



### Statistics Summary

Proposed Zoning	CD.1
FSR	2.31
Apartment Homes	20 homes
Townhomes	2 homes
Building Height 6 Storeys	64'-0" (19.51m)
Apartment Length	53'-6" (16.31m)
Townhome Length	53'-6" (16.31m)
Front Setback	12'-0" (3.65m)
Side Setback	10'-0" (3.05m)
Rear Setback	5'-0" (1.22m)
Residential Parking:	
Residential	21 spaces
Visitors	2 spaces
Disabled	1 space
Pickup	1 space
Loading	1 space
<hr/> Total Parking	<hr/> 26 spaces

### Rezoning Rationale

The purpose of this application is to rezone the property at 4138 Cambie Street for the purposes of proposing 22 residential homes (20 apartment homes plus 2 townhome units) at mid-block along Cambie Street between West 26th Avenue and West King Edward Avenue.

The proposed use and built form of development comply with the parameters of the Cambie Corridor policy statement.

### Project Description/Design Rationale

This proposal is to develop the single family lot with a 6 storey apartment building fronting Cambie Street with a 2 storey townhome component fronting the lane, separated by a central 24 foot wide courtyard space between the two buildings. The proposed building massing complies with the Cambie Corridor plan objectives.

The dominant exterior materials are multi-shaded brick and hardipanel. The mid-building form is designed with a disciplined articulation to highlight the brick while interest is added with the articulation of pronounced deck forms and having a featured central building entrance, as well as a minimalized set-back 5<sup>th</sup> and 6<sup>th</sup> levels. These elements combine to allow the mid-building form to be formally pronounced. The overall affect is to create a dynamic building in its material use rather than in its articulation that is well proportioned, highly contemporary and relatively unique while referencing the dominant use of brick and classic colour pallet and diversity of the Cambie Corridor.

The central main entrance for the apartment building fronts Cambie Street, providing convenient level access and for an active use area fronting the busy street. As per the Cambie Corridor objectives, the top portion (5<sup>th</sup> and 6<sup>th</sup> floors) of the apartment building are setback significantly from the floor below, by typically 8 feet to all building frontages.

One level of parking is provided under the apartment building and townhomes with access via the adjacent building parkade easement. Secure bicycle storage is also located on this level. It is expected that vehicle use may be reduced by the proximity to the multiple transit routes.

The 2-storey laneway townhomes will animate and enhance the existing lane by having direct access to each townhome and having an overlook to the lane, providing a friendly pedestrian frontage that promotes active laneways and community safety.

# Design Rationale

## REZONING RATIONALE

The purpose of this application is to rezone the property at 4138 Cambie Street to propose 25 residential homes (23 apartment homes plus 2 townhome units) mid-block between 26th Avenue and King Edward to the north.

The proposed use and built form of development comply with the parameters of the Cambie Corridor policy statement.

## PROJECT DESCRIPTION / DESIGN RATIONALE

This proposal is to develop the single family lot with a 6 storey apartment building fronting Cambie Street, a 2 storey townhome component fronting the lane providing a central 24 foot wide landscape courtyard space between the buildings.

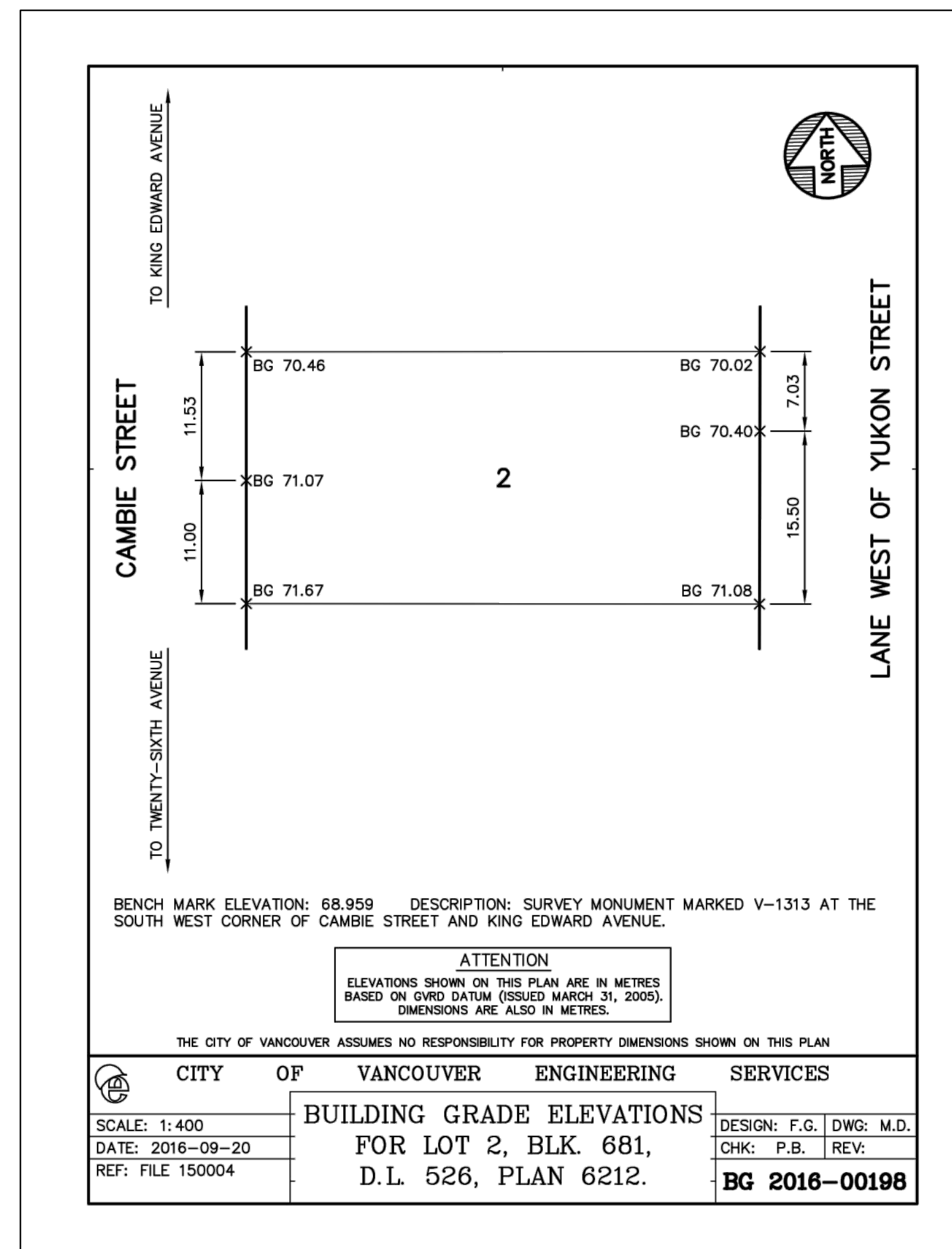
The proposed building massing complies with the Cambie Corridor plan objectives.

The dominant exterior materials are brick and Hardipanel. Interest has been added with the well-articulated building forms, details, window bays and corner glazing components to provide a well-proportioned, timeless appearance in a contemporary manner.

The 5th and 6th floors of the apartment building are setback from the floor below by 8 feet on three building frontage. The southerly side has not been setback due to the stair and elevator locations but also to present a slender asymmetrical building frontage on Cambie Street and to the lane behind.

The main entrance for the apartment building is located on facing Cambie Street.

One level of parking is provided under the apartment building and townhomes with access from the lane via the adjacent building parkade easement. Secure bicycle storage is also located on this level of parking. It is expected that vehicle use may be reduced by the proximity to the multiple transit routes. A future parking connection to the northerly property is indicated should this adjacent property be redeveloped in the future.



# Preliminary Development Statistics

4138 CAMBIE STREET  
RESIDENTIAL DEVELOPMENT  
4138 Cambie Street, Vancouver, BC

Updated: September 8, 2016

ZONING CLASSIFICATION: CD1  
APPROXIMATE SITE AREA: 22.50 m x 45.81 M = 1,031 sm 11,095 sf

## PROPOSED DEVELOPMENT SUMMARY:

### APARTMENT BUILDING

Unit Type	Main	2nd Flr.	3rd Flr.	4th Flr.	5th Flr.	6th Flr.	Total Units	Area	Total Area	FSR Area	Total FSR Area	Unit Mix
A Studio	1	0	0	0	0	0	1	500 sf	500 sf	500 sf	500 sf	5%
B 2-Bedroom	0	1	1	1	0	0	3	973 sf	2,919 sf	973 sf	2,919 sf	15%
C 2-Bedroom	2	2	2	2	0	0	8	978 sf	7,824 sf	978 sf	7,824 sf	40%
D 2-Bedroom	0	1	1	1	0	0	3	750 sf	2,250 sf	750 sf	2,250 sf	15%
D1 2-Bedroom	1	0	0	0	0	0	1	740 sf	740 sf	740 sf	740 sf	5%
SPH1 3-Bedroom	0	0	0	0	1	0	1	1,250 sf	1,250 sf	1,226 sf	1,226 sf	5%
SPH2 3-Bedroom	0	0	0	0	1	0	1	1,157 sf	1,157 sf	1,157 sf	1,157 sf	5%
PH1 3-Bedroom	0	0	0	0	0	1	1	1,250 sf	1,250 sf	1,250 sf	1,250 sf	5%
PH2 3-Bedroom	0	0	0	0	0	1	1	1,157 sf	1,157 sf	1,157 sf	1,157 sf	5%
<b>Unit/floor</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>20</b>		<b>19,047 sf</b>		<b>19,023 sf</b>	<b>100%</b>
<b>Unit Area/Floor</b>	<b>3,196 sf</b>	<b>3,679 sf</b>	<b>3,679 sf</b>	<b>3,679 sf</b>	<b>2,407 sf</b>	<b>2,407 sf</b>			<b>19,047 sf</b>			
Amenity	208 sf	0 sf	0 sf	0 sf	0 sf	0 sf			208 sf		0 sf	Excluded
Common Area	849 sf	601 sf	601 sf	601 sf	608 sf	608 sf			3,868 sf		3,868 sf	
<b>Total Gross Area</b>	<b>4,253 sf</b>	<b>4,280 sf</b>	<b>4,280 sf</b>	<b>4,280 sf</b>	<b>3,015 sf</b>	<b>3,015 sf</b>			<b>23,123 sf</b>	<b>(gross)</b>	<b>22,891 sf</b>	
<b>Efficiency</b>	<b>75%</b>	<b>86%</b>	<b>86%</b>	<b>86%</b>	<b>80%</b>	<b>80%</b>			<b>82%</b>			

### TOWNHOMES

Unit Type	Main Flr.	Upper Flr.	Total Units	Main Flr. Area	Upper Flr. Area	Total Area	Total FSR Area	Unit Mix
TH1 3-Bedroom	711 sf	734 sf	1	711 sf	734 sf	1,445 sf	1,445 sf	50%
TH2 3-Bedroom	603 sf	656 sf	1	603 sf	656 sf	1,259 sf	1,259 sf	50%
<b>Unit Area/Floor</b>	<b>1,314 sf</b>	<b>1,390 sf</b>	<b>2</b>	<b>1,314 sf</b>	<b>1,390 sf</b>	<b>2,704 sf</b>	<b>2,704 sf</b>	<b>100%</b>
<b>Total Gross Area</b>	<b>1,314 sf</b>	<b>1,390 sf</b>		<b>1,314 sf</b>	<b>1,390 sf</b>			
<b>Efficiency</b>				<b>100%</b>	<b>100%</b>			

### TOTAL SITE

Unit Type	Main	2nd Flr.	3rd Flr.	4th Flr.	5th Flr.	6th Flr.	Total Units	Area	Total Area	FSR Area	Total FSR Area	Unit Mix
<b>Apartment</b>												
A Studio	1	0	0	0	0	0	1	500 sf	500 sf	500 sf	500 sf	5%
B 2-Bedroom	0	1	0	1	0	0	3	973 sf	2,919 sf	973 sf	2,919 sf	14%
C 2-Bedroom	2	2	2	2	0	0	8	978 sf	7,824 sf	978 sf	7,824 sf	36%
D 2-Bedroom	0	1	1	1	0	0	3	750 sf	2,250 sf	750 sf	2,250 sf	14%
D1 2-Bedroom	1	0	0	0	0	0	1	740 sf	740 sf	740 sf	740 sf	5%
SPH1 3-Bedroom	0	0	0	0	1	0	1	1,250 sf	1,250 sf	1,226 sf	1,226 sf	5%
SPH2 3-Bedroom	0	0	0	0	1	0	1	1,157 sf	1,157 sf	1,157 sf	1,157 sf	5%
PH1 3-Bedroom	0	0	0	0	0	1	1	1,250 sf	1,250 sf	1,250 sf	1,250 sf	5%
PH2 3-Bedroom	0	0	0	0	0	1	1	1,157 sf	1,157 sf	1,157 sf	1,157 sf	5%
<b>Townhomes</b>												
	<b>Main Flr.</b>	<b>Upper Flr.</b>										
TH1 3-Bedroom	711 sf	734 sf	1	1,445 sf	1,445 sf	1,445 sf	1	1,445 sf	1,445 sf	1,445 sf	1,445 sf	5%
TH2 3-Bedroom	603 sf	656 sf	1	1,259 sf	1,259 sf	1,259 sf	1	1,259 sf	1,259 sf	1,259 sf	1,259 sf	5%
<b>Total number of units</b>							<b>22</b>		<b>21,751 sf</b>		<b>21,727 sf</b>	<b>100%</b>
<b>Unit Area/Floor</b>	<b>4,510 sf</b>	<b>5,069 sf</b>	<b>3,679 sf</b>	<b>3,679 sf</b>	<b>2,407 sf</b>	<b>2,407 sf</b>			<b>21,751 sf</b>			
Amenity	208 sf	0 sf	0 sf	0 sf	0 sf	0 sf			208 sf		0 sf	Excluded
Common Area	849 sf	601 sf	601 sf	601 sf	608 sf	608 sf			3,868 sf		3,868 sf	
<b>Total Gross Area</b>	<b>5,567 sf</b>	<b>5,670 sf</b>	<b>4,280 sf</b>	<b>4,280 sf</b>	<b>3,015 sf</b>	<b>3,015 sf</b>			<b>25,827 sf</b>	<b>(gross)</b>	<b>25,595 sf</b>	
<b>Efficiency</b>	<b>81%</b>	<b>89%</b>	<b>86%</b>	<b>86%</b>	<b>80%</b>	<b>80%</b>			<b>84%</b>			

PROPOSED FSR (gross building area): 2.33  
PROPOSED FSR: (net building area): 2.31  
(excluding 40sf max./unit storage areas)

PROPOSED APARTMENT BUILDING HEIGHT: 20.5 M 67.3 ft 6 Storeys

PROPOSED SETBACK:  
West: 3.7 M 12.0 ft  
North: 3.0 M 10.0 ft  
East: 1.5 M 5.0 ft  
South: 3.0 M 10.0 ft

REQUIRED PARKING:  
1.00 car/ 2,153 sf (200 sm) = 12 cars  
0.60 car/unit = 13 cars  
23 cars (Required parking 24 cars less 10% reduction)

PROPOSED PARKING: All underground 25 cars (22 Resident cars, 2 Visitor Cars, 1 Pickup/Loading Bay)

REQUIRED BICYCLES:  
Class A total units x 1.25 = 28 stalls  
Class B = 6 stalls  
34 stalls



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#### Revisions

Issued for Rezoning Pre-application Review  
January 29, 2016

Issued for Amended Rezoning Pre-application Review  
March 14, 2016

Issued for Amended Rezoning Pre-application Review  
June 22, 2016

Issued for Rezoning Submission  
September 28, 2016

Client

Pennyfarthing  
Development

100-1450 Creekside Drive  
Vancouver, B.C. V6J 5B3

Project

4138 Cambie St.  
Residences

4138 Cambie Street  
Vancouver, B.C.

Development Summary  
& Building Grades

Scale: NTS  
Date: September 28, 2016

# A003