

Cambie + 32nd

4711-4787 Cambie Street
Vancouver

February 6-21st, 2023

MOSAIC

Mosaic is a vertically integrated Vancouver-based homebuilder. For over 22 years and 7,000 homes, our focus on designing and building better homes has never wavered.

Striking designs. Simple proportions. Cozy, inviting interiors. We make every inch count. We think about what it will feel like when residents arrive home (and why they'll never want to leave).

Tall ceilings and oversized windows mean light, lofty living with more storage and more volume. Great floorplans designed for real life mean bigger beds and comfier couches.

Our promise is simple. To create a Better Home.

CICCOZZI ARCHITECTURE

Our collaborative team of architects, intern architects and technologists drive our culture of innovation and inspired solutions that advance our clients' mission.

We pride ourselves on our cooperative and interactive design process and our highly personalized service. Working closely with our clients, our aim is to integrate creative solutions throughout the entire design process to provide a balance of design excellence and economy. Our results speak for themselves: quality projects that offer an elegant and innovative architectural expression and lasting value for our clients and communities.

The practice of architecture is where art and technology intersect. The firm strongly believes that the best design comes not from a predetermined aesthetic but rather reveals itself through a process of discovery.



Durante Kreuk is an award-winning landscape architectural firm with over thirty years of experience in the private and public realm design and development.

Our broad perspective and diverse thinking is the key to creating a wide range of sustainable, people-focused urban places. We multiply our thinking through a style of collaboration that nurtures the freedom to explore, push boundaries and ourselves.

Over the years our firm has developed a keen sense of clarity and practicality, which helps us reliably deliver the most challenging and unique solutions.



Project Context

The proposed development falls within the Cambie Corridor Plan and is located in the Queen Elizabeth Neighbourhood. It consists of four single-family lots currently zoned RS-1 totaling approximately 36,986 SF. The site is located on the west side of Cambie Street across from Queen Elizabeth Park spanning the block between West 31st and West 32nd Avenues. A municipal lane runs north-south to the west.

To the north across 31st Avenue are newly constructed six-storey residential buildings, to the south of 32nd Avenue is an instream rezoning application for a six-storey residential building and an existing five-storey residential building. To the west beyond the lane are existing single-family homes currently designated for future townhomes in the Cambie Corridor Plan.

Project Summary

The proposal strives to acknowledge the unique location across from Queen Elizabeth Park and enliven the Cambie streetscape with richly detailed and elegantly proportioned buildings, while providing the community a variety of unit types to meet a diversity of housing needs.

The proposal includes two six-storey multi-family residential buildings with 114 homes (57 homes in each building) over two levels of underground parking. There are two stand-alone, single-storey amenity buildings proposed on the west side of the site along the lane, each approximately 475 SF. The total density is 2.66 FSR and approximately 99,653 SF total gross area. Both buildings have a proposed height of 70'-0" to the top of the main roof parapet.

The main building entrances are located on the north and south side of the site to activate the street frontages and create a meaningful pedestrian experience off a quieter street. Vehicular access to the parkade will be off the municipal lane mid-block. In addition to residential and visitor vehicle parking, the underground parkade will house mechanical and electrical spaces necessary to service the project, bicycle spaces, garbage & recycling areas and any required stormwater detention facilities to meet the City's policies.

Form & Character

The Georgian-inspired contemporary architecture boasts four levels of dark brick wrapping around the street-facing facades to recognizing the importance of the site across from the park while anchoring the building. Window openings are richly detailed and rigorously ordered providing a calm, understated rhythm to the building while select corners are expressed with metal panels between the windows creating verticality at key locations. The two upper floors step back approximately 8' and are expressed through the use of a visually lighter cementitious lapped siding to break the overall mass and bring the scale of the building down, creating a transition to future low-rise developments to the west. Horizontal rooflines cap the buildings.

The use of brick is carried throughout the site in the form of monumentation at the building entries and street facing homes as well as at the amenity buildings, tying every piece of the project together to create a uniform character for the development.

Cambie Corridor Plan

The site is subject to the guidelines laid out in the Cambie Corridor Plan which provides a framework to guide change and growth in a way that meets the needs of local neighbourhoods, the City of Vancouver as a whole and the region. This site falls within the Queen Elizabeth neighbourhood of the Plan.

Staying true to a more contemporary Georgian architectural style, the buildings take on a simple rectangular form. To maintain the intent of the Cambie Corridor Plan, a deeper building core is provided thereby mimicking the expression of an L-shaped building along 31st and 32nd Avenues. This results in beautifully proportioned, rich facades facing both Cambie Street and 31st and 32nd Avenues, while entering the building on the quieter frontage, feeling more residential in nature. In addition to the rectangular building form, the single-storey amenity buildings help to provide a better buffer and transition to the existing single-family homes / future townhomes to the west.

The linear building footprint respects the required building setbacks on all sides of the site.

Each building is a maximum of 120' feet in length (30' shorter than typically allowed) as described in the Plan allowing for permeability through the site to maximize views towards the park.

Complying with the Cambie Corridor Plan, the building is six-stories in height with the top two floors stepped back 8' from the public frontages minimizing the perceived building massing. To help ensure a coherent streetscape is achieved and tie the two buildings together, the step back at the top two floors is avoided on the interior side.

The proposed design promotes a pedestrian-friendly connection with Cambie Street. Activating the street are ground-oriented units with private patios that connect directly to the street frontage.

The laneway is enhanced by providing opportunities for urban agriculture for the residents in addition to having the outdoor amenity space adjacent to the lane. See Landscape Design for more information.

Project Summary

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Building 1 (North) Area Summary (SF)					
Level	FSR Summary				
	Residential (Inc. Storage)	Exclusions Storage	Circ	Gross Floor Area	Net FSR Area
Level 1	7,283.85	38.09	1,691.76	8,975.61	8,937.52
Level 2	7,983.52	38.09	1,048.98	9,032.50	8,994.41
Level 3	7,983.52	38.09	1,048.98	9,032.50	8,994.41
Level 4	7,983.52	38.09	1,048.98	9,032.50	8,994.41
Level 5	5,671.32	33.11	967.01	6,638.33	6,605.22
Level 6	5,671.32	33.11	967.01	6,638.33	6,605.22
Total	42,577.05	218.58	6,772.72	49,349.77	49,131.19

Building 2 (South) Area Summary (SF)					
Level	FSR Summary				
	Residential (Inc. Storage)	Exclusions Storage	Circ	Gross Floor Area	Net FSR Area
Level 1	7,283.85	38.09	1,691.76	8,975.61	8,937.52
Level 2	7,983.52	38.09	1,048.98	9,032.50	8,994.41
Level 3	7,983.52	38.09	1,048.98	9,032.50	8,994.41
Level 4	7,983.52	38.09	1,048.98	9,032.50	8,994.41
Level 5	5,671.32	33.11	967.01	6,638.33	6,605.22
Level 6	5,671.32	33.11	967.01	6,638.33	6,605.22
Total	42,577.05	218.58	6,772.72	49,349.77	49,131.19

Amenity Area Summary (SF)					
Building #	FSR Summary				
	Residential (Inc. Storage)	Exclusions Storage	Circ	Gross Floor Area	Net FSR Area
Building 3	N/A	477.04	N/A	477.04	0
Building 4	N/A	477.04	N/A	477.04	0
Total		954.08		954.08	0

FSR Summary	
Total FSR	2.66

Unit Breakdown					
Unit Name	Type	Count	Area (SF)	Area (M ²)	%
Unit B1	2-Bed	16	785.46 SF	72.97 m ²	14%
Unit B2	2-Bed	16	855.33 SF	79.46 m ²	14%
Unit B3	2-Bed	4	776.87 SF	72.17 m ²	4%
Unit B4	2-Bed	8	857.84 SF	79.70 m ²	7%
Unit B5	2-Bed	4	970.77 SF	90.19 m ²	4%
Unit C1	3-Bed	4	1,227.52 SF	114.04 m ²	4%
Unit C2	3-Bed	4	1,216.06 SF	112.98 m ²	4%
Unit C3	3-Bed	4	1,480.10 SF	137.51 m ²	4%
Unit G1	1-Bed	46	558.20 SF	51.86 m ²	40%
Unit S1	Studio	2	385.91 SF	35.85 m ²	2%
Unit S2	Studio	6	479.51 SF	44.55 m ²	5%
Total		114			100%

Unit Breakdown		
Unit Type	Count	%
1-Bed	46	40%
2-bed	48	42%
3-Bed	12	11%
Studio	8	7%
Total	114	100%








Parking Requirements			
Residential Parking Calculations	# Units	Required/Allowed	Provided
Residential stalls required	114		
Units less than 50 M ²	8	4	
0.5 space per unit			
Units has 50 M ² or more	106	105	
0.6 space per unit + 1 space per 200 M ² of GFA			
Units has > 50 M ² 7,579.98m ²			
Total Residential Parking		109	126
Visitor Parking			
0.05 space per units		6	6
Total Parking		115	132*
*All residential parking stalls provided with energized outlet capable of level 2 EV charging			
Of which:			
Accessible Parking			
1 accessible stall for each building with more than 7 units and 0.034 per additional unit		6	5 + 1 Visitor
Small Car Stalls			
Max 25% of required stalls		27	2

Loading Requirements			
	# of units	Required	Provided
Building 1 (North Building)	57		
Building 2 (South Building)	57		
Class A		Not required	0
Class B		Not required*	0
Class C		Not required	0

*Calculations for loading requirements is based on number of units in each building

Bike Requirements			
Class A	# of Units	Required/Allowed	Provided
1.5 spaces per unit < 65 M ²	54	81	
2.5 spaces per unit > 65 M ² < 105 M ²	48	120	
3 spaces per unit > 105 M ²	12	36	
Total		237	
Of which:			
Bike space in storage locker (Min 10%)		24	30
Regular horizontal spaces in Bike Rooms			88
Stacked spaces (Up to 60% of total)		142	110
Oversized spaces (Min 5%)		12	13
			241
Class B	# Units	Required/Allowed	Provided
2 for 1st 20 units + 1 per additional 20	114	7	8



- 1 SUBJECT SITE
- 2 QUEEN ELIZABETH PARK
- 3 ERICK HAMBER SEC. SCHOOL
- 4 BC CHILDREN'S HOSPITAL
-  BUS STOP
-  SKYTRAIN
-  SUBJECT PROPERTY
-  500 M WALKING DISTANCE
-  BIKE ROUTE
-  TRANSIT ROUTE
-  PARKS



1 – VIEW ALONG CAMBIE LOOKING NORTH



2 – VIEW ALONG CAMBIE LOOKING SOUTH



3 – VIEW AT SOUTH-EAST CORNER LOOKING NORTH-WEST



4 – VIEW AT SOUTH-EAST CORNER LOOKING SOUTH-WEST



5 – VIEW AT LANE LOOKING NORTH



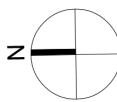
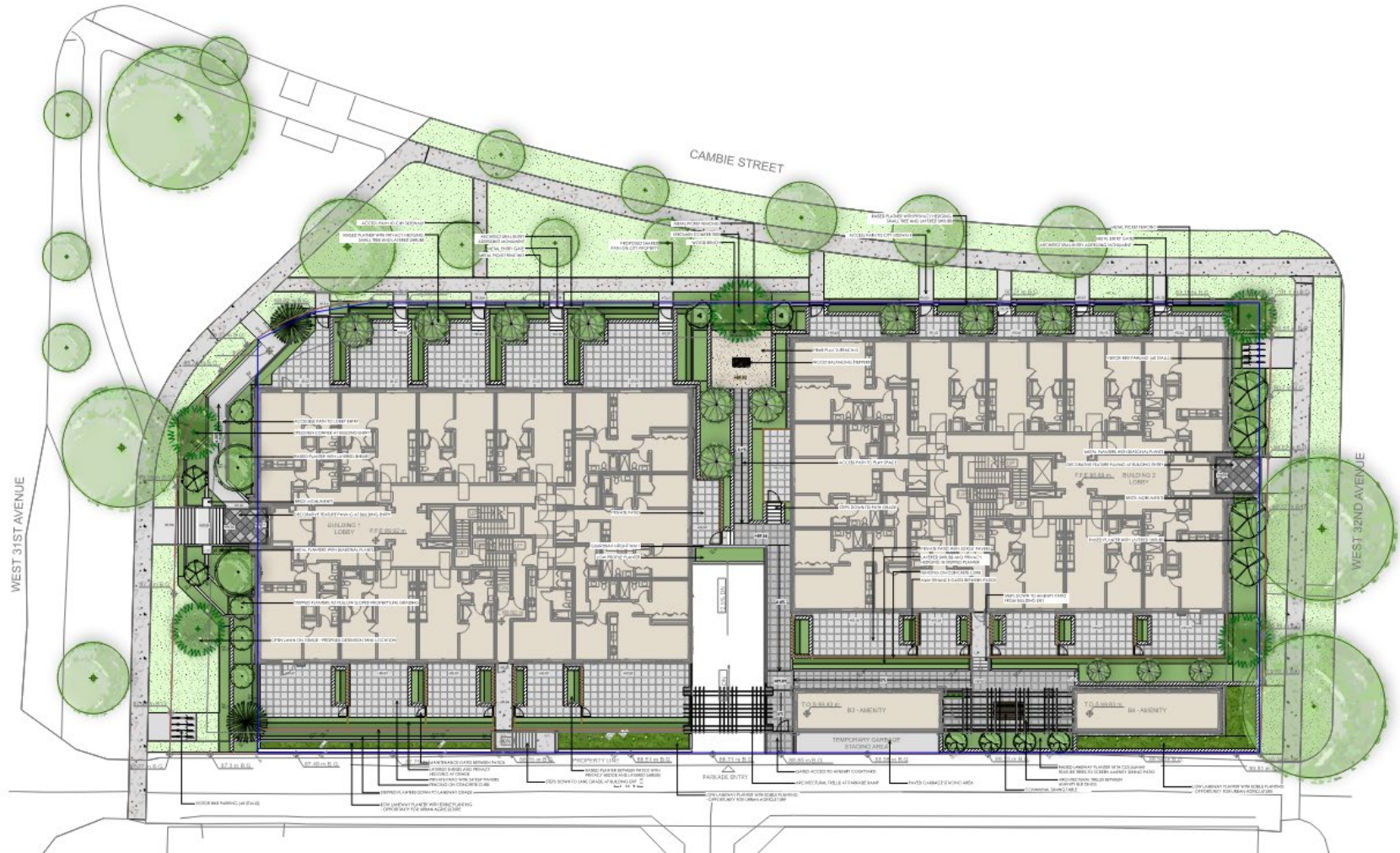
6 – VIEW AT MID-LANE LOOKING WEST



7 – VIEW AT NORTH-WEST CORNER LOOKING EAST

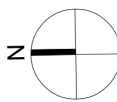
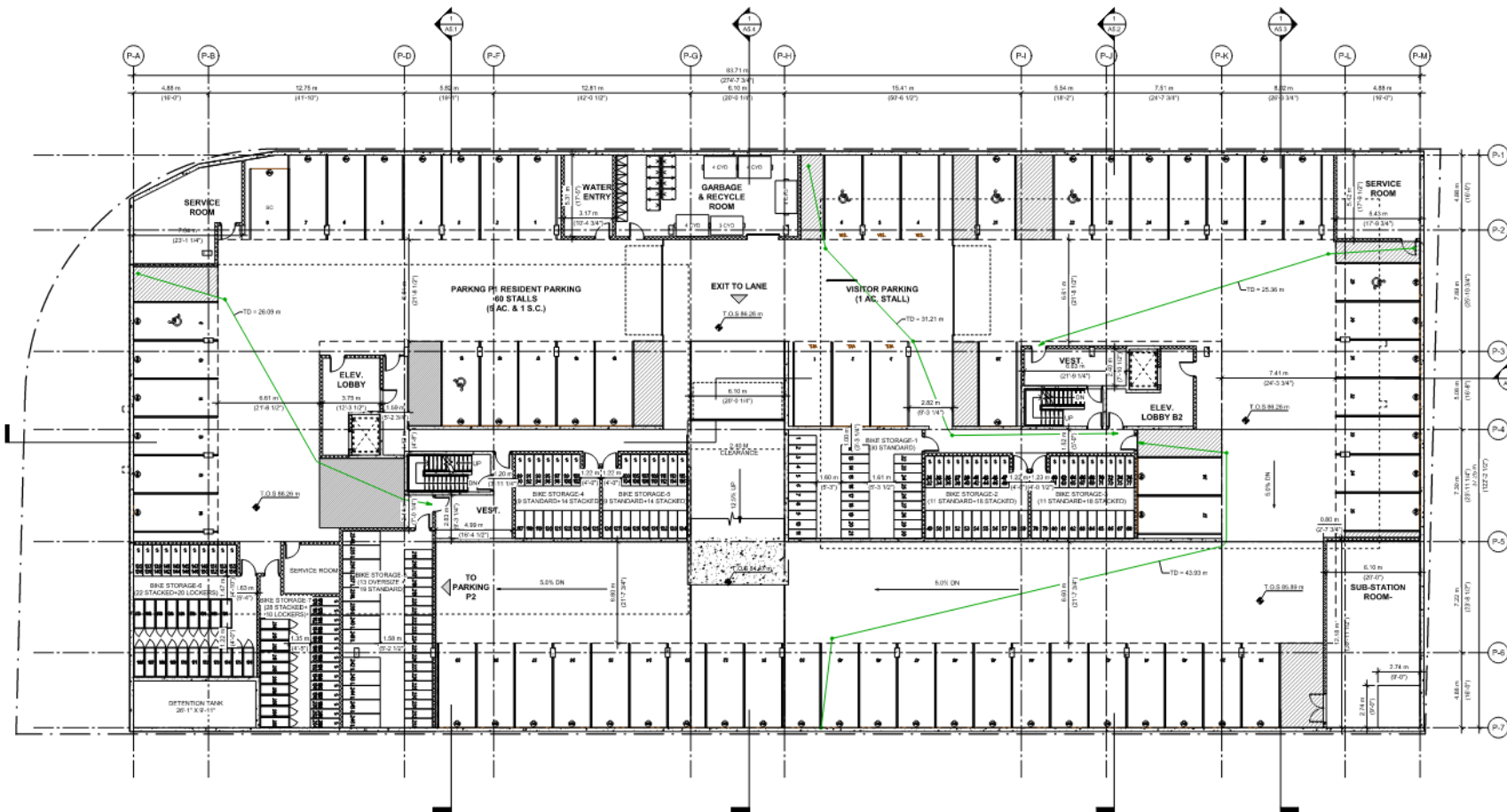


VIEW LEGEND



Parkade Plan Level 1

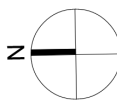
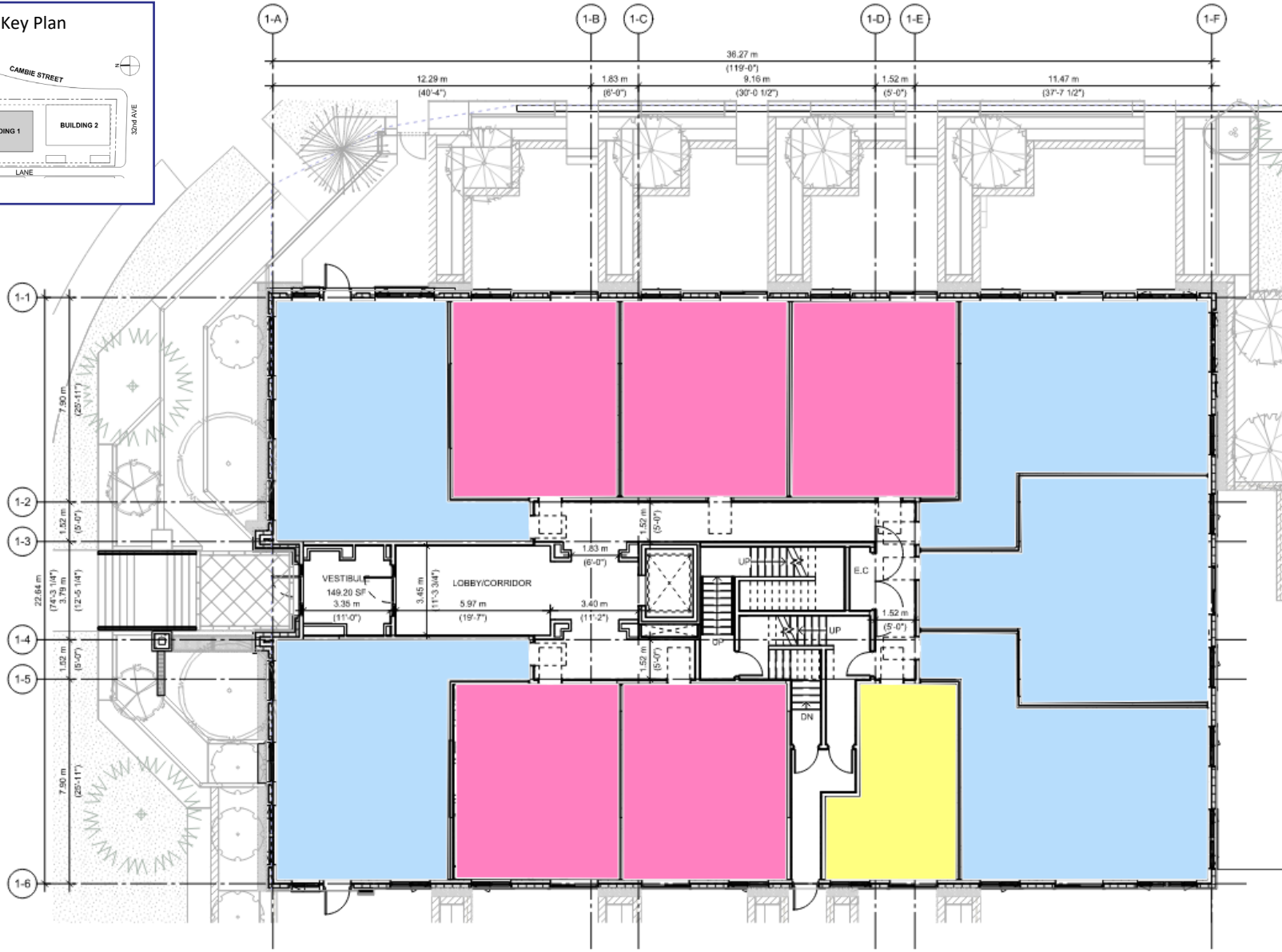
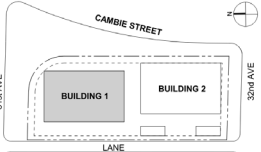
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Architectural Floorplan Building 1 (North) Level 1

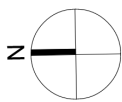
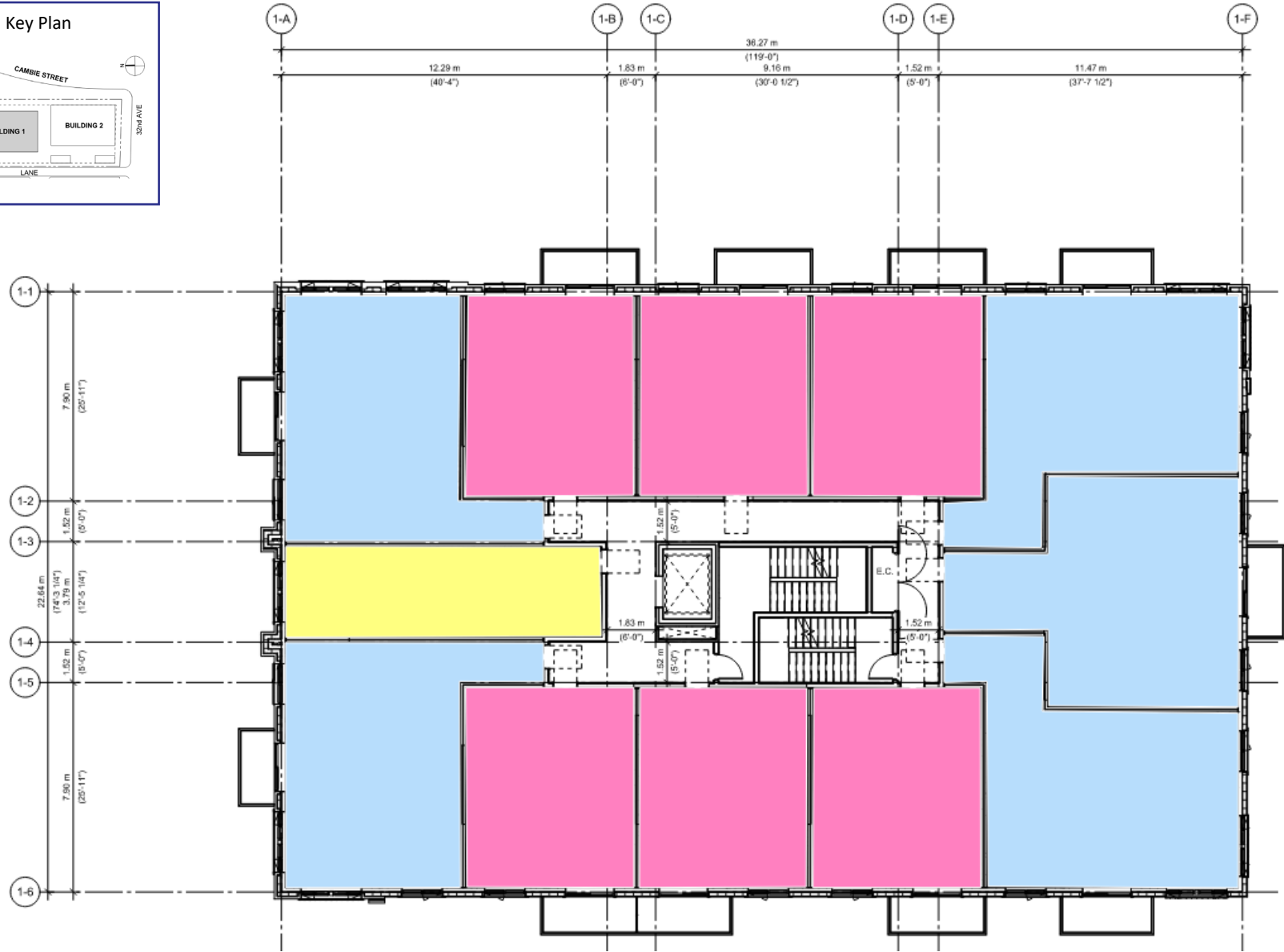
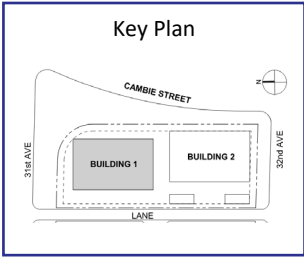
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Key Plan



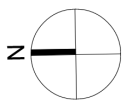
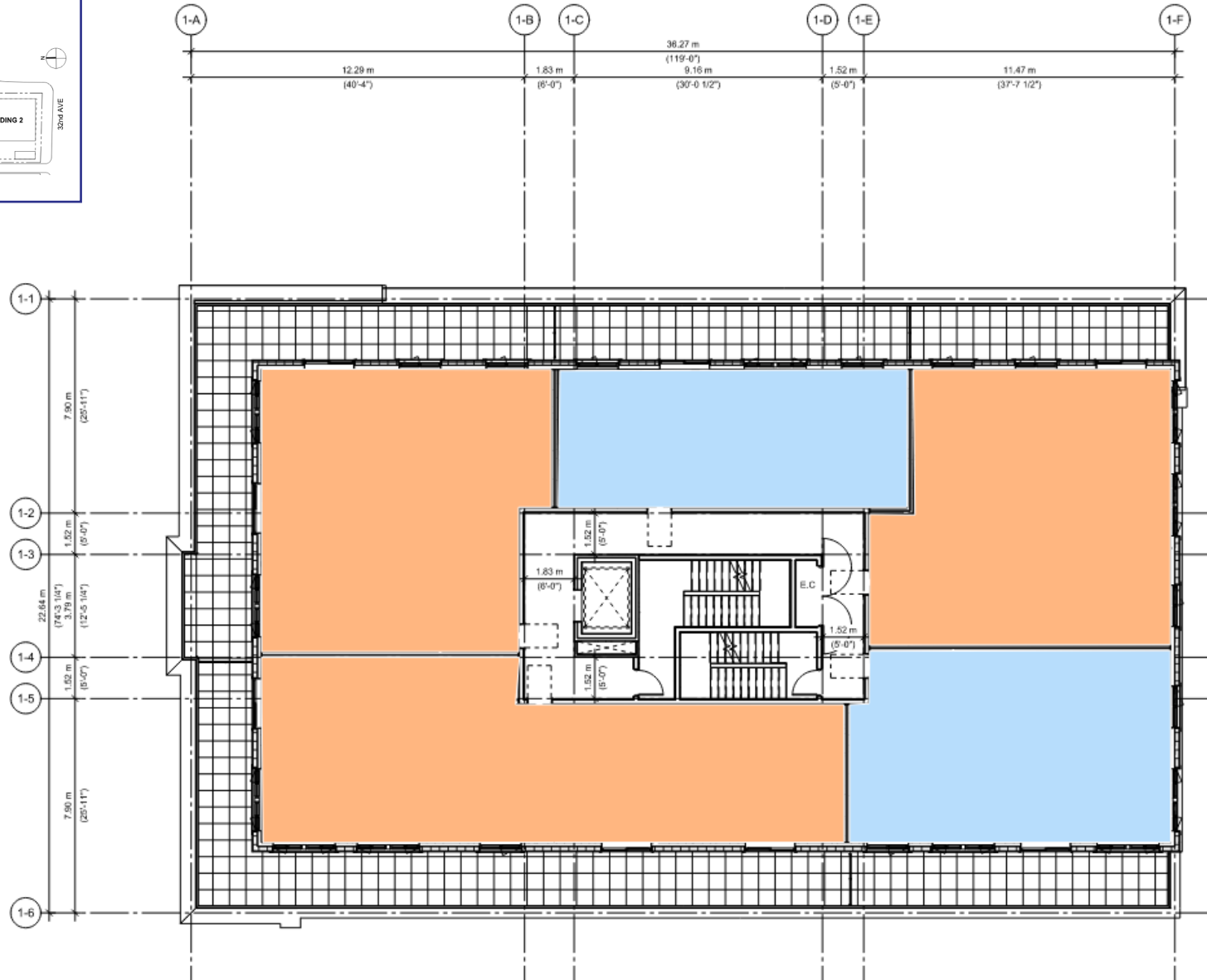
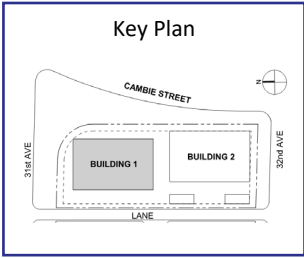
Architectural Floorplan Building 1 (North) Level 2-4

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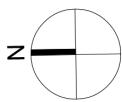
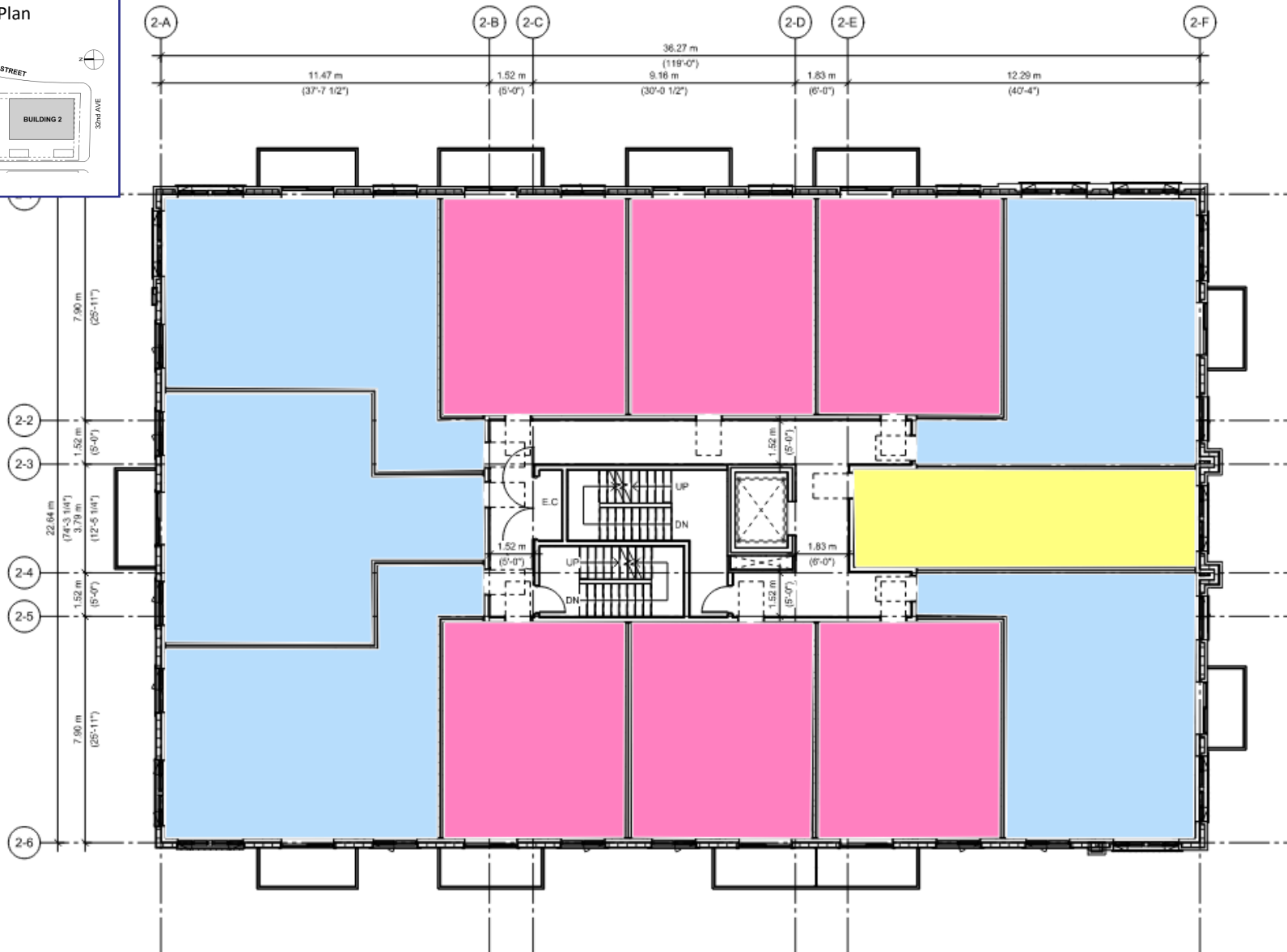
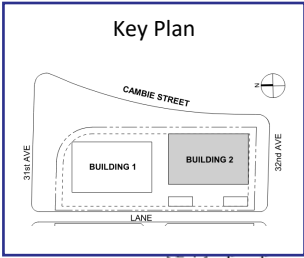
Architectural Floorplan Building 1 (North) Level 5

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Architectural Floorplan Building 2 (South) Level 2-4

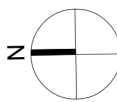
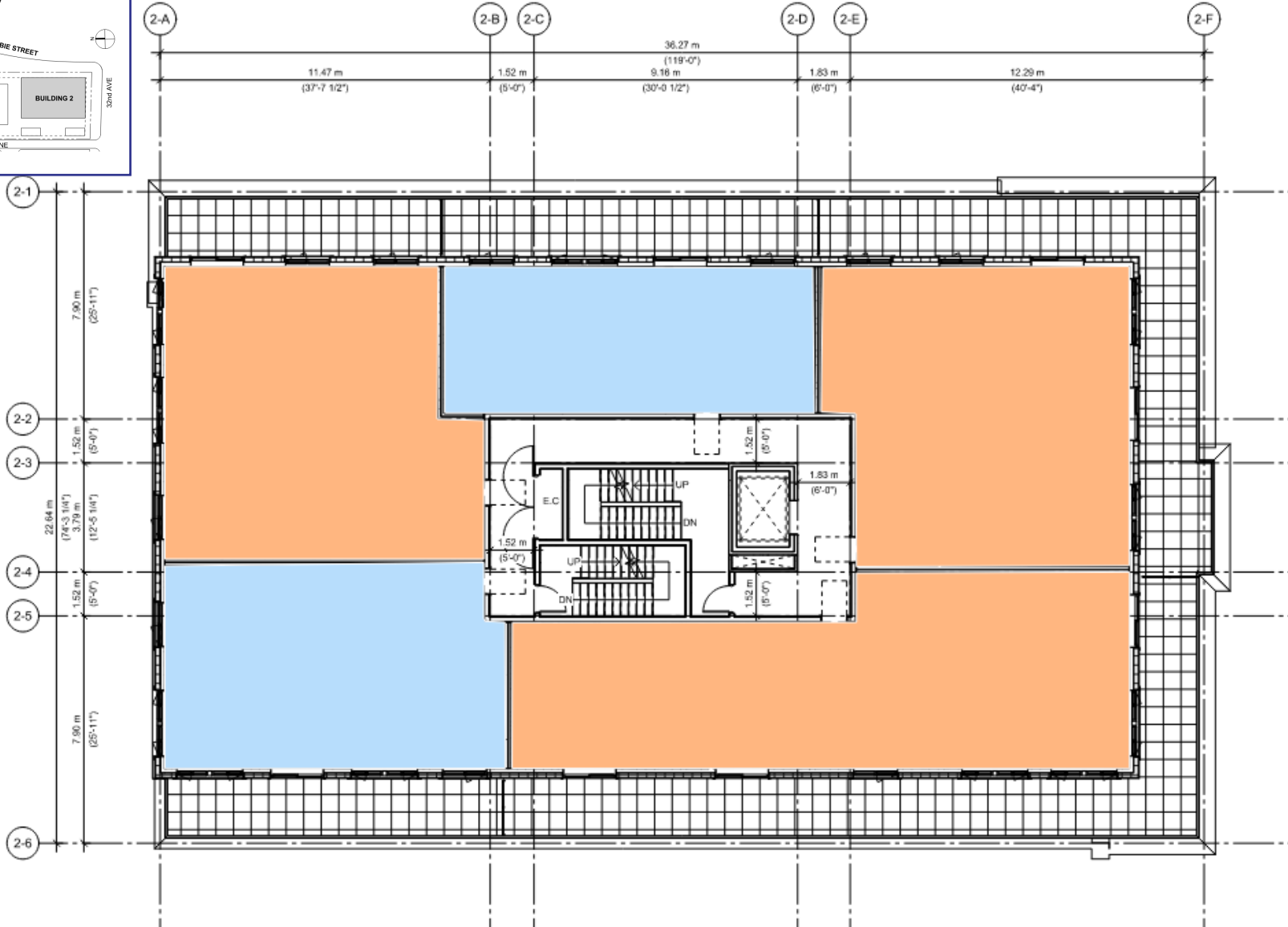
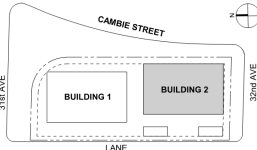
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Architectural Floorplan Building 2 (South) Level 5

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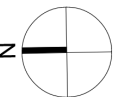
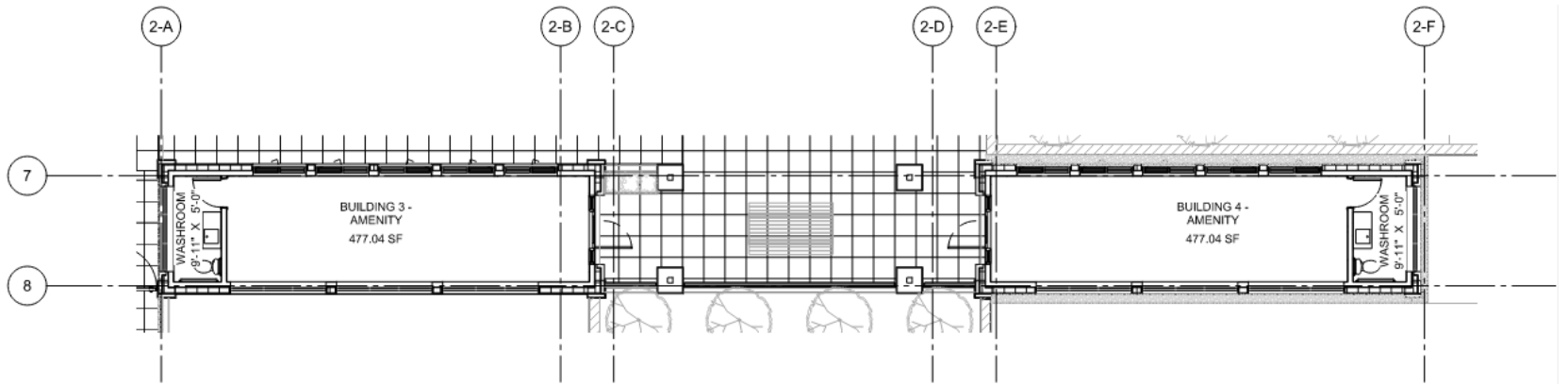
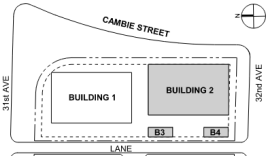
Key Plan



Architectural Floorplan Amenity Buildings 3 & 4

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Key Plan





Building 1 – East Elevation



Building 1 – North Elevation

Note: Building 2 elevations are similar



Building 1 – West Elevation



Building 1 – South Elevation

Rendered Views

View South from 31st Avenue

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Rendered Views

View South West from Cambie Street

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Rendered Views

Aerial View South West from Cambie Street

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Rendered Views

View North West from Cambie Street

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Rendered Views

Aerial View North West from Cambie Street

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Rendered Views

View West from Cambie Street

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Landscape Design

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The landscape strategy focuses on building entries, ground-oriented private patios with the public realm interface, laneway expression and common amenity space.

Building entrances will feature lush layered planting with year-round interest, trees to complement the architectural character of the buildings, rich brick monumentation that frame the building entries and mark the street-facing homes, feature paving and visitor bike parking. The North and South Building entries maintain a consistent look and feel through the use of materiality and form. The site is anchored at the corners by specimen conifer trees.

Activation of the ground plane is developed through the inclusion of intimate ground level patios for

homes on the east and west frontages. Privacy is maintained through the use of raised planters between homes, shrub planting and evergreen hedging, and trees where possible to filter views from the street. Patios along Cambie Street each have secure gates and street access.

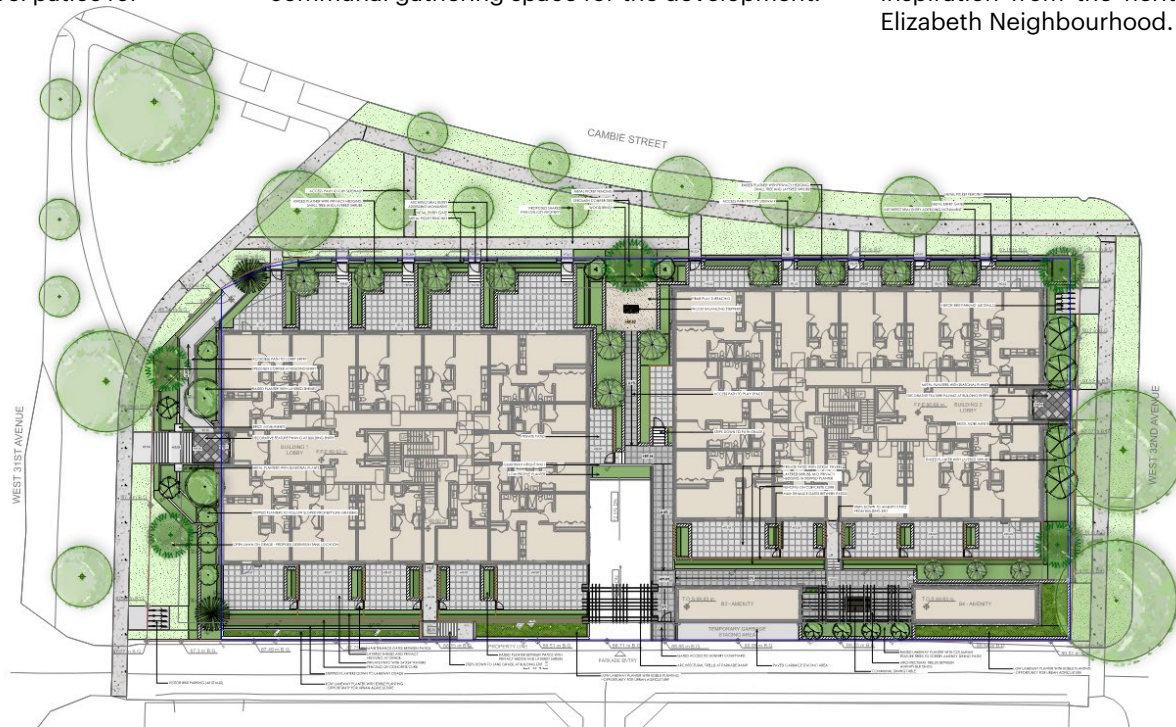
The laneway has multi-tiered planting beds to provide visual interest complete with layered landscaping and opportunities for urban agriculture to animate the laneway and provide visual appeal.

The shared outdoor amenity space, accessed through a gate off the laneway, is located between the amenity buildings and provides a communal gathering space for the development.

There will be an open patio space under a trellis with an opportunity for harvest table and seating. The courtyard-facing private patios will be buffered from the shared space with lush planting and hedges.

The children's play area has been centrally located and fenced in from the public realm. It will be screened with layered shrubs and a mix of deciduous and specimen conifer trees while also featuring natural wood steppers for passive play.

The planting palette of the overall site will include native and adaptive plant species that are drought tolerant. The trees on site will be a mix of large and small species located for maximum impact while keeping the theme of the Cambie Corridor and taking inspiration from the heritage boulevards and Queen Elizabeth Neighbourhood.



Shadow Study

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10:00 AM

12:00 PM

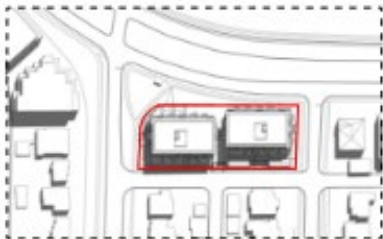
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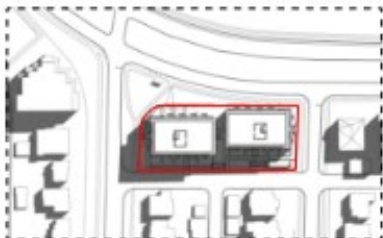
Spring Equinox
(20th March)



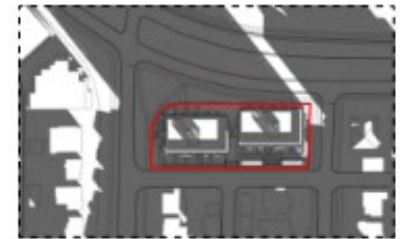
Summer Solstice
(21st June)



Fall Equinox
(22nd September)



Winter Solstice
(21st December)



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Thank You