

4338-4362 CAMBIE ST

MARKET RESIDENTIAL + CRU

07.2025 REZONING APPLICATION: TRANSIT ORIENTED AREA PROJECT

tera AM+U ARNO MATIS ARCHITECTURE + URBANISM



LAND ACKNOWLEDGMENT

THE APPLICANT TEAM ACKNOWLEDGES THAT THIS PROJECT IS SITUATED ON THE UNCEDED TRADITIONAL TERRITORIES OF THE X̱MƏƏḴWƏYƏM (MUSQUEAM), SḴW̱W̱MESH (SQUAMISH), AND SƏLILWƏTƏL (TSLEIL-WAUTUTH) NATIONS.

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PROJECT TEAM

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OWNER

TERA DEVELOPMENT

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AMA+U

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604.708.0188 X.118 AKANDAL@ARNOMATISARCHITECTURE.COM



REZONING LETTER

CIVIC ADDRESS:

4338-4362 CAMBIE STREET, VANCOUVER

LEGAL DESCRIPTION:

LOTS 2 AND 3 BLOCK 721

DISTRICT LOT 526 PLAN 6539

VAP 6539

LOT 2 PID: 010-869-638

LOT 3 PID: 010-869-654

07.2025

General Manager, Planning and Development
453 West 12th Avenue, Vancouver, B.C. V5Y 1V4

Dear General Manager:

RE: REZONING SUBMISSION FOR 4338-4362 CAMBIE, VANCOUVER – MARKET STRATA RESIDENTIAL + CRU PROJECT

Inspired by the steadfast formations of stratigraphic rock in the Queen Elizabeth Park Quarry and the immediate area, this unique multi-residential and CRU proposal is located on an important Cambie Corridor site in the Queen Elizabeth Park precinct and facing the Cambie Heritage Boulevard.

While establishing strong historical links to the context, the architectural expression is deliberate in its contemporary use of materials and form; The Oakridge neighborhoods along Cambie Street were some of the last to be developed, and as a result, contain many examples of architecture influenced by the optimism of international modernism. This optimism and excitement for the future of Vancouver is alive in the spirit of this design proposal.

PROPOSAL SUMMARY:

This transit-oriented proposal is a new expression of more affordable living in several respects:

- Proposal provides a range of unit sizes to serve a diverse population: a mix of 1, 2, 3 bedroom and townhomes provided;
- Proposal includes 49.5% family-oriented units (2 and 3 bedroom);
- Proposal is for a 12-storey building with 101 strata market units, 4 retail units at 5.49 fsr;
- Proposal provides boutique, local-serving retail at grade facing Cambie Street;
- Project design proposal meets and/or exceeds green building standards set out by the Green Buildings Policy for rezoning;
- Project demonstrates a visually exciting, sophisticated design interpretation of the Cambie Corridor Guidelines.

RATIONALE SUMMARY:

- Project is 280M from King Edward Skytrain Station;
- Project is guided by the overarching goals of the Cambie Corridor Plan, the draft Vancouver Plan 2050 and the Provincial Transit-Oriented Areas Manual;
- Existing buildings do not optimize the density and uses at the transit-oriented site location.

Sincerely,



Arno J. Matis
PRINCIPAL
Dipl. Tech., BArch, MDesS, MBA, Architect AIBC

An aerial photograph of a city at dusk. The foreground is dominated by a large, dense forest of evergreen trees. In the middle ground, a large, modern building with a curved facade is visible, surrounded by other urban structures. The background shows a sprawling cityscape with numerous lights, extending to a distant horizon under a twilight sky. The text "1 INTRODUCTION" is overlaid in white, bold, sans-serif font on the left side of the image.

1 INTRODUCTION

1.1 VISION STATEMENT

VISION

Tera Development proposes a sensitively designed multi-residential project at 4338-4382 Cambie Street, located in the Queen Elizabeth Park precinct and facing the historic Cambie Heritage Boulevard. Drawing inspiration from the nearby stratified rock formations, the design thoughtfully connects to the natural while presenting a contemporary architectural expression.

Situated just 280 meters from King Edward SkyTrain Station, this transit-oriented development aligns with the Cambie Corridor Plan, draft Vancouver Plan 2050, and the Provincial Transit-Oriented Areas Manual. It responds to the need for more affordable, family-friendly housing and community amenities in a growing neighborhood.

The 12-storey building includes a diverse mix of market strata units with a focus on 2- and 3-bedroom family homes. Ground-level commercial retail units support local small businesses and enhance social connections.

The project meets or exceeds Green Buildings Policy standards and offers a sophisticated interpretation of the Cambie Corridor Guidelines—balancing modern materials and forms with historical context and the optimism of the Oakridge area.

By optimizing this prime transit site, Tera Development contributes to Vancouver's vision for a sustainable, inclusive, and vibrant community.



1.2 KEY OBJECTIVES

THIS MARKET RESIDENTIAL + CRU PROPOSAL CONTRIBUTES TO KEY CITY OBJECTIVES:



COMMUNITY AMENITY CONTRIBUTIONS

PROJECT PROVIDES MUCH-NEEDED CASH CONTRIBUTIONS TO SUPPORT CITY INITIATIVES LIKE:

- AFFORDABLE HOUSING
- PARKS AND OPEN SPACES
- CHILDCARE FACILITIES
- COMMUNITY FACILITIES (I.E. COMMUNITY CENTRES AND LIBRARIES)
- TRANSPORTATION AND PUBLIC REALM
- ARTS AND CULTURE SPACES



TRANSIT-ORIENTED HOUSING

SITE IS LOCATED IN TRANSIT-ORIENTED AREA (TIER 2)

- 280M FROM KING EDWARD SKYTRAIN STATION
- ONE BLOCK AWAY FROM A BUS STOP



HOUSING NEED

VANCOUVER NEEDS AROUND 83,000 HOUSING UNITS, INCLUDING 50,000 OVER THE NEXT DECADE.

THE CITY AIMS FOR 33,500 OWNERSHIP UNITS WITHIN TEN YEARS

Housing Vancouver 10-Year Targets (2024–2033) and 3-Year Housing Action Plan (2024–2026)
<https://vancouver.ca/files/cov/housing-vancouver-10-year-targets-2024-2033.pdf>



RELAXATIONS SOUGHT

PROJECT WILL PROVIDE MUCH-NEEDED CASH CAC CONTRIBUTIONS IN LIEU OF BELOW-MARKET REQUIREMENTS

1.3 REZONING INTENT

PROVIDE DENSITY UNDER TRANSIT ORIENTED DEVELOPMENT (TOD)



Project site is located 280 meters from King Edward Skytrain station, introducing appropriate density under the Provincial Transit Oriented Development Policy.

BOUTIQUE RETAIL TO ACTIVATE LANDSCAPE



Project provides boutique, local-serving CRU at ground level, activating the public realm.

CONTINUE CAMBIE BOULEVARD LEGACY WITH GENEROUS LANDSCAPING



Lush trees and generous at-grade landscaping maintain the character of the Cambie Boulevard.

CREATE OPPORTUNITY FOR FIRST-TIME HOME BUYERS



A range of smaller unit sizes offers a more affordable opportunity for home ownership, close to transit.

SHOWCASE ARCHITECTURALLY UNIQUE DESIGN



Architectural design inspired by modernist heritage of the Queen Elizabeth precinct.

PROVIDE 49.5% FAMILY-ORIENTED UNITS



49.5% 2 and 3 bed units exceed the 35% requirement.

MEET GREEN BUILDING STANDARDS



Project is a sustainably built, low emissions green building.

PROVIDE COMMUNITY AMENITY CONTRIBUTIONS



Project includes Provision of Community Amenity Contributions and Development Cost Levies.

1.4 SITE CONTEXT

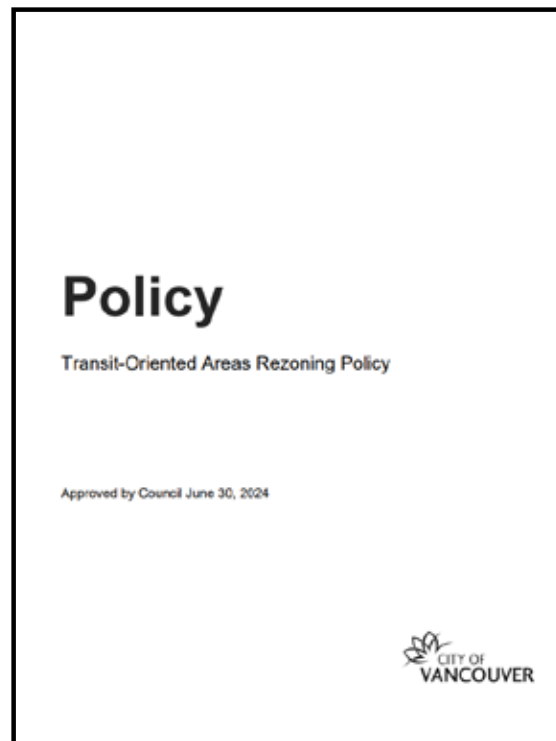
SITE LOCATED 280M FROM KING EDWARD SKYTRAIN STATION, IN A TIER 2 TRANSIT ORIENTED AREA



1.5 RELEVANT POLICIES

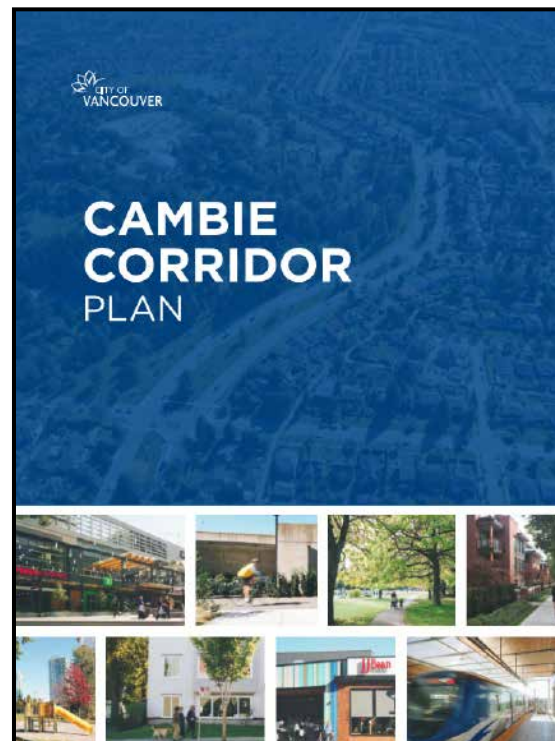
THE PROPOSAL IS GUIDED BY THE OVERARCHING PRINCIPLES OF THE FOLLOWING PLANS:

✓ **TRANSIT-ORIENTED AREAS REZONING POLICY (2024)**



“This policy guides rezoning applications that are being considered under the provincial regulations for Transit-Oriented Areas within lands in the City of Vancouver identified in the Transit-Oriented Areas Designation By-law. The policy applies until such time as a new area plan is complete, an existing area plan is amended to integrate TOA heights and densities, or until this policy has been repealed through a decision by Council.”

✓ **CAMBIE CORRIDOR PLAN (2018)**



“As Vancouver continues to grow and develop, our collective success and well-being will depend on our ability to respond to four key Council priorities:

- Environment and sustainability
- Strong, safe, and inclusive communities
- Homelessness and affordable housing
- A growing economy and creative capital.

The Cambie Corridor Plan seeks to address these priorities by building on policies, plans, and incremental decisions that have helped us move toward a city of sustainable neighbourhoods and inclusive, affordable, mixed-use communities supported by a sustainable and diverse economy.”

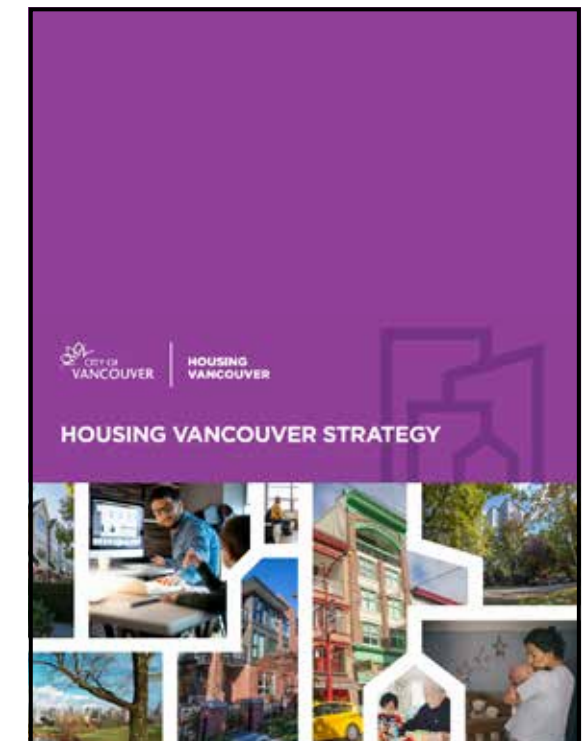
✓ **VANCOUVER PLAN 2050 (2022)**



“The Vancouver Plan is an historic long-range land use plan to create a more livable, affordable and sustainable city for everyone.

It guides the long-term growth of the city in an intentional way, clarifying where growth and change will occur over the next 30 years.”

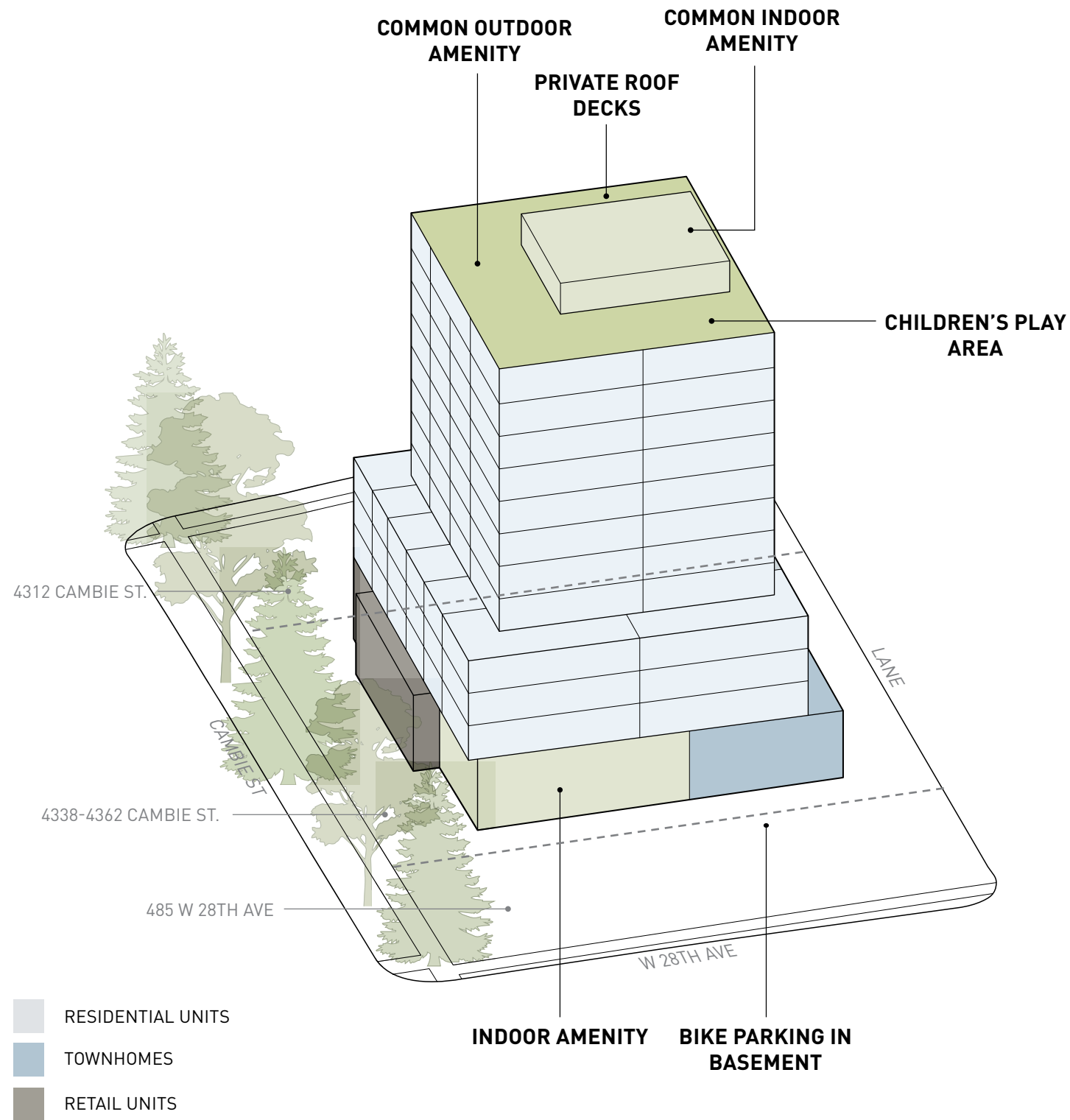
✓ **HOUSING VANCOUVER STRATEGY (2017)**



“An affordable and varied housing stock is an important foundation for supporting a growing population and ensuring a diverse, vibrant city. In Vancouver, rising housing prices have far outpaced local incomes, creating a crisis situation across the spectrum of incomes and households. Homelessness continues to rise in the city and region, with seniors, Indigenous households, lone-parent households, and youth at disproportionate risk of homelessness. Low and moderate- income households, including younger households and families, are also increasingly pressured to find and maintain secure housing in the city, facing the difficult choice of whether and how to stay in Vancouver long-term.”

1.6 PROGRAM HIGHLIGHTS

PROJECT PROPOSES 12 STOREYS WITH 101 RESIDENTIAL UNITS AND GROUND LEVEL CRU



RESIDENTIAL UNITS:

- 1 BED 51
- 2 BED 39
- 3 BED 7
- TOWNHOMES 4

TOTAL: 101 RESIDENTIAL UNITS

RETAIL UNITS:

- RETAIL AT GRADE 4

TOTAL: 4 RETAIL UNITS

RESIDENTIAL AMENITY:

- INDOOR 2,420 SF
- OUTDOOR + CHILDREN'S PLAY AREA 3,214 SF

PARKING:

- RESIDENTIAL PARKING (P01-P03) 123 STALLS

TOTAL: 123 STALLS

1.7 POLICY VARIANCES

PROPOSAL REQUESTS RELAXATIONS FOR HOUSING MIX.

VANCOUVER TRANSIT-ORIENTED AREAS REZONING POLICY

PROJECT COMPLIES VIA:

- ✓ Proposal meets Tier 2 TOA recommended minimum height at 12 storeys
- ✓ 5.4 Commercial Uses:
Project provides at-grade CRU

VARIANCE	PERMITTED	REQUESTED	VARIANCE RATIONALE
HOUSING MIX	80% Market and 20% Social, or 80% Market and 20% Below Market Rental	100% Market Strata	<ul style="list-style-type: none"> • Market strata housing opens opportunities for first-time homebuyers, downsizers, and others at a time when Vancouver faces a significant housing need - approximately 83,000 new units, including 33,500 in the next 10 years • Project provides much-needed cash contributions to support City initiatives like: <ul style="list-style-type: none"> • Affordable housing • Parks and open spaces • Childcare facilities • Community facilities (i.e. community centres and libraries) • Transportation and public realm • Arts and culture spaces

CAMBIE CORRIDOR PLAN

PROJECT COMPLIES VIA:

Proposal adds a wide range of housing options close to transit, aligning directly with Cambie Corridor Plan's 5 overarching principles:

- ✓ Principle 1: Provide Land Use That Optimizes the Investment in Transit
- ✓ Principle 2: Provide a Complete Community
- ✓ Principle 3: Create a Walkable and Cycleable Corridor of Neighbourhoods Seamlessly Linked to Public Transit
- ✓ Principle 4: Focus Intensity, Mix and Community Activity at Stations
- ✓ Principle 5: Balance City-Wide and Regional Goals with the Existing Community and its Context

VARIANCE	VARIANCE RATIONALE
HEIGHT	Height, Density, and Housing Mix adjusted to more closely align with City of Vancouver's TOA Policy, and Draft Vancouver Plan 2050. (See section 3 for details)
DENSITY	
HOUSING MIX	

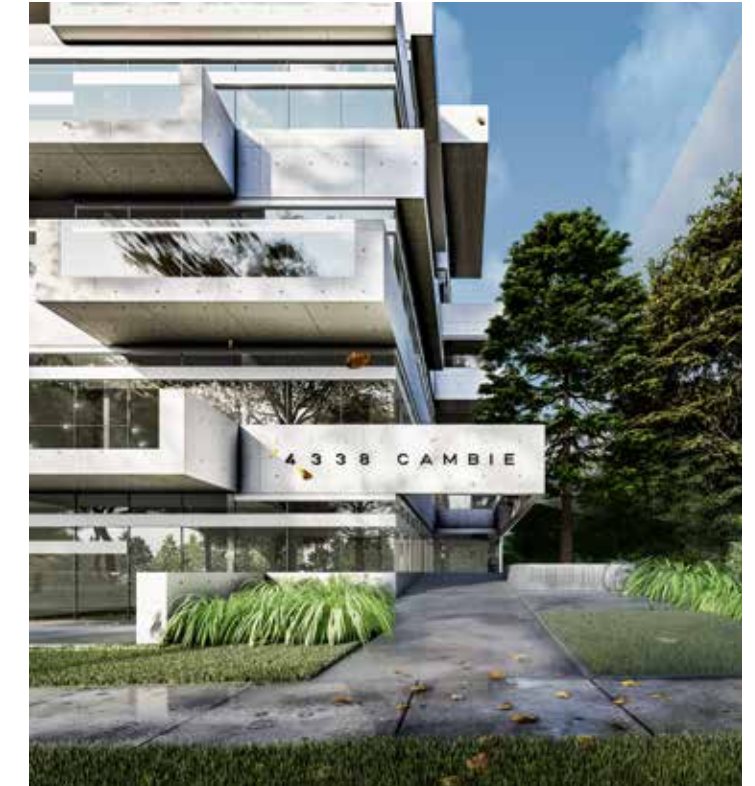
1.8 SITE REZONING HISTORY

PREVIOUS 6-STOREY APPLICATION UNDERUTILIZES SITE 280M FROM SKYTRAIN STATION


A 6-storey proposal was presented to Council and supported for rezoning on February 25, 2020.

This version of the proposal does not maximize use within 280m of a Skytrain Station as defined under the Transit Oriented Areas Policy.

Rezoning referral report:
<https://council.vancouver.ca/20200121/documents/rr3.pdf>



2 SITE ANALYSIS

An aerial night photograph of a city. The foreground is dominated by a large, dark forested area. In the middle ground, a large, modern building with a curved facade is visible on the right, and a large, white, dome-shaped structure is visible in the center. The background shows a dense city skyline with many lights, extending to the horizon under a twilight sky.

2.1 SITE CONTEXT

SITE LOCATED ON CAMBIE ST BETWEEN 27TH AND 28TH AVE

- LOT DIMENSIONS:
42.37M X 45.71 M OR 139' X 150'
LOT IS A COMBINATION OF TWO PARCELS
- LOT AREA: 1,936.73 SQM OR 20,846.3 SQFT
- EXISTING ZONING: R1-1
- EXISTING BUILDINGS:
THERE IS A SINGLE FAMILY HOME ON EACH OF TWO PARCELS.

Refer to appendix for site survey and Building Grades.



2.2 SITE CONTEXT - AERIAL VIEWS

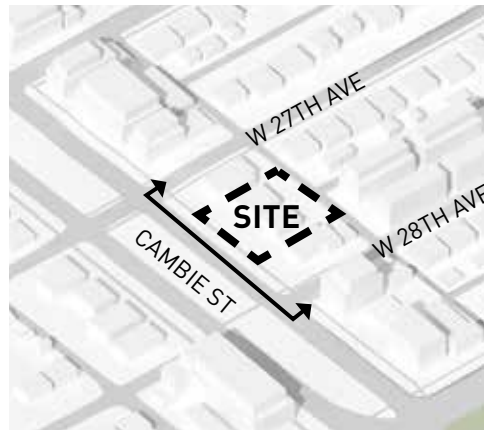


LOOKING SOUTH TOWARDS QUEEN ELIZABETH PARK



LOOKING NORTH TOWARDS DOWNTOWN VANCOUVER

2.3 STREETScape



CAMBIE STREET ELEVATION



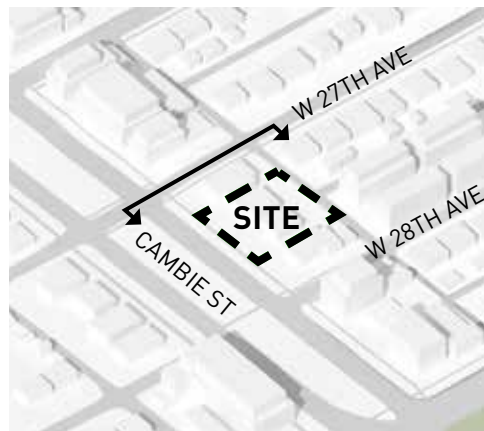
WEST 27TH AVE

4312 CAMBIE STREET

SITE

485 WEST 28TH AVE

WEST 28TH AVE



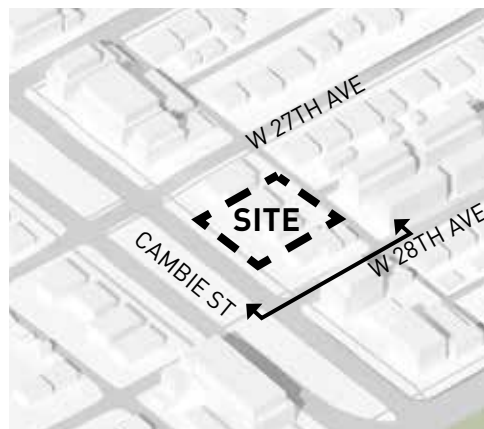
WEST 27TH AVENUE ELEVATION



LANE

SITE
(BEHIND 4312 CAMBIE STREET)

CAMBIE STREET



WEST 28TH AVENUE ELEVATION



CAMBIE STREET

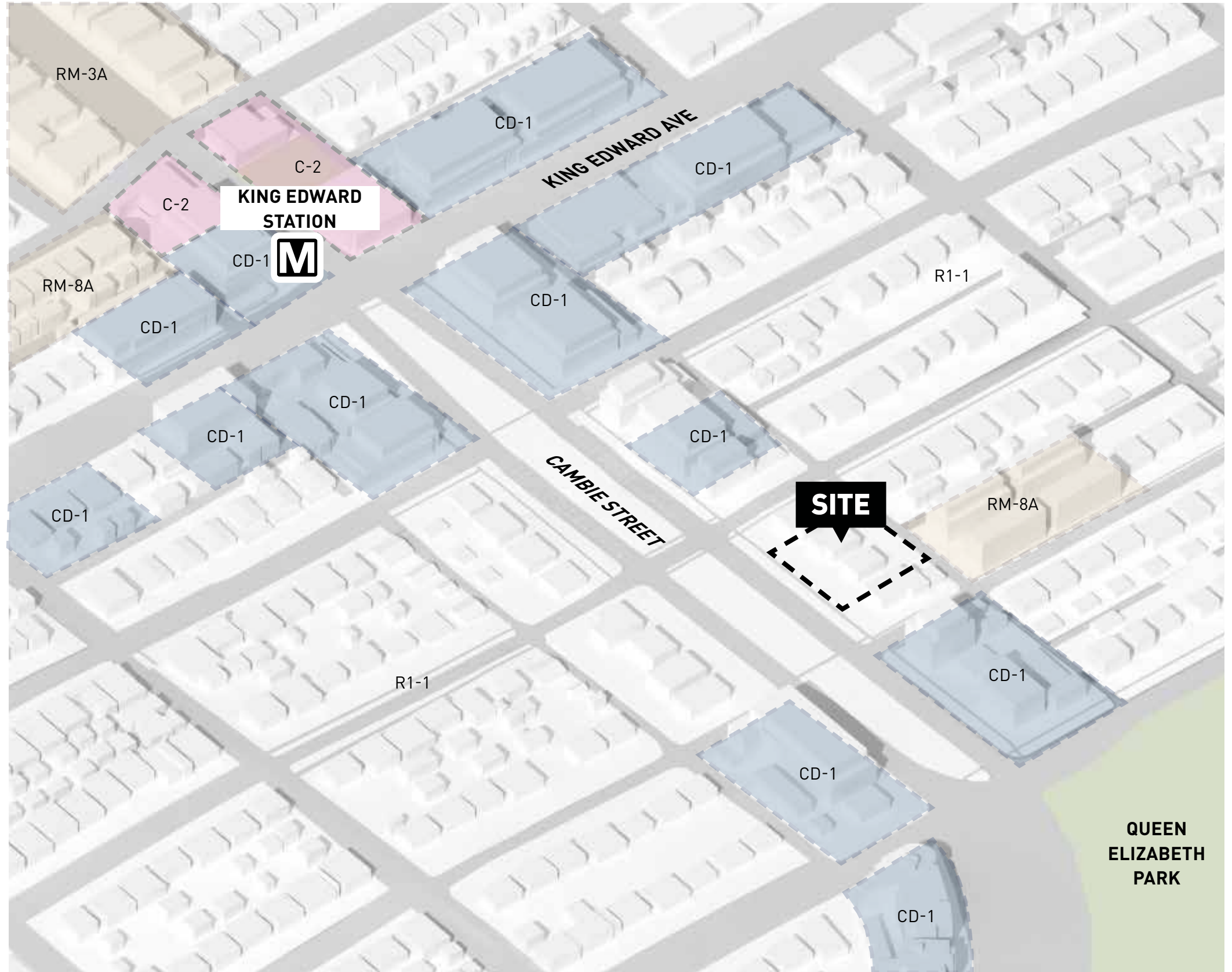
SITE
(BEHIND 485 W28TH AVENUE)

481 WEST 28TH AVENUE

LANE

2.4 EXISTING ZONING

SITE SITS ALONG CAMBIE ST WITH A CURRENT ZONING OF R1-1



2.5 NEIGHBOURHOOD AMENITIES & LANDMARKS

SITE HAS CLOSE ACCESS TO
NUMEROUS AMENITIES



1. OAKRIDGE STATION & TOWN CENTRE
(UP TO 52 STOREYS)



2. QUEEN ELIZABETH PARK



3. BLOEDEL CONSERVATORY



4. HILLCREST COMMUNITY & AQUATIC CENTRE



5. BC WOMEN'S & CHILDREN'S HOSPITAL



6. ERIC HAMBER SECONDARY SCHOOL

- 7. HEATHER LANDS DEVELOPMENT
(UP TO 28 STOREYS)
- 8. JJC DEVELOPMENT
(UP TO 39 STOREYS)
- 9. HILLCREST PARK
- 10. TERRY SALMAN VANCOUVER PUBLIC LIBRARY
- 11. VANCOUVER CANADIANS BASEBALL CLUB
- 12. VANCOUVER GYMNASTICS
- 13. QE PARK TENNIS & BASKETBALL COURTS
- 14. QE PARK DOG OFFLEASH AREA
- 15. OAKRIDGE TRANSIT CENTRE DEVELOPMENT
(UP TO 23 STOREYS)
- 16. JESUS PARISH CHURCH



2.6 TRANSPORTATION CONTEXT

SITE IS 280M AWAY FROM KING EDWARD SKYTRAIN STATION

WALKING DISTANCE

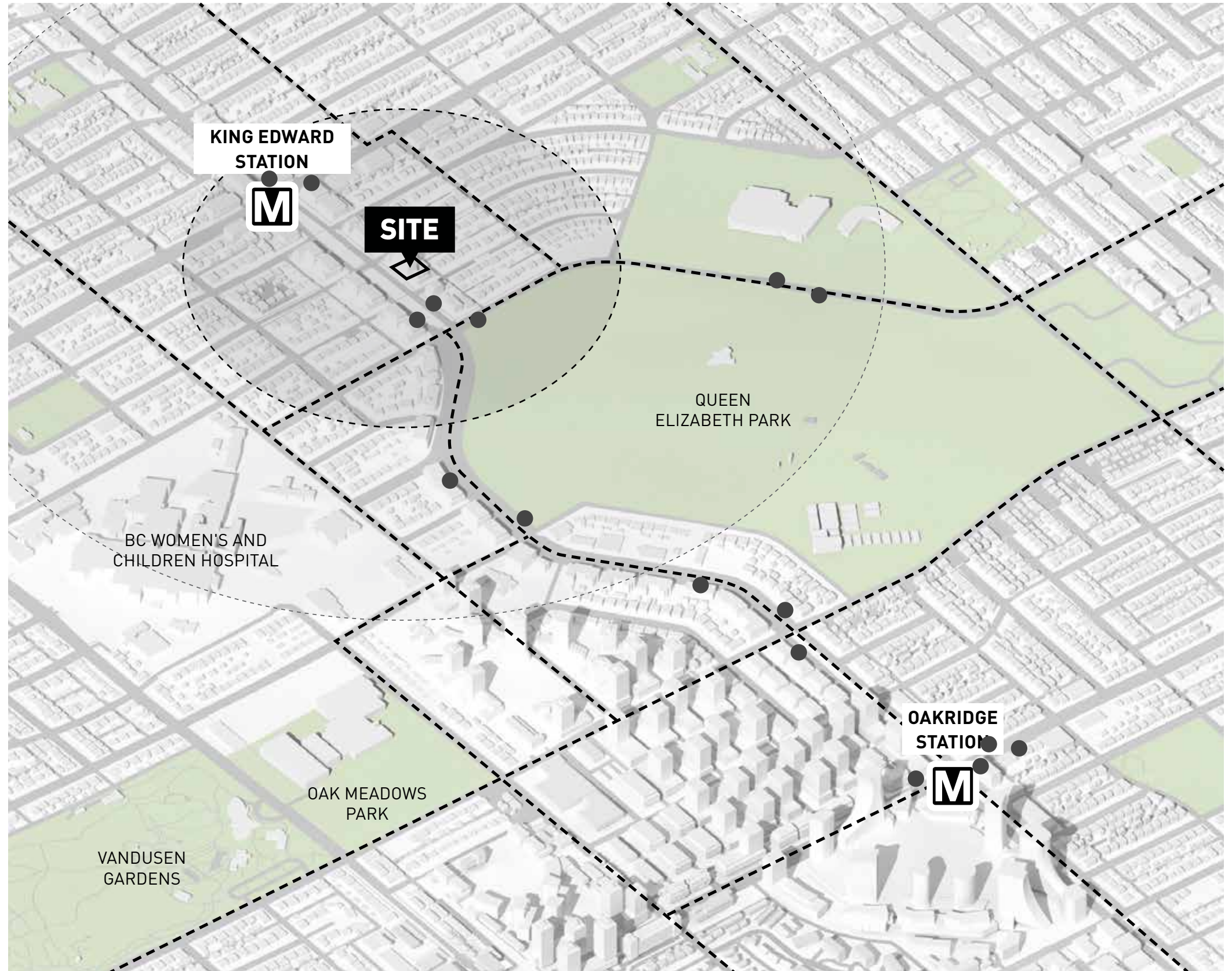
5 MIN (400M)

10 MIN (800M)

BIKE ROUTES

BUS STOP

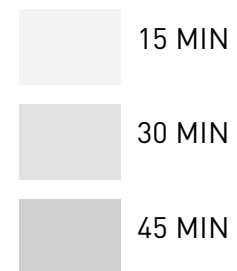
SKYTRAIN STATION



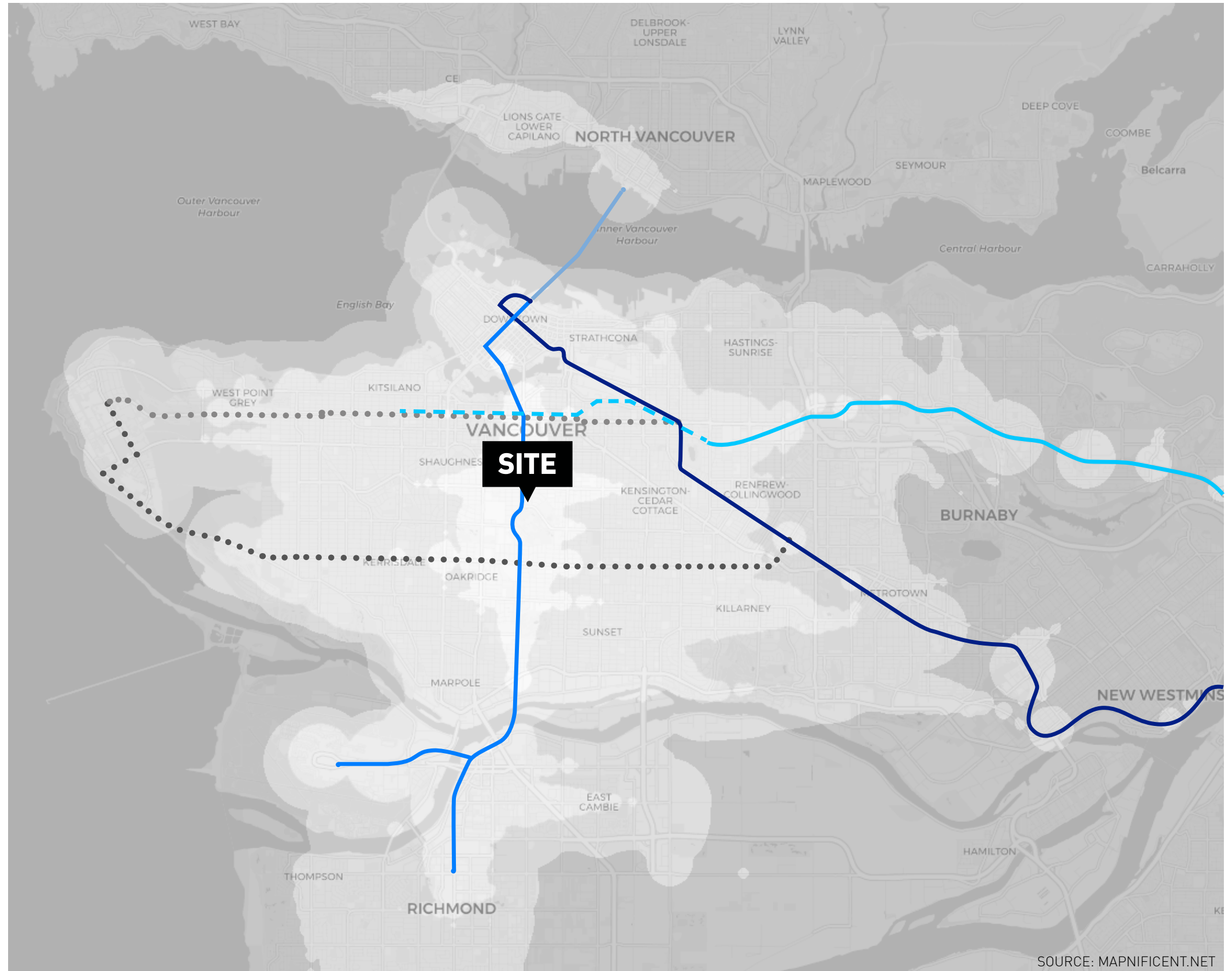
2.7 TRANSIT SHED

SITE IS WELL CONNECTED TO METRO VANCOUVER VIA TRANSIT

TRANSIT DISTANCE



- CANADA LINE SKYTRAIN
- EXPO LINE SKYTRAIN
- MILLENIUM LINE SKYTRAIN
- FUTURE BROADWAY EXPANSION
- SEABUS
- 99 B-LINE BUS
- R4 RAPIDBUS

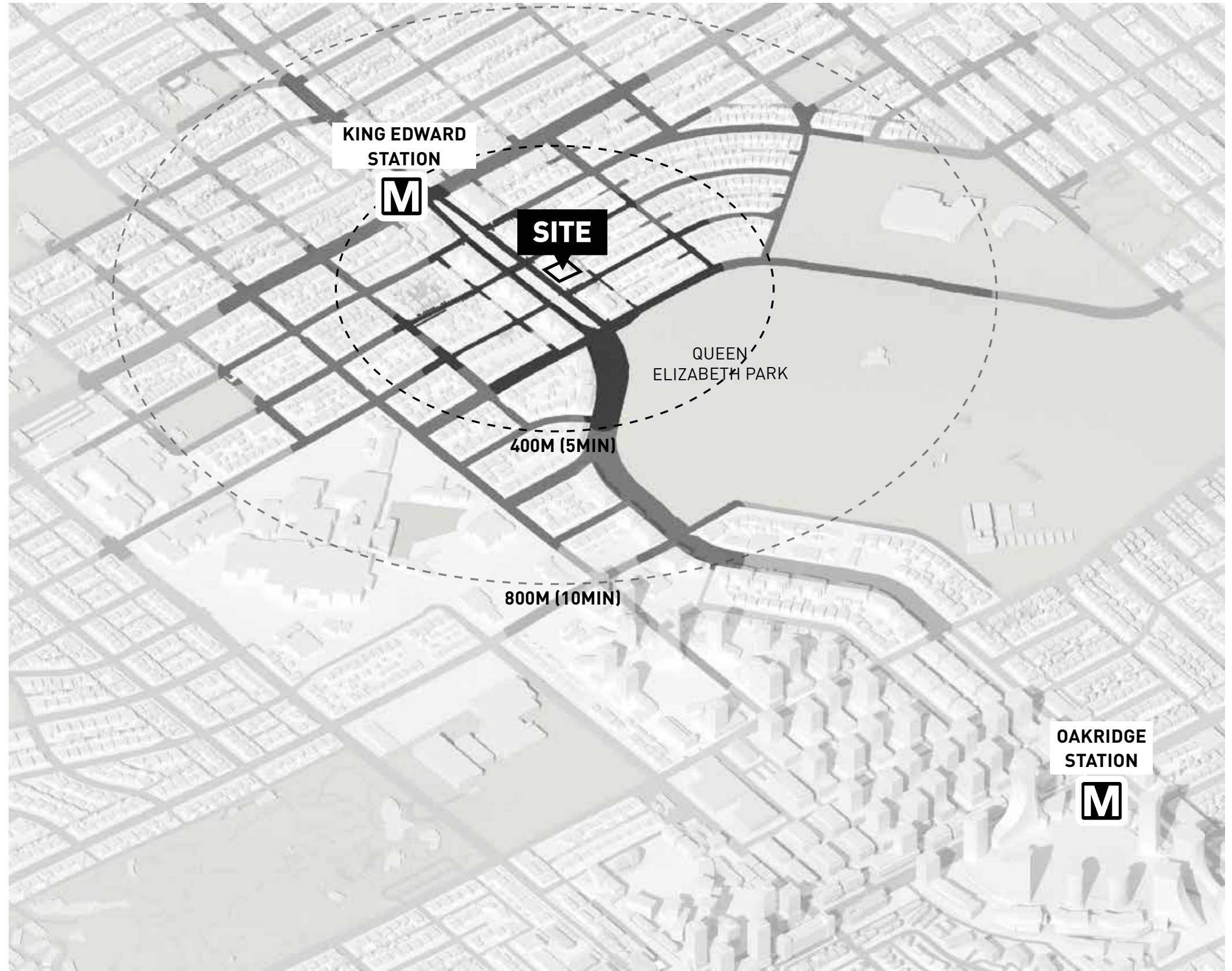
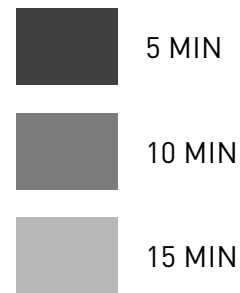


SOURCE: MAPNIFICENT.NET

2.8 WALK SHED

SITE IS WITHIN SHORT WALKING DISTANCE TO KING EDWARD SKYTRAIN STATION AND QUEEN ELIZABETH PARK

WALKING DISTANCE



2.9 BIKE LANES & GREEN SPACE

SITE IS IN CLOSE PROXIMITY TO QUEEN ELIZABETH PARK AND OTHER GREEN SPACES

--- FUTURE BIKE ROUTE
as per CC public realm plan

--- EXISTING BIKE ROUTES

■ PARKS

1. QUEEN ELIZABETH PARK
2. HILLCREST PARK
3. GENERAL WOLFE SCHOOL PLAYGROUND
4. RILEY PARK
5. LITTLE MOUNTAIN DISC GOLF COURSE
6. GENERAL BROCK SCHOOL PLAYGROUND
7. COLUMBIA PARK
8. OAK MEADOWS PARK
9. VANDUSEN BOTANICAL GARDEN
10. BRAEMAR PARK
11. DOUGLAS PARK
12. CAMBIE COMMUNITY GARDEN



2.10 TOA DEVELOPMENT IN CAMBIE CORRIDOR

EXAMPLES OF HIGH-RISE TRANSIT ORIENTED DEVELOPMENT UNDER CAMBIE CORRIDOR PLAN

OAKRIDGE TOWN CENTER DEVELOPMENT



The living city – setting a new precedent for social, cultural, economic, and environmental sustainability. Oakridge Park leverages the enormous potential of a 28-acre site occupying almost eight city blocks in the geographic centre of Vancouver, transforming a 1950s suburban mall with sprawling surface parking lots into a ground-breaking cultural and civic hub.

Guided by 15 years of planning, iterative design, and intensive public consultation, Oakridge has become one of the largest mixed-use projects ever undertaken in Canada, encompassing 5 million ft² of development. Its ambitious, community-building vision is so far reaching that it prompted the unprecedented classification of Oakridge as a Municipal Town Centre (the first outside downtown), and the introduction of a new area plan for the entire neighbourhood.

As a complete community, Oakridge includes a complex mix of new residential, retail, office, public realm, civic, and cultural elements. Over 3,300 new homes will be offered, including 420 affordable units and a diverse range of housing types from studios to family-sized units and seniors living. New workspace will create more than 5,300 full-time jobs and introduce new services. An array of civic amenities will support cultural and social sustainability including a 103,000 ft² civic centre with community centre, library (the second largest in Vancouver), daycare, performance and cultural spaces, and 55+ centre. Over 1.2M ft² of retail will be introduced, featuring a dynamic food hall that interfaces with the public park to animate the development and invite social engagement.

HEATHER LANDS REZONING



Heather Lands, an urban design and rezoning project of a 21-acre site, is centrally located in Vancouver, BC on unceded traditional territories of the Musqueam, Squamish, Tsleil-Waututh Nations (MST). The site once heavily forested was used by MST ancestors as hunting and gathering grounds and more recently the RCMP Division E Headquarters. An unprecedented joint venture partnership between Canada Lands Company and the MST initiated this project, which is rooted in the processes of reconciliation. The MST Nations, who have occupied these territories since time immemorial, will own the lands in perpetuity. The project vision is to recognize the traditions, culture and values of the MST and to create a sustainable new neighbourhood that will be a place to welcome and connect all people for generations to come.

The stories, knowledge, and wisdom shared by members of the Musqueam, Squamish, and Tsleil-Waututh Nations communities during rezoning engagement processes were and continue to be fundamental to the success of this project. The voices of the MST people are a central component of 'The Heather Lands Cultural Interpretive Plan' (CIP). The CIP, a living document, is the source of inspiration and insight for the development and will continue to inform the development of these lands for years to come. The framework of the CIP is based on the four elements of life – Earth, Water, Fire and Wind and the values of the MST. The MST values are codified into the project's four design principles – Welcoming to All, We're Taught to Know Where We Came From, Everything is Connected and Being In Touch the Light, Weather, Seasons, and Land.

MARINE GATEWAY DEVELOPMENT



Marine Gateway is a LEED Gold® transit-oriented, mixed-use development that anchors South Vancouver's neighbourhood town centre and serves as a vibrant, safe and complete community.

A project ahead of its time when planning began in 2008, Marine Gateway has become a remarkable example of forward-thinking city-building, combining direct transit integration of two major transit hubs (Marine Drive Station on the Canada Line and the South Vancouver Bus Loop) with over 240,000 SF of multi-storey retail, a 14-storey office building, 461 residential homes (market and rental) and a stunning public realm.

Constructed to LEED Gold standards, sustainability, community, jobs, activity and safety are just a few of the driving forces behind the vision of Marine Gateway.

A VIBRANT, SAFE COMMUNITY

24/7 community of residents, office workers, daytime shoppers, evening diners and moviegoers. "Eyes on the Street" – the mixed-use nature of Marine Gateway creates an additional layer of people-based security, placing people and eyes on the street day and night

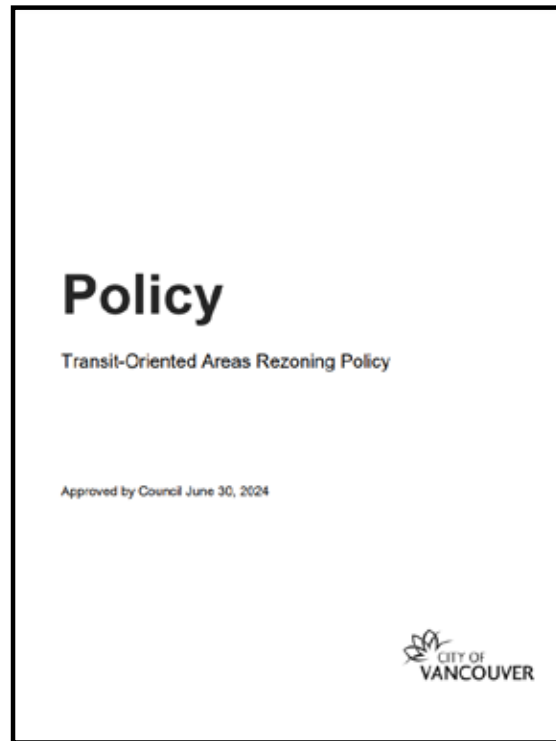
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3 POLICY ANALYSIS

3.1 OVERVIEW OF RELEVANT MAJOR POLICIES

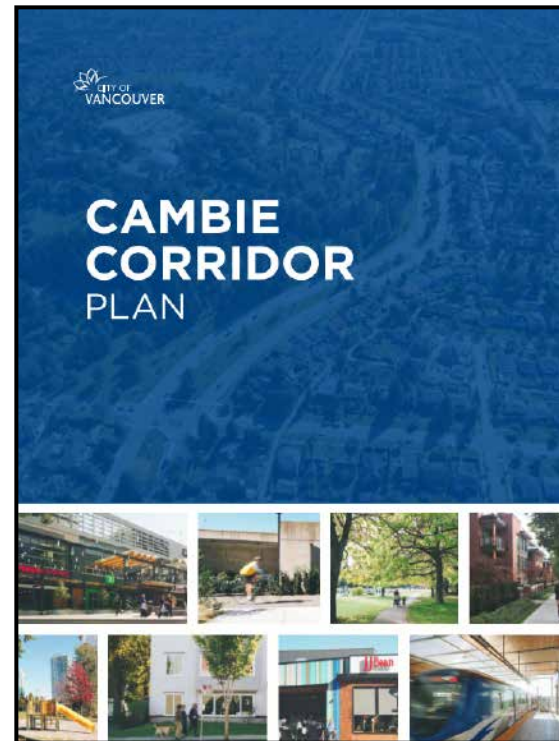
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- A growing economy and creative capital.

The Cambie Corridor Plan seeks to address these priorities by building on policies, plans, and incremental decisions that have helped us move toward a city of sustainable neighbourhoods and inclusive, affordable, mixed-use communities supported by a sustainable and diverse economy.”

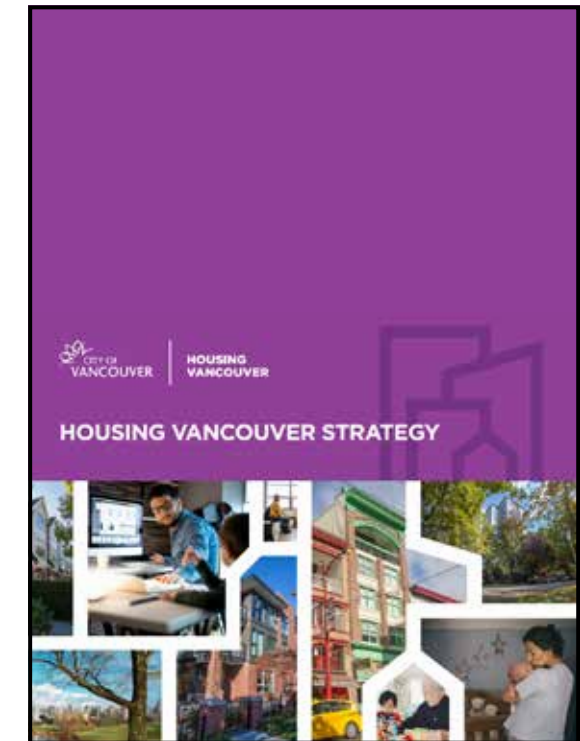
✓ **VANCOUVER PLAN 2050 (2022)**



“The Vancouver Plan is an historic long-range land use plan to create a more livable, affordable and sustainable city for everyone.

It guides the long-term growth of the city in an intentional way, clarifying where growth and change will occur over the next 30 years.”

✓ **HOUSING VANCOUVER STRATEGY (2017)**



“An affordable and varied housing stock is an important foundation for supporting a growing population and ensuring a diverse, vibrant city. In Vancouver, rising housing prices have far outpaced local incomes, creating a crisis situation across the spectrum of incomes and households. Homelessness continues to rise in the city and region, with seniors, Indigenous households, lone-parent households, and youth at disproportionate risk of homelessness. Low and moderate- income households, including younger households and families, are also increasingly pressured to find and maintain secure housing in the city, facing the difficult choice of whether and how to stay in Vancouver long-term.”

3.2 TRANSIT-ORIENTED AREAS

KING EDWARD STATION IS DESIGNATED A TRANSIT-ORIENTED AREA UNDER THE TRANSIT ORIENTED AREAS POLICY.

PURPOSE & EXECUTIVE SUMMARY

Bill 47 requires municipalities to designate TOAs and allow minimum heights and densities within prescribed distances of rapid transit stations. In December 2023, the Province designated 20 TOAs impacting Vancouver through regulation, where provincial requirements for minimum height and density took effect immediately.

5.1 HEIGHT AND DENSITY

Rezoning applications will be considered based on the type of transit station and corresponding tier. Since the specified FSRs and building heights may not directly correspond to one another, the limit is whichever is achieved first.

TIER 2

- 200-400m from a Skytrain Station
- Height up to 12 storeys
- Density up to 4.0 FSR

PROPOSAL:

- ✓ PROJECT IS LOCATED IN A TIER 2 TOA AND PROPOSES 12 STOREYS

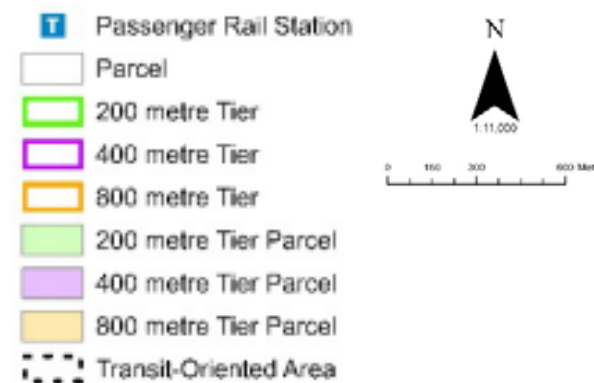
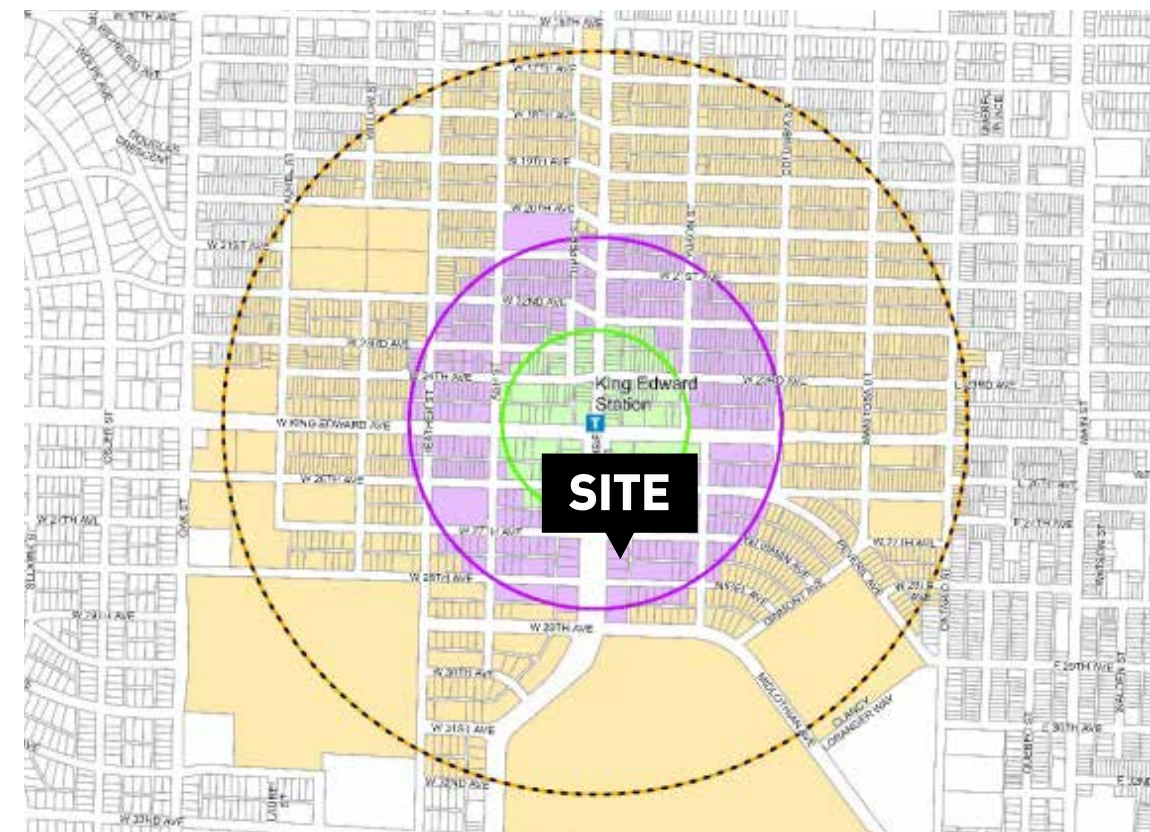
5.4 COMMERCIAL USES

5.4.3 Notwithstanding area plan policy, at-grade commercial use will be required on arterial sites within 800m of King Edward Station for all projects applying under this rezoning policy.

PROPOSAL:

- ✓ PROJECT IS LOCATED WITHIN 800M OF KING EDWARD SKYTRAIN STATION AND PROVIDES AT-GRADE COMMERCIAL USE

TRANSIT-ORIENTED AREA - KING EDWARD STATION

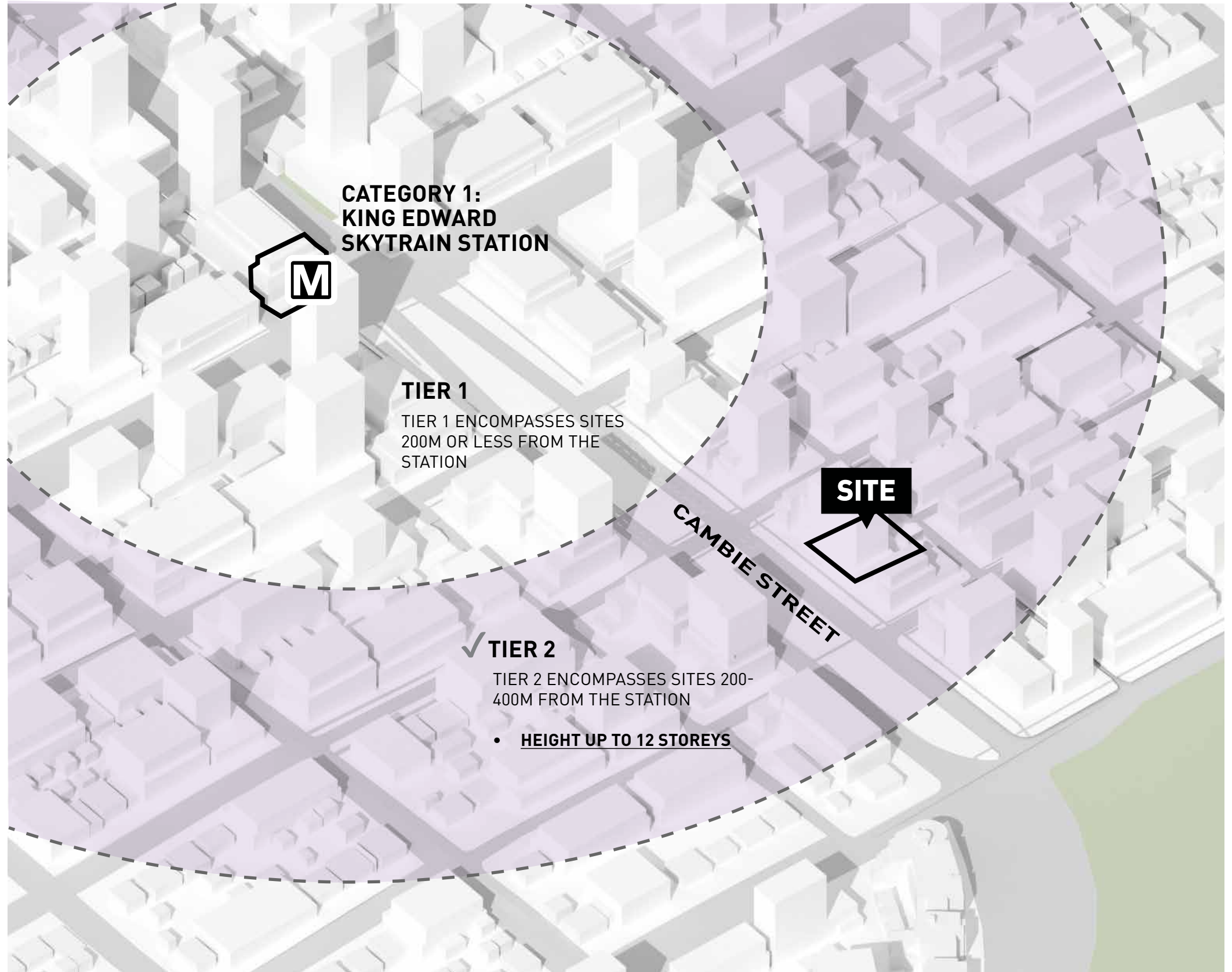


<https://council.vancouver.ca/20240626/documents/cfsc1.pdf>

3.2 TRANSIT-ORIENTED AREAS

SITE IS LOCATED IN A TIER 2 TRANSIT-ORIENTED AREA UNDER THE TOA POLICY.

PROJECT MEETS POLICY GUIDELINES AT 12 STOREYS



3.3 CAMBIE CORRIDOR PLAN

PROJECT FOLLOWS CAMBIE CORRIDOR PLAN'S OVERARCHING PRINCIPLES:

PRINCIPLE 1

Provide Land Use that Optimizes the Investment in Transit

PROPOSAL:

- ✓ PROPOSAL IS LOCATED TWO BLOCKS FROM KING EDWARD SKYTRAIN STATION, PROVIDING HOUSING AND JOB SPACE FOR THE MISSING MIDDLE - OPTIMIZING THE CITY'S INVESTMENT IN TRANSIT.

PRINCIPLE 2

Provide a Complete Community

PROPOSAL:

- ✓ A RANGE OF SMALL TO MEDIUM UNITS TO OWN CLOSE TO TRANSIT IN AN AMENITY-RICH NEIGHBOURHOOD ALLOW THIS DEVELOPMENT TO CONTRIBUTE TO A COMPLETE COMMUNITY.

PRINCIPLE 3

Create a Walkable and Cycleable Corridor of Neighbourhoods Seamlessly Linked to Public Transit

PROPOSAL:

- ✓ PROJECT IS LOCATED 280M FROM KING EDWARD SKYTRAIN STATION, AND IS CLOSE TO A BIKE LANE, LOCAL SHOPS AND SERVICES, CREATING A VERY WALKABLE NEIGHBOURHOOD.

PRINCIPLE 4

Focus Intensity, Mix and Community Activity at Stations

PROPOSAL:

- ✓ PROJECT PROVIDES CRU AND A VARIETY OF SMALL TO MEDIUM UNITS TO OWN IN A NEIGHBOURHOOD WITH READILY ACCESSIBLE AMENITIES, FOCUSING THE INTENSITY OF COMMUNITY ACTIVITY NEAR MAJOR TRANSIT STATIONS.

PRINCIPLE 5

Balance City-Wide and Regional Goals with the Existing Community and its Context

PROPOSAL:

- ✓ PROJECT RESPONDS TO CAMBIE CORRIDOR GOALS, WHILE LOOKING AT LARGER, REGIONAL GOALS SUCH AS THE VANCOUVER PLAN, PROVINCIAL TRANSIT-ORIENTED AREAS, GREENEST CITY ACTION PLAN AND THE GROWING CONTEXT SURROUNDING SKYTRAIN STATIONS.

PRINCIPLE 6

Ensure Job Space and Diversity

PROPOSAL:

- ✓ LIVING CLOSE TO TRANSIT ALLOWS FOR CAR-FREE COMMUTING TO A WIDER RANGE OF WORKPLACES.
PROJECT INTRODUCES NEW JOB OPPORTUNITIES TO THE AREA BY PROVIDING AT-GRADE CRU.

3.3 CAMBIE CORRIDOR PLAN

PROPOSAL FOLLOWS CAMBIE CORRIDOR BUILT-FORM GUIDELINES FOR MIXED-USE BUILDINGS ON ARTERIALS (4-22 STOREYS)

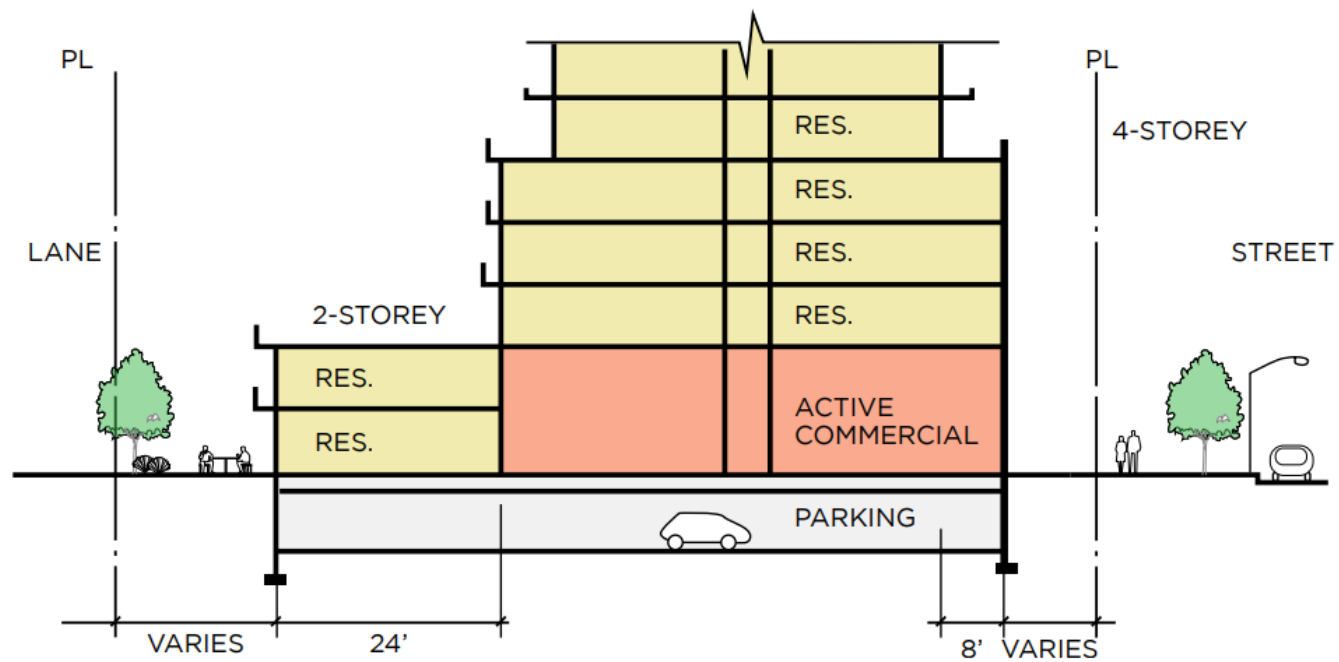


Figure 5.11: Representative section of townhouse at the lane with a step back above the 4th storey

PURPOSE & EXECUTIVE SUMMARY

Mixed-use buildings play a key role in providing shops and services to Corridor residents. Arterial sites provide opportunities for greater height and density associated with these retail areas. These areas should provide an appropriate street scale and continuous street enclosure and pedestrian interest.

BUILDING HEIGHT

5.2.2 An additional partial storey may be permitted for common rooftop amenity spaces if contiguous with common outdoor amenity space. Additional height should be stepped back from all building edges to minimize the appearance from ground level. Building construction methods must be considered to enable this opportunity.

PROPOSAL:

- ✓ PROJECT PROPOSES INDOOR AND OUTDOOR ROOFTOP AMENITY SPACE, STEPPED BACK FROM BUILDING EDGES

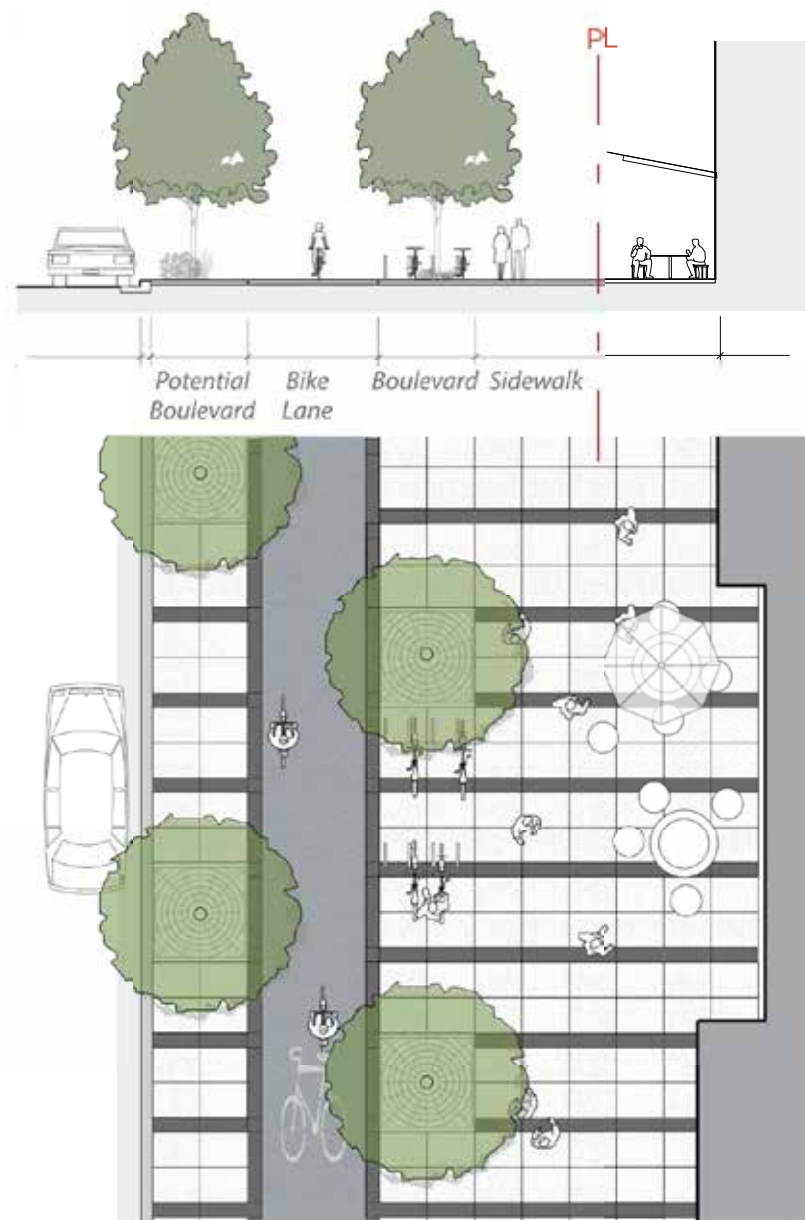
5.2.11 Where possible, a minimum of 10.7m (35ft) interior depth for commercial spaces is desired in addition to commercial servicing and circulation being provided.

PROPOSAL:

- ✓ PROPOSAL PROVIDES 42' DEPTH FOR AT-GRADE COMMERCIAL SPACES

3.3 CAMBIE CORRIDOR PLAN

PROPOSAL WILL FOLLOW CAMBIE CORRIDOR PUBLIC REALM GUIDELINES FOR COMPLETE COMMERCIAL STREETS



COMPLETE STREET: COMMERCIAL

3.6.3 Commercial complete streets should support access to local services for individuals of all ages, abilities, and transportation modes. This includes the ongoing provision of short-term on-street parking, designated pick-up and drop-off zones at key points, and adequate bicycle parking. The urban boulevard separating the cycling lane from the roadway should be landscaped where appropriate, except where on-street parking is present. In certain cases, additional space may need to be secured through dedications or statutory rights-of-way.

PROPOSAL:

- ✓ PROPOSAL WILL ACTIVATE COMMERCIAL STREETFRONT BY PROVIDING LANDSCAPED BOULEVARD, BIKE LANE AND INTEGRATED STREET DESIGN ELEMENTS.

PLANTING ALONG COMPLETE STREETS

4.1.3 Complete Streets in the Cambie Corridor present a valuable opportunity to enhance planting conditions through road reconstruction, select appropriate tree species for specific locations, and explore options for rainwater management and planting at ground level.

Where space allows for a second boulevard between cycling and vehicle travel lanes, trees should be selected from the columnar species listed in the Neighbourhood Plant Lists (see 4.1.4). If trees are not used in this area, low-maintenance shrubs and grasses should be included instead. This landscaped buffer will enhance visual appeal and provide additional separation from traffic.

PROPOSAL:

- ✓ PROPOSAL WILL ENHANCE THE CAMBIE CORRIDOR WITH CONTINUOUS LANDSCAPE BUFFERS ALONG THE COMMERCIAL STREETFRONT.

<https://guidelines.vancouver.ca/policy-plan-cambie-corridor-public-realm.pdf>

NOTE - PUBLIC REALM UPGRADES WILL BE INTEGRATED INTO PROJECT AT DEVELOPMENT PERMIT STAGE

3.4 HOUSING VANCOUVER STRATEGY

PROPOSAL PROVIDES DENSITY IN CLOSE PROXIMITY TO A TRANSIT HUB

“ENCOURAGE THE DISTRIBUTION OF ACCEPTABLE HOUSING FORMS AND AFFORDABLE SHELTER COSTS EQUALLY AMONG ALL RESIDENTIAL NEIGHBOURHOODS OF VANCOUVER RATHER THAN CONCENTRATING THEM IN A FEW AREAS.”

- Land Use and Development Policies and Guidelines *AFFORDABLE HOUSING POLICIES*

CHAPTER 3: THE RIGHT SUPPLY

Strategy 2: Advance transformation of low-density neighbourhoods to increase supply, affordability, and variety of housing options

CHAPTER 9: EXPEDITING AND IMPROVING CITY PROCESSES FOR HOUSING DEVELOPMENT

Strategy 3: Enable the transformation of low-density neighbourhoods

PROPOSAL:

- ✓ PROJECT PROPOSES A HIGHER DENSITY HOUSING DEVELOPMENT IN CLOSE PROXIMITY TO RAPID TRANSIT NETWORKS

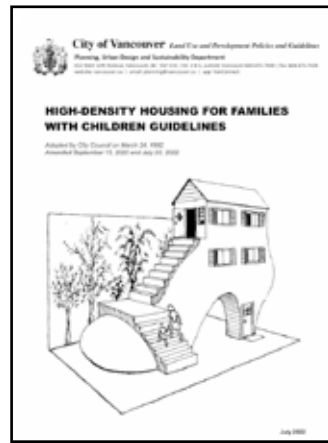
PROPOSAL:

- ✓ PROPOSAL PROVIDES ADDED DENSITY IN AN AREA RICH WITH AMENITIES AND PUBLIC FACILITIES.

A RANGE OF UNIT MIXES THAT ALLOW YOUNG FAMILIES AND RESIDENTS TO USE THESE RESOURCES WILL ALLOW FOR A MORE INCLUSIVE, TRANSFORMED NEIGHBOURHOOD

3.4 HOUSING VANCOUVER STRATEGY

OTHER POLICIES CONSIDERED FOR THIS PROPOSAL UNDER THE HOUSING VANCOUVER STRATEGY:



✓ HIGH DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES (1992, AMENDED 2022)



✓ COMMUNITY AMENITY CONTRIBUTIONS FOR REZONINGS (1999, AMENDED 2023)



✓ FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS (2016)



✓ PUBLIC ART POLICY AND PROCEDURES FOR REZONED DEVELOPMENTS (2014)



✓ URBAN AGRICULTURE GUIDELINES FOR THE PUBLIC REALM (2009)

3.5 VANCOUVER PLAN 2050

VANCOUVER PLAN SUGGESTS A HIGHER DENSITY TO BE LOCATED AROUND KING EDWARD SKYTRAIN STATION

DIRECTION L1.5.1 HOUSING

Protect and renew existing affordable housing and expand opportunities for diverse housing options with an emphasis on purpose-built market and below-market rental and social housing.

PROPOSAL:

- ✓ PROPOSAL AIMS TO PROVIDE DIVERSE HOUSING OPTIONS THROUGH A RANGE OF MARKET HOUSING UNIT SIZES.

DIRECTION L1.5.5 BUILT FORM

Aim for a more distributed (versus concentrated) pattern of development that allows for mid to high-rise buildings (generally 12-18 storeys, with taller buildings in strategic locations) close to the station and also off of main streets.

PROPOSAL:

- ✓ WITH CLOSE PROXIMITY TO KING EDWARD SKYTRAIN STATION, PROPOSAL AIMS TO PROVIDE A 12-STOREY MARKET RESIDENTIAL TOWER ON ARTERIAL CAMBIE ST.

DIRECTION L1.5.6 BUILT FORM

Allow for a mix of building types and tenures on every block with heights and densities generally decreasing further from the station.

PROPOSAL:

- ✓ PROJECT PROPOSES A 12 STOREY MARKET RESIDENTIAL TOWER WITH CRU, CLOSE TO KING EDWARD SKYTRAIN STATION

DIRECTION L1.5.7 TRANSIT INTEGRATION

Give consideration to greater heights and densities to offset the costs and challenges of station-integrated development. Incorporate ample, quality plaza and public space enhanced by walking and biking routes to connect people to the station area.

PROPOSAL:

- ✓ PROJECT IS LOCATED A 5-MINUTE WALK AWAY FROM KING EDWARD SKYTRAIN STATION. DESIGN AIMS FOR A 5.49 FSR 12 STOREY TOWER, WITH CRU AND 101 HOUSING UNITS

DIRECTION L1.5.9 NATURE

Ensure parks, open space, streets and private developments strongly consider ecological function and provide opportunities to enjoy nature with special consideration for durable landscapes that can thrive.

PROPOSAL:

- ✓ PROJECT SITE IS CLOSELY SURROUNDED BY LARGE TREES WHICH HELP BRING ENHANCED LIVABILITY CLOSE TO NATURE FOR THE RESIDENTS.

PROPOSAL FOCUSES ON OUTDOOR LANDSCAPE AREA FACING CAMBIE ST AND LANE TO ENHANCE PUBLIC AND PRIVATE REALM.

3.5 VANCOUVER PLAN 2050

EXAMPLES OF BUILDING TYPES IN RAPID TRANSIT AREAS



DETACHED HOUSING DUPLEX
1-3 STOREYS



MID-RISE
7-12 STOREYS



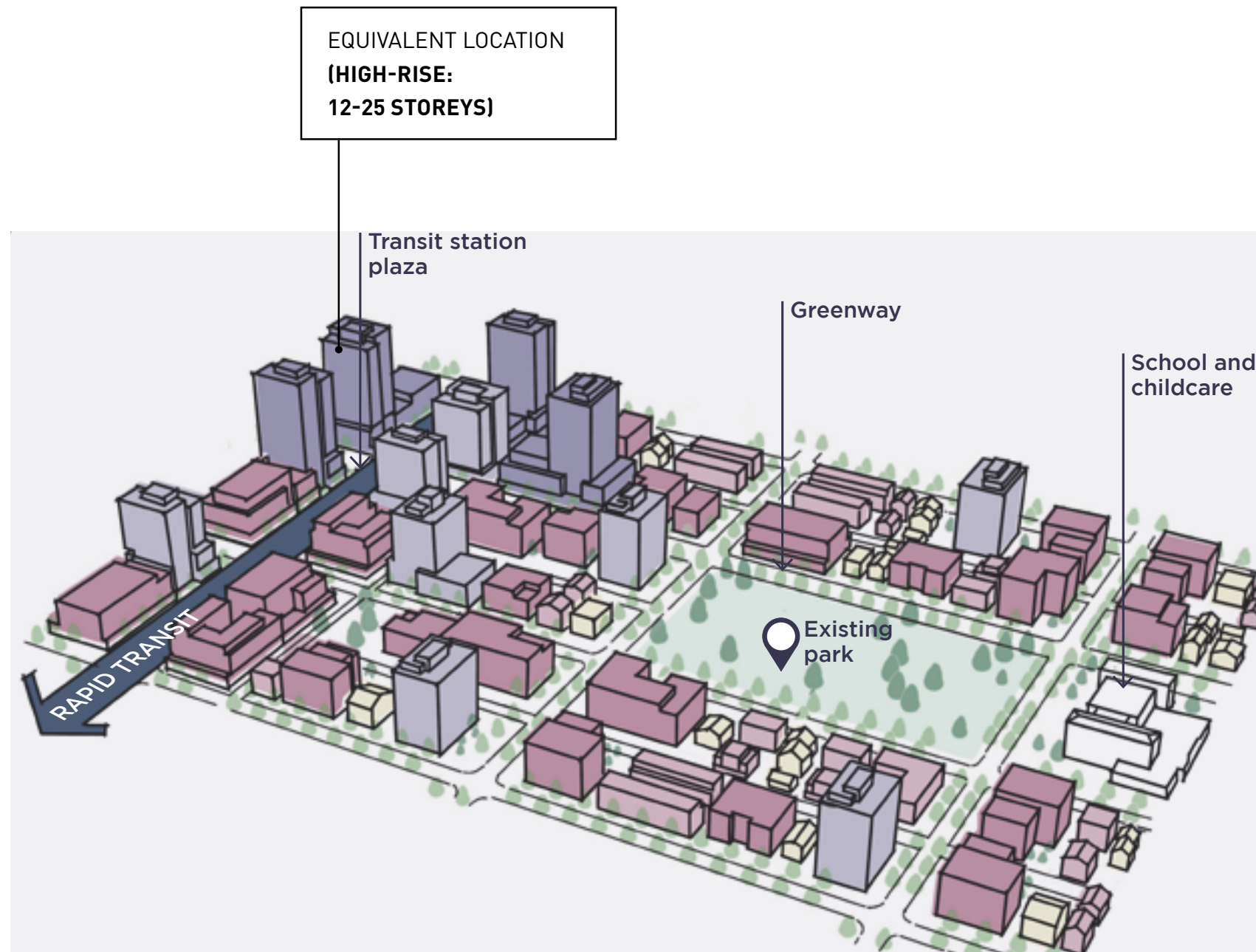
MULTIPLEXES + TOWNHOUSES
1-3 STOREYS



HIGH-RISE
12-25 STOREYS
(PROPOSED)



LOW-RISE
3-6 STOREYS



<https://vancouver.ca/files/cov/vancouver-plan.pdf>

An aerial photograph of a city at dusk. The foreground is dominated by a large, dense forest of evergreen trees. In the middle ground, a large, modern building with a distinctive curved facade and a prominent tower is visible. The background shows a sprawling cityscape with numerous lights and buildings, extending to the horizon under a sky with a warm, orange glow from the setting sun. The text "4 SUSTAINABILITY" is overlaid in white, bold, sans-serif font on the left side of the image.

4 SUSTAINABILITY

4.1 GREEN BUILDING POLICY FOR REZONING

PROJECT WILL MEET OR EXCEED VANCOUVER'S GREEN BUILDING REQUIREMENTS

GREEN BUILDINGS POLICY FOR REZONINGS (2010, AMENDED 2023)

The project submission will meet the requirements for building sustainability set by the Vancouver Green Buildings Policy, amended in 2023:

1. REPORTING OF GREEN AND RESILIENT BUILDING MEASURES

- 1.1) Energy & Emissions Performance Limits
- 1.2) Embodied Carbon Limits
- 1.3) Resilient Buildings Planning Worksheet

PROPOSAL:

✓ PROPOSAL WILL MEET REQUIREMENTS AND PROVIDES REPORT FOR GREEN AND RESILIENT BUILDING MEASURES

2. ENHANCED COMMISSIONING

PROPOSAL:

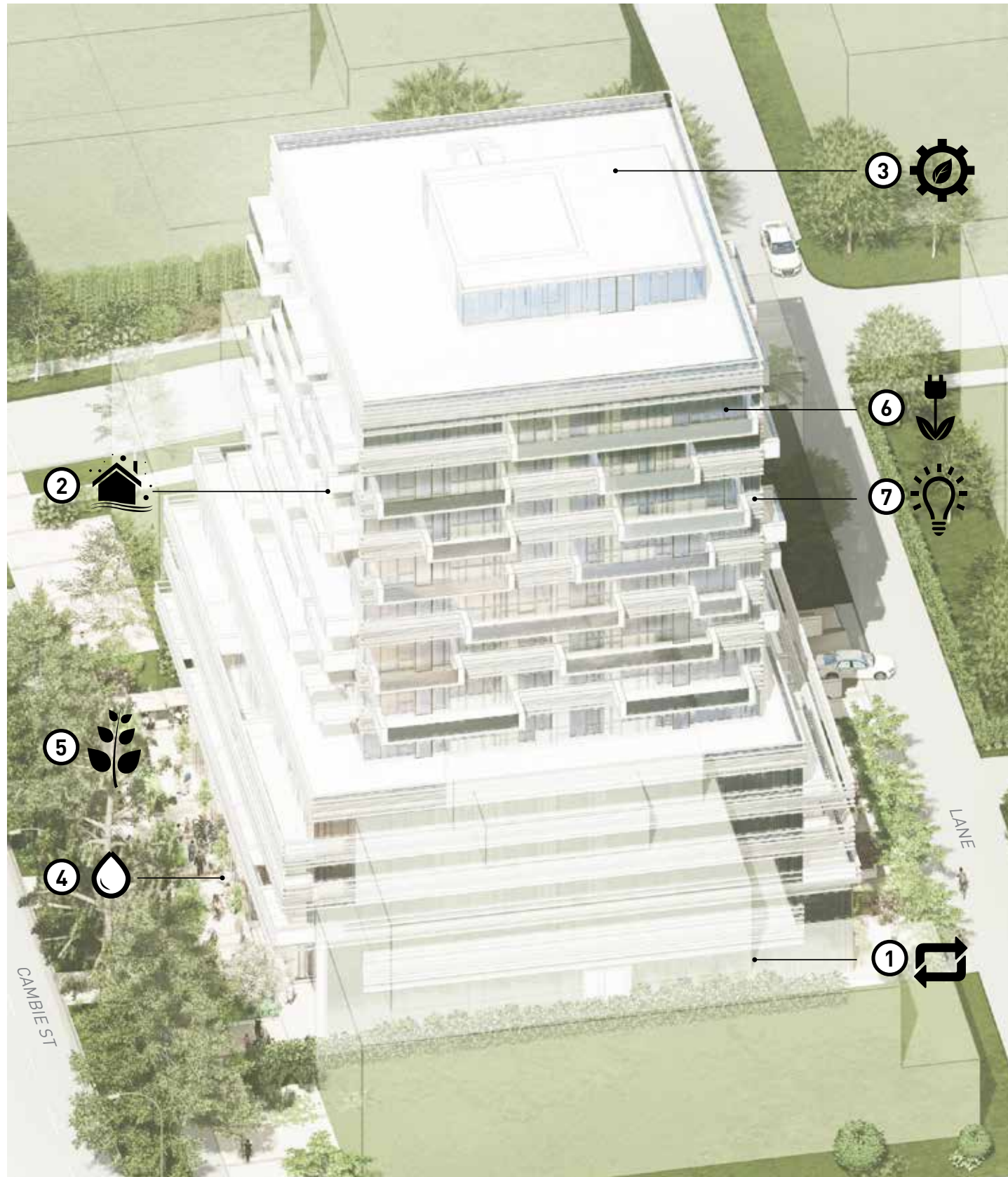
✓ PROJECT WILL MEET OR EXCEED POLICY REQUIREMENT

3. ENERGY SYSTEM SUB-METERING

PROPOSAL:

✓ PROJECT WILL MEET OR EXCEED POLICY REQUIREMENT

4.1 GREEN BUILDING POLICY FOR REZONING



PROJECT PROPOSES THE FOLLOWING STORM WATER MANAGEMENT STRATEGIES:

- ① Minimized concrete and parking systems below grade
- ② High Performance Envelope System (double glazing and insulated composite rainscreen exterior walls)
- ③ Energy Efficient Mechanical System (no emissions electrical system)
- ④ Low Flow Plumbing fixtures
- ⑤ Limited and drought-resistant landscaping
- ⑥ Energy efficient lighting and occupant sensors
- ⑦ Energy efficient appliances and fixtures

4.1 GREEN BUILDING POLICY FOR REZONING



PROJECT PROPOSES PASSIVE SYSTEMS WHICH CONTRIBUTE TO:

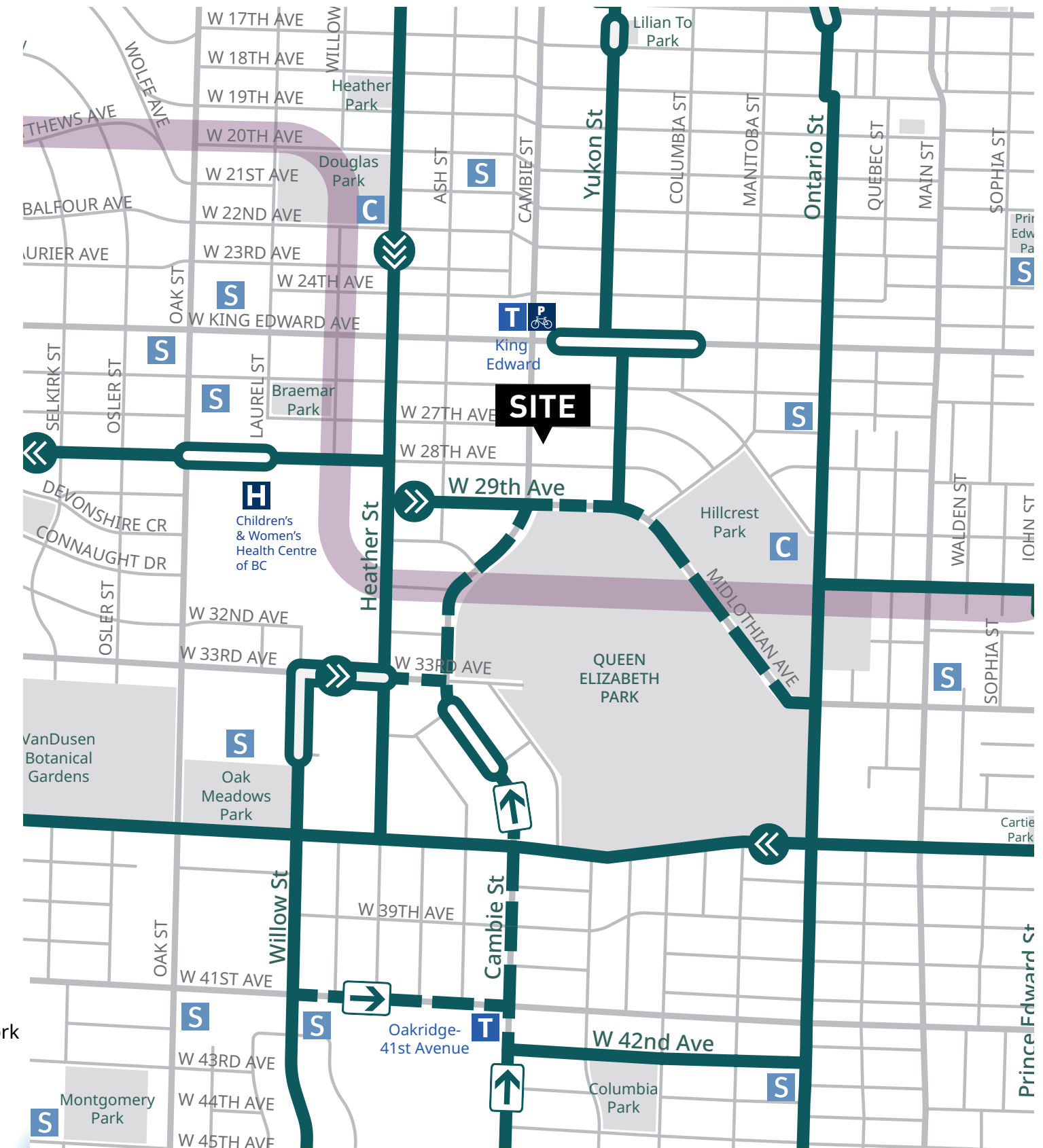
- ① **REDUCED GLARE**
Horizontal screens along building facade provide a passive shading system that reduces solar glare

- ② **REDUCED TRAFFIC NOISE**
Horizontal screens help buffer noise from traffic along Cambie St

4.2 TDM MEASURES

PROPOSAL SIGNIFICANTLY REDUCES NEW VEHICLE & VEHICLE PARKING NEEDS BY:

- BEING LOCATED 280M FROM KING EDWARD SKYTRAIN STATION (LOCATED IN TIER 2 TOA)
- PROVIDING SIGNIFICANT BIKE PARKING STALLS: 239 CLASS A AND 8 CLASS B STALLS
- OFFERING CLOSE ACCESS TO RAPID TRANSIT AND MAJOR BUS ROUTES
- PROVIDING TRANSIT FARE TO RESIDENTS VIA COMPASS FOR DEVELOPMENTS PROGRAM



Map Symbols

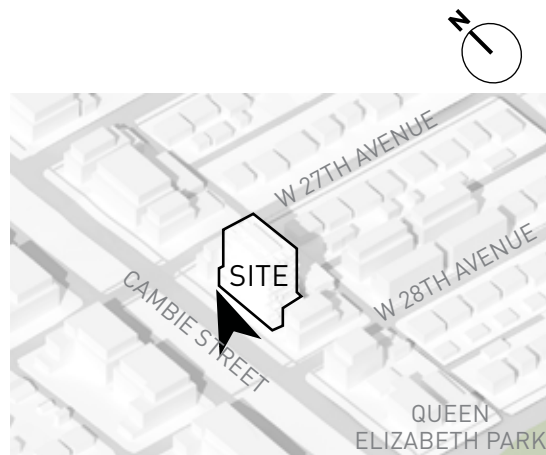
- Connected All Ages and Abilities (AAA) Network
- ⇨ Moderate Uphill Route
- ⇨⇨ Steep Uphill Route
- ⇨ One-Way Bike Route

An aerial photograph of a city at dusk. The foreground is dominated by a large, dense forest of evergreen trees. In the middle ground, a large, white, dome-shaped structure is visible. To the right, a multi-lane highway curves through the city, with cars visible. In the background, a city skyline is visible, including several tall buildings. The sky is a mix of blue and orange, indicating sunset. The text "5 PUBLIC REALM" is overlaid on the left side of the image.

5 PUBLIC REALM

5.1 PUBLIC REALM

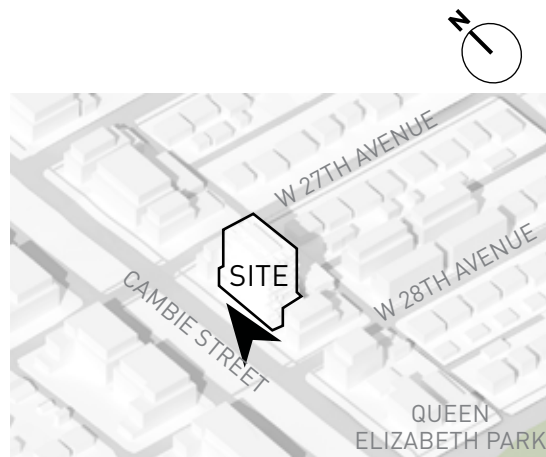
CRU ON CAMBIE ST LOOKING NORTHEAST



NOTE - PUBLIC REALM UPGRADES WILL BE INTEGRATED INTO PROJECT AT DEVELOPMENT PERMIT STAGE

5.1 PUBLIC REALM

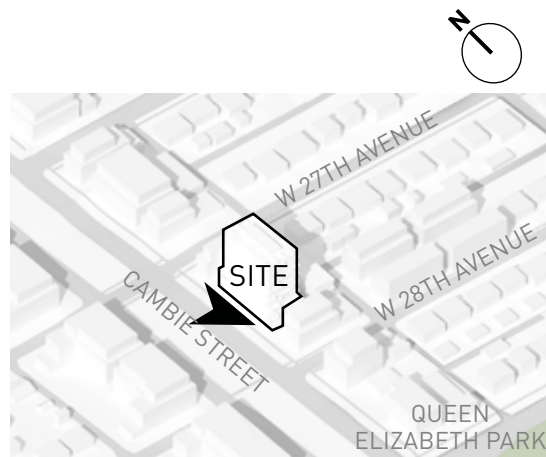
CRU ON CAMBIE ST LOOKING NORTH



NOTE - PUBLIC REALM UPGRADES WILL BE INTEGRATED INTO PROJECT AT DEVELOPMENT PERMIT STAGE

5.1 PUBLIC REALM

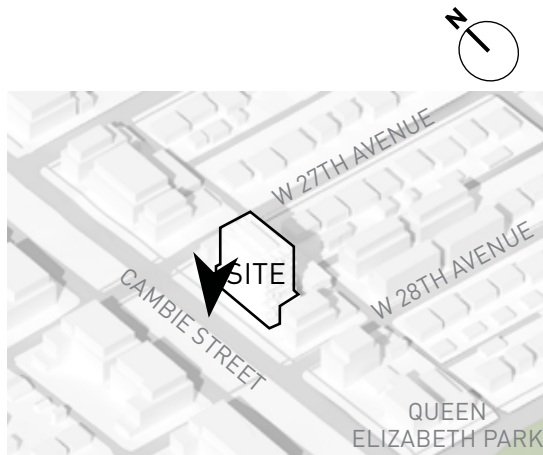
CRU ON CAMBIE ST LOOKING SOUTHEAST



NOTE - PUBLIC REALM UPGRADES WILL BE INTEGRATED INTO PROJECT AT DEVELOPMENT PERMIT STAGE

5.1 PUBLIC REALM

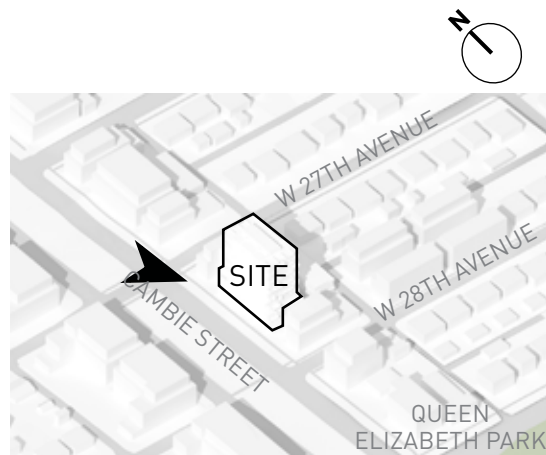
VIEW FROM CRU LOOKING ACROSS CAMBIE ST



NOTE - PUBLIC REALM UPGRADES WILL BE INTEGRATED INTO PROJECT AT DEVELOPMENT PERMIT STAGE

5.1 PUBLIC REALM

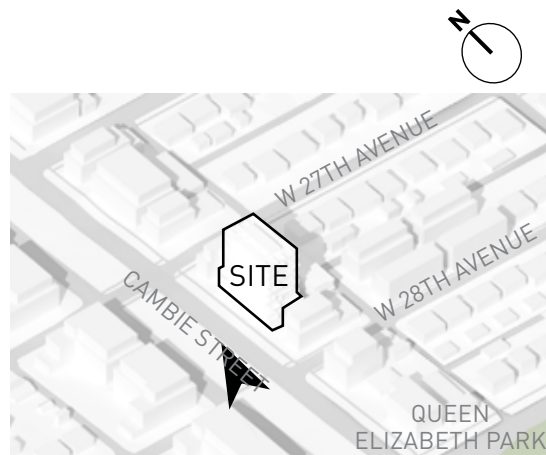
VIEW FROM W27TH AVE & CAMBIE ST



NOTE - PUBLIC REALM UPGRADES WILL BE INTEGRATED INTO PROJECT AT DEVELOPMENT PERMIT STAGE

5.1 PUBLIC REALM

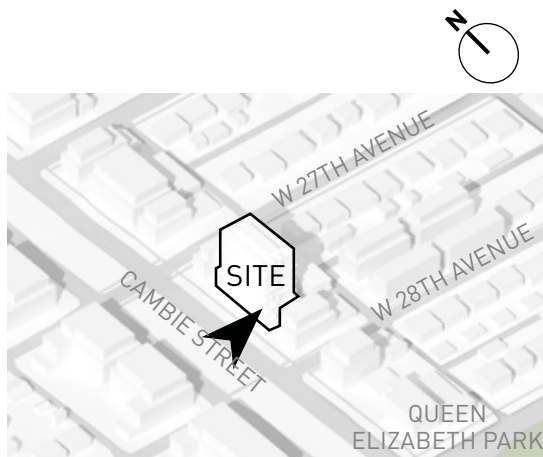
VIEW FROM CAMBIE ST LOOKING NORTHEAST



NOTE - PUBLIC REALM UPGRADES WILL BE INTEGRATED INTO PROJECT AT DEVELOPMENT PERMIT STAGE

5.1 PUBLIC REALM

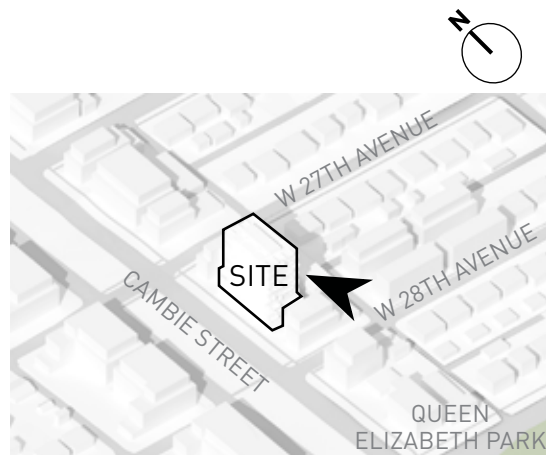
MAIN ENTRANCE ON CAMBIE ST



NOTE - PUBLIC REALM UPGRADES WILL BE INTEGRATED INTO PROJECT AT DEVELOPMENT PERMIT STAGE

5.1 PUBLIC REALM

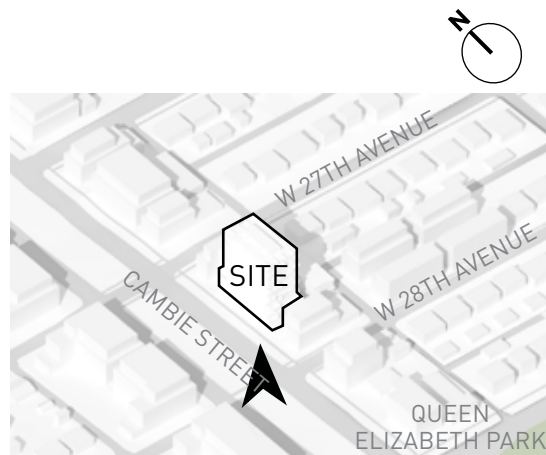
VIEW FROM LANE LOOKING SOUTHWEST



NOTE - PUBLIC REALM UPGRADES WILL BE INTEGRATED INTO PROJECT AT DEVELOPMENT PERMIT STAGE

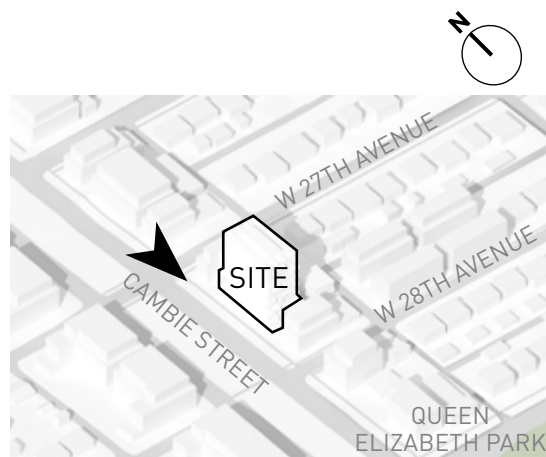
5.2 STREETVIEWS

VIEW FROM CAMBIE ST DIVIDER LOOKING NORTHEAST



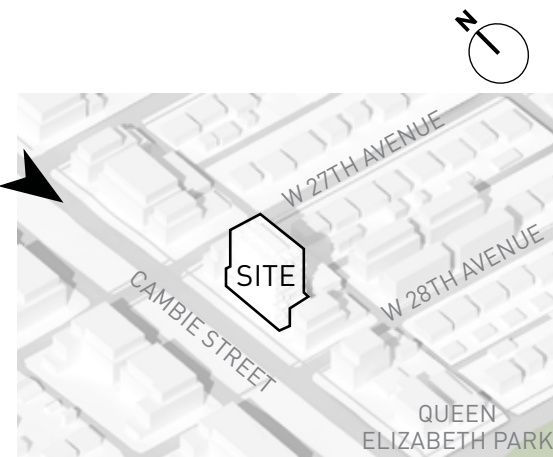
5.2 STREETVIEWS

CAMBIE ST. & 27TH AVE LOOKING SOUTH



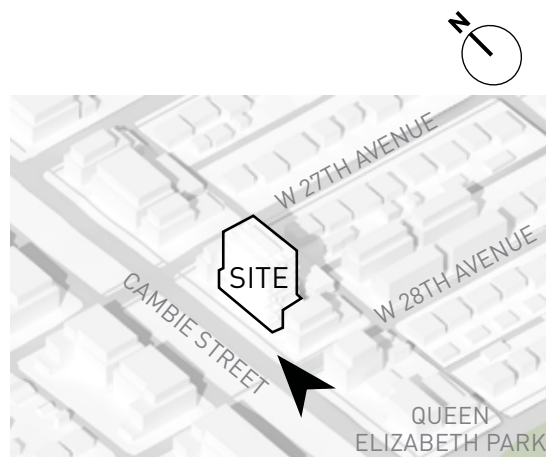
5.2 STREETVIEWS

CAMBIE ST. & W26TH LOOKING SOUTH



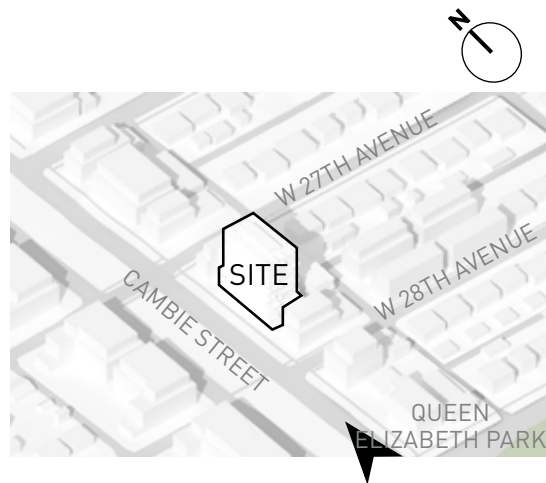
5.2 STREETVIEWS

CAMBIE ST. & 28TH AVE LOOKING NORTH



5.2 STREETVIEWS

CROSSING CAMBIE ST. LOOKING NORTHEAST



5.3 STREET ELEVATIONS



TREES TO SCALE.

WEST TOWER ELEVATION FROM CAMBIE ST



TREES TO SCALE.

EAST LANE BUILDING ELEVATION FROM LANE

5.3 STREET ELEVATIONS



TREES TO SCALE.

SOUTH ELEVATION FROM E 28TH AVE



TREES TO SCALE.

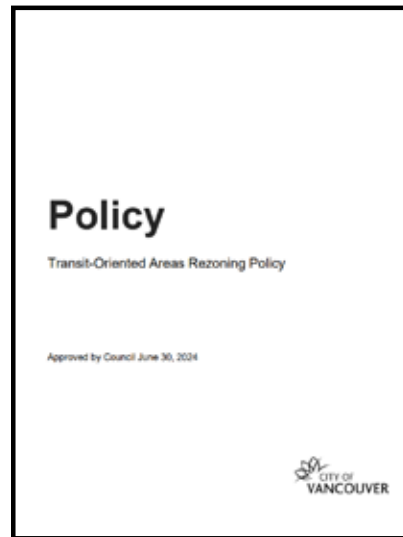
NORTH ELEVATION FROM E 27TH AVE

An aerial photograph of a city at dusk. The foreground is dominated by a large, dense forest of evergreen trees. In the middle ground, a large, white, dome-shaped structure is visible. To the right, a multi-lane highway curves through the city, with cars visible. In the background, a city skyline is visible, including several tall buildings. The sky is a mix of blue and orange, indicating sunset. The text "6 HEIGHT CONTEXT" is overlaid in white, bold, sans-serif font on the left side of the image.

6 HEIGHT CONTEXT

6.1 HEIGHT RATIONALE SUMMARY

PROJECT FOLLOWS HEIGHT ALLOWED IN TIER 2 TOA



TRANSIT-ORIENTED AREAS REZONING POLICY (2024)

ALLOWED: 12 STOREYS

PROPOSED: 12 STOREYS



VANCOUVER PLAN 2050 (2022)

SUGGESTED: 12-25 STOREYS

PROPOSED: 12 STOREYS

5.1 HEIGHT AND DENSITY

Rezoning applications will be considered based on the type of transit station and corresponding tier. Since the specified FSRs and building heights may not directly correspond to one another, the limit is whichever is achieved first.

TIER 2

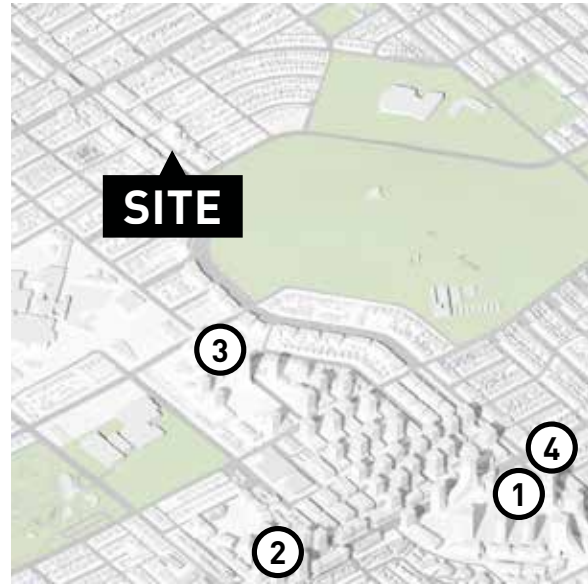
- 200-400m from a Skytrain Station
- Height up to 12 storeys
- Density up to 4.0 FSR

✓ PROJECT IS LOCATED IN A TIER 2 TOA AND PROPOSES 12 STOREYS

- ✓ PROPOSED HEIGHT IS WELL WITHIN CONTEXT OF NEW DEVELOPMENT IN THE ARE (SEE HEIGHT CONTEXT P.XX)
- ✓ SITE IS OUTSIDE OF ALL VIEWCONES

6.2 HEIGHT CONTEXT

PROJECT IS WITHIN SCALE OF NEARBY TOA DEVELOPMENT SITES:



OAKRIDGE TOWN CENTER DEVELOPMENT
(UP TO 52 STOREYS)

JEWISH COMMUNITY CENTRE
(UP TO 39 STOREYS)

HEATHERLANDS REZONING
(UP TO 28 STOREYS)

5740 CAMBIE ST DEVELOPMENT
(UP TO 27 STOREYS)

12 STOREYS
SITE



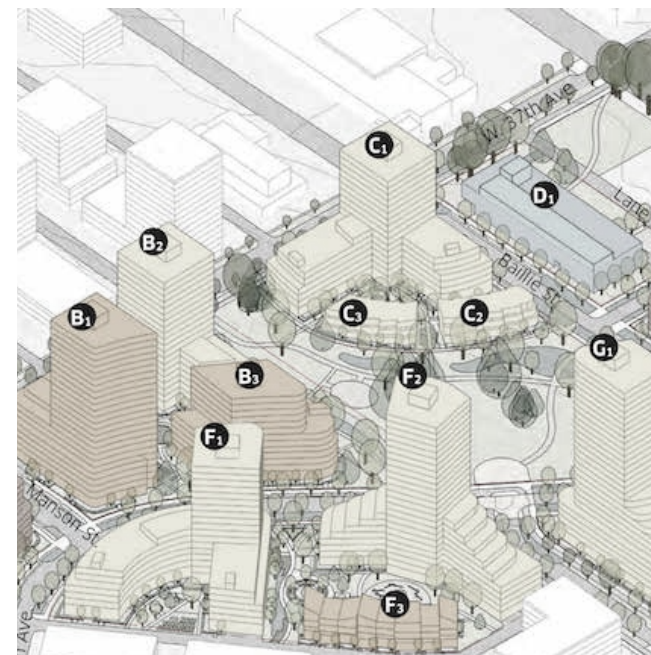
① OAKRIDGE TOWN CENTER DEVELOPMENT
(UP TO 52 STOREYS)

Mixed-use development, Oakridge-41st Avenue Skytrain Station



② JEWISH COMMUNITY CENTRE
(UP TO 26 STOREYS)

Mixed-use development, Oakridge-41st Avenue Skytrain Station



③ HEATHERLANDS REZONING
(UP TO 28 STOREYS)

Musqueam, Squamish, Tsleil-Waututh Nations (MST) Mixed-use development. Oakridge-41st Avenue Skytrain Station



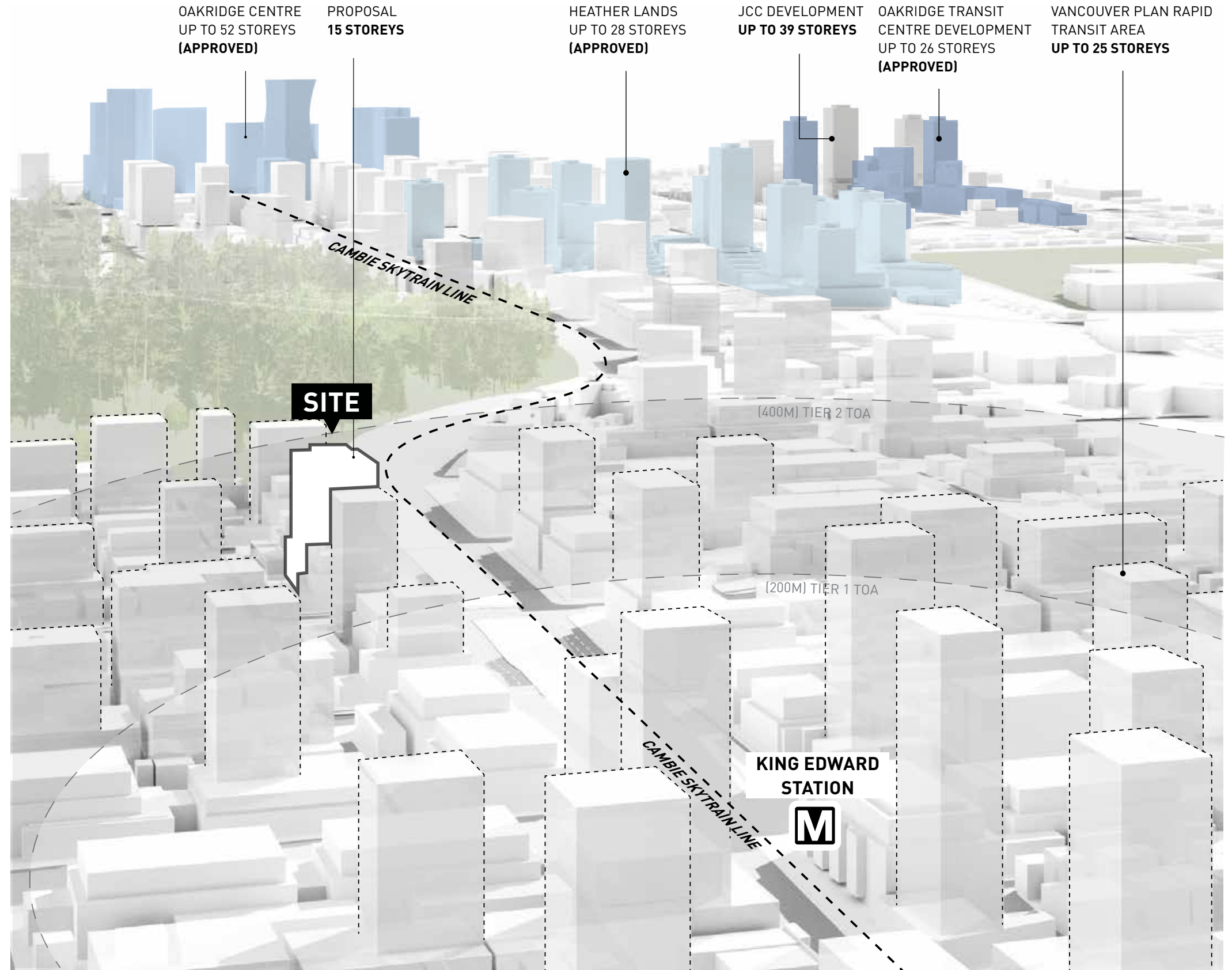
④ 5740 CAMBIE ST DEVELOPMENT
(UP TO 27 STOREYS)

Mixed-use development, Oakridge-41st Skytrain Station

6.3 TOA POLICY + CONTEXT

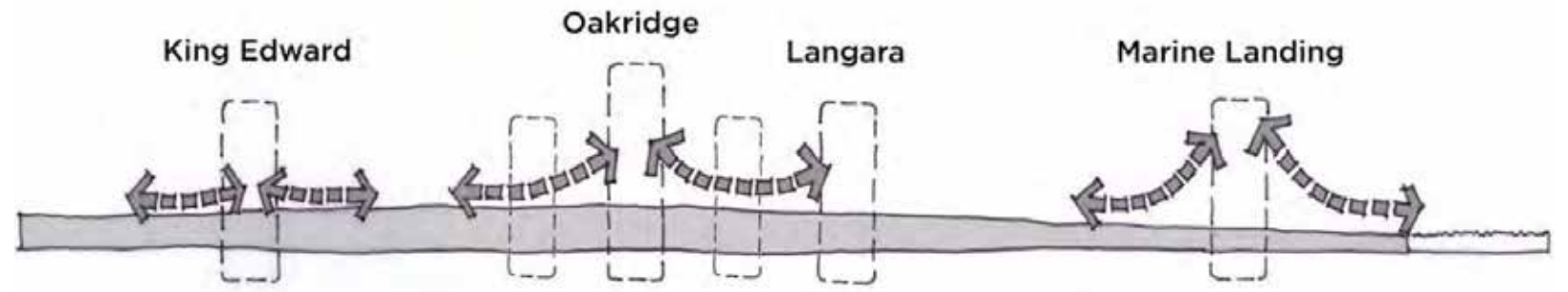
PROJECT HEIGHT MEETS THE TOA POLICY AND IS WELL BELOW HEIGHTS PROPOSED IN THE AREA

Future vision of Cambie Corridor Development in vicinity of King Edward Station as per guidelines of Vancouver Plan 2050

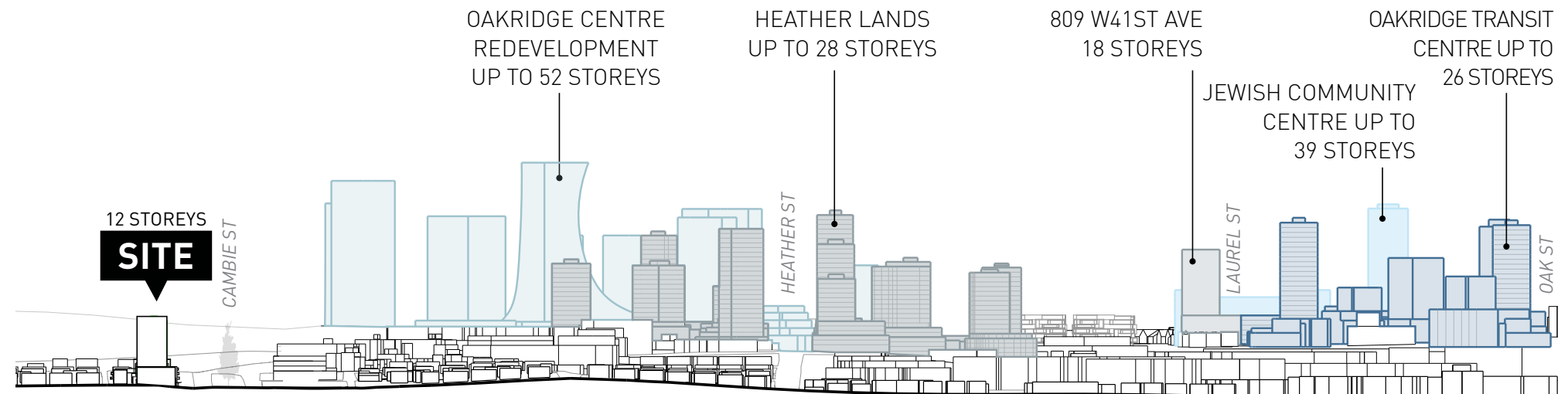


6.4 CONTEXTUAL STREET ELEVATION

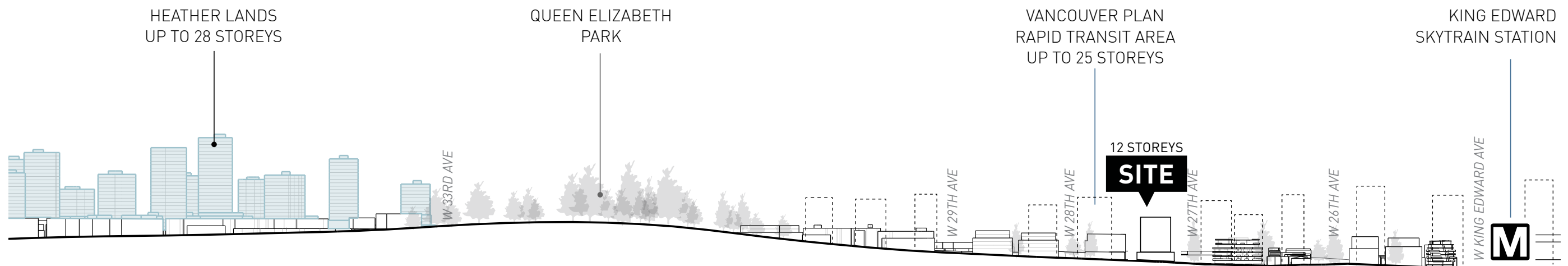
CAMBIE CORRIDOR PLAN'S SCHEMATIC SECTION INDICATING HEIGHT GRADATION EMANATING AROUND SKYTRAIN STATIONS



PG. 33, [HTTPS://GUIDELINES.VANCOUVER.CA/POLICY-PLAN-CAMBIE-CORRIDOR.PDF](https://guidelines.vancouver.ca/policy-plan-cambie-corridor.pdf)



EAST ELEVATION - CAMBIE ST



NORTH ELEVATION - W 27TH AVE

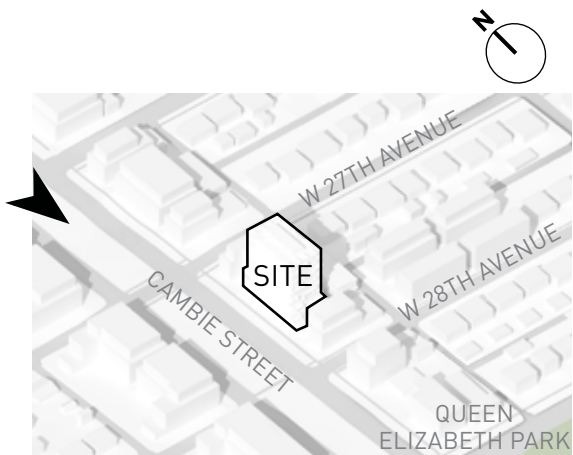
6.5 VIEW CONE ANALYSIS

SITE FALLS OUTSIDE THE QUEEN ELIZABETH VIEW CONE



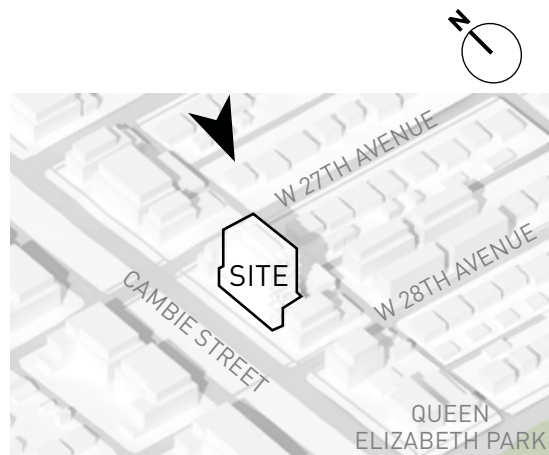
6.6 AERIAL VIEWS

LOOKING SOUTH
TOWARDS QUEEN
ELIZABETH PARK



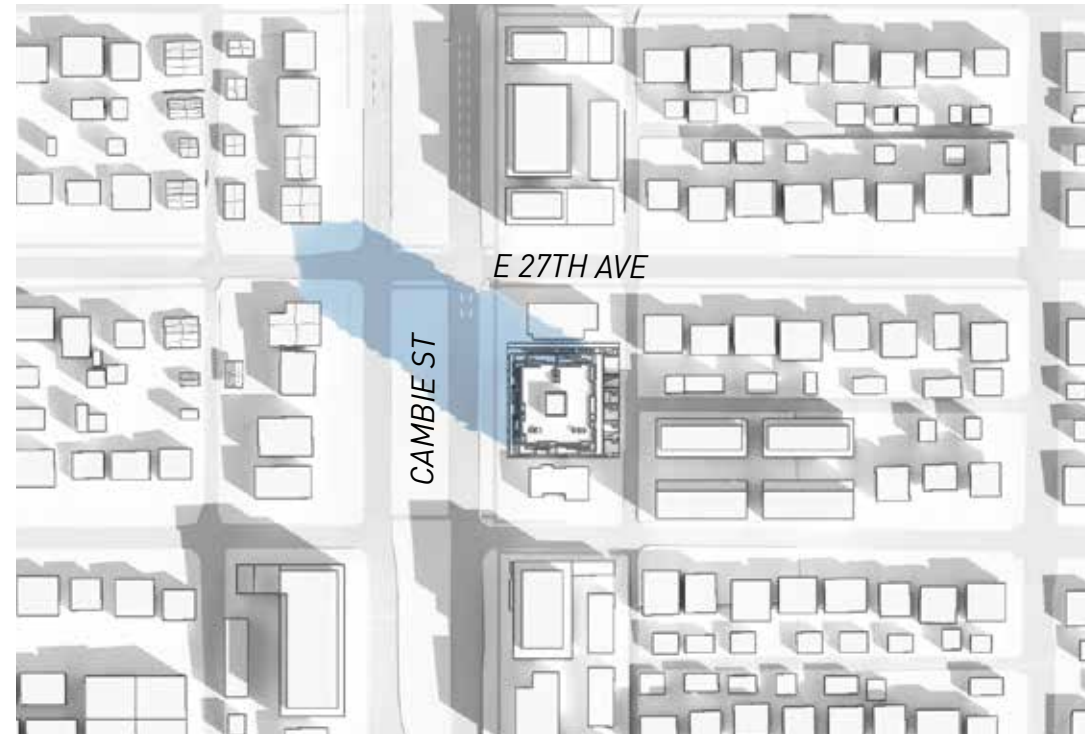
6.6 AERIAL VIEWS

LOOKING SOUTHWEST
TOWARDS QUEEN
ELIZABETH PARK

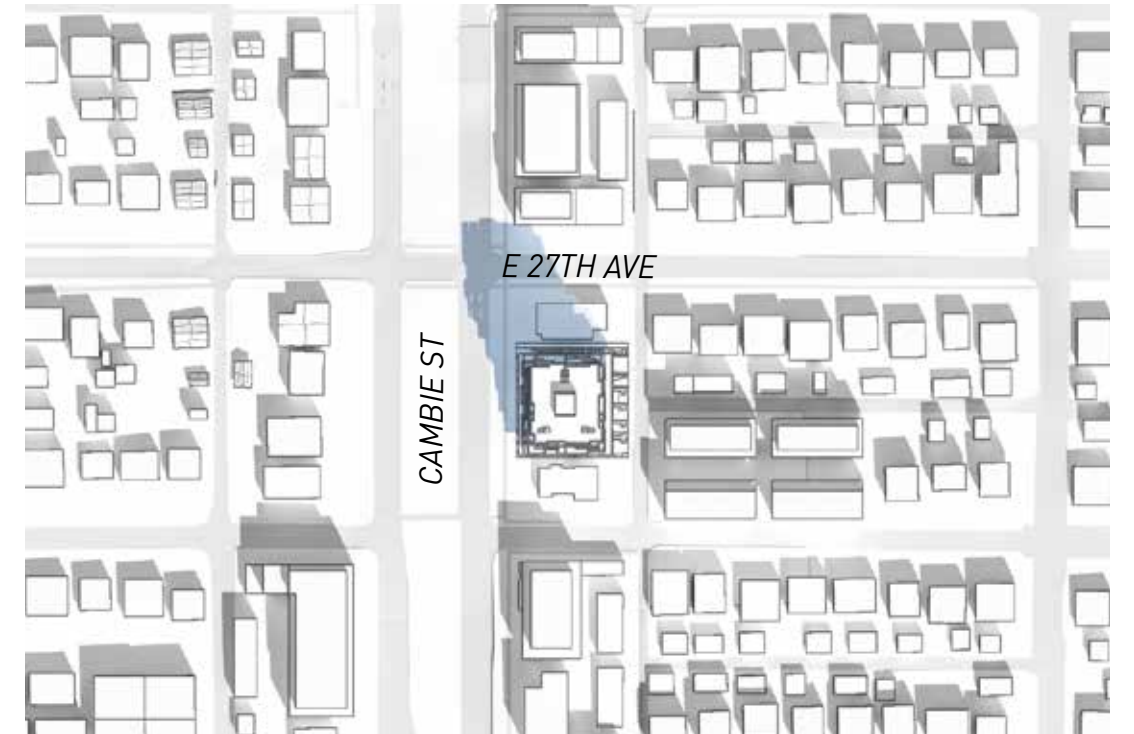


6.7 SHADOW STUDIES

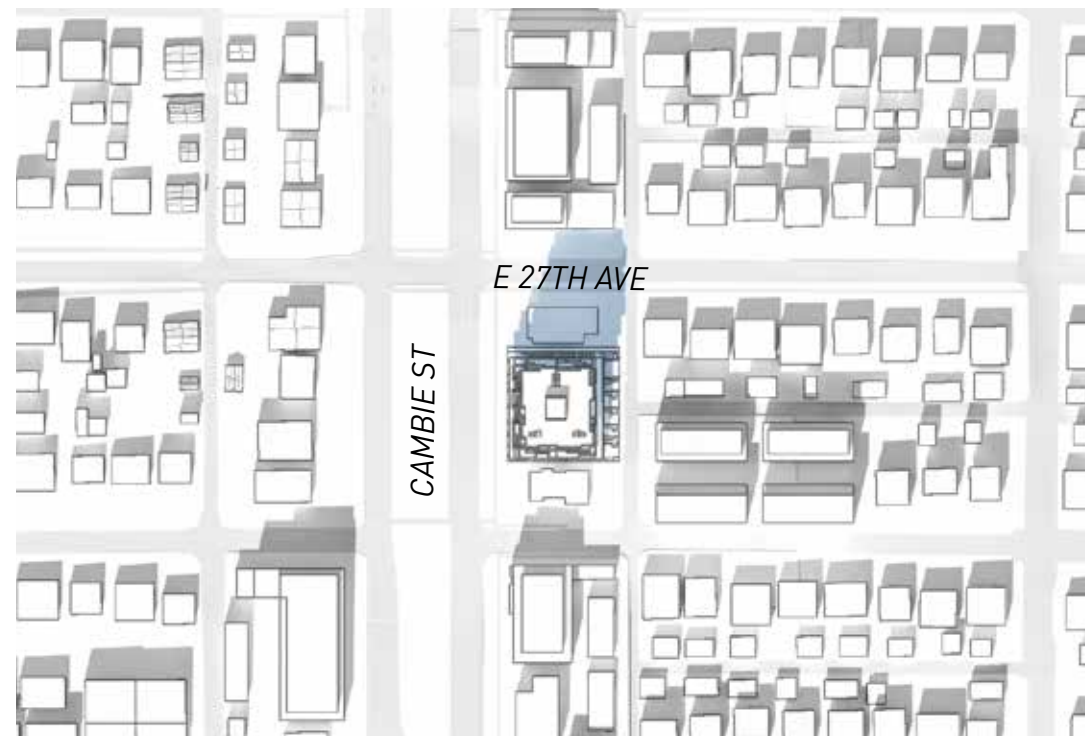
SPRING EQUINOX - PROJECT DOES NOT SHADOW ANY PARKS OR SCHOOLS



10 AM
(PDT: UTC-7:00)



12 PM



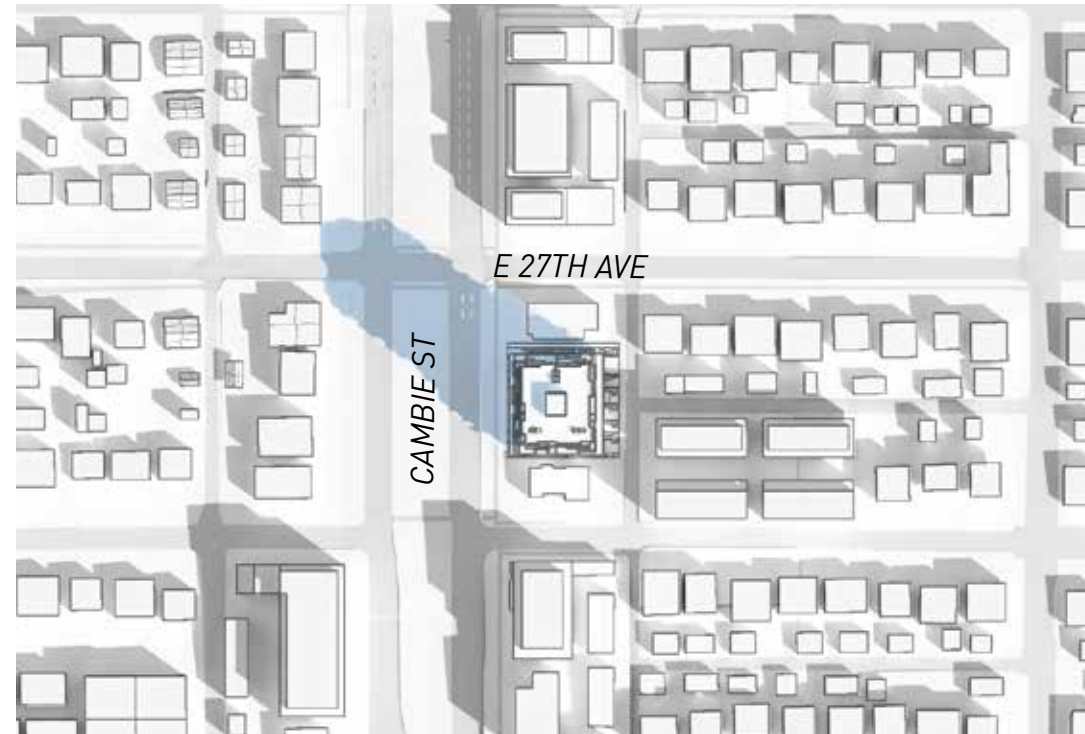
2 PM



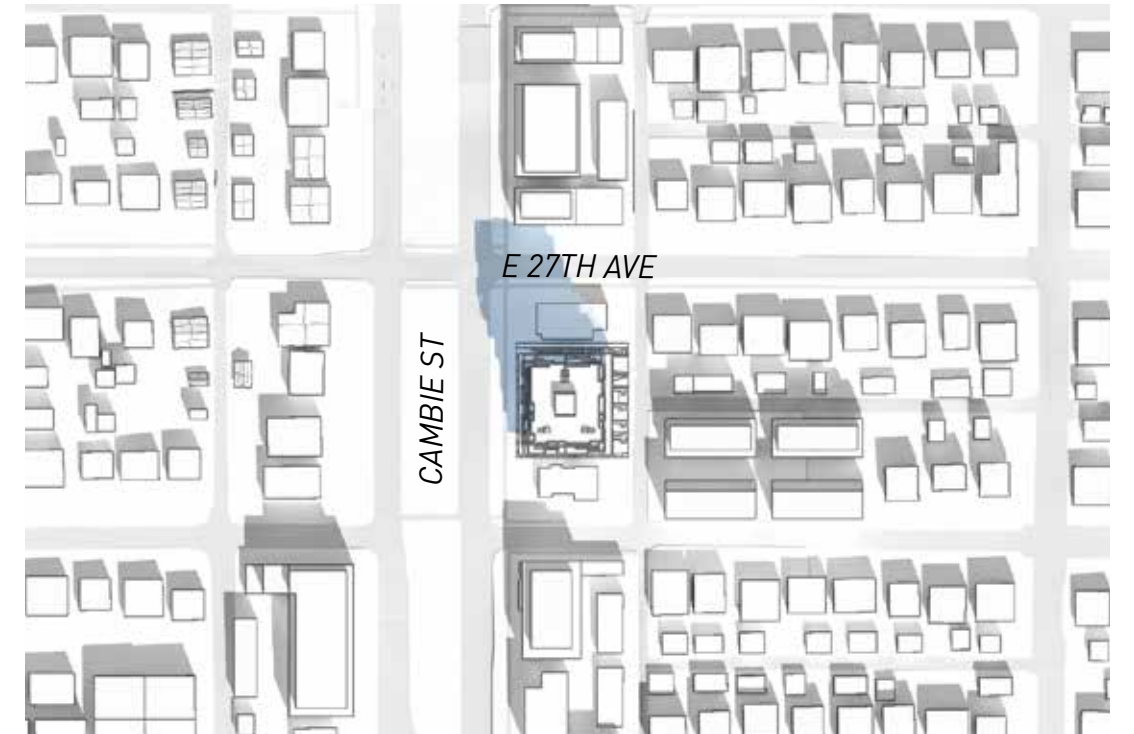
4 PM

6.7 SHADOW STUDIES

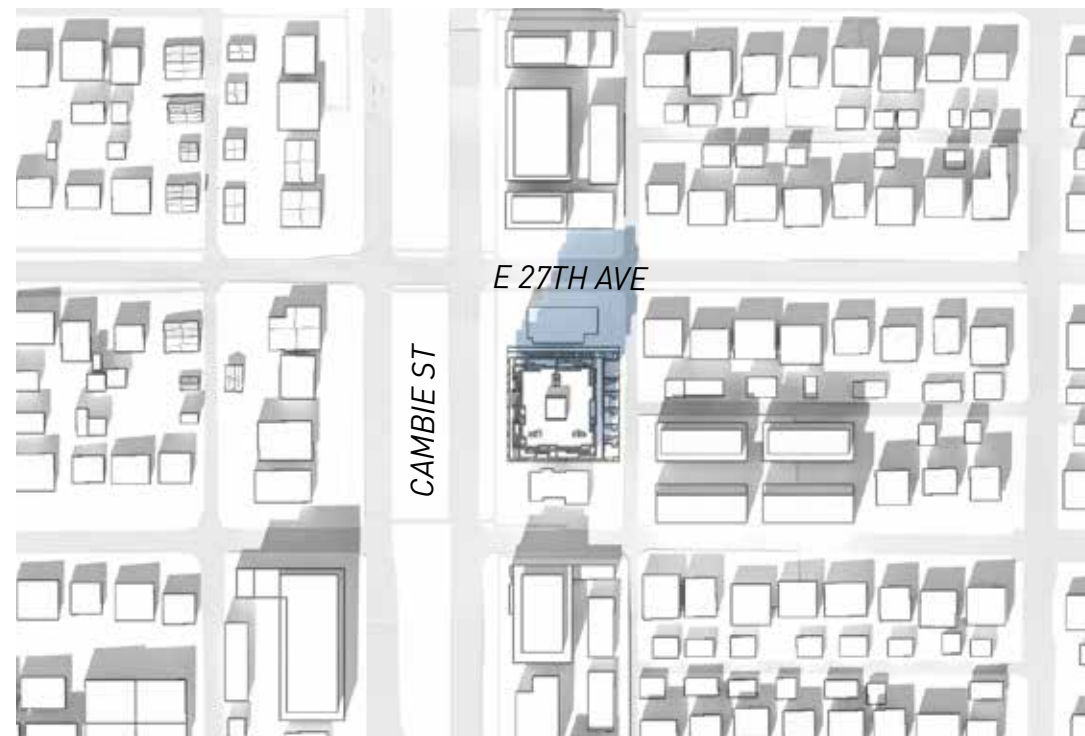
FALL EQUINOX - PROJECT DOES NOT SHADOW ANY PARKS OR SCHOOLS



10 AM
(PDT: UTC-7:00)



12 PM



2 PM



4 PM

An aerial photograph of a city at dusk. The foreground is dominated by a large, dense forest of evergreen trees. In the middle ground, a large, modern building with a curved facade and multiple levels is visible, surrounded by other urban structures. A road with traffic is visible in the lower right. The background shows a vast cityscape with numerous lights, extending to a distant horizon under a twilight sky. The text "7 DESIGN RATIONALE" is overlaid in white, bold, sans-serif font across the middle of the image.

7 DESIGN RATIONALE

7.1 INSPIRATION

THIS PROJECT IS VERY MUCH A “LANDSCAPE INTERVENTION”, A TOPOGRAPHY OF BUILT FORM SHAPED TO EXPRESS THE STRATIGRAPHIC ROCK LAYERS EVER-PRESENT IN QUEEN ELIZABETH PARK.

Inspired by the steadfast formations of stratigraphic rock layers in the Queen Elizabeth Park Quarry and the immediate area, this unique dedicated midblock proposal is connected to the timeless history of its context and place. While rooted in history, the architectural expression of the project is forward-looking, utilizing contemporary geometries, materials and building systems. We believe that it is this dialectic interplay of references to the historic landscape and an optimistic confidence in the future that create a powerful tension within the architectural expression of this project. Within this tension, four overriding architectural themes are strongly represented:

1 TOPOGRAPHICAL FORM:

Shaped by the once-vibrant Quarry, Queen Elizabeth Park has a unique personality and a confidence that is tied to its geography. This project is very much a “landscape intervention”, a topography of built form shaped to express the stratigraphic rock layers so powerfully ever-present in the Park.

2 STRATIGRAPHIC ROCK:

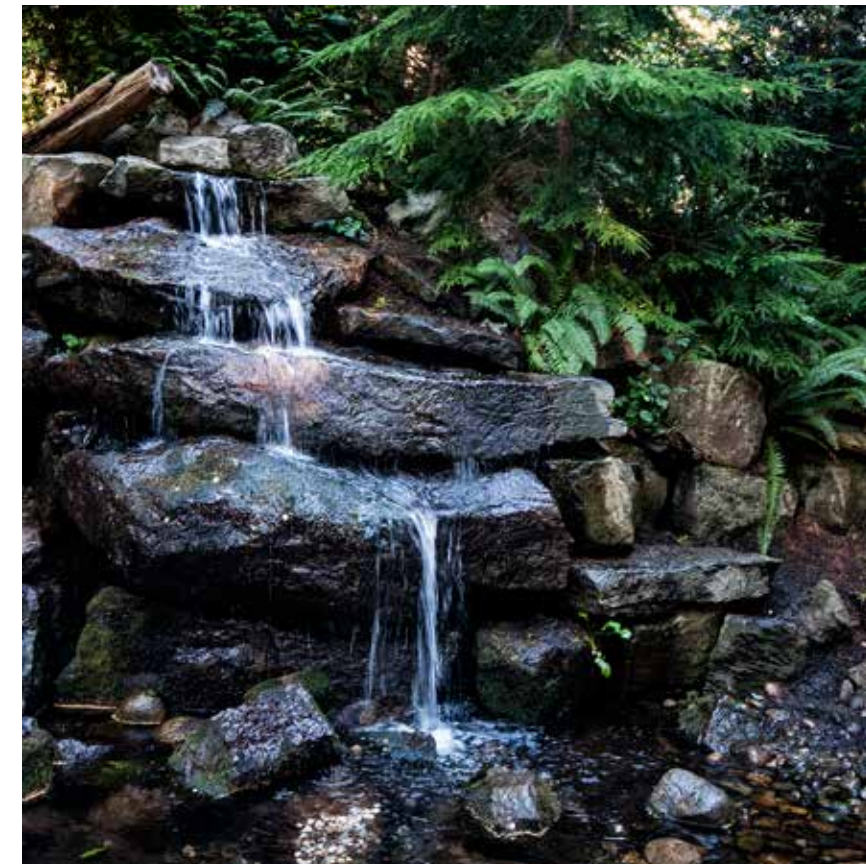
The massing of the proposal is divided into a series of clearly defined horizontal layers. Much like stratigraphic rock layers that build up a topography over time, these horizontal components of the proposed structure are distinctly articulated through the use of varying materials and detailing. Proposed as glass and board-formed effect cladding, the exterior envelope enhances the scale and proportion of the composition.

3 FRAGMENTATION:

To soften the architecture, the horizontal frames are fragmented by concrete upstands. This fragmentation enhances the layered expression of the façade recalling the natural stratigraphic rock formations of the Queen Elizabeth Park.



CAMBIE STREET'S HERITAGE BOULEVARD



NATURAL ROCK FORMATION AT QUEEN ELIZABETH PARK

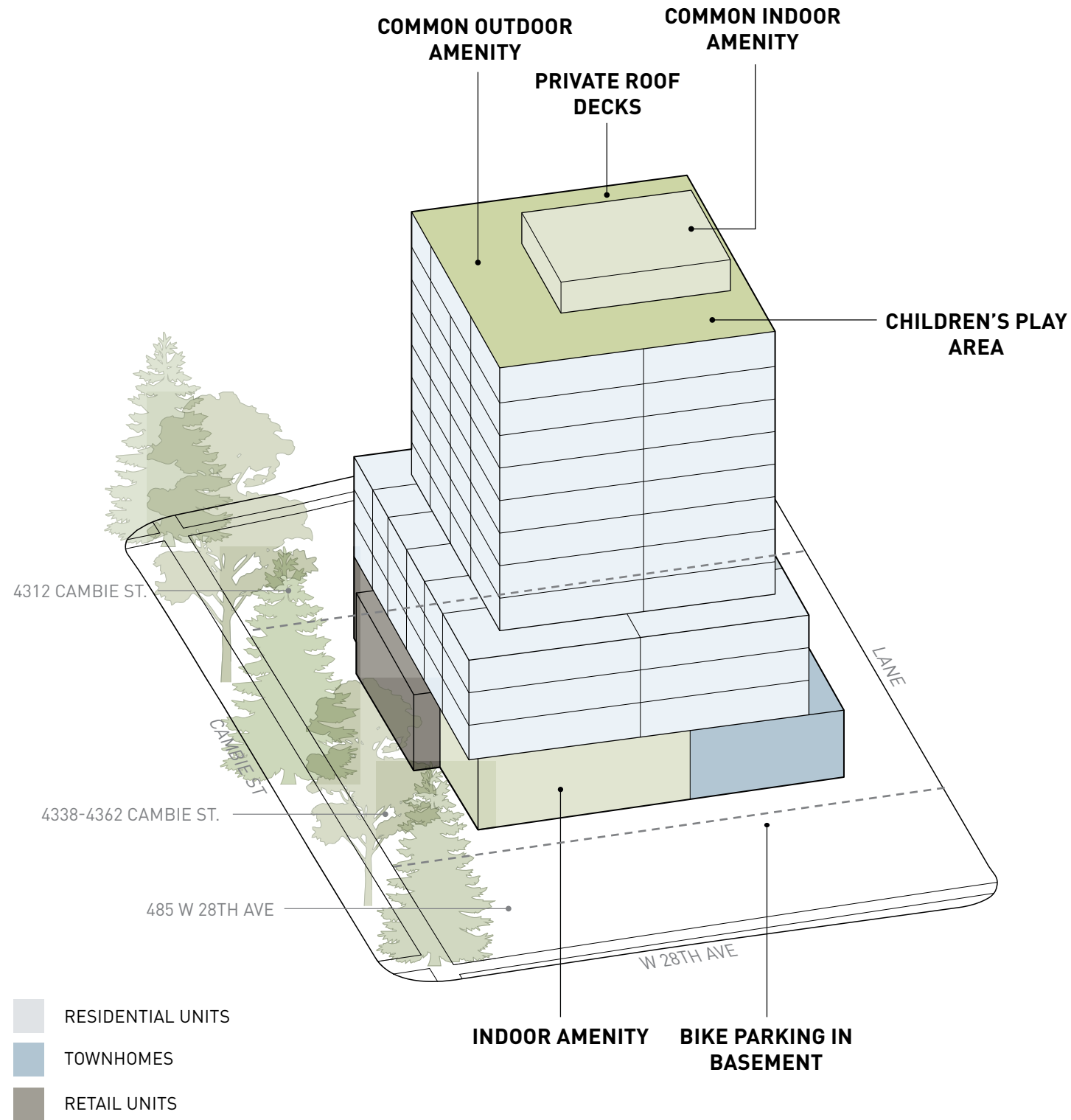
PHOTO BY: MARK DENISEVLCH

7.1 INSPIRATION



7.2 PROGRAM

PROJECT PROPOSES 12 STOREYS WITH 101 RESIDENTIAL UNITS AND GROUND LEVEL CRU



RESIDENTIAL UNITS:

- 1 BED 51
- 2 BED 39
- 3 BED 7
- TOWNHOMES 4

TOTAL: 101 RESIDENTIAL UNITS

RETAIL UNITS:

- RETAIL AT GRADE 4

TOTAL: 4 RETAIL UNITS

RESIDENTIAL AMENITY:

- INDOOR 2,420 SF
- OUTDOOR + CHILDREN'S PLAY AREA 3,214 SF

PARKING:

- RESIDENTIAL PARKING (P01-P03) 123 STALLS

TOTAL: 123 STALLS

7.3 MATERIALS

A HIGH-QUALITY MATERIAL PALETTE IS PROPOSED WITH COLOURS AND TEXTURES THAT REFLECT A MODERN CONTEMPORARY “WEST COAST” DESIGN AESTHETIC.



GLASS ENVELOPE

GLAZING SYSTEMS

The vision glass system is proposed as a high performance SG window-wall system with exposed interior mullions in clear anodized aluminum.



WHITE METAL BAND EXPRESSION

HORIZONTAL BAND EXPRESSION

The building envelope and deck edges are expressed in white metal bands to provide horizontal accents and privacy from the street



BOARD FORM CONCRETE EXPRESSION

CONCRETE EXPRESSION

The team is exploring a board-formed concrete expression emphasizes the project’s horizontality.



GLASS AND METAL GUARD

GUARD AND RAILING SYSTEMS

Aluminum railing and guards with drpped glass baluster to conceal the balcony edge are proposed

An aerial photograph of a city at dusk. The foreground is dominated by a large, dense forest of evergreen trees. In the middle ground, a large, modern building with a curved facade and multiple levels is visible, surrounded by other urban structures. A road with traffic is visible in the lower right. The background shows a vast cityscape with numerous lights, extending to a distant horizon under a twilight sky. The text "8 ARCHITECTURAL DRAWINGS (APPENDIX)" is overlaid on the left side of the image.

**8 ARCHITECTURAL
DRAWINGS
(APPENDIX)**

8.1 PROJECT OVERVIEW

AREA CALCULATION

	GROSS FLOOR AREA** (SQ.FT)	NET FLOOR AREA RESI (GROSS AREA-EXCLUSIONS)	NET FLOOR AREA CRU (GROSS AREA-EXCLUSIONS)	STORAGE EXCLUSION (SQ.FT)	AMENITY++ (SQ.FT)
P03 Basement					
P02 Basement					
P01 Basement					
P01 Mezz Basement					
Ground Level	11899	7389	4511	160	1273
Level 1 Mezz	7554	7474		80	
Level 2	12248	11769		479	
Level 3	12248	11769		479	
Level 4	12248	11769		479	
Level 5	7609	7290		319	
Level 6	7609	7290		319	
Level 7	7609	7290		319	
Level 8	7609	7290		319	
Level 9	7609	7290		319	
Level 10	7609	7290		319	
Level 11	7609	7329		280	
Level 12	7609	7449		160	
Roof Level	7614	1283			1147
TOTAL by program	124683	109971	4511	4031	2420
TOTAL (GFA)	124683				

TOTAL (NFA)	114481
FSR	5.49

** NOTE: GFA CALCULATED FOR LEVELS ABOVE GRADE ONLY, MEASURED TO THE OUTERMOST FACE OF BUILDING ENVELOPE

UNIT SUMMARY

	1 BED	2 BED	3 BED	TH (3 BED)	TOTAL (resi.)	CRU
Ground Level				4	4	4
Level 1 Mezz	1		1		2	
Level 2	8	4			12	
Level 3	8	4			12	
Level 4	8	4			12	
Level 5	4	4			8	
Level 6	4	4			8	
Level 7	4	4			8	
Level 8	4	4			8	
Level 9	4	4			8	
Level 10	4	2	2		8	
Level 11	2	3	2		7	
Level 12		2	2		4	
TOTAL (retail)						4
TOTAL (residential)	51	39	7	4	101	

Percent	50.5%	38.6%	6.9%	4.0%		
Family units			49.5%			
Average size (sf)	702	1102	1497	1921		812

SITE INFORMATION

LEGAL ADDRESS:	4338 & 4362 CAMBIE STREET, VANCOUVER BC
LEGAL DESCRIPTION:	LOTS 2&3 BLOCK 721 DISTRICT LOT 526 PLAN 6539

	SQ. FT.	SQM
SITE AREA:	20847.54	1936.7
FSR	5.49	
EXISTING ZONING:	RS-1	
PROPOSED ZONING:	CD-1	
HEIGHT	12 Storeys (125ft/ 38.1m)	

SETBACK

	REQUIRED	PROVIDED
Front	10-15ft*	3.66m (12ft)
North Side	8-12ft*	2.44m (8ft)
South Side	8-12ft*	2.44m (8ft)
Rear Yard (Lane)	min.6ft*	7.01m (23ft)

* NOTE: NEW SETBACK REQUIREMENTS FROM 2018 CAMBIE CORRIDOR PLAN 5.1

8.1 PROJECT OVERVIEW

OFFSTREET PARKING

	RATE	UNITS OR AREA (sf)	REQUIRED STALL	PROVIDED STALL	BYLAW
<i>Residential</i>					
Residential (Visitor)	See note*	101	5	5	4.1.3 (a)
Residential (Residential)	No requirement		0	113	4.2.1 (c)
<i>Retail</i>					
Retail	See note**	4511	5	5	4.2.5.1 (2022)
TOTAL			10	123	

*NOTE: PER VPBL EFFECTIVE JANUARY 2019 SECTION 6 #15: Two (2) spaces for any development with at least 20 dwelling units with an additional one space for each 20 additional dwelling units.

**NOTE: MINIMUM OF ONE SPACE FOR EACH 100 SQM UP TO 300 SQM, AND ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 50 SQM

OFFSTREET PARKING ACCESSIBLE STALLS

	RATE	UNITS OR AREA (sf)	REQUIRED STALL	PROVIDED STALL	BYLAW
<i>Residential</i>					
Per base of 7 units	1	7	1	1	4.1.4(a)
Per each additional unit	0.034	94	3	3	4.1.4(a)
<i>Retail</i>					
Retail	See note****	4511	1	1	4.1.4(b)
TOTAL***			5	5	

***NOTE REQUIRED ACCESSIBLE STALLS ARE INCLUDED IN THE TOTAL REQUIRED OFFSTREET PARKING STALLS. ONE VAN ACCESSIBLE STALL PROVIDED

****MINIMUM 1 SPACE PLUS AN ADDITIONAL 0.4 SPACES FOR EACH 1000 SQM OF GROSS FLOOR AREA

OFFSTREET CLASS A PASSENGER SPACE

	RATE	UNITS OR AREA	REQUIRED STALL	PROVIDED STALL	BYLAW
Residential	1 per 50 -125 units	101	1	1	7.2.1
Retail	1 per 10,000 sqm	4511	1	1	7.2.1
TOTAL			2	2	

8.1 PROJECT OVERVIEW

OFFSTREET LOADING

	RATE	UNITS OR AREA (sf)	REQUIRED STALL	PROVIDED STALL	BYLAW
<i>Residential</i>					
Class A	Required	101	1	1	5.2.1
Class B	Required	101	1	1	5.2.1
<i>Retail</i>					
Class B	Required	4511	1*	0	5.2.6

*NOTE: RELAXATION SOUGHT FOR CLASS B LOADING

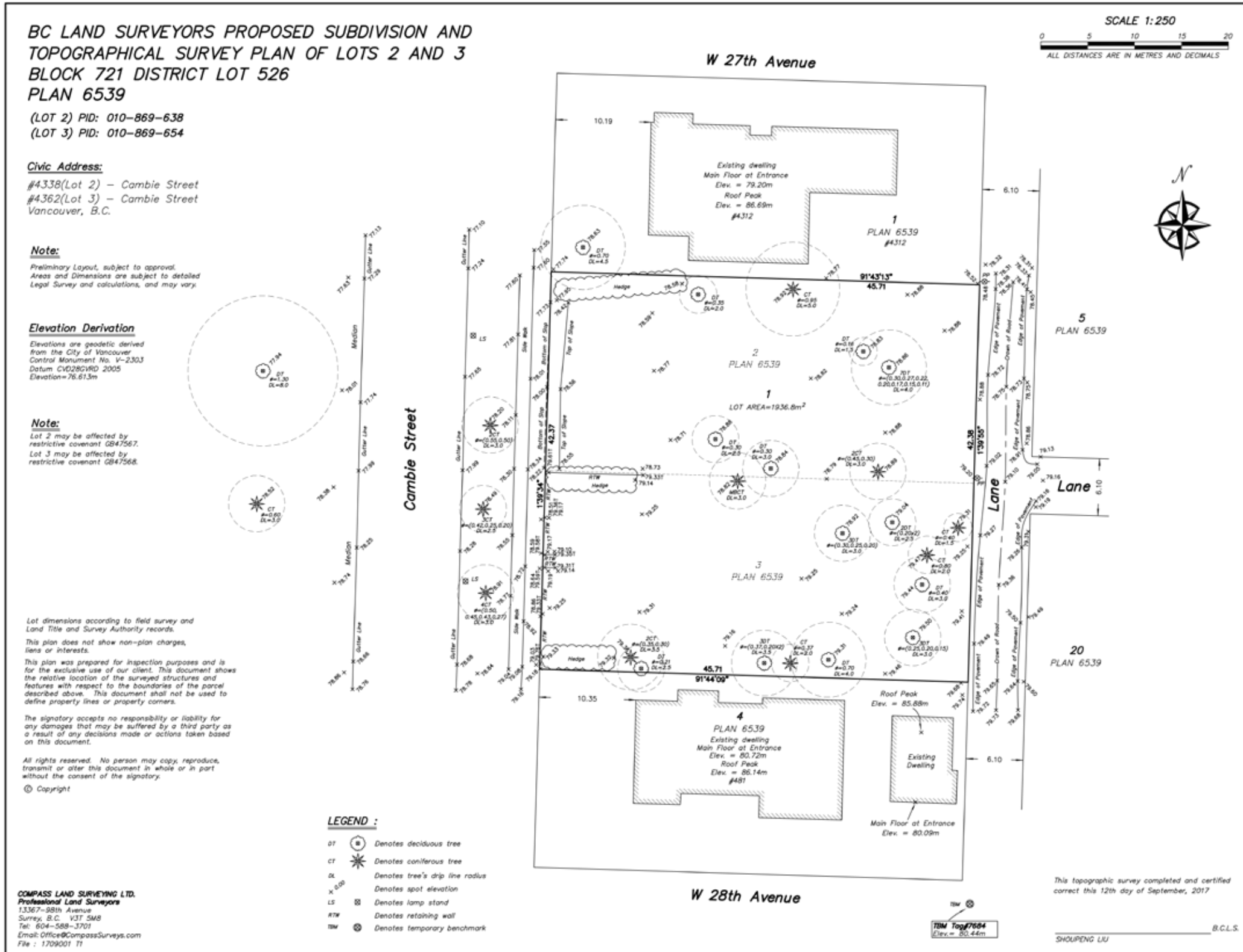
OFFSTREET BICYCLE SPACE

	RATE	UNITS OR AREA (sf)	REQUIRED STALL	PROVIDED STALL	BYLAW
<i>Residential</i>					
Class A	See note*****	101	239	239	6.2.1.2
Class B	See note*****	101	5	8	6.2.1.2
<i>Retail</i>					
Class A	1 space for each 340sqm	4511	0	0	6.2.5.1
Class B	No requirement	4511	0	0	6.2.5.1
TOTAL**			244	247	

*****NOTE: A MINIMUM OF 1.5 SPACES PER DWELLING UNIT UNDER 65 SQM; 2.5 PER DWELLING UNIT OVER 65 SQM AND UNDER 105 SQM; 3 SPACES PER DWELLING UNIT OVER 105 SQM.

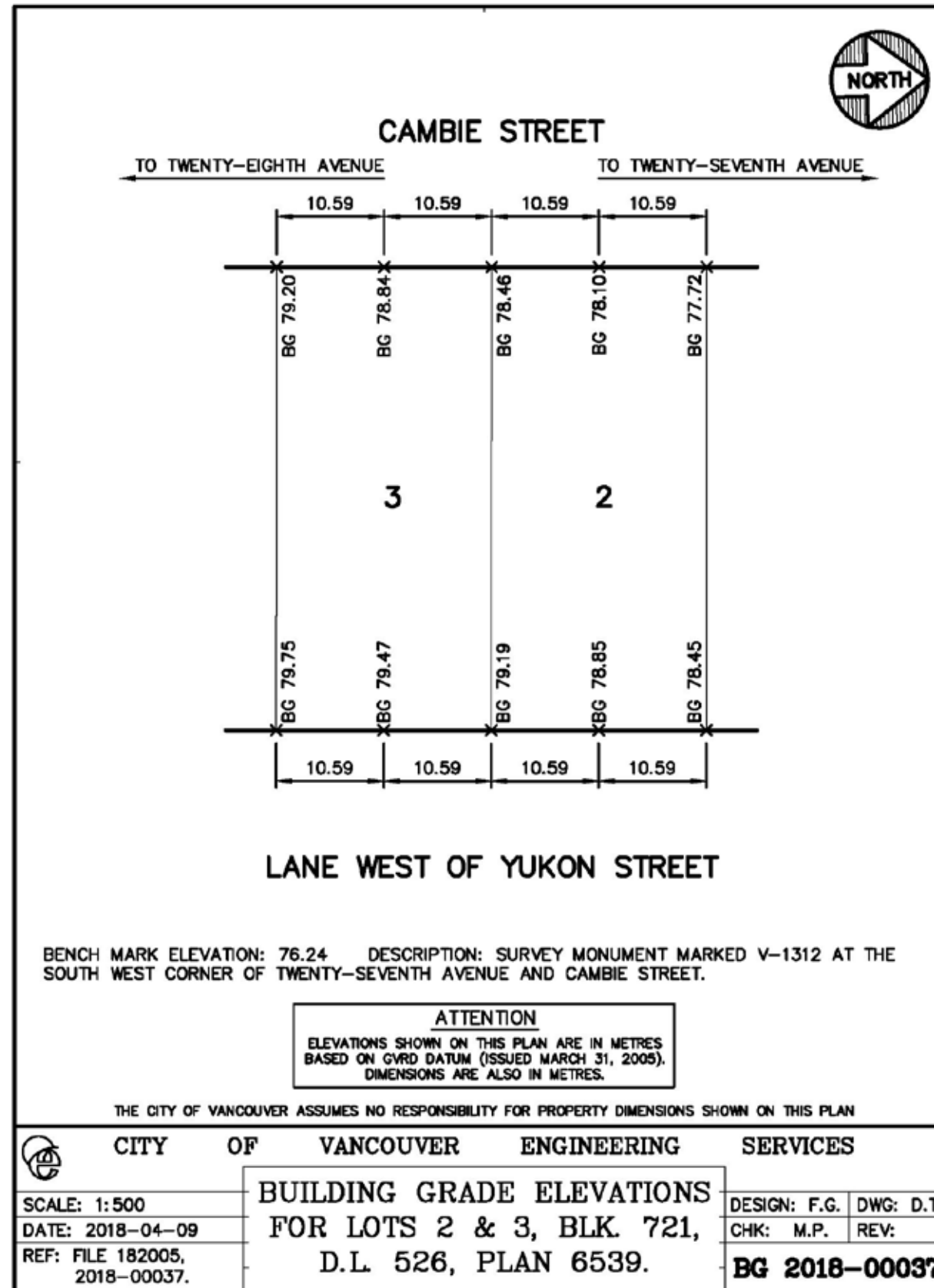
*****NOTE: A MINIMUM OF 2 SPACES FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 DWELLING UNITS, AND ONE ADDITIONAL SPACE FOR EVERY ADDITIONAL 20 DWELLING UNITS.

8.2 PLANS: SURVEY PLAN



SURVEY PLAN
NOT TO SCALE

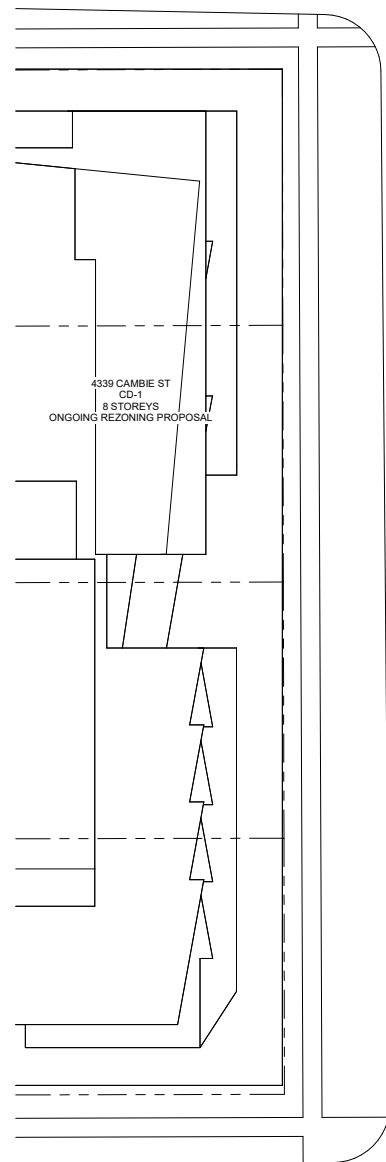
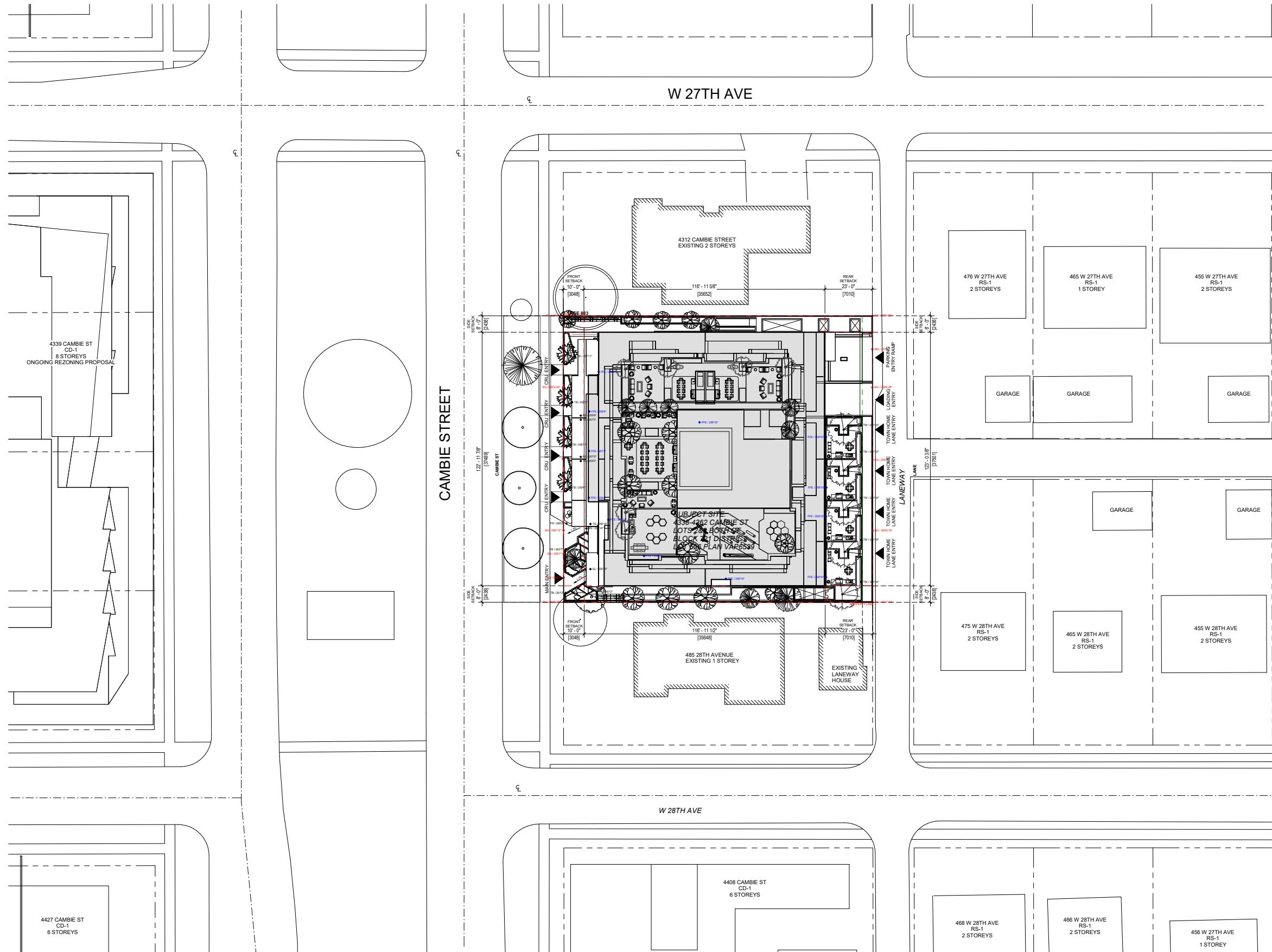
8.2 PLANS: BUILDING GRADE PLAN



BUILDING GRADE PLAN
NOT TO SCALE

A109

8.2 PLANS: CONTEXT PLAN



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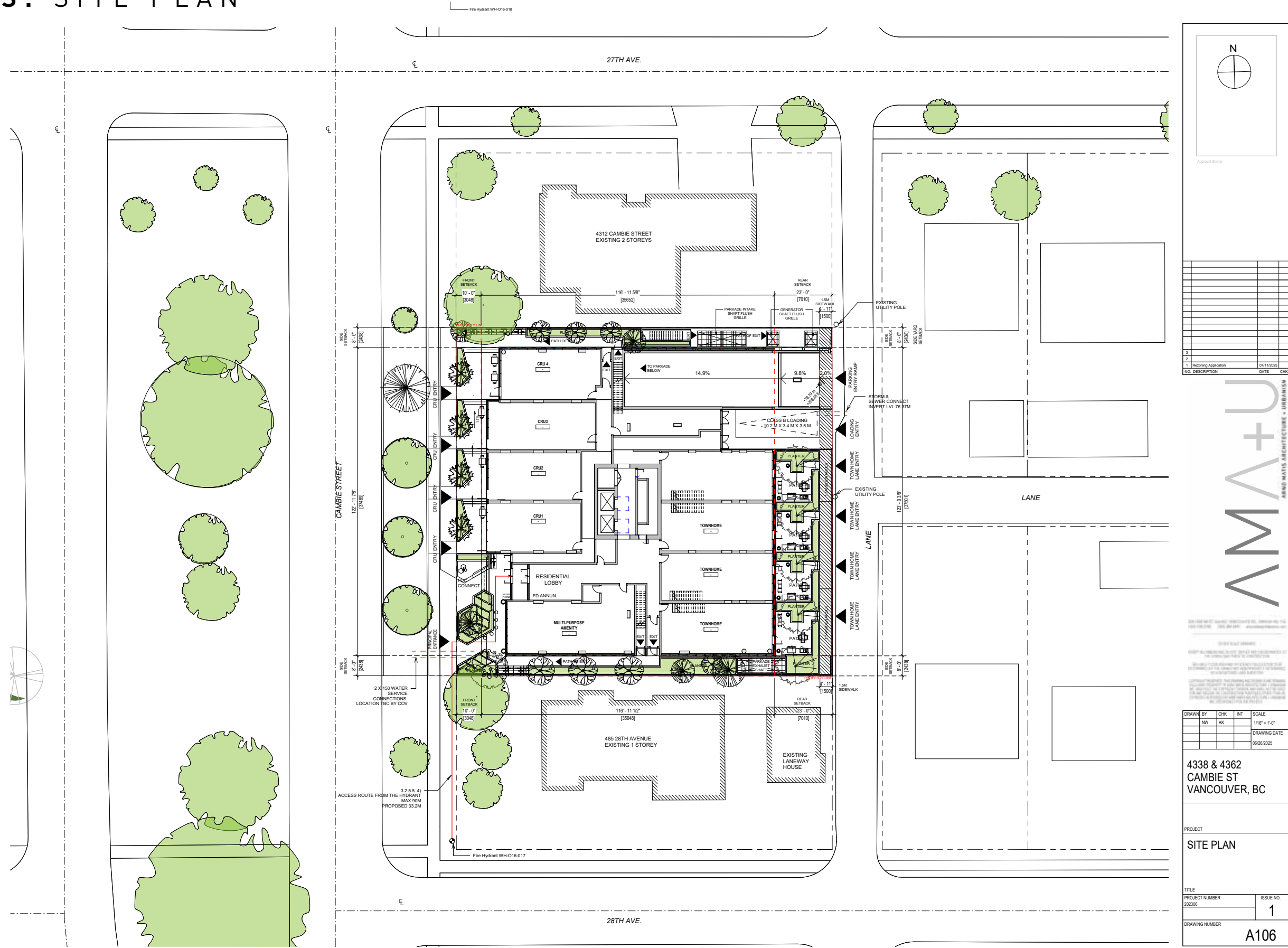
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2			

AMA+U
ARNO MATIS ARCHITECTURE + URBANISM

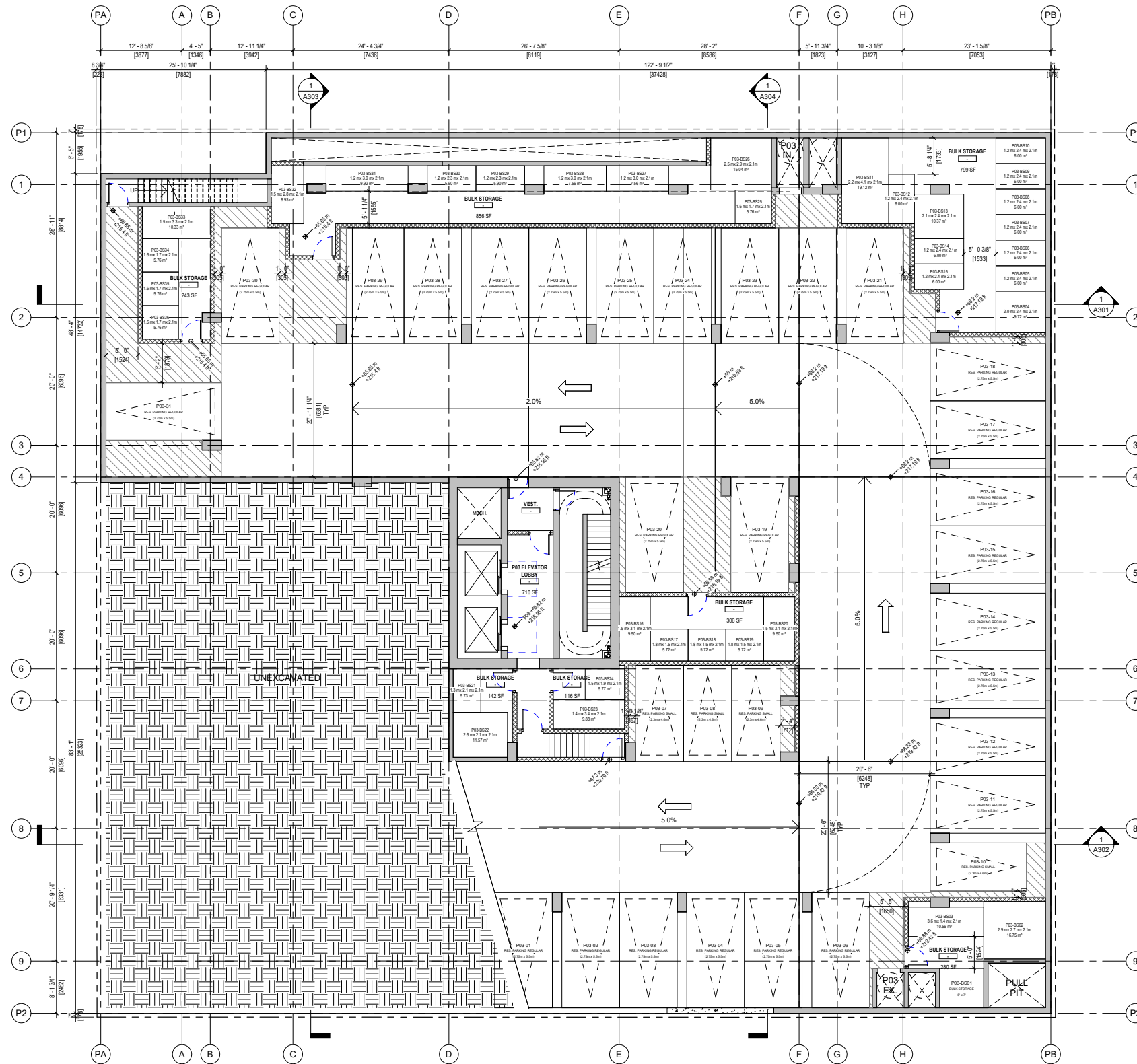
4338 & 4362 CAMBIE ST
VANCOUVER, BC

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			06/26/2025
4338 & 4362 CAMBIE ST VANCOUVER, BC			
PROJECT			
CONTEXT PLAN			
TITLE			
PROJECT NUMBER	ISSUE NO.		
202305	1		
DRAWING NUMBER			A105

8.2 PLANS: SITE PLAN



8.2 PLANS: P03



Note 1: All parking level public spaces to have security glazing

Parking Summary	
	Count

P00 MEZ	
RES. VISITOR PARKING REGULAR	4
RES. VISITOR PARKING SMALL	1
TOTAL	5

P01	
RES. PARKING ACCESSIBLE VAN	1
RES. PARKING ACCESSIBLE	3
RES. PARKING REGULAR	27
RES. PARKING SMALL	9
TOTAL	40

P02	
RES. PARKING REGULAR	35
RES. PARKING SMALL	11
TOTAL	46

P03	
RES. PARKING REGULAR	27
RES. PARKING SMALL	4
TOTAL	31

Loading Summary	
	Count

L01	
CLASS B	1
TOTAL	1

P00 MEZ	
CLASS A PASSENGER	1
TOTAL	1

P01	
CLASS A	1
TOTAL	1

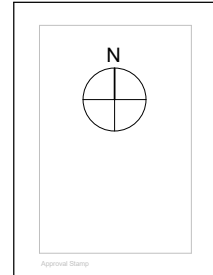
Bicycle Summary		
	Type	Count

L01		
Class B	Horizontal	16
TOTAL		8

P00 MEZZ		
Class A	Horizontal	123
Class A	Locker	26
Class A	Oversized	12
Class A	Stacked	21 x 2 = 42
Class A	Vertical	36
TOTAL		239

Bulk Storage Summary	
Level	Count

P00 MEZ	9
P01	22
P02	48
P03	36
TOTAL	115



NO.	DESCRIPTION	DATE	CHK.
1	Issuing Application	09/11/2025	

AMA+U
 ARNO MATIS ARCHITECTURE + URBANISM

4338 & 4362
 CAMBIE ST
 VANCOUVER, BC

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			DRAWING DATE
			06/26/2025

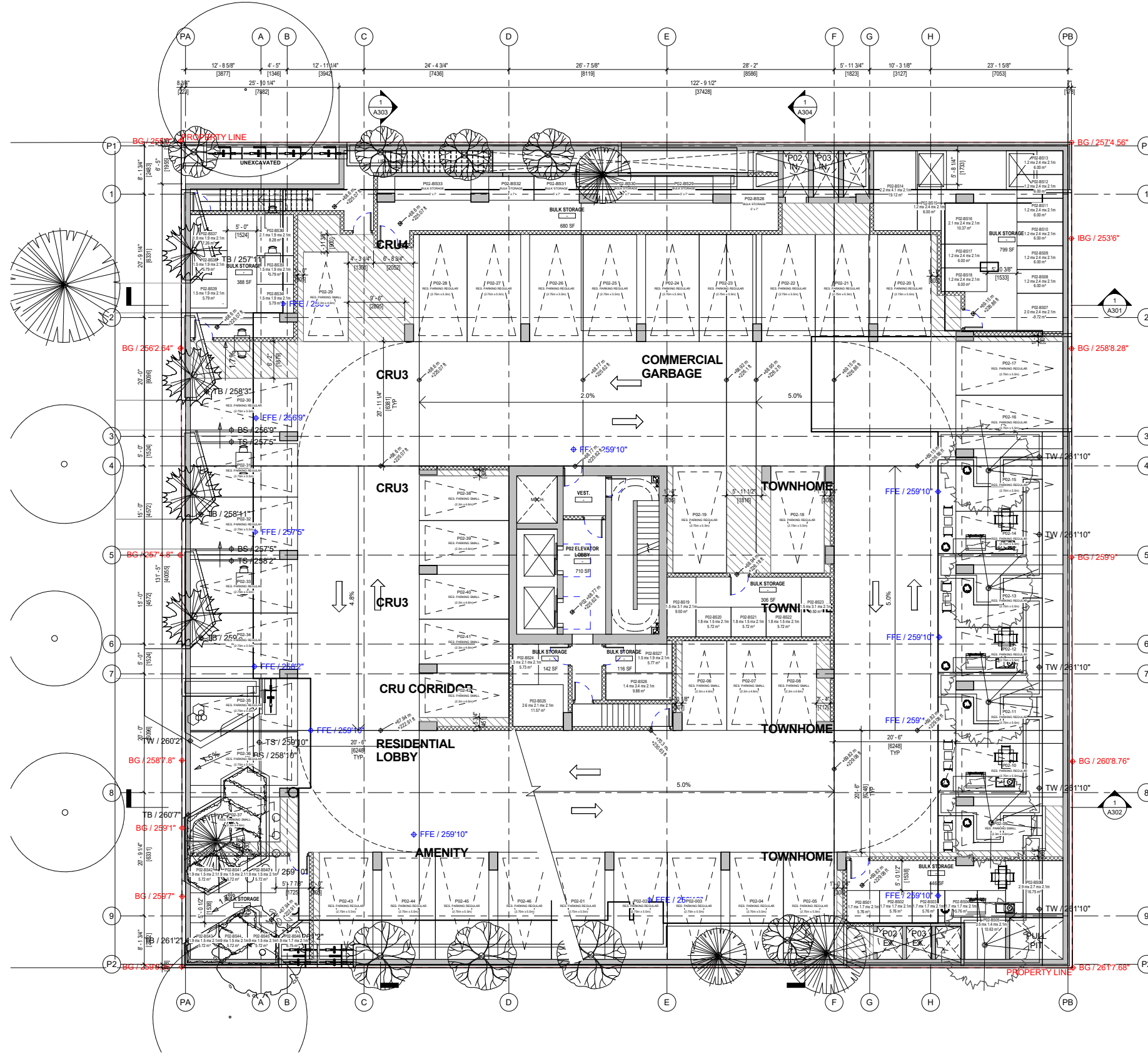
4338 & 4362
 CAMBIE ST
 VANCOUVER, BC

PROJECT
 PLAN P03

TITLE	PROJECT NUMBER	ISSUE NO.
	202306	1

DRAWING NUMBER
A201

8.2 PLANS: P02



Note 1: All parking level public spaces to have security glazing

Parking Summary	
	Count

P00 MEZ	
RES. VISITOR PARKING REGULAR	4
RES. VISITOR PARKING SMALL	1
TOTAL	5

P01	
RES. PARKING ACCESSIBLE VAN	1
RES. PARKING ACCESSIBLE	3
RES. PARKING REGULAR	27
RES. PARKING SMALL	9
TOTAL	40

P02	
RES. PARKING REGULAR	35
RES. PARKING SMALL	11
TOTAL	46

P03	
RES. PARKING REGULAR	27
RES. PARKING SMALL	4
TOTAL	31

TOTAL: 122

Loading Summary	
	Count

L01	
CLASS B	1
TOTAL	1

P00 MEZ	
CLASS A PASSENGER	1
TOTAL	1

P01	
CLASS A	1
TOTAL	1

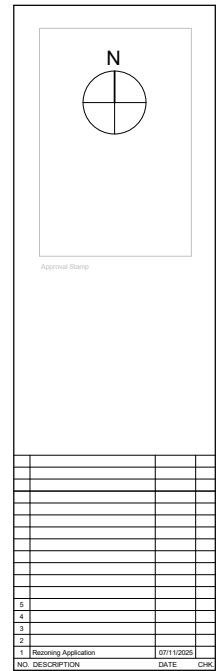
Bicycle Summary		
	Type	Count

L01		
Class B	Horizontal	16
TOTAL		8

P00 MEZ		
Class A	Horizontal	123
Class A	Locker	26
Class A	Oversized	12
Class A	Stacked	21 x 2 = 42
Class A	Vertical	36
TOTAL		239

Bulk Storage Summary	
Level	Count

P00 MEZ	9
P01	22
P02	48
P03	36
TOTAL	115



AMA+U
ARNO MATIS ARCHITECTURE + URBANISM

4338 & 4362
CAMBIE ST
VANCOUVER, BC

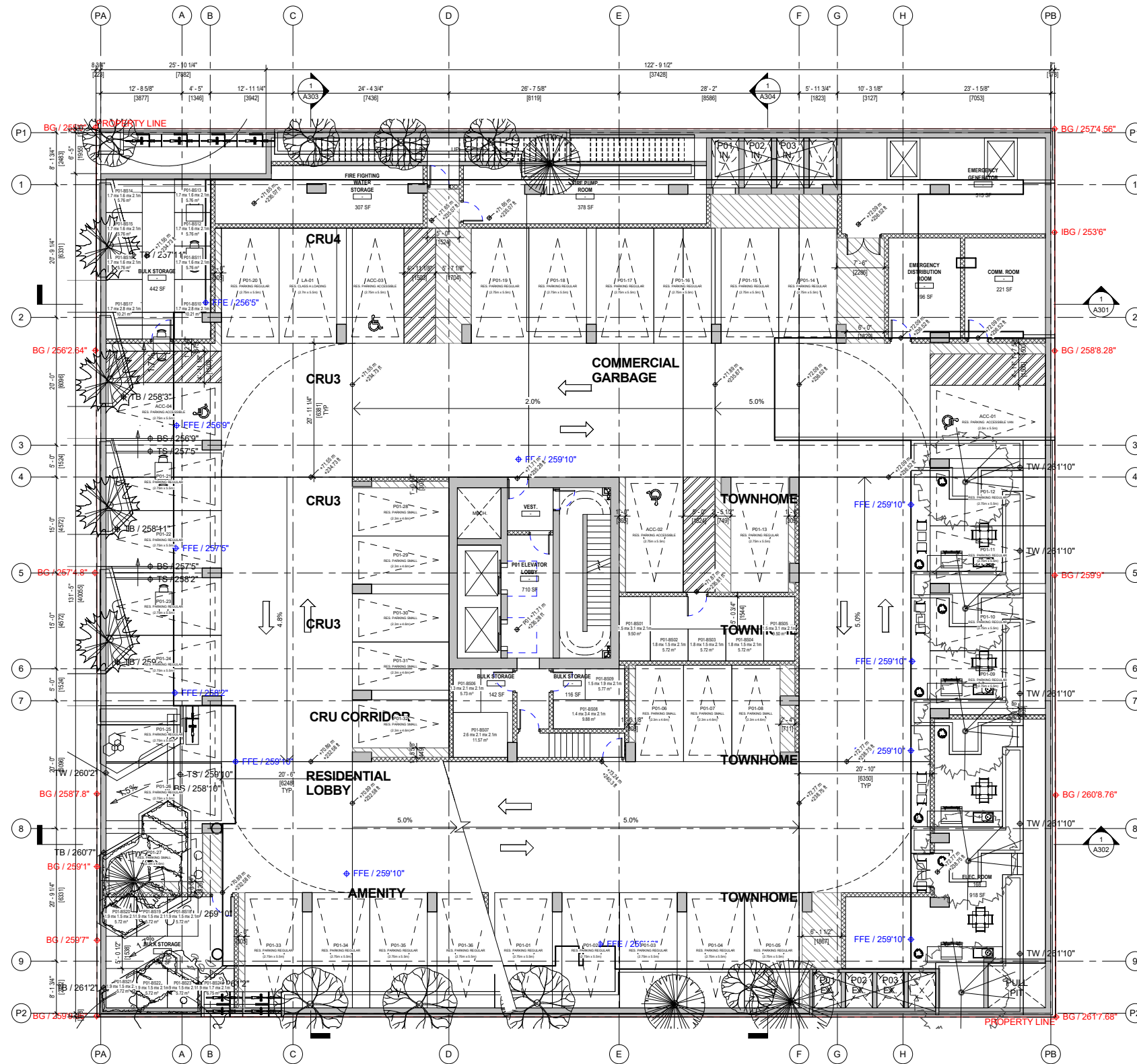
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PROJECT NUMBER	DRAWING DATE		
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4338 & 4362
CAMBIE ST
VANCOUVER, BC

PROJECT
PLAN P02

TITLE	ISSUE NO.
PROJECT NUMBER 202306	1
DRAWING NUMBER	A202

8.2 PLANS: P01



Note 1: All parking level public spaces to have security glazing

Parking Summary	
	Count

P00 MEZ	
RES. VISITOR PARKING REGULAR	4
RES. VISITOR PARKING SMALL	1
TOTAL	5

P01	
RES. PARKING ACCESSIBLE VAN	1
RES. PARKING ACCESSIBLE	3
RES. PARKING REGULAR	27
RES. PARKING SMALL	9
TOTAL	40

P02	
RES. PARKING REGULAR	35
RES. PARKING SMALL	11
TOTAL	46

P03	
RES. PARKING REGULAR	27
RES. PARKING SMALL	4
TOTAL	31

TOTAL: 122

Loading Summary	
	Count

L01	
CLASS B	1
TOTAL	1

P00 MEZ	
CLASS A PASSENGER	1
TOTAL	1

P01	
CLASS A	1
TOTAL	1

Bicycle Summary		
	Type	Count

L01		
Class B	Horizontal	16
TOTAL		8

P00 MEZZ		
Class A	Horizontal	123
Class A	Locker	26
Class A	Oversized	12
Class A	Stacked	21 x 2 = 42
Class A	Vertical	36
TOTAL		239

Bulk Storage Summary	
Level	Count

P00 MEZ	9
P01	22
P02	48
P03	36
TOTAL	115

1		Residential Application		09/11/2025	CHK
NO.	DESCRIPTION	DATE			
1					
2					
3					
4					
5					
6					
7					
8					
9					



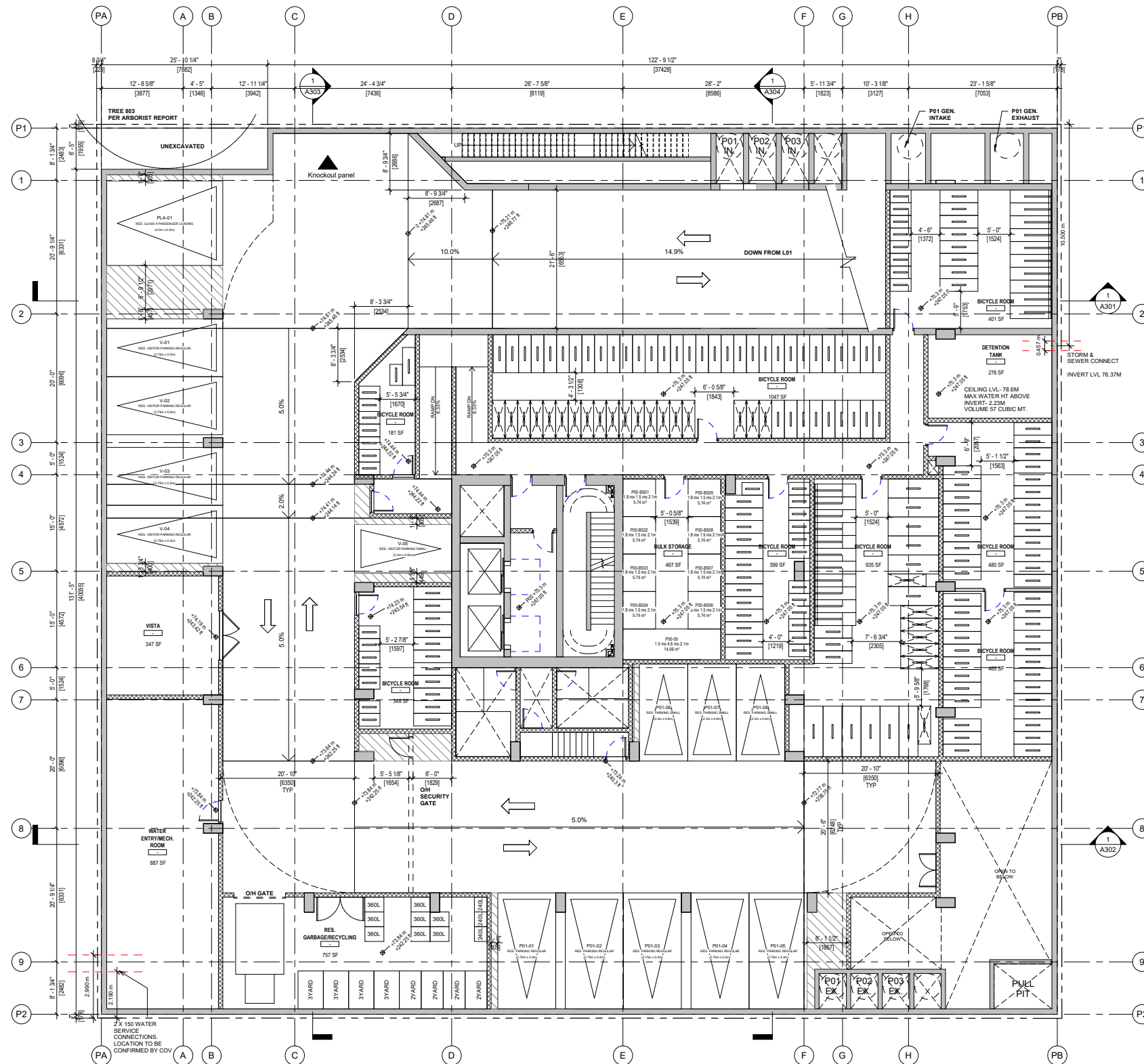
4338 & 4362
CAMBIE ST
VANCOUVER, BC

DRAWN BY	CHK	INT	SCALE
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DRAWING DATE			
ZB	SW		06/26/2025

4338 & 4362
CAMBIE ST
VANCOUVER, BC

PROJECT	
PLAN P01	
TITLE	
PROJECT NUMBER	ISSUE NO.
202306	1
DRAWING NUMBER	
A203	

8.2 PLANS: P00 MEZZ



Note 1: MPZ (Protection zone) per Arborist Report August 2nd, 2018
 Note 2: All parking level public spaces to have security glazing

Note 1: All parking level public spaces to have security glazing

Parking Summary	
-	Count

P00 MEZ	
RES. VISITOR PARKING REGULAR	4
RES. VISITOR PARKING SMALL	1
TOTAL	5

P01	
RES. PARKING ACCESSIBLE VAN	1
RES. PARKING ACCESSIBLE	3
RES. PARKING REGULAR	27
RES. PARKING SMALL	9
TOTAL	40

P02	
RES. PARKING REGULAR	35
RES. PARKING SMALL	11
TOTAL	46

P03	
RES. PARKING REGULAR	27
RES. PARKING SMALL	4
TOTAL	31

TOTAL: 122

Loading Summary	
-	Count

L01	
CLASS B	1
TOTAL	1

P00 MEZ	
CLASS A PASSENGER	1
TOTAL	1

P01	
CLASS A	1
TOTAL	1

TOTAL: 3

Bicycle Summary		
-	Type	Count

L01		
Class B	Horizontal	16
TOTAL:		8

P00 MEZ		
Class A	Horizontal	123
Class A	Locker	26
Class A	Oversized	12
Class A	Stacked	21 x 2 = 42
Class A	Vertical	36
TOTAL:		239

Bulk Storage Summary	
Level	Count

P00 MEZ	9
P01	22
P02	48
P03	36
TOTAL:	115

North arrow pointing up.

Approval Stamp

NO.	DESCRIPTION	DATE	CHK.
1	Issuing Application	09/11/2025	
2			
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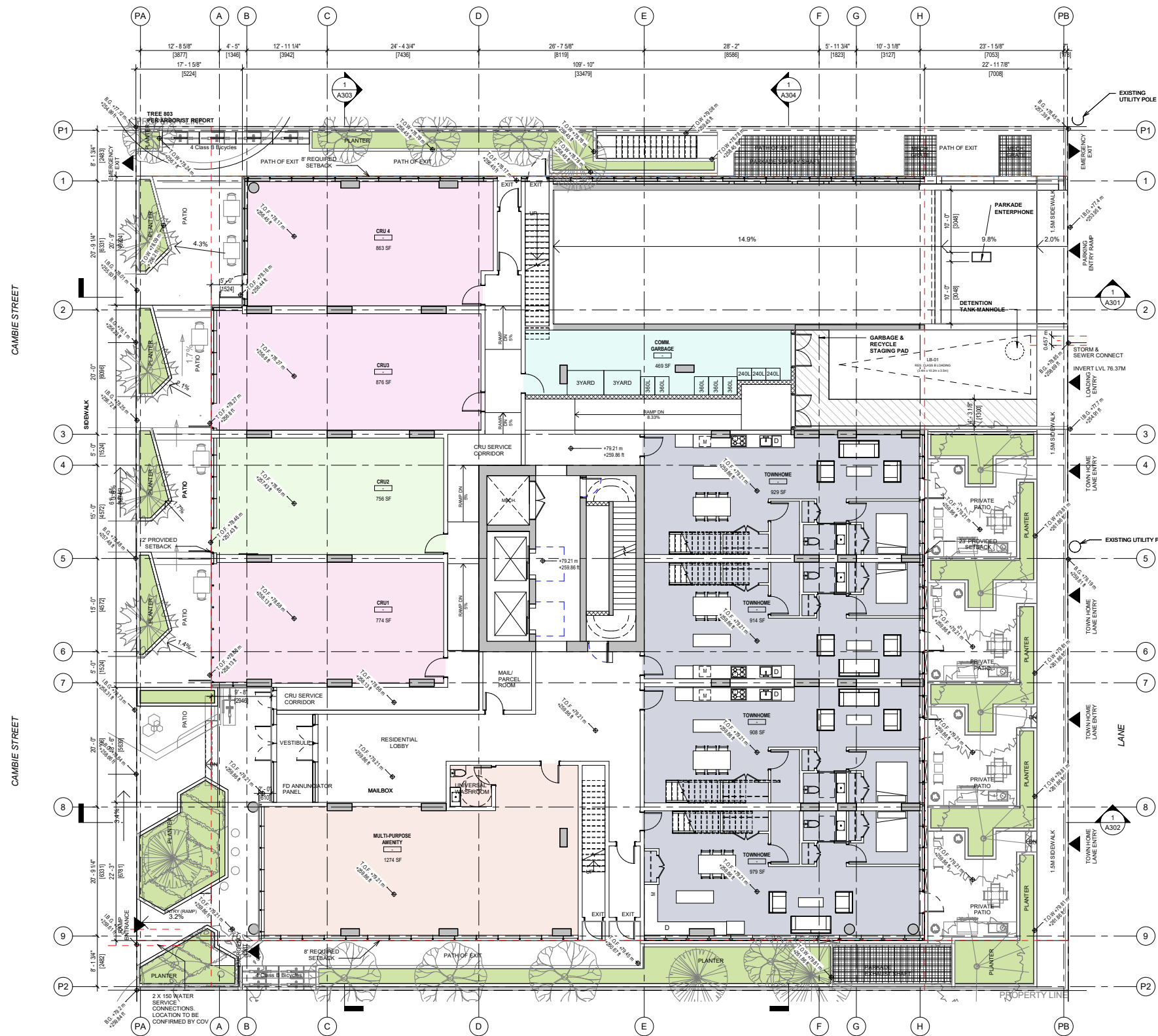
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 CAMBIE ST
 VANCOUVER, BC

PROJECT
 PLAN P00 MEZZ

TITLE	ISSUE NO.
PROJECT NUMBER 202395	1
DRAWING NUMBER	A204

8.2 PLANS: L01 GROUND LEVEL



Note 1: MPZ (Protection zone) per Arborist Report November 25, 2024

- SUSTAINABLE PERFORMANCE FEATURES**
- (1) WATER EFFICIENCY: INDOOR WATER USE
 - WATER EFFICIENT PLUMBING FIXTURES; TOILETS, SHOWERHEADS, LAVATORY FAUCETS.
 - WATER EFFICIENT CLOTHES WASHERS & DISHWASHERS
 - (2) ENERGY AND ATMOSPHERE: ANNUAL ENERGY USE
 - ENERGYSTAR RATED APPLIANCES: DISHWASHER, REFRIGERATOR, AND CLOTHES WASHER
 - WATER/ENERGY EFFICIENCY: LOW-FLOW PLUMBING FIXTURES
 - (3) MATERIALS AND RESOURCES: DURABILITY MANAGEMENT
 - USE OF APPROPRIATE DESIGN, MATERIALS SELECTION AND CONSTRUCTION PRACTICES TO PROMOTE DURABILITY AND PERFORMANCE OF THE BUILDING ENCLOSURE AND ITS COMPONENTS
 - (4) MATERIALS AND RESOURCES: ENVIRONMENTALLY PREFERABLE PRODUCTS
 - MANY LOCAL AND/OR RECYCLED MATERIALS
 - LOW VOC CARPETS, COMPOSITE WOOD, PAINTS & SEALANTS
 - USE OF FLY ASH IN CONCRETE TO REDUCE CO2 FOOTPRINT.
 - (5) INDOOR ENVIRONMENTAL QUALITY: COMBUSTION VENTING
 - NO UNVENTED COMBUSTION GAS IN SUITES
 - (6) INDOOR ENVIRONMENTAL QUALITY: VENTILATION / EQCL ENHANCED VENTILATION
 - OUTDOOR AIR PROVIDED FOR ALL IN-UNIT SPACES
 - ERV'S PROPOSED FOR EACH SUITE
 - (7) INDOOR ENVIRONMENTAL QUALITY: CONTAMINANT CONTROL
 - BEST PRACTICES INCLUDING SEALING ALL PERMANENT DUCTS & VENTS DURING CONSTRUCTION AND PREOCCUPANCY FLUSH
 - (8) INDOOR ENVIRONMENTAL QUALITY: COMPARTMENTALIZATION OF UNITS
 - SUITE DOORS AND WINDOWS WEATHER-STRIPPED & PENETRATIONS SEALED
 - ELECTRICAL AND PLUMBING PENETRATIONS SEALED

1	Receiving Application	09/11/2025	CHK
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Loading Summary	
-	Count

L01	
Class B	1
TOTAL: 1	
P00 MEZ	
Class A Passenger	1
TOTAL: 1	
P01	
Class A	1
TOTAL: 3	

Bicycle Summary		
-	Type	Count

L01		
Class B	Horizontal	16
TOTAL: 8		
P00 MEZZ		
Class A	Horizontal	123
Class A	Locker	26
Class A	Oversized	12
Class A	Stacked	21 x 2 = 42
Class A	Vertical	36
TOTAL: 239		

- ROOM LEGEND**
- COMM. GARBAGE
 - CRU 1
 - CRU 2
 - CRU 3
 - CRU 4
 - MULTI-PURPOSE AMENITY
 - TOWNHOME

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PROJECT
PLAN L01 (GROUND)

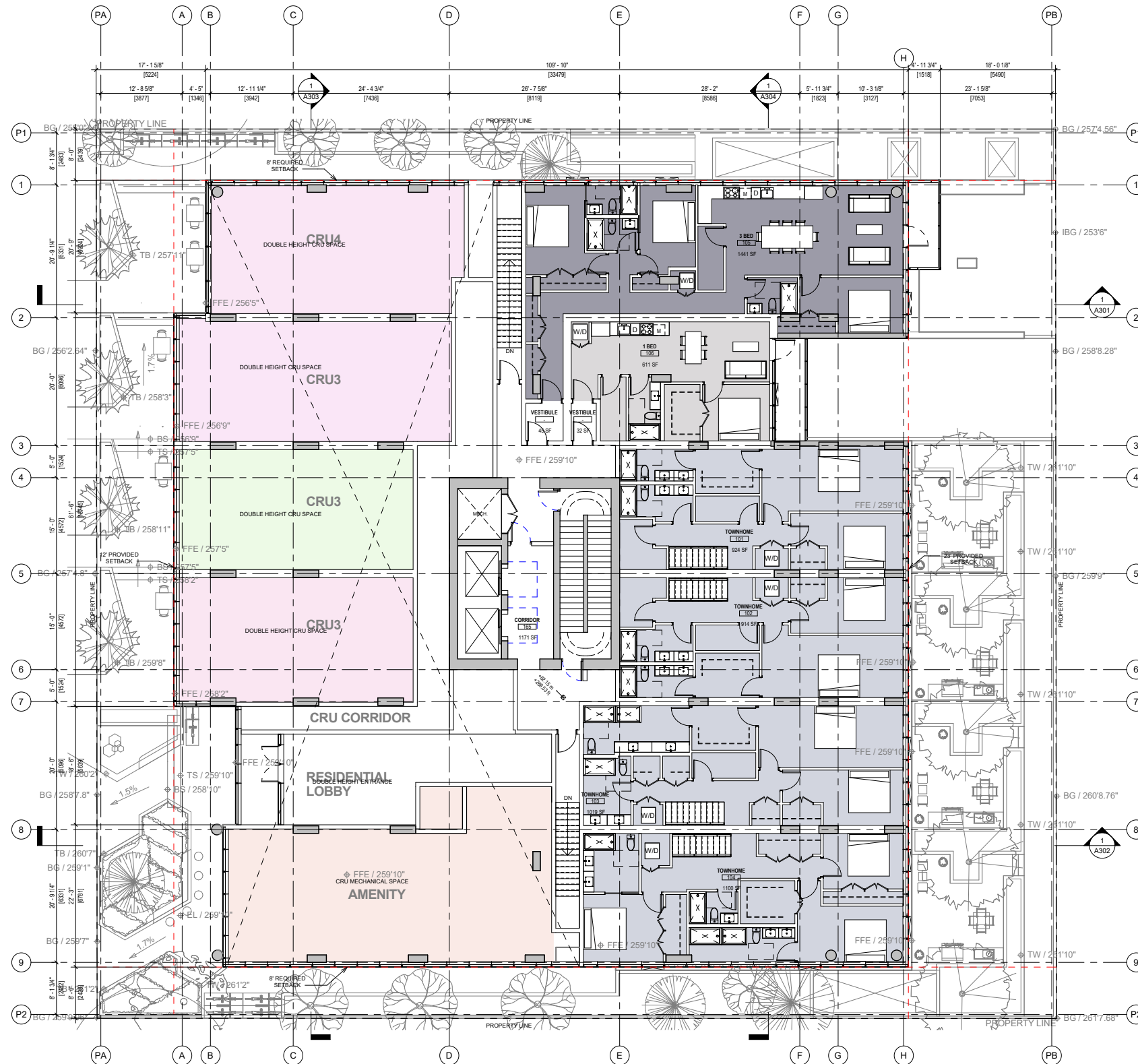
TITLE
PROJECT NUMBER
202399

ISSUE NO.
1

DRAWING NUMBER
A205



8.2 PLANS: L01 MEZZ



Note 1: MPZ (Protection zone) per Arborist Report November 25, 2024

- SUSTAINABLE PERFORMANCE FEATURES**
- (1) WATER EFFICIENCY: INDOOR WATER USE
 - WATER EFFICIENT PLUMBING FIXTURES; TOILETS, SHOWERHEADS, LAVATORY FAUCETS.
 - WATER EFFICIENT CLOTHES WASHERS & DISHWASHERS
 - (2) ENERGY AND ATMOSPHERE: ANNUAL ENERGY USE
 - ENERGYSTAR RATED APPLIANCES: DISHWASHER, REFRIGERATOR, AND CLOTHES WASHER
 - WATER/ENERGY EFFICIENCY: LOW-FLOW PLUMBING FIXTURES
 - (3) MATERIALS AND RESOURCES: DURABILITY MANAGEMENT
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 - (6) INDOOR ENVIRONMENTAL QUALITY: VENTILATION / EQCL ENHANCED VENTILATION
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 - ERV'S PROPOSED FOR EACH SUITE
 - (7) INDOOR ENVIRONMENTAL QUALITY: CONTAMINANT CONTROL
 - BEST PRACTICES INCLUDING SEALING ALL PERMANENT DUCTS & VENTS DURING CONSTRUCTION AND PREOCCUPANCY FLUSH
 - (8) INDOOR ENVIRONMENTAL QUALITY: COMPARTMENTALIZATION OF UNITS
 - SUITE DOORS AND WINDOWS WEATHER-STRIPPED & PENETRATIONS SEALED
 - ELECTRICAL AND PLUMBING PENETRATIONS SEALED

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NO.	DESCRIPTION	DATE	CHK.
1	Issuing Application	09/11/2025	
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AMA+U
ARNO MATIS ARCHITECTURE + URBANISM

4338 & 4362 CAMBIE ST VANCOUVER, BC

PROJECT NUMBER: 202305
ISSUE NO.: 1
DRAWING DATE: 06/26/2025

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4338 & 4362 CAMBIE ST VANCOUVER, BC

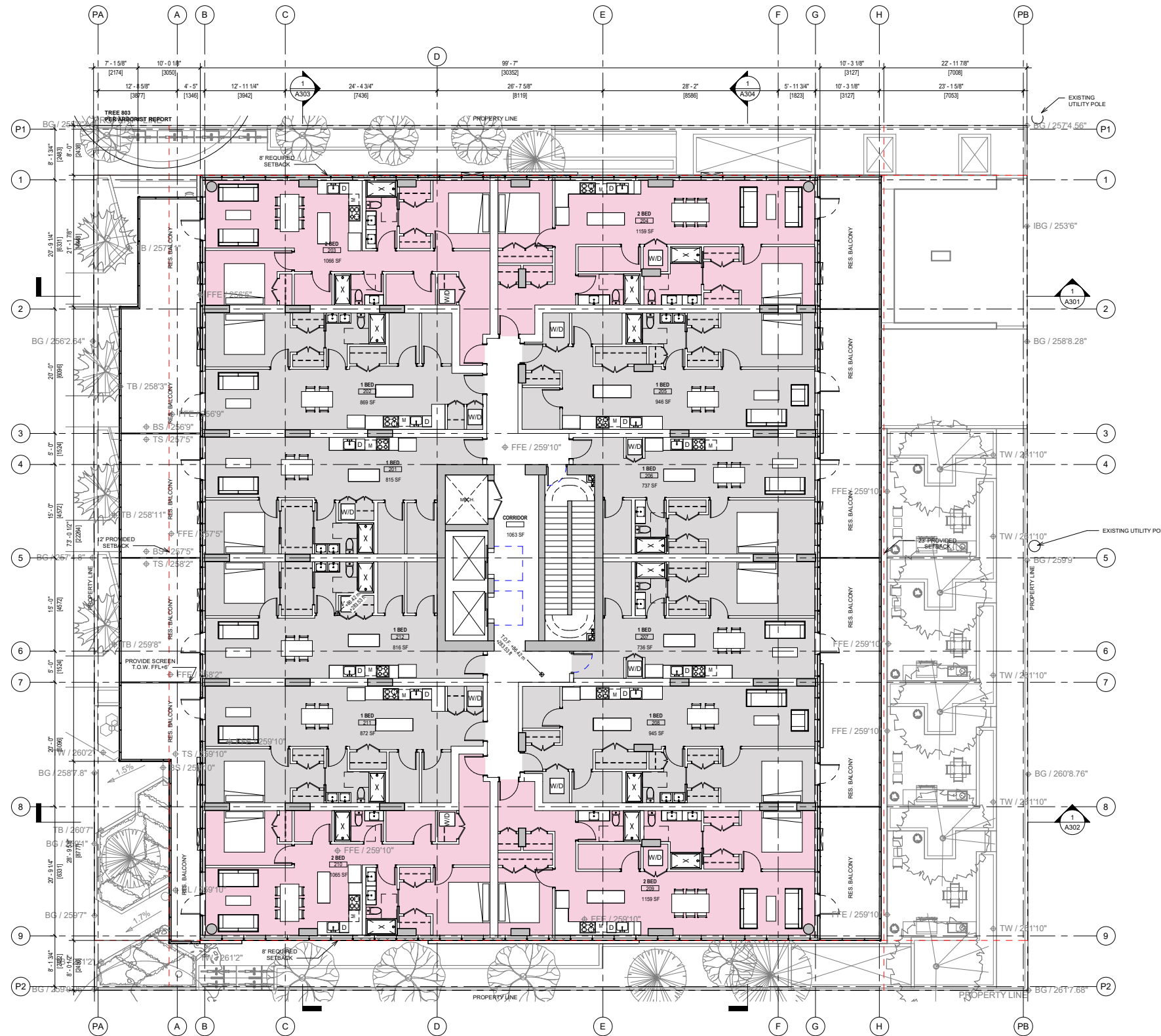
PROJECT: PLAN L01 MEZZ

TITLE: PROJECT NUMBER: 202305 ISSUE NO.: 1

DRAWING NUMBER: A206

- ROOM LEGEND**
- 1 BED
 - 3 BED
 - CRU1
 - CRU2
 - CRU3
 - CRU 4
 - MULTI-PURPOSE AMENITY
 - TOWNHOME

8.2 PLANS: L02-L04



Note 1: MPZ (Protection zone) per Arborist Report November 25, 2024

- SUSTAINABLE PERFORMANCE FEATURES
- (1) WATER EFFICIENCY: INDOOR WATER USE
 - WATER EFFICIENT PLUMBING FIXTURES; TOILETS, SHOWERHEADS, LAVATORY FAUCETS.
 - WATER EFFICIENT CLOTHES WASHERS & DISHWASHERS
 - (2) ENERGY AND ATMOSPHERE: ANNUAL ENERGY USE
 - ENERGYSTAR RATED APPLIANCES: DISHWASHER, REFRIGERATOR, AND CLOTHES WASHER
 - WATER/ENERGY EFFICIENCY: LOW-FLOW PLUMBING FIXTURES
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VANCOUVER, BC

PROJECT
PLAN L02-L04

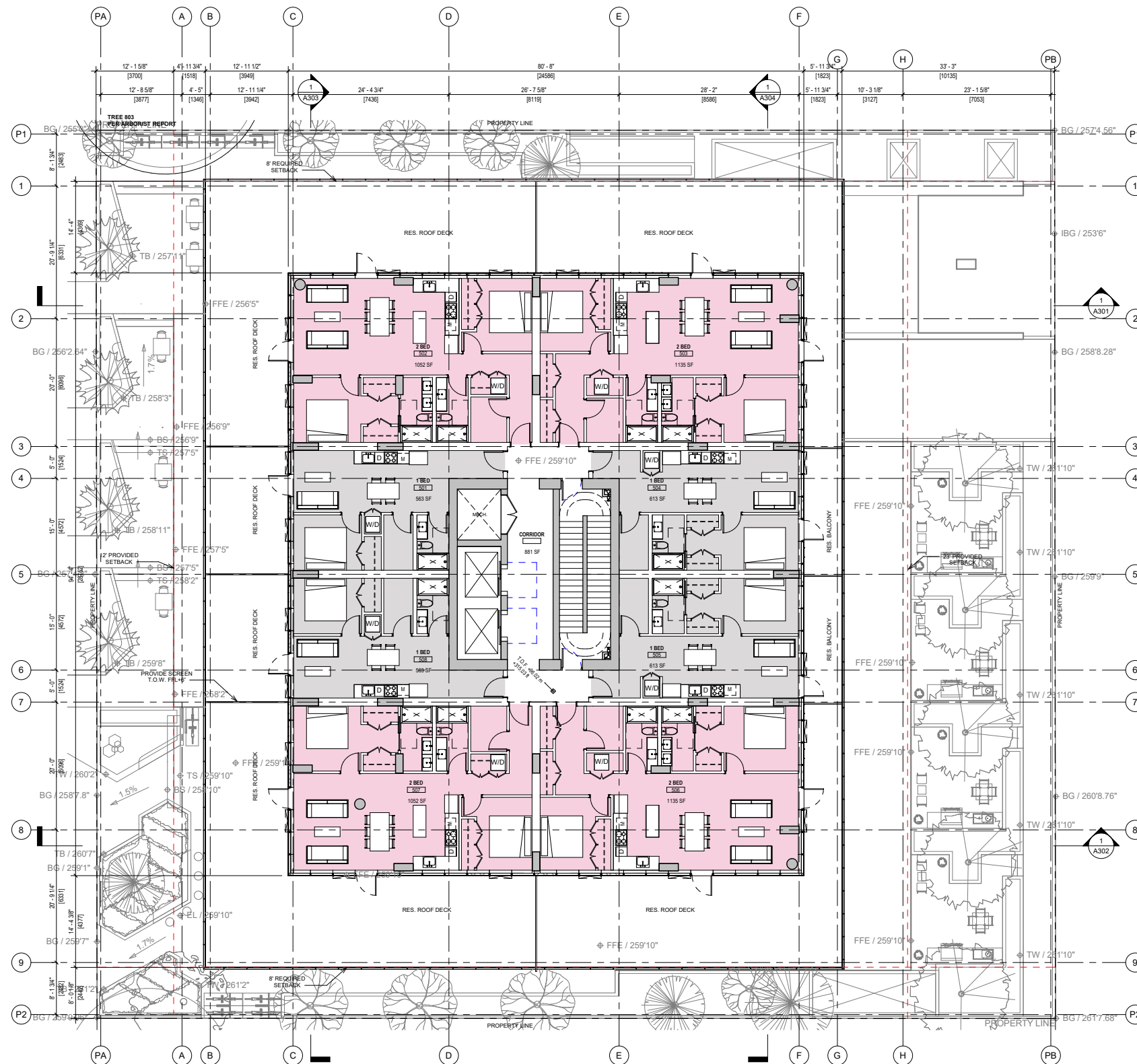
TITLE
PROJECT NUMBER
202506

ISSUE NO.
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DRAWING NUMBER
A207

ROOM LEGEND
 1 BED
 2 BED

8.2 PLANS: L05



Note 1: MPZ (Protection zone) per Arborist Report November 25, 2024

- SUSTAINABLE PERFORMANCE FEATURES
- (1) WATER EFFICIENCY: INDOOR WATER USE
 - WATER EFFICIENT PLUMBING FIXTURES; TOILETS, SHOWERHEADS, LAVATORY FAUCETS.
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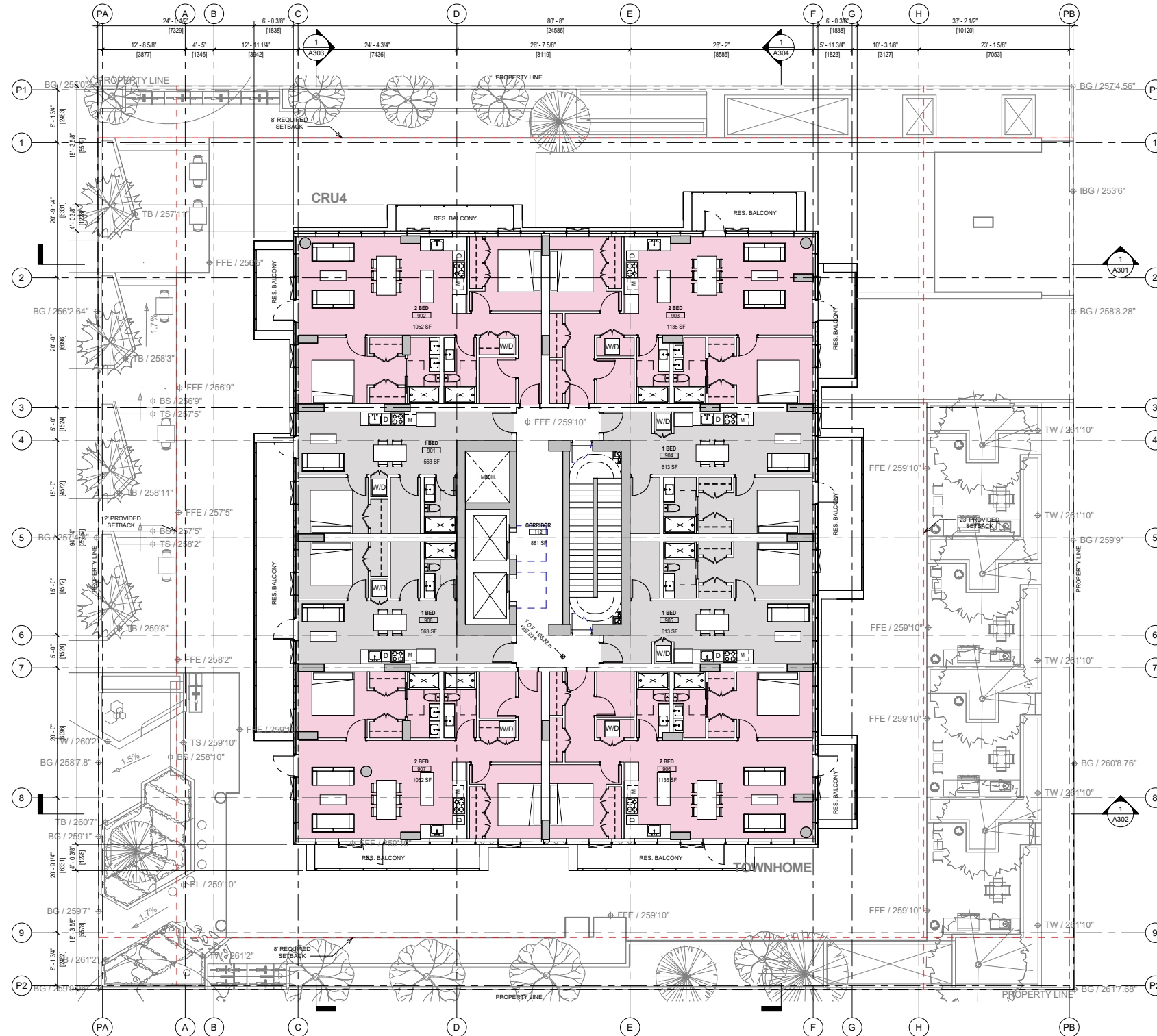
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PROJECT
 PLAN L05

TITLE	ISSUE NO.
PROJECT NUMBER 202305	1
DRAWING NUMBER	A208

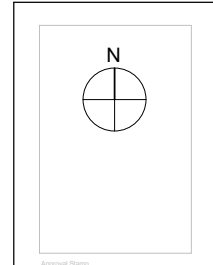
ROOM LEGEND
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8.2 PLANS: L06-L09



Note 1: MPZ (Protection zone) per Arborist Report November 25, 2024

- SUSTAINABLE PERFORMANCE FEATURES
- (1) WATER EFFICIENCY: INDOOR WATER USE
 - WATER EFFICIENT PLUMBING FIXTURES; TOILETS, SHOWERHEADS, LAVATORY FAUCETS.
 - WATER EFFICIENT CLOTHES WASHERS & DISHWASHERS
 - (2) ENERGY AND ATMOSPHERE: ANNUAL ENERGY USE
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 - WATER/ENERGY EFFICIENCY: LOW-FLOW PLUMBING FIXTURES
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 - (5) INDOOR ENVIRONMENTAL QUALITY: COMBUSTION VENTING
 - NO UNVENTED COMBUSTION GAS IN SUITES
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 - ERV'S PROPOSED FOR EACH SUITE
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NO.	DESCRIPTION	DATE	CHK.
1	Revising Application	09/11/2025	
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4338 & 4362 CAMBIE ST VANCOUVER, BC
 PROJECT
 PLAN L06-L09

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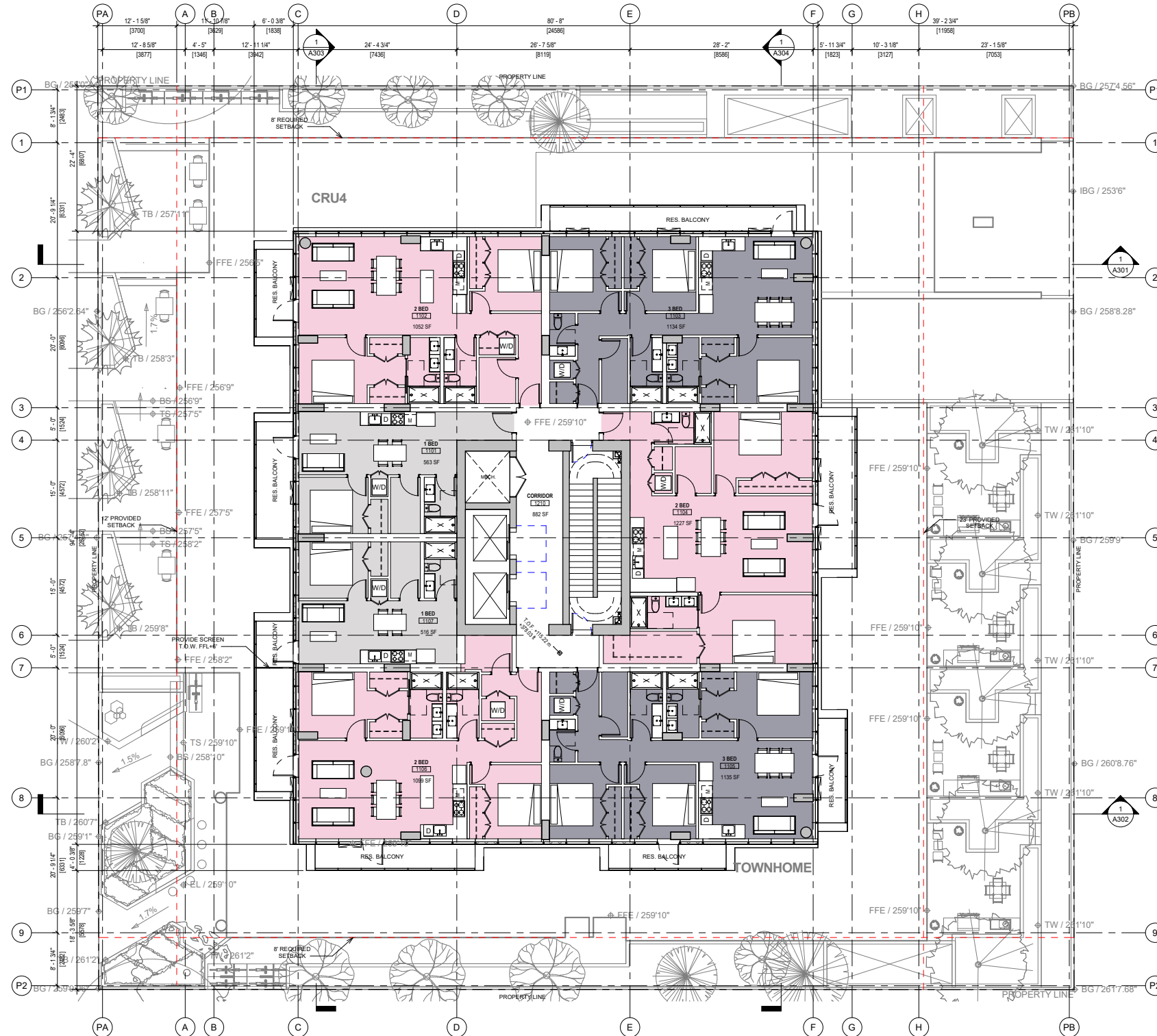
4338 & 4362 CAMBIE ST
 VANCOUVER, BC

PROJECT
 PLAN L06-L09

TITLE	ISSUE NO.
PROJECT NUMBER 202299	1
DRAWING NUMBER A209	

ROOM LEGEND
 □ 1 BED
 □ 2 BED

8.2 PLANS: L11



Note 1: MPZ (Protection zone) per Arborist Report November 25, 2024

- SUSTAINABLE PERFORMANCE FEATURES
- (1) WATER EFFICIENCY: INDOOR WATER USE
 - WATER EFFICIENT PLUMBING FIXTURES; TOILETS, SHOWERHEADS, LAVATORY FAUCETS.
 - WATER EFFICIENT CLOTHES WASHERS & DISHWASHERS
 - (2) ENERGY AND ATMOSPHERE: ANNUAL ENERGY USE
 - ENERGY STAR RATED APPLIANCES: DISHWASHER, REFRIGERATOR, AND CLOTHES WASHER
 - WATER/ENERGY EFFICIENCY: LOW-FLOW PLUMBING FIXTURES
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4338 & 4362 CAMBIE ST VANCOUVER, BC

DATE: 06/26/2025

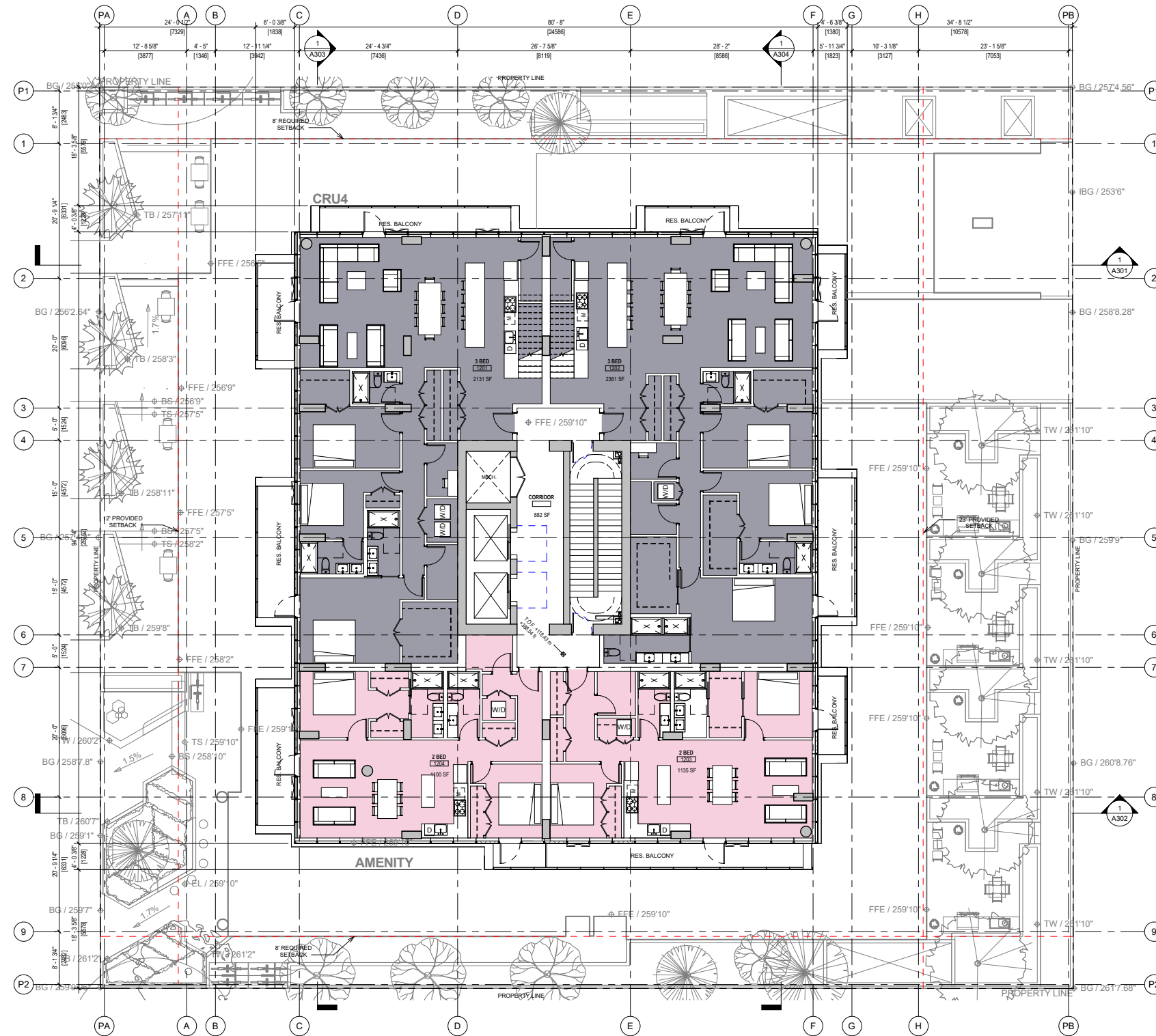
PROJECT: PLAN L11

TITLE: PROJECT NUMBER: 202266 ISSUE NO: 1

DRAWING NUMBER: A211

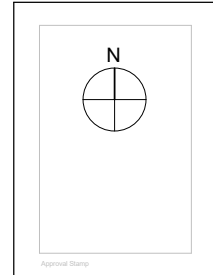
- ROOM LEGEND
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8.2 PLANS: L12



Note 1: MPZ (Protection zone) per Arborist Report November 25, 2024

- SUSTAINABLE PERFORMANCE FEATURES**
- (1) WATER EFFICIENCY: INDOOR WATER USE
 - WATER EFFICIENT PLUMBING FIXTURES; TOILETS, SHOWERHEADS, LAVATORY FAUCETS.
 - WATER EFFICIENT CLOTHES WASHERS & DISHWASHERS
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4338 & 4362 CAMBIE ST VANCOUVER, BC
 PROJECT NUMBER: 202305
 DRAWING DATE: 06/26/2025

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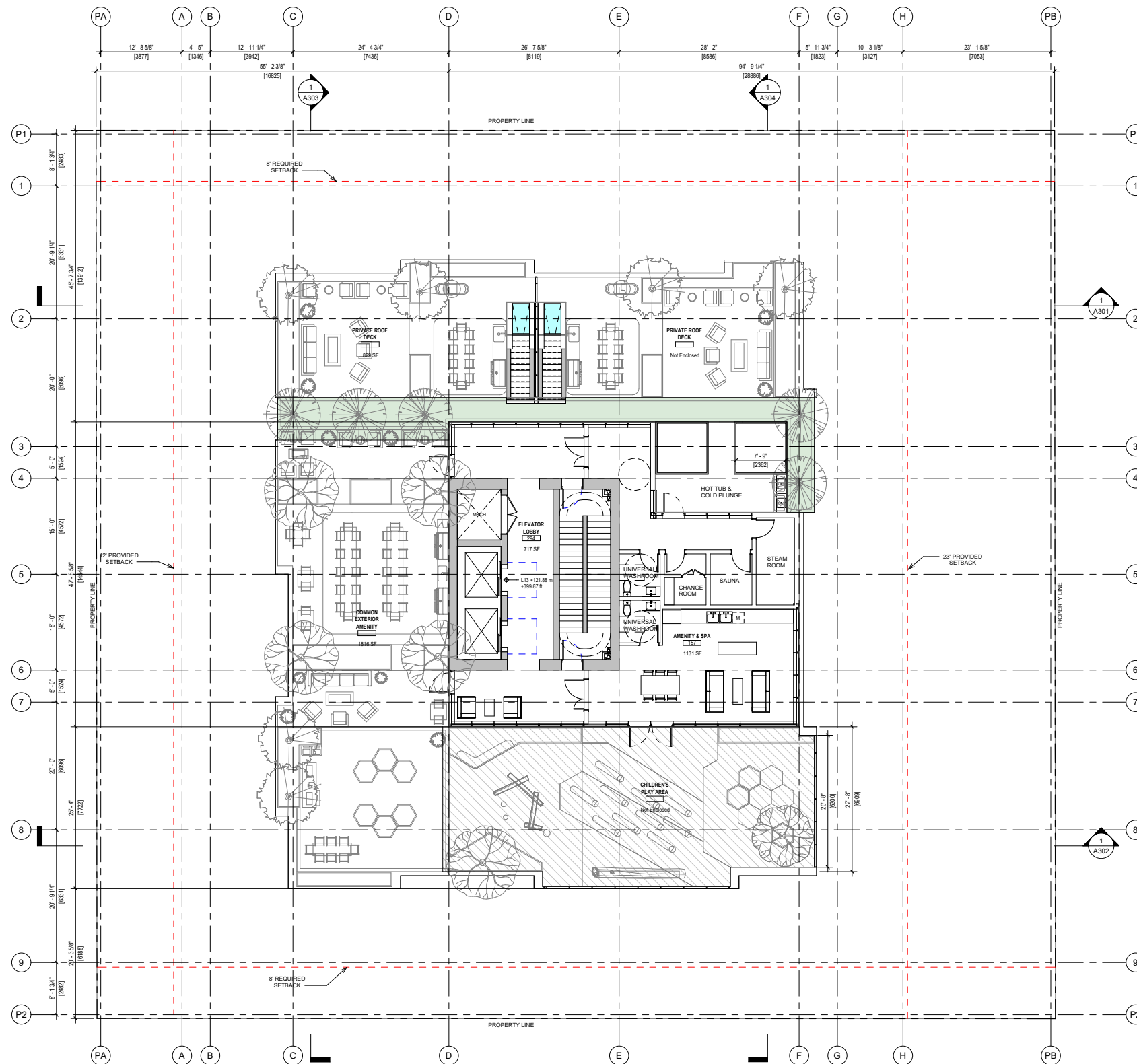
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 VANCOUVER, BC

PROJECT
 PLAN L12

TITLE	ISSUE NO.
PROJECT NUMBER 202305	1
DRAWING NUMBER	A212

ROOM LEGEND
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 ■ 3 BED

8.2 PLANS: ROOF PLAN

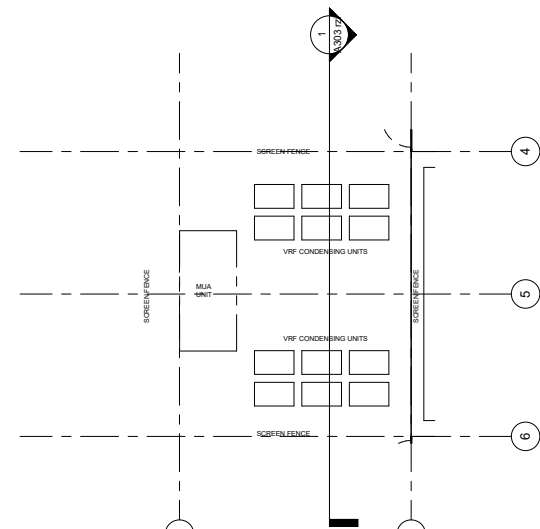


Note 1: MPZ (Protection zone) per Arborist Report November 25, 2024

Note 2: Roof landscaping to be decided by landscape architect taking into consideration Section 10.11.1 of the Zoning and Development By-Law

- SUSTAINABLE PERFORMANCE FEATURES
- (1) WATER EFFICIENCY: INDOOR WATER USE
 - WATER EFFICIENT PLUMBING FIXTURES: TOILETS, SHOWERHEADS, LAVATORY FAUCETS.
 - WATER EFFICIENT CLOTHES WASHERS & DISHWASHERS
 - (2) ENERGY AND ATMOSPHERE: ANNUAL ENERGY USE
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2 A210 Rooftop Mechanical above elevator penthouse

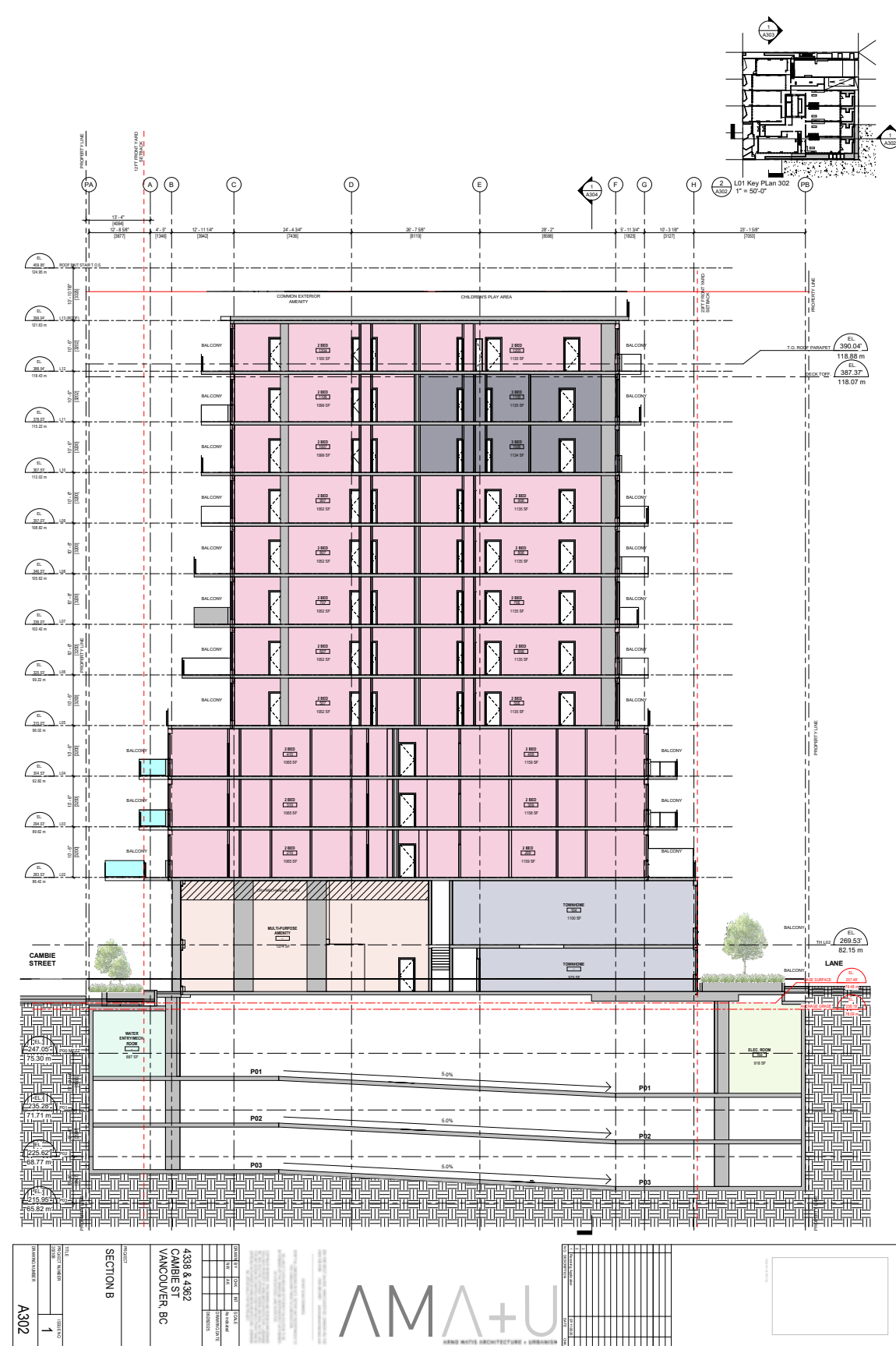


4338 & 4362 CAMBIE ST VANCOUVER, BC

PROJECT: PLAN ROOF

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NW	AK		1/8" = 1'-0"
			DRAWING DATE
			06/26/2025
4338 & 4362 CAMBIE ST VANCOUVER, BC			
PROJECT: PLAN ROOF			
TITLE		ISSUE NO.	
PROJECT NUMBER: 202295		1	
DRAWING NUMBER			A213

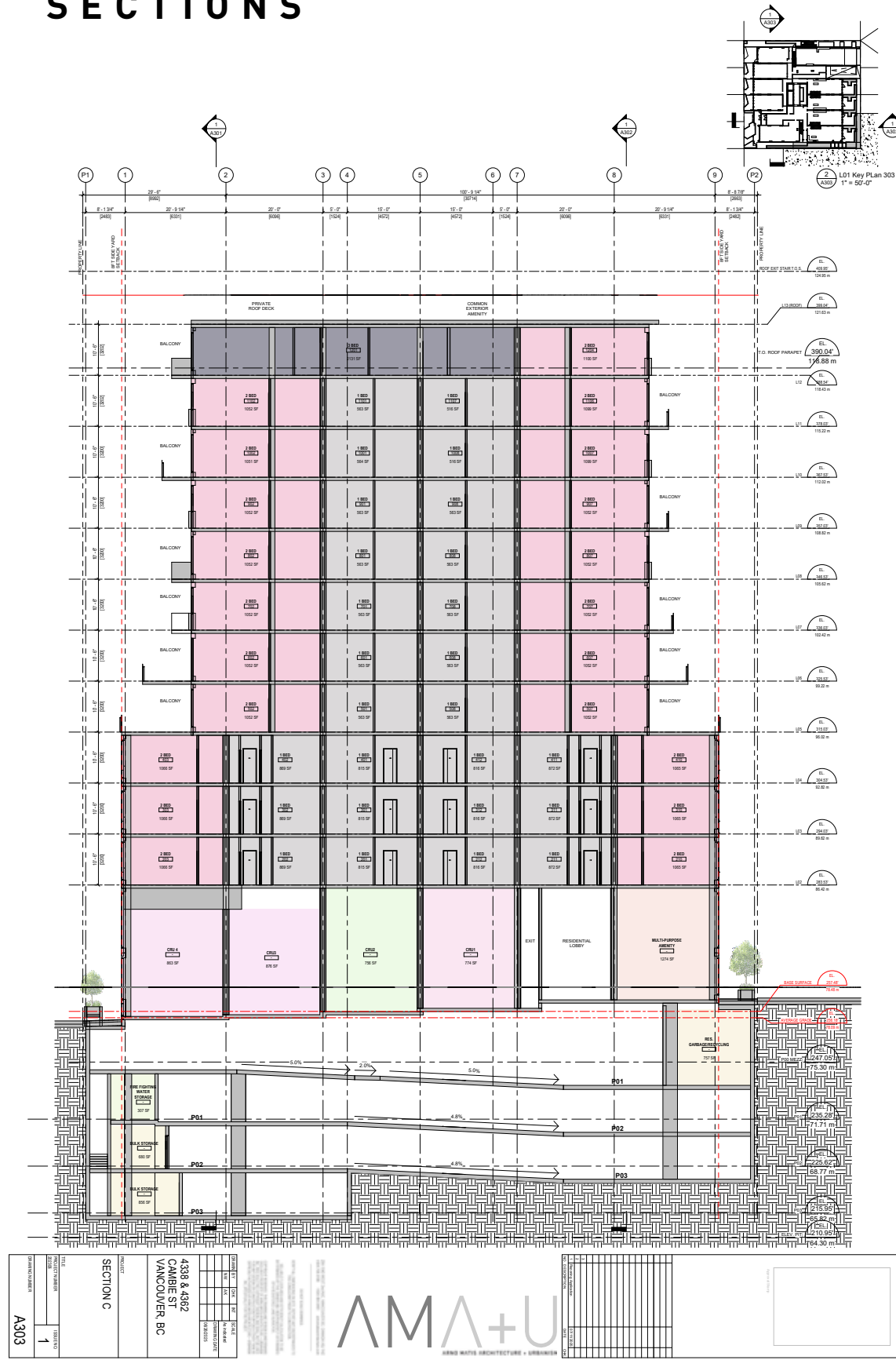
8.3 SECTIONS



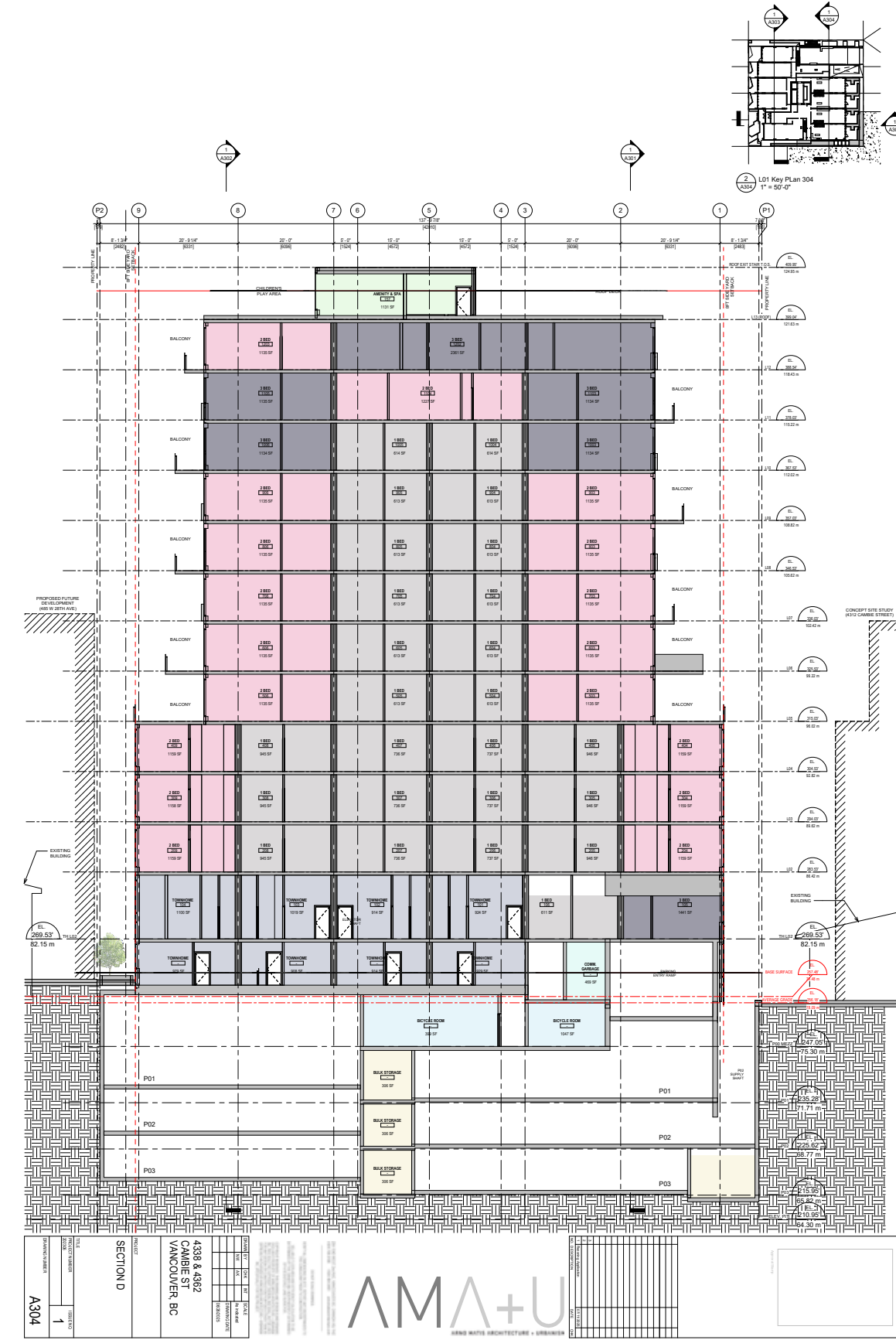
SECTION A

SECTION B

8.3 SECTIONS

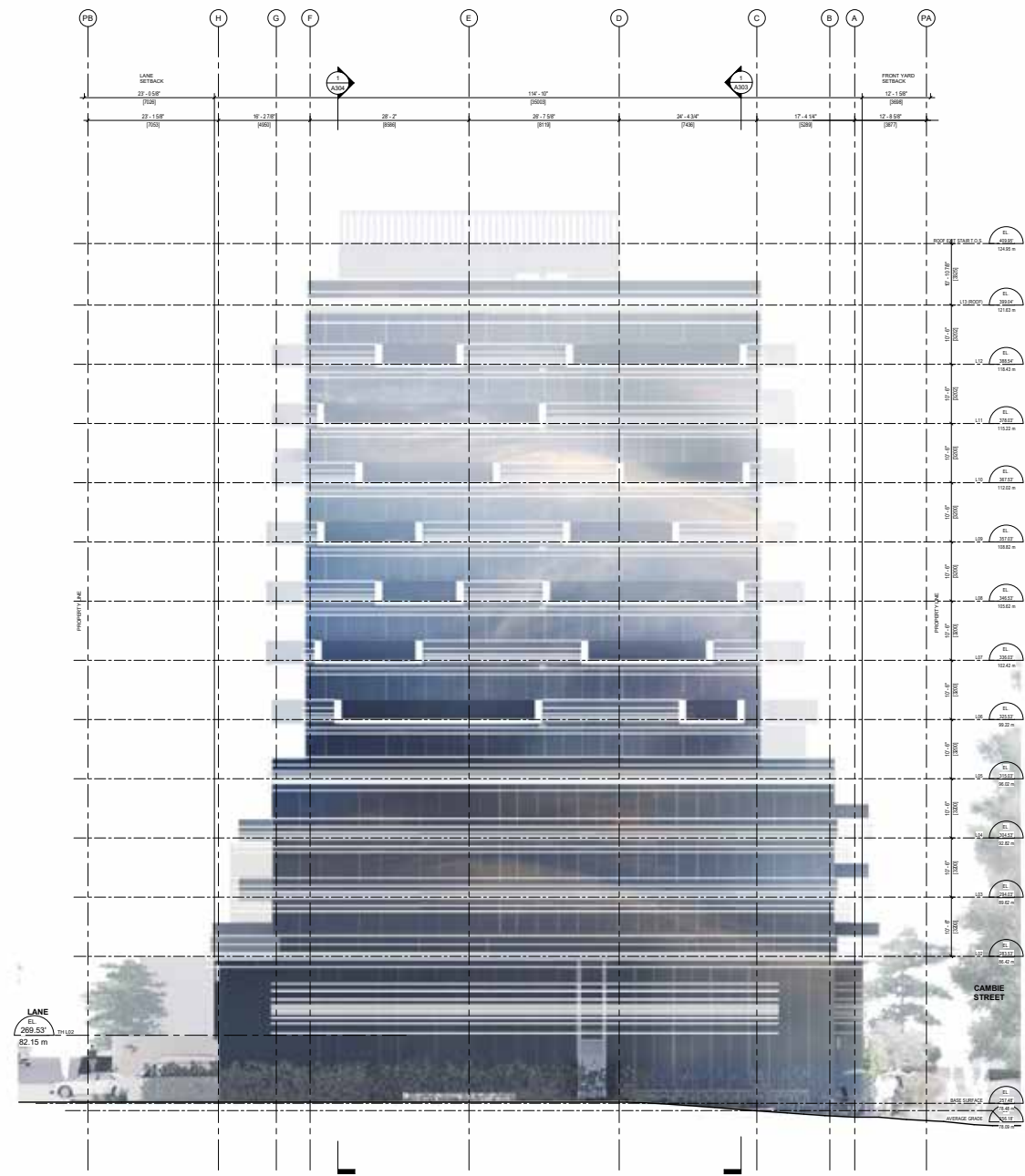


SECTION C



SECTION D

8.4 ELEVATIONS



PROJECT	4338 & 4362 CAMBIE ST VANCOUVER, BC
CLIENT	
DATE	
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REVISIONS	
NO.	DESCRIPTION
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WEST ELEVATION

4338 & 4362
CAMBIE ST
VANCOUVER, BC

ARNO MATIS ARCHITECTURE + URBANISM

PROJECT	4338 & 4362 CAMBIE ST VANCOUVER, BC
CLIENT	
DATE	
SCALE	
DESIGNER	
DATE	
REVISIONS	
NO.	DESCRIPTION
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NORTH ELEVATION

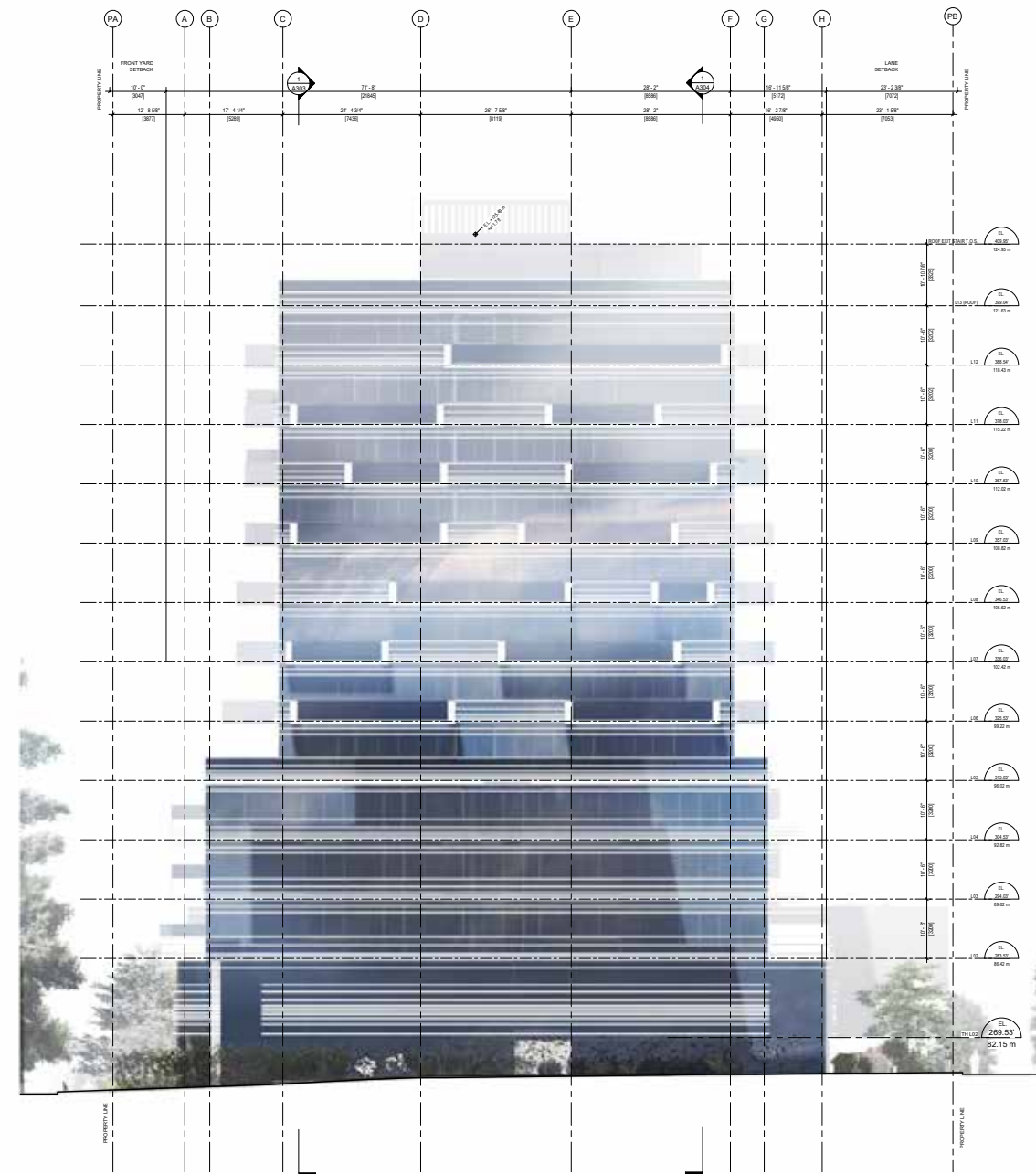
4338 & 4362
CAMBIE ST
VANCOUVER, BC

ARNO MATIS ARCHITECTURE + URBANISM

WEST ELEVATION

NORTH ELEVATION

8.4 ELEVATIONS



PROJECT	4338 & 4362 CAMBIE ST VANCOUVER, BC
TITLE	EAST ELEVATION
DATE	1
DRAWN BY	A403

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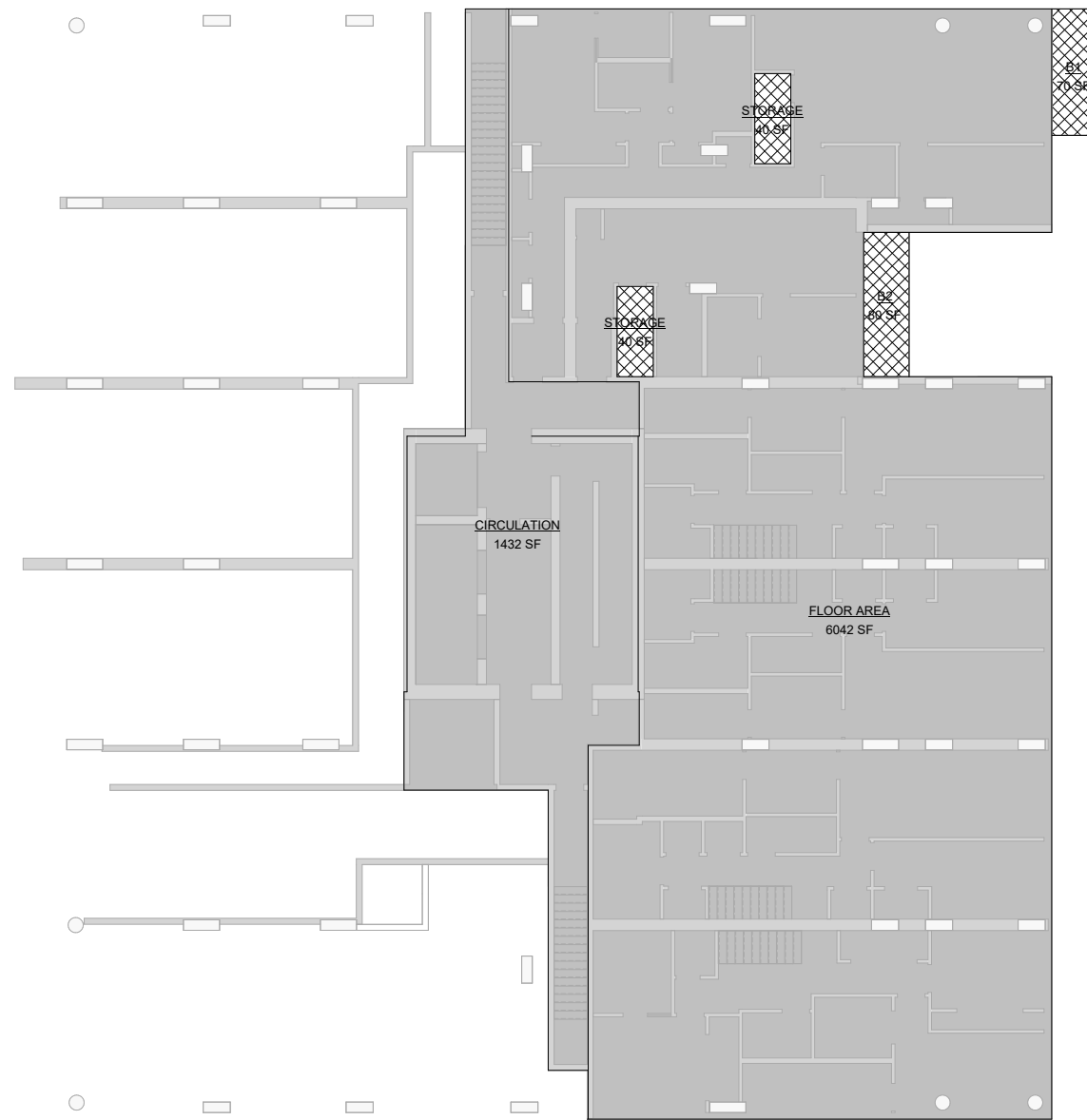
PROJECT	4338 & 4362 CAMBIE ST VANCOUVER, BC
TITLE	SOUTH ELEVATION
DATE	1
DRAWN BY	A404

ARNO MATIS ARCHITECTURE + URBANISM

EAST ELEVATION

SOUTH ELEVATION

8.5 AREA OVERLAYS: L01 MEZZ



Gross Perimeter Area L01 MEZZ	
RESIDENTIAL	
CIRCULATION	1432.5 SF
FLOOR AREA	6041.7 SF
STORAGE	80.0 SF
Gross Floor Area	7554.2 SF

Area Exclusions L01 MEZZ -...	
STORAGE	40.0 SF
STORAGE	40.0 SF
Exclusion Area	80.0 SF

Balcony Area L01 MEZZ...	
B1	70.0 SF
B2	80.4 SF
Total	150.4 SF

Net Floor Area L01 MEZZ...	
RESIDENTIAL	
CIRCULATION	1432.5 SF
FLOOR AREA	6041.7 SF
Net Floor Area	7474.2 SF

Approval Stamp

4338 & 4362 Cambie St. Vancouver, BC V6J 1N5
 604-273-1188 (V6) 604-273-1189 (US) 2025-2026
 www.arnomatis.com

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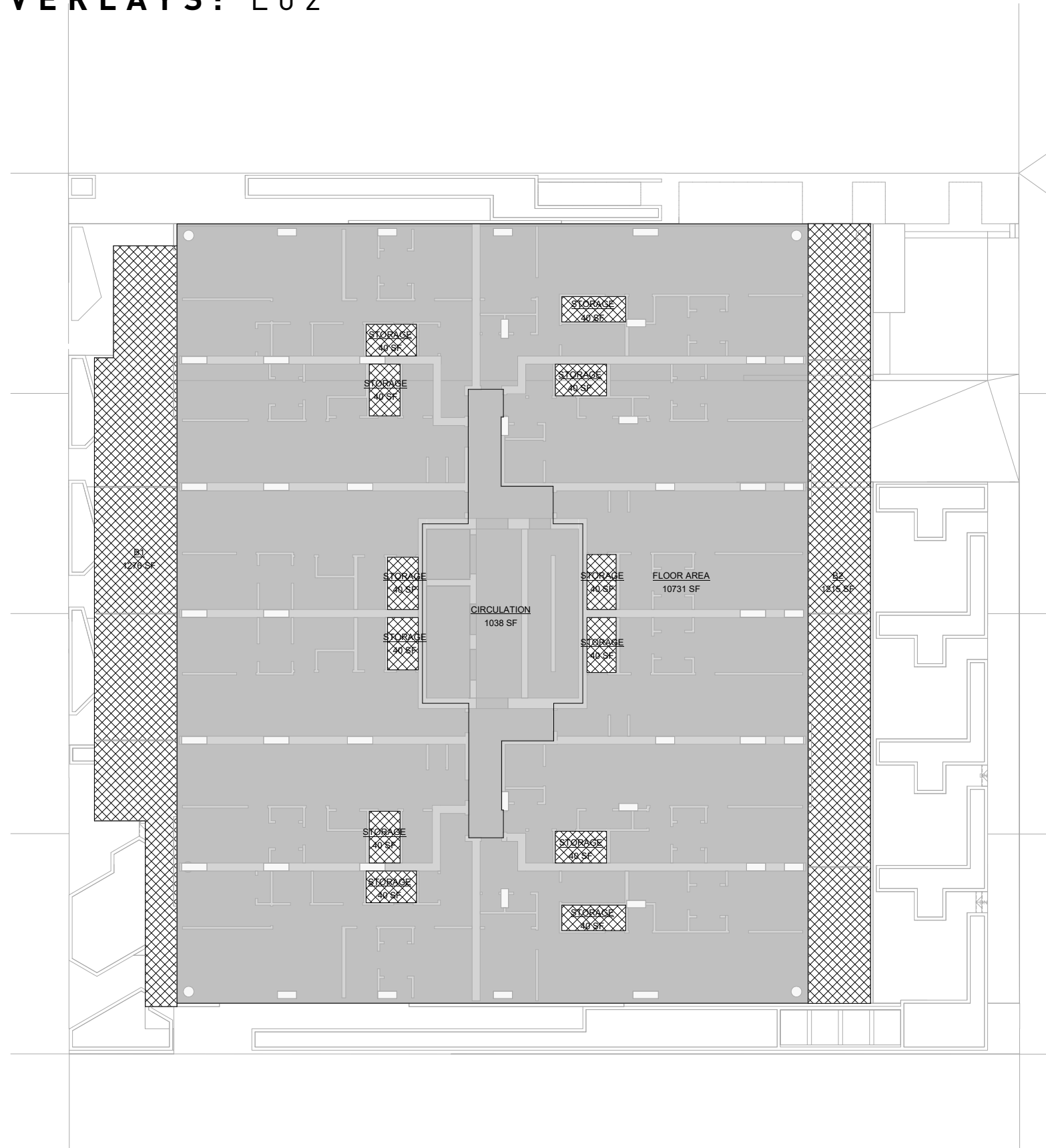
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			DRAWING DATE
			06/26/2025

4338 & 4362
 CAMBIE ST
 VANCOUVER, BC

PROJECT
 AREA OVERLAY L01
 MEZZ

TITLE	
PROJECT NUMBER 202505	ISSUE NO. 1
DRAWING NUMBER A1002	

8.5 AREA OVERLAYS: L02



Gross Perimeter Area L02	
RESIDENTIAL	
CIRCULATION	1038.2 SF
FLOOR AREA	10730.6 SF
STORAGE	479.0 SF
Gross Floor Area	12247.8 SF

Area Exclusions L02-Residential	
STORAGE	39.6 SF
STORAGE	40.3 SF
STORAGE	40.3 SF
STORAGE	39.7 SF
STORAGE	39.9 SF
STORAGE	39.5 SF
STORAGE	39.9 SF
STORAGE	39.5 SF
STORAGE	40.4 SF
STORAGE	40.3 SF
STORAGE	39.7 SF
STORAGE	39.7 SF
Exclusion Area	479.0 SF

Balcony Area L02-Residential	
B1	1275.9 SF
B2	1214.8 SF
Total	2490.8 SF

Net Floor Area L02-Residential	
CIRCULATION	1038.2 SF
FLOOR AREA	10730.6 SF
Net Floor Area	11768.8 SF

GFA EXCLUSION
 No
 Yes

Approval Stamp

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1	Planning Application	09/11/2025	
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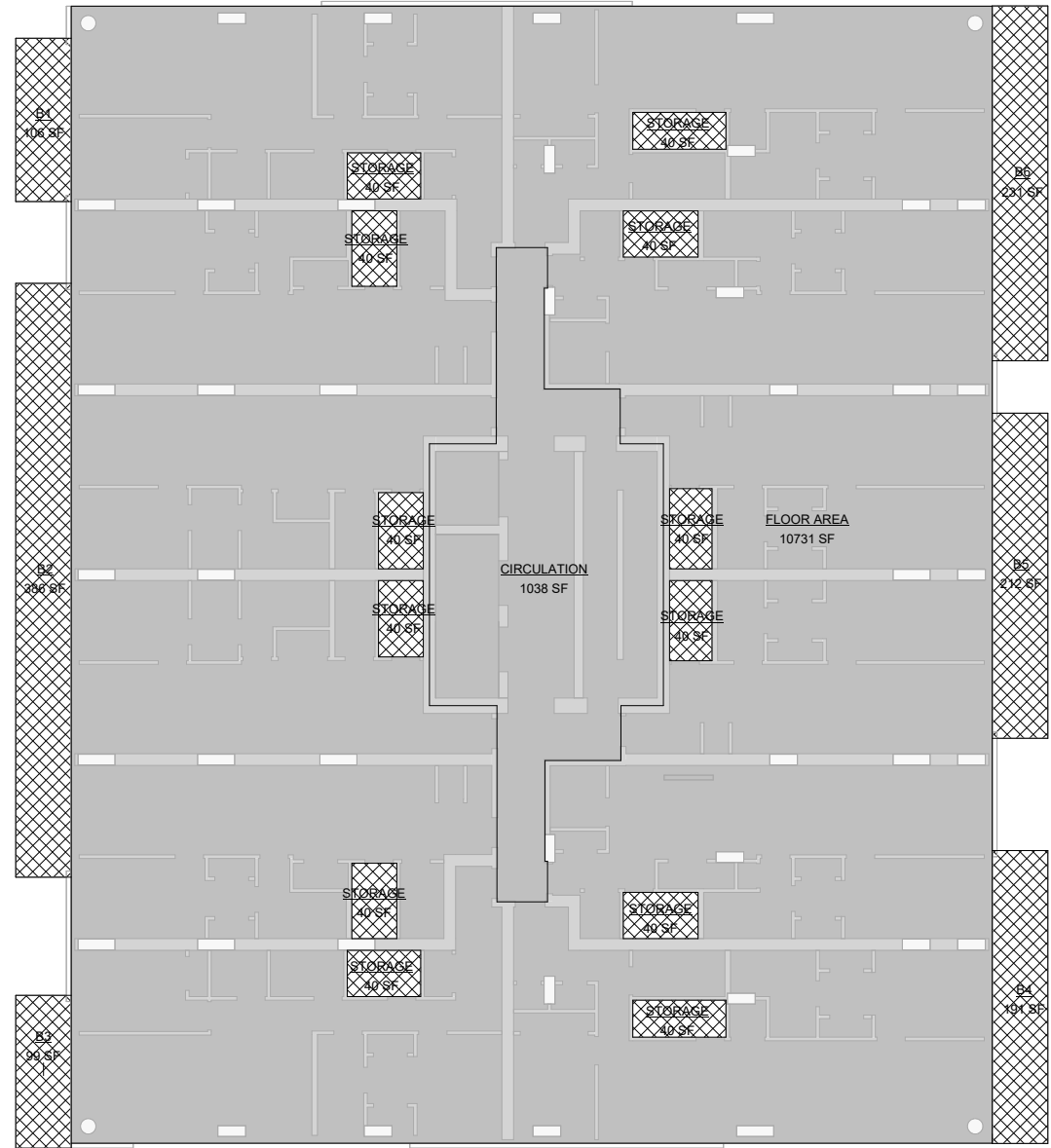
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4338 & 4362 CAMBIE ST VANCOUVER, BC

4338 & 4362 CAMBIE ST VANCOUVER, BC

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PROJECT			
4338 & 4362 CAMBIE ST VANCOUVER, BC			
TITLE			
AREA OVERLAY L02			
PROJECT NUMBER	ISSUE NO.		
202305	1		
DRAWING NUMBER	A1003		

8.5 AREA OVERLAYS: L04



Gross Perimeter Area L04	
RESIDENTIAL	
CIRCULATION	1038.2 SF
FLOOR AREA	10730.6 SF
STORAGE	479.0 SF
Gross Floor Area	12247.8 SF

Area Exclusions L04-Residential	
STORAGE	39.6 SF
STORAGE	40.3 SF
STORAGE	40.3 SF
STORAGE	39.7 SF
STORAGE	39.9 SF
STORAGE	39.5 SF
STORAGE	39.9 SF
STORAGE	39.5 SF
STORAGE	40.4 SF
STORAGE	40.3 SF
STORAGE	39.7 SF
STORAGE	39.7 SF
Exclusion Area	479.0 SF

Balcony Area L04-Residential	
B1	106.1 SF
B2	386.0 SF
B3	99.3 SF
B4	191.1 SF
B5	212.0 SF
B6	231.4 SF
Total	1226.0 SF

Net Floor Area L04-Residential	
CIRCULATION	1038.2 SF
FLOOR AREA	10730.6 SF
Net Floor Area	11768.8 SF

GFA EXCLUSION
 No
 Yes

Approval Stamp

NO.	DESCRIPTION	DATE	CHK.
1	Planning Application	09/11/2025	

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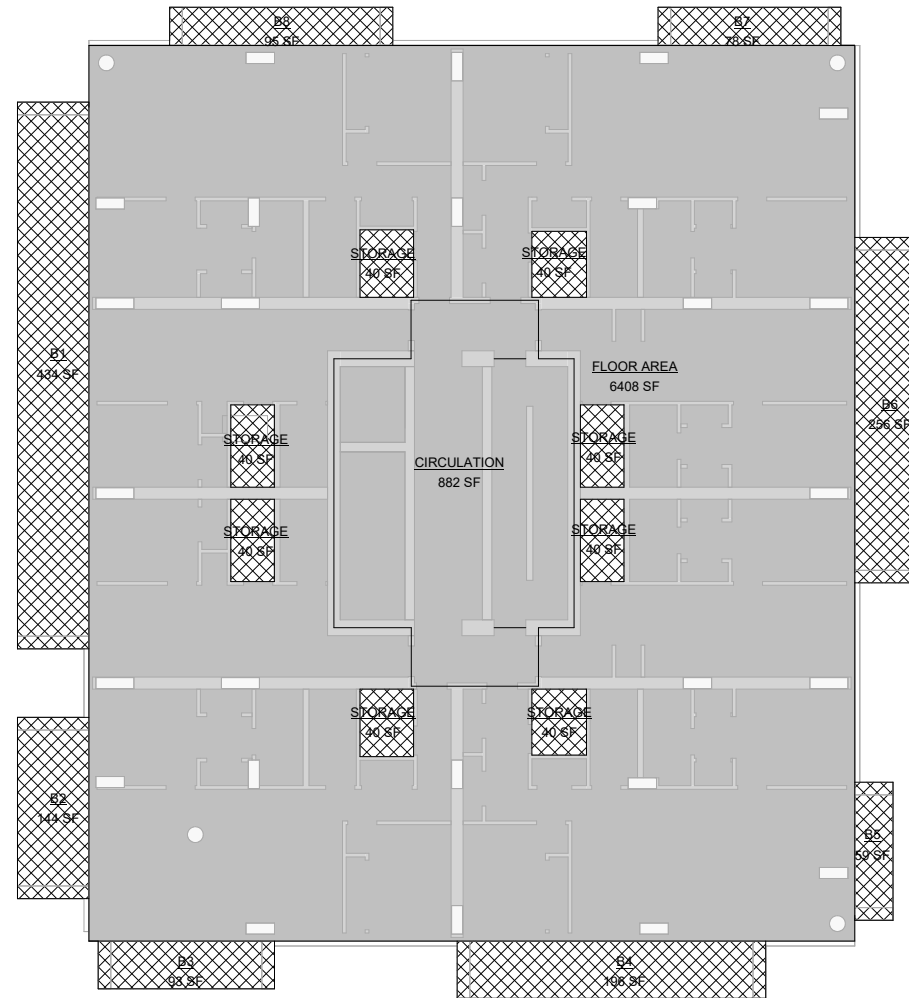
4338 & 4362 CAMBIE ST VANCOUVER, BC

AREA OVERLAY L04

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PROJECT			
4338 & 4362 CAMBIE ST VANCOUVER, BC			
TITLE			
AREA OVERLAY L04			
PROJECT NUMBER	ISSUE NO.		
202305	1		
DRAWING NUMBER	A1005		

1 L04
 A1005 1/8" = 1'-0"

8.5 AREA OVERLAYS: L07



Gross Perimeter Area L07	
RESIDENTIAL	
CIRCULATION	882.1 SF
FLOOR AREA	6407.9 SF
STORAGE	319.1 SF
Gross Floor Area	7609.1 SF

Area Exclusions L07-Residential	
STORAGE	40.1 SF
STORAGE	40.0 SF
STORAGE	40.1 SF
STORAGE	39.7 SF
STORAGE	39.7 SF
STORAGE	40.0 SF
STORAGE	39.7 SF
STORAGE	39.7 SF
Exclusion Area	319.1 SF

Balcony Area L07-Residential	
B1	433.5 SF
B2	143.7 SF
B3	93.4 SF
B4	195.9 SF
B5	58.6 SF
B6	255.8 SF
B7	77.6 SF
B8	94.7 SF
Total	1353.1 SF

Net Floor Area L07-Residential	
CIRCULATION	882.1 SF
FLOOR AREA	6407.9 SF
Net Floor Area	7290.0 SF

GFA EXCLUSION
 No
 Yes

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NO.	DESCRIPTION	DATE	CHK.
1	Planning Application	09/11/2025	

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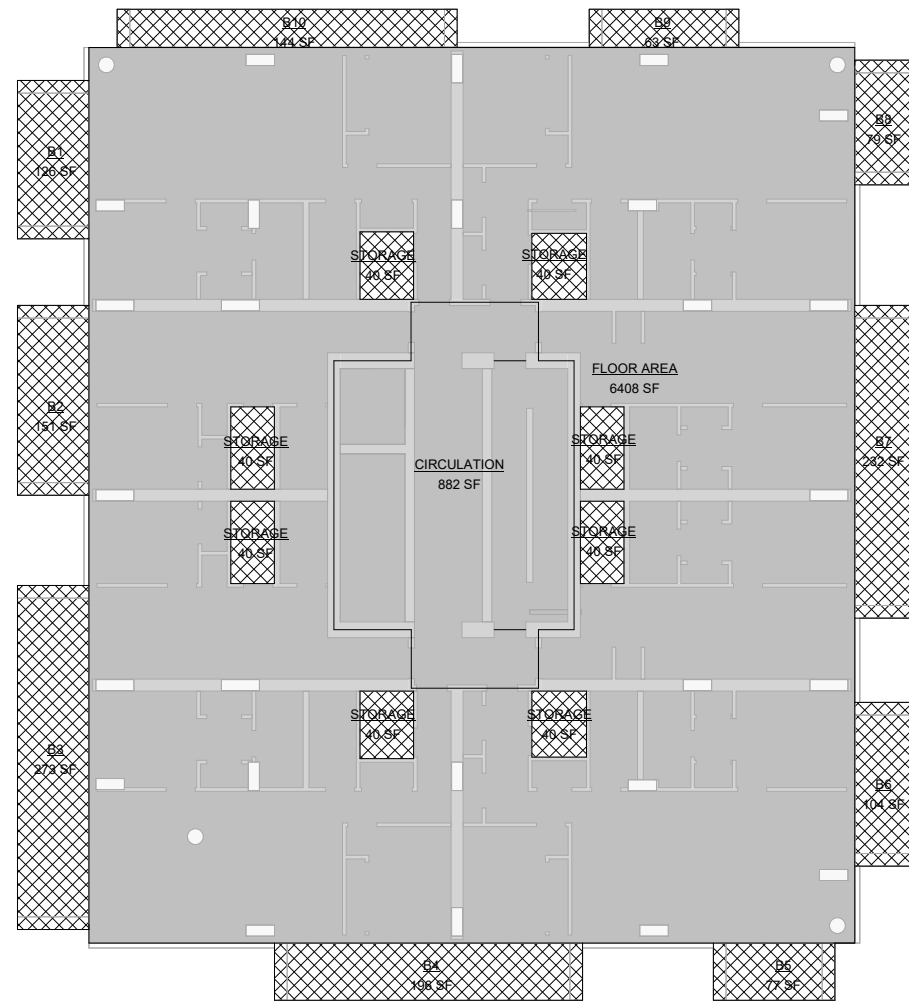
4338 & 4362 CAMBIE ST VANCOUVER, BC

PROJECT: AREA OVERLAY L07

TITLE: PROJECT NUMBER: 202305 ISSUE NO: 1

DRAWING NUMBER: A1008

8.5 AREA OVERLAYS: L08



Gross Perimeter Area L08	
RESIDENTIAL	
CIRCULATION	882.1 SF
FLOOR AREA	6407.9 SF
STORAGE	319.1 SF
Gross Floor Area	7609.1 SF

Area Exclusions L08-Residential	
STORAGE	40.1 SF
STORAGE	40.0 SF
STORAGE	40.1 SF
STORAGE	39.7 SF
STORAGE	39.7 SF
STORAGE	40.0 SF
STORAGE	39.7 SF
STORAGE	39.7 SF
Exclusion Area	319.1 SF

Balcony Area L08 - Residential	
B1	125.5 SF
B2	150.6 SF
B3	272.8 SF
B4	195.7 SF
B5	77.1 SF
B6	104.0 SF
B7	231.6 SF
B8	79.1 SF
B9	63.5 SF
B10	144.3 SF
Total	1444.1 SF

Net Floor Area L08-Residential	
CIRCULATION	882.1 SF
FLOOR AREA	6407.9 SF
Net Floor Area	7290.0 SF

GFA EXCLUSION
 No
 Yes

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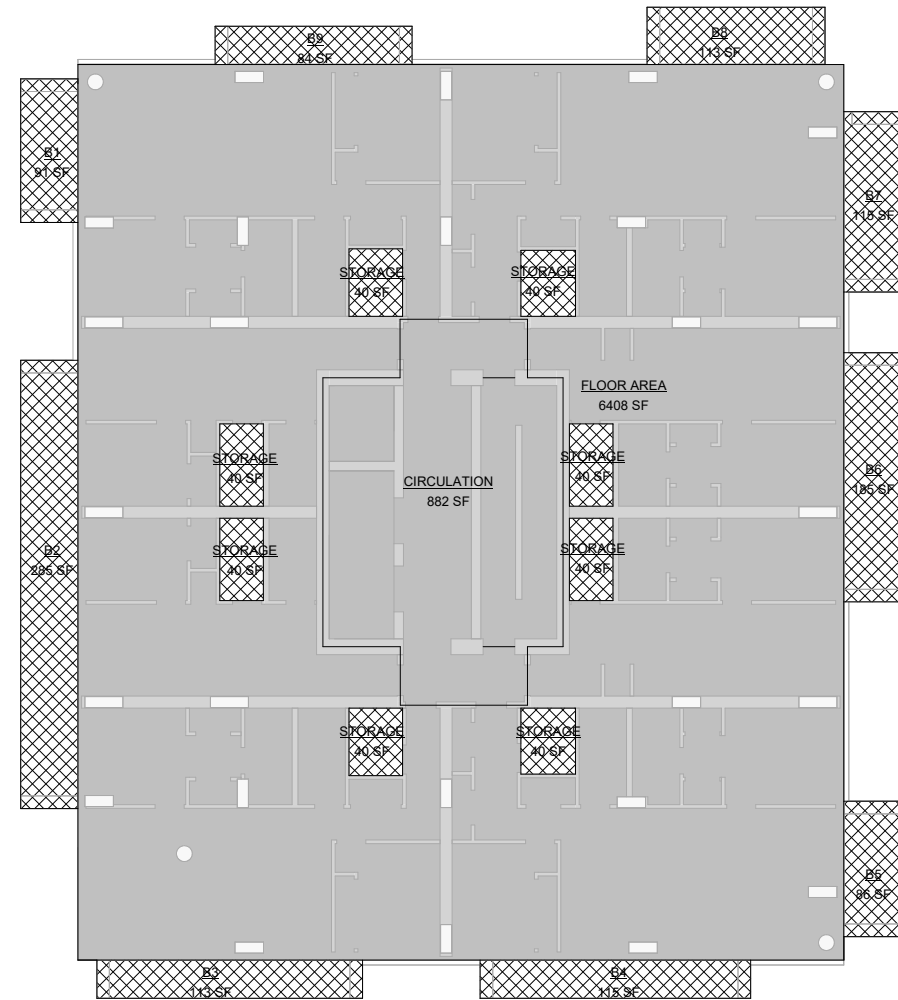
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DRAWING DATE			06/28/2025

4338 & 4362 CAMBIE ST VANCOUVER, BC

PROJECT
AREA OVERLAY L08

TITLE	
PROJECT NUMBER	ISSUE NO.
202305	1
DRAWING NUMBER	A1009

8.5 AREA OVERLAYS: L09



Gross Perimeter Area L09	
RESIDENTIAL	
CIRCULATION	882.1 SF
FLOOR AREA	6407.9 SF
STORAGE	319.1 SF
Gross Floor Area	7609.1 SF

Area Exclusions L09-Residential	
STORAGE	40.1 SF
STORAGE	40.0 SF
STORAGE	40.1 SF
STORAGE	39.7 SF
STORAGE	39.7 SF
STORAGE	40.0 SF
STORAGE	39.7 SF
STORAGE	39.7 SF
Exclusion Area	319.1 SF

Balcony Area L09 - Residential	
B1	91.2 SF
B2	284.6 SF
B3	112.7 SF
B4	114.8 SF
B5	85.9 SF
B6	184.6 SF
B7	114.6 SF
B8	113.0 SF
B9	83.6 SF
Total	1185.1 SF

Net Floor Area L09-Residential	
CIRCULATION	882.1 SF
FLOOR AREA	6407.9 SF
Net Floor Area	7290.0 SF

GFA EXCLUSION
 No
 Yes

Approval Stamp

NO.	DESCRIPTION	DATE	CHK.
1	Planning Application	09/11/2025	

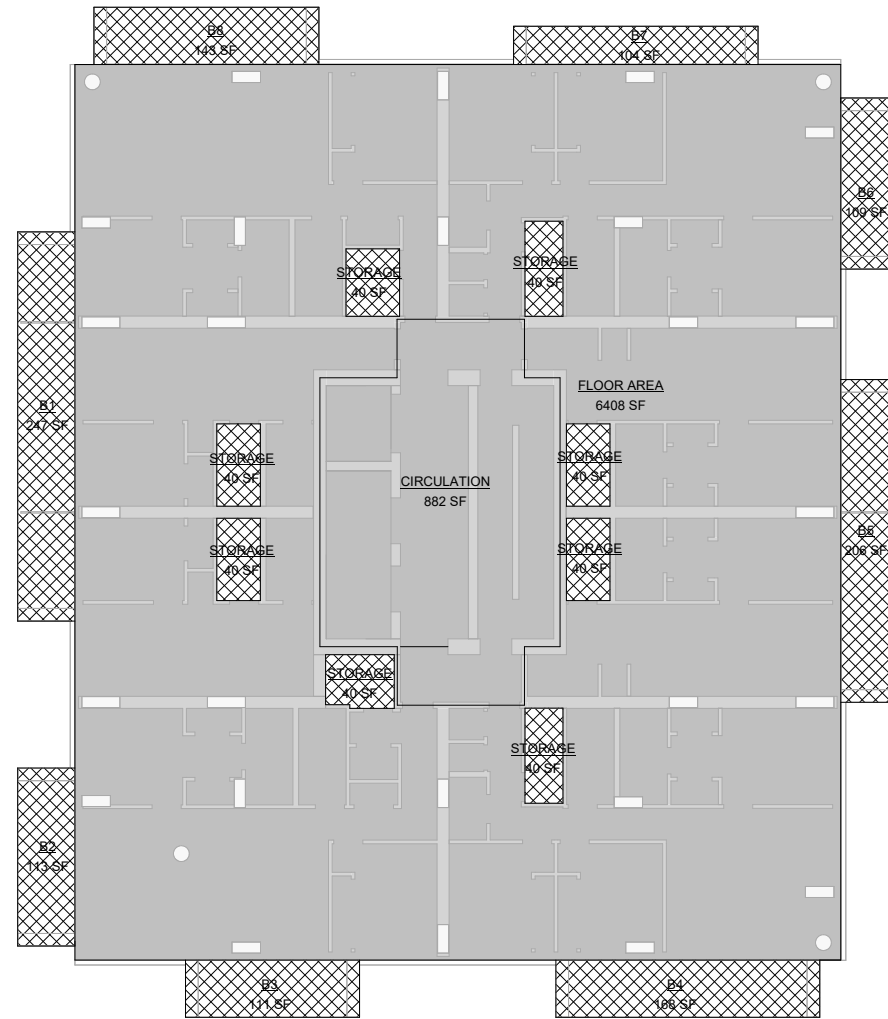
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3601 WEST 41ST AVENUE, VANCOUVER, BC, CANADA V6V 2M9
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			06/26/2025
4338 & 4362 CAMBIE ST VANCOUVER, BC			
PROJECT			
AREA OVERLAY L09			
TITLE			
PROJECT NUMBER	ISSUE NO.		
202505	1		
DRAWING NUMBER			
			A1010

8.5 AREA OVERLAYS: L10



Gross Perimeter Area L10	
RESIDENTIAL	
CIRCULATION	882.1 SF
FLOOR AREA	6407.9 SF
STORAGE	319.1 SF
Gross Floor Area	7609.1 SF

Area Exclusions L10-Residential	
STORAGE	40.1 SF
STORAGE	40.1 SF
STORAGE	39.9 SF
STORAGE	39.7 SF
STORAGE	39.7 SF
STORAGE	40.1 SF
STORAGE	39.7 SF
STORAGE	39.7 SF
Exclusion Area	319.1 SF

Balcony Area L10 - Residential	
B1	247.2 SF
B2	113.0 SF
B3	110.5 SF
B4	167.5 SF
B5	206.3 SF
B6	108.6 SF
B7	103.7 SF
B8	142.9 SF
Total	1199.8 SF

Net Floor Area L10-Residential	
CIRCULATION	882.1 SF
FLOOR AREA	6407.9 SF
Net Floor Area	7290.0 SF

GFA EXCLUSION
 No
 Yes

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NO.	DESCRIPTION	DATE	CHK.
1	Planning Application	09/11/2025	
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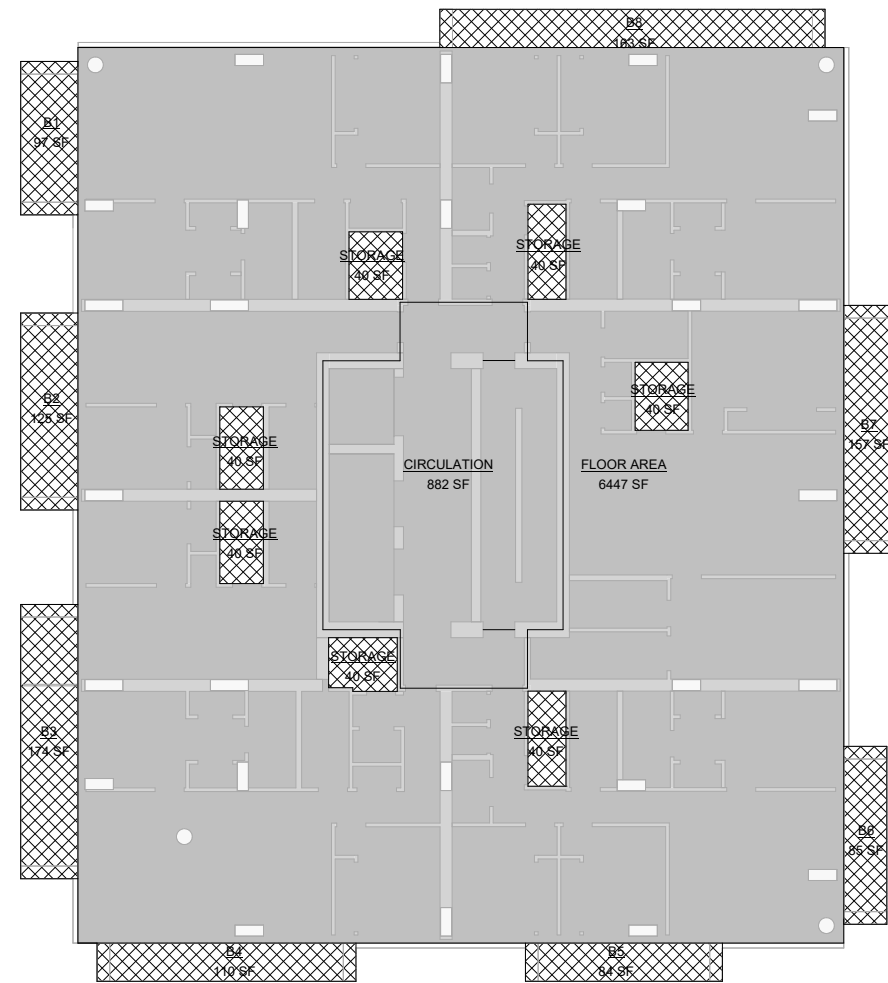
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			DRAWING DATE
			06/26/2025
4338 & 4362 CAMBIE ST VANCOUVER, BC			
PROJECT AREA OVERLAY L10			
TITLE		ISSUE NO.	
PROJECT NUMBER 202305		1	
DRAWING NUMBER A1011			

8.5 AREA OVERLAYS: L11



Gross Perimeter Area L11	
RESIDENTIAL	
CIRCULATION	882.1 SF
FLOOR AREA	6447.3 SF
STORAGE	279.7 SF
Gross Floor Area	7609.1 SF

Area Exclusions L11-Residential	
STORAGE	40.1 SF
STORAGE	40.1 SF
STORAGE	39.9 SF
STORAGE	39.7 SF
STORAGE	40.0 SF
STORAGE	40.1 SF
STORAGE	39.7 SF
Exclusion Area	279.7 SF

Balcony Area L11 - Residential	
B1	97.4 SF
B2	125.1 SF
B3	174.2 SF
B4	109.9 SF
B5	83.6 SF
B6	84.9 SF
B7	157.4 SF
B8	163.5 SF
Total	996.1 SF

Net Floor Area L11-Residential	
CIRCULATION	882.1 SF
FLOOR AREA	6447.3 SF
Net Floor Area	7329.4 SF

GFA EXCLUSION
 No
 Yes

Approval Stamp

NO.	DESCRIPTION	DATE	CHK.
1	Planning Application	09/11/2025	
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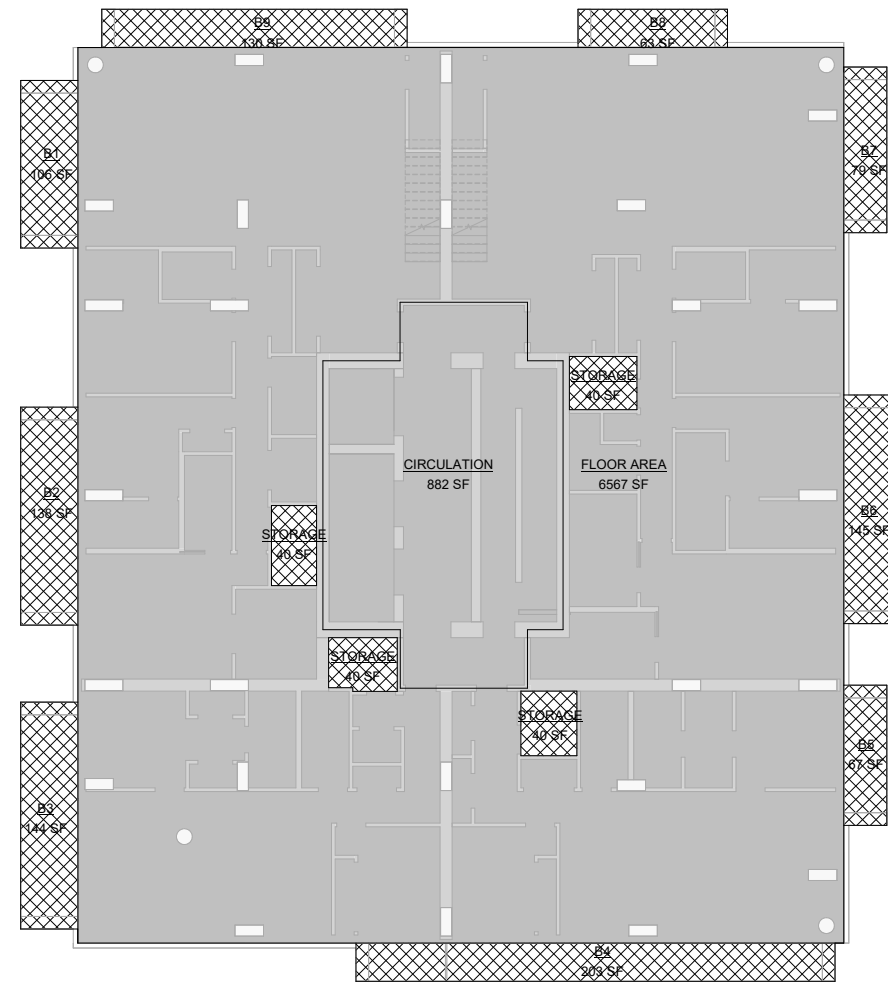
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			06/26/2025
4338 & 4362 CAMBIE ST VANCOUVER, BC			
PROJECT			
AREA OVERLAY L11			
TITLE			
PROJECT NUMBER	ISSUE NO.		
202305	1		
DRAWING NUMBER	A1012		

8.5 AREA OVERLAYS: L12



Gross Perimeter Area L12	
RESIDENTIAL	
CIRCULATION	882.1 SF
FLOOR AREA	6567.1 SF
STORAGE	159.8 SF
Gross Floor Area	7609.1 SF

Area Exclusions L12-Residential	
STORAGE	40.0 SF
STORAGE	39.8 SF
STORAGE	39.9 SF
STORAGE	40.1 SF
Exclusion Area	159.8 SF

Balcony Area L12 - Residential	
B1	106.5 SF
B2	138.5 SF
B3	144.1 SF
B4	203.3 SF
B5	66.9 SF
B6	145.2 SF
B7	79.1 SF
B8	63.5 SF
B9	129.6 SF
Total	1076.5 SF

Net Floor Area L12-Residential	
CIRCULATION	882.1 SF
FLOOR AREA	6567.1 SF
Net Floor Area	7449.2 SF

GFA EXCLUSION
 No
 Yes

Approval Stamp

NO.	DESCRIPTION	DATE	CHK.
1	Planning Application	09/11/2025	
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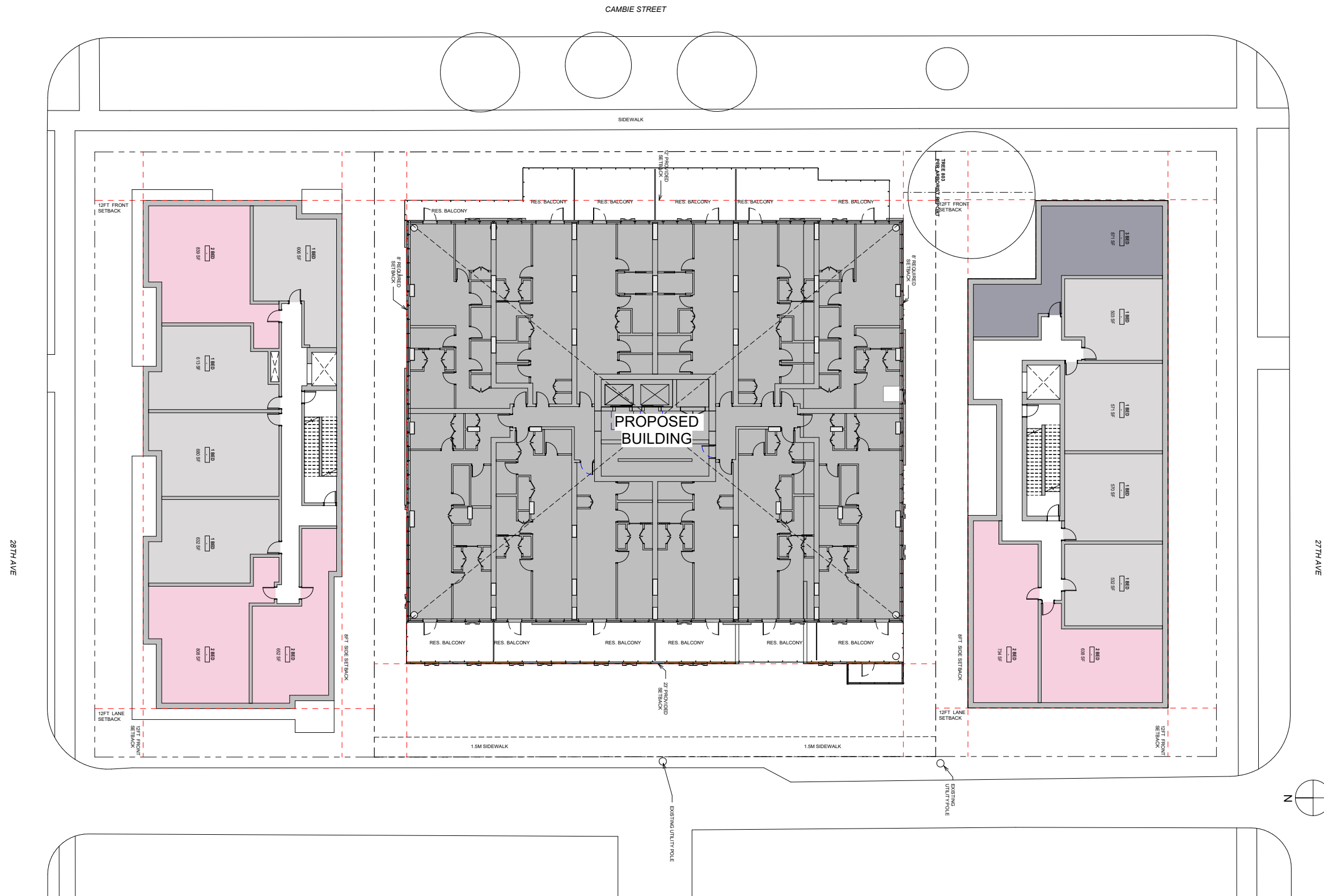
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4338 & 4362 CAMBIE ST VANCOUVER, BC

PROJECT: AREA OVERLAY L12

TITLE: PROJECT NUMBER: 202305, ISSUE NO.: 1, DRAWING NUMBER: A1013

8.6 ADJACENT SITE STUDY



Approval Stamp		
NO.	DESCRIPTION	DATE
1	Planning Application	09/11/2025
2		

AMA+U
ARNO MATIS ARCHITECTURE + URBANISM

DRAWN BY	CHK	INT	SCALE
AK	AK		3/32" = 1'-0"
			DRAWING DATE
			06/26/2025

4338 & 4362
CAMBIE ST
VANCOUVER, BC

PROJECT
ADJACENT SITE
STUDY - L02

TITLE	ISSUE NO.
PROJECT NUMBER 202305	1
DRAWING NUMBER	

A1103

An aerial photograph of a city at dusk. The foreground is dominated by a large, dense forest of evergreen trees. In the middle ground, a large, white, dome-shaped structure is visible. To the right, a multi-lane highway curves through the city, with cars visible. The background shows a sprawling cityscape with numerous buildings and lights, extending to a distant horizon under a twilight sky.

9 LANDSCAPE
DRAWINGS

9.1 LANDSCAPE DRAWINGS

4338 CAMBIE STREET

Re-issued for Rezoning

TERA // CLIENT

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ARNO MATIS // ARCHITECT

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604.708.0188 ext 118

**LOCI LANDSCAPE ARCHITECTURE +
URBAN DESIGN // LANDSCAPE ARCHITECT**

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604.694.0053

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0	COVER SHEET
L1	LANDSCAPE THEMATIC
L2	GROUND LEVEL LANDSCAPE PROGRAM PLAN
L3	GROUND LEVEL LANDSCAPE CONCEPT PLAN
L4	GROUND LEVEL LANDSCAPE PREDCEDENT
L5	TOWER ROOFTOP LANDSCAPE PROGRAM PLAN
L6	TOWER ROOFTOP LANDSCAPE CONCEPT PLAN
L7	TOWER ROOFTOP LANDSCAPE PREDCEDENT

GENERAL NOTES

- ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
- ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
- ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
- ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
- THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
- LAYOUT OF PAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
- ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- PROTECT ALL EXISTING STRUCTURES
- ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
- ALL WORKS ON CITY OF VANCOUVER PROPERTY TO BE AS PER THE CITY OF VANCOUVER ENGINEERING DESIGN MANUAL AND CONSTRUCTION SPECIFICATIONS.
- LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.



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Issue No.	Description	Date
A	Issued for Rezoning	24-12-17
B	Re-issued for Rezoning	25-07-11

Project Stamp

Project Info
23096
4338 CAMBIE STREET
High-Raised Mixed Residential
4338 Cambie Street
Vancouver

Drawn By S.P
Checked By M.E
Rev. A revision

L0
COVER SHEET

LANDSCAPE INSPIRATION AND THEMATIC



ARCHITECTURAL FORM
+
FUNCTIONALITY



B.C. NATURAL SETTING
+
BASALT FORMATIONS



PROGRAMMING FOR SOCIAL INTERACTION
+
COMMUNITY WELLBEING



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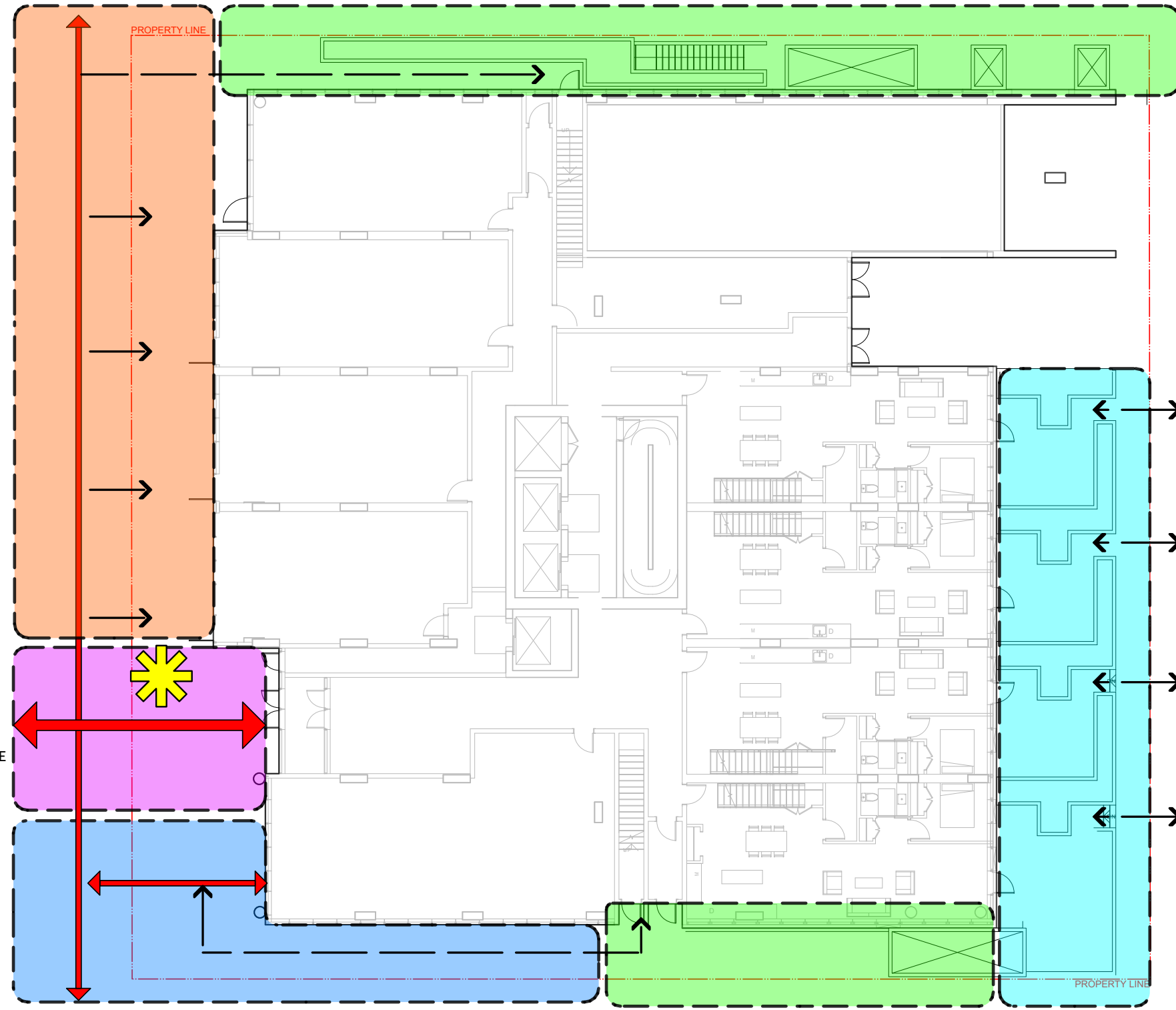


GROUND LEVEL LANDSCAPE PROGRAM PLAN

DESIGN CONSIDERATIONS

- FIT DESIGN INTO CAMBIE STREET CONTEXT
- INTEGRATE LANDSCAPE WITH BUILDING DESIGN
- INTEGRATE 'COMMUNITY' APPROACH TO COMMON AMENITY AREAS

- CAMBIE STREET FRONTAGE**
 - RETAIL PATIOS WITH BUFFER PLANTING
 - TYING INTO ADJACENT CONTEXT
 - RETAIN EXISTING TREES (OFFSITE)
 - BIKE RACKS
- LOBBY ENTRY**
 - WATER FEATURE+LIGHTING
 - DISTINCT LOBBY PAVING
 - WAITING AREAS FOR PICKUP/DROPOFF WITH BENCH SEATING
 - BIKE RACKS
- AMENITY SIDEYARD**
 - AMENITY INTERFACE
 - LOCAL RESIDENTS GATHERING
 - INTEGRATE BASALT THEMATIC
 - POSSIBLE PUBLIC ART
 - SEATINGS
- PRIVATE PATIOS**
 - BUFFER FROM SOCIAL/PUBLIC SPACE FOR RESIDENTS
 - DISTINCTIVE DELINEATION OF PATIOS VS. PUBLIC SPACE
- LANEWAY/ SIDEYARD**
 - POSSIBLE LANDSCAPE BUFFER / SCREENING
 - RETAIN FUNCTIONALITY OF LANEWAY
- SITE CIRCULATION**
- POSSIBLE FOCAL POINT**



1 GROUND LEVEL LANDSCAPE CONCEPT PLAN
Scale: 1:100



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L2

GROUND LEVEL LANDSCAPE PROGRAM PLAN

GROUND LEVEL LANDSCAPE PLAN

DESIGN RATIONALE

THE LANDSCAPE DESIGN IS INSPIRED BY THE HISTORIC QUEEN ELIZABETH PARK AND ITS BASALT QUARRY, REFLECTING THE AREA'S TRANSFORMATION AND GEOLOGICAL SIGNIFICANCE. GROUND-LEVEL GEOMETRY MIMICS NATURALLY OCCURRING BASALT COLUMNS, COMMON IN B.C., THROUGH HEXAGONAL PATHWAYS, PLANTING AREAS, WATER FEATURES, AND SEATING. THE COURTYARD AREA OFFERS RESIDENTS A UNIQUE, PRIVATE MEANDERING GARDEN, SEAMLESSLY CONNECTING THE SITE'S HISTORY WITH ITS NATURAL SURROUNDINGS. THIS DESIGN BLENDS FUNCTIONALITY WITH CULTURAL AND GEOLOGICAL STORYTELLING, CREATING AN ENGAGING AND HARMONIOUS ENVIRONMENT.

KEY ITEMS

- A** CAMBIE STREET FRONTAGE
- 1** OFFSITE SOD AND C&V SIDEWALK WITH EXISTING TREES TO PRESERVE
- 2** BUFFER PLANTERS + BENCHES WITH PACIFIC NORTHWEST SPECIES
- 3** FEATURE CRU FRONTAGE PAVING + MOVABLE SEATINGS
- B** LOBBY ENTRANCE / AMENITY SIDEYARD
- 4** FEATURE PAVING WITH CIP STAIRS
- 5** WATER FEATURE - BASALT COLUMNS
- 6** LUSH FEATURE PLANTING + SCULPTURAL TREES W/BENCHES
- 7** AMENITY CORRIDOR PAVING
- C** EAST TOWNHOME PRIVATE PATIOS
- 8** PRIVATE DECKS WITH BBQ AND SEATINGS
- 9** RAISED PLANTERS WITH TREE PLANTING
- 10** FEATURE BUFFER PLANTING BEDS WITH PACIFIC NORTHWEST SPECIES + GATES
- D** LANEWAY AND SIDE OF HOUSE
- 11** SPECIALIZED LANEWAY PAVING
- 12** BUFFER PLANTING WITH TREES
- 13** LOADING ZONE



1 GROUND LEVEL LANDSCAPE CONCEPT PLAN
Scale: 1:100



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L3

GROUND LEVEL LANDSCAPE CONCEPT PLAN

GROUND LEVEL LANDSCAPE PRECEDENT



LUSH PLANTING FOR LOBBY ENTRY



HEXAGON-THEMED WATER FEATURE



FEATURED PAVING INCORPORATED WITH PLANTING EDGES



BASALT BOULDERS



PRIVATE TOWNHOME PATIO



CRU PATIO WITH BUFFER PLANTING



SEATINGS W/TABLES FOR COMMUNITY GATHERINGS



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GROUND LEVEL LANDSCAPE PRECEDENT

TOWER ROOFTOP LANDSCAPE PROGRAM PLAN

DESIGN CONSIDERATIONS

- INCORPORATE CoV TYPICAL REQUIREMENTS FOR FAMILY AMENITY
- DISTINCT SEPARATION BETWEEN SOCIAL AND KIDS PLAY AREAS
- BUFFER FOR PRIVATE ROOFTOPS

KITCHEN / DINING

- SOCIAL/COMMUNITY BBQ AND DINING
- LOCAL RESIDENTS GATHERING
- COVER OVER BBQ AND OUTDOOR DINING

SOCIAL AREA

- AREAS FOR DIFFERENT SIZE GROUPS TO GATHER
- VARIOUS SEATING OPTIONS
- SHADE IN SUMMER

KIDS PLAY

- NATURALIZED PLAY EQUIPMENT / FEATURED HEXAGON THEMED SEATING
- ADJACENT TO URBAN AG // LEARNING OPPORTUNITY
- PLACE FOR PARENTS TO WATCH / SOCIALIZE

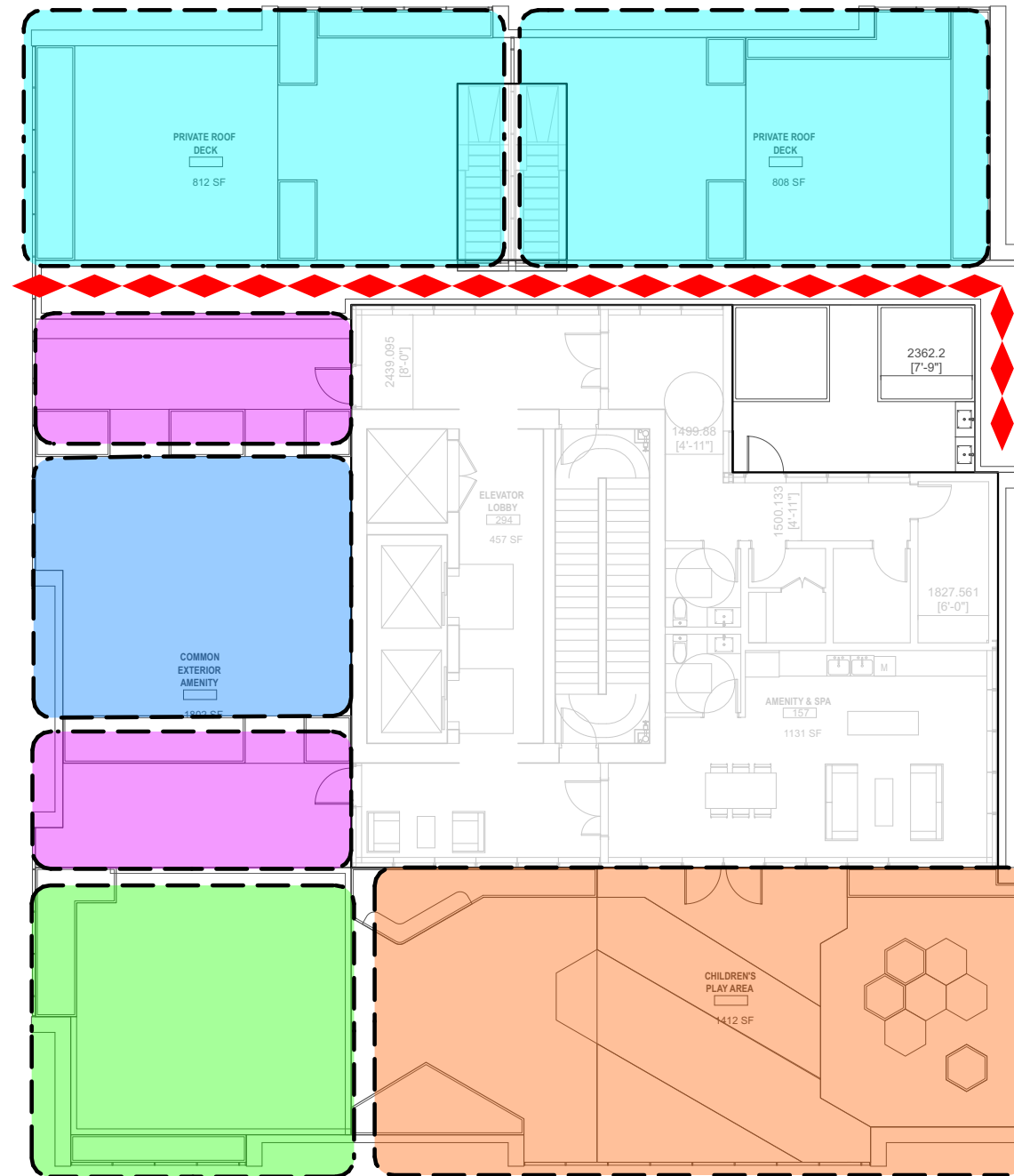
URBAN AGRICULTURE

- URBAN AGRICULTURE PLOTS FOR RESIDENTS - OR TO BE MANAGED BY 3RD PARTY URBAN VEGETABLE GROWING OPERATION
- COMPOSTING BIN / POTTING TABLE / COMMUNITY AREAS / TOOLSHED
- POSSIBLE INTEGRATION W/ KIDS PLAY

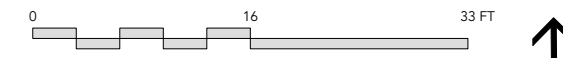
PRIVATE PATIOS

- BUFFERS FROM PUBLIC PATIO
- MAINTAIN VIEWS AND CREATE COZY OUTDOOR SPACE
- CREATE OUTDOOR "ROOMS" FOR DIFFERENT USES

BUFFER



1 TOWER ROOFTOP LANDSCAPE PROGRAM PLAN
Scale: 1:75



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L5

TOWER ROOFTOP LANDSCAPE PROGRAM PLAN

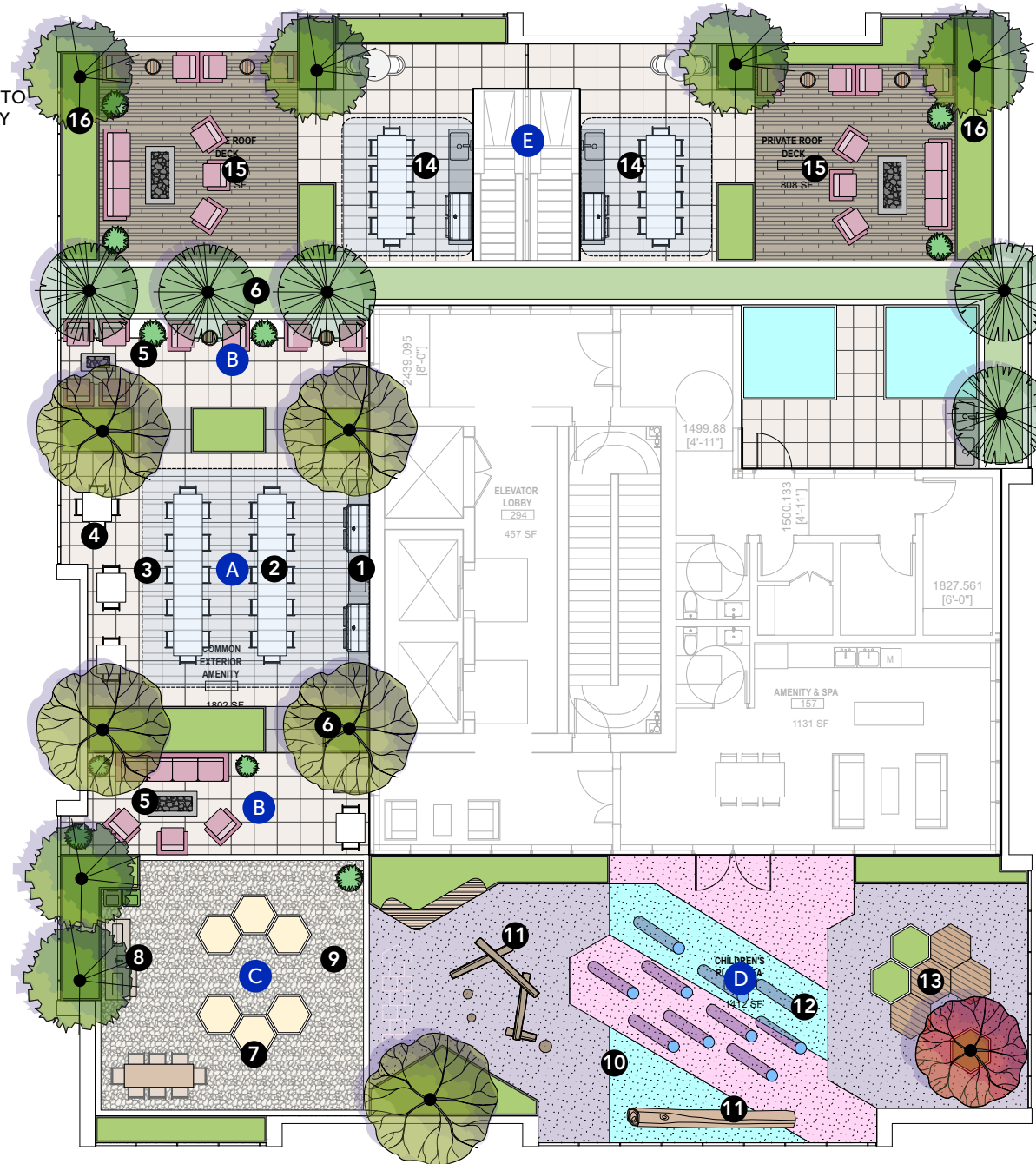
TOWER ROOFTOP LANDSCAPE CONCEPT PLAN

DESIGN RATIONALE

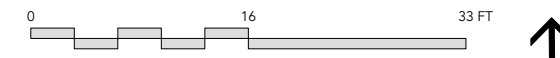
THE ROOFTOP DESIGN EXTENDS THE LANDSCAPE THEMATICS DESCRIBED FOR THE GROUND LEVEL, CREATING A COHESIVE VISUAL AND SPATIAL LANGUAGE THAT INTEGRATES SEAMLESSLY WITH THE ARCHITECTURAL LAYOUT. URBAN AGRICULTURE PROMOTES SUSTAINABILITY BY ALLOWING RESIDENTS TO GROW THEIR OWN PRODUCE, FOSTERING A SENSE OF COMMUNITY ENGAGEMENT. THE ADJACENT PLAY AREA AND SOCIAL LOUNGE OFFER A SAFE, INTERACTIVE, AND STIMULATING ENVIRONMENT FOR CHILDREN AND ADULTS ALIKE, PROMOTING FAMILY-FRIENDLY USABILITY.

KEY ITEMS

- A** DINING AREA
- 1** BBQ'S AND SINK + PREP AREA
- 2** LONG COMMUNAL TABLES
- 3** OVERHEAD CANOPY
- 4** MOVEABLE TABLES AND CHAIRS
- B** SOCIAL AREA
- 5** MOVEABLE COUCHES AND TABLES W/FIREPIT OPTION
- 6** BUFFER PLANTING + TREES
- C** URBAN AGRICULTURE
- 7** RAISED URBAN AGRICULTURE PLANTERS
- 8** POTTING TABLE + RECYCLE/COMPOST BIN + HARVEST TABLE
- 9** RESIN BOUND GRAVEL
- D** KIDS PLAY
- 10** PIP RUBBER PLAY MAT
- 11** NATURALIZED PLAYING LOGS
- 12** PLAY EQUIPMENT
- 13** HEXAGON WOOD DECKING/PLANTERS + TREE PLANTING
- E** PRIVATE PATIOS
- 14** DINING AND BBQ SPACE (BY OWNER)
- 15** SOCIAL AREA WITH TABLES AND COUCHES (BY OWNER)
- 16** LUSH PERIMETER PLANTING



1 TOWER ROOFTOP LANDSCAPE CONCEPT PLAN
Scale: 1:75



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TOWER ROOFTOP LANDSCAPE CONCEPT PLAN

TOWER ROOFTOP LANDSCAPE PRECEDENT



AMENITY SOCIAL AREA



FEATURED HEXAGON WOOD DECKING + PLANTERS



DINING AREA WITH PERGOLA



NATURALIZED PLAYGROUND EQUIPMENTS / SEATINGS



URBAN AGRICULTURE PLANTERS FOR COMMUNITY ENGAGEMENT



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TOWER ROOFTOP LANDSCAPE PRECEDENT