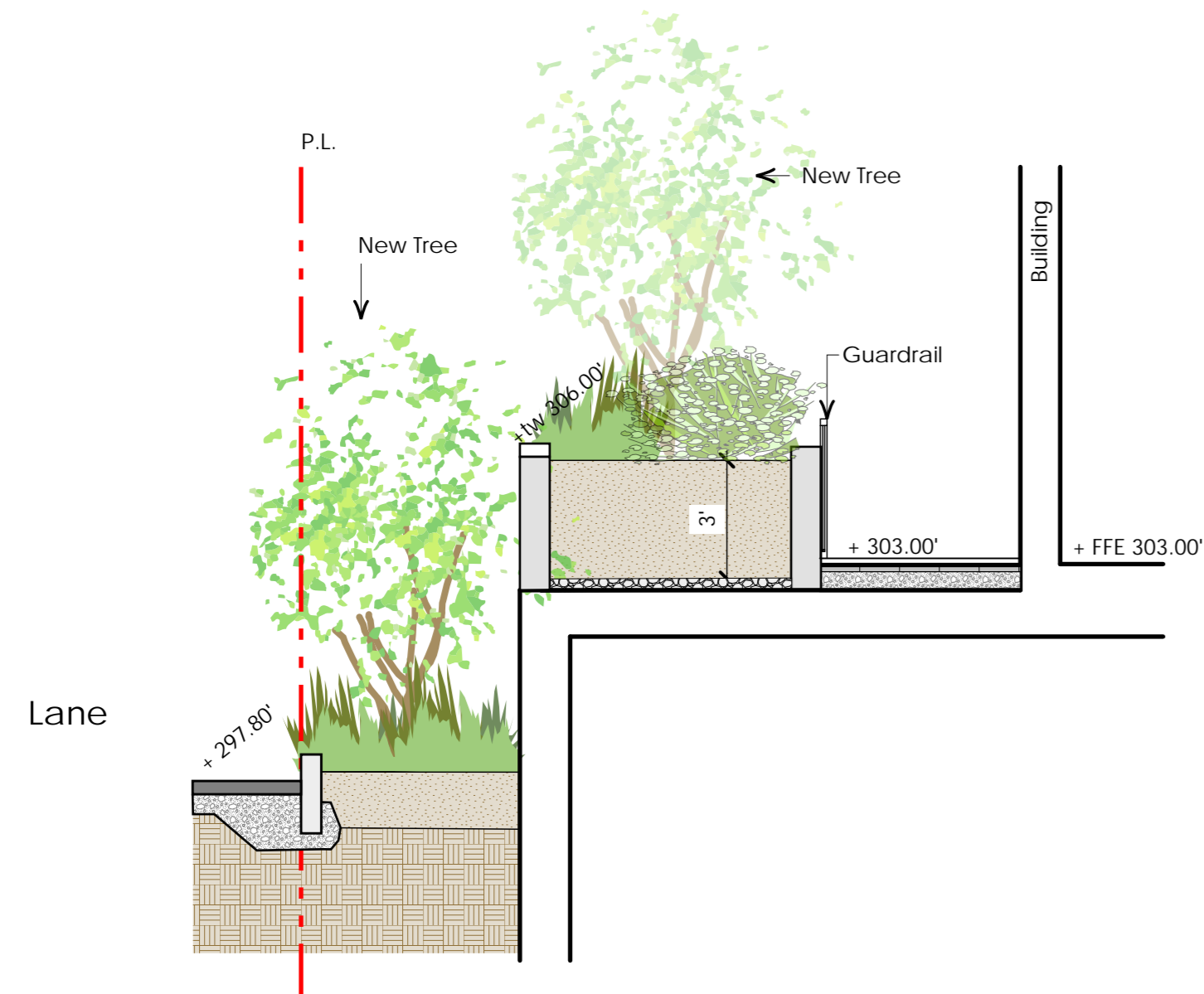
B
L2 Cambie Street - North
Scale: 1/4"=1'-0"



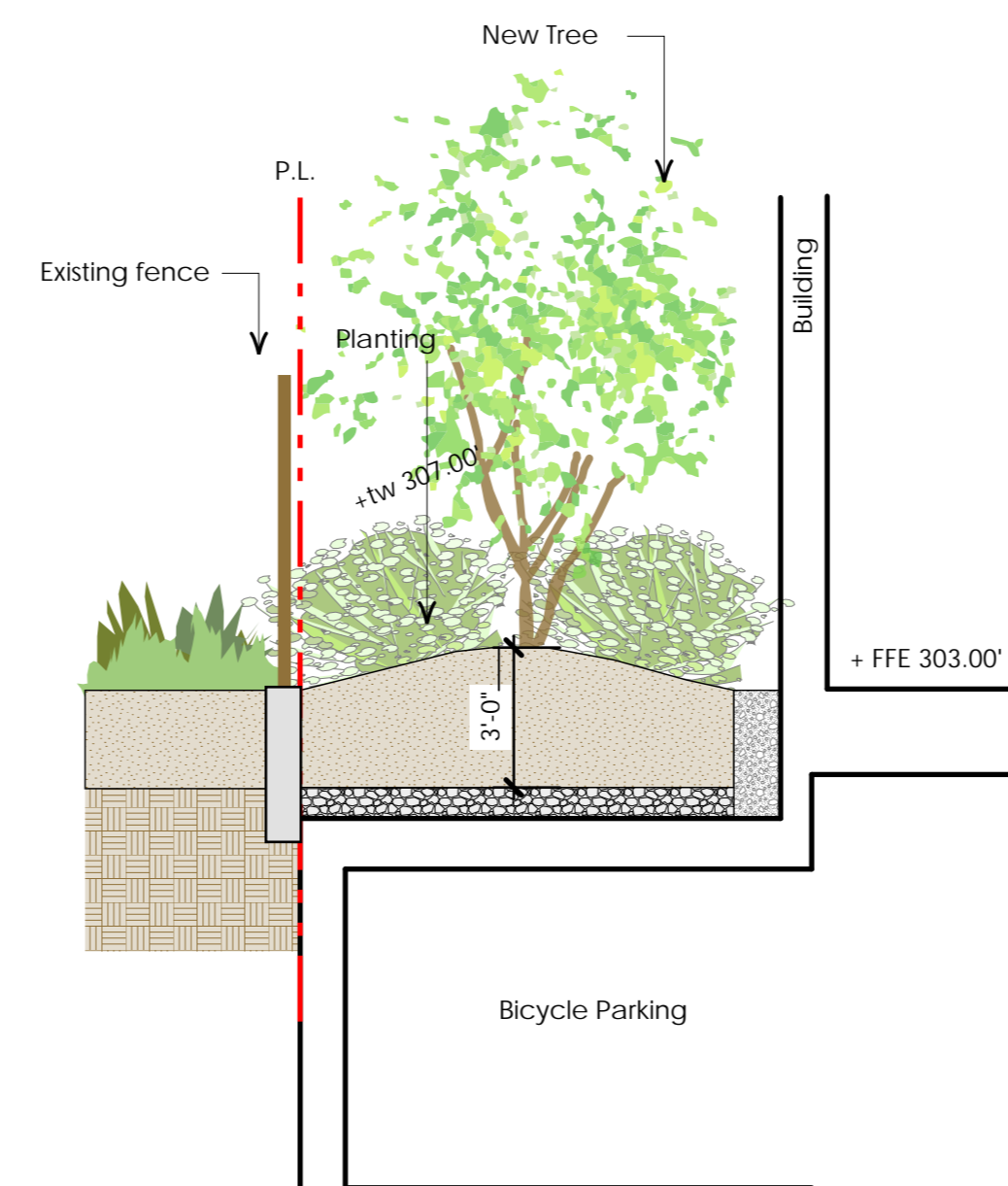
C
L2 West 32nd Avenue - East
Scale: 1/4"=1'-0"



D
L2 Green Roof Above Parking Entry - NS
Scale: 1/4"=1'-0"



E
L2 Lane - South
Scale: 1/4"=1'-0"



F
L2 South Planting
Scale: 1/4"=1'-0"

2	01-24-2022	Revised rezoning submission
1	04-10-2020	Issue for rezoning
no.:	date:	item:

Revisions:



Project:
Cambie Investments Ltd.
618 West 32nd Avenue
Vancouver, BC

Drawn by:	JES/JM
Checked by:	PK
Date:	Mar 06, 2020
Scale:	As shown

Drawing Title:
Landscape Sections

Project No.:	20012
Sheet No.:	