



PROJECT DATA

Civic Address	4099 Cambie Street
Legal Description	Parcel 1Plan BCP37294 Block 660 District Lot 526 NWD
Zoning	Existing: C-2, Cambie Corridor Proposed: CD-1
Use	Existing: Transit Station / Vacant Proposed: Existing Transit Station & Commercial + Multi-Family Residential
Lot Size	18,335.00 SF [1,703.32 SM]

ZONING ANALYSIS

	required/allowed		proposed	
	imperial	metric	imperial	metric
Lot Size	18,335.00 SF	1,703.32 SM		
FSR 3.5			64,485.29 SF	5990.68 SM
Amenity space			1,377.44 SF	127.96 SM
Site coverage %			78.2 %	
Site coverage area			14,339.38 SF	1,332.13 SM
Building Height			AVG 88.00 ft	AVG 26.82 m
Setback King Edward		0.00 m	2.22 ft	0.68 m
Setback Cambie Street		3.05 m	10.0 ft MIN	3.05 m MIN
Setback North		0.00 m	0.0 ft	0.00 m
Setback Lane		1.52 m	6.99 ft	2.13 m

AREA SUMMARY

	Gross Bldg Area	Exemptions	Net Area
1st Floor Comm'l (Incl Lobby)	7,318.60 SF	0.00 SF	7,318.60 SF
1st Floor Resid'l	1,124.69 SF	0.00 SF	1,124.69 SF
1st Floor Service (Loading/Garbage/Ramp)	2,192.20 SF	2,192.20 SF	0.00 SF
Mezzanine Comm'l	2,068.77 SF	0.00 SF	2,068.77 SF
2nd Floor	8,862.96 SF	1,946.54 SF	6,916.42 SF
3rd Floor	9,559.64 SF	651.22 SF	8,908.42 SF
4th Floor	9,559.64 SF	651.22 SF	8,908.42 SF
5th Floor	9,180.54 SF	333.56 SF	8,846.98 SF
6th Floor	9,180.54 SF	333.56 SF	8,846.98 SF
7th Floor	5,767.20 SF	150.76 SF	5,616.44 SF
8th Floor	5,767.20 SF	0.00 SF	5,767.20 SF
Roof	0.00 SF	0.00 SF	0.00 SF
Total Area	70,581.98 SF	6,259.06 SF	64,322.92 SF

Gross Unit Area	49,521.60 SF
Gross Open Balcony	1,087.06 SF 43.50 %
Gross Enclosed Balcony	1,411.79 SF 56.50 %
Max. Allowable Enclosed Balcony Exempt @ 50%	1,249.43 SF
Net FSR Area (plus Enclosed Balcony Extra)	64,485.29 SF

Proposed FSR 3.52 [3.85 Gross]

UNIT SUMMARY

Unit Type	1-BR	2-BR	3-BR
2nd Floor	7	2	
3rd Floor	8	4	
4th Floor	8	4	
5th Floor	8	4	
6th Floor	8	4	
7th Floor			4
8th Floor			4
Total Units	39	18	8

PARKING ANALYSIS

	required/allowed	proposed
Car Parking Residential		
VPBL 4.2.1.13	@ (2) Units<50SM, (63) Units>50SM	61.6
HC stalls VPBL 4.8.4	3 (min.)	3
Small Car Stalls (max. 25%)	15.4 (max.)	15
Car Parking Commercial		
VPBL 4.2.5.1	@ 872.1 sqm	14.4
HC stalls VPBL 4.8.4	2 (min.)	2
Small Car Stalls (max. 25%)	3.6 (max.)	5
Total Stalls (Resid'l + Comm'l)		79

Bicycle Parking Residential		
1.25 stall per Unit		81.3
Bicycle Parking Commercial		
1 stall per 500 sqm	@ 872.1 sqm	1.7

1 SITE / CONTEXT PLAN
1" = 40'-0"

PROJECT TEAM

DEVELOPER YUANHENG CKE DEVELOPMENTS LTD.
2/F - 1236 WEST BROADWAY
VANCOUVER, BC V6H 1G6
TEL: (604) 909-6860
FAX: (606) 909-6865

ARCHITECT W.T. LEUNG ARCHITECTS, INC.
#300 - 973 WEST BROADWAY
VANCOUVER, BC V5Z 1K3
TEL: (604) 736-9711
FAX: (604) 736-7991
CONTACT: WING LEUNG / KONNING TAM

LANDSCAPE ARCHITECT ECKFORD TYACKE + ASSOCIATES
1690 WEST 2ND AVENUE
VANCOUVER, BC V6J 1H4
TEL: (604) 683-1456
FAX: (604) 683-1459
CONTACT: DARYL TYACKE

DRAWING LIST

- A1.00 PROJECT DATA, SITE PLAN
- A1.01 SITE PHOTOS
- A1.02 IMAGES
- A1.03 SHADOW DIAGRAMS
- A2.00 PARKING P4 FLOOR PLAN
- A2.01 PARKING P3 FLOOR PLAN
- A2.02 PARKING P2 FLOOR PLAN
- A2.03 PARKING P1 FLOOR PLAN
- A2.04 INTERMEDIATE UG1 FLOOR PLAN
- A2.05 GROUND FLOOR PLAN
- A2.06 2ND FLOOR PLAN
- A2.07 3RD & 4TH FLOOR PLAN
- A2.08 5TH FLOOR PLAN
- A2.09 6TH FLOOR PLAN
- A2.10 7TH FLOOR PLAN
- A2.11 8TH FLOOR PLAN
- A2.12 ROOF TERRACE PLAN
- A2.13 ROOF PLAN
- A3.00 EAST ELEVATION (CAMBIE ST.)
- A3.01 SOUTH ELEVATION (KING EDWARD AVE.)
- A3.02 WEST ELEVATION (LANE)
- A3.03 NORTH ELEVATION
- A3.04 N-S BUILDING SECTION
- A3.05 E-W BUILDING SECTION

- FSR-1 GROUND FLOOR FSR OVERLAY
- FSR-2 MEZZANINE FSR OVERLAY
- FSR-3 2ND FLOOR FSR OVERLAY
- FSR-4 3RD & 4TH FLOOR FSR OVERLAY
- FSR-5 5TH FLOOR FSR OVERLAY
- FSR-6 6TH FLOOR FSR OVERLAY
- FSR-7 7TH FLOOR FSR OVERLAY
- FSR-8 8TH FLOOR FSR OVERLAY
- FSR-9 ROOF TERRACE FSR OVERLAY

1	05/15/2013	ISSUED FOR REZONING
---	------------	---------------------

PROJECT

4099 CAMBIE ST. VANCOUVER, BC

DRAWING TITLE

PROJECT DATA SITE PLAN

JOB NO. 11-22

DRAWN KT

DATE 15 MAY 2013

SCALE 1/8" = 1'-0" U.N.O.

CHECKED WTL

© Copyright reserved. This plan and design is and at all times remains the exclusive property of W. T. Leung Architects and cannot be used without the Architects consent.

DRAWING NO.

A1.00

