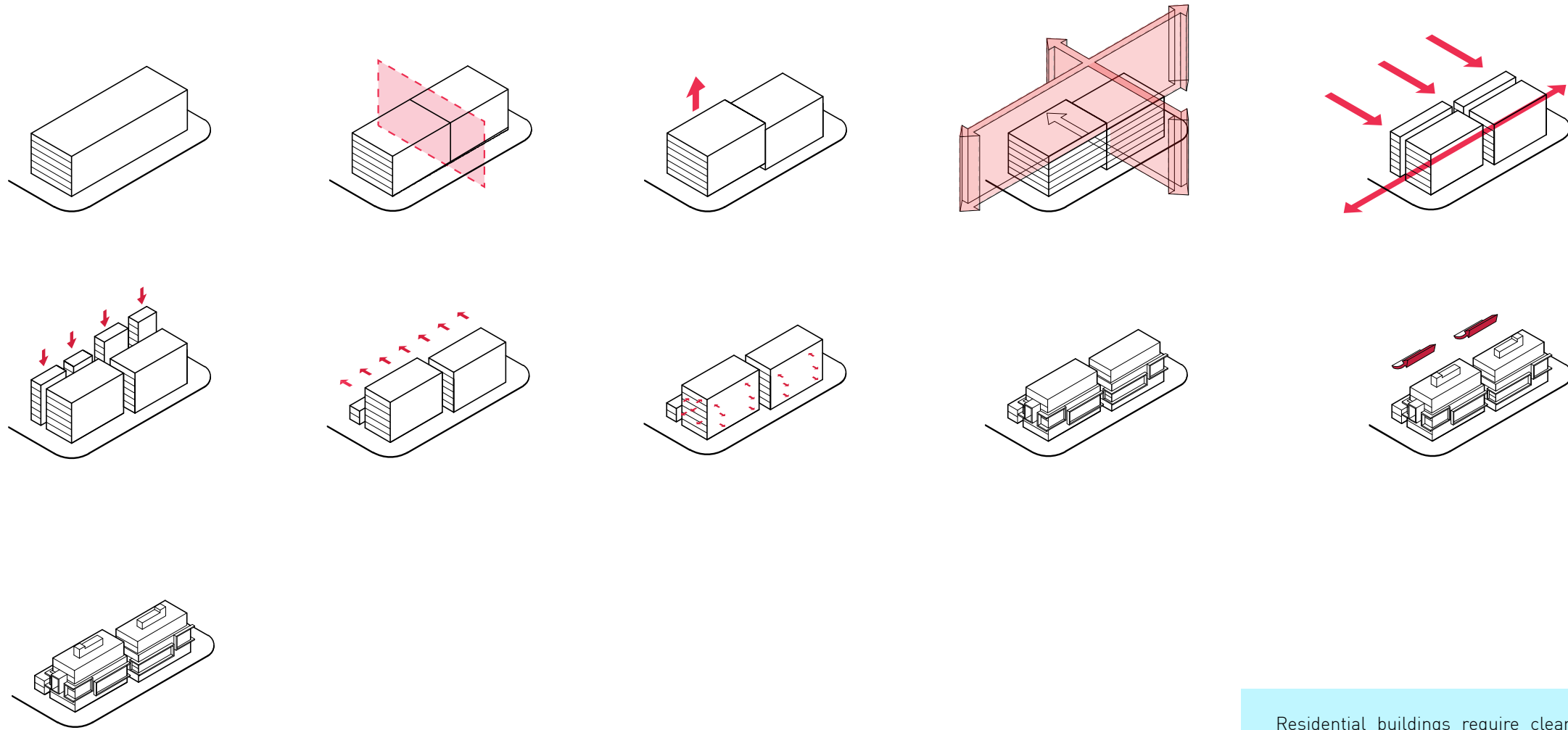


## 5.4 HEIGHT AND MASSING CONSIDERATIONS



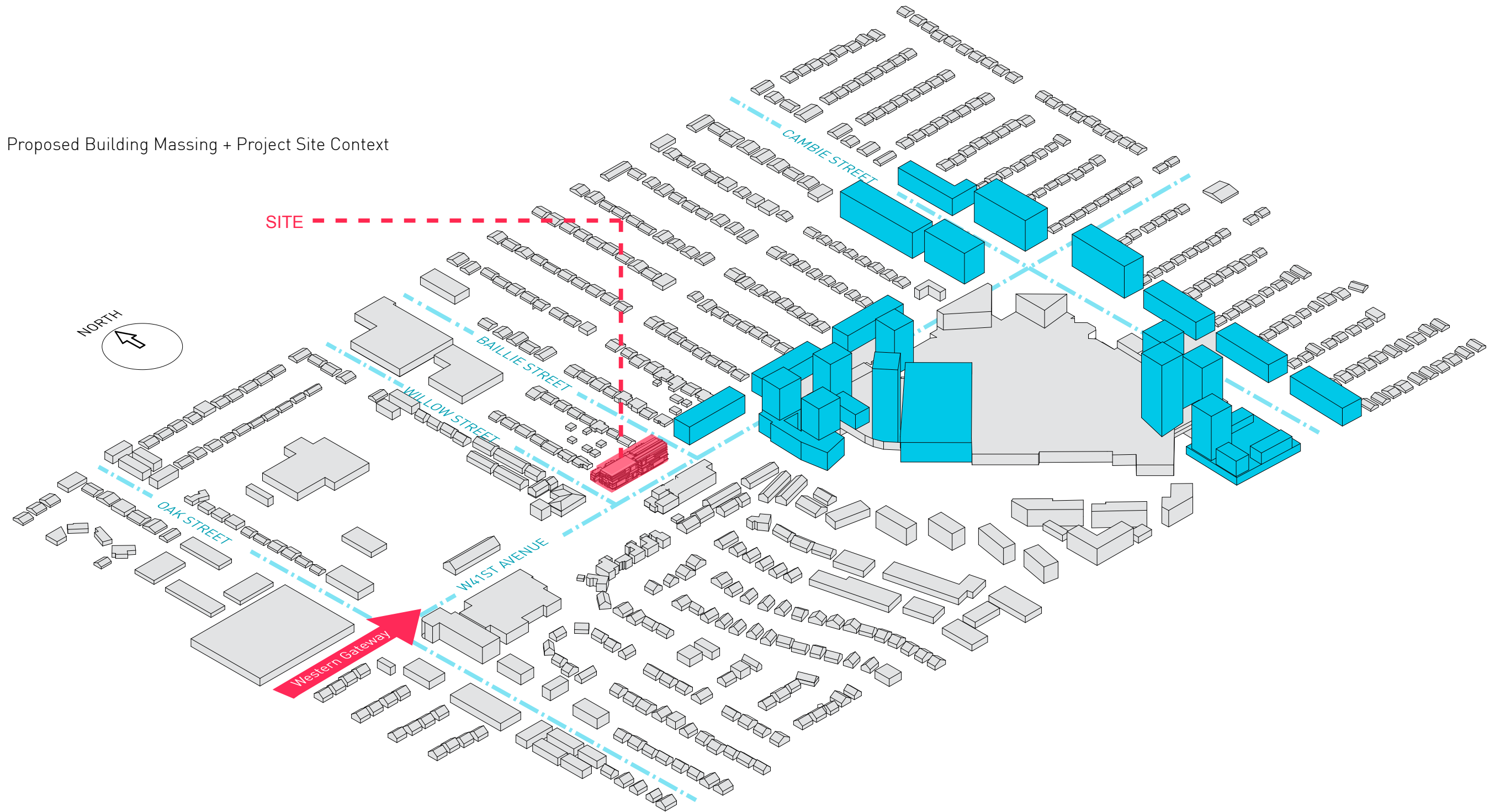
The massing approach complies with the Cambie Corridor guidelines and attempts to improve shadowing and Willow and Baille Street massing by breaking up the form into two distinct components: a (6) six storey building block and a (2) two storey lane villa component. The separation of all building components meets or exceeds the requirements of the Cambie Corridor Plan. All rental units have been allocated to the ground floor permitting direct access at grade. The villa units and street-facing corner units of the (6) storey buildings are proposed with direct parking access to P1. The large block building is bifurcated to permit a breaking of the block length and a humanization of scale. The common areas at grade are located in the central common courtyard between the two large blocks. The courtyard to the north receives maximum light through the minimized massing at the eastern and western street ends; permitting direct morning and afternoon light exposure.

Residential buildings require clear heights between 9-10FT. This proposal anticipates an six (6)+ storey building. The maximum proposed height will not exceed 18m to the highest habitable floor based on average grade. Building height is in context with adjacent proposals on the north side of West 41st Ave., which include:

- o The Leo Wertman Seniors Housing Complex at: 600 block east on West 41st Avenue at approximately 19.16m
- o The Mixed Strata and Rental Residential project at the 600 block west on West 41st Avenue at approximately 21.04m.

# 5.4 HEIGHT AND MASSING CONSIDERATIONS

Proposed Building Massing + Project Site Context

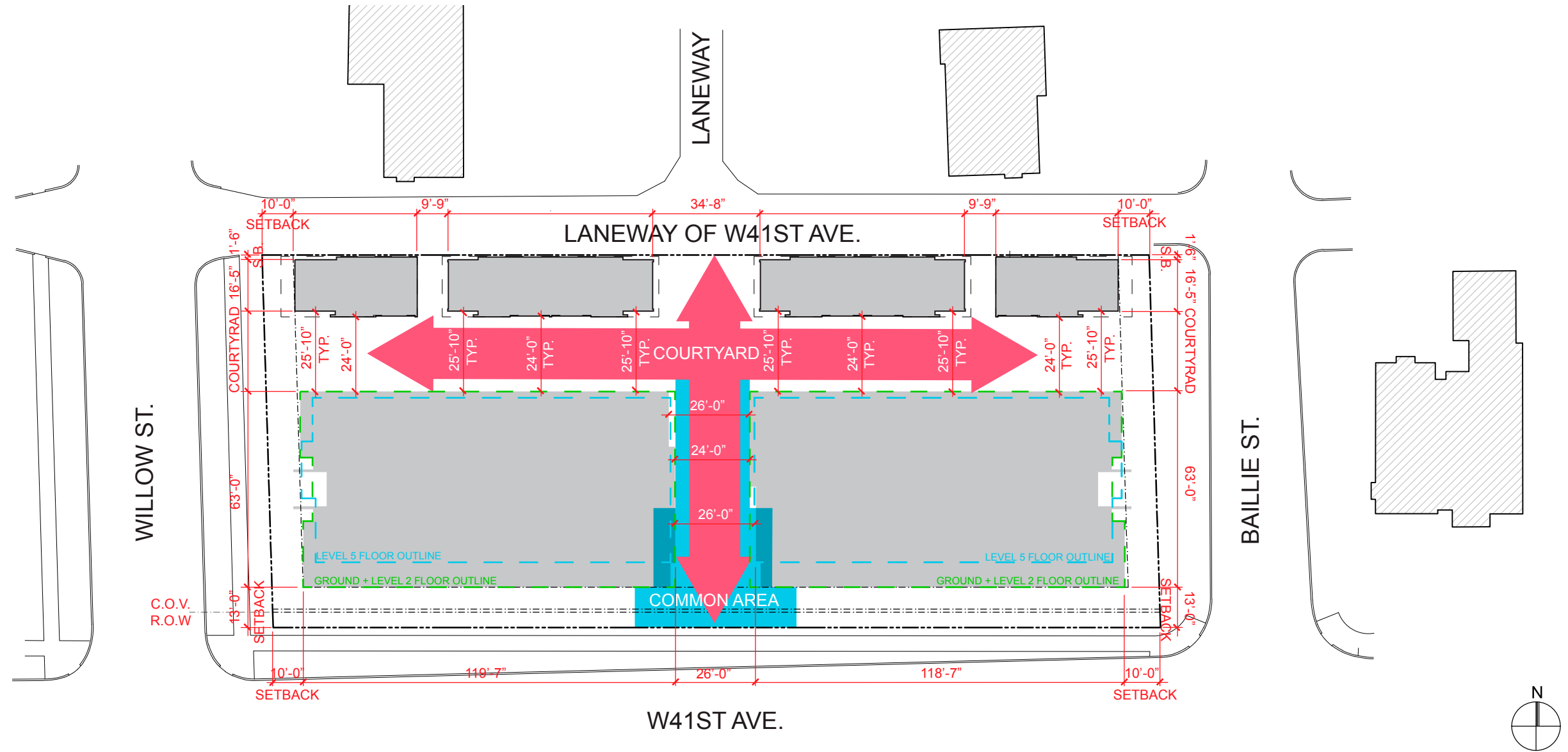


# 5.4 HEIGHT AND MASSING CONSIDERATIONS

Cambie Corridor Plan, Section 5.3.2  
 "Generally, a maximum frontage of 80 ft before a substantial break, is desired."

Cambie Corridor Plan, Section 5.1.15  
 "Parking should be accessed from the lane, in a location that minimizes disruption to the lane environment."

Cambie Corridor Plan, Section 5.3.3  
 "Lane buildings should generally consider similar setbacks as the City's Laneway Housing policy."



Cambie Corridor Plan, Section 5.1.4  
 "In general, a maximum building frontage of 150 ft is desired."

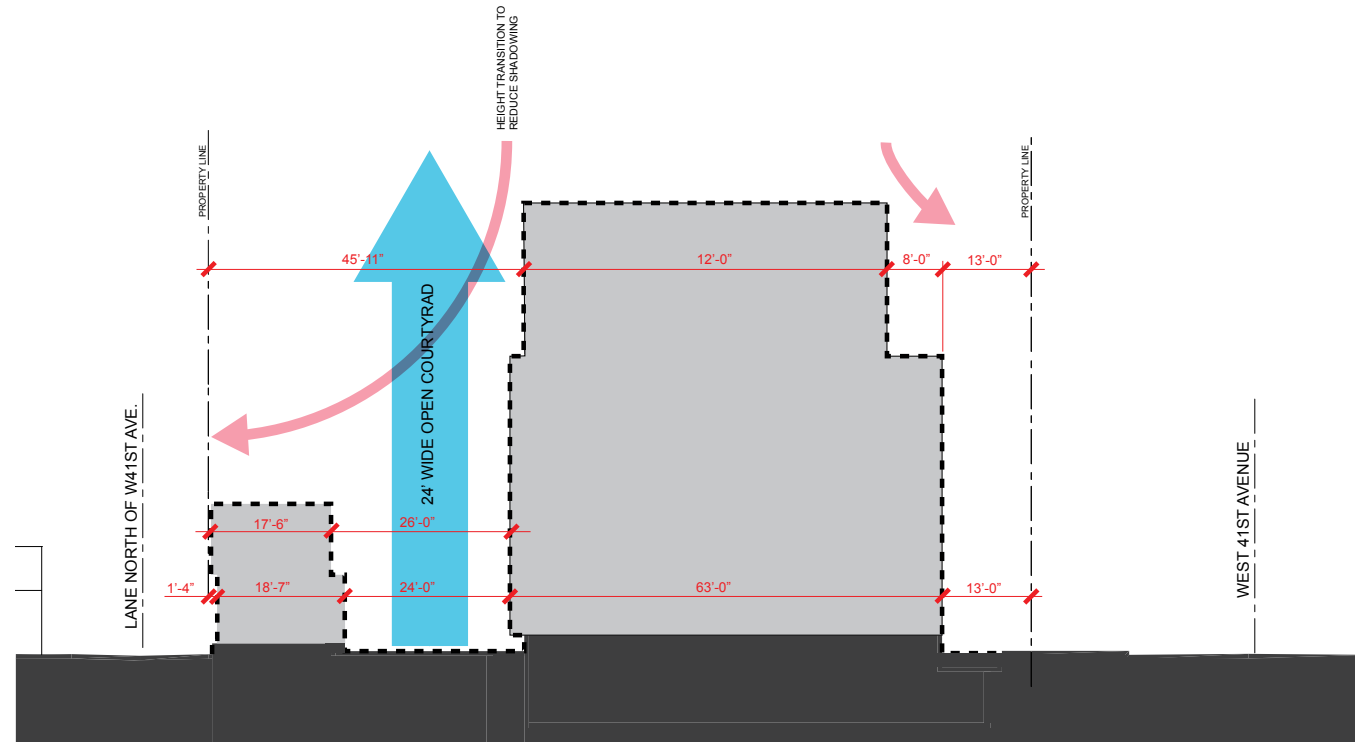
Cambie Corridor Plan, Section 5.1.14  
 "...the courtyard needs to be large enough to ensure the livability of all units. A minimum of 24 ft is suggested."

Cambie Corridor Plan, Section 5.1.6  
 "Building setbacks should accommodate the desired streetscape condition. For residential areas, setbacks should range in depth from 10 - 15 ft."

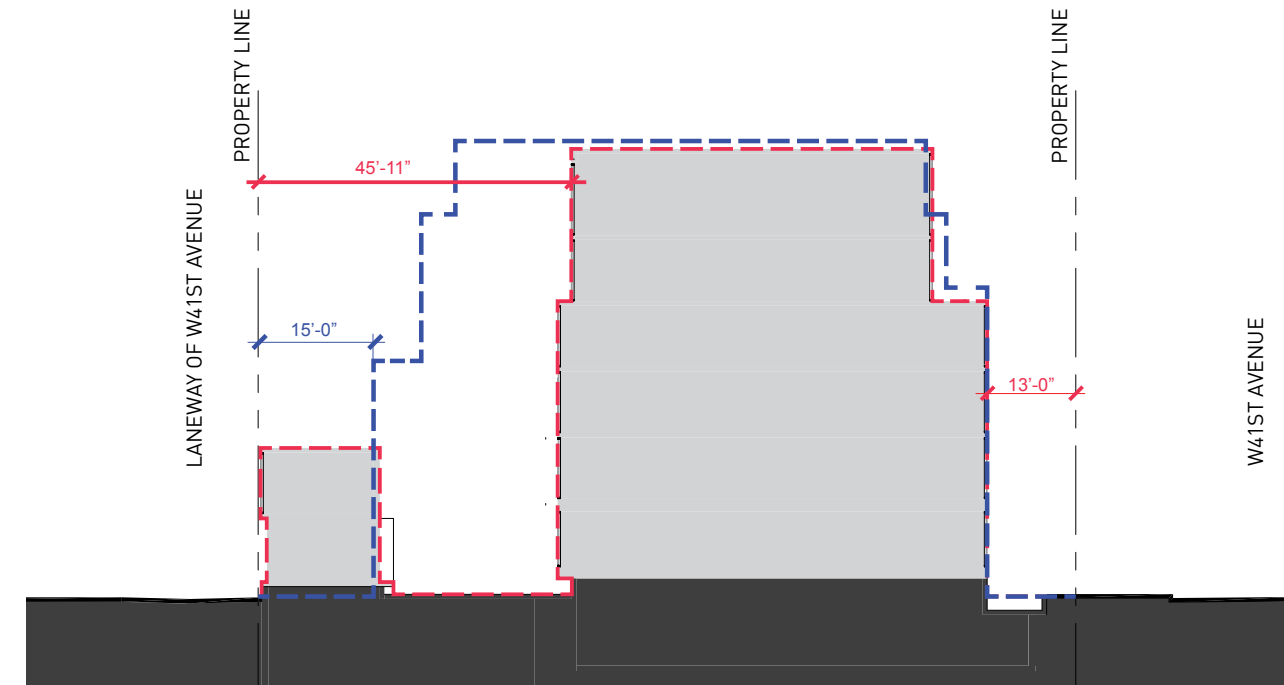


# 5.4 HEIGHT AND MASSING CONSIDERATIONS

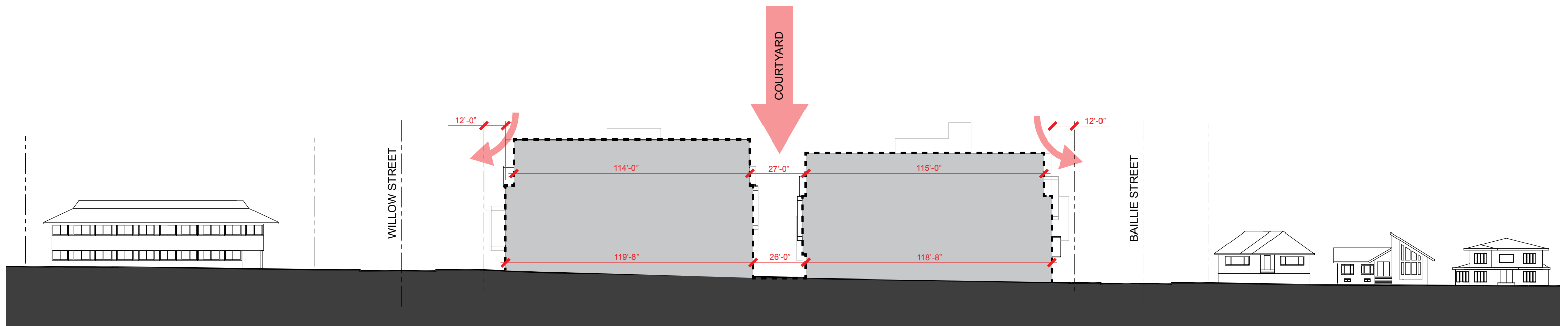
## L MASSING COMPARISON



Building Length Diagram

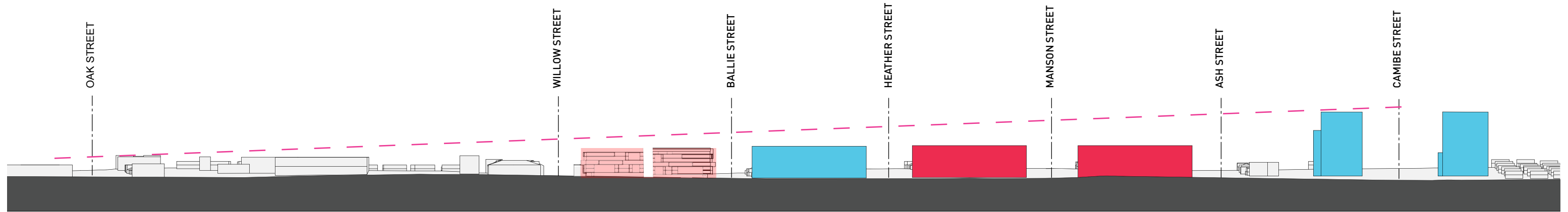


Sectional Massing Comparison - Proposed Project Outline vs. Cambie Corridor Guidelines.

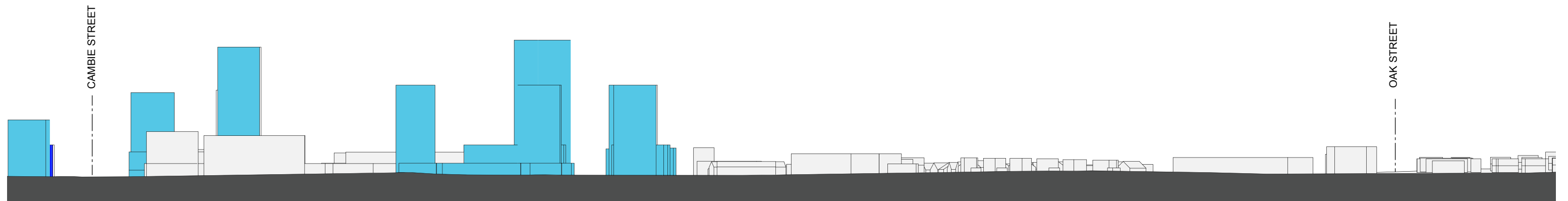


Building Length Diagram

# 5.4 HEIGHT AND MASSING CONSIDERATIONS



WEST 41st AVENUE STREETScape MASSING - SITE + PROJECTED + PROPOSED  
NORTH VIEW



WEST 41st AVENUE STREETScape MASSING - PROJECTED  
SOUTH VIEW

