5355 CAMBIE STREET
REZONING RATIONALE

Intent

Our submission proposes to change the zoning of this site from RT-2 to Comprehensive Development CD-1 District. Our proposed development will have a total of 48 market residential units. The total proposed area is 47,157 sq.ft., achieving an F.S.R. of 2.49. The total number of parking spaces proposed is 51. The numbers meet the requirements of Vancouver Parking By-Law.

Neighborhood context

Our client has assembled 2 adjacent lots in the 5,000 block of Cambie Street between W. 36th and W. 37th Ave. with a total site area of 18,976 Sq.Ft. The corner lot on W 37th Ave (526 Cambie Street) is 68' wide and contains a single family dwelling. Despite the efforts, the owner was not able to secure this corner property. Our drawings demonstrate that this lot is developable, on its own, under the Cambie Corridor guidance achieving 6 storeys and 2.6 FSR.

The existing neighbourhood is typified by single and two family residential buildings. The character of the neighbourhood changes dramatically two blocks south presenting a commercial strip on 39th Ave and Oakridge Centre on 41st Ave.

Our proposed development 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.

Site plan concept

The site presents 135' feet of frontage on Cambie Street and 140' feet of depth. The size and shape of the site yields a conventional double loaded corridor building footprint with a predominant East / West orientation. The depth of the site creates an opportunity for townhomes at the lane edge.

Design and Materiality

We have indicated a maximum building height of six storeys with a 4 storey shoulder along Cambie Street. This shoulder drops down to three storeys at the rear, providing a proper transition to the single family residential neighbourhood across the lane.

The massing is broken down into two elements: a monolithic brick volume and a lighter structure cladded in a panelized system. The interlocking arrangement of these volumes helps break the symmetry in this midblock building. Along Cambie Street an overhang above the second level provides an additional scale at the pedestrian level and helps define the entrance to the building.

The three townhomes along the lane will be 2 storeys high and will have their main entrances from the 24 foot wide courtyard. Each townhouse will have access to the roof top. A green roof will provide a privacy buffer between the patios and the singe family dwellings across the lane.

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PLOT INFO.

NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 5 2014	REZONING ENQUIRY
2.	SEPT. 15 2014	ISSUED FOR REZONING

5355 CAMBIE STREET
VANCOUVER, B.C.

RESIDENTIAL DEVELOPMENT

DESIGN RATIONALE

DATE	
DRAWN BY	RP
CHECKED BY	DE - SL
SCALE	1/16"=1'-0"
JOB NUMBER	1434

A-0.04