

Cambie & 35th

Site and Context: The proposed residential development is located at the consolidated sites 4949 – 5109 Cambie street bounded by Cambie street at the east, McGuigan Avenue at the north, a public lane at the west and a proposed 50' wide R.O.W in line the 35Th Avenue at the south. The existing family friendly residential nature of the nearby site context and the new developments proposed along the Cambies Street creates a vibrant urban community living to the Queen Elizabeth neighborhood area. Our primary rationale behind the design approach on this project was to provide diversity and resiliency in form and architectural character that could strengthen and vitalize the existing neighborhood community. Our objective is to maximize the full development potential of the site while respecting the City of Vancouver Cambie Corridor Planning Guideline. The proposed development indicates residential use which reflects the neighboring building function of the general area. The site will consist of 3 blocks of 6-storey mid-rises complementing each other in style and built form, yet with distinct massing combinations. The three buildings combined consist of approx 200 units with a net FSR of 2.6.

Mass and Form: The general massing of the buildings coincide with The Cambie Corridor Plan (4.3.3) "residential buildings will be allowed up to six-storey, above 4-storeys, upper floors will be stepped back from Cambie Street" and "will seek to activate and enhance the adjacent".

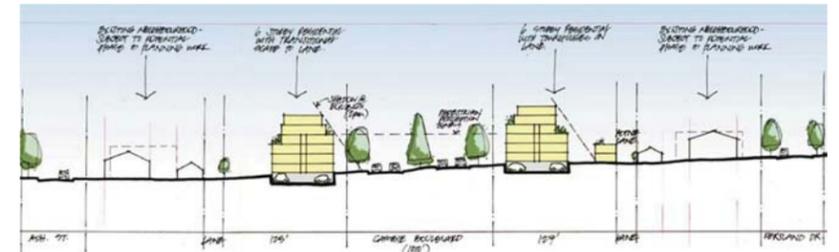
The basic design concept is to have a minimalistic approach in general built-form with stronger architectural massing expressions on select locations. The 4-storey bases of all the three buildings A, B & C have repeated in and out setbacks and demising vertical fin-walls (mimicking the character of row housing with articulated concrete and glass façade treatment. Each of the buildings is 6-storeys respectively with notable step backs above the 4th floor along the Cambie Street. The 2-storey wood town-house -looking form of the 5th and 6th floor penthouses add warmth and simple style to overall massing. All the three buildings are complemented with distinct vertical beacon effect mass which cuts through the horizontal linearity of the base. The contrasting colour and material treatment with metal panels combined with the floating canopy effect of these masses act as focal points to each of the building entry locations. The vertical beacon for Building-A at the corner of Cambie and McGuigan is oriented at an angle along the north direction in line with the Cambie Street to the north. The south, Building-C has a similar vertical massing oriented parallel to the 35th avenue and the proposed east-west R.O.W. The middle, Building-B also has a similar vertical massing that is positioned in an angle as if transitioning from the north building to the south building. The wood frame looking 4-storey façade on either sides of this angular massing adds visual interest and notable break to the continuity of the concrete-glass base of the three buildings. The significant gap provided between building A & B and B & C at the middle poses as a clear break between the masses adding character and scale to the east and west elevation. The wide setback space between the middle block and either side buildings are articulated with landscape treated mews effect that provides views and visual scale to the overall layout. The angular form of the 5th and 6th levels that continue down to the 2nd level provides wider view angles at the top levels and to the sky line. The wider set back between the bases at ground level brings in a more pedestrian friendly scale and wider views. Further stepping is repeated on levels 5 and 6 on the west side and select locations.

The 2-storey expression of ground oriented units along the lane followed by the stepped massing of the side wings to 4 and 6-storeys to the east provide a gradual progression in height and scale to the overall project in relation to the predominant 2-storey neighborhood to the west and south. The landscape strip at grade along the lane and the entry steps along The sidewalks combined with the varying in and out setbacks of the masses, reinforce the intimate character of the laneway. The topography, on the other hand, minimizes the amount of shadow cast on adjacent properties. (sec 5.3.1). The u-shaped open courtyard created by the side wings in each of the three blocks combined with the landscaped spacing between the buildings brings opportunity for community common spaces enhancing the lane activation.

Building Length/Width (Sec 5.1.4): The 2-storey blocks along the lane are replicated in length and scale to reduce the overall building frontage and further creating openness to the laneway. A continuous floor plate is provided below grade level for parking, storage and services. The parking is accessed from the lane to the north of the site thus minimizing traffic disruption. Building A, B & C are broken down into smaller building increments with a significant gap between the buildings. The 4-storey bases of all the three buildings along the Cambie Street have recessed balconies that break down the linearity in mass.

Setbacks & Laneway Activation: To accommodate the desired streetscape conditions (sec 5.1.6), the setback from the site boundary on Cambie & 33rd side treated with a varying step back of min. 12' with recesses at exterior face. This together with the middle gaps provides interest to the otherwise leaner frontage along the west sidewalk. The landscape along the sidewalk, fronting the private patios, provides a buffer zone from pedestrians and traffic to achieve enhanced interface with the public realm, thus, providing interest and scale. The wider setbacks along the main sidewalks allows for landscaping and patios activating a pedestrian friendly atmosphere. The townhouses on the east laneway present a 3ft setback which allows for at grade landscaping and raised entries thus creating a sense of scale, appeal for friendly use of walking and cycling along the lane and safety and privacy to the residents.

Building Stepback (sec 5.1.2): (see dwg section) The notable step backs above the 4th level are enhanced with a clean look box effect in contrast with the 4 level concrete/glass mass below providing interesting character to the mass yet allowing to maximize the livable building space. The building stepback to the courtyard on the lane side adds more proportionate scale to the west neighborhood. These steps will improve the livability of the units avoiding otherwise shallow living space and help achieve better buildable space. The building stepback at the rear will reduce the scale of the building towards the lane and minimize the shadow cast onto adjacent property.



Lane side Blocks (sec 5.3.1) located along the lane has 2-storey expressions in built form and material treatment that enhances the scale and character of the developments west of the lane. Entrances and windows directly face the lane and courtyard (sec 5.3.6) allowing for wider spaces between each blocks. The notable setback for the upper levels at the west allows privacy between properties and minimizes shadow cast on adjacent sites. The grade level units are raised approx 3ft above grade level providing minimal vertical transition while allowing for delineation of the public realm and to accommodate entrance (sec 5.1.7). Grade level will be landscaped eliminating any retaining walls along the edge of the lane thus creating a continuity of the public realm (sec 5.35). Parking for the Townhouses is incorporated into the main buildings underground parking (sec 5.3.7) & (sec 5.1.15).

Neighborhood Character: The U-shaped wide courtyards (sec 5.1.14) on the lane side with the taller mass of the main buildings to the east allow maximum sunlight, active open space and an opportunity for articulated landscape. The wide east-west gap between the buildings creates open active community spaces between the buildings. The building frontage along all sides will also be provided with landscape (sec 5.1.10) to connect green spaces along the Cambie Corridor recognizing and reflecting the Cambie Heritage Boulevard. The proposed façade design will correspond with the surrounding buildings and environment, enhancing the neighborhood through modern aesthetic design. Clear hierarchy of base, middle and top elements of the building are manifested (sec 5.1.12) while the 2-storey expression of the lane side provides a distinct scale and proportion to the neighboring developments.



DESIGN RATIONALE

Cambie & 35th
Project Address

Date: 04/12/2013
Project No: 34599
Scale:

A0007