PROJECT STATISTICS

CAMBIE + 33RD								
SITE AREA :			32,680	(3036.1m²)		MAX HEIGHT	6 LEVELS	74'-0" (22.7m)

FSR CALCULATION					DEDUCTION	DEDUCTION		
LEVEL		COMMERCIAL	UNITS	GROSS RESIDENTIAL	AMENITY	STORAGE		F.S.R. AREA
1		906	19	15,982	617	760		15,511
2			8	17,945	0	160		17,785
3			13	14,920	0	400		14,520
4			13	14,920	0	400		14,520
5			6	10,840	0	240		10,600
6			6	10,535	0	240		10,295
ROOF			0	750	0	0		750
TOTAL			**65**	**85,892**	**617**	**2,200**		**83,981**

F.S.R								**2.57**

UNIT MIX

LEVEL		1 BED + DEN	2 BED	2 BED + DEN	3 BED	TOWNHOUSES	LANEHOUSES	TOTAL
1		1	2	0	1	11	4	**19**
2		2	5	0	1	0	0	**8**
3		1	6	1	5	0	0	**13**
4		1	6	1	5	0	0	**13**
5		0	0	0	6	0	0	**6**
6		0	0	0	6	0	0	**6**
TOTAL		**5**	**19**	**2**	**24**	**11**	**4**	**65**
PERCENTAGE		7.7%	29.2%	3.1%	36.9%	16.9%	6.2%	

PARKING							REQUIRED	PROVIDED
RESIDENTIAL								
0.6 PER UNIT + 1 PER 200M2 OF GROSS AREA							79	148
TOTAL							**79**	**148**

BICYCLE							REQUIRED	PROVIDED
RESIDENTIAL								
1.25 PER UNIT							82	85
TOTAL							**82**	**85**

DESIGN RATIONALE

The proposed development is on a parcel of 3 adjacent lots on Cambie and 33rd Avenue. The existing neighborhood is typified by single family residential buildings and Queen Elizabeth Park to the northern and eastern edge.

The project is consistent with the Cambie Corridor Rezoning Policy where the existing developments along Cambie Street will be replaced with a 'streetwall' of 6-storey buildings with 4 storey frontages.

The site has approximately 280 feet of frontage on Cambie Blvd. and 120 feet of depth along 33rd avenue. The size and shape of the site yields a conventional double loaded corridor building footprint with a predominant East / West orientation.

Due to its overall length, the project is split into two buildings. The longest building is 143 feet and addresses Cambie Blvd. The smaller building is rotated to address the park and 33rd Avenue. The resulting space from this split is given over to the public functions of the project, including entrances, amenity and commercial space.

The proposed development at the south east corner of Cambie Street and 33rd Avenue reflects the potential of the emerging Cambie Street corridor. The form of development has been shaped by a combination of guidelines laid out in the Cambie Corridor Plan and the site specific context. The result is a contemporary arrangement of residential units, including a sun-filled and open pedestrian courtyard.

The building massing is broken into two primary components that align with the angular geometry of the site:

1. South Component

The southerly component takes the form of a linear stepped block that formally addresses Cambie Street. The first four levels present a strong streetwall edge, stepping back 8' on the upper two levels. This long frontage is visually disrupted by a series of vertical patterning elements designed to create a playful sense of rhythm and movement along the streetwall facade, further emphasised by townhouse entrances. On the laneside, the building is stepped in at the 3rd floor to help transition the building massing and reduce overshadowing.

2. North Component

The northerly component anchors the corner of Cambie Street and 33rd Avenue. Sharing a common architectural language with the building to the south, this building addresses the park to the north, with townhouse entrances along 33rd Avenue reinforcing the overall rhythm of the development. The four storey streetwall is maintained, wrapping around the corner, briefly interrupted by a corner turning element, marking the significance of the intersection. The building steps down along 33rd as the building edge terminates at the lane. There is a 6' setback from the lane to allow for a landscape treatment in response to the close proximity of the neighboring properties to the east. Stepped flanking along 33rd Ave further responds to these properties while allowing for generous landscaped decks at each stepped level.

3. Courtyard

The two primary building components are separated by a hinge plaza that tapers in from Cambie Street. Acting as a visual reference to the two main building entry points, the resulting courtyard provides a clear pedestrian route through the site. This helps to break up the long streetwall along Cambie Street and creates an elevated building form that appears to be 'snapped' in two. The building extension above the plaza is supported on slender columns, connecting the natural environment to the building face above. The two overhangs denote building entries below.

4. Commercial

Our proactive initiative to include a coffee shop stemmed from the developers attendance at a community open house for a nearby development where an overwhelming neighbourhood voice asked for light neighbourhood retail. In response we have provided a small scale commercial space located off the Courtyard. Due to the westerly orientation, the cafe and courtyard will be day-lit throughout most of the day, further animating the hinge plaza

5. Lanehouses

The lanehouses form two distinct and separated linear blocks that front directly onto the lane. They provide a visual buffer to the internal courtyard while helping to screen the parking ramp entry to the south. There is a 2' setback from the lane to allow for a landscape treatment and to express the entries to each unit. The overall lanehouse massing has been designed to avoid any physical or visual conflict with the pedestrian thoroughfare.

6. Parking

There will be two levels of underground parking that will service all of the residential units. The parkade access is located at the south east corner of the site to help minimize any potential traffic disruption off 33rd Avenue.

GBL ARCHITECTS
139 EAST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

NOTES

NO	DESCRIPTION

REVISIONS

NO	DATE	DESCRIPTION
–	JUNE 2014	REZONING APPLICATION
1	FEB 2015	RE-ISSUED FOR REZONING

CAMBIE & 33RD
REZONING APPLICATION

PROJECT STATISTICS
& DESIGN RATIONALE

DATE	02 FEB 2015
DRAWN BY	SM
CHECKED BY	TB
SCALE	NTS
JOB NUMBER	1314

A-0.02