

### 4500 Cambie Street - Rezoning Submission



#### Drawing List

DP0.00	Cover Sheet
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DP1.02	Site Plan
DP1.03	Setback Plan
DP1.04	Roof Plan
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DP2.13	Building A - Level 3 Plan
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CONSULTANTS

TITLE

DATE FOR RECORDING	DATE ISSUED	BY
REVISION FOR RECORDING	MAY 09, 2012	DDK
	SEP 11, 2012	DDK

APPLICANT AND PROPERTY INFORMATION						
Street Address	4500 Cambie Street, Vancouver, BC					
Legal Description	Lot 7 Plan 6960 and Lots 8 to 13 Plan 7131 All of Block 760 District Lot 526					
Applicant / Architect	Ramsay Worden Architects Ltd, 355 Kingsway, Vancouver, BC					
Property Owner / Developer	Intergulf Development Group 1750 - 1055 W. Georgia St., Vancouver, BC					
PROJECT DATA						
Proposed Zoning	CD-1					
FSR	2.50					
Site Area	62,778 sq ft (5832.3 sm)					
Gross Floor Area	164,667 sq ft (15,298 sm)					
Net Floor Area	156,945 sq ft (14,581 sm)					
Exemptions:						
Storage (Refer to Storage Summary)	5148 sq ft					
Amenity (Refer to Amenity Summary)	2574 sq ft					
Total	7722 sq ft					
Balconies: (Refer to Balcony Summary)	13173 sq ft (1224 sm) = 8 % of total area. Note: 5% currently shown 8055 sq ft (748 sm). Balcony area does not include roof decks or patios at grade.					
PARKING						
Bylaw Section	Component	Variable	Parking Rate	Required		
4.2.1.13	Gross Floor Area	15,344 sm	1 stall per 200 sm	77		
4.2.1.13	Dwelling Units with 50 sm or more GFA	153 units	0.6 stall per dwelling unit	92		
4.2.1.13	Dwelling Units with less than 50 sm GFA	22 units	0.5 stall per dwelling unit	11		
TOTAL:	180 stalls required (180 to be provided)				180	
ACCESSIBLE PARKING						
Bylaw Section	Parking Rate	Required	Proposed			
4.8.4	1 space for each bldg w/ at least 7 units .034 space for each additional unit	3 6	3 6			
SMALL CAR STALLS						
Bylaw Section	Parking Rate	Allowed	Proposed			
4.1.7	25% of total parking (.25 x 180 = 45)	max, 45	45			
PARKING SUMMARY						
	Standard	Small	Accessible	TOTAL		
P1	25	2	9	36		
P2	101	8	0	109		
P3	46	0	0	46		
TOTAL	177	11	9	191		
BICYCLE PARKING						
CLASS A						
Bylaw Section	Component	Variable	Parking Rate	Req.	Prop.	
6.2.1.2	Dwelling Units	175 units	1.25 spaces/dwelling unit	219	219	
CLASS B						
Bylaw Section	Component	Variable	Parking Rate	Req.	Prop.	
6.2.1.2	Bldg, w/ 20 or more units	3 bldgs	6 spaces/bldg, w/ 20 or more units	18	18	
BICYCLE PARKING SUMMARY						
	CLASS A		CLASS B			
	horiz.	vert.				
P1	16	37	53			
P2	147	18	165			
TOTAL	163	55	218 (See site plan)			

UNIT SUMMARY						
STRATA - BUILDING A & B						
Unit	Beds	Area	Bldg A	Bldg B	Total	
A1	1 bdrm	593 sf	16	8	24	
A2	1 bdrm	597 sf	1	7	8	
A3	2 bdrm	936 sf	1	1	2	
B	1 bdrm	674 sf	8	8	16	
C	1 bdrm	649 sf	4	4	8	
C2	2 bdrm	621 sf	4	3	7	
C2A	1 bdrm	675 sf	1	1	2	
D	2 bdrm	849 sf	4	4	8	
D2	2 bdrm	1002 sf	4	4	8	
E	2 bdrm	1046 sf	4	4	8	
E2	2 bdrm	1030 sf	4	4	8	
F	2 bdrm	896 sf	3	3	6	
G2	1 bdrm	618 sf	2	2	4	
G3	2 bdrm	796 sf	1	1	2	
H1	2 bdrm	838 sf	1	1	2	
H2	1 bdrm	554 sf	1	1	2	
H3	1 bdrm	704 sf	1	1	2	
J	2 bdrm	954 sf	3	3	6	
K	2 bdrm	989 sf	6	6	12	
L	2 bdrm	1055 sf	2	2	4	
M	3 bdrm	1208 sf	2	2	4	
NZ	2 bdrm	1029 sf	2	2	4	
Q	2 bdrm	1023 sf	2	2	4	
Z	studio	446 sf	2	2	4	
PH-A	2 bdrm	760 sf	2	2	4	
PH-A2	1 bdrm	809 sf	2	2	4	
PH-B	2 bdrm	992 sf	2	1	3	
PH-B2	2 bdrm	959 sf	2	2	4	
PH-C	2 bdrm	834 sf	2	2	4	
PH-D	2 bdrm	1057 sf	2	2	4	
PH-D2	2 bdrm	945 sf	2	2	4	
PH-E	2 bdrm	1118 sf	2	1	3	
PH-E2	2 bdrm	984 sf	2	2	4	
PH-F	1 bdrm	513 sf	2	2	4	
PH-J	2 bdrm	820 sf	1	1	2	
PH-K	3 bdrm	1258 sf	2	2	4	
PH-M	3 bdrm	1208 sf	2	2	4	
PH-N	2 bdrm	984 sf	1	1	2	
PH-X	2 bdrm	880 sf	2	2	4	
PH-Y	3 bdrm	1247 sf	1	1	2	
PH-Z1	3 bdrm	1149 sf	1	1	2	
PH-Z2	3 bdrm	1242 sf	1	1	2	
Total Units bldg A+B	67		65		132	
STRATA - TOWNHOUSES						
Unit	Beds	Area	Bldg A	Bldg B	Total	
A	3 bdrm	1603 sf	1	1	2	
B	3 bdrm	1752 sf	1	1	2	
C	3 bdrm	1753 sf	1	1	2	
D	3 bdrm	1580 sf	1	1	2	
Total Units for Townhouses	4		4		8	
RENTAL - BUILDING C						
Unit	Beds	Area	Bldg C			
R1	2 bdrm	698 sf	4			
R1a	2 bdrm	662 sf	4			
R2	1 bdrm	505 sf	5			
R2a	1 bdrm	503 sf	3			
R3	1 bdrm	498 sf	4			
R3a	1 bdrm	477 sf	2			
R4	1 bdrm	588 sf	2			
R5	1 bdrm	523 sf	2			
R6	2 bdrm	746 sf	1			
R7	2 bdrm	666 sf	1			
R8	2 bdrm	750 sf	1			
R9	2 bdrm	764 sf	1			
R10	2 bdrm	720 sf	1			
R11	2 bdrm	745 sf	1			
R12	Studio	470 sf	1			
R13	1 bdrm	575 sf	1			
R14	Studio	411 sf	1			
Total Units for Building C	35		35			
TOTAL # OF UNITS - ALL BUILDINGS	175		175			

STORAGE SUMMARY		
BUILDING A	L1	460 sf
	L2	520 sf
	L3	520 sf
	L4	520 sf
	L5	310 sf
	L6	310 sf
	total	2660 sf
BUILDING B	L1	432 sf
	L2	480 sf
	L3	480 sf
	L4	480 sf
	L5	308 sf
	L6	308 sf
	total	2488 sf
BUILDING C	L1	0 sf
	L2	0 sf
	L3	0 sf
	L4	0 sf
	L5	0 sf
	L6	0 sf
	total	0 sf
TOWNHOUSES	TH A	4,809 sf
	TH B	5,256 sf
	TH C	1,753 sf
	TH D	1,850 sf
	total	13,668 sf
TOTAL STORAGE		5148 sf
BALCONY SUMMARY		
BUILDING A	L1	99 sf
	L2	1022 sf
	L3	795 sf
	L4	1074 sf
	L5	594 sf
	L6	1204 sf
	total	4788 sf
BUILDING B	L1	0 sf
	L2	668 sf
	L3	679 sf
	L4	822 sf
	L5	82 sf
	L6	1016 sf
	total	3267 sf
BUILDING C	L1	0 sf
	L2	0 sf
	L3	0 sf
	L4	0 sf
	L5	0 sf
	L6	0 sf
	total	0 sf
TOWNHOUSES	TH A	0 sf
	TH B	0 sf
	TH C	0 sf
	TH D	0 sf
	total	0 sf
TOTAL BALCONY AREA		8055 sq ft (748 sm)
AMENITY SPACE SUMMARY		
Amenity Space:	Area:	
Lounge - Building A Level 1	675 sf	
Lounge - Building B Level 1	480 sf	
Meeting Rm - Building C Level 1	556 sf	
Lounge - Building C Level 3	258 sf	
Bike Repair Workshop - P1	605 sf	
TOTAL	2574 sf	

**GROSS AREA SUMMARY**

BUILDING	Area
BUILDING A	L1 11,465 sf L2 11,714 sf L3 11,900 sf L4 11,900 sf L5 9,483 sf L6 9,483 sf total 65,945 sf
BUILDING B	L1 10,203 sf L2 10,340 sf L3 10,585 sf L4 10,585 sf L5 8,876 sf L6 7,970 sf total 58,559 sf
BUILDING C	L1 4,303 sf L2 5,531 sf L3 4,277 sf L4 4,045 sf L5 4,045 sf L6 3,445 sf total 25,664 sf
TOWNHOUSES	TH A 4,809 sf TH B 5,256 sf TH C 1,753 sf TH D 1,850 sf total 13,668 sf
P1 (laundry room)	226 sf
P2 (bike repair)	605 sf
TOTAL AREA:	164,667 sf

**Wall Thickness Exclusion**

The project is currently undergoing energy analysis, and the wall assembly is being designed according to these studies. It is noted that the project is to comply with the following statement from City of Vancouver's Bulletin titled Floor Space Exclusion for Additional Wall Thickness to Control Building Envelope Leaks (December 14, 2004):

"The regulation permits exclusion of portions of exterior walls which are thicker than the minimum thickness frame walls currently permitted, which are typically 152 mm thick. This would allow exclusion of the wall thickness that is in excess of 152 mm, to a maximum exclusion of 152mm, and as recommended by a Building Envelope Professional. Walls with a thickness up to and including 152 mm will continue to be included in floor space. Only the thickness in excess of 152 mm will be excluded, to a maximum exclusion of 152 mm."



CLIENT  
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PROJECT TITLE  
**4500 Cambie Street**  
4500 Cambie Street  
Vancouver, BC

DRAWING TITLE  
**Cover**

DATE  
JOB NUMBER: 1119  
REFERENCE NO.:  
SCALE:  
FILE NAME:  
SHEET NO.: