



5655 Cambie | Mixed-Use Multi-Residential Development

Rezoning Application Booklet



Submitted to the City of Vancouver
By NSDA Architects on Behalf of Polygon Elysee Homes Ltd.
July 2025

Table of Contents

1.0 Letter of Submission.....	4
1.1 Description of Proposal.....	5
1.2 Policy Overview.....	6
1.3 Neighbourhood Policy.....	7
1.4 Zoning Analysis.....	8
1.5 Site Context.....	10
1.6 Existing Streetscape.....	11
1.7 Design Rationale.....	12
1.8 Historical Context, Design Concepts and Expression.....	13
1.9 Concept Imagery.....	14
1.10 Aerial Views.....	15
1.11 Shadow Study.....	16
1.12 Shadow Study - Localized.....	17
1.13 Street Elevations.....	18
1.14 3D Views.....	20
Appendix - Architectural Drawings.....	25
Appendix - Landscape Plan.....	61

1.0 Letter of Submission

City of Vancouver
453 W 12th Ave.
Vancouver, BC V5Y 1V4

RE: Rezoning Application: 5655 Cambie Street, Vancouver, BC

NSDA Architects on behalf of the applicant Polygon Elysee Homes Ltd., are pleased to submit this rezoning application for a development proposal at the above noted site consisting of a new 27 storey condominium residential tower on a 5 storey podium over a 5 storey underground parkade. The property is currently zoned C-1 and the subject of this proposal is to rezone to CD-1.

The proposed development is designed to meet the Cambie Corridor Plan Phase 3 guidelines within all setbacks with the exception of two exceeding items for which minor variances are sought. The proposed tower will provide 176 market residential homes. The 5 storey podium consists of ground floor retail commercial frontage, upper-level commercial offices, and a childcare facility offering 69 spaces and to be delivered turnkey to the City of Vancouver as a CAC contribution in kind. Outdoor and indoor residential amenity space is provided at the podium and tower rooftops and recent discussions with the transit authority have confirmed that there is no requirement for an underground connection to adjacent transit facilities. Additional design information and details can be found in the attached rezoning package and architectural drawing set herein.

We look forward to your review and comment with thanks for your time and consideration.

Sincerely,



Peter K. Fodor Architect AIBC
Principal
NSDA Architects

We recognize and respect that our place of work is within the ancestral, traditional and un-ceded territory of the x^wməθk^wəyəm (Musqueam), Skwxwú7mesh (Squamish), səliiwəta4 (Tsleil-Waututh) Nations.

1.1 Description of Proposal

Polygon Elysee Homes Ltd. intends herewith to apply to rezone the property located at 5655 Cambie Street, in alignment with the Cambie Corridor Plan Phase 3. This proposal aims to enhance the high-density, transit-oriented Oakridge Municipal Town Centre (MTC), contributing to the development of a vibrant urban hub. By supporting the ongoing implementation of the Cambie Corridor Plan, the project program will introduce opportunities for increased community activity and diversity within the neighbourhood.

The proposal includes ground-oriented commercial spaces, a podium comprised of three stories of dedicated office space, a childcare facility as well as a market residential tower component. Its location offers convenient access to an array of parks, schools, existing and planned community facilities, and urban amenities. Future development adjacent to the project site is earmarked for the provision of an Outdoor Public Plaza. Situated within walking distance of the Canada Line SkyTrain and multiple bus routes along 41st Avenue, the site supports sustainable, transit-focused living.

The proposed development aligns with regional and City of Vancouver policies, including the Cambie Corridor Plan. These policies prioritize locating housing, community services and workplaces near transit hubs, corridors, and amenity-rich areas. This proposal also supports the goal of diversifying market housing options within established neighbourhoods. By fostering an active and diverse mixed-use environment, the project would contribute to the creation of a dynamic hub centered around a key regional transit and commercial node, further advancing the vision outlined in the Cambie Corridor Plan Phase 3.

The key programmatic elements of the proposal comprise:

- A 27 storey market residential tower of 176 homes varying in size and unit mix from 1 to 3 bedrooms
- A 5 storey podium including:
 - 154,760 sq ft (14,377 sq m) of market residential housing
 - 50,790 sq ft (4,718 sq m) of Commercial Office space
 - 6,995 sq ft (650 sq m) of childcare facility (69 spaces)
 - 11,480 sq ft (1,066 sq m) of Commercial Retail space at grade
- A 5 storey underground parkade of 130,140 sq ft (12,090 sq m)



Context Map

1.2 Policy Overview

Green Building Policy for Rezonings:

This project aligns with the City's green building objectives by achieving energy-efficient performance through advanced building envelope design, high-efficiency mechanical systems, and the use of durable, sustainable materials. Water conservation measures, such as low-flow fixtures and efficient irrigation systems, further support reduced environmental impact.

Renewable City Strategy:

The development supports Vancouver's 2050 renewable energy goals by utilizing low-carbon energy sources, such as district energy systems or electric heating and cooling. The building's design includes energy monitoring capabilities and is future-proofed for integration with renewable energy infrastructure as technologies evolve.

Healthy City Strategy:

By incorporating two daycare facilities, outdoor gathering spaces, and access to commercial amenities, the project promotes social inclusion, access to services, and a sense of community. The design also prioritizes indoor air quality and natural light to support the physical and mental health of its occupants.

Transportation 2040:

This transit-oriented development encourages sustainable mobility by providing convenient access to the Canada Line, ample secure bicycle parking, and pedestrian-friendly features like wide sidewalks and safe crossings. The inclusion of limited vehicle parking and provisions for electric vehicle charging further discourages car dependency and aligns with the City's transportation goals.

Community Amenity Contributions (CACs):

A key component of this project's CACs is the provision of daycare facilities serving infants through preschool-aged children (0–5 years), with a total capacity of 69 children. By offering much-needed childcare services in the neighbourhood, the development creates a direct benefit for local families, ensuring that the growing community is supported by essential social infrastructure.

Public Art Policy:

A public art program integrated into the design will contribute to cultural enrichment and enhance the identity of the Cambie Corridor. This could include sculptures, murals, or interactive art, creating a connection between the project and its community.

Urban Forest Strategy:

Landscaping elements such as the planting of street trees, rooftop greenery, and biodiverse gardens strengthen the urban forest canopy. These features contribute to climate resilience by improving stormwater management, reducing urban heat, and enhancing air quality.

Cambie Corridor Public Realm Plan:

The project supports the Cambie Corridor's vision for a vibrant streetscape through its active ground-floor commercial spaces, public seating areas, and enhanced pedestrian pathways. High-quality materials and thoughtful landscaping contribute to an attractive and cohesive public realm.

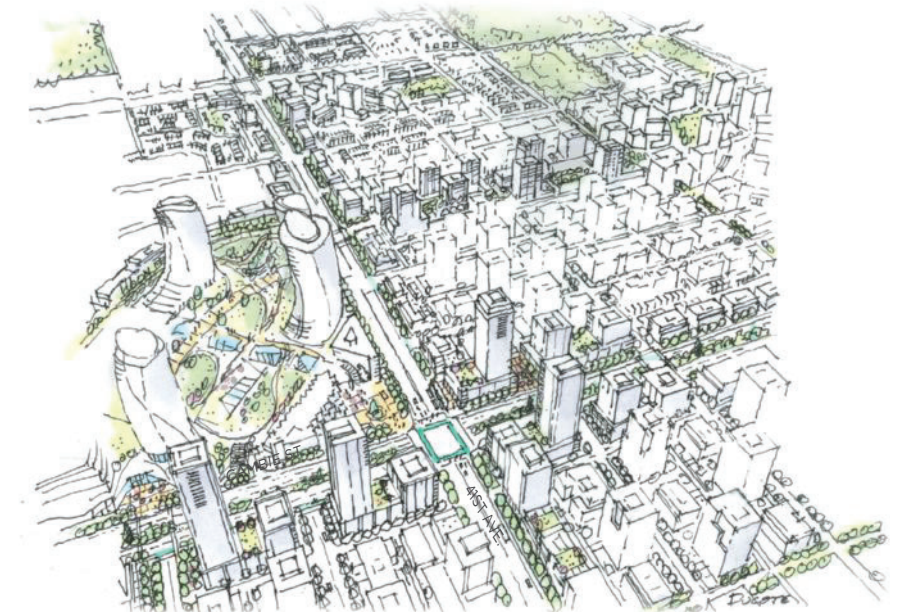
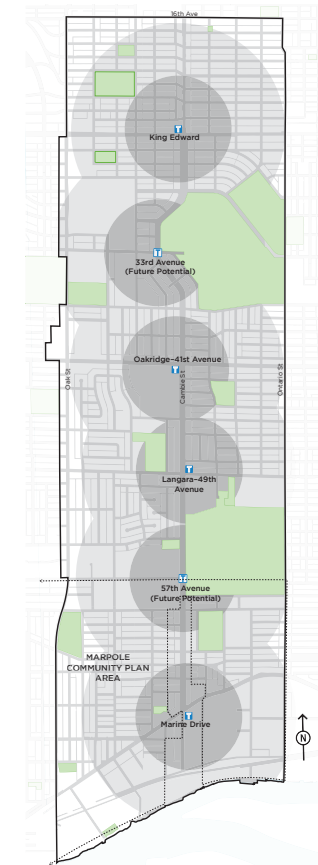
Housing Mix Policy for Rezoning Projects:

A range of unit types, including one, two, and three-bedroom homes, caters to diverse households, varied age demographics, singles, couples and families. By addressing varying needs, the project enhances housing inclusivity, consistent with the City's goals.

High-Density Housing for Families with Children Guidelines:

Family-friendly features such as larger unit layouts, access to outdoor play areas, and proximity to daycare facilities ensure this development meets the needs of families. Additionally, indoor amenity spaces designed for children, along with safe pedestrian connections, create a supportive and livable environment for households with young children.

This comprehensive approach ensures the development not only meets but exceeds the City's policy expectations for rezoning, contributing to a sustainable, livable, and vibrant urban community.



Artist's illustration showing the future of the Oakridge Municipal Town Centre (looking West along 41st Avenue)

Source: City of Vancouver Cambie Corridor Plan, July 2024

1.3 Neighbourhood Policy - Cambie Corridor Plan

The proposed development at 5655 Cambie Street consists of a 31-storey mixed-use tower with a five-storey commercial podium and two integrated daycare facilities. Located adjacent to Oakridge Centre, the project aligns with the City of Vancouver’s Cambie Corridor Plan Phase 3, addressing the city’s objectives for creating a sustainable, transit-oriented community.

Key Alignments with the Cambie Corridor Vision

Transit-Oriented Development (TOD):

The Cambie Corridor Plan prioritizes densification near transit hubs to reduce automobile reliance and support sustainability. The proposed development is within walking distance of the Oakridge-41st Avenue Canada Line station, providing convenient access to rapid transit for residents, workers, and daycare users. This transit proximity supports reduced greenhouse gas emissions and aligns with Vancouver’s Greenest City Action Plan.

Mixed-Use Functionality:

The development integrates residential units, commercial spaces, and daycare facilities to create a walkable, mixed-use community. The commercial podium provides street-level retail and office spaces, while the daycare facilities address demand for accessible childcare. This mixed-use approach supports the Cambie Corridor’s goal of promoting urban vitality and accommodating diverse community needs.

High-Density Housing:

The 27-storey residential tower contributes to housing supply in a transit-oriented location, aligning with the Corridor’s densification objectives. The market residential units are designed to meet the needs of various demographics, enhancing the diversity of the neighbourhood.

Urban Design and Public Realm:

The project emphasizes high-quality urban design to enhance the public realm along Cambie Street and West 41st Avenue. Key features include:

- A podium design that promotes pedestrian interaction and provides a human-scaled interface.
- Generous sidewalks and landscaping to create a vibrant streetscape that aligns with the Corridor Plan’s green boulevard vision.
- Publicly accessible spaces and connections to adjacent developments, future Outdoor Public Plazas and improved pedestrian integration within the neighbourhood.

Sustainability Initiatives:

The development incorporates sustainability measures, including:

- Adherence to energy efficiency standards and use of advanced building technologies to reduce operational carbon emissions.
- Landscaping with native and drought-tolerant species, as well as stormwater management systems to support biodiversity and resilience.

Family-Friendly Design:

The project supports family-oriented living with generously sized units, outdoor amenity spaces, and on-site daycare facilities. These features align with the Corridor’s emphasis on livability and community-friendly environments.

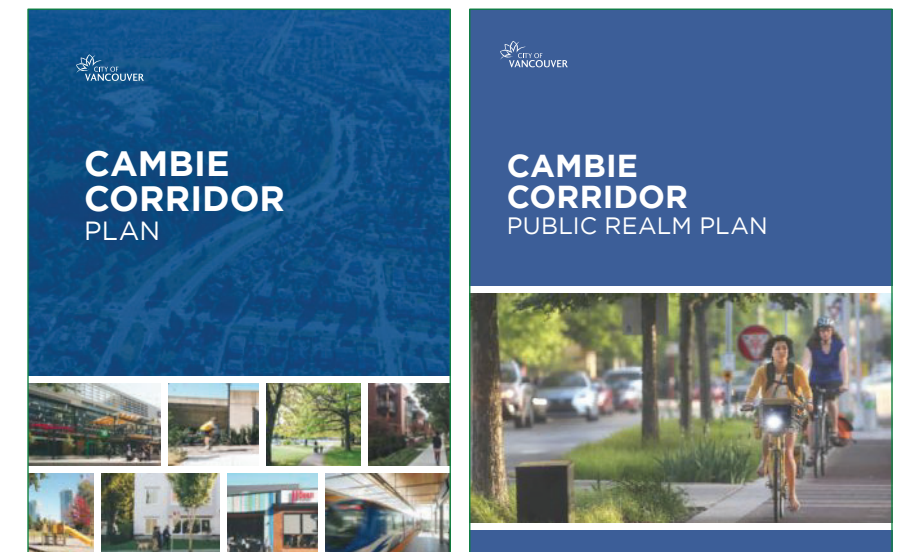
Integration with Oakridge Centre Development:

As a neighbouring development to Oakridge Centre, the project complements the area’s role as a regional urban hub. Shared public spaces and compatible land uses enhance integration and contribute to the Cambie Corridor’s identity as a thriving mixed-use district.

The proposed development at 5655 Cambie Street aligns with the principles of the Cambie Corridor Plan Phase 3, delivering a high-density, transit-oriented, mixed-use project. By integrating residential, commercial, and daycare spaces, along with sustainable design and enhanced public realm features, the project contributes to Vancouver’s broader goals for urban livability, inclusivity, and sustainability.



City of Vancouver - Cambie Corridor Location



City of Vancouver - Cambie Corridor Policy Guidelines

Source: City of Vancouver Cambie Corridor Plan, July 2024

1.4 Zoning Analysis

Cambie Street 39th - 45th Avenue:

Cambie Street between 39th and 45th Avenue represents a unique, highly urban place within the Corridor, with a mix of uses, vibrant street life, and a dynamic public realm. The area provides ample opportunities for the creation of high-quality, engaging architectural forms signifying this “High Street” commercial core with Oakridge accompanying public plazas, active streets, and at-grade Transit shops and services.

To enhance the sense of arrival at the “heart” of this key node, towers will be stepped back from the Cambie and W 41st Ave. 41st intersection allowing wider views from the transit plaza and a sense of openness at this key juncture.

A major tower per block of varying heights will provide diversity in form and a sense of sequence along Cambie Street.

The highest towers will be located at 43rd Avenue. These towers signify the importance of this connection between Cambie Street and Columbia Park, and mark the entry to his local, off-arterial shopping street. The highest tower is equal in height with the second highest tower on the Oakridge Centre site.

Uses: Mixed-use
 Density, Height: Site-specific and varies with building performance
 Area A Height: 305 ft

Height and density will be considered for the delivery of increased commercial space, rental housing, and the delivery of on-site community amenities. This height and density will be performance based.

Consistent guidance for all areas includes:

- Required at-grade active commercial
- A commercial podium no less than 15.2 m (50 ft) and no more than 18.3 m (60 ft) in height
- Tower elements above 18.3 m (60 ft) must have a minimum 18.3 m (60 ft) separation, with 80 ft separation between residential towers
- Minor tower elements up to 120 ft. for 100% secured rental or 100% commercial on identified sites.
- Increased height up to 150 ft. may be considered where all applicable setbacks are achieved
- Podium-level residential outdoor space is required

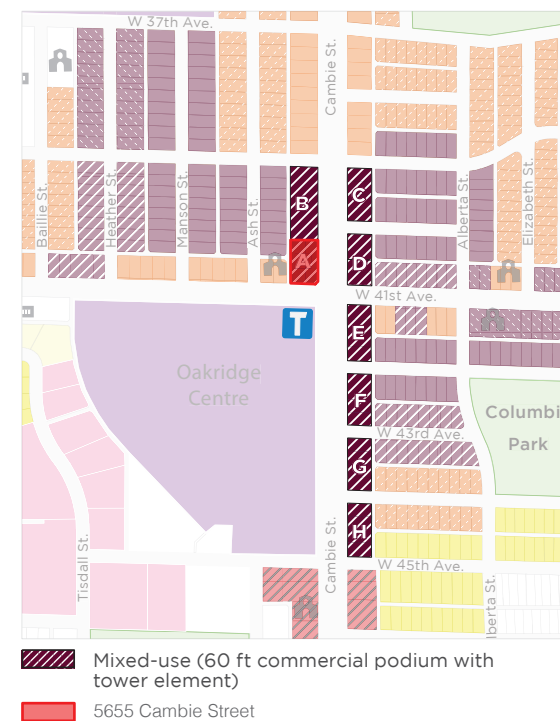
Non-residential tower floor plates must not exceed:

- An average commercial floor plate of 789.7 sq. m (8,500 sq. ft)
- In instances where a residential tower is not pursued, a signature commercial tower with a maximum floor plate of 929 sq. m (10,000 sq. ft) may be permitted up to the same maximum height of the major tower height
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan
- All buildings fronting Cambie Street will require a 3.0 m (10 ft) dedication from the property line for improved streetscape
- A 2.7 m (9 ft) floor-to-floor height is assumed for residential tower forms, but not required. Increased residential floor-to-floor height is encouraged, but will not increase the overall identified tower heights

Residential tower floor plate areas are governed by the City of Vancouver Residential Tower Floor Plates Bulletin dated June 3, 2025. Per Table 2, the maximum floor plate for a Corner Development Site of frontage in excess of 45 m (150 ft) or 50 m (165 ft) is 670 sq. m (7200 sq. ft).



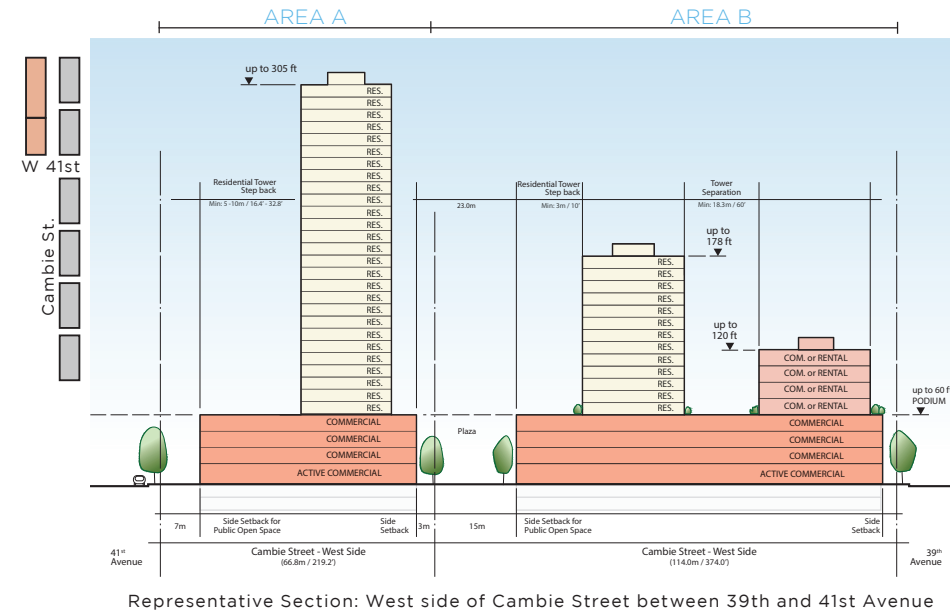
Artist's illustration showing the future of Oakridge Municipal Town Centre (looking northeast towards the Cambie Street and 41st Avenue intersection)



Source: City of Vancouver Cambie Corridor Plan, July 2024

Area A: Mid-block - 41st Avenue (west)

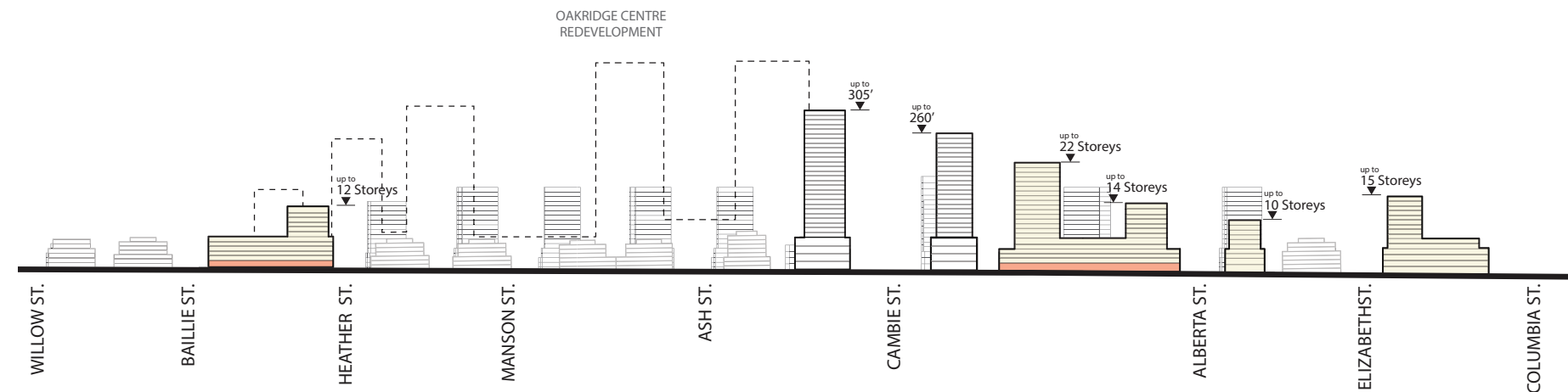
- Active commercial at grade
- Maximum 18.3 m (60 ft) commercial podium; minimum 15.2 m (50 ft)
- Major tower element up to 93.0 m (305 ft)—approximately 31 storeys total—to be located towards the northern edge of Area B (residential or commercial)
- A 7.0 m (23.0 ft) setback will be required from the southern property line, to accommodate pedestrian space associated with B-line bus platforms and other future street requirements
- Space will be required on the ground floor and below-grade levels for the provision of a future Canada Line access. This space will be in conjunction with the adjacent lane and accommodate circulation needs and access to below-grade level



Artist's illustration showing the future of Oakridge Municipal Town Centre (looking south along Cambie Street from the 39th Avenue)

Area B: 39th Avenue - mid-block (west)

- Active commercial at grade
- Maximum 18.3 m (60 ft) commercial podium; minimum 15.2 m (50 ft)
- Major tower element up to 54.2 m (178 ft)—approximately 15 storeys total—to be located towards the south end of Area A (residential)
- Minor building element up to 36.6 m (120 ft) or 45.7 m (150 ft) to be located towards the north end of Area A (commercial or 100% secured rental)
- Major tower should be offset across Cambie Street from existing or identified locations of major tower element in Area C
- A 15.0 m (49.2 ft) setback from the southern property line will be required, equivalent to a minimum 600.0 sq. m (6,458 sq. ft) public space to accommodate an active link through the block and a public plaza



Representative Section of W 41st Avenue development intent

Source: City of Vancouver Cambie Corridor Plan, July 2024

1.5 Site Context

Civic Address

5655 Cambie Street

Legal Address

Lot B Except part in plan LMP12404
Block 874 District Lot 526
Plan 20145

Current Zoning

C-1 (rezoning to CD-1)

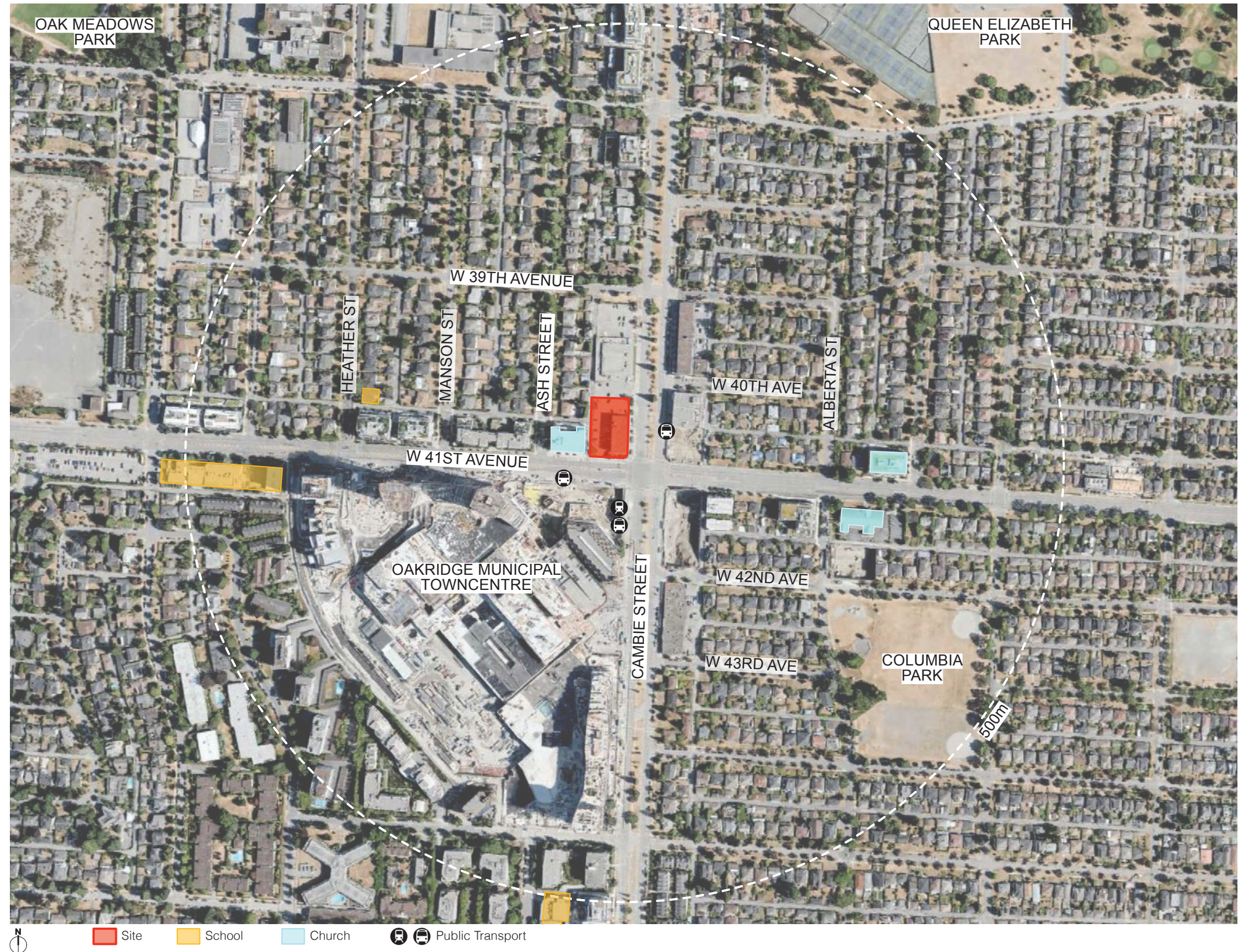
Current Use

Retail / Office

The Site

The Proposal is located on the northwest corner of the intersection of W 41st Ave and Cambie Street, North of Oakridge Centre and the Oakridge/41st Ave. Canada Line station. It is currently zoned for C-1 land uses. An existing +/-24,000 sf, three storey development to be demolished supports retail including a bank branch, and offices above.

Immediately to the South are the Canada Line Oakridge/41st Ave Station, and Oakridge Centre mall; to the North is a large Signature BC Liquor Store. To the East are mid-rise commercial retail buildings, some of which are being replaced by new higher-density developments under the Cambie Corridor Plan's Phase 3 development policy. To the West are mid-rise mixed-use residential buildings.



1.6 Existing Streetscape



Cambie Street and West 41st Avenue looking South, May 2024



From Northwest of site, September 2020



From Southwest of site, July 2022



Cambie Street and West 41st Avenue looking North, May 2024



From Southeast of site, July 2022



From Northeast of site, July 2022

1.7 Design Rationale

Development Context:

This proposed corner site has south and east facing frontages on W 41st Avenue and Cambie Street, respectively. It is located within the Cambie Corridor Plan Phase 3 (CCP) sharing the intersection with the Oakridge Park Municipal Town Centre Project and Claridge House residential development. It is directly adjacent the Oakridge Lutheran Church to the west and one block west of Columbia Park.

Immediately to the east and northeast are existing single family residential lots fronting side streets. Densification policies are guiding commercial and mixed use ventures in the immediate surroundings and along neighbouring major streets to accommodate podium based high rise development allowing varied tower heights from 12 to 31 stories. This proposal is in line with the CCP intent to create a tower height of 93m (305') in proximity to the Municipal Town Centre. As of this application, the site to the immediate north is occupied by a single-storey commercial retail building with at-grade parking. This lower-density land use is inconsistent with ongoing densification in the area and redevelopment is likely. The policy intent is that it provide a neighbouring podium-tower structure with a future outdoor public plaza directly abutting this site's north periphery.

The site slopes downward by 1.0m from north to south along its east perimeter, is generally level from north to south along the west property line and drops typically from northwest to southeast. The high point of the site is at the northeast corner.

Functional Program:

This development seeks to integrate itself fully within a growing, high-density transit-oriented community hub, and under a CD-1 zoning will provide a program for:

- 176 homes and amenities for a wide breadth of lifestyles including "empty-nest" families downsizing their residential needs as well as singles, young families and re-start families.
- Office space securing commercial activity, economic growth and community investment.
- At-grade Retail Commercial spaces continuous along the street frontages creating an actively engaged pedestrian public interface and,
- Daycare Facilities turnkeyed to the City of Vancouver providing spaces for 69 children
- A 5-storey underground Parkade structure housing vehicular parking, Class A bicycle spaces on P1, passenger spaces for Daycare drop-off, Commercial parking, Residential Waste and Recycling collection, storage and building services.

The property is subject to dedications and setbacks in addition to those typical of the CCP on the south and north for transit activity with future street widening and a public walkway, respectively. The proposal takes into consideration the intent of the CCP and relevant municipal Bulletins to provide increased density in line with adjacent development in the vicinity and proximity to other significant sites allowing for greater building massing and height, including those in the neighbouring Municipal Town Centre.

Building Height, Setbacks and Operations:

The building is set back from all property lines and meets all height and setback requirements of the CCP with the exception of a minor variance in excess of the maximum height sought for only that rooftop portion of the Level 05 podium which serves the Daycare facility and the accessible rooftop residential outdoor amenity space on Level 06. The public and semi-public realms along the street are within the setbacks and punctuated by landscape interventions to appropriately address both the pedestrian streetscape and neighbouring sites.

The principle residential entry is provided at-grade at site northeast and set back to the maximum fire department access requirement with the residential component operating independently from all other occupancies. The commercial office and daycare pedestrian entries are located at site southwest with an elevator lobby accessed at-grade with proximity to transit and with additional drop-off and parking provided below grade. Vehicular traffic, waste and recycling staging, loading, exiting and residential passenger space are located along the laneway with additional commercial loading space at P2 adjacent the elevator. The podium steps back along the west perimeter at Level 04 to address the interface between the established low-rise structures across the laneway. The tower is positioned to the site northwest in alignment with the CCP guideline and provides residential outdoor amenity space along the south of Level 06 with additional indoor and outdoor amenity at the Roof level. The Daycare is located at 05 occupying the southern half of the development at that level.

Landscape:

Landscaping, paving and planters along the residential entries at the northwest and along the north perimeter within the CCP setback provide for publicly usable seating along the walkway. Off-street provisions include wide sidewalks, bicycle lanes and planted boulevards. Street-level plant containers situated at the building perimeter provide a natural transition between building forms along the pedestrian interface. The use of available space for planters at grade is maximized along the laneway and public path. Provisions at the residential outdoor amenities include covered and exposed outdoor patio spaces, children's play equipment, outdoor seating and green screening with trees at peripheries to soften the visual presence of the building from the street and neighbouring vantage points.



1.8 Historical Context, Design Concepts and Expression

The design concept of the 5655 Cambie Street development draws formal and theoretical inspiration from significant Vancouver mid-century modern landmark buildings and those that have played a role in the Oakridge neighbourhood's architectural history. In particular, the TD Trust Bank (1962) currently located on-site, the Oakridge Jewish Community Centre (1962) previously situated along West 41st Avenue and the Oakridge Mall, now an artifact subsumed by the Municipal Town Centre serve as conceptual starting points. The podium and tower design seek to acknowledge the modern architectural heritage that flourished in Oakridge during the mid-20th century while reinterpreting those forms and principles in a contemporary context.

The podium, incorporates a mix of glass curtain walls embedded with articulated metal panels and translucent coloured fins patterned to create visual variety, screening and material appeal along the public interface of the street. These are framed by bold, clean, rectilinear lines emphasizing open corners with continuous horizontal bands that place a strong visual emphasis on formal rigidity. The prominence of the podium massing along Cambie Street creates a relatable public interface and aligns the form with modernist design principles of exploring the building's horizontal relationship to the ground plane.

The subsequent design of the Daycare outdoor area to create an opening up of the overhead urban space at the cross streets reduces the pedestrian building wall effect. Its prominent location exemplifies the value of community building and the benefit socially responsive development.

At the time of this application, Public Art consultation has been initiated with the intent to integrate it with the building facade in fields of vertical space on the elevations with an eye to relief work or mural interventions as popularized in mid-century architectural decorative work.

The tower is similarly defined by expressing the same emphasis on cleanly and boldly defined elements, frames and fields, but vertically. This is informed by the principles of structural expression that dominated the mid-century and are used intentionally to both conceal and express changes in the floor plate midway up the tower. Using an elementary palette of window wall construction and aluminum panel extrusions in complementary but contrasting tones, framed elements and slender lines inform a language of structural patterns. A strong vertical element attends the residential pedestrian entry and clearly defines the tower presence at the northeast of the site. A similar motif is used to define and wrap horizontally around the upper southwest corners formally acknowledging and conceptually turning a face to neighbouring developments.



Little Mountain looking North, 1934
City of Vancouver Archives

Cambie and 41st Ave. looking North, 1952
City of Vancouver Archives

Electric Oakridge Transit Centre, 1954
City of Vancouver Archives

Oakridge Aerial, 1956
City of Vancouver Archives

Oakridge Mall, undated 1960's
City of Vancouver Archives

Cambie St. and 41st Ave. intersection, 1982
City of Vancouver Archives

Oakridge Centre, 1985
City of Vancouver Archives

Oakridge Aerial, 2022
Google Maps

Oakridge Redevelopment, ongoing.
Henriquez Partners Architects

1.9 Concept Imagery



Oakridge Place, 1962

- Articulation of facade spans floors, provides visual definition of modules and rhythm of structure
- Horizontal elements used to emphasize ground plane



Oakridge Jewish Community Centre, 1962

- Structure frames the shape of the building defines program elements,
- Built form reinforces relationship with ground plane



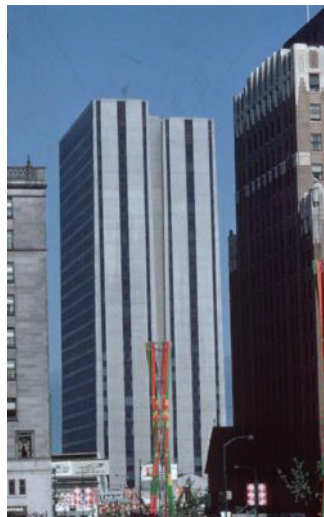
Fred Hollingsworth, Capilano Highlands Development, photo c.1959

- Articulation of window details and screening elements



Canada Post Building, Kitsilano, 1966

- Relief sculpture informs the building identity, visually engaging and informing passers-by



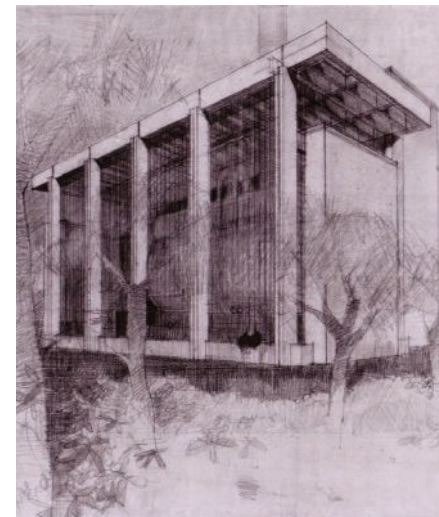
Erickson/Massey Architects, MacMillan Bloedel Building, 1961

- Vertical expression emphasizes height and leads the eye upward



McCarter Nairne & Partners, Canada Post Office, 1958

- Rigidity of module and form to create an engaging visual pattern
- Public art as a design element defines the facade
- Prominent exposure of structure addresses the ground plane



Barry Downs, UBC Power House, 1959 illustration

- Horizontal mass elements supported by slender columns
- Shelter created by extended roof plane at selective locations



DC Simpson, Hycroft Towers entry mural, 1952

- Art informs the architecture of the entry experience



Semmens and Simpson Architects, Vancouver Public Library Main Branch, 1957

- Transparency of facade exposes structure at both interior and exterior

1.10 Aerial Views



View from 41st Ave & Cambie St



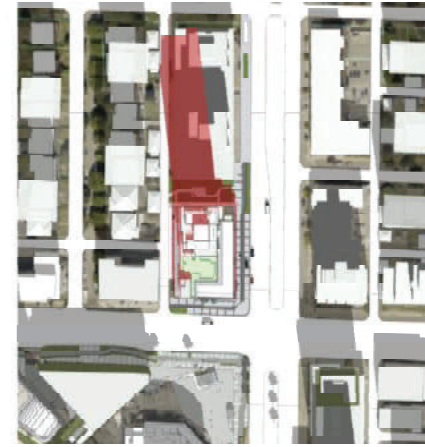
View from Cambie St & 39th Ave

Future development under CCP policy is shown as overlay

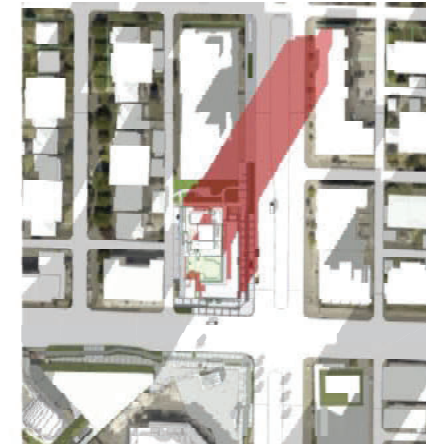
1.11 Shadow Study



March 10am



March 12pm



March 2pm



March 4pm



June 21 10am



June 21 12pm



June 21 2pm



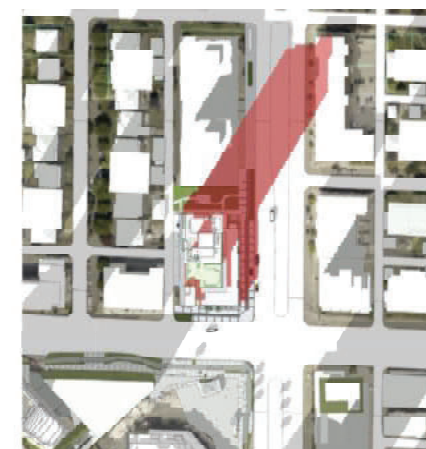
June 21 4pm



Sept 21 10am



Sept 21 12pm



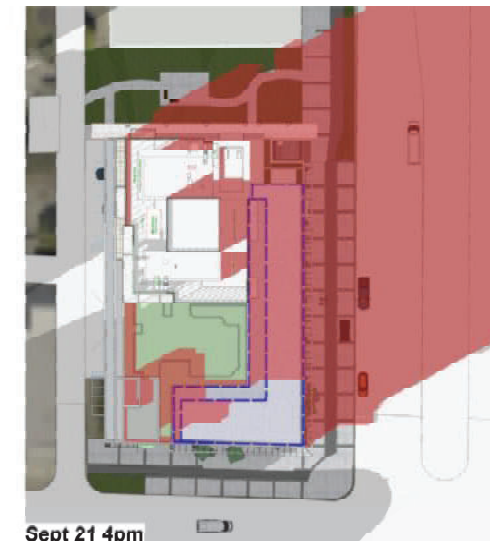
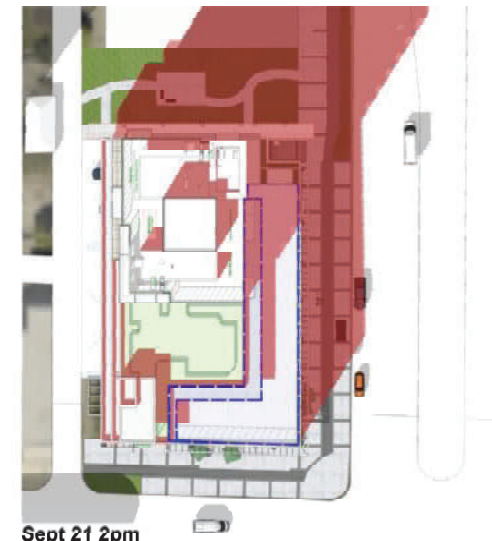
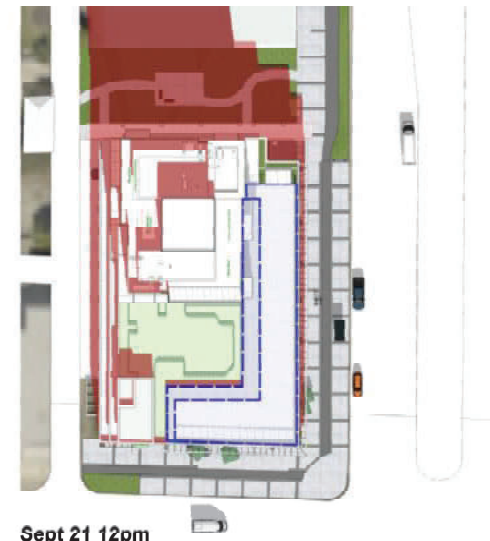
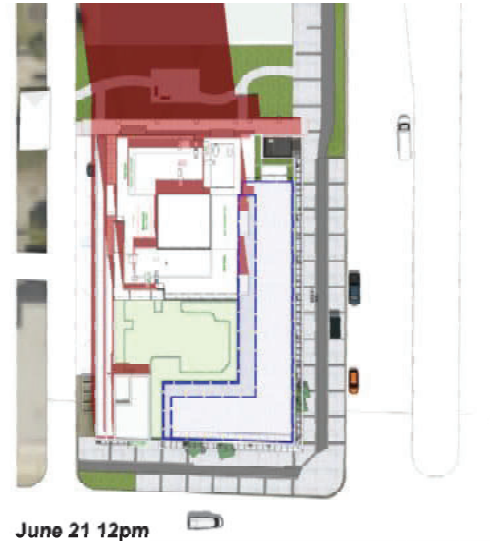
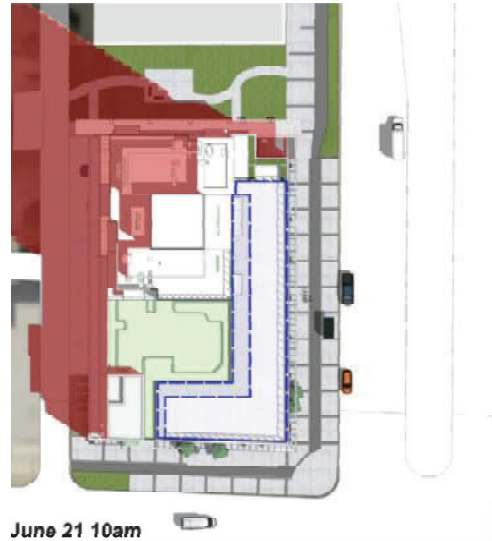
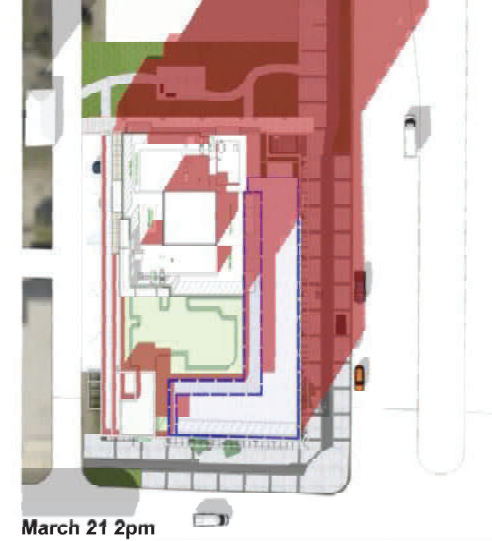
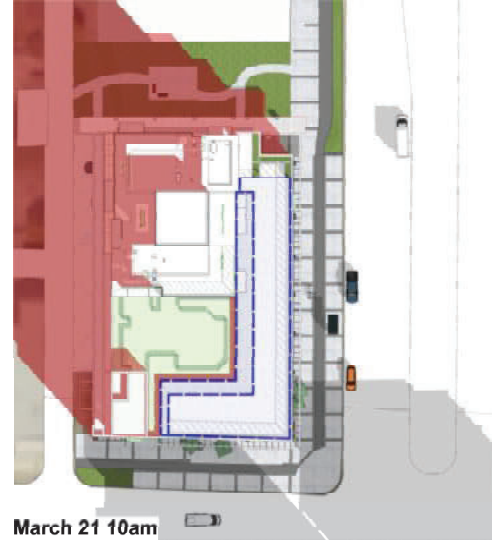
Sept 21 2pm



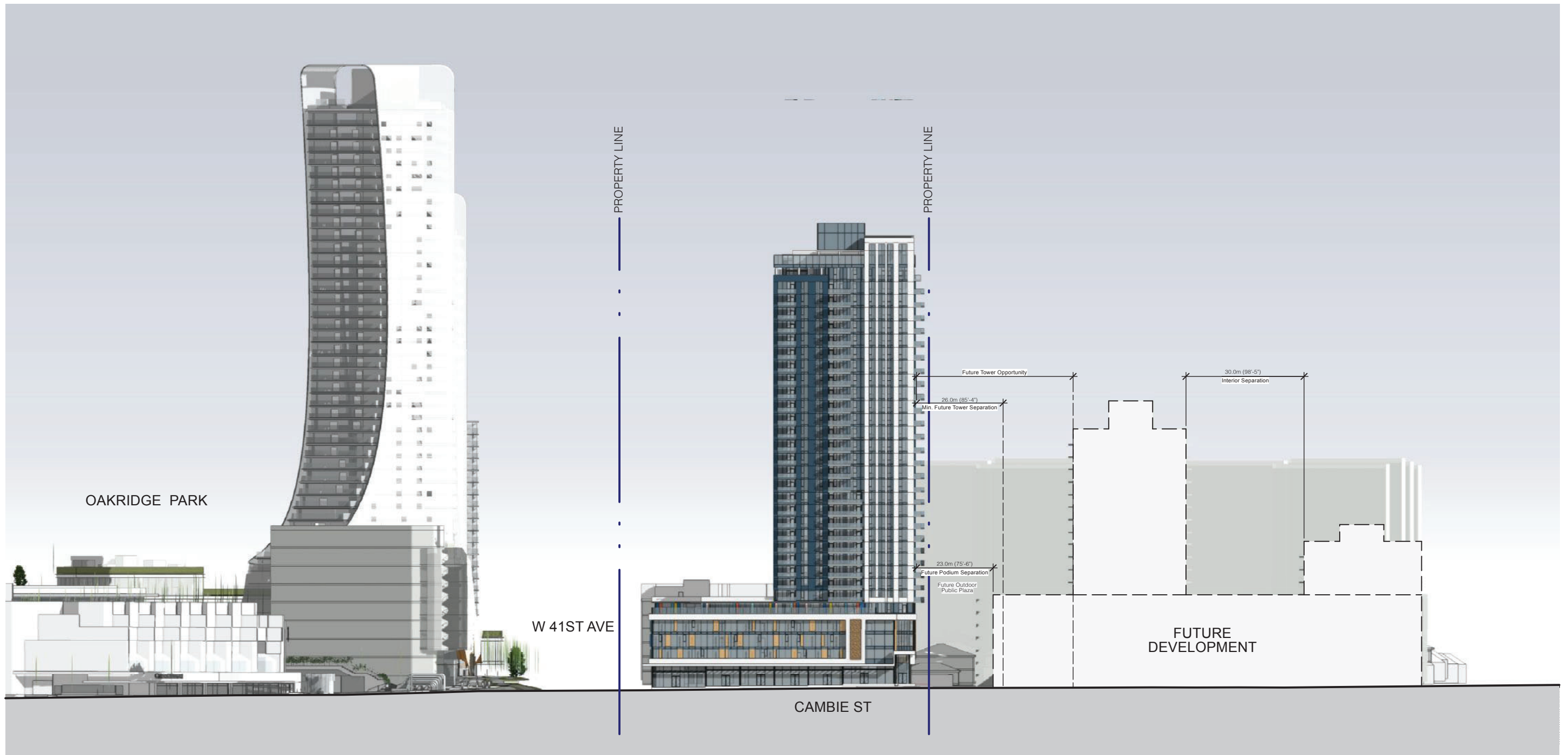
Sept 21 4pm



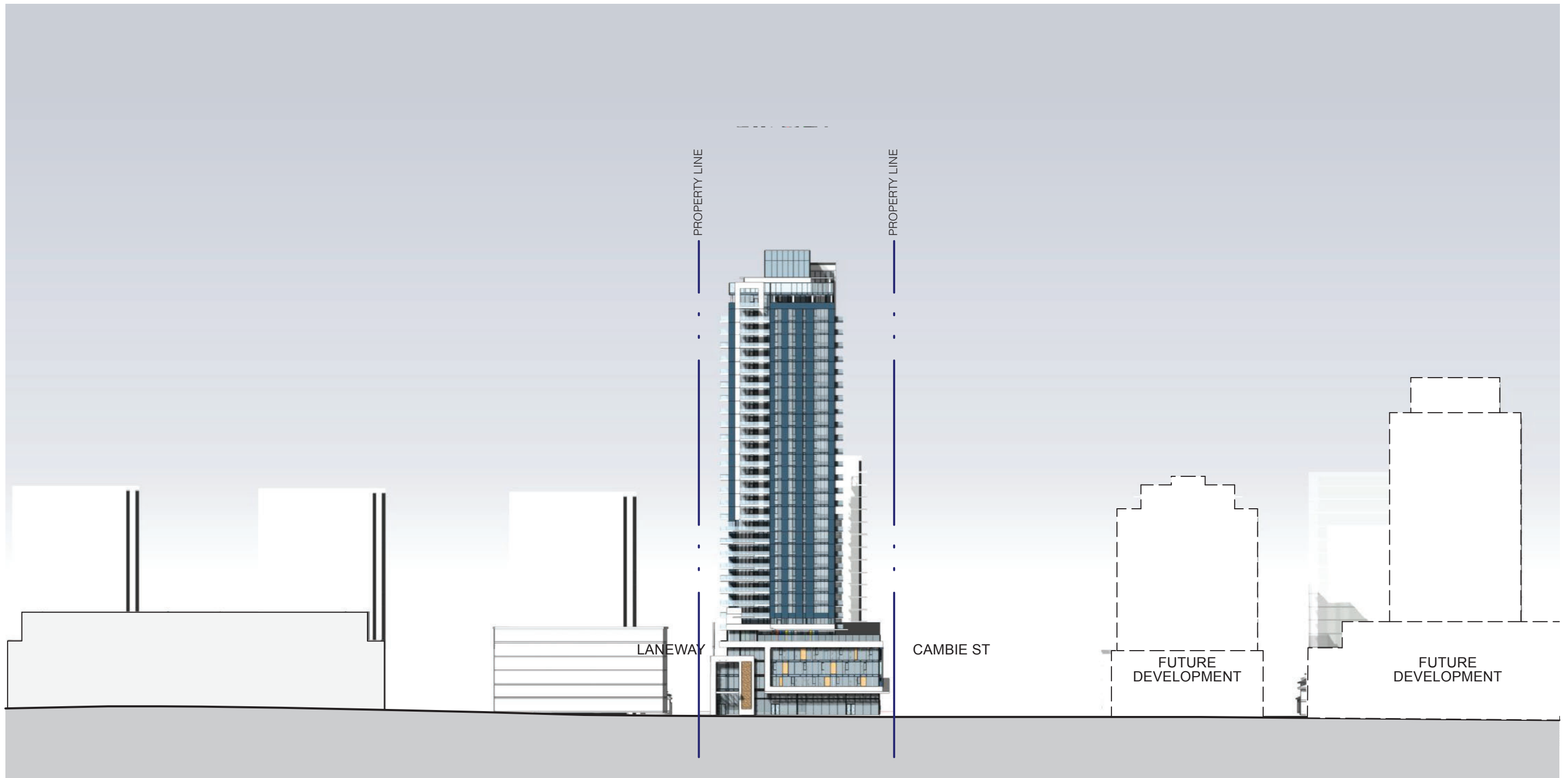
1.12 Shadow Study - Localized



1.13 Street Elevations



View from 41st Ave & Cambie St



View from 41st Ave & Cambie St

1.14 3D Views



View looking NW from 41st Ave W & Cambie St



View looking SW from Cambie St & 39th Ave W



View from SE corner of 41st Ave W & Cambie St intersection



View looking south along Cambie St frontage from NW



View from 41st Ave W & West Laneway



Full building view looking SE showing Laneway and future Outdoor Public Plaza



View southwards along Cambie Street Commercial frontage



View of Office and Daycare pedestrian entry mid-block plaza at Laneway & 41st Avenue



View of North facade from future Outdoor Public Plaza



Aerial view looking NE showing Daycare, Residential amenity and podium roof decks

Appendix - Architectural Drawings & Project Statistics

REQUIRED SETBACKS & EASEMENTS (m)					
City of Vancouver Cambie Corridor Plan (2024)					
Setback	Required (m)	Required (ft)	Provided (m)	Provided (ft)	Guideline
Cambie St.	3.00	9.84	3.00	9.84	5.3.10
Rear Yard ≤ 12.20m AFG	2.40	7.87	2.40	7.87	5.3.10
Laneway Stepback ≥ 12.20m AFG	6.10	20.01	6.10	20.01	5.3.5
W 41st. Ave	6.70	21.98	6.70	21.98	5.3.11
North PL Public Access Easement	3.00	9.84	3.00	9.84	
North PL Building Setback (min.)	1.80	5.91	1.80	5.91	
Max. Building Height					
Podium	18.30	60.04	20.42	67.00	4.3.1
Tower	92.96	304.99	92.88	304.72	4.3.1

Building heights calculated exclusive of appurtenances per Vancouver Zoning Bylaw 10.1.1.(b)

DAYCARE DESIGN (sq.ft)										
BC Child Care Licensing Regulation Schedule E (2021), City of Vancouver Childcare Design Guidelines (2021)										
Program	Max. Group Size	Groups	Max. Children	Max. Staff	Activity Area	Total Space	Covered Area	Total	Ref.	
Infant - Group Child Care (Under 36 Months)	12	1	12	3	1,959	3,918	355	1,830	2.1 Tables 1, 2, 2.3 (a)*	
Toddler - Group Child Care (30 Months to School Age)	12	1	12	3	1,959		355	1,830	2.1 Tables 1, 2, 2.3 (a)*	
3-5 Years - Full Time	25	1	25	2	2,659	4,306	484	3,767	2.1 Tables 1, 4, 2.3 (b)*	
Preschool - Part Time	20	1	20	2	1,647		355	1,507	2.1 Tables 1, 5, 2.3 (b)*	
Total:		4	69	10		8,224	1,549	8,934		
Provided						6,995	1,432	7,740		
Reduction*							8%	13%	2.3*	

* Eligibility for max. 25% Outdoor Area Reduction for <500m proximity to Columbia Park

PARKING REQUIREMENTS				
City of Vancouver Parking By-law 6059 dated November 2024 Sections 4, 5, 7				
Use	Area (sq.m.)	Total Units	Parking Ratio	
Residential - Multiple Dwelling	1,067	176	1.00	
Commercial - Retail & Service				
Commercial - Office				
Daycare	650			
	Max.	Min.	Required	Provided
Residential				
Visitor	18	9	7	9
Accessible			13	13
Accessible Van			1	1
Small Car	44			39
Passenger - Class A			1	1
Non-Residential				
Accessible			3	4
Accessible Van			1	1
Commercial - Retail				
Small Car	4			1
Passenger - Class A			1	1
Commercial - Office				
Small Car	106			53
Passenger - Class A	0			2
Passenger - Class A			1	2
Daycare				
Passenger - Class A			9	9
Total Stalls:				266

BICYCLE PARKING REQUIREMENTS										
Class A										
Parking Bylaw Section 6	Bicycle Parking:	Spaces Required	Provided	Over-size Spaces Required	Provided	Max. Vertical Spaces Allowed	Provided	Min. Bike Lockers Required	Provided	Class B Spaces Required
6.2.1.2	Residential - Multiple Dwelling	411	409	21	21	124	107	42	43	2
6.2.5.1	Commercial - Retail & Service	4	4	1	1	2	0	1	1	6
6.2.4.1	Commercial - Office	27	24	2	2	9	0	3	3	6
6.2.2.6	Daycare	1	1	1	1	1	0	1	1	9
	Non-Residential Subtotal:	32	29	4	4	12	0	5	5	21
	Total:	443	438	25	25	136	107	47	48	23
6.3.22	Bicycle Repair Station Required:	1	1 at P1						Provided	31
6.5.4	End-of-Trip Facilities (at Lvl.02 & 03)	Water Closets	Wash Basins	Showers	Lockers 1.80m	Lockers 0.90m				
	Commercial - Office	3	2	3	19	19				
	Commercial - Retail & Service	1	0	0	3	3				
	Total:	4	2	3	22	22				

LOADING REQUIREMENTS					
Required:	Class A	Class B	Class C	By-law	
Residential - Multi-Dwelling	1	1	0	5.2.1	
Commercial - Retail	1	1	0	5.2.6	
Commercial - Office	1	1	0	5.2.9	
Daycare	0	0	0		
Total Required:	3	3	0		
Total Proposed:	3	3	0		

RESIDENTIAL UNIT DISTRIBUTION																					
Type:	A1	A2	A3	A4	A5	A6	C1	C2	C3	C4	C5	C6	C7	PH1	D1	PH2	PH3	PH4			
Bedrooms:	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed	3 Bed	3 Bed	3 Bed	3 Bed			
Provision:	-	-	-	-	-	-	2 Bath	2 Bath	2 Bath	2 Bath	2 Bath	2 Bath	2 Bath	2 Bath	2 Bath	2 Bath	2 Bath	2 Bath			
Balcony/Deck:	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Area:	533.48	569.18	589.30	587.66	533.93	589.45	877.93	904.80	966.72	1015.30	1029.79	1038.50	1084.21	947.50	1296.70	1325.72	1401.00	1423.60			
Area (sq.m.):	49.56	52.88	54.75	54.60	49.60	54.76	81.56	84.06	89.81	94.32	95.67	96.48	100.73	88.03	120.47	123.16	130.16	132.26			
Level	Stories																			Units/Floor	Total Units
05	1	0	0	1	0	1	0	0	0	0	0	1	1	0	0	0	0	0	4	4	
06	1	1	1	1	1	0	1	0	0	0	1	0	1	0	0	0	0	0	8	8	
07-14	8	1	1	1	1	0	0	1	0	0	1	0	1	0	0	0	0	0	8	64	
15-30	16	0	0	0	0	0	0	0	1	1	1	0	1	0	1	0	0	0	6	96	
31 PH	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	1	4	4	
Total	27	9	9	10	9	1	8	16	16	25	16	10	26	1	16	1	1	1		176	
Unit Mix:		22%						67%						11%							
Avg. Size (sq.ft.)		567.17						988.18						1361.76							
Avg. Size (sq.m.)		52.69						91.80						126.51							

Legal Description

Plan of Lot B Except Part In Plan LMP 12404
Block 874 District Lot 526 Plan 20145

Civic Address:

5655 Cambie St. Vancouver, BC

PID:

006-854-982

Zoning:

Current: C-1

Proposed: CD-1

Areas:

AREA CALCULATIONS	sq.ft.		sq.m.	
	Site Area	30,852.62	2,866.30	
Total Floor Area	441,238	40,992.36		
Total Net Floor Area	275,972	25,638.64		
FSR (Net Floor Area)	8.94			
Average Residential Floorplate	7,091	658.76		
Balcony Percentage	7.87%			

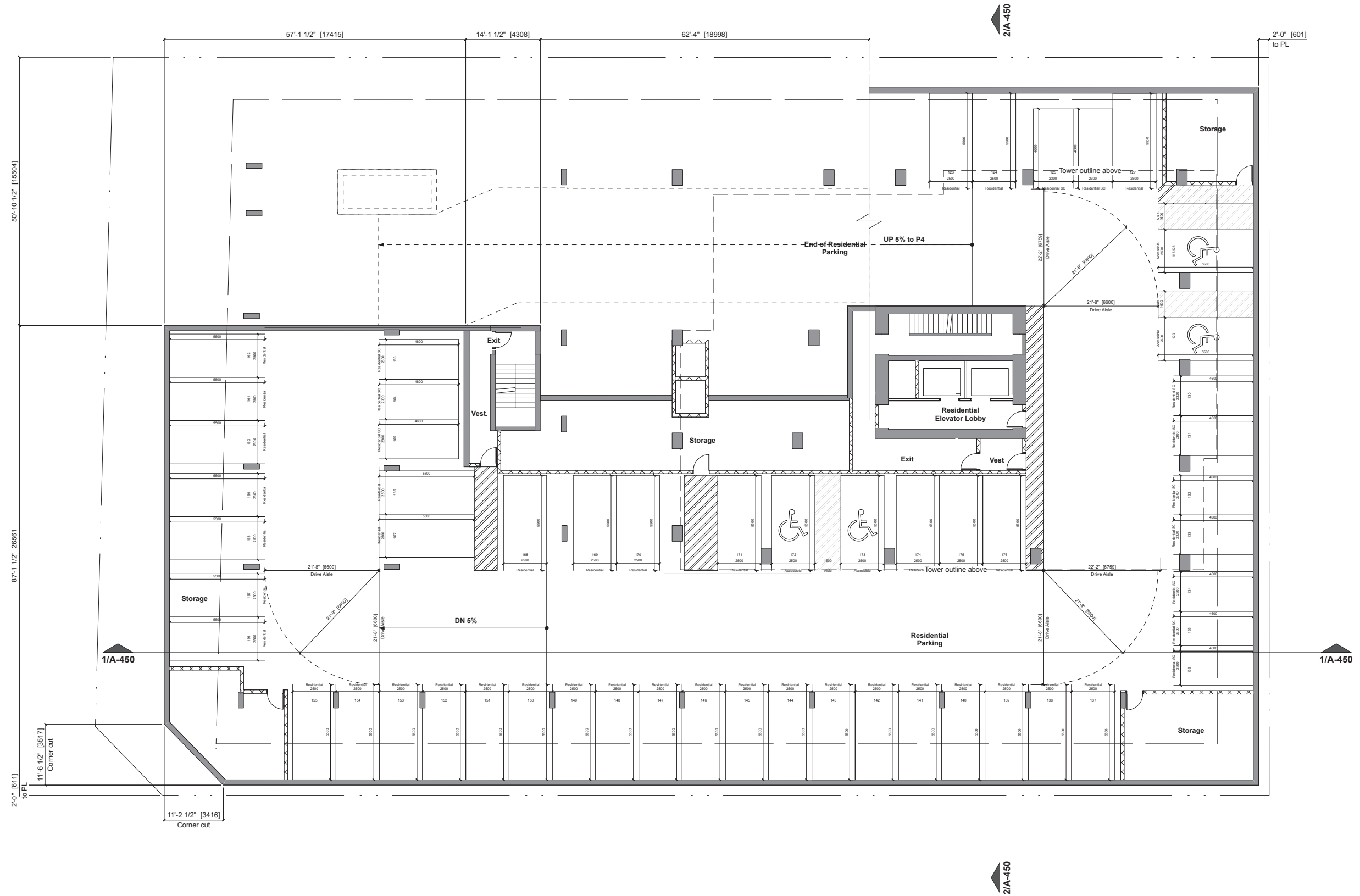
Commercial - Retail	11,480	1,066.53	11,480	1,066.53
Commercial - Office	47,917	4,451.63	47,794	4,440.21
Residential - Total	219,827	20,422.58	197,891	18,384.68
Residential - Saleable	184,525	17,142.97	165,476	15,373.18
Circulation/Services - Non-Residential	18,807	1,747.23	18,807	1,747.23
Circulation/Services - Redresidential	36,969	3,434.48	36,969	3,434.48
Daycare	6,995	649.82	0	0.00
Residential Amenity	1,891	175.68	0	0.00
Balcony/Patio	21,731	2,018.85	0	0.00
Below Grade Area - Parkade	131,580	12,224.15	0	0.00
Loading	1,280	118.92	0	0.00
Mechanical	995	92.44	0	0.00

Blue shaded Areas indicate requested area exclusions

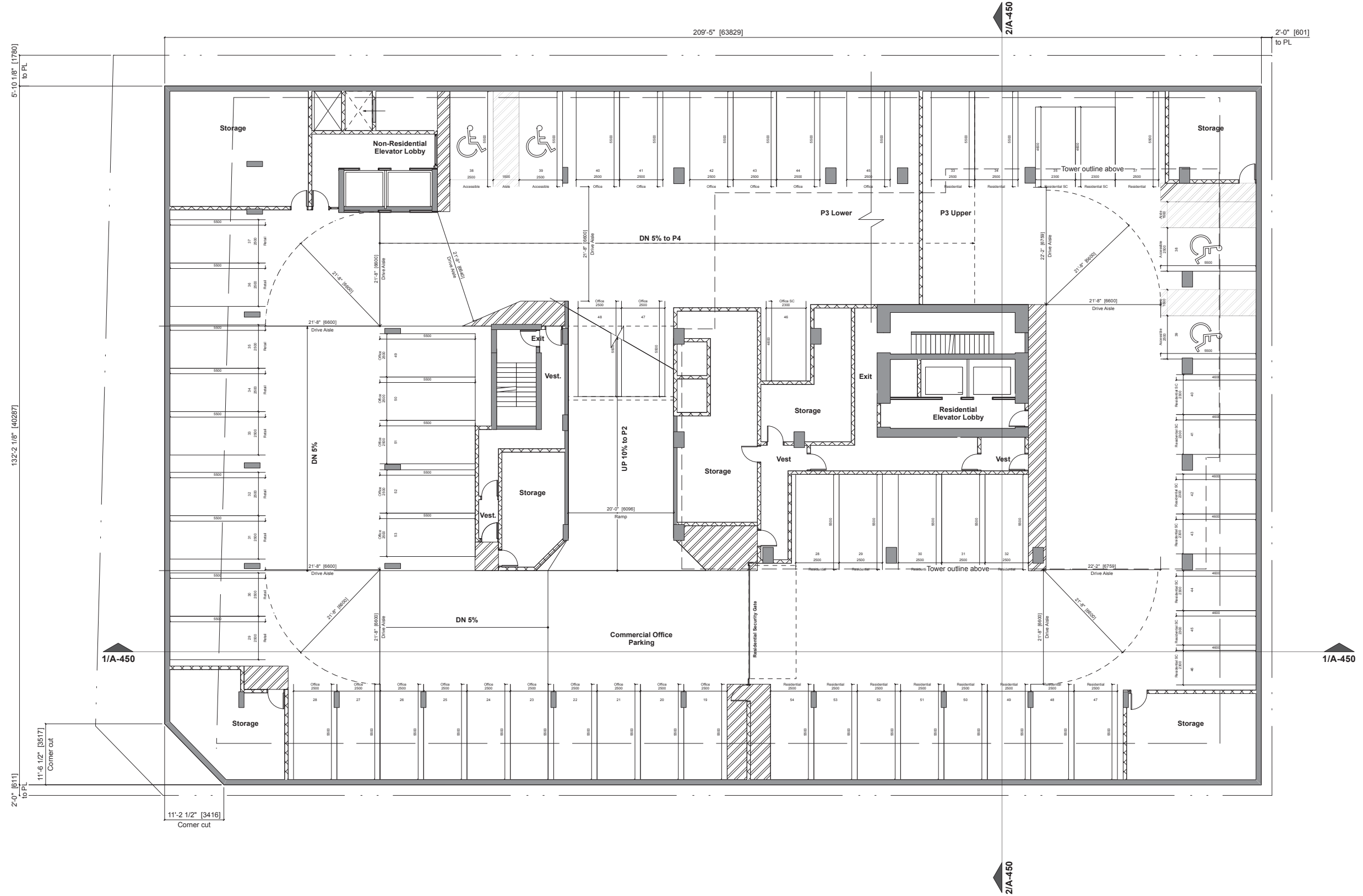
FLOOR AREAS BY USE					
Use	Level	Stories	Area (sq.ft.)	Area (sq.m.)	Included in FSR
Parkade					
Below Grade Area - Parkade	P5	1	20,588	1,912.66	N
Below Grade Area - Parkade	P4	1	27,361	2,541.92	N
Below Grade Area - Parkade	P3	1	27,361	2,541.92	N
Below Grade Area - Parkade	P2	1	27,361	2,541.92	N
Below Grade Area - Parkade	P1	1	27,466	2,551.67	N
Gross Total:			130,137	12,090.09	N
Net Total:			0	0.00	Y
Podium - Level 01					
Commercial - Retail	01	1	11,480	1,066.53	Y
Circulation/Services - Non-Residential	01	1	3,493	324.51	Y
Circulation/Services - Redresidential	01	1	2,760	256.41	Y
Mechanical	01	1	672	62.43	N
Loading	01	1	1,280	118.92	N
Below Grade Area - Parkade	01	1	1,443	134.06	N
Gross Total:			21,128	1,962.85	N
Net Total:			17,733	1,647.45	Y
Podium - Level 02					
Commercial - Office	02	1	16,496	1,532.53	Y
Circulation/Services - Non-Residential	02	1	5,200	483.10	Y
Circulation/Services - Redresidential	02	1	647	60.11	Y
Mechanical	02	1	41	3.81	N
Balcony/Patio	02	1	212	19.70	N
Gross Total:			22,596	2,099.24	N
Net Total:			22,343	2,075.73	Y
Podium - Level 03					
Commercial - Office	03	1	16,496	1,532.53	Y
Circulation/Services - Non-Residential	03	1	5,116	475.29	Y
Circulation/Services - Redresidential	03	1	720	66.89	Y
Mechanical	03	1	41	3.81	N
Balcony/Patio	03	1	223	20.72	N
Gross Total:			22,596	2,099.24	N
Net Total:			22,332	2,074.71	Y
Podium - Level 04					
Commercial - Office	04	1	14,802	1,375.15	Y
Circulation/Services - Non-Residential	04	1	4,662	433.11	Y
Circulation/Services - Redresidential	04	1	720	66.89	Y
Mechanical	04	1	41	3.81	N
Balcony/Patio	04	1	2,246	208.66	N
Gross Total:			22,471	2,087.62	N
Net Total:			20,184	1,875.15	Y

FLOOR AREAS BY USE					
Use	Level	Stories	Area (sq.ft.)	Area (sq.m.)	Included in FSR
Parkade					
Daycare	05	1	6,995	649.82	N
Residential Strata Lot	05	1	3,246	301.56	Y
Circulation/Services - Non-Residential	05	1	336	31.22	Y
Circulation/Services - Redresidential	05	1	943	87.56	Y
Balcony/Patio	05	1	875	81.27	N
Gross Total:			12,394	1,151.42	N
Net Total:			4,524	420.33	Y
Level 06/Tower Level 02					
Residential Strata Lot	06	1	6,007	558.08	Y
Circulation/Services - Redresidential	06	1	1,349	125.33	Y
Residential Amenity	06	1	74	6.87	N
Balcony/Patio	06	1	762	70.79	N
Gross Total:			8,192	761.07	N
Net Total:			7,356	683.40	Y
Levels 07-14/Tower Levels 03-10					
Residential Strata Lot	07-14	8	6,296	584.88	Y
Circulation/Services - Redresidential	07-14	8	947	87.98	Y
Balcony/Patio	07-14	8	838	77.85	N
Gross Total:			64,644	6,005.67	N
Net Total:			57,940	5,382.84	Y
Levels 15-30/Tower Levels 11-26					
Residential Strata Lot	15-30	16	6,298	585.06	Y
Circulation/Services - Redresidential	15-30	16	943	87.61	Y
Balcony/Patio	15-30	16	589	54.72	N
Gross Total:			125,272	11,638.17	N
Net Total:			115,848	10,762.66	Y
Level 31/Tower Level 28 (PH)					
Residential Strata Lot	31	1	5,098	473.60	Y
Circulation/Services - Redresidential	31	1	947	87.98	Y
Balcony/Patio	31	1	1,285	119.38	N
Gross Total:			7,330	680.96	N
Net Total:			6,045	561.58	Y
Level 32/Tower Level 29 (Roof Amenity)					
Residential Amenity	32	1	1,817.00	168.80	N
Circulation/Services - Redresidential	32	1	833.00	77.39	Y
Mechanical	32	1	995	92.44	N
Gross Total:			3,645.00	338.63	N
Net Total:			833.00	77.39	Y
Level 33/Tower Rooftop					
Circulation/Services - Redresidential	33	1	833	77.39	N
Gross Total:			833.00	77.39	N
Net Total:			833.00	77.39	Y

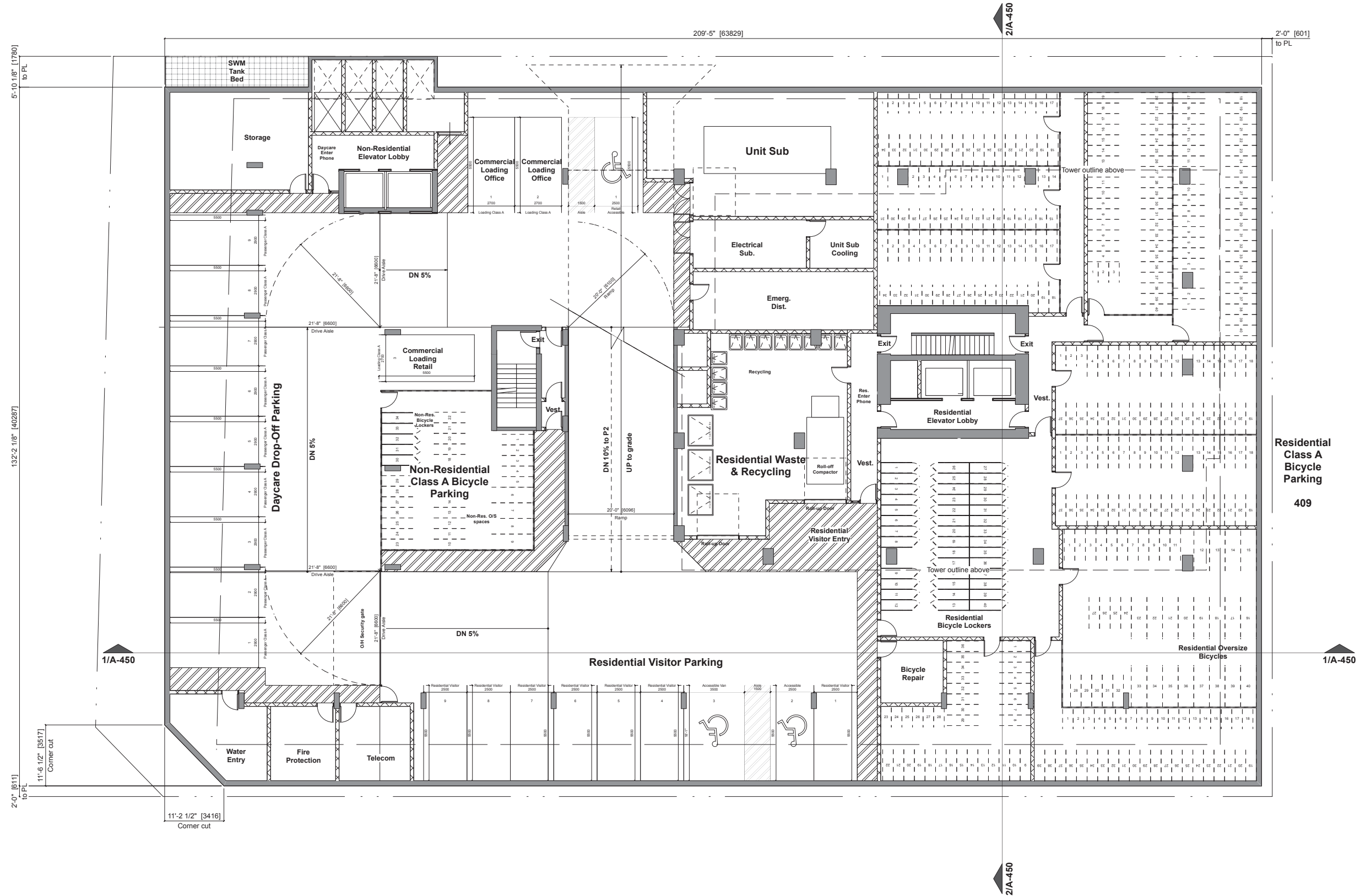
P5 Plan



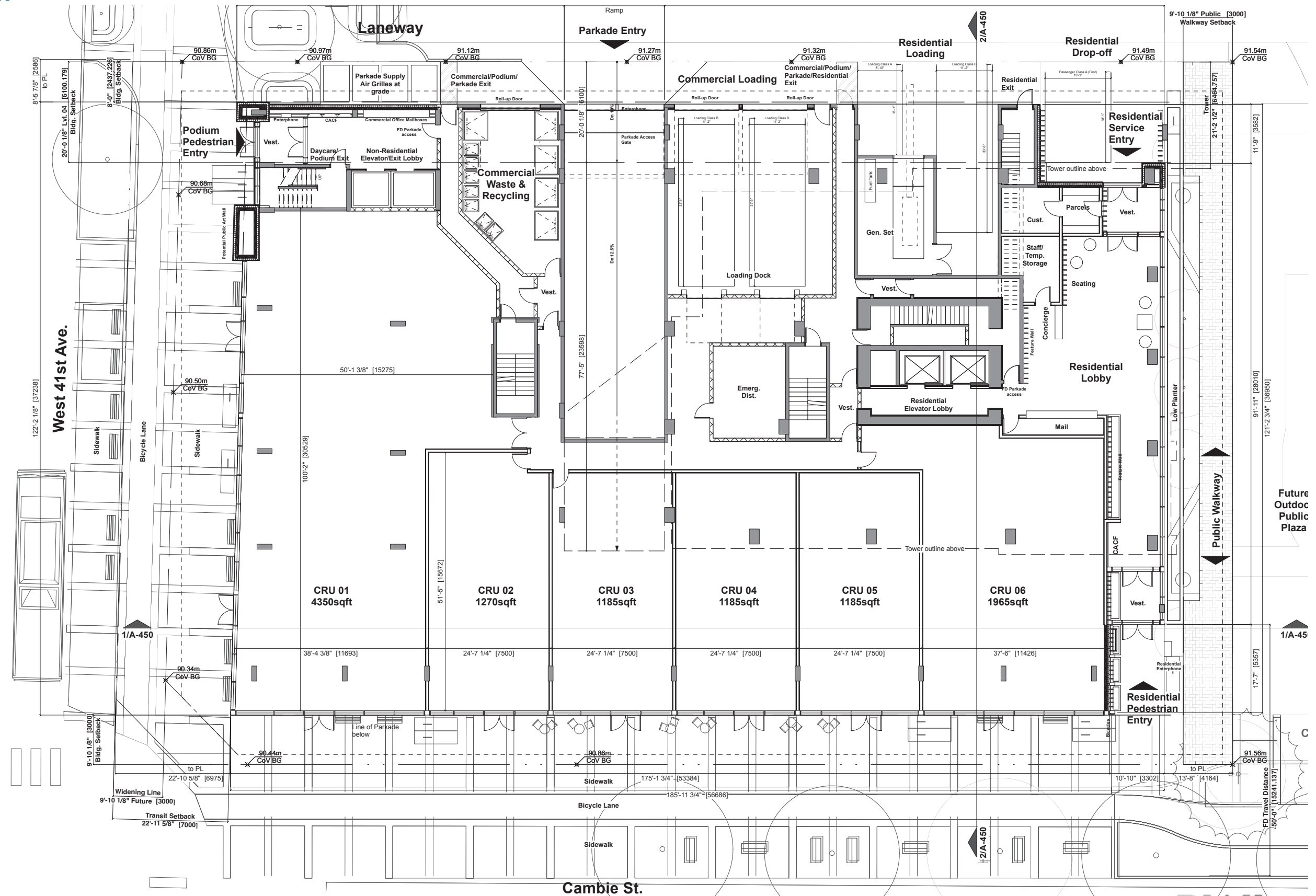
P3 Plan



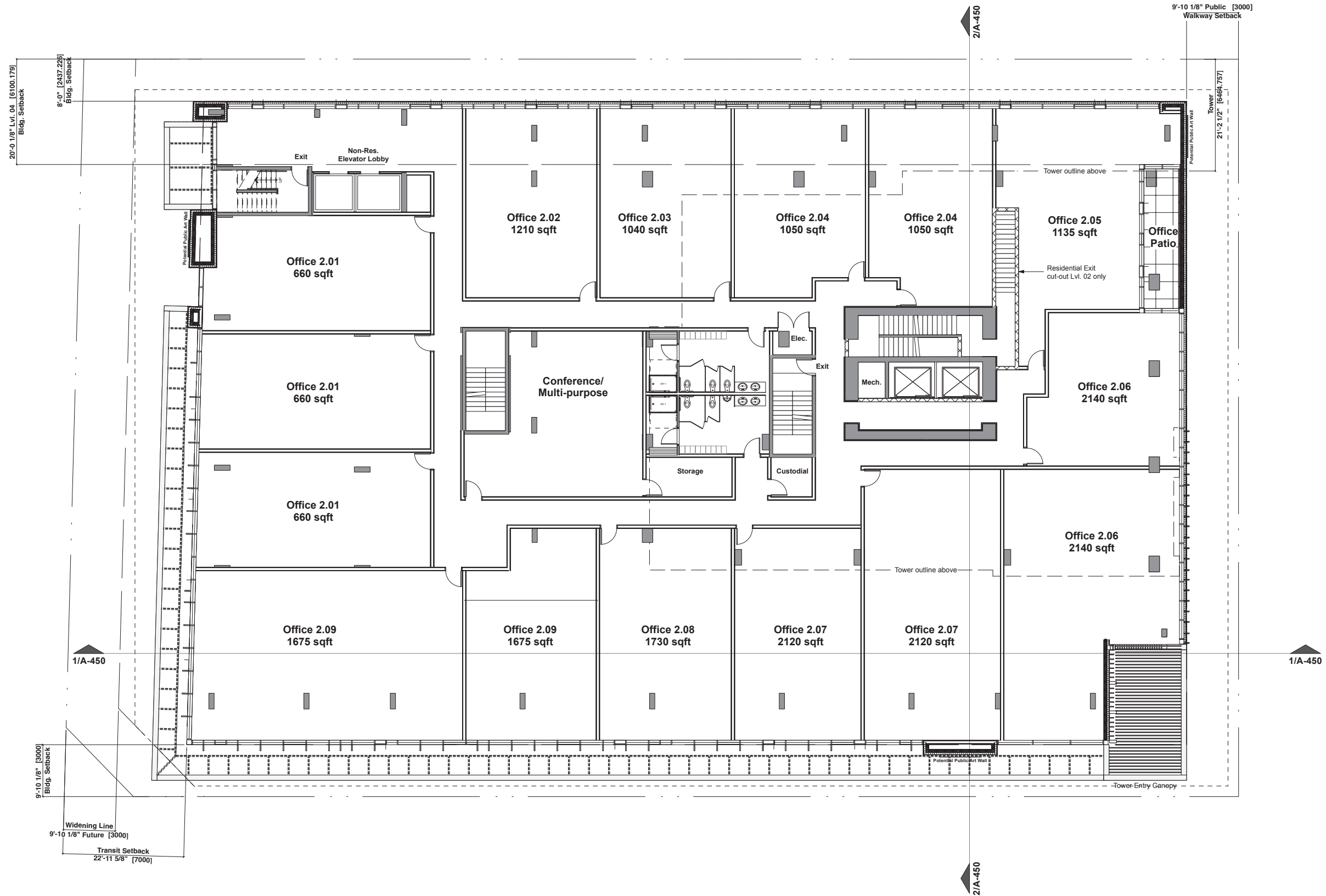
P1 Plan



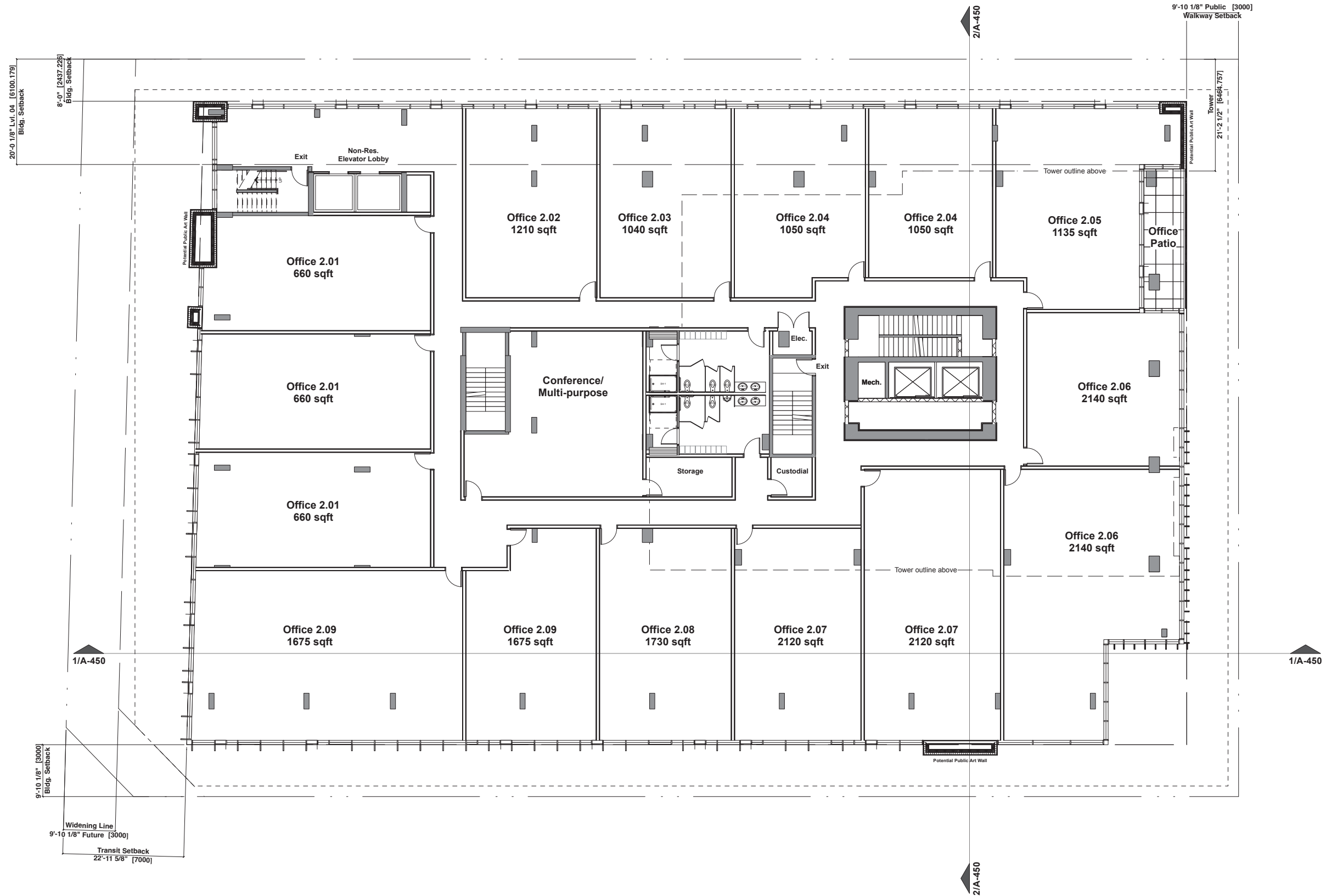
01 Plan



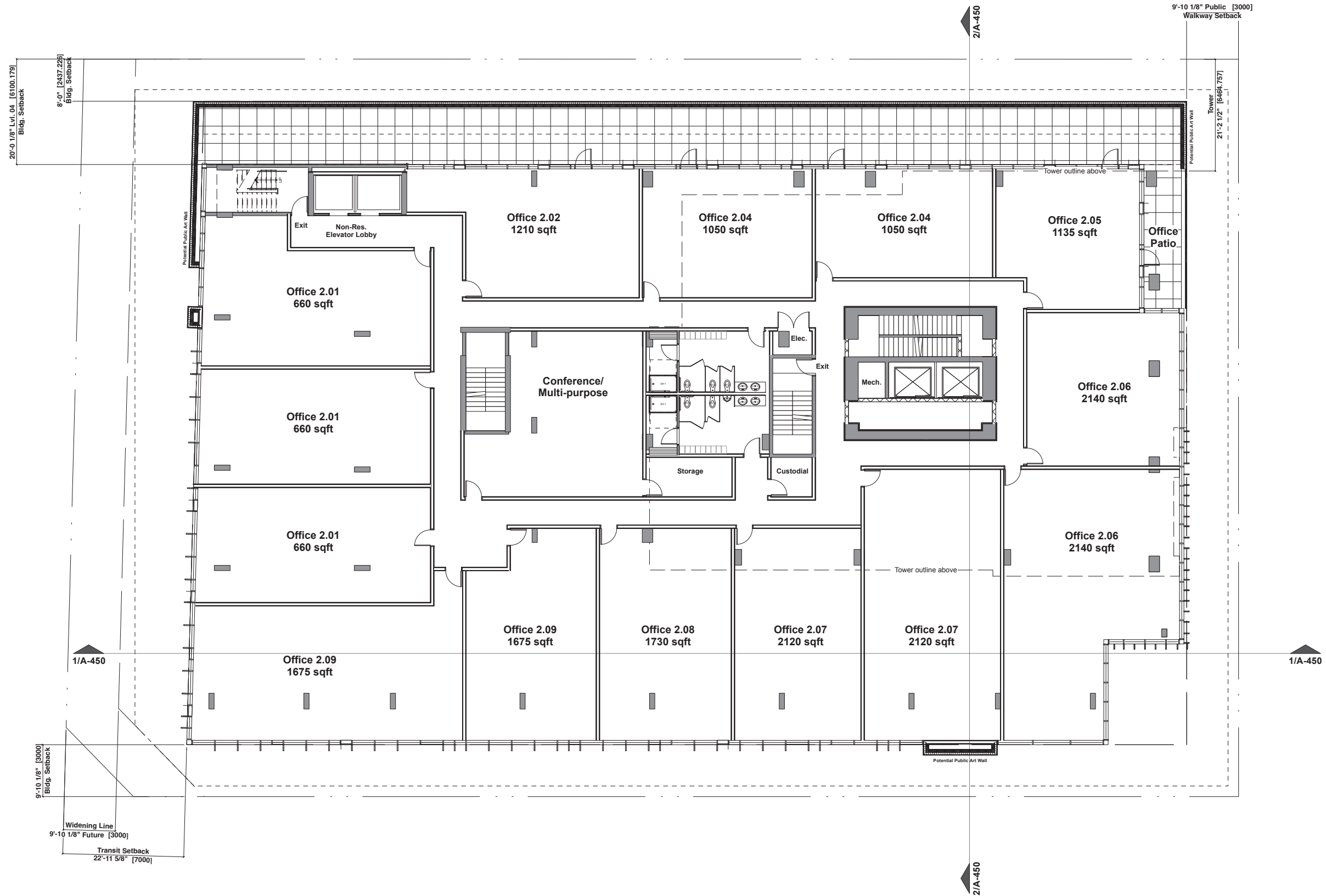
02 Plan



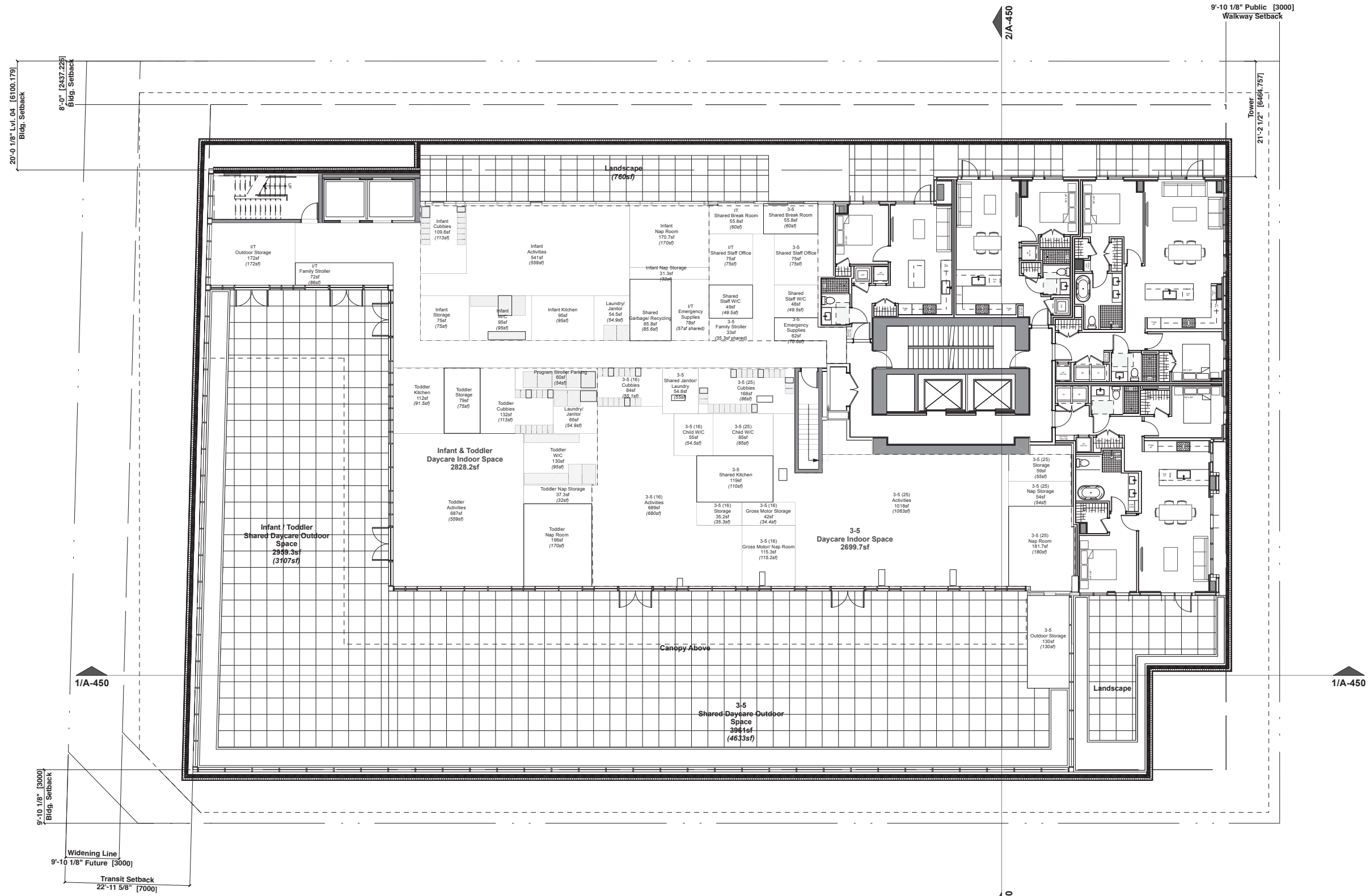
03 Plan



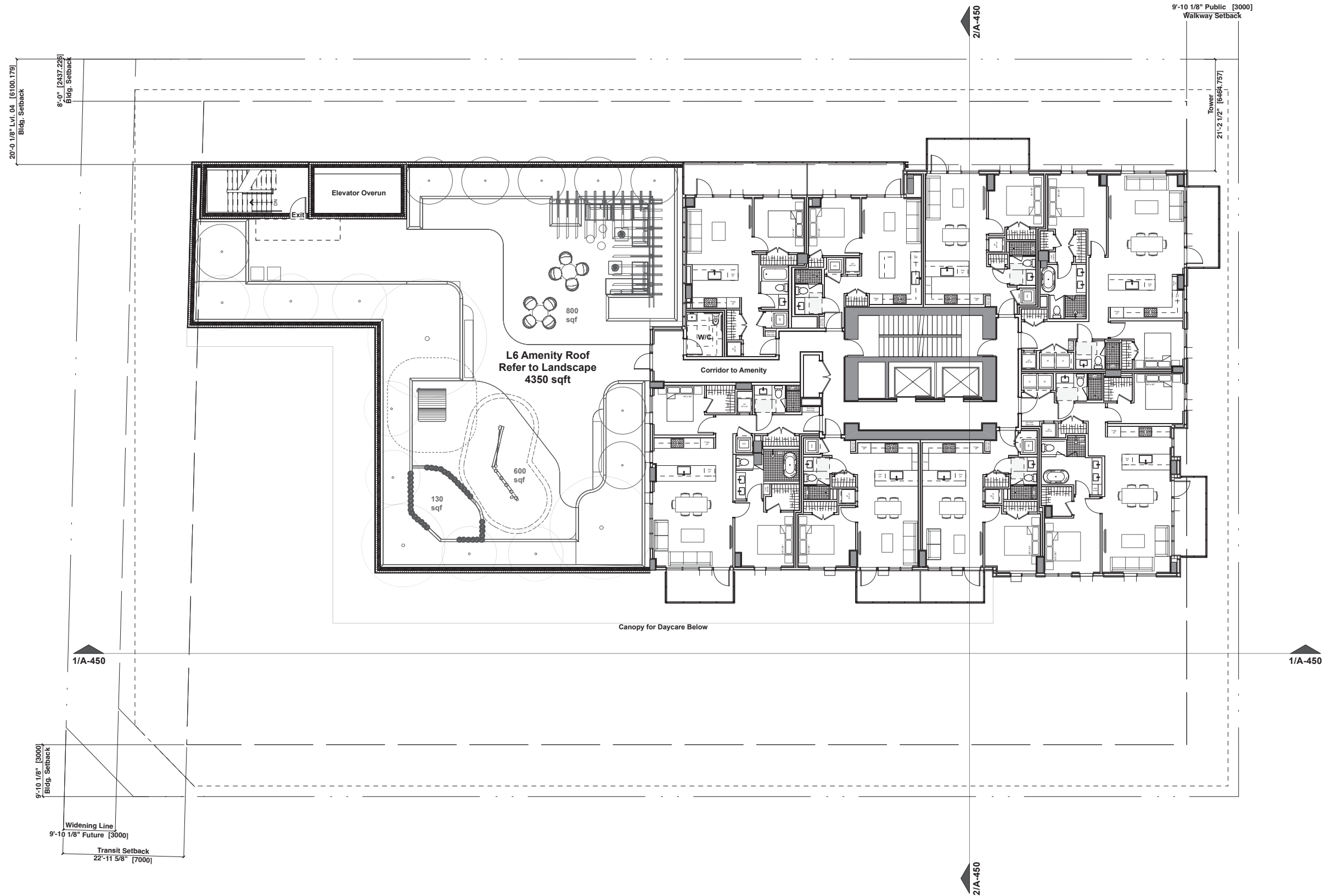
04 Plan



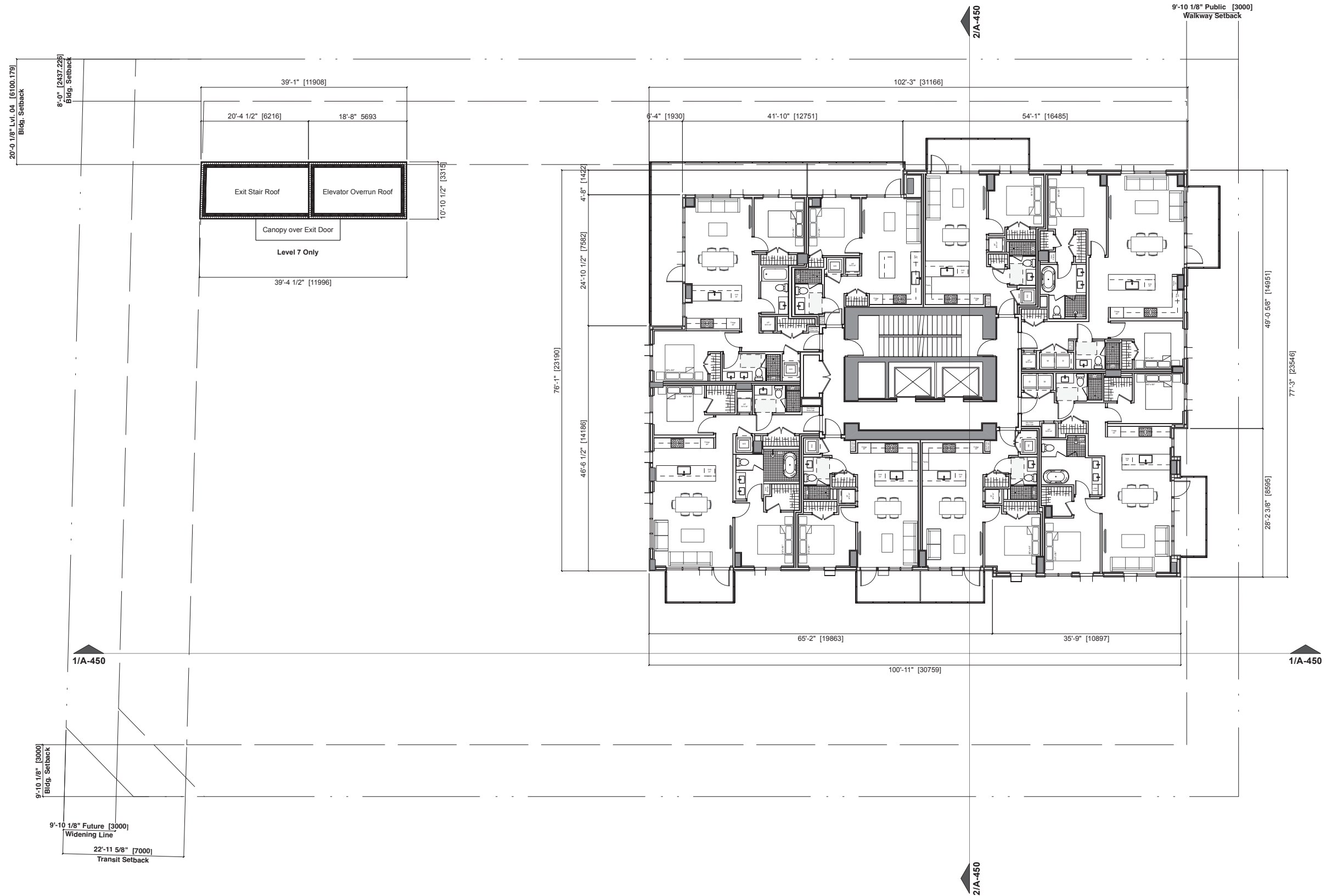
05 Plan



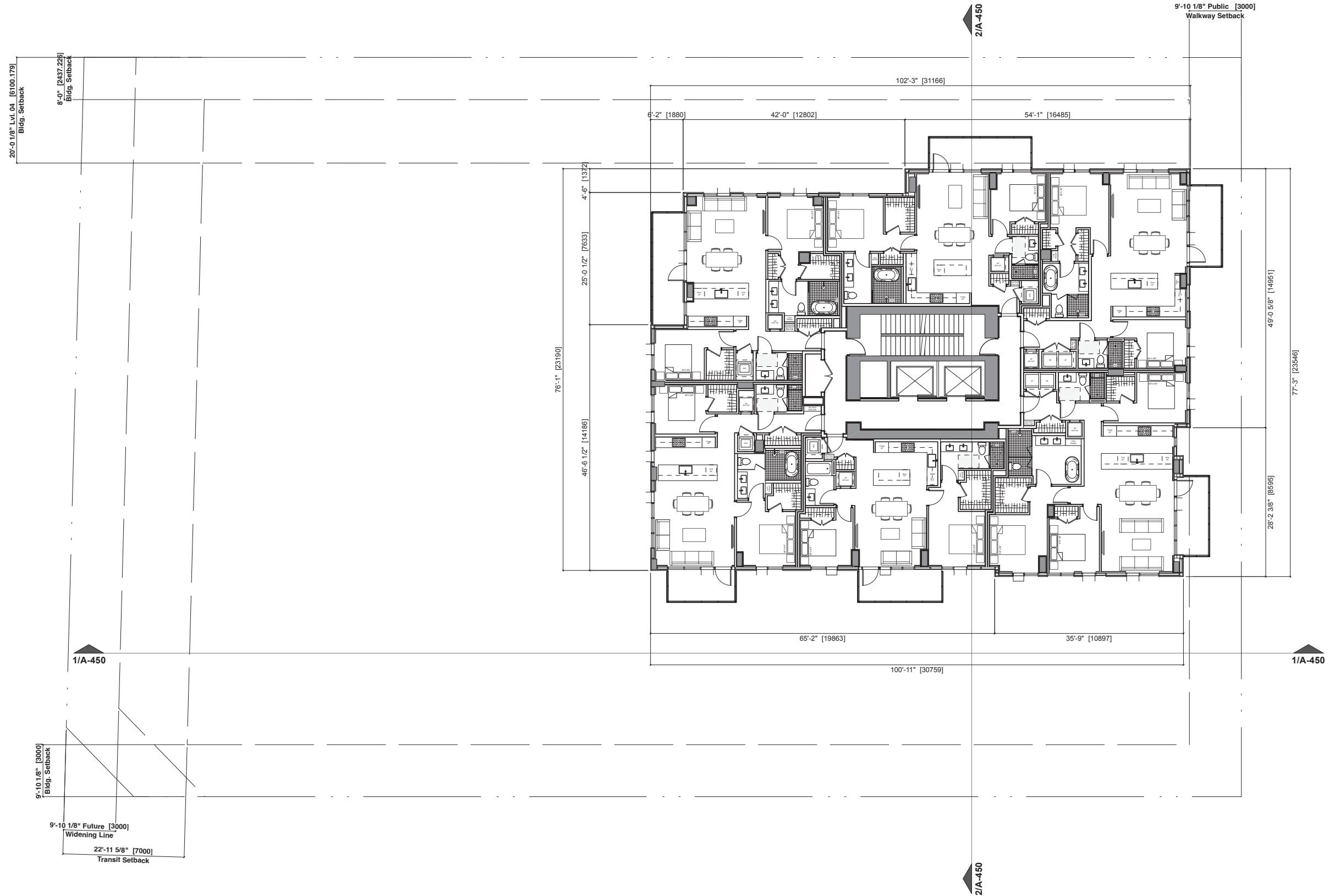
06 Plan



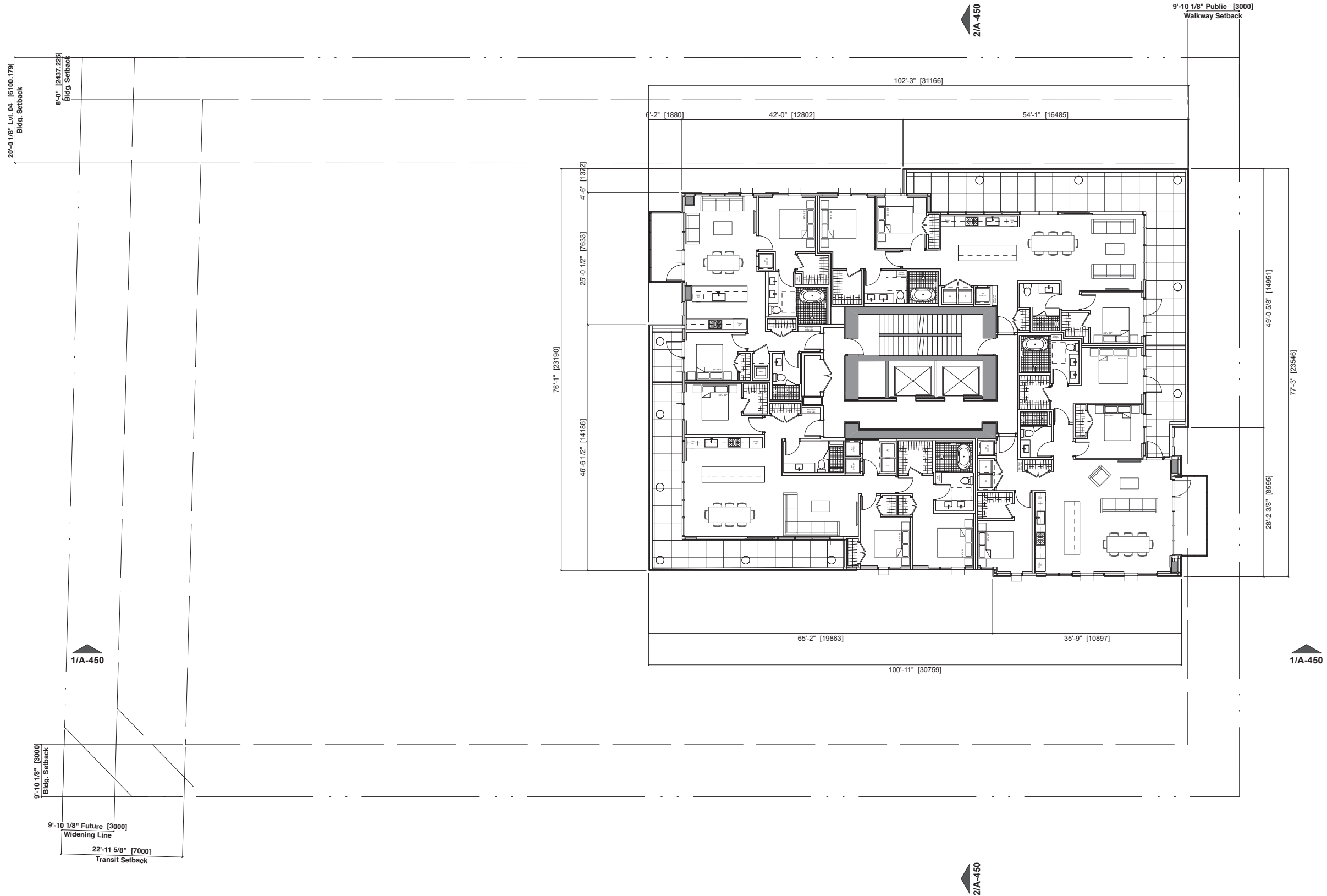
07-14 Plan



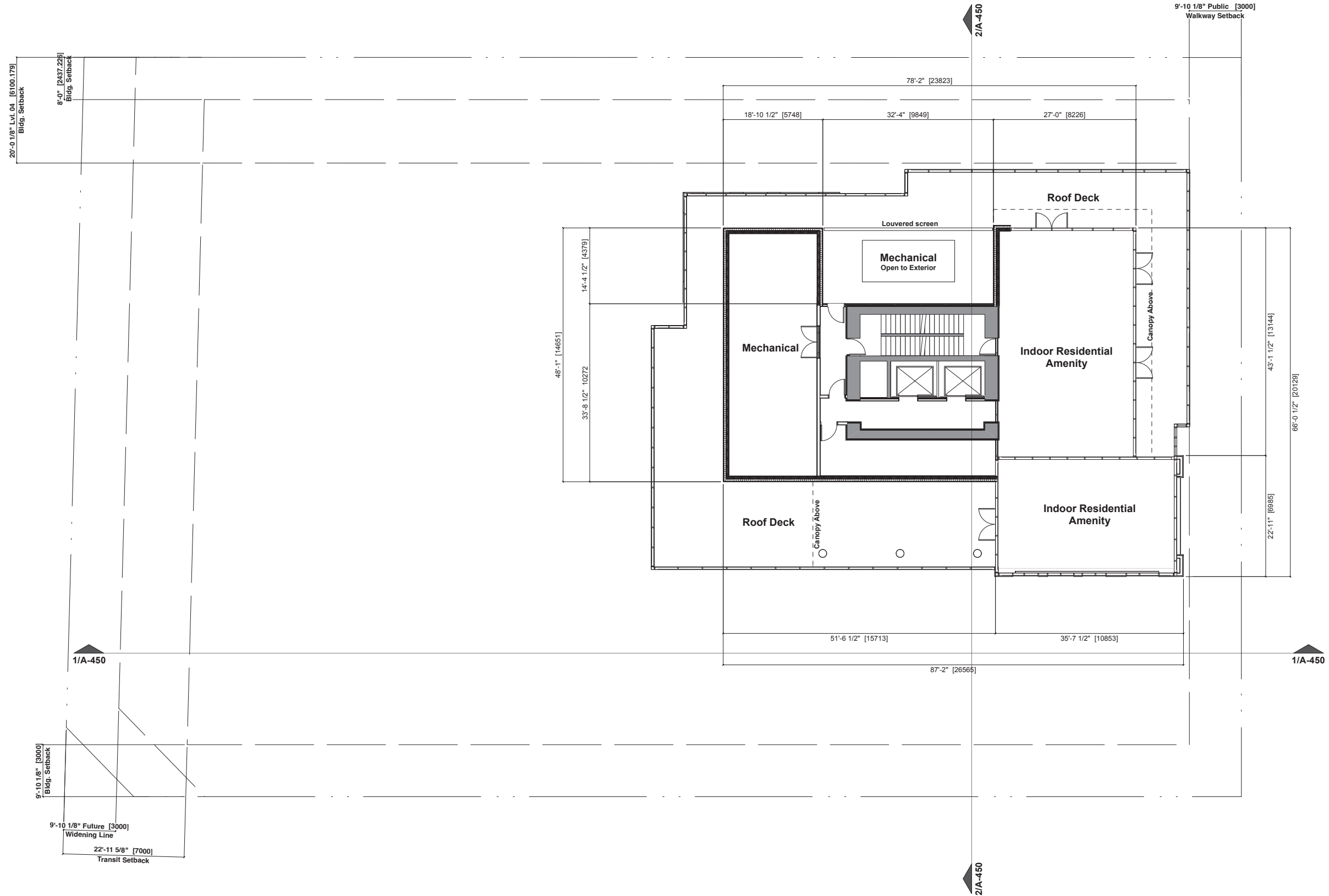
15-30 Plan



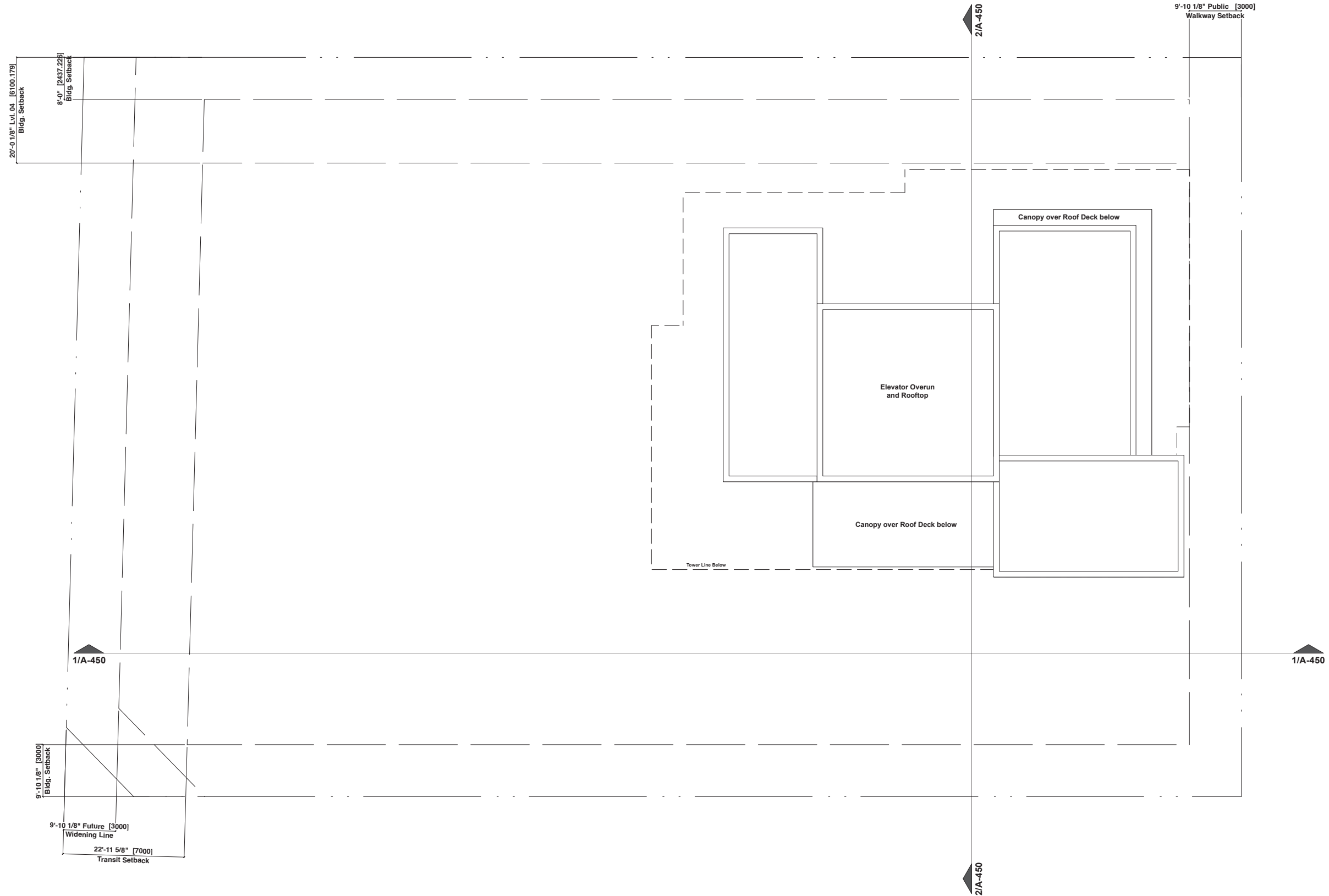
31 PH Plan



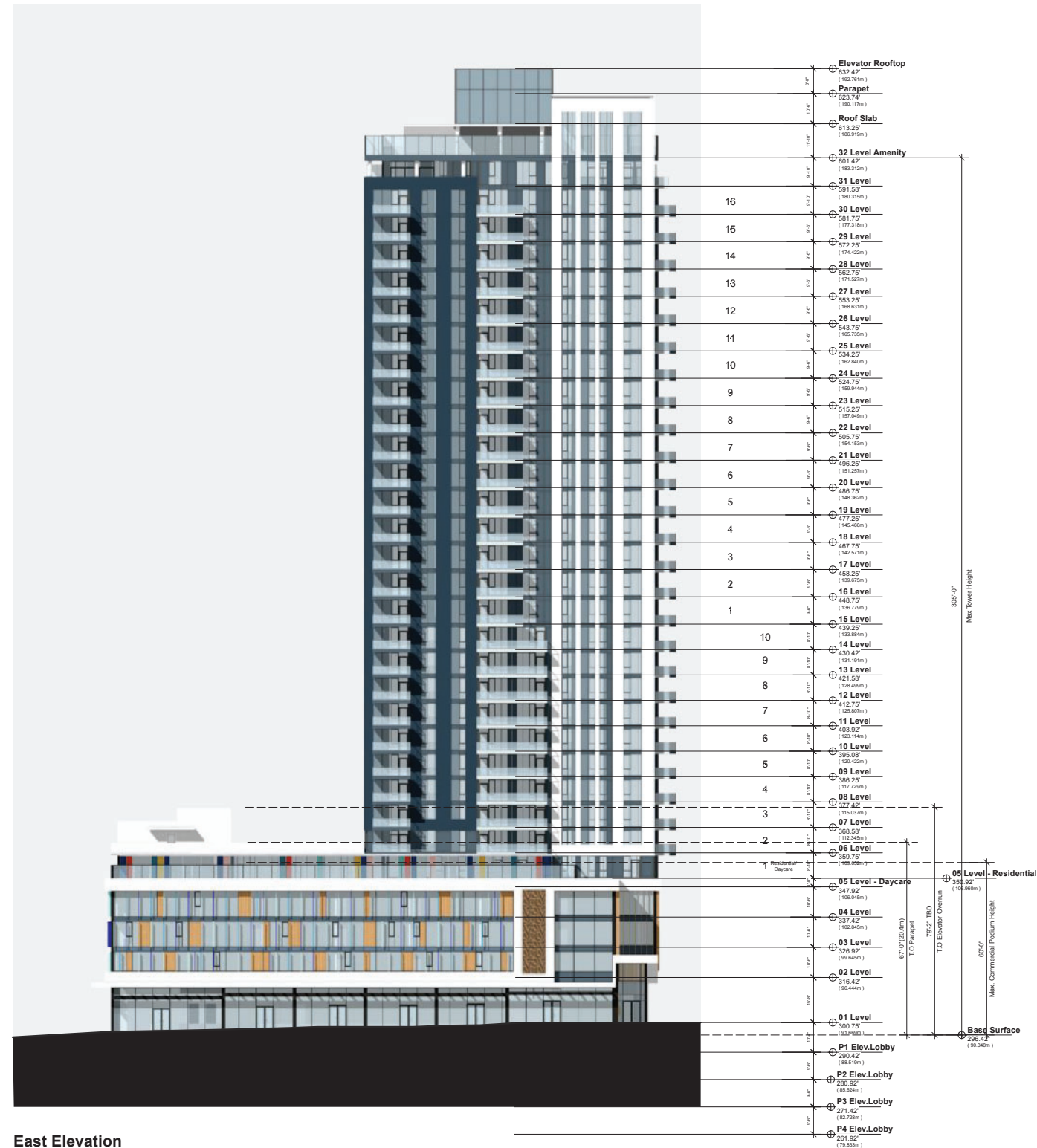
32 Roof Amenity



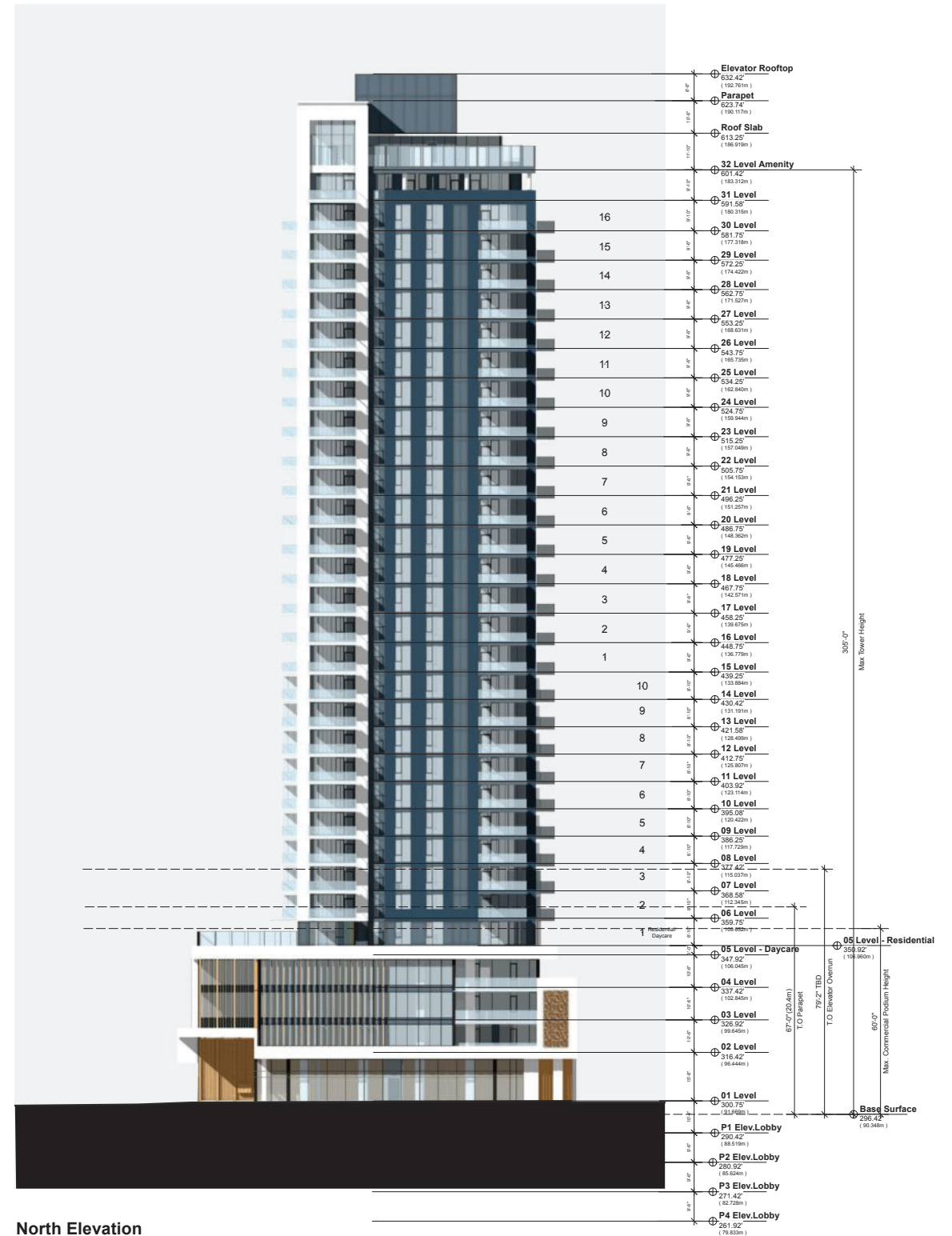
Roof Plan



Elevations

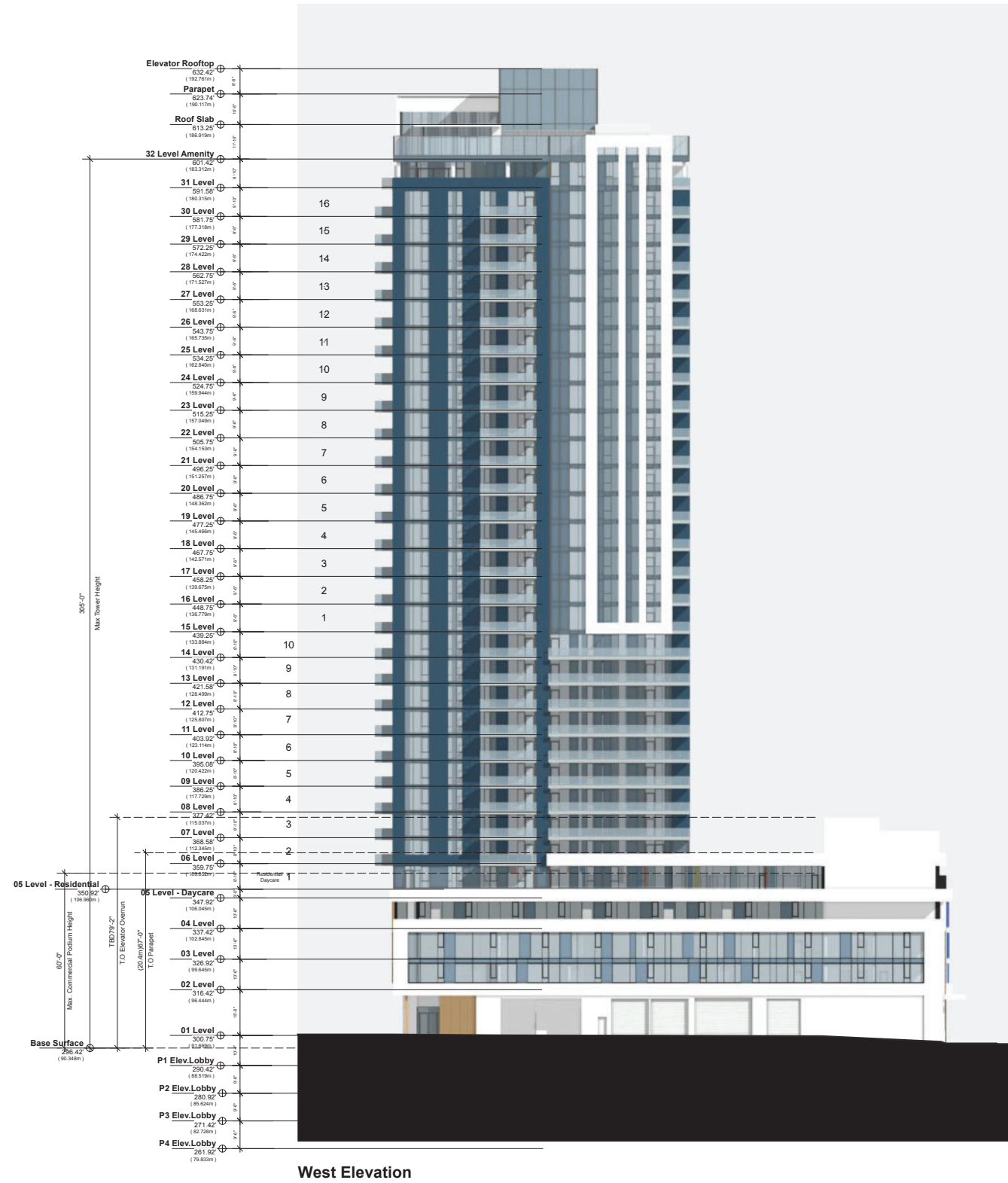


East Elevation

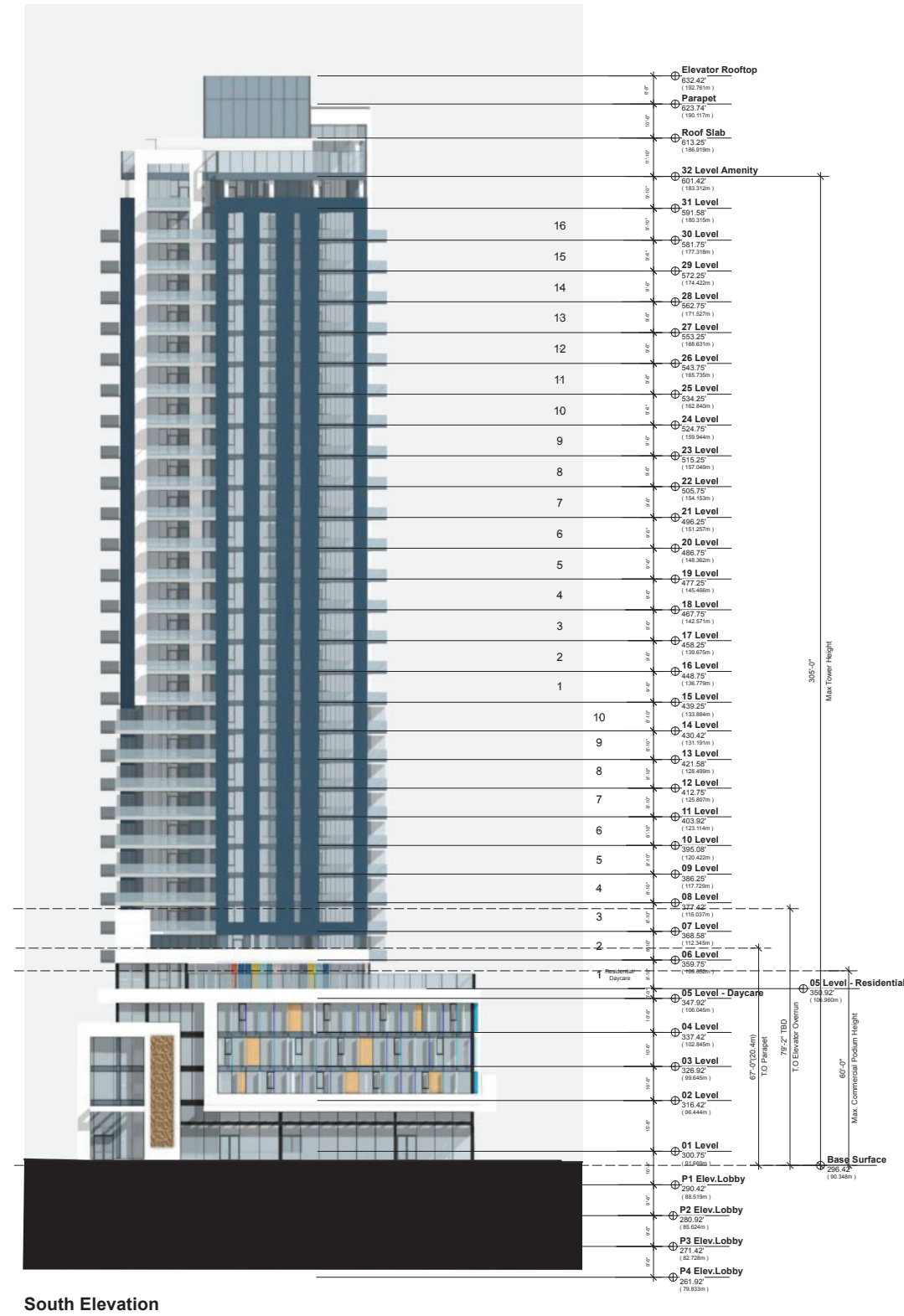


North Elevation

Elevations

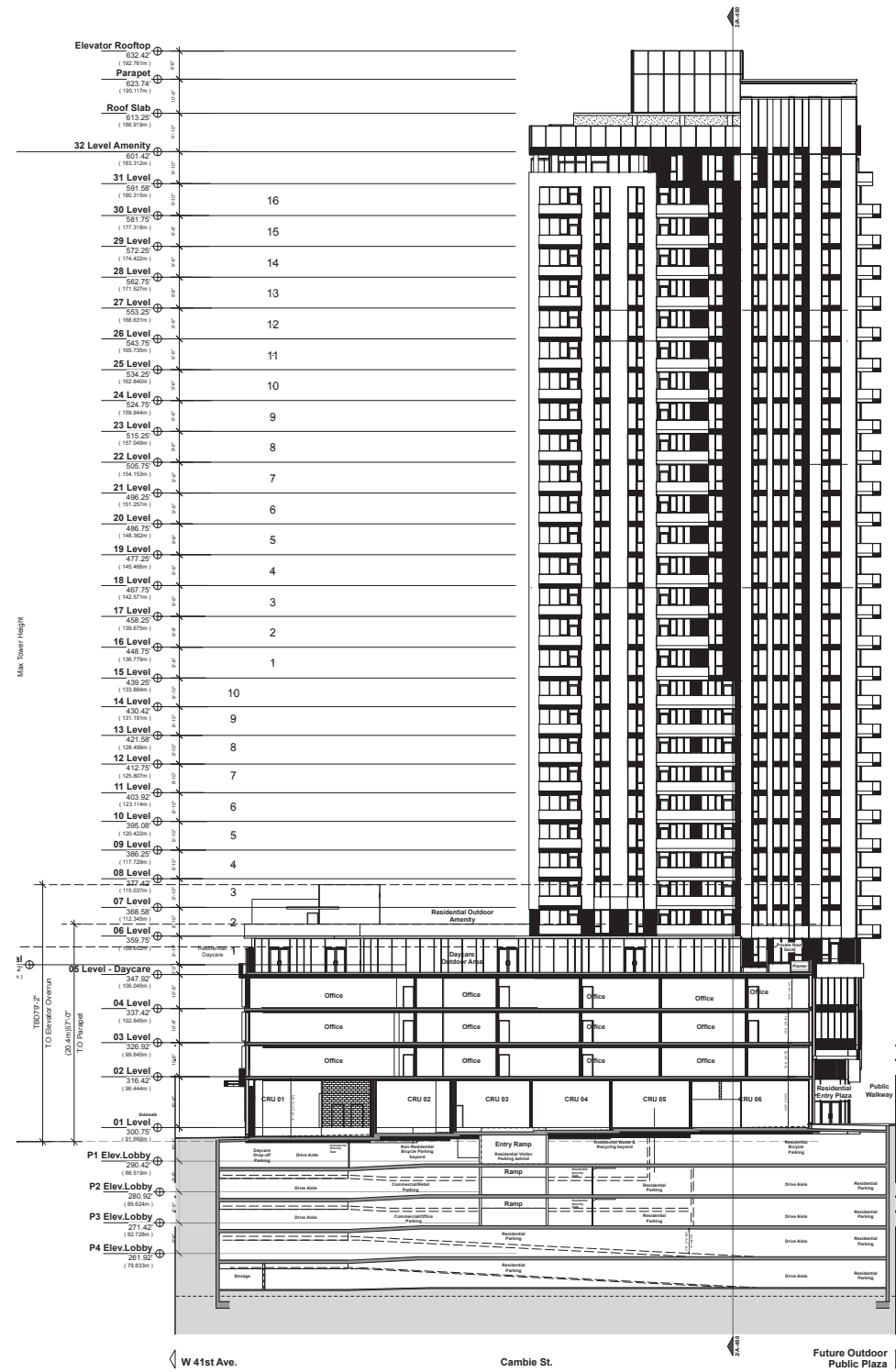


West Elevation

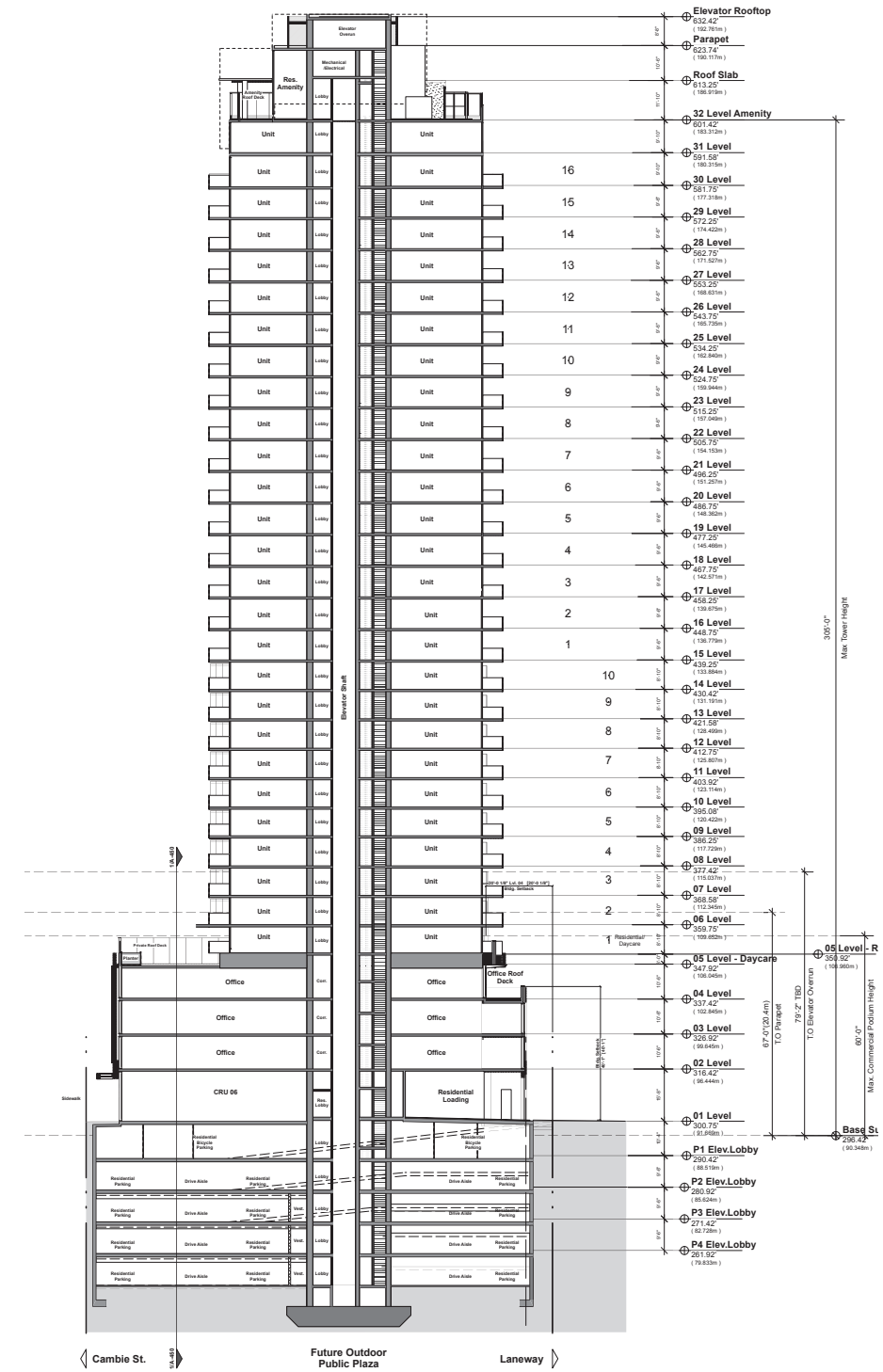


South Elevation

Building Sections

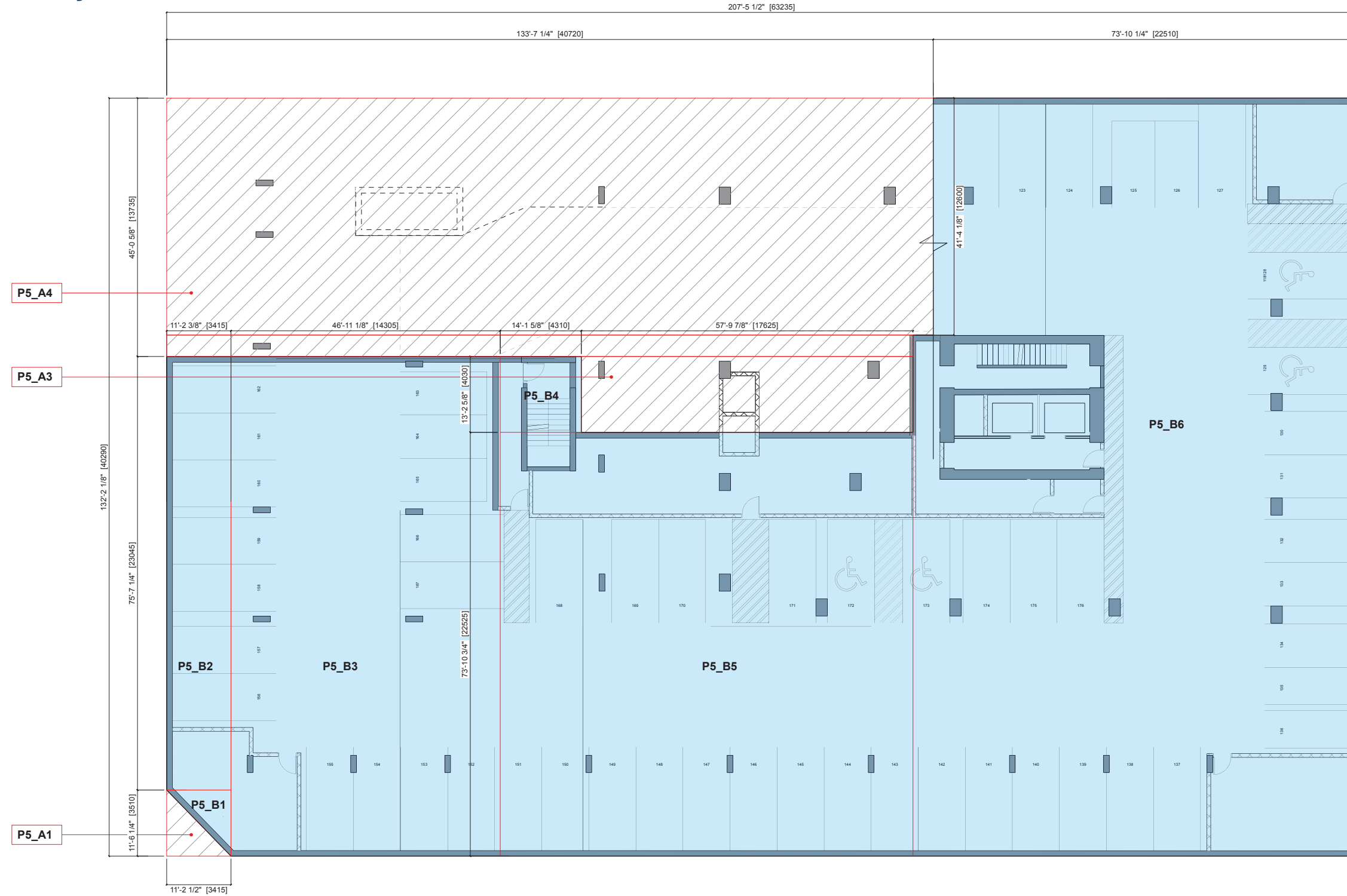


W-S Section through Podium



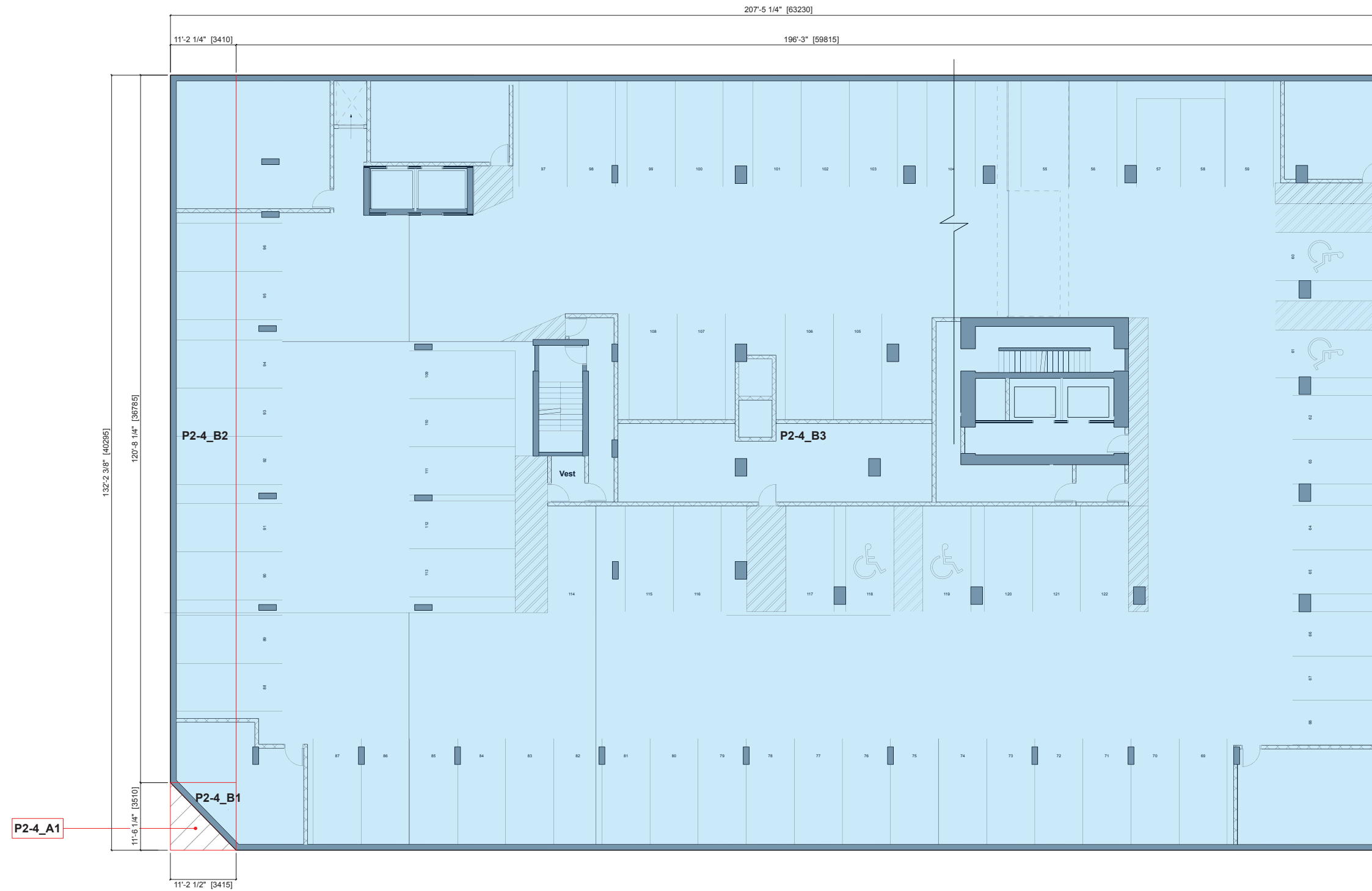
E-W Section through Tower

P5 Area Overlay Plan



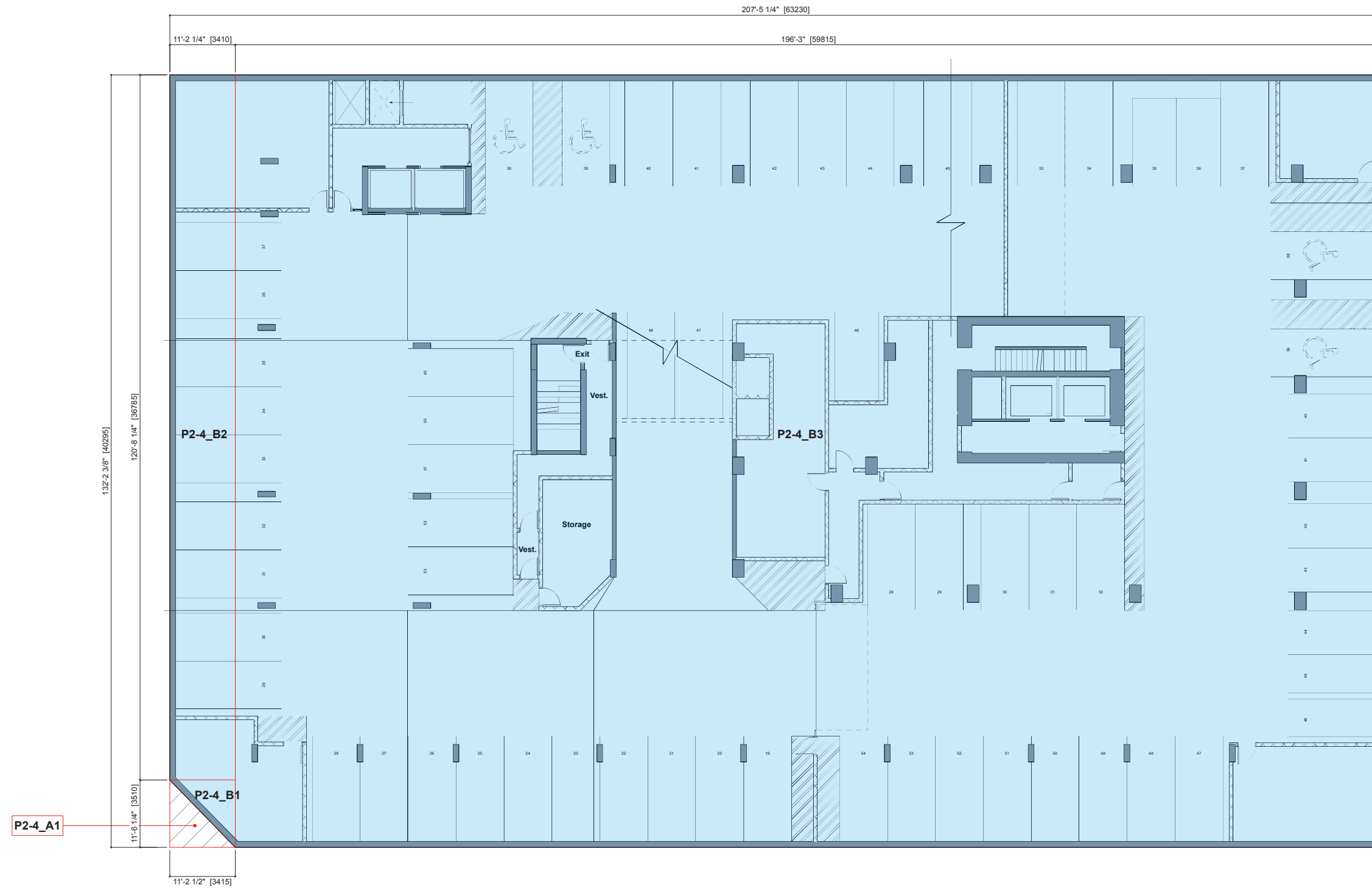
Parkade		Included in FSR			
Below Grade Area - Parkade	P5	1	20,588	1,912.66	N
Below Grade Area - Parkade	P4	1	27,361	2,541.92	N
Below Grade Area - Parkade	P3	1	27,361	2,541.92	N
Below Grade Area - Parkade	P2	1	27,361	2,541.92	N
Below Grade Area - Parkade	P1	1	27,466	2,551.67	N
Gross Total:			130,137	12,090.09	N
Net Total:			0	0.00	Y

P4 Area Overlay Plan



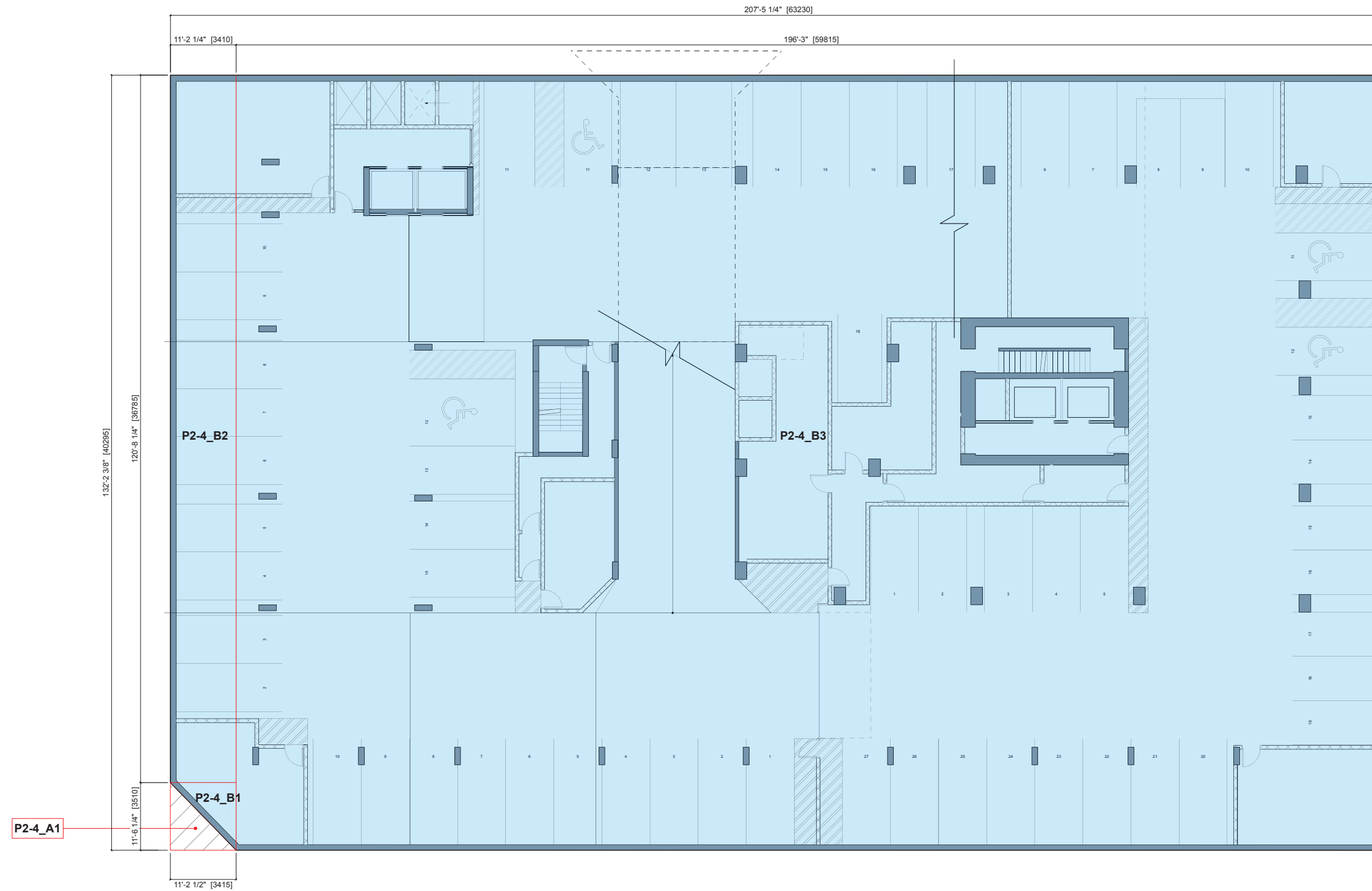
Parkade		Included in FSR			
Below Grade Area - Parkade	P5	1	20,588	1,912.66	N
Below Grade Area - Parkade	P4	1	27,361	2,541.92	N
Below Grade Area - Parkade	P3	1	27,361	2,541.92	N
Below Grade Area - Parkade	P2	1	27,361	2,541.92	N
Below Grade Area - Parkade	P1	1	27,466	2,551.67	N
Gross Total:			130,137	12,090.09	N
Net Total:			0	0.00	Y

P3 Area Overlay Plan



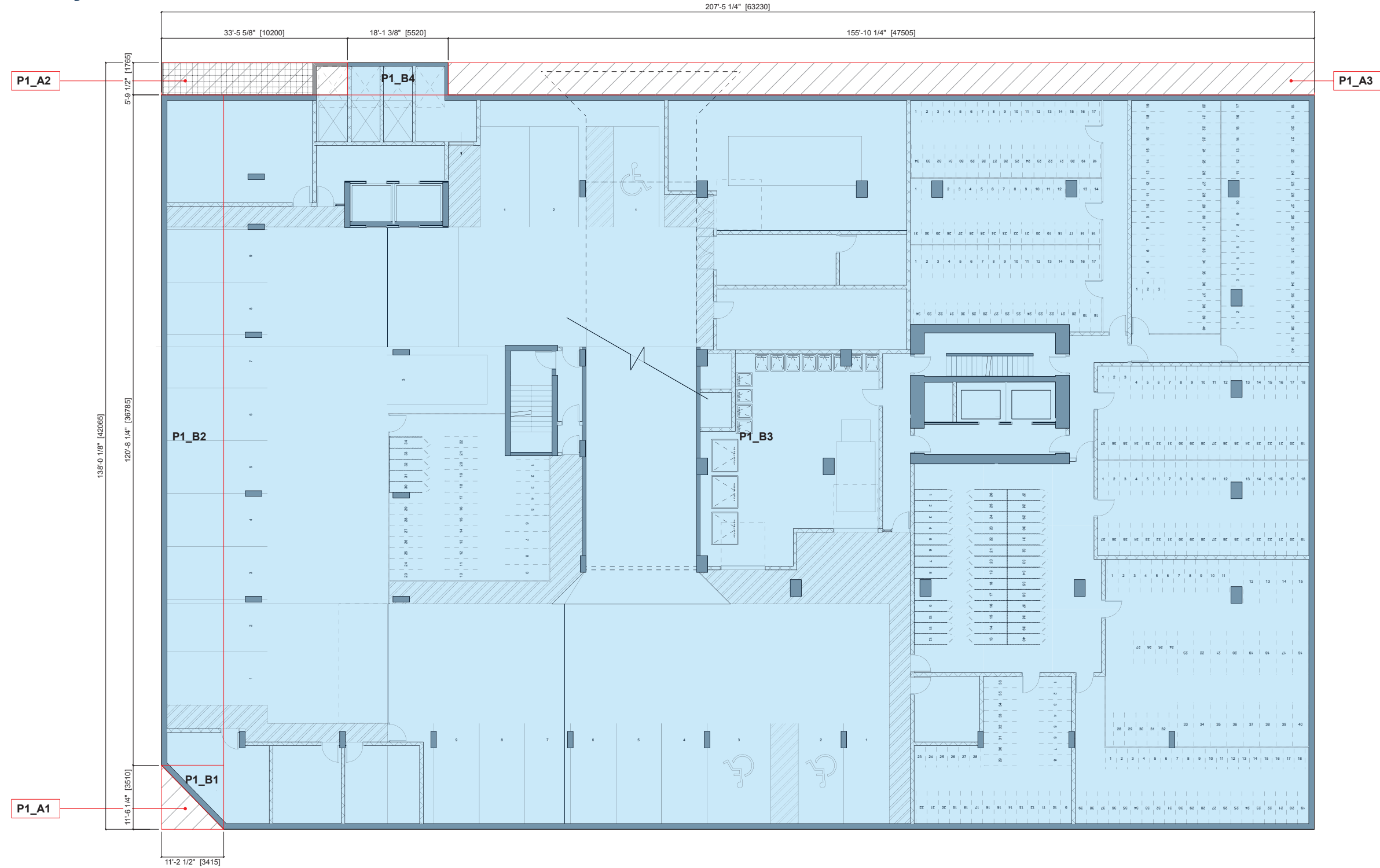
Parkade		Included in FSR			
Below Grade Area - Parkade	P5	1	20,588	1,912.66	N
Below Grade Area - Parkade	P4	1	27,361	2,541.92	N
Below Grade Area - Parkade	P3	1	27,361	2,541.92	N
Below Grade Area - Parkade	P2	1	27,361	2,541.92	N
Below Grade Area - Parkade	P1	1	27,466	2,551.67	N
Gross Total:			130,137	12,090.09	N
Net Total:			0	0.00	Y

P2 Area Overlay Plan



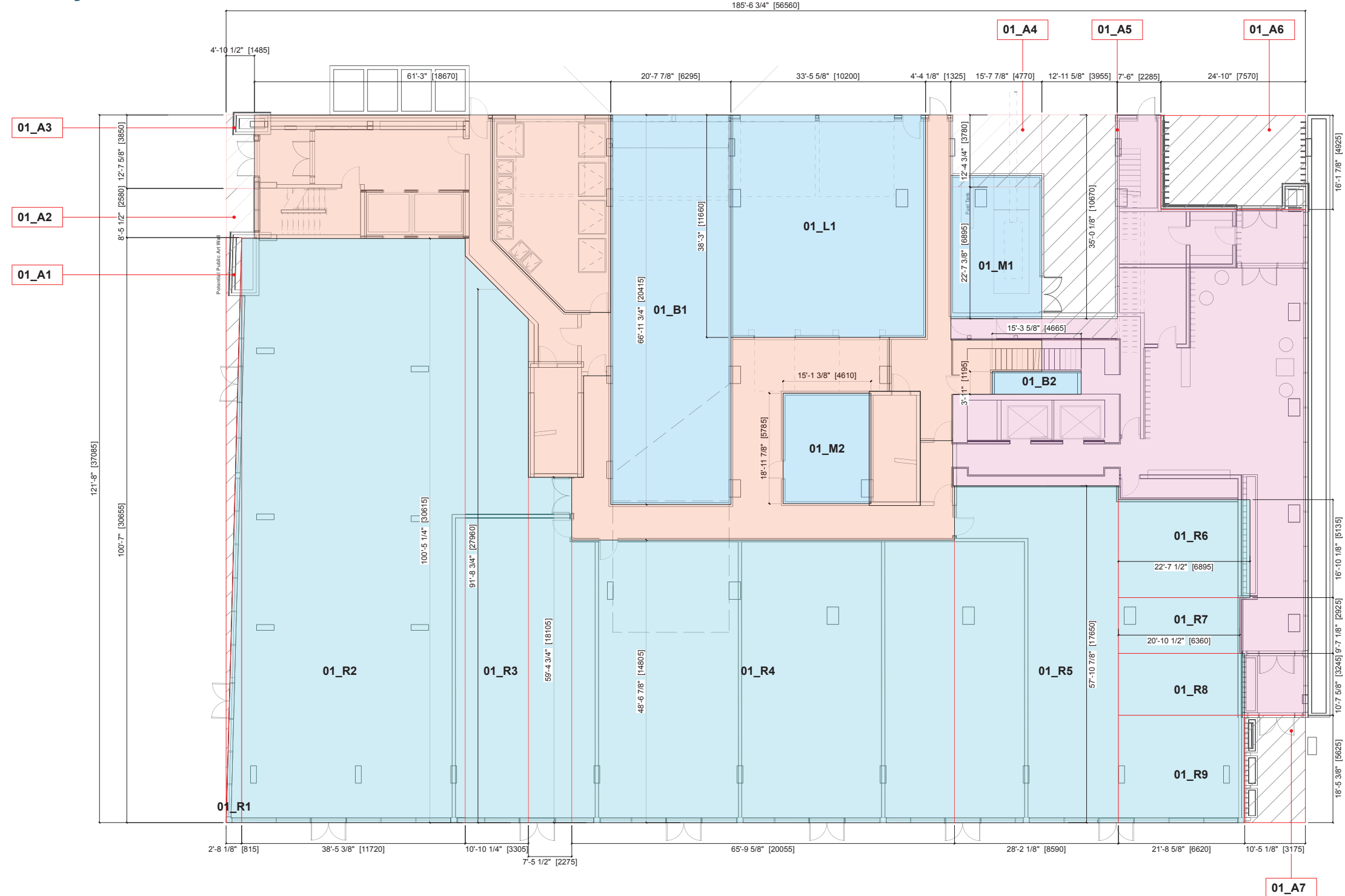
Parkade		Included in FSR			
Below Grade Area - Parkade	P5	1	20,588	1,912.66	N
Below Grade Area - Parkade	P4	1	27,361	2,541.92	N
Below Grade Area - Parkade	P3	1	27,361	2,541.92	N
Below Grade Area - Parkade	P2	1	27,361	2,541.92	N
Below Grade Area - Parkade	P1	1	27,466	2,551.67	N
Gross Total:			130,137	12,090.09	N
Net Total:			0	0.00	Y

P1 Area Overlay Plan



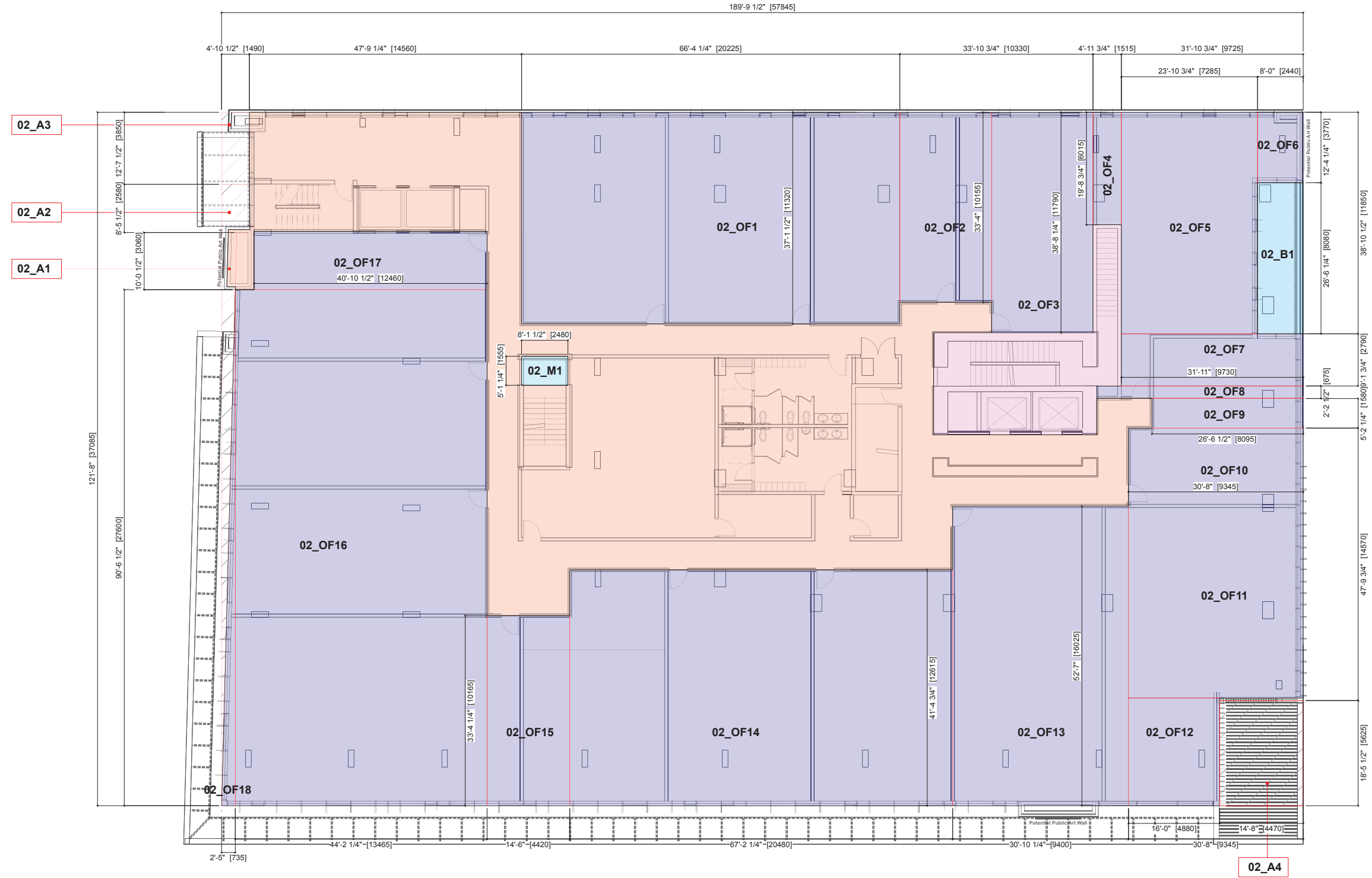
Parkade		Included in FSR			
Below Grade Area - Parkade	P5	1	20,588	1,912.66	N
Below Grade Area - Parkade	P4	1	27,361	2,541.92	N
Below Grade Area - Parkade	P3	1	27,361	2,541.92	N
Below Grade Area - Parkade	P2	1	27,361	2,541.92	N
Below Grade Area - Parkade	P1	1	27,466	2,551.67	N
Gross Total:			130,137	12,090.09	N
Net Total:			0	0.00	Y

01 Area Overlay Plan



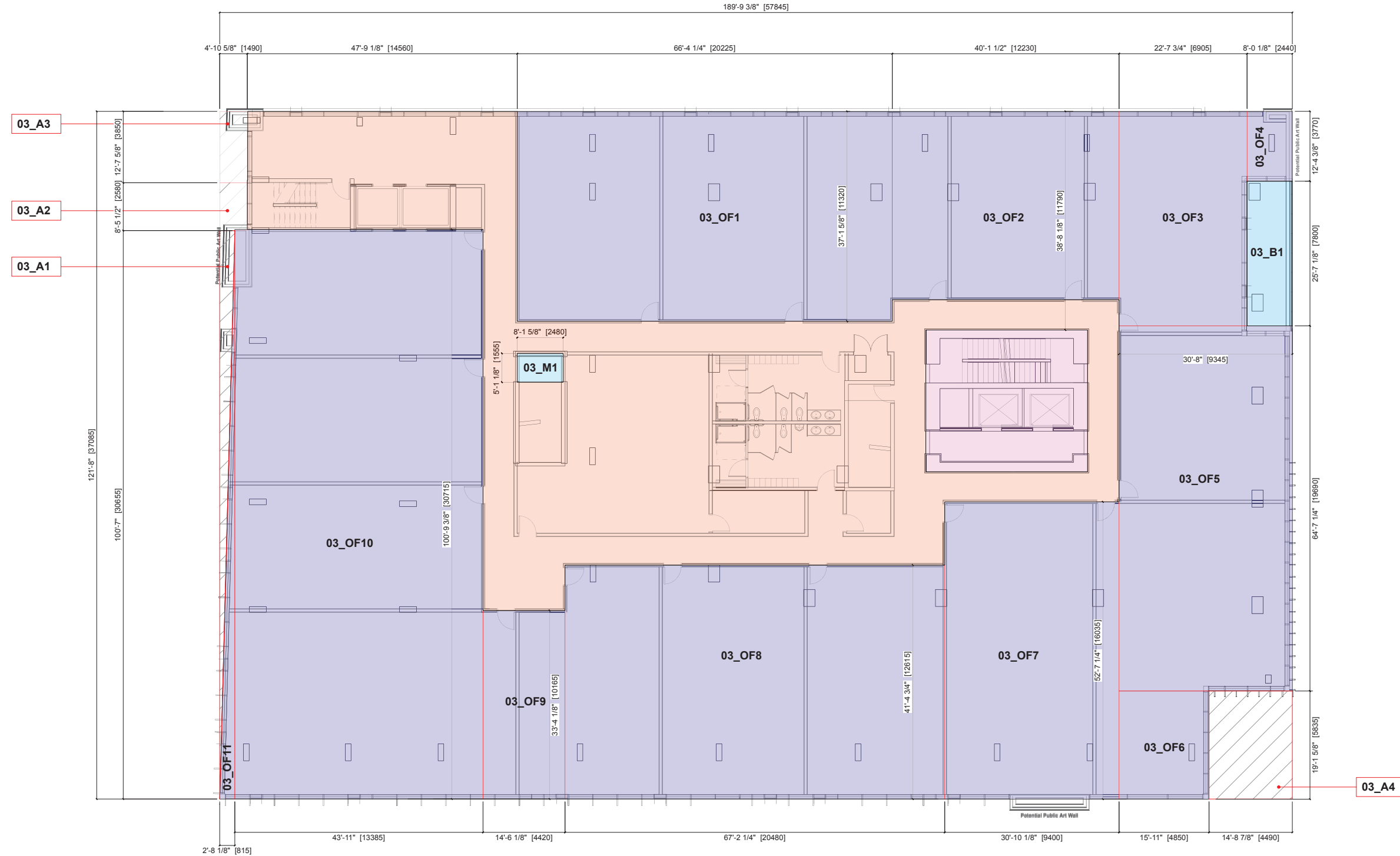
Podium - Level 01					Included in FSR
Commercial - Retail	01	1	11,480	1,066.53	Y
Circulation/Services - Non-Residential	01	1	3,493	324.51	Y
Circulation/Services - Residential	01	1	2,760	256.41	Y
Mechanical	01	1	672	62.43	N
Loading	01	1	1,280	118.92	N
Below Grade Area - Parkade	01	1	1,443	134.06	N
Gross Total:			21,128	1,962.85	N
Net Total:			17,733	1,647.45	Y

02 Area Overlay Plan



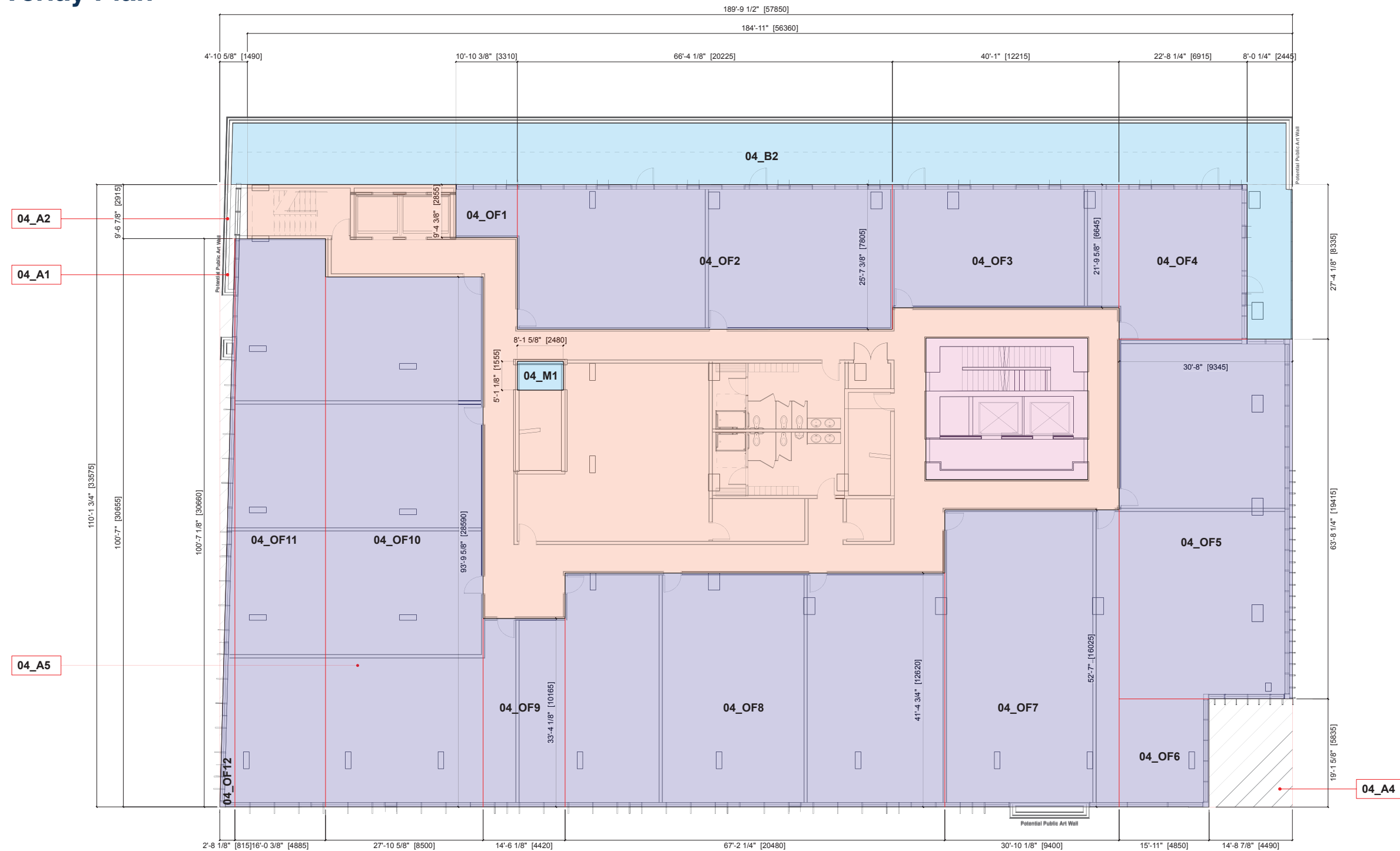
Podium - Level 02					Included in FSR	
Commercial - Office	02	1	16,496	1,532.53	Y	
Circulation/Services - Non-Residential	02	1	5,200	483.10	Y	
Circulation/Services - Residential	02	1	647	60.11	Y	
Mechanical	02	1	41	3.81	N	
Balcony/Patio	02	1	212	19.70	N	
Gross Total:			22,596	2,099.24	N	
Net Total:			22,343	2,075.73	Y	

03 Area Overlay Plan



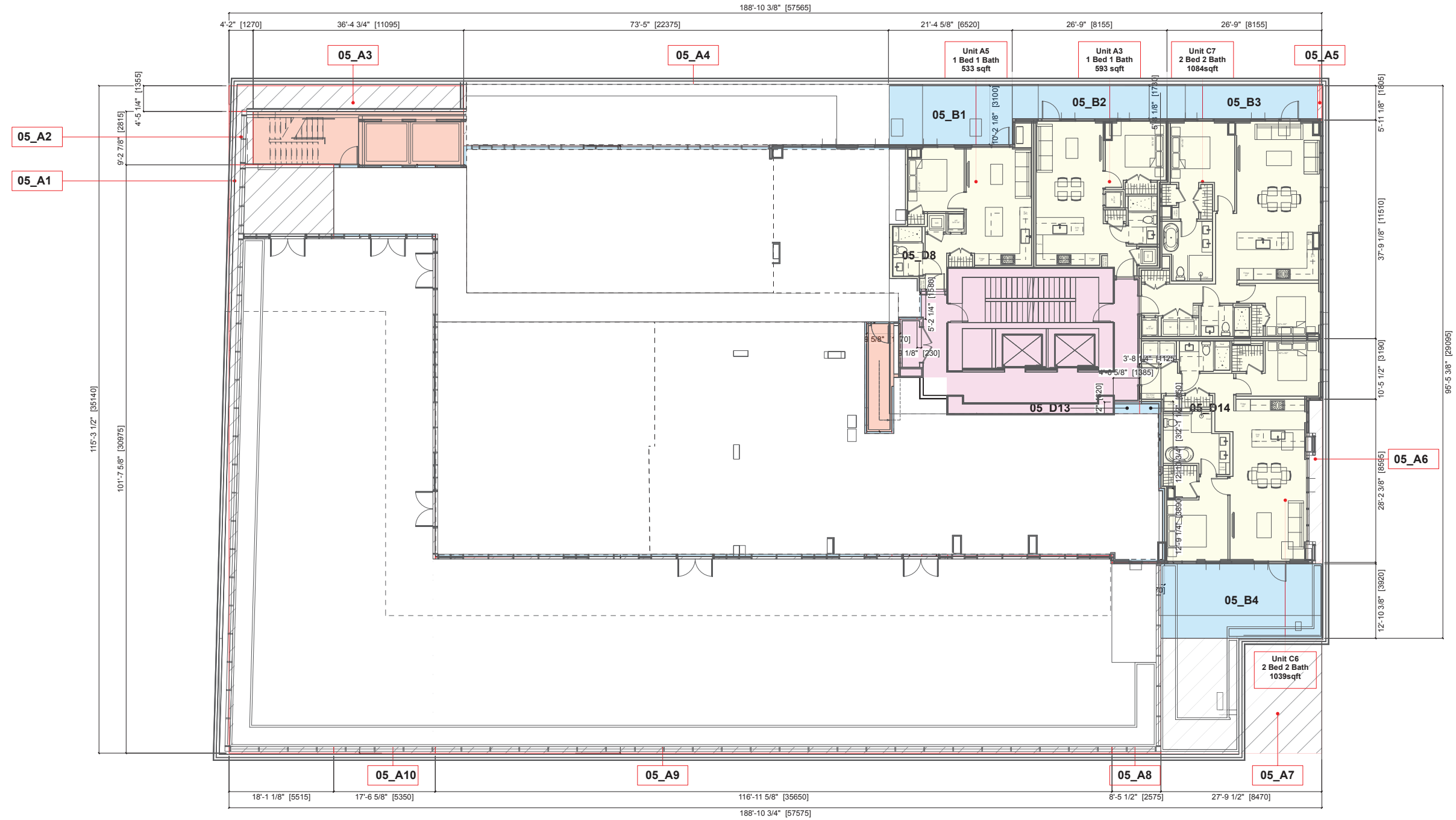
Podium - Level 03					Included in FSR	
Commercial - Office	03	1	16,496	1,532.53	Y	
Circulation/Services - Non-Residential	03	1	5,116	475.29	Y	
Circulation/Services - Residential	03	1	720	66.89	Y	
Mechanical	03	1	41	3.81	N	
Balcony/Patio	03	1	223	20.72	N	
Gross Total:			22,596	2,099.24	N	
Net Total:			22,332	2,074.71	Y	

04 Area Overlay Plan



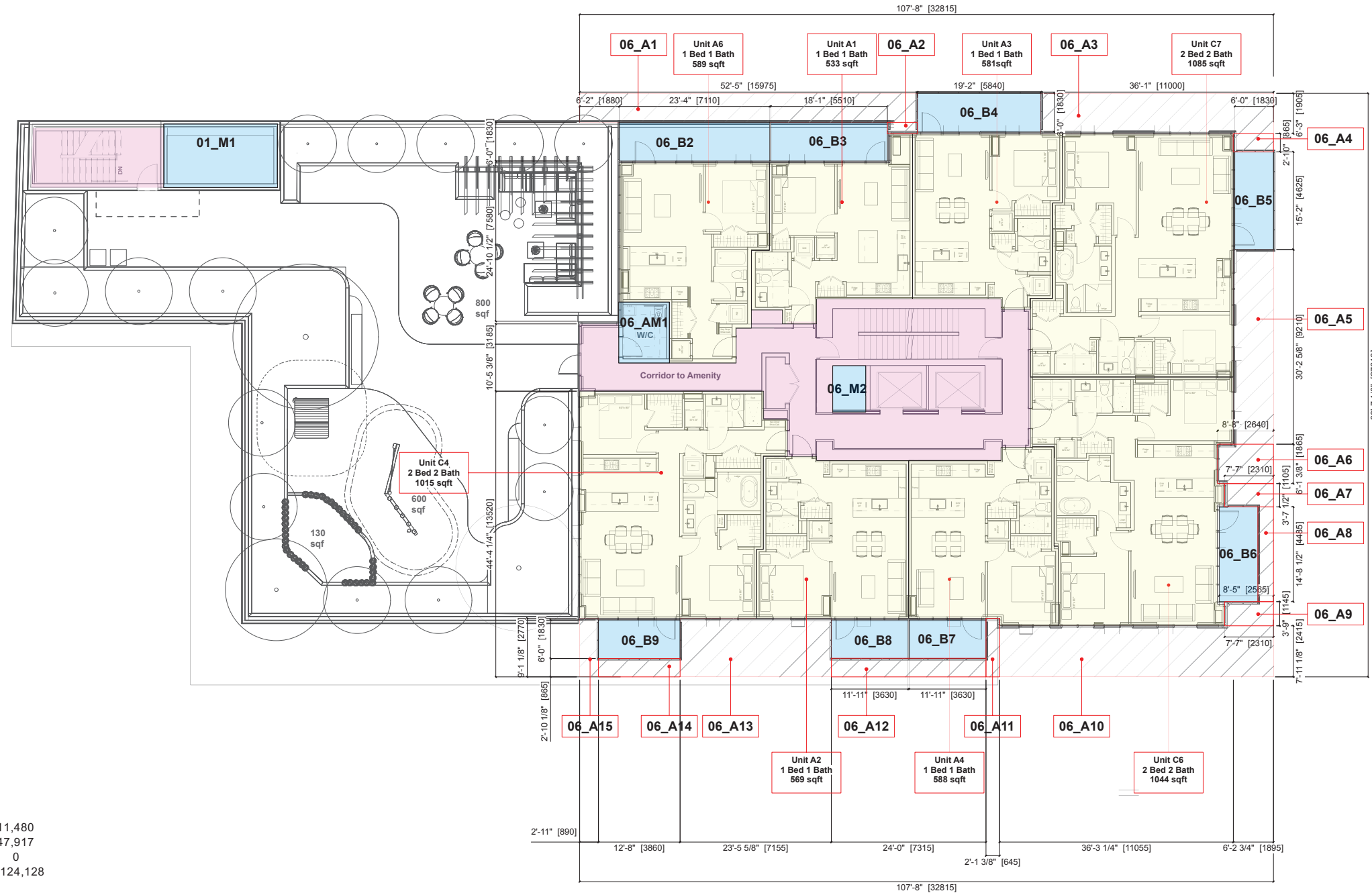
Podium - Level 04					Included in FSR	
Commercial - Office	04	1	14,802	1,375.15	Y	
Circulation/Services - Non-Residential	04	1	4,662	433.11	Y	
Circulation/Services - Residential	04	1	720	66.89	Y	
Mechanical	04	1	41	3.81	N	
Balcony/Patio	04	1	2,246	208.66	N	
Gross Total:			22,471	2,087.62	N	
Net Total:			20,184	1,875.15	Y	

05 Area Overlay Plan



Podium - Level 05/Tower Level 01				Included in FSR	
Daycare	05	1	6,995	649.82	N
Residential Strata Lot	05	1	3,246	301.56	Y
Circulation/Services - Non-Residential	05	1	336	31.22	Y
Circulation/Services - Residential	05	1	943	87.56	Y
Balcony/Patio	05	1	875	81.27	N
Gross Total:			12,394	1,151.42	N
Net Total:			4,524	420.33	Y

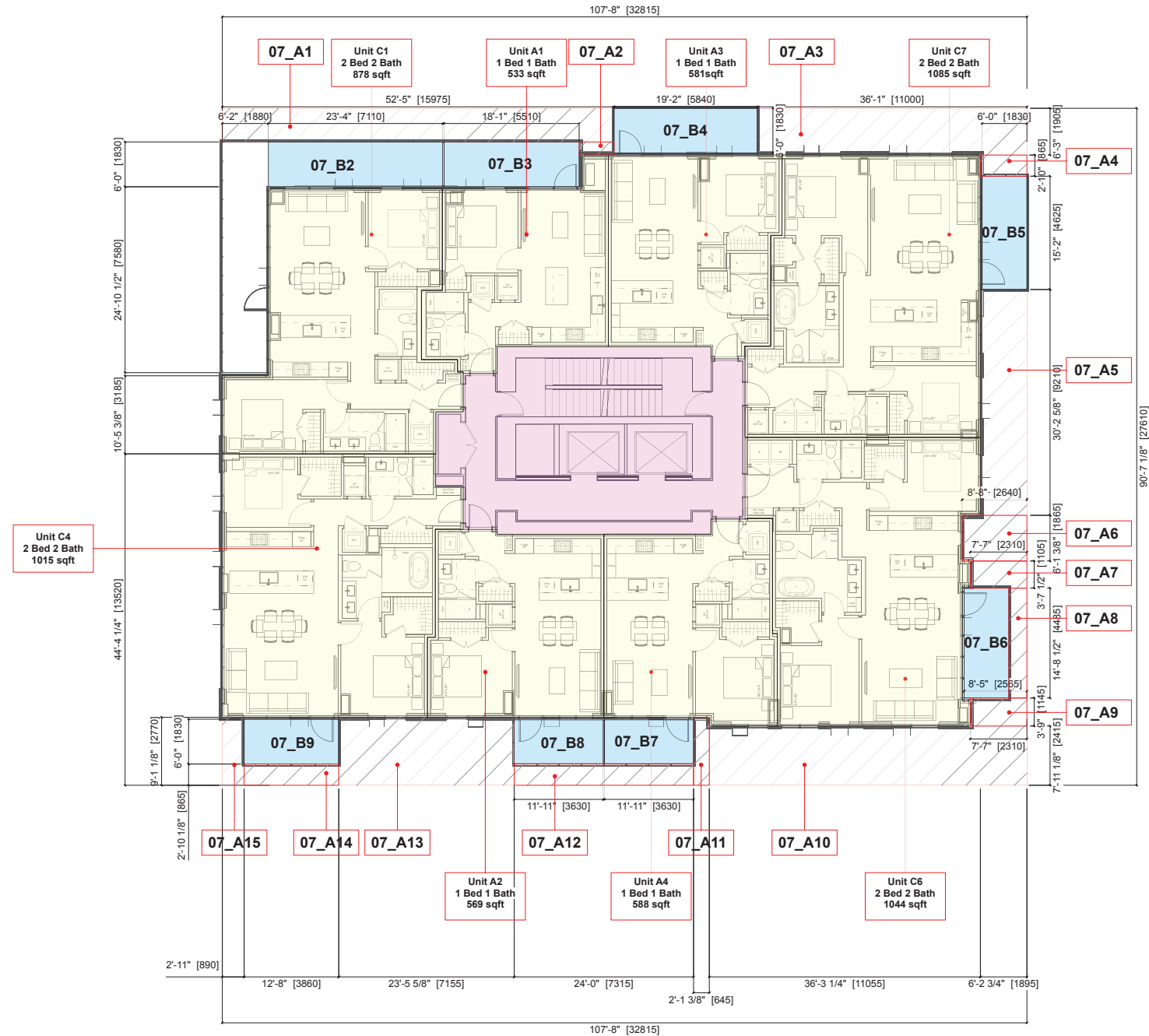
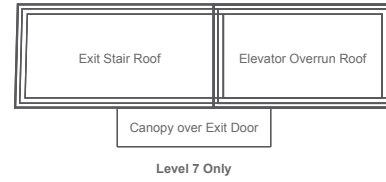
06 Area Overlay Plan



853.000	13,853	11,480
100.000	56,500	47,917
505.000	7,331	0
278.920	220,874.280	124,128

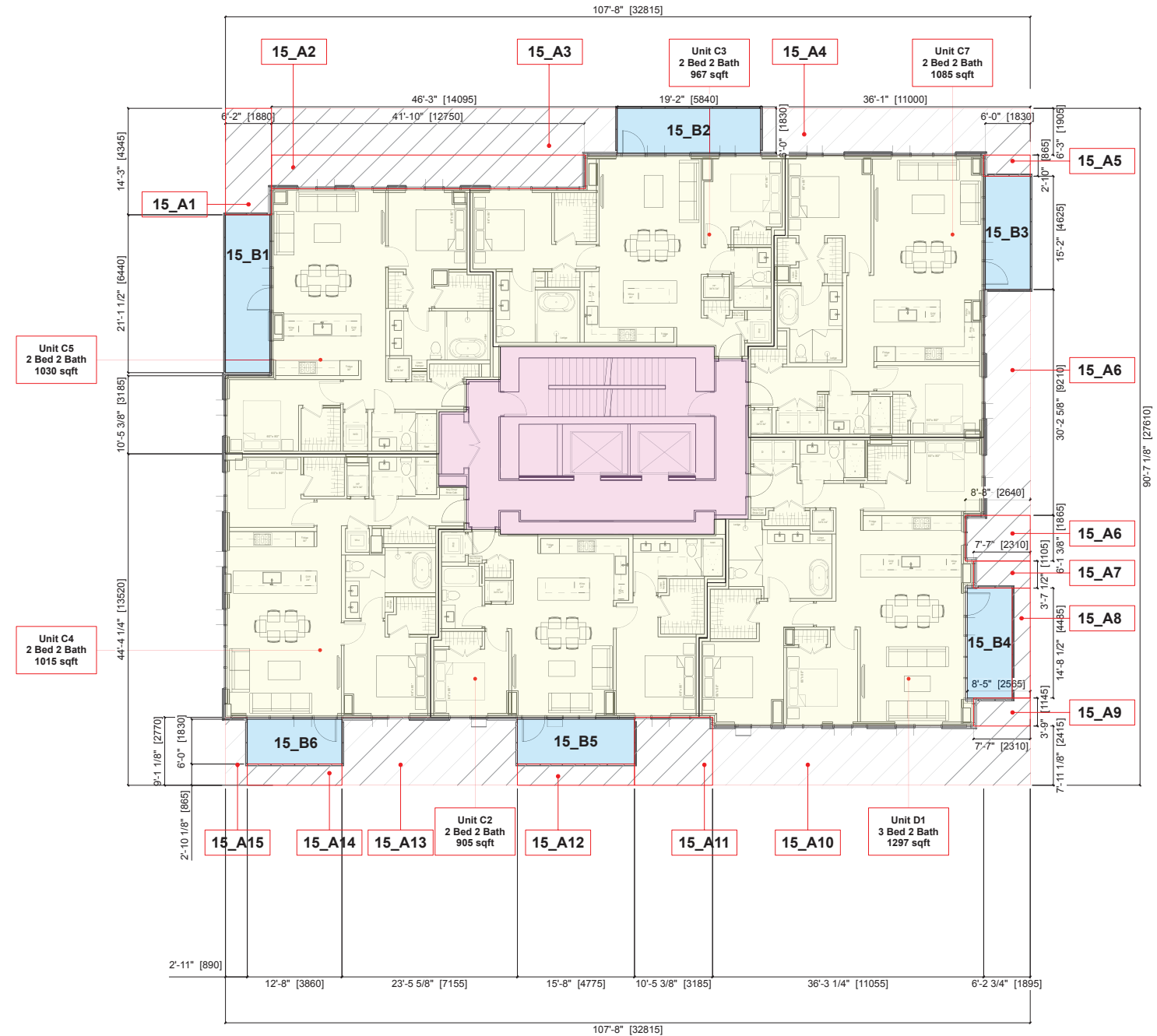
Level 06/Tower Level 02		Included in FSR			
Residential Strata Lot	06	1	6,007	558.08	Y
Circulation/Services - Residential	06	1	1,349	125.33	Y
Residential Amenity	06	1	74	6.87	N
Balcony/Patio	06	1	762	70.79	N
Gross Total:			8,192	761.07	N
Net Total:			7,356	683.40	Y

07-14 Area Overlay Plan



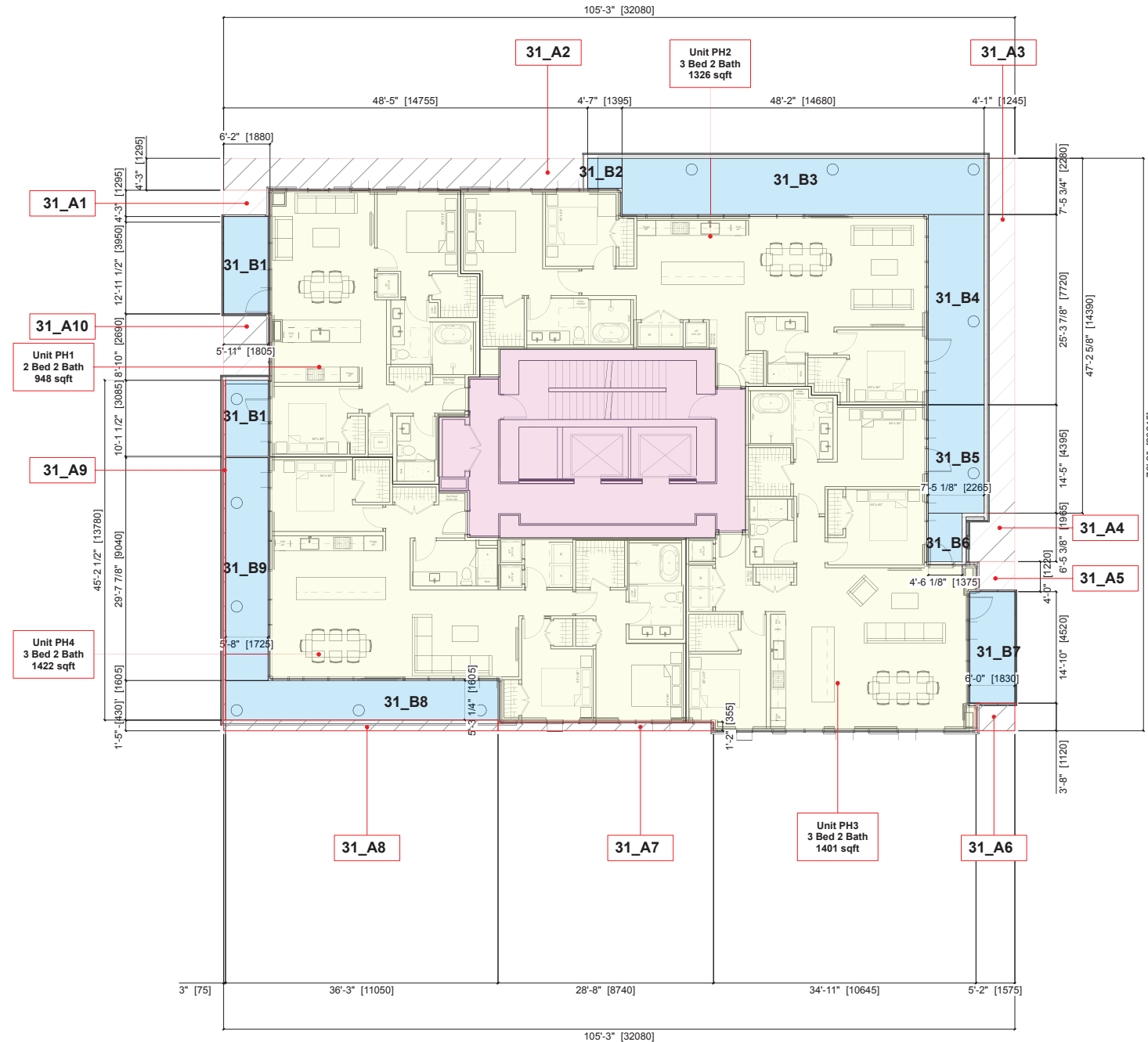
Levels 07-14/Tower Levels 03-10				Included in FSR	
Residential Strata Lot	07-14	8	6,296	584.88	Y
Circulation/Services - Residential	07-14	8	947	87.98	Y
Balcony/Patio	07-14	8	838	77.85	N
Gross Total:			64,644	6,005.67	N
Net Total:			57,940	5,382.84	Y

15-30 Area Overlay Plan



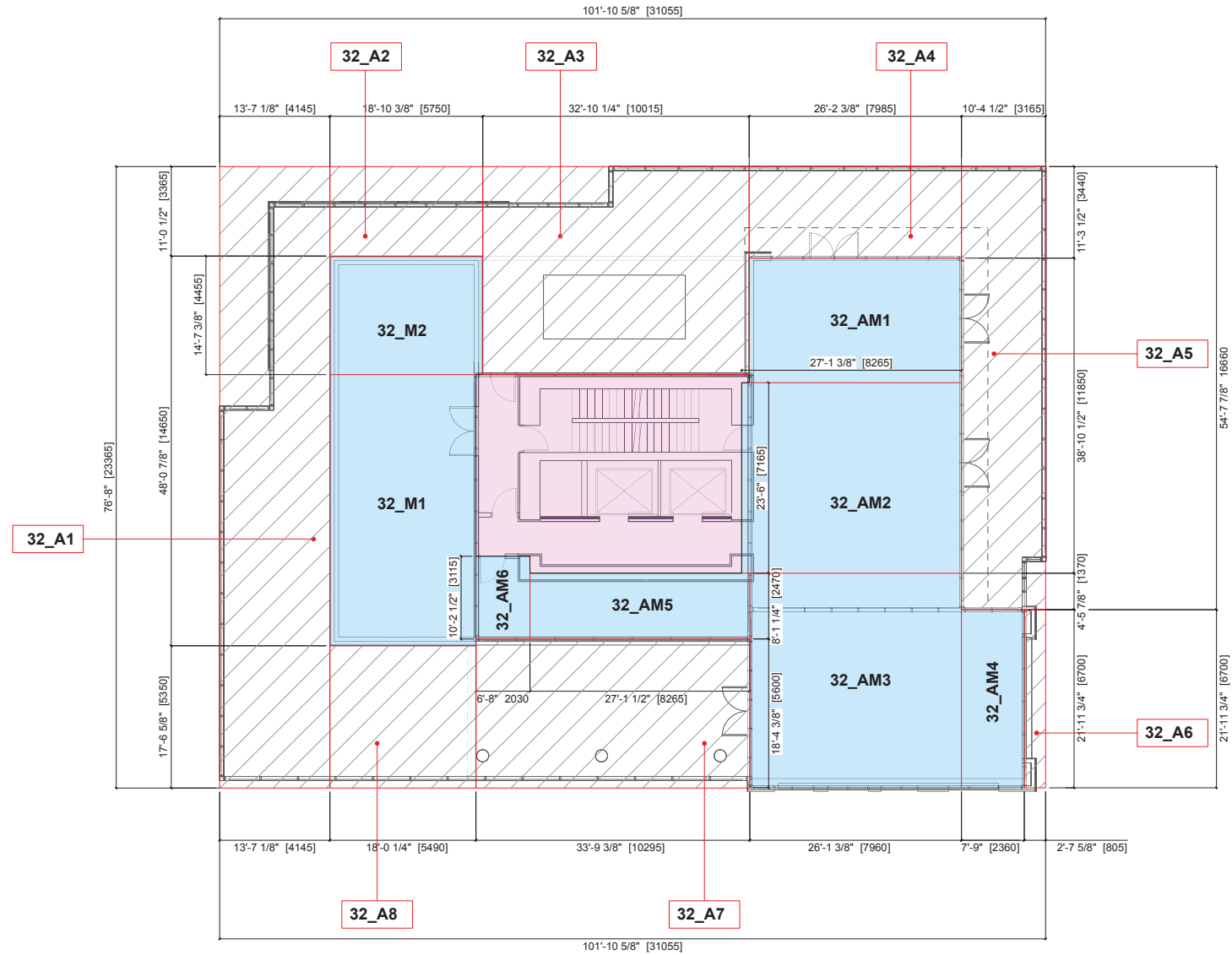
Levels 15-30/Tower Levels 11-26				Included in FSR	
Residential Strata Lot	15-30	16	6,298	585.06	Y
Circulation/Services - Residential	15-30	16	943	87.61	Y
Balcony/Patio	15-30	16	589	54.72	N
Gross Total:			125,272	11,638.17	N
Net Total:			115,848	10,762.66	Y

31 PH Area Overlay Plan



Level 31/Tower Level 28 (PH)				Included in FSR	
Residential Strata Lot	31	1	5,098	473.60	Y
Circulation/Services - Residential	31	1	947	87.98	Y
Balcony/Patio	31	1	1,285	119.38	N
Gross Total:			7,330	680.96	N
Net Total:			6,045	561.58	Y

32 Roof Amenity Area Overlay Plan



Level 32/Tower Level 29 (Roof Amenity)					Included in FSR	
Residential Amenity	32	1	1,817.00	168.80	N	
Circulation/Services - Residential	32	1	833.00	77.39	Y	
Mechanical	32	1	995	92.44	N	
Gross Total:			3,645.00	338.63	N	
Net Total:			833.00	77.39	Y	

Appendix - Landscape Plan



DEDICATED MOBILITY LANES



FEATURE PAVING



PAVING ACCENTS



ACTIVATED CRU FRONTAGES



INTEGRATED PUBLIC SEATING



STREET TREES



COMMERCIAL FLEX-ZONE



INTEGRATED SEATING ELEMENTS



FUTURE PUBLIC PARK SPACE



LANEWAY 'POCKET' PLAZA

