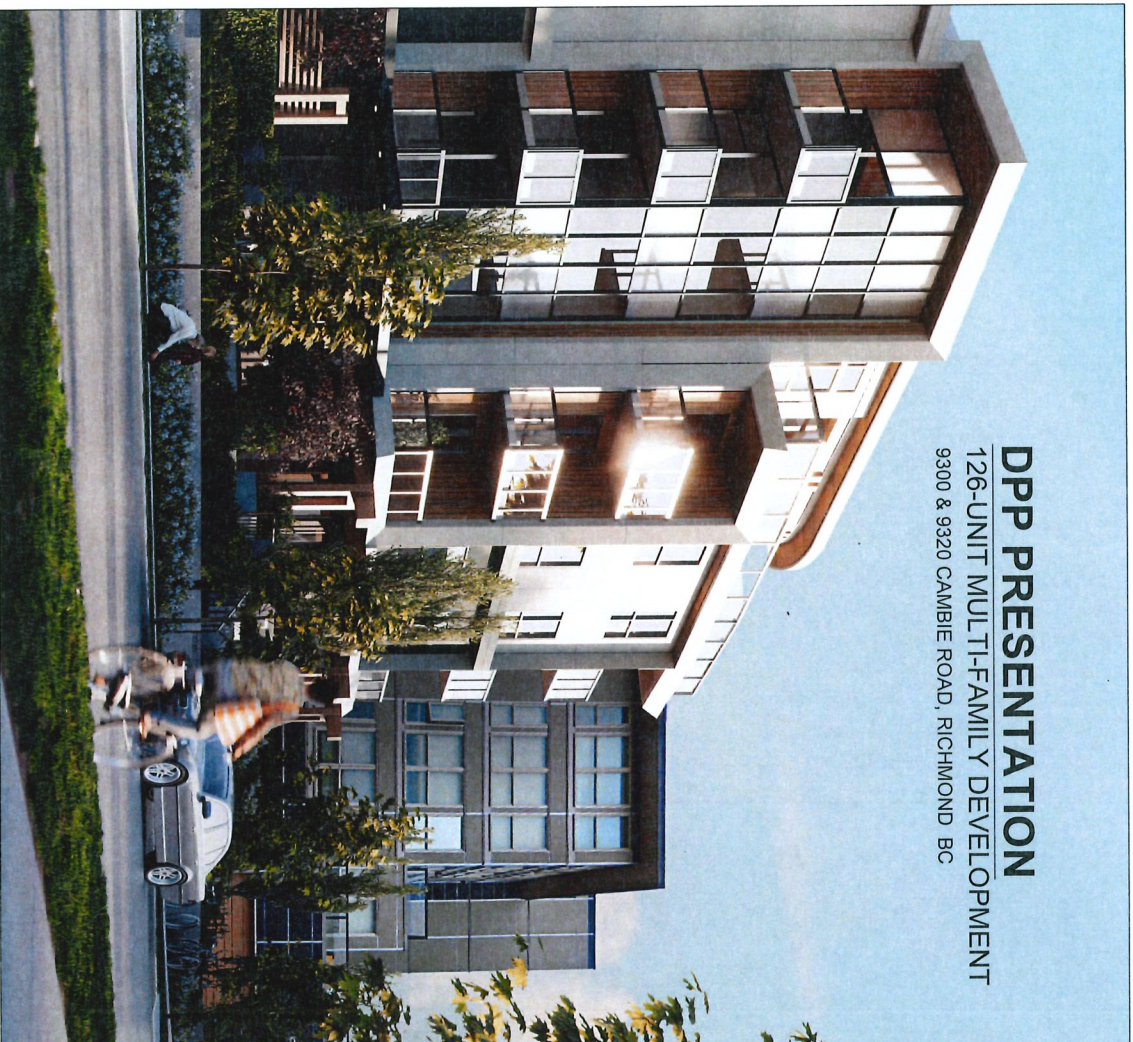


## **DPP PRESENTATION**

### **126-UNIT MULTI-FAMILY DEVELOPMENT**

9300 & 9320 CAMBIE ROAD, RICHMOND BC

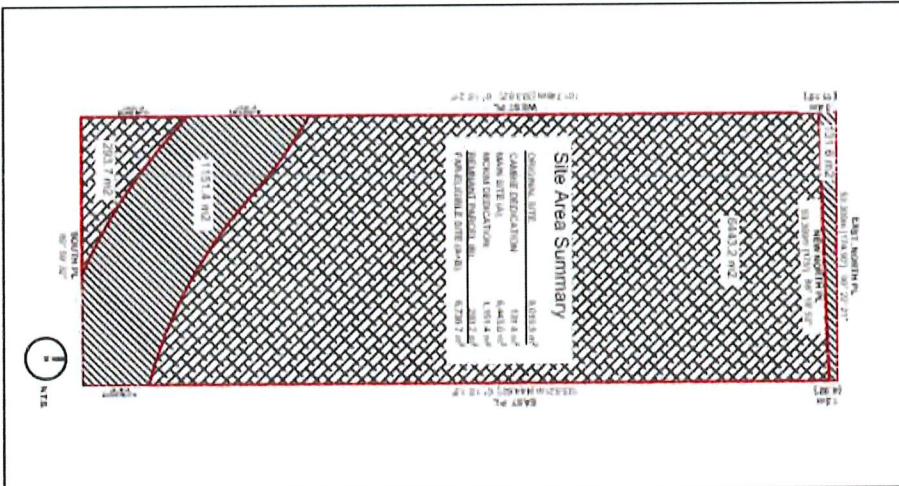


#### **LIST OF IMAGES**

- 1** TITLE SCREEN
- 2** SITE CONTEXT & PARCELING
- 3** EXISTING CAMBIE ROAD FRONTAGE
- 4** EXISTING MCKIM WAY FRONTAGE
- 5** DEVELOPMENT STATISTICS
- 6** SITE DESIGN CONTEXT 1
- 7** SITE DESIGN CONTEXT 2
- 8** SITE DESIGN CONTEXT 3
- 9** EAST-WEST SITE & BUILDING SECTION
- 10** BUILDING SECTION AT ENTRIES
- 11** BUILDING SECTION AT TOWNHOUSES
- 12** SHADOW STUDY AT 6-STOREY REMY
- 13** ACTUAL MATERIAL SAMPLES & COLOURS
- 14** RENDERING: AERIAL VIEW AT CAMBIE ROAD
- 15** RENDERING: AERIAL VIEW AT MCKIM WAY
- 16** RENDERING: STREET LEVEL VIEW AT CAMBIE ROAD
- 17** RENDERING: STREET LEVEL VIEW AT MCKIM WAY
- 18** PARKADE FLOOR PLAN
- 19** MAIN FLOOR PLAN

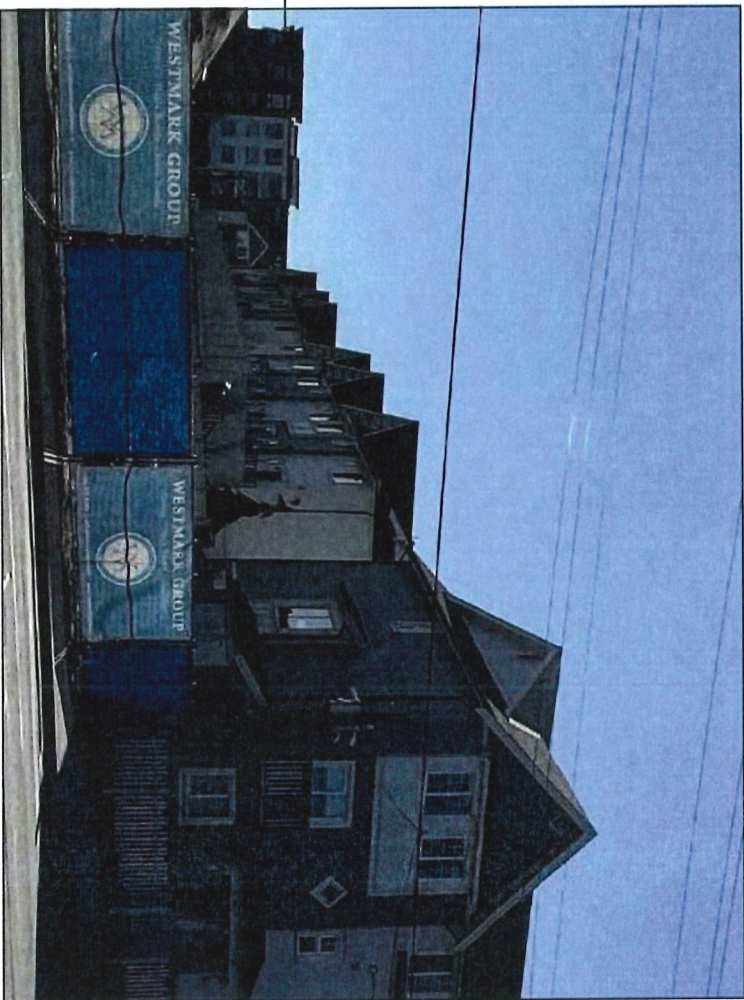


SITE PARCELING DIAGRAM





1 - Cambie St looking south east



1 - Cambie St looking south west



3 - Mckim Way looking north east



4 - Mckim Way looking north east

### FLOOR AREA BREAKDOWN SUMMARY

LEVELS	GROSS (m <sup>2</sup> & ft <sup>2</sup> )	EXEMPTIONS	NET (FAR)
L1	2,570.0 m <sup>2</sup> (27,664 ft <sup>2</sup> )	422.6 m <sup>2</sup> (4,550 ft <sup>2</sup> )	2,147.4 m <sup>2</sup> (23,114 ft <sup>2</sup> )
L2	2,575.0 m <sup>2</sup> (27,717 ft <sup>2</sup> )	126.1 m <sup>2</sup> (1,379 ft <sup>2</sup> )	2,448.9 m <sup>2</sup> (26,338 ft <sup>2</sup> )
L3	2,575.0 m <sup>2</sup> (27,717 ft <sup>2</sup> )	126.1 m <sup>2</sup> (1,379 ft <sup>2</sup> )	2,448.9 m <sup>2</sup> (26,338 ft <sup>2</sup> )
L4	2,575.0 m <sup>2</sup> (27,717 ft <sup>2</sup> )	126.1 m <sup>2</sup> (1,379 ft <sup>2</sup> )	2,448.9 m <sup>2</sup> (26,338 ft <sup>2</sup> )
LS	2,031.7 m <sup>2</sup> (21,869 SF)	97.6 m <sup>2</sup> (1,060 ft <sup>2</sup> )	1,934.1 m <sup>2</sup> (20,819 ft <sup>2</sup> )
TOTALS	12,326.7 m <sup>2</sup> (132,894 ft <sup>2</sup> )	904.5 m <sup>2</sup> (9,737 ft <sup>2</sup> )	11,422.2 m <sup>2</sup> (122,947 ft <sup>2</sup> )

### AHU & BUH SUMMARY

AFFORDABLE LEMR HOUSING UNITS (AHU) - BASIC UNIVERSAL HOUSING UNITS (BUH) - ALL AHU ARE BUH

UNIT NUMBER	NO. OF UNITS	UNIT TYPE	BUH	AHU	MIN. AHU SIZE	UNIT SIZE PROPOSED
225-325-425	3	A2-U	•	•	69 m <sup>2</sup>	51.67 m <sup>2</sup>
103-120	2	D1-U	•	•	69 m <sup>2</sup>	74.88 m <sup>2</sup>
101-107-116-122	20	D1-U	•	•	69 m <sup>2</sup>	87.51 m <sup>2</sup>
202-208-217-223	3	E1-U	•	•	91 m <sup>2</sup>	94.30 m <sup>2</sup>
302-308-317-323	3	E3-U	•	•	91 m <sup>2</sup>	100.39 m <sup>2</sup>
402-408-417-423	1	E3-U	•	•	91 m <sup>2</sup>	100.39 m <sup>2</sup>
502-508-517-523	1	E3-U	•	•	91 m <sup>2</sup>	100.39 m <sup>2</sup>
602-608-617-623	1	E3-U	•	•	91 m <sup>2</sup>	100.39 m <sup>2</sup>
702-708-717-723	1	E3-U	•	•	91 m <sup>2</sup>	100.39 m <sup>2</sup>
802-808-817-823	1	E3-U	•	•	91 m <sup>2</sup>	100.39 m <sup>2</sup>
902-908-917-923	1	E3-U	•	•	91 m <sup>2</sup>	100.39 m <sup>2</sup>
TOTAL	36					

### WASTE MANAGEMENT SUMMARY

	NO. OF BINS	AREA REQ PER BIN (m <sup>2</sup> )	TOTAL AREA REQ (m <sup>2</sup> )
MIXED CONTAINERS	5	1.26	7.56
RECYCLABLES	3	0.97	2.91
MIXED PAPER	4	1.26	5.04
GLASS	1	0.97	0.97
FOOD SCRAPS	5	0.97	4.85
CARDBOARD	1	4.88	4.88
GARAGE	3	7.67	23.01
TOTAL			49.22

### UNIT MIX SUMMARY

ROOM TYPE	1	2	3	4	5	TOTAL UNITS	TOTAL MIX
1B	A1	634	1	1	1	3	1,502
	A2-U	657	1	1	1	3	2,001
						6	3,503
						6	5%
1B-D	B1	631	1	1	1	4	2,636
	B2	652	1	1	1	4	660
	B3	697	1	1	1	3	2,061
	B5	707	1	1	1	3	2,121
	B6	738	1	1	1	1	738
						16	10,620
						16	13%
2B	C1-U	806	2	2	2	6	6,448
	C2-1	806	2	2	2	6	8,010
	C2-2	801	2	2	2	6	24,024
	C3-1	858	6	6	6	18	24,024
	C3-2	851	2	2	2	6	5,510
	C4	875	1	1	1	3	3,500
	C5	986	1	1	1	3	2,958
						65	55,095
						65	51%
2B-D	D1-U	938	4	4	4	12	13,760
	D2-U	942	1	1	1	4	3,768
	D3	1,062	1	1	1	4	3,052
						20	18,580
						20	20%
						33	33,632
						33	30%
3B	E1-U	1,015	1	1	1	3	3,046
	E2-U	1,049	1	1	1	4	4,346
	E3-U	1,163	1	1	1	1	1,163
	E5	1,344	1	1	1	1	1,344
						13	1,344
						13	10%
3B-D	F1	1,639	1	1	1	1	1,639
						1	1,639
						1	1%
						1	1,639
						1	100%
TOTAL		22	28	28	20	128	56,378
						128	100%

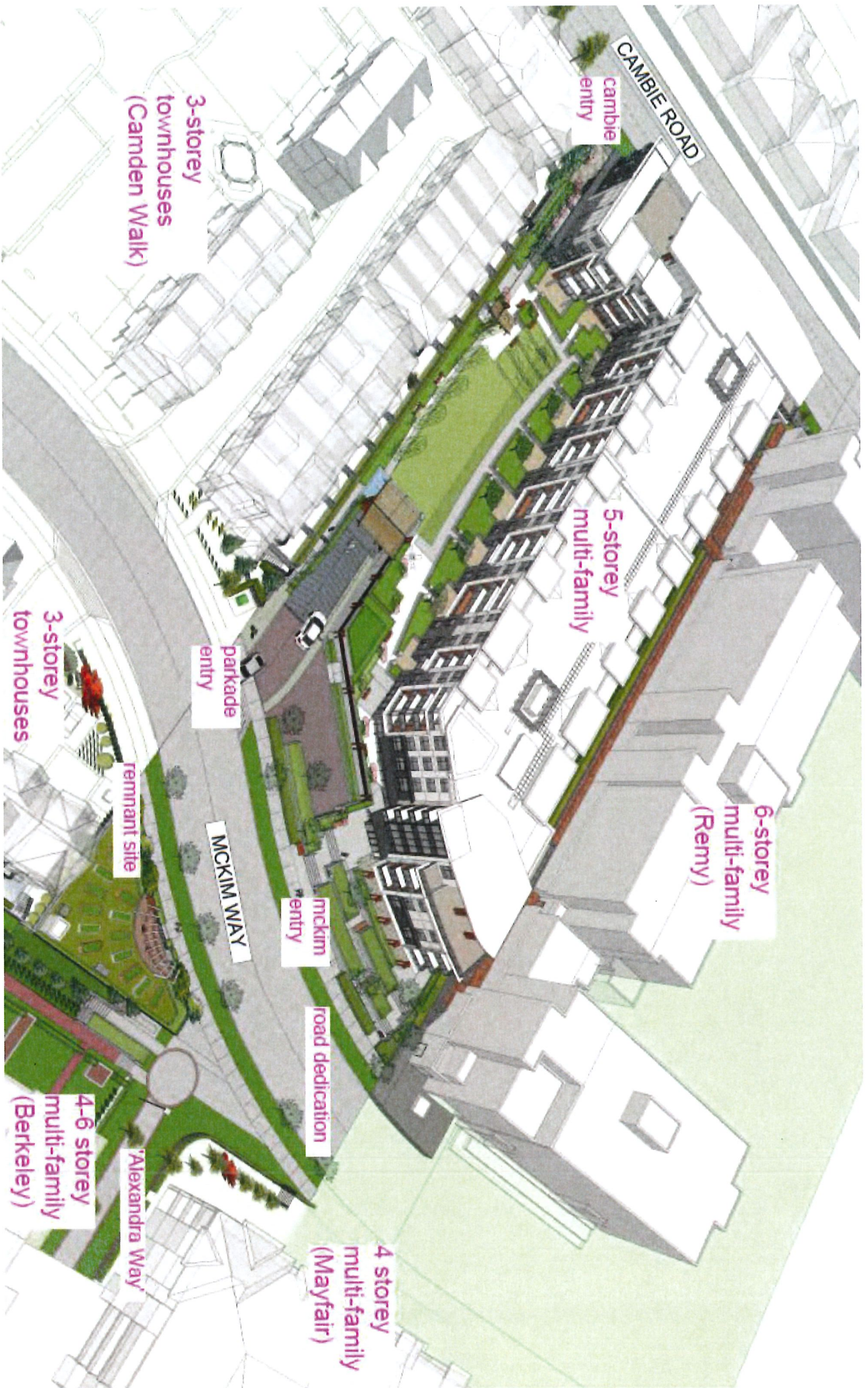
### AVERAGE SITE GRADE CALCULATION

SITE A (MAIN)	NE	NW	SE	SW	AVERAGE
	1.93	1.96	2.13	2.06	2,025 m
SITE B (REMAIN)	2.35	2.15	-	2.47	2,333 m
					2,177 m

### ZONING SUMMARY

Zoning Bylaw No. 8500

PERMITTED (REQUIRED)	PROJECT SPECIFICS (PROPOSED)
<p>LOT ZONING</p> <p>USES</p> <p>DENSITY (MAX)</p> <p>R1/F (EXISTING)</p> <p>MEDIUM DENSITY HOUSING (OCF)</p> <p>1.50 FAR (BASE MKT HSG) = 10.104 m<sup>2</sup></p> <p>+ 0.2 (1/3 AHU = 0.067 = 449.06 m<sup>2</sup> MINI 1.5)</p> <p>(2/3 MKT = 0.133 = 886.13 m<sup>2</sup> MAX)</p> <p>TOTAL ALLOWABLE MAX FAR =</p> <p>&gt;&gt; 1.7 FAR = 11,451.2 m<sup>2</sup> (123,269 ft<sup>2</sup>)</p> <p>+ 0.1 INTERIOR AMENITY = 673.6 m<sup>2</sup> MAX</p> <p>40% MAXIMUM</p>	<p>ZLR43 (LOW-RISE APARTMENT)</p> <p>APARTMENT HOUSING</p> <p>1.50 FAR (BASE MKT HSG) = 10.104 m<sup>2</sup></p> <p>+ 0.067 ALH (452.7 m<sup>2</sup>)</p> <p>+ 0.131 MKT (880.25 m<sup>2</sup>)</p> <p>TOTAL PROPOSED FAR =</p> <p>&gt;&gt; 1.885 FAR = 11,422.2 m<sup>2</sup> (122,947 ft<sup>2</sup>)</p> <p>+ 0.0814 INTERIOR AMENITY = 548.5 m<sup>2</sup></p> <p>42.3% (2,842 m<sup>2</sup> / 6,726 m<sup>2</sup>)</p>
<p>LOT COVERAGE</p> <p>MIN BUILDING SETBACKS</p> <p>MIN PARKADE SETBACKS</p> <p>STAR SETBACKS</p> <p>BUILDING HEIGHT MAX.</p> <p>FCL</p> <p>PARKING</p> <p>MIN AMENITY SPACE</p> <p>(14.4.5.D)</p> <p>MECHANICAL SPACE</p> <p>AFFORDABLE LEMR HOUSING (AHU) UNITS</p>	<p>7.5 m (MCKIM WAY); 4.0 m (CAMBIE ROAD)</p> <p>4.0 m MIN AT INTERIOR LOT LINES</p> <p>7.5 m (MCKIM WAY); 2.0 m (CAMBIE ROAD)</p> <p>0.9 m (WEST); 0.9 m (EAST)</p> <p>1.5 m MINIMUM AT PUBLIC ROAD</p> <p>5 STOREYS; 19.5 m</p> <p>2.6 m GSC (PER OCP WEST CAMBIE)</p> <p>192 SPACES (AFTER 10% TOM REDU)</p> <p>* R: 164 SP = 1.5 PER 121 MKT UNITS</p> <p>* R: 9 SP = 1.0 PER 5 AHU UNITS</p> <p>* V: 23 SP = 0.2 PER 126 RESID UNITS</p> <p>MIN. 100 m<sup>2</sup> (INDOOR)</p> <p>6 m<sup>2</sup> UNIT (756 m<sup>2</sup>) COMMON OUTDOOR</p> <p>3 m<sup>2</sup> UNIT (378 m<sup>2</sup>) CHILDREN'S PLAY</p> <p>6 m<sup>2</sup> PRIVATE OUTDOOR SPACE</p> <p>100 m<sup>2</sup> MAX</p> <p>449.06 m<sup>2</sup> MINIMUM</p> <p>= ONE THIRD OF 0.2 BONUS FAR</p> <p>= 0.066667 FAR</p> <p>* TO BE BUILT: # UNITS EXCEED 60</p> <p>10% (PER OCP GUIDELINES)</p> <p>TARGET 65% OF ALL LEMR UNITS</p>
<p>MIN AMENITY SPACE</p> <p>(14.4.5.D)</p> <p>MECHANICAL SPACE</p> <p>AFFORDABLE LEMR HOUSING (AHU) UNITS</p>	<p>1.5 m AT PUBLIC ROAD</p> <p>19.5 m, 5 STOREYS OVER BSMT PARKADE</p> <p>2.6 m GSC</p> <p>193 SPACES = 1.523 SP/UNIT</p> <p>* 164 RESID MARKET UNITS</p> <p>* 5 RESID AFFORDABLE UNITS</p> <p>* 24 VISITOR (INCLUDE 2 CAR SHARE)</p> <p>548.5 m<sup>2</sup> = 0.0814 FAR (INDOOR)</p> <p>653.1 m<sup>2</sup> COMMON OUTDOOR (USABLE)</p> <p>384.3 m<sup>2</sup> CHILDREN'S PLAY</p> <p>MIN. 6.3 m<sup>2</sup> PER UNIT</p> <p>96 m<sup>2</sup></p> <p>452.7 m<sup>2</sup> (5 UNITS, 2 x 2BR, 3 x 3BR)</p> <p>* SEE SUMMARY TABLE</p> <p>* ALL AHU UNITS ARE ALSO BUH UNITS</p> <p>29%</p> <p>= 36 UNITS OUT OF 126 UNITS TOTAL</p>



CAMBIE ROAD

cambie entry

3-storey townhouses (Camden Walk)

5-storey multi-family

6-storey multi-family (Remy)

mckim entry

road dedication

MCKIM WAY

parkade entry

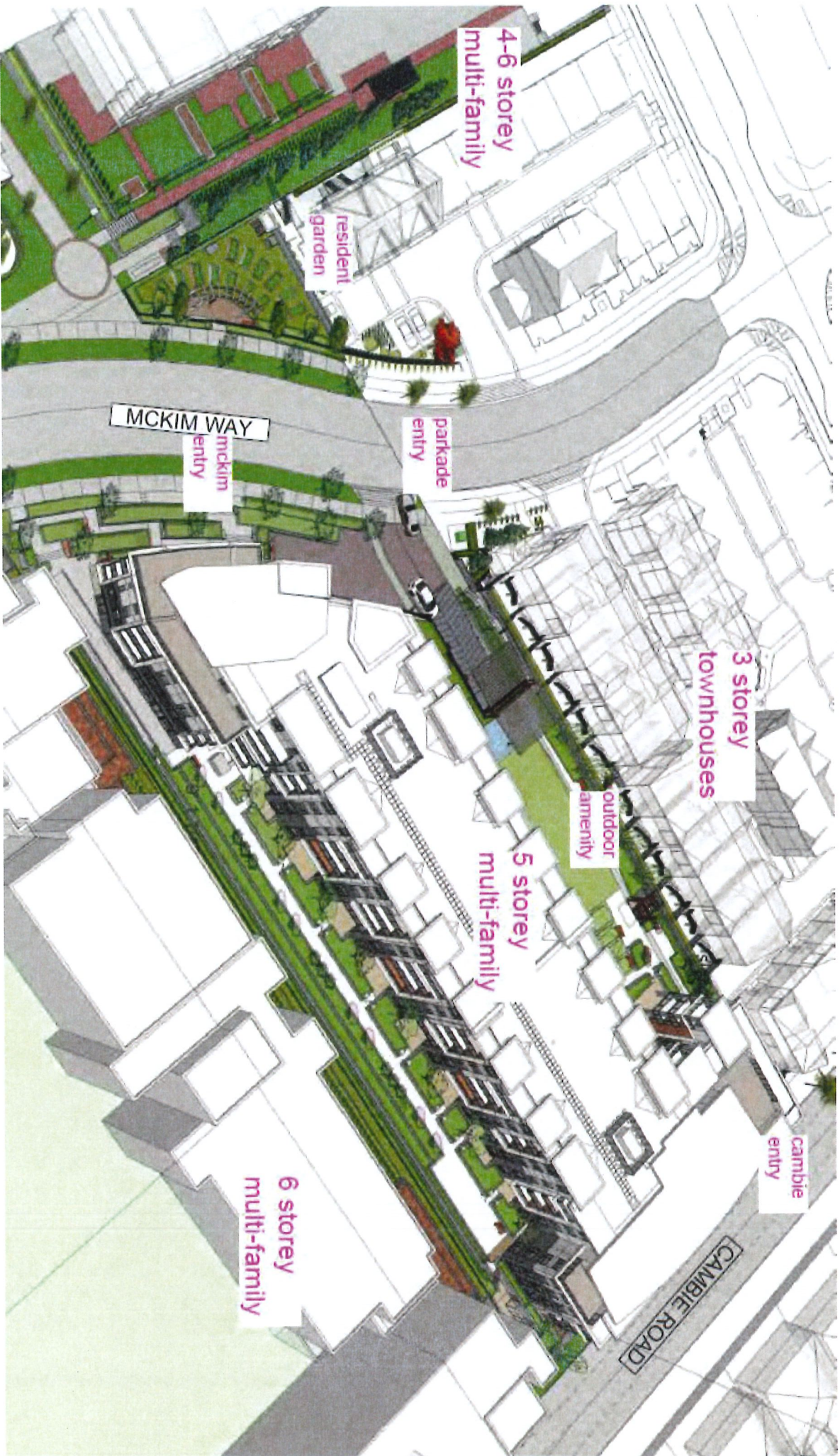
3-storey townhouses

remnant site

4-6 storey multi-family (Berkeley)

Alexandra Way

4 storey multi-family (Mayfair)



4-6 storey  
multi-family

resident  
garden

MCKIM WAY

mckim  
entry

parkade  
entry

3 storey  
townhouses

outdoor  
amenity

5 storey  
multi-family

cambie  
entry

CAMBIE ROAD

6 storey  
multi-family

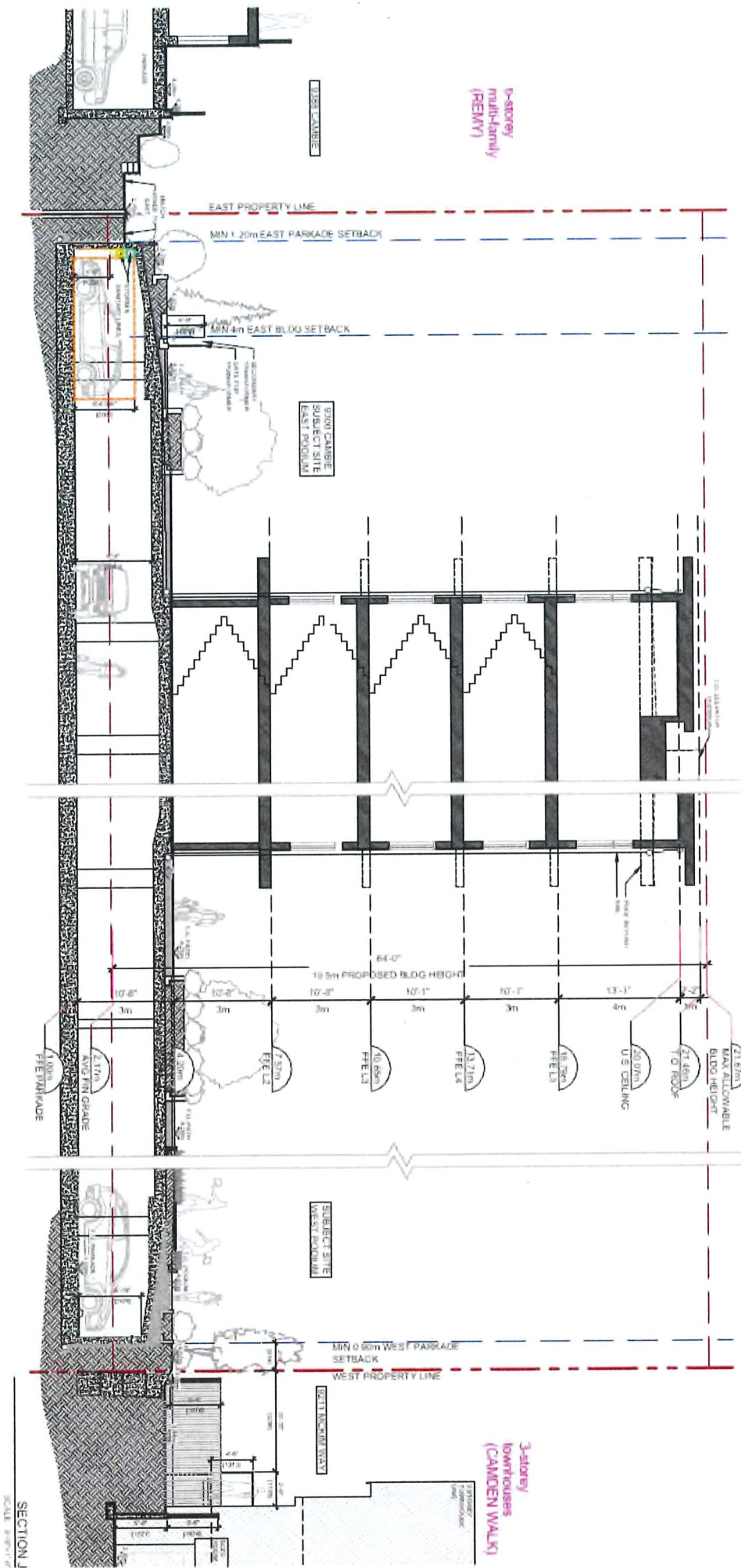


AERIAL VIEW - LOOKING FROM NORTH EAST

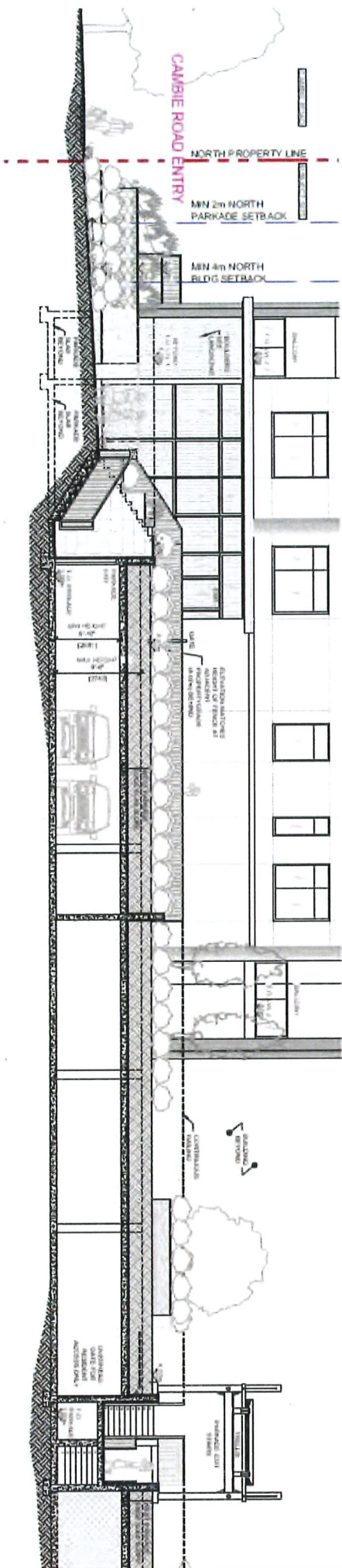


AERIAL VIEW - LOOKING FROM NORTH WEST

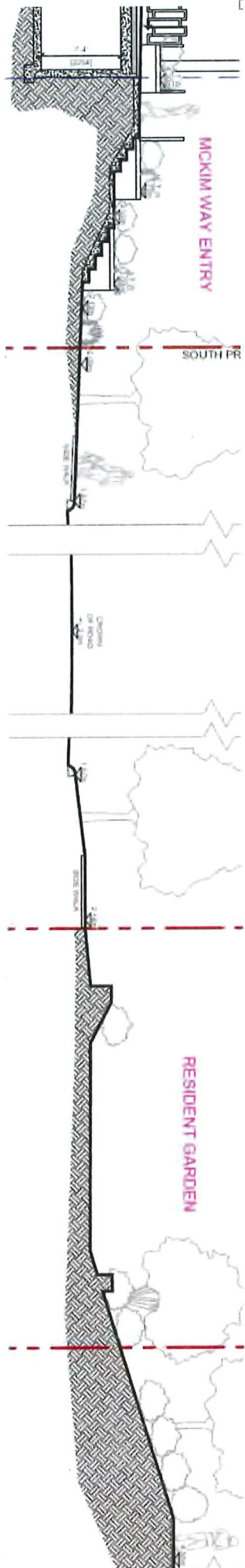




SECTION J  
SCALE 3/8"=1'-0"

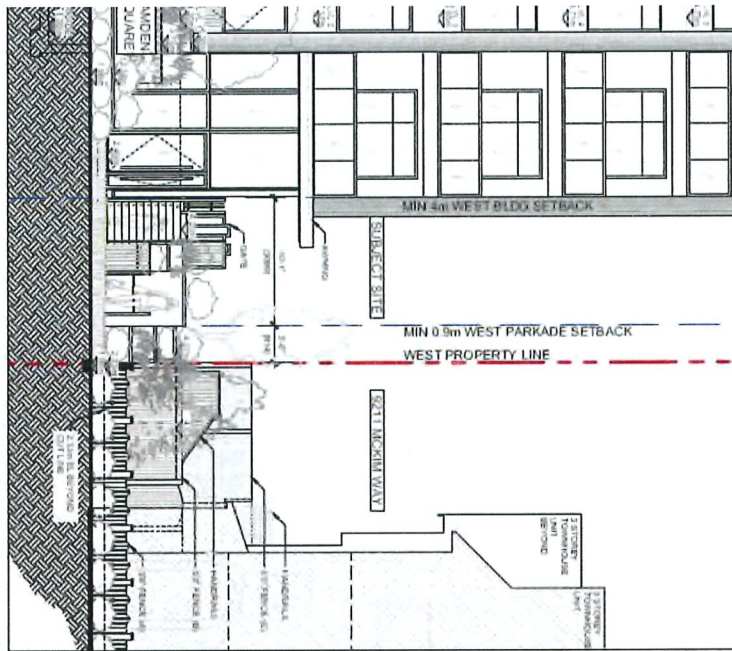


SECTION E: AT NORTH PL LOOKING EAST

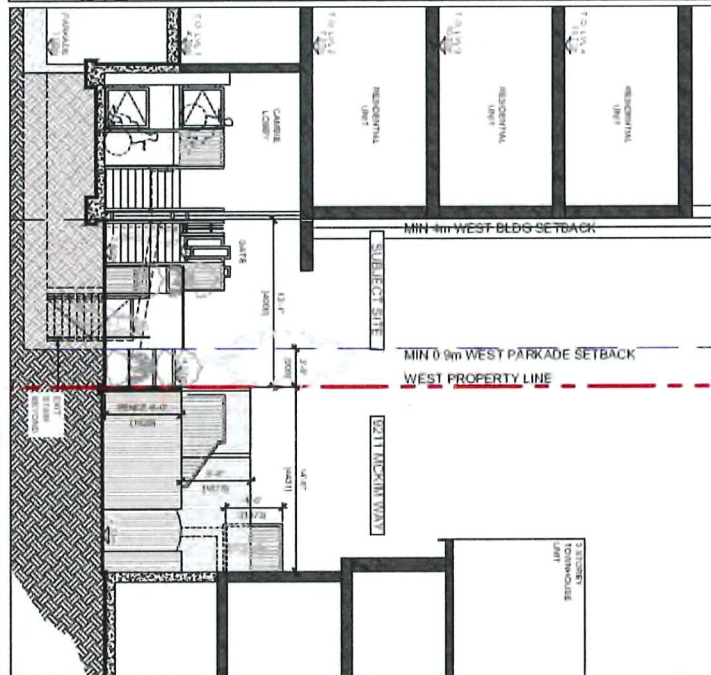


SECTION B: LOOKING EAST  
SCALE 3/8"=1'-0"

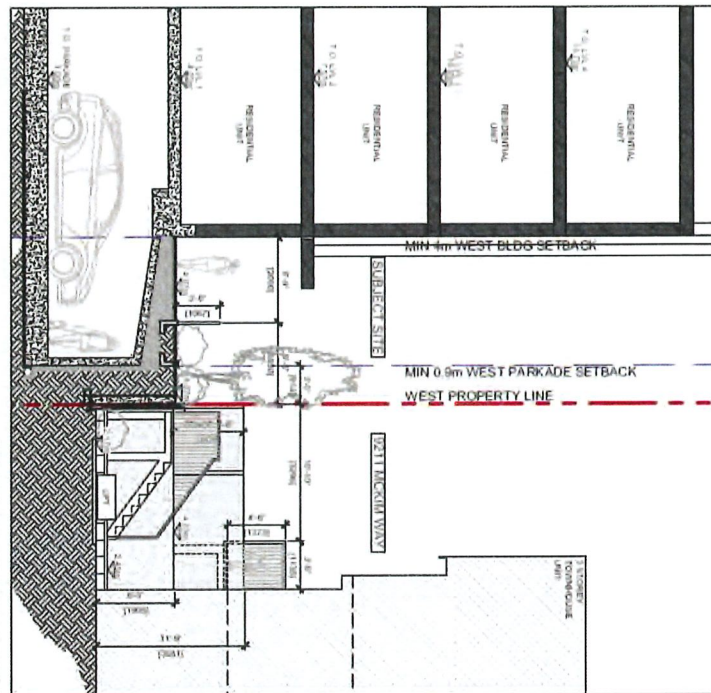
SECTION F: AT NORTH PL LOOKING SOUTH

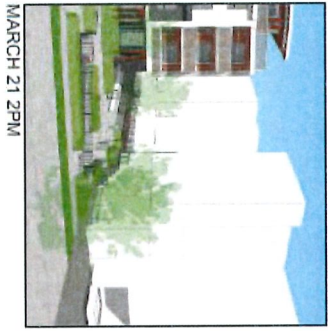
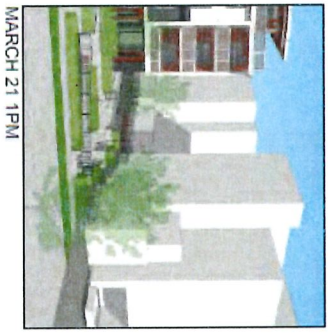


SECTION G: LOOKING SOUTH

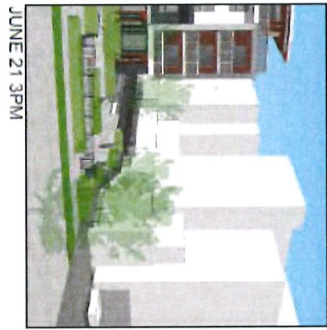
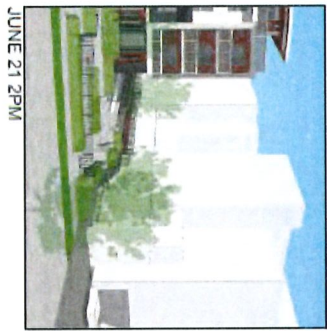
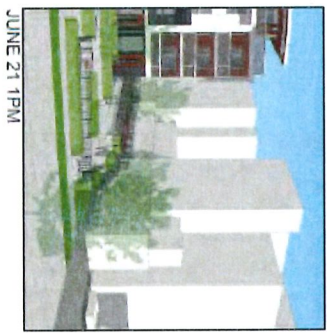


SECTION H: LOOKING SOUTH

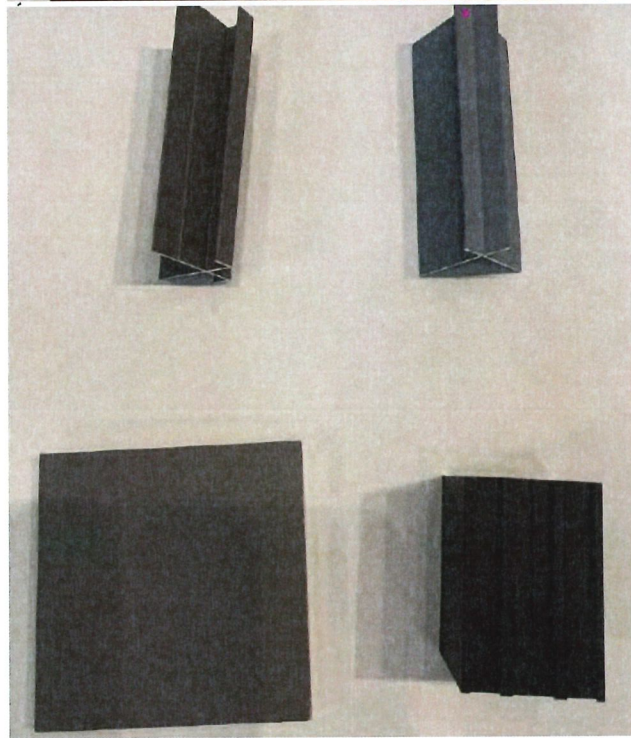




SHADOWING ON REMY WEST FACE (SOUTH END, MCKIM WAY) - SPRING EQUINOX (1PM TO 6PM)



SHADOWING ON REMY WEST FACE (SOUTH END, MCKIM WAY) - SUMMER SOLSTICE (1PM TO 6PM)





4-6 storey multi-family  
(Berkeley House)

remnant site

mckim entry

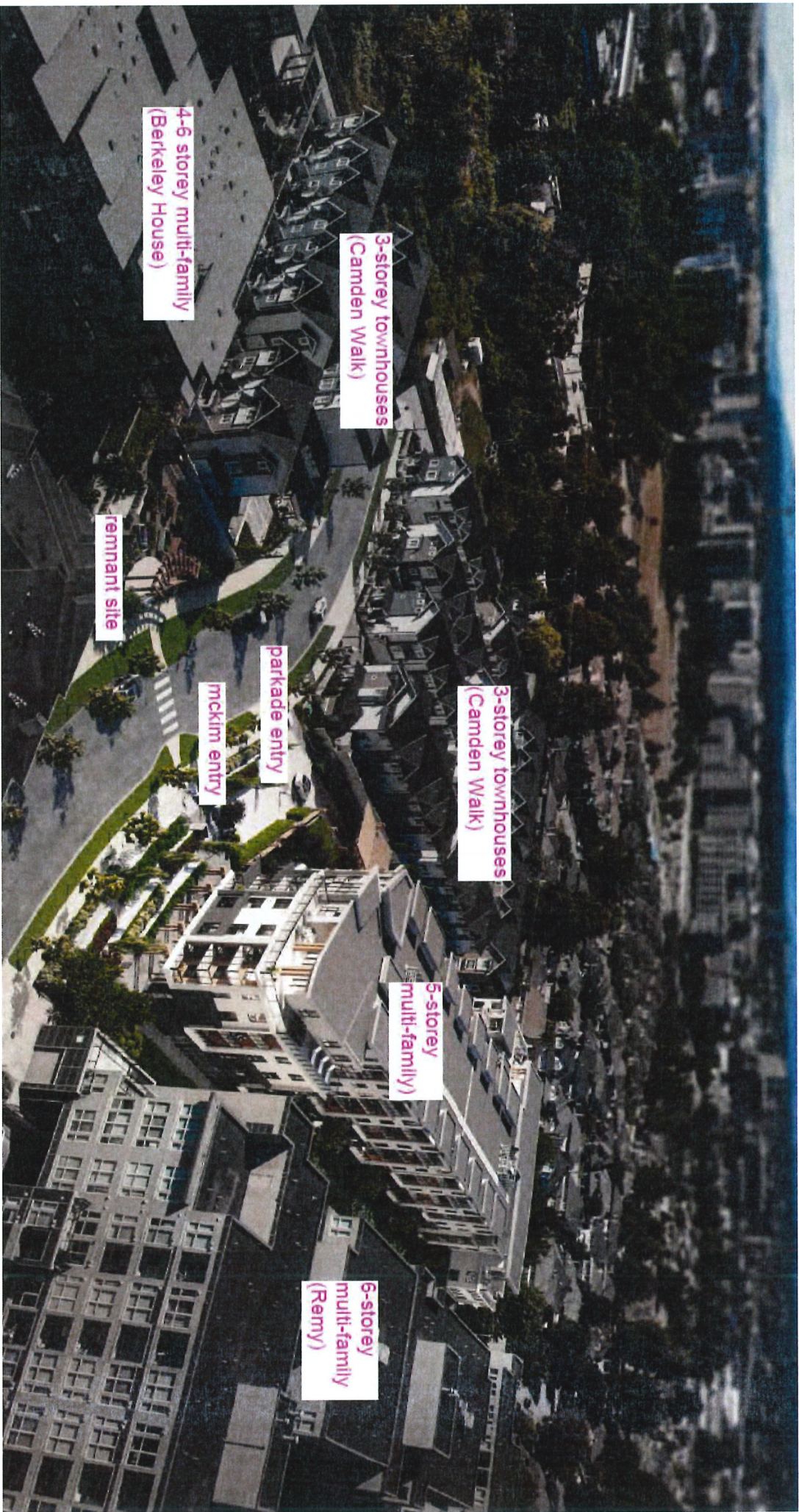
5-storey  
multi-family)

6-storey  
multi-family  
(Remy)

camble entry

2-storey single family

3-storey townhouses  
(Camden Walk)



4-6 storey multi-family  
(Berkeley House)

3-storey townhouses  
(Camden Walk)

remnant site

parkade entry

mckim entry

3-storey townhouses  
(Camden Walk)

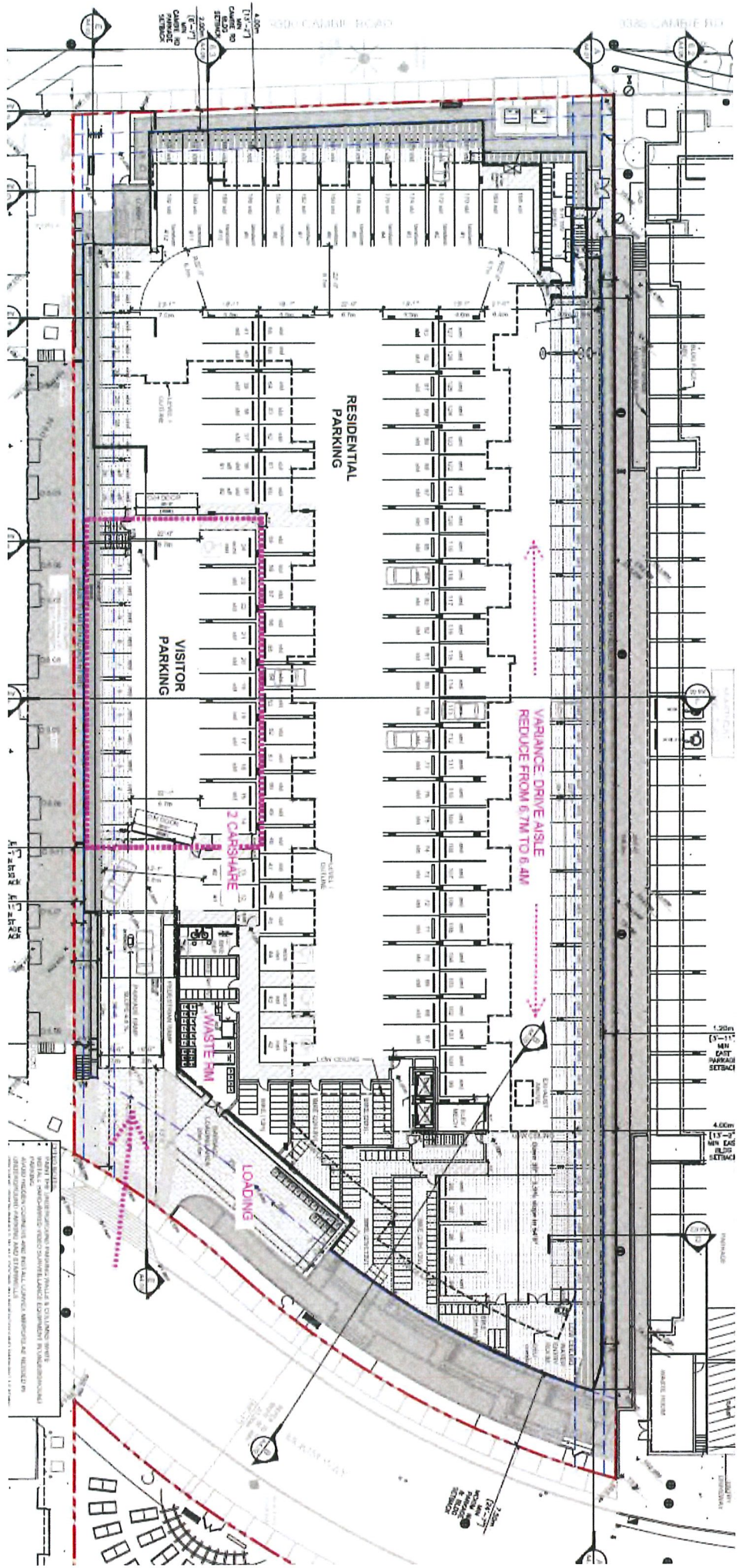
5-storey  
multi-family

6-storey  
multi-family  
(Remy)









NOTES:  
 1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

1.25m  
 (3'-11")  
 NEW  
 GATE  
 MARKING  
 SETBACK

4.60m  
 (15'-0")  
 NEW  
 GATE  
 MARKING  
 SETBACK

VARIANCE: DRIVE AISLE  
 REDUCE FROM 6.7M TO 6.4M

2 CARSPACE

VISITOR  
 PARKING

RESIDENTIAL  
 PARKING

LOADING

WASTE RM

LOW CEILING

ALAN RD

CORN LANE RD

350-360 ROAD

1:200  
 DATE: 12/11/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1:200

