

7516-7550 CAMBIE STREET MULTI-RESIDENTIAL & COMMERCIAL MIXED-USE DEVELOPMENT

PROJECT DATA

LEGAL DESCRIPTION:

LOT 264 CENTRE PORTION OF DISTRICT LOT 323 PLAN 1640

LOT 50 EXCEPT THE WEST 7 FEET, NOW ROAD CENTRE PORTION OF DISTRICT LOT 323 PLAN 1640

LOT 1 BLOCK 0 DISTRICT LOT 323 PLAN 9322

ZONING ANALYSIS

7516-7550 Cambie Street existing zone: C-1/RS-1/RT-1 proposed zone: CD-1 use: commercial and multi-family residential

	required / allowed		proposed	
	imperial	metric	imperial	metric
Site Area	29,482.4 sqft	2,738.9 sqm		
Total Gross Area			89,465.8 sf	8311.4 sqm
Total Exemptions			3,175.9 sf	295.0 sqm
FSR 2.9			86,290.1 sf	8016.3 sqm
Amenity space			1,347.8 sf	125.2 sqm
Commercial Area			4,890.5 sf	454.3 sqm
Site coverage %			60.3 %	
Site coverage area			17,766.2 sf	1650.5 sqm
Building Height	6 Storeys		N- 78.6 ft	N 23.96 m
Setback NORTH (59 AVE.)			min. 2 to 7.5 ft	min. 0.61 - 2.3 m
Setback EAST (LANE)			15 ft	5 m
Setback SOUTH			10 ft	3 m
Setback WEST (CAMBIE ST.)			min. 2 to 6.5 ft	min. 0.61 - 1.98 m

UNIT SUMMARY BUILDING NORTH

Unit Type Building North		
1 BDR	3	10.345
2 BDR	14	48.276
3 BDR	12	41.379
Total	29 Units	100.0 %

UNIT SUMMARY BUILDING SOUTH

Unit Type Building South		
1 BDR	13 Units	30.2 %
2 BDR	21 Units	49.8 %
3 BDR	9 Units	20.9 %
Total	43 Units	100.0 %



PERSPECTIVE CAMBIE & 59TH AVENUE

FSR CALCULATION / AREA BUILDING NORTH

Floor	Resid'l Gross	Comm'l Gross	Total Gross	Exemptions			Total Exemptions	Net FSR Area
				Amenity Enclosed Balcony	Storage	Wall Exemption		
Floor - 1	1535.5 sf	4890.5 sf	6425.9 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	6425.9 sf
Floor - 2	7445.2 sf	0.0 sf	7445.2 sf	0.0 sf	0.0 sf	256.4 sf	256.4 sf	7188.8 sf
Floor - 3	7445.2 sf	0.0 sf	7445.2 sf	0.0 sf	0.0 sf	256.4 sf	256.4 sf	7188.8 sf
Floor - 4	7445.2 sf	0.0 sf	7445.2 sf	0.0 sf	0.0 sf	256.4 sf	256.4 sf	7188.8 sf
Floor - 5	5721.0 sf	0.0 sf	5721.0 sf	0.0 sf	0.0 sf	38.9 sf	38.9 sf	5682.1 sf
Floor - 6	5721.0 sf	0.0 sf	5721.0 sf	0.0 sf	0.0 sf	38.9 sf	38.9 sf	5682.1 sf
Roof	416.2 sf	0.0 sf	416.2 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	416.2 sf
Total	35729.3 sf	4890.5 sf	40619.8 sf	0.0 sf	0.0 sf	847.0 sf	847.0 sf	39772.8 sf

FSR CALCULATION / AREA BUILDING SOUTH

Floor	Total Res. Gross	Exemptions			Total Exemptions	Net FSR Area
		Amenity Enclosed Balcony	Storage	Wall Exemption		
Floor - 0	3984.4 sf	0.0 sf	97.9 sf	0.0 sf	97.9 sf	3886.5 sf
Floor - 1	8603.3 sf	1347.8 sf	0.0 sf	130.9 sf	1478.5 sf	7124.4 sf
Floor - 2	8603.3 sf	0.0 sf	69.7 sf	175.0 sf	244.7 sf	8358.6 sf
Floor - 3	8603.3 sf	0.0 sf	69.7 sf	175.0 sf	244.7 sf	8358.6 sf
Floor - 4	7711.7 sf	0.0 sf	85.2 sf	46.2 sf	131.4 sf	7580.3 sf
Floor - 5	6434.3 sf	0.0 sf	0.0 sf	73.2 sf	73.2 sf	6361.1 sf
Floor - 6	4565.9 sf	0.0 sf	0.0 sf	58.5 sf	58.5 sf	4507.5 sf
Roof	340.3 sf	0.0 sf	0.0 sf	0.0 sf	0.0 sf	340.3 sf
Total	48846.1 sf	1347.8 sf	224.5 sf	756.6 sf	2328.8 sf	46517.2 sf

CAR PARKING ANALYSIS

Parking Requi. as per VPB 4.2.1.13

Residential Parking Stalls	required / allowed	proposed
min. 0.6 x 1 space for each unit more than 50m2	72 units	43 stalls
one Space per 200m2 Gross Floor Area	8,016 sm	40 stalls
Regular Car Stalls		79.0 stalls
H/C Stalls VPB 4.1.7	72 units	3 (min.)
Small Car Stalls (max. 25%)		3.0 stalls
total no. of stalls Resid.	22 (max.)	5.0 stalls
87.0 stalls		
Visitors Parking Stalls (Regular Car)		
VPB 4.5 B1 min. 7.5% of Total of units	72 units	5.4 (min.)
VPB 4.5 B1 max. 15% of Total of units	72 units	10.8 (max.)
Visitors Regular Car Stalls		5.0 stalls
Visitors Small Car Stalls (max. 25%)	1 (max.)	0.0 stalls
total no. of stalls Visitor		5.0 stalls
Commercial Parking		
VPB 4.2.5.11 1 space for each 50m2 floor area gross up to 100m2	454 sqm	37.4 (max.)
Regular Car Stalls		36.0 stalls
Small Car Stalls (max. 25%)	10 (max.)	4.0 stalls
H/C Stalls VPB 4.1.7	1 (max.)	1.0 stalls
total no. of stalls Commercial		41.0 stalls

BICYCLE PARKING ANALYSIS

VPBL SECTION 6.2.1.2

Bicycle Parking Residential Class A	required / allowed	deduction/ addition	proposed
1.25 stall per Unit	72 units	90.0 stalls	114.0 stalls
Bicycle Parking Residential Class B			
Min. of 5 x spaces for any develop. with a min. of 20 units	6.0 stalls	6.0 stalls	6.0 stalls
Bicycle stalls as per VPBL 6.3.13 and 6.3.13A			
VPBL 6.3.13 min. 50 % horizontal Bicycle Stalls	45.0 stalls		0.0 stalls
VPBL 6.3.13 max. 30 % vertical Bicycle Stalls	27.0 stalls		0.0 stalls
VPBL 6.3.13A min. 20 % Bicycle Lockers	18.0 stalls		0.0 stalls
NOTE: Each two class A bicycle stall must have electrical outlet (VPBL 6.3.21)			

Bicycle Parking Commercial Class A	required / allowed	deduction/ addition	proposed
1 stall per 500sm	454.32 sm	1.0 stalls	3.0 stalls

LOADING SPACE ANALYSIS

VPBL SECTION 5 5.2.5

Commercial Loading Space Class A	required / allowed	deduction/ addition	proposed
no requirements	0.0 spaces		0.0 spaces
Commercial Loading Space Class B			
A min. of one space for the first 465 sm	2.0 spaces		1.0 spaces
Commercial Loading Space Class C			
no requirements for less than 2000 sm	0.0 spaces		0.0 spaces

BALCONY SUMMARY BUILDING NORTH

Floor	Open Balcony	Private Patio	Exemptions
			Encl. Balcony
Floor - 1	0.00 sf	0.00 sf	0.00 sf
Floor - 2	453.25 sf	0.00 sf	0.00 sf
Floor - 3	453.25 sf	0.00 sf	0.00 sf
Floor - 4	453.25 sf	0.00 sf	0.00 sf
Floor - 5	183.17 sf	1,674.53 sf	0.00 sf
Floor - 6	183.17 sf	1,674.53 sf	0.00 sf
Floor - 6	106.33 sf	1,776.34 sf	0.00 sf
Total	1,832.42 sf	5,125.40 sf	0.00 sf
FSR Area	39,772.81 sf		
Total Balcony	6,957.82 sf		
Total Open Balcony	1,832.42 sf		
Total Enclosed Balcony	0.00 sf		

BALCONY SUMMARY BUILDING SOUTH

Floor	Open Balcony	Private Patio	Exemptions
			Encl. Balcony
Floor - 0	0.00 sf	826.61 sf	0.00 sf
Floor - 1	245.34 sf	1,143.07 sf	0.00 sf
Floor - 2	674.09 sf	0.00 sf	69.68 sf
Floor - 3	696.44 sf	0.00 sf	69.68 sf
Floor - 4	348.06 sf	1,067.61 sf	85.17 sf
Floor - 5	160.17 sf	1,273.75 sf	6361.1 sf
Floor - 6	106.33 sf	1,776.34 sf	0.00 sf
Floor - 6	106.33 sf	1,776.34 sf	0.00 sf
Total	2,336.76 sf	7,863.72 sf	224.53 sf
FSR Area	46,517.24 sf		
Total Balcony	10,425.01 sf		
Total Open Balcony	2,336.76 sf		
Total Enclosed Balcony	224.53 sf		

PROJECT CONSULTANT TEAM

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1 12 14 19 ISSUED FOR REZONING

ISSUED

SCALE PROJECT NORTH

scale varies

PROJECT

**Mixed-Use Development
7516-7550 Cambie Street
Vancouver, B.C.**

DRAWING TITLE

COVER SHEET

JOB NO. 13-10

DRAWN ME, LL, VK, NM

DATE 26 FEB. 2015

CHECKED WTL

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DRAWING NO.

A-1.00

DRAWING LIST

ARCHITECTURAL

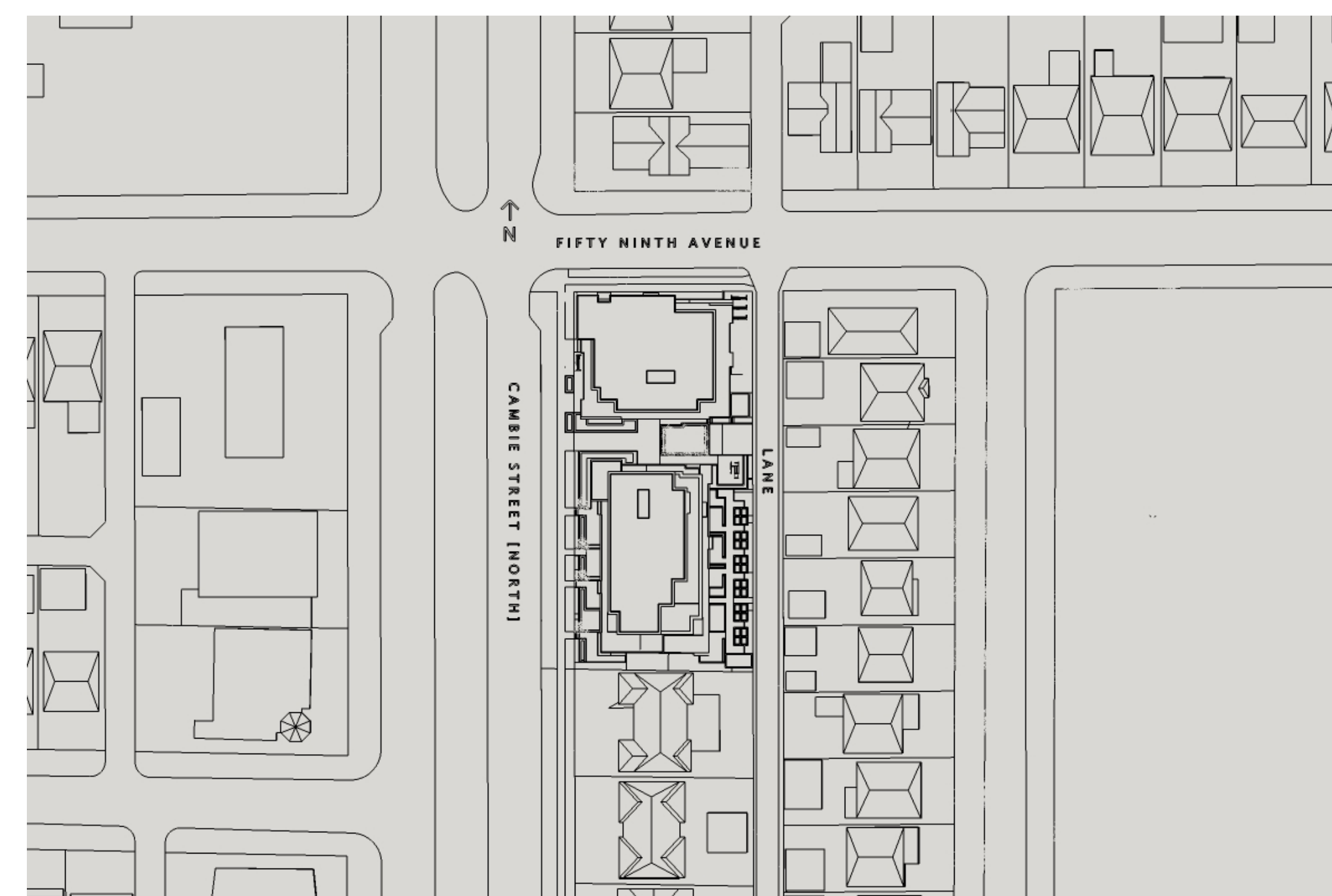
- A-1.00 COVER
- A-1.01 DESIGN RATIONALE
- A-1.02 SUSTAINABILITY
- A-1.03 SUSTAINABILITY
- A-1.04 SITE PLAN
- A-1.05 SITE PHOTOS
- A-1.06 BUILDING FORM IMAGES
- A-1.07 SHADOW DIAGRAMS
- A-1.08 STREETSCAPE
- A-2.01 FLOOR PLAN - P2
- A-2.02 FLOOR PLAN - P1
- A-2.03 FLOOR PLAN - LOWER LEVEL
- A-2.04 FLOOR PLAN - LEVEL 1
- A-2.05 FLOOR PLAN - LEVEL 2
- A-2.06 FLOOR PLAN - LEVEL 2 & 3
- A-2.07 FLOOR PLAN - LEVEL 3 & 4
- A-2.08 FLOOR PLAN - LEVEL 4 & 5
- A-2.09 FLOOR PLAN - LEVEL 5 & 6
- A-2.10 FLOOR PLAN - LEVEL 6 & ROOF
- A-2.11 ROOF PLAN

- A-3.01 ELEVATION - WEST
- A-3.02 ELEVATION - NORTH
- A-3.03 ELEVATION - EAST
- A-3.04 ELEVATION - SOUTH

- A-4.01 SECTION A-A
- A-4.02 SECTION D-D

LANDSCAPE

- L01 LANDSCAPE PLAN



CONTEXT PLAN