# 5910-5998 CAMBIE STREET

# Overall Project Summary


**CONTEXT PLAN**

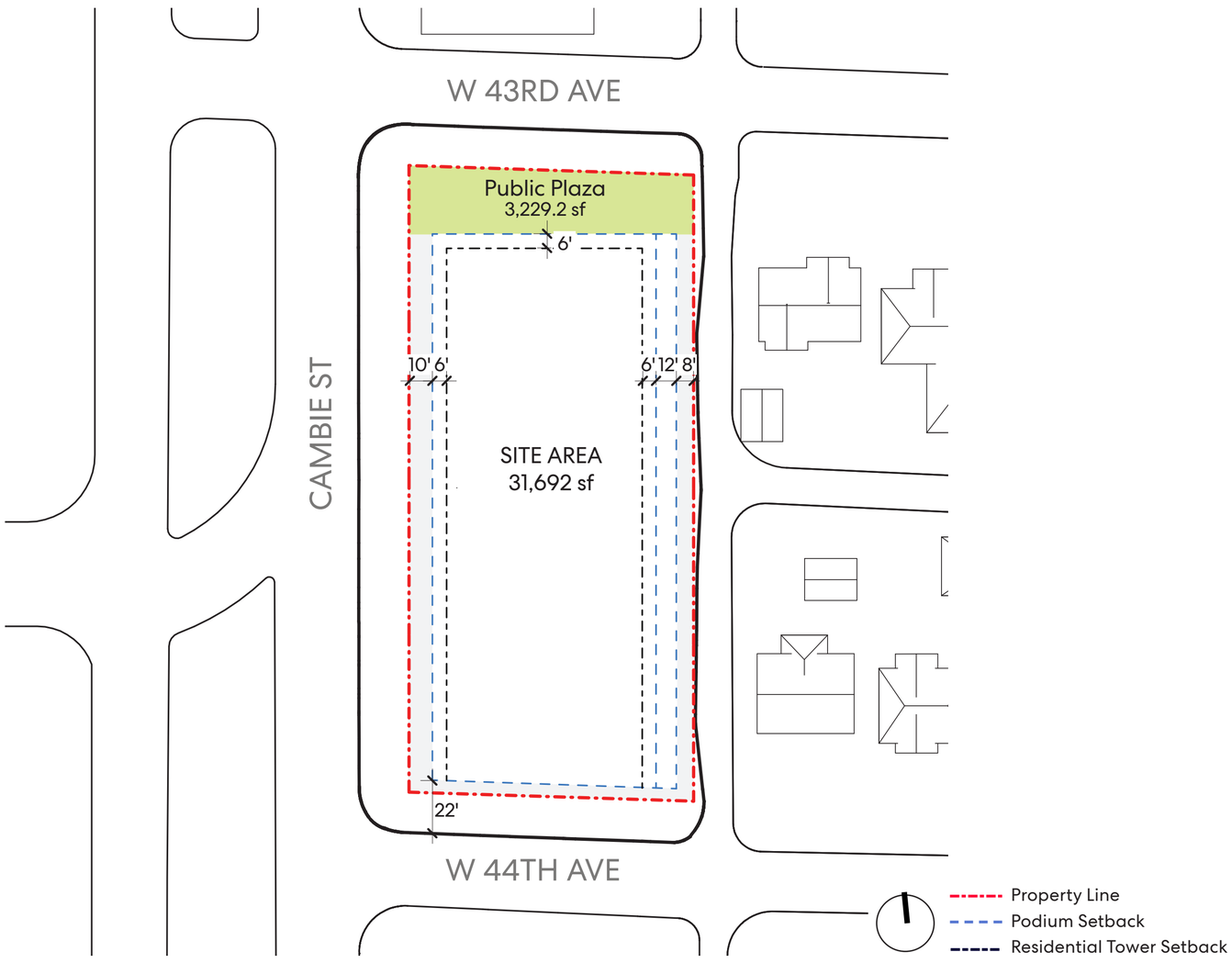
## PROJECT CONTEXT

Oakridge is a primarily residential neighbourhood with a mix of housing types. The majority of the neighbourhood currently consists of single-family houses interspersed with social housing and institutional uses.

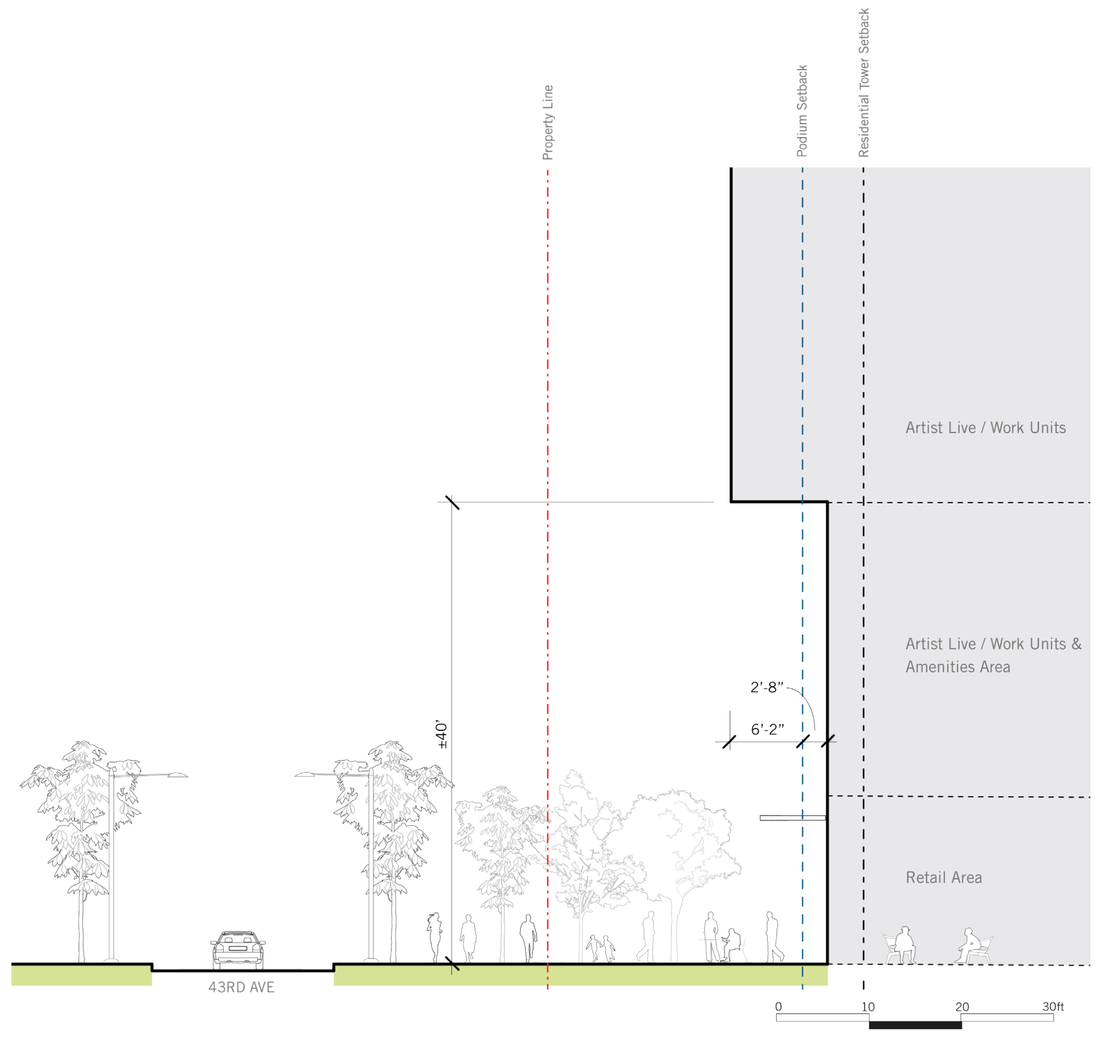
Oakridge has expanded even more with the completion of two stations (Oakridge - 41st Avenue Station and Langara - 49th Avenue Station) of the Canada Line along Cambie Street. A shopping mall, grocery stores, drug stores, banks, parks, and numerous food and beverage facilities are all within a 5-minute walk of this area.

The project site is located within the area of the Cambie Corridor Plan. In **Phase 3** of the plan, parcels along the Cambie corridor, including the subject site, will provide mixed-use developments with commercial podiums to provide a continuous streetfront to activate the public realm. All commercial podiums at grade must be at least 50' in height with towers of up to 330' in height, with a minimum of 150' of property frontage along Cambie Street.

**Site Information:** Existing Zoning: RT-2 Proposed Zoning: CD-1 Proposed FSR: 344,256 SF, FSR 10.86 Lot Area: 31,692 SF




**Required Setbacks**




**Setbacks and Cantilever at Residential Tower / Plaza**
East section at 43rd Ave

WALL FINANCIAL CORPORATION

Perkins&Will

# 5910-5998 CAMBIE STREET

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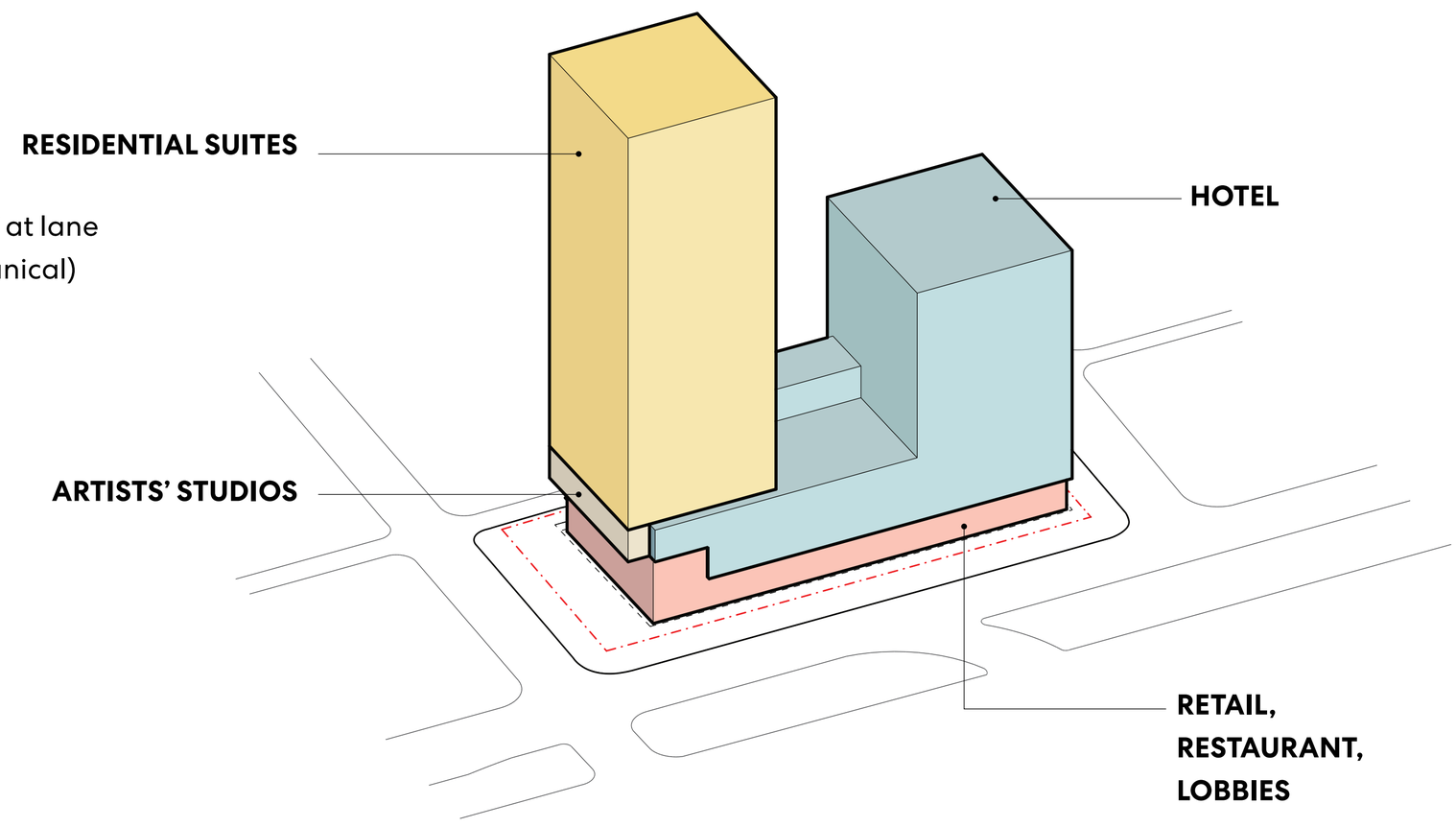
## DEVELOPMENT STATISTICS

**Uses**
Active Retail: Ground Level
Residential: Levels 7-29 & Level 30 Amenity
Hotel: Levels 2-15 & Level 16 Amenity
Live/Work Units: Levels 3-5

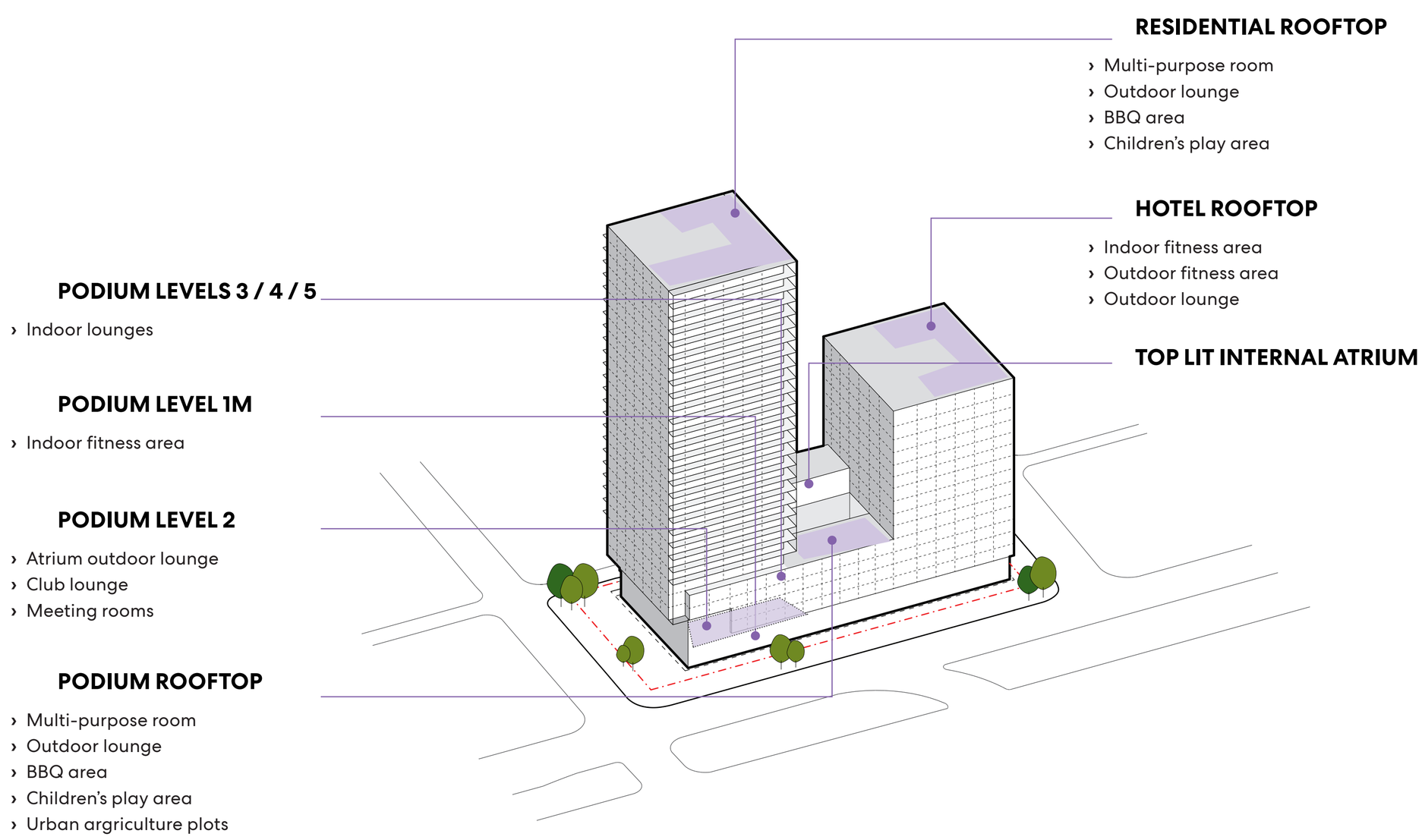
**Building Height**
Podium: 6 storeys - 55' along Cambie Street & 73'4" at lane
Residential: + 20 storeys - 278' (+ Amenity & Mechanical)
Hotel: + 8 storeys - 150' (+ Amenity & Mechanical)
Live/Work: 3 storeys

**Floor Plate Area**
Residential: 6,500 sf average
Hotel: 8022 sf

**Setbacks:**
Cambie Street 3m (10')
+ Res Tower 1.8m (6')
43rd Avenue: 25' min.
+ Res Tower: 16' min.
Lane: 14'
+ Res Tower 1.8m (6')
44th Avenue: 5'-6" min.
Tower separation: 72'




## AMENITY PROGRAM DIAGRAM




## PROGRAM DIAGRAM

WALL FINANCIAL CORPORATION

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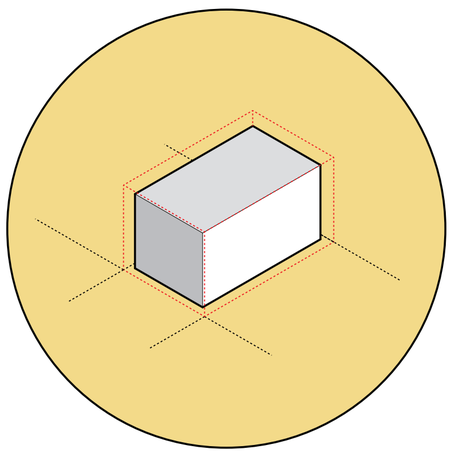
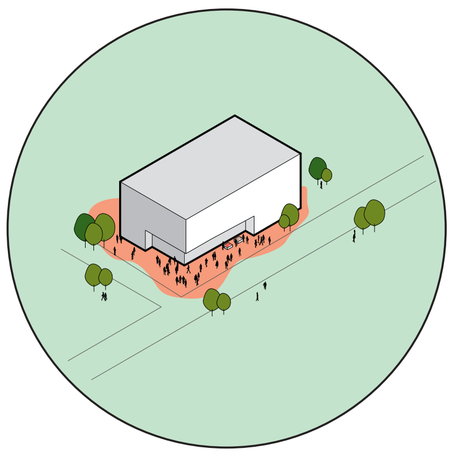
# Design Rationale

## GUIDING PRINCIPLES



### Development

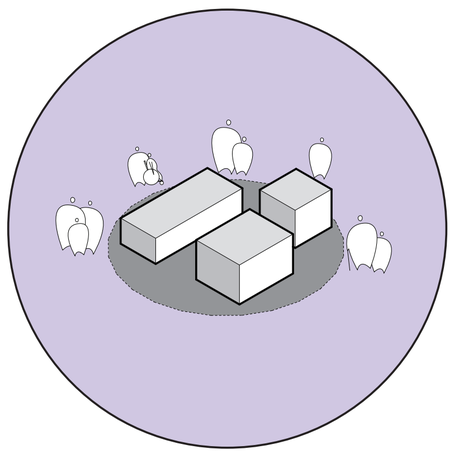
›› The massing and development of the site will be designed to reinforce the Cambie Corridor plan and applicable City of Vancouver Policies, while optimizing the development potential of the site



### Vibrant Urban Connection

›› The ground floor will be activated through retail and active program spaces, reinforcing a vibrant urban connection to Cambie Street as well as 43rd and 44th Avenues

›› The proposal will respond to the public plaza at the north end of the site through human scale design, building massing, and placement of active program spaces facing onto the plaza



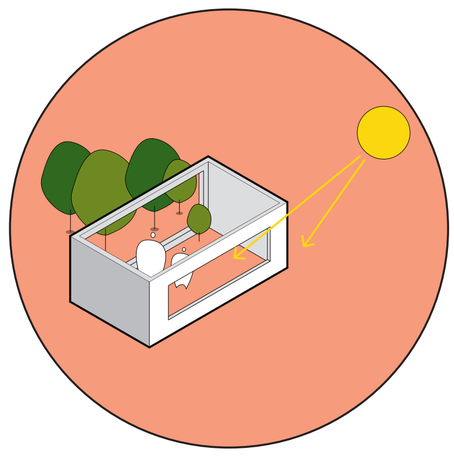
### Community

›› The proposal will offer a variety of housing options to support a diverse mix of occupants

›› Artists' studios will be provided to respond to the identified need in the Community Plan

›› A variety of interior and exterior amenity spaces will be provided to promote connections between occupants

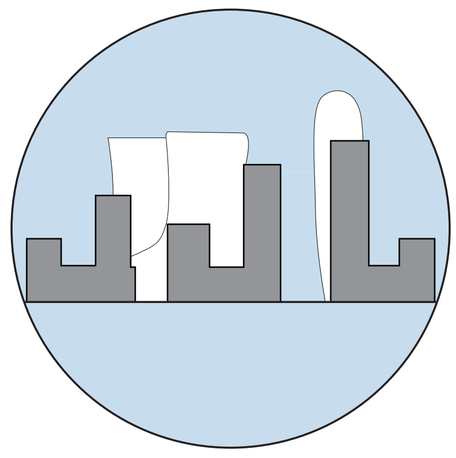
›› Universal accessibility will be integral to the design



### Health and Happiness

›› The development will contribute positively to the well-being of occupants by optimizing connections to daylight & nature for both residents as well as hotel guests

›› Minimize the use of toxic materials to ensure the health of occupants

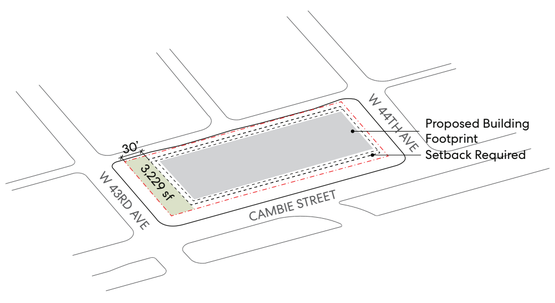


### Exterior Expression as a Response to Site Context

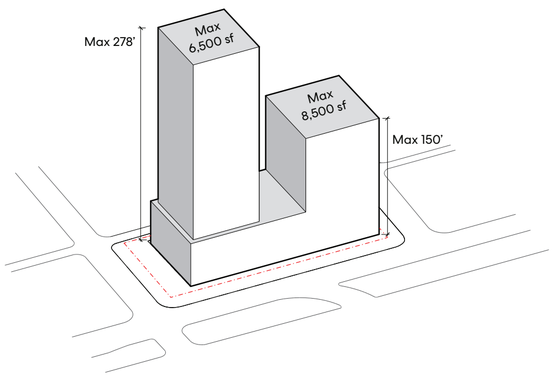
›› The exterior expression and massing of the proposal will provide a quiet response to the Oakridge Centre development

›› The organization of the interior program will be reflected at the facade through a regular grid, honestly displaying the interior planning module

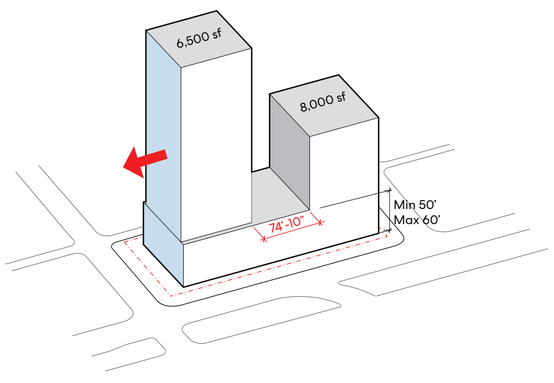
## MASSING RESPONSE DIAGRAMS



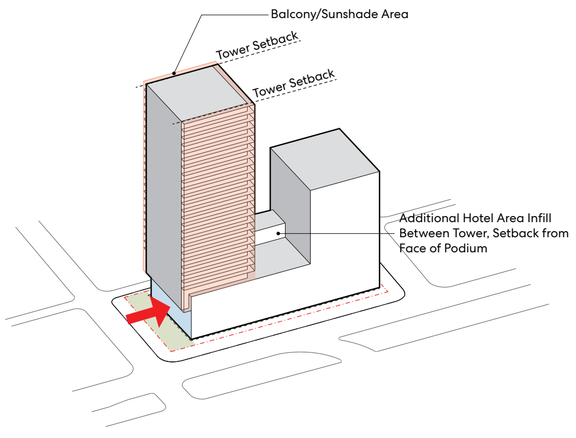

### Ground Floor Setbacks



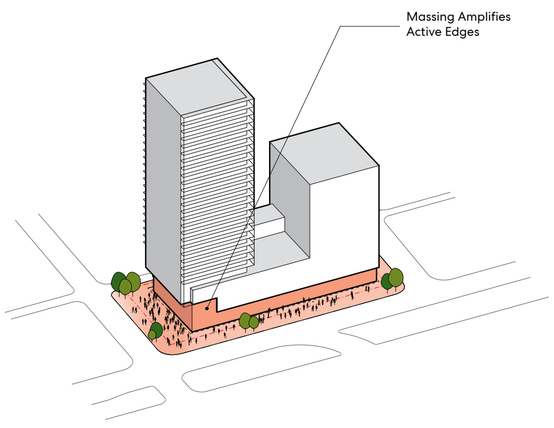

### Floor Plate Size & Max. Height



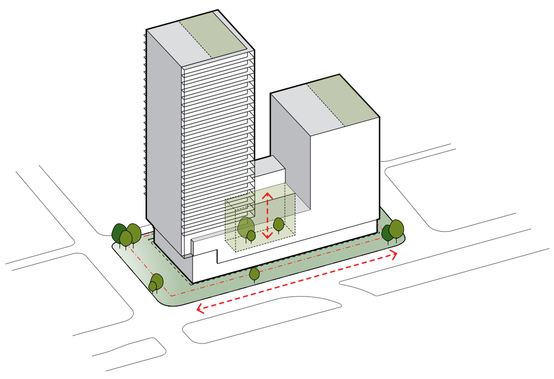

### Tower Separation



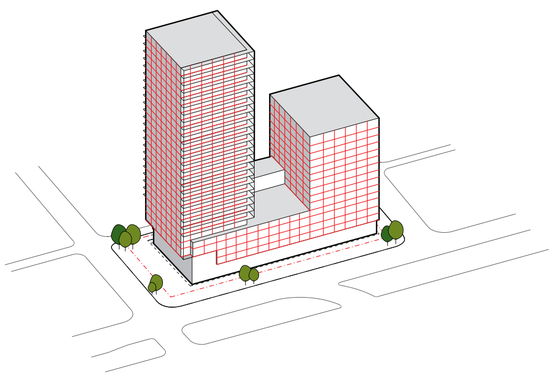

### Increased Setback for North Plaza



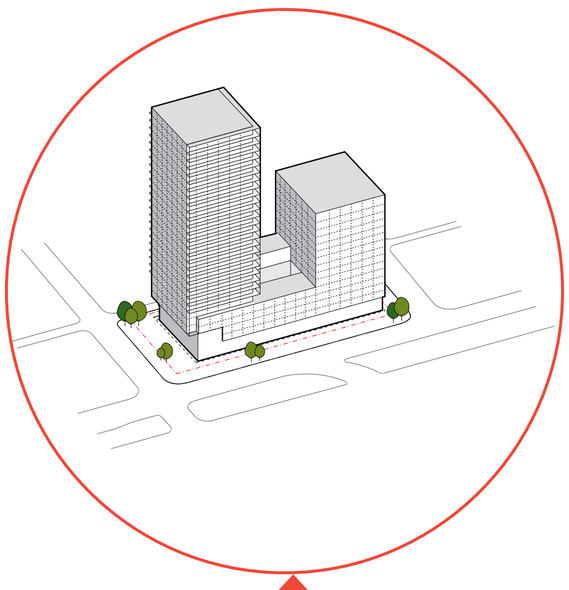

### Streetfront Response



### Atrium & Rooftop Amenities



### Exterior Expression as an Honest Reflection of Interior Program



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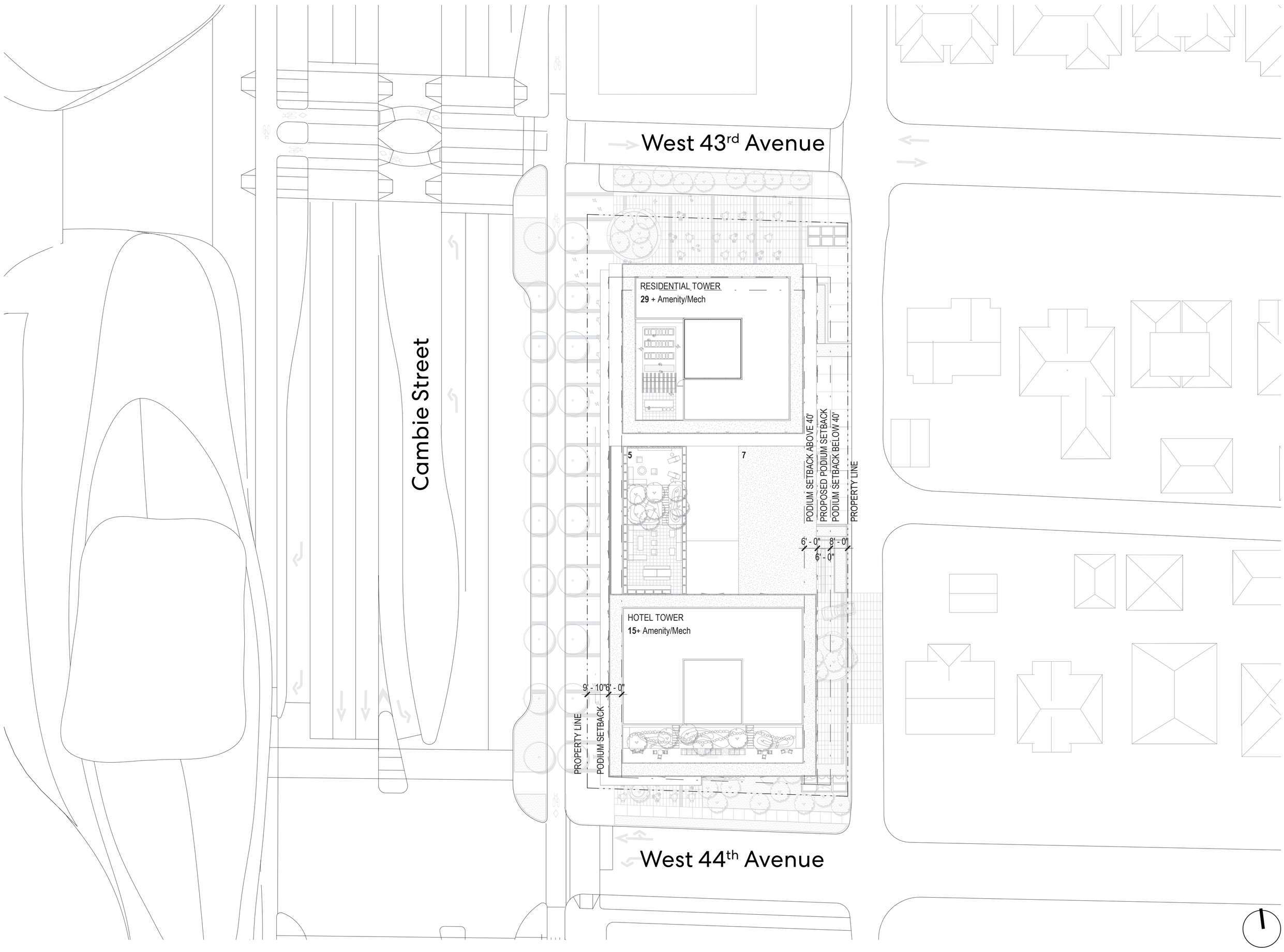
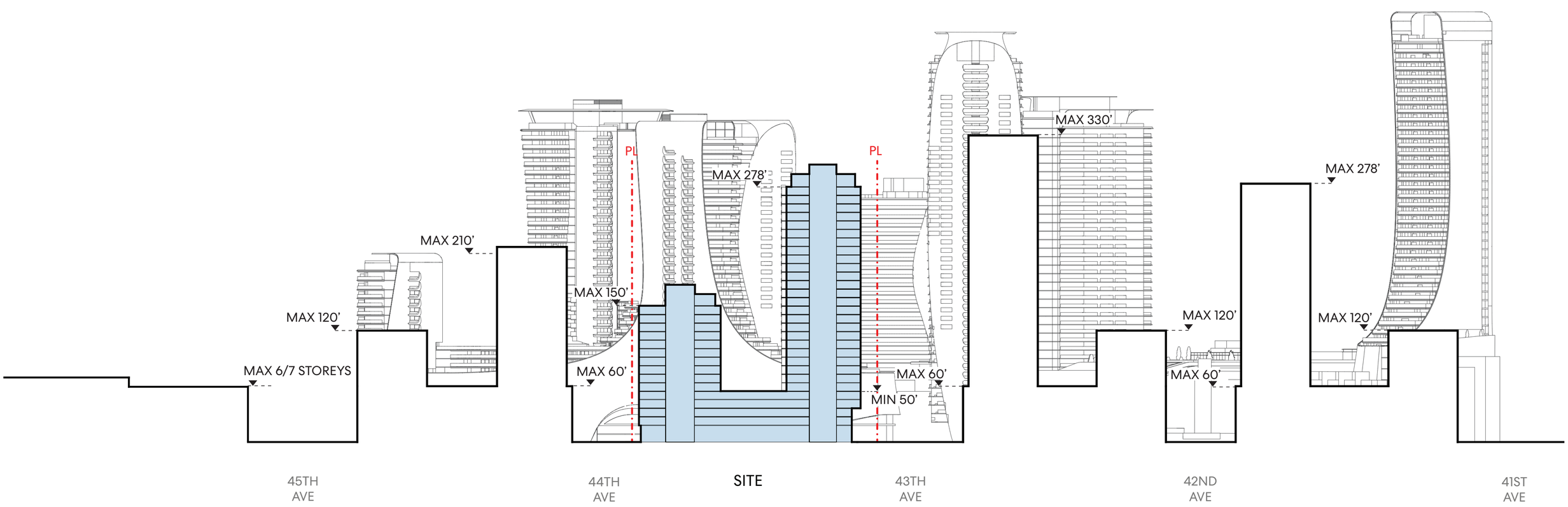
# Site Context




## SITE PLAN




## SITE SECTION - LOOKING WEST

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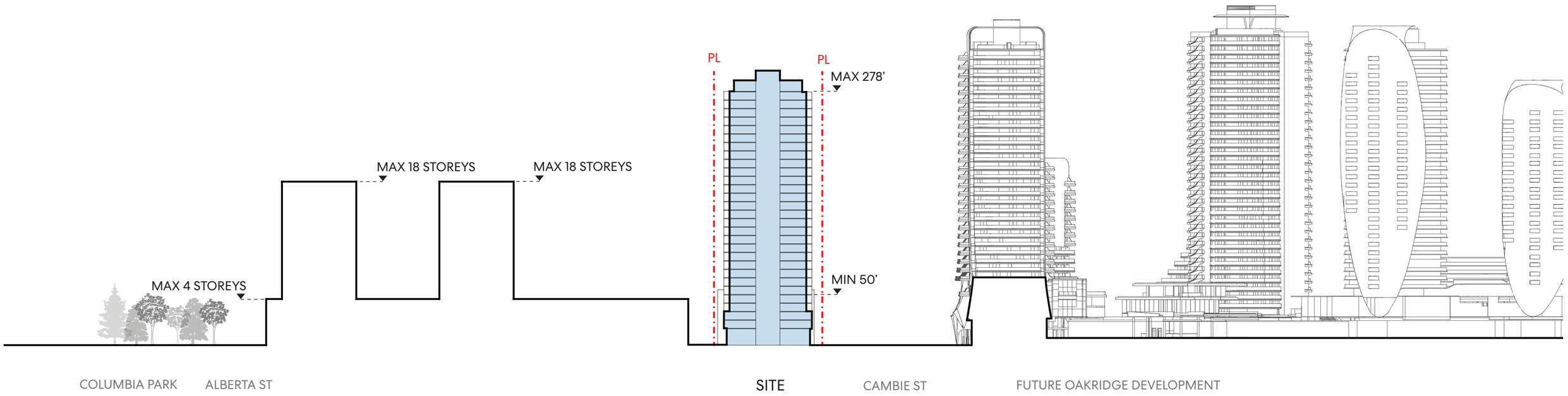
# Site Massing

VIEW FROM CAMBIE STREET LOOKING SOUTH

VIEW FROM CAMBIE STREET LOOKING EAST




SITE SECTION - LOOKING SOUTH

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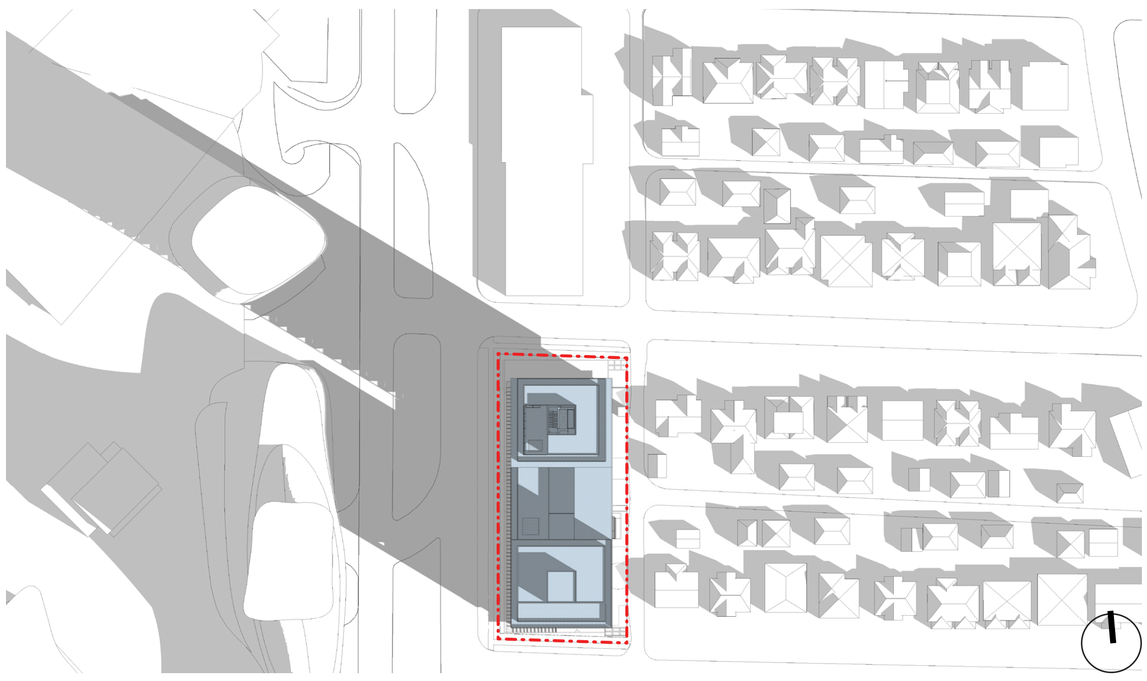
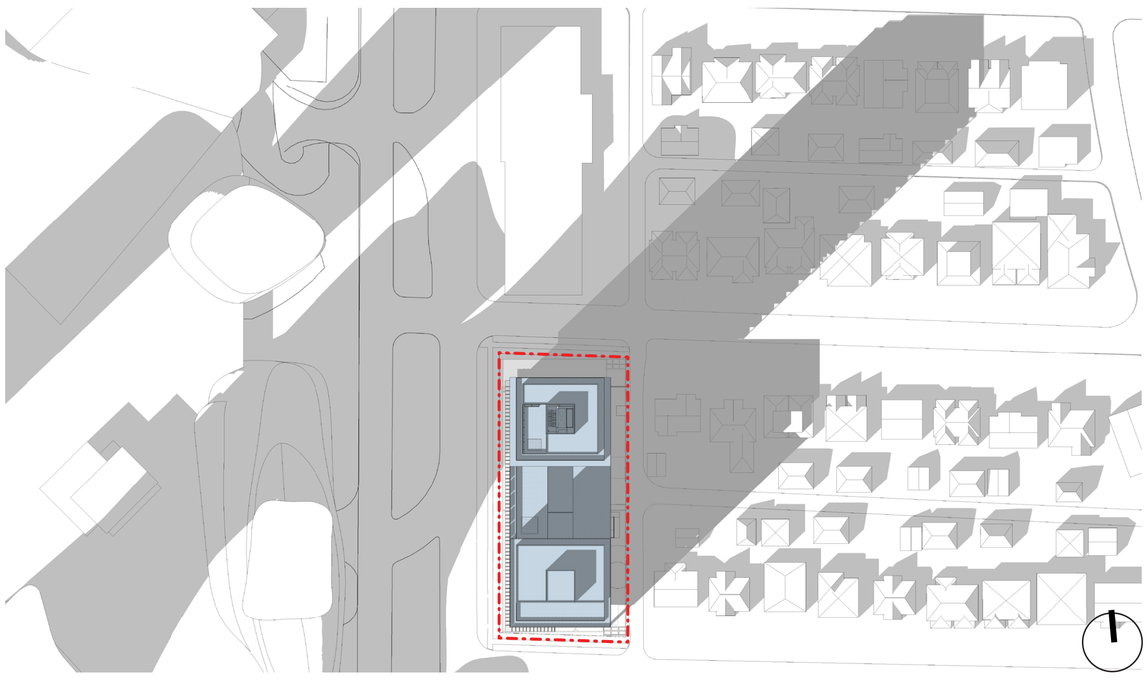
# Shadow Studies



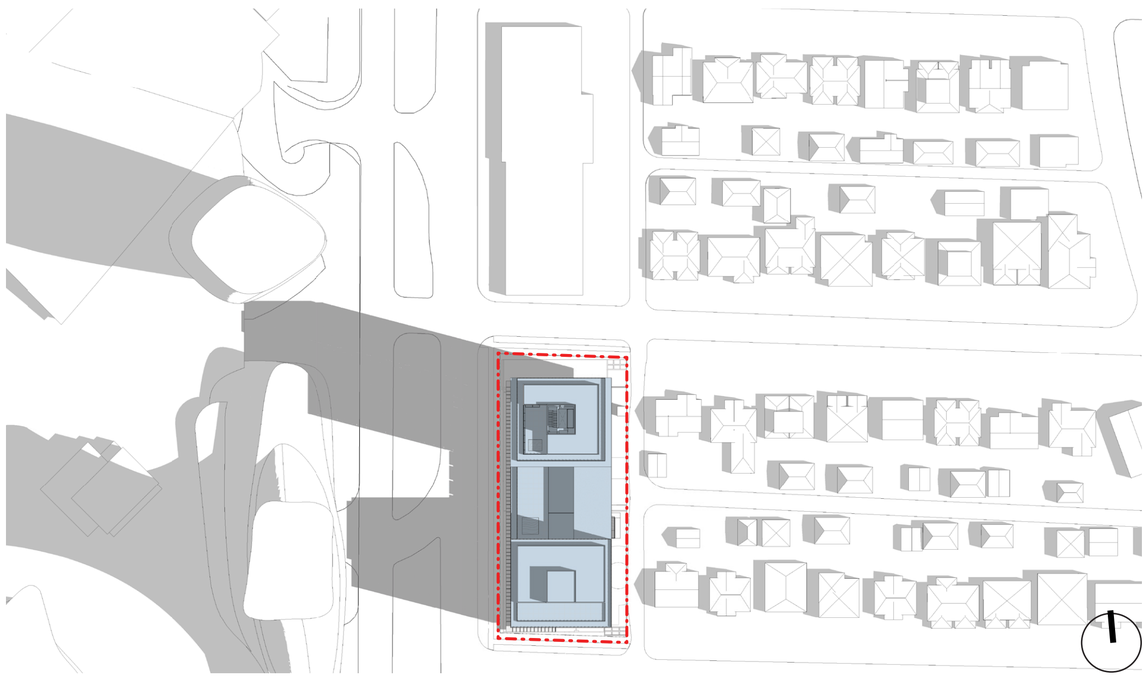
**SPRING EQUINOX** *MARCH 20* **10 AM**

**SPRING EQUINOX** *MARCH 20* **12 PM**

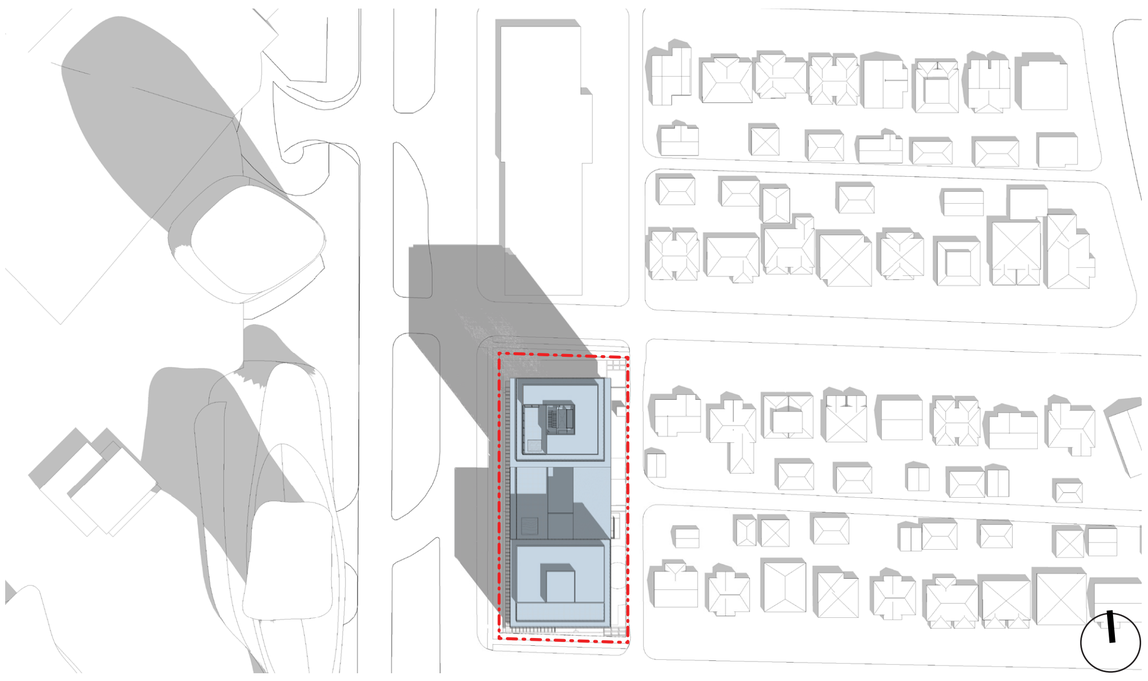
**SPRING EQUINOX** *MARCH 20* **2 PM**



**SPRING EQUINOX** *MARCH 20* **4 PM**

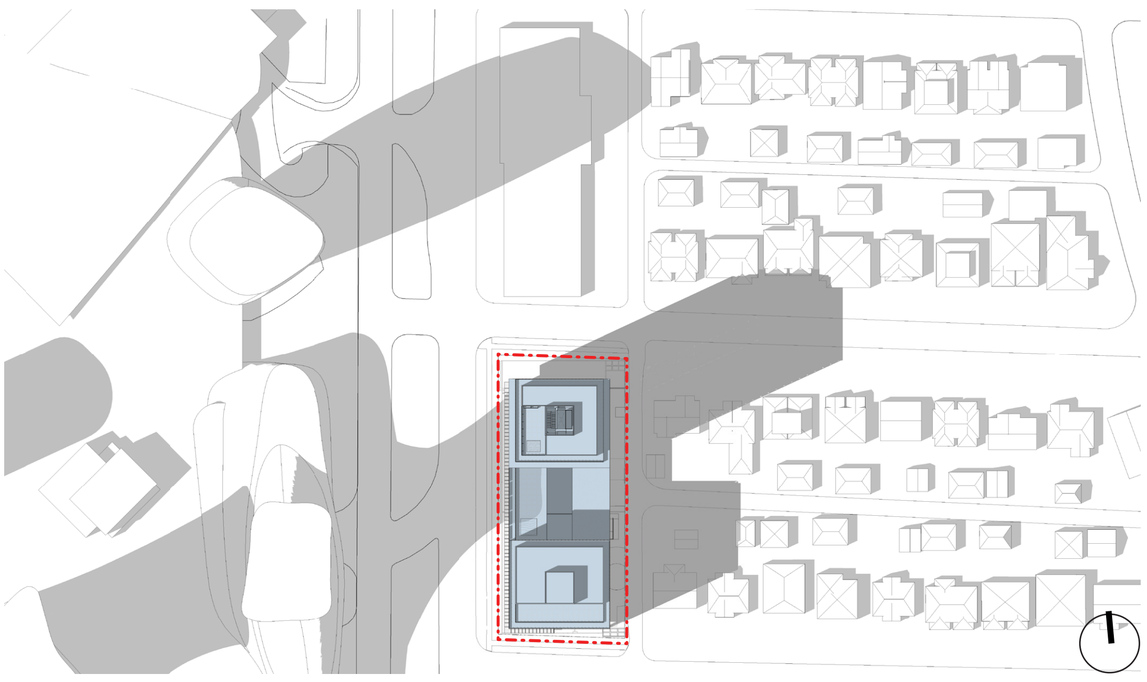


**SUMMER SOLSTICE** *JUNE 21* **10 AM**



**SUMMER SOLSTICE** *JUNE 21* **12 PM**

**SUMMER SOLSTICE** *JUNE 21* **2 PM**



**SUMMER SOLSTICE** *JUNE 21* **4 PM**

WALL FINANCIAL CORPORATION

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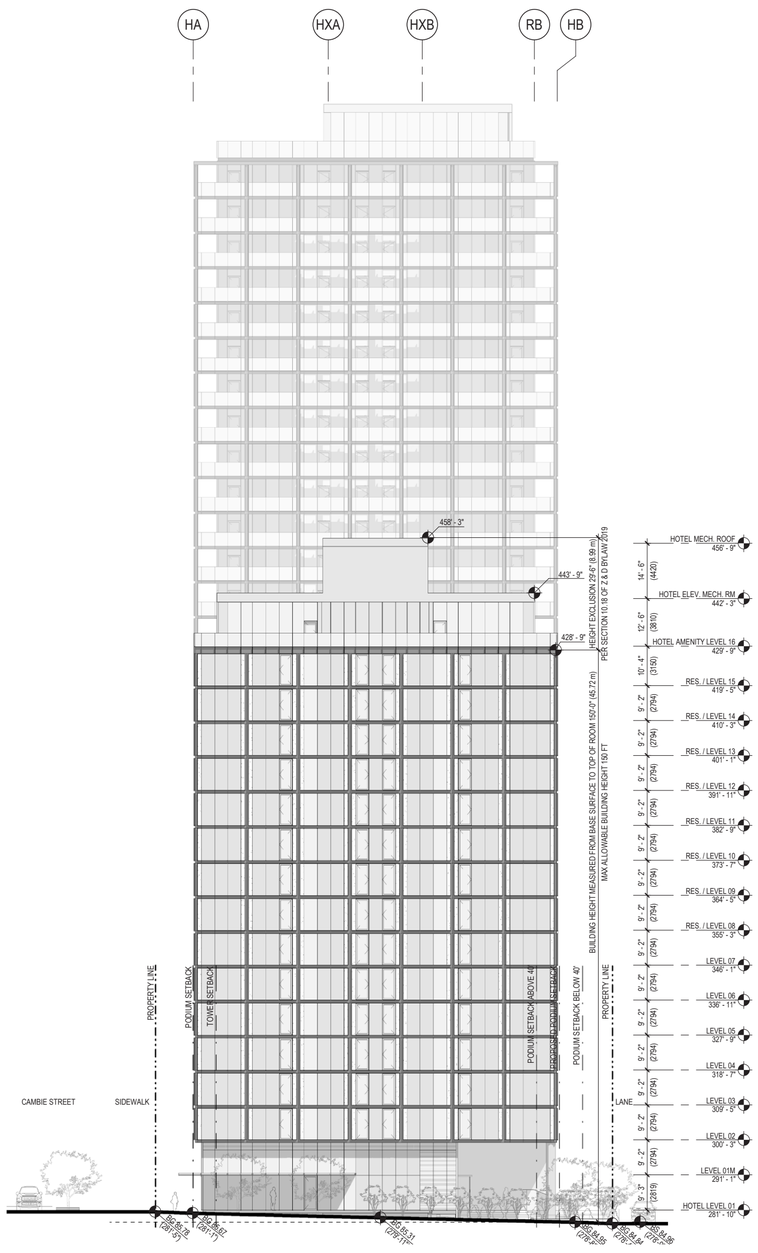
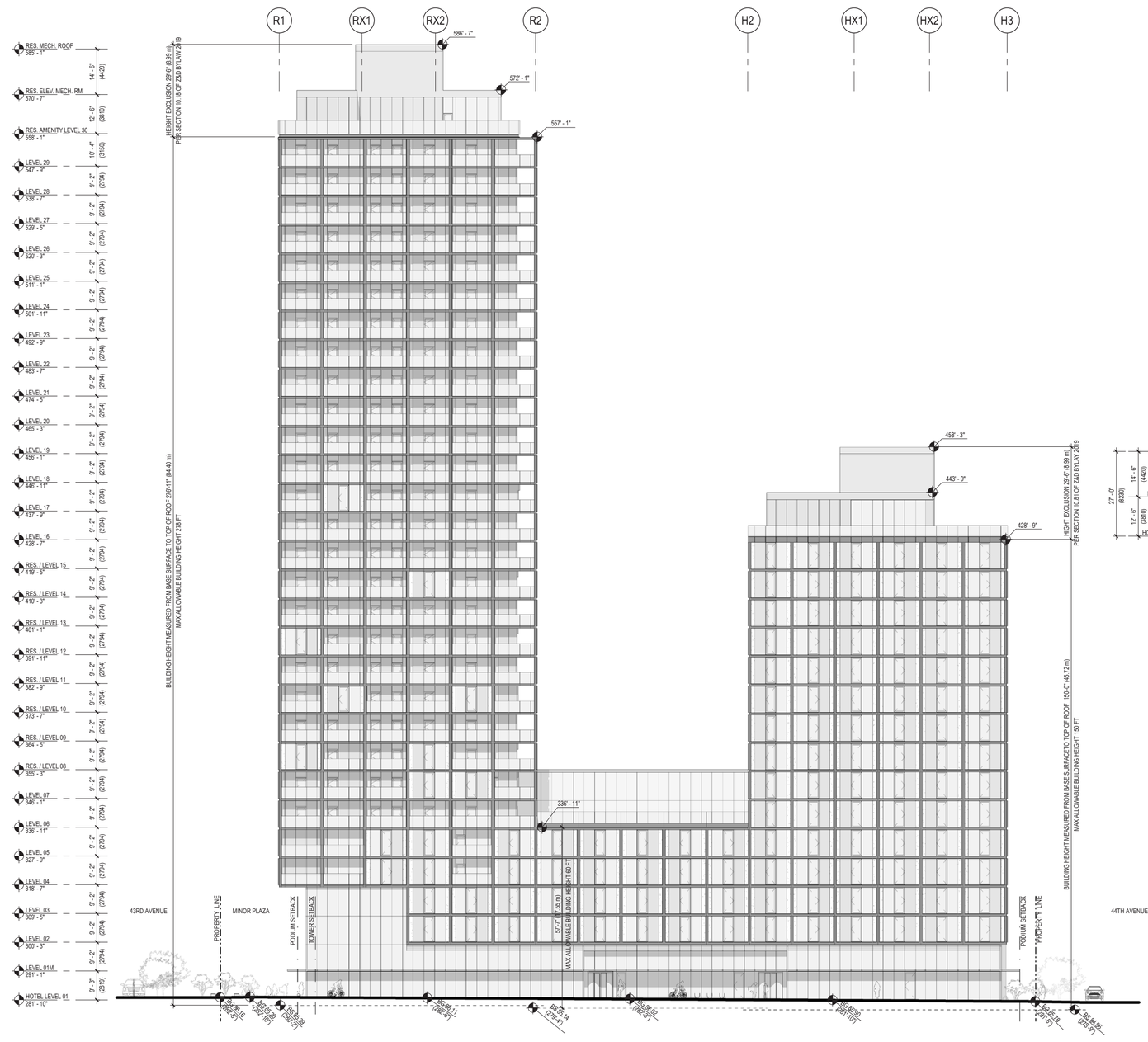
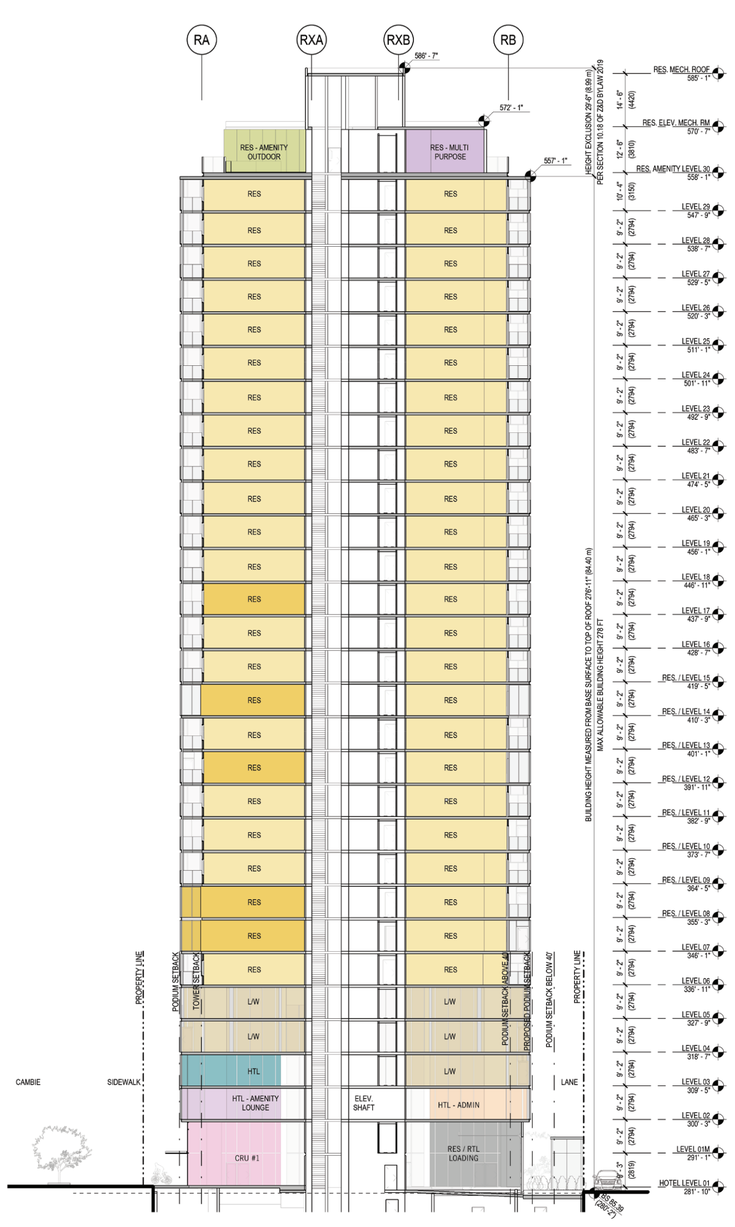
# Elevations & Sections




## SOUTH ELEVATION

## WEST ELEVATION





## EAST-WEST SECTION

## NORTH-SOUTH SECTION

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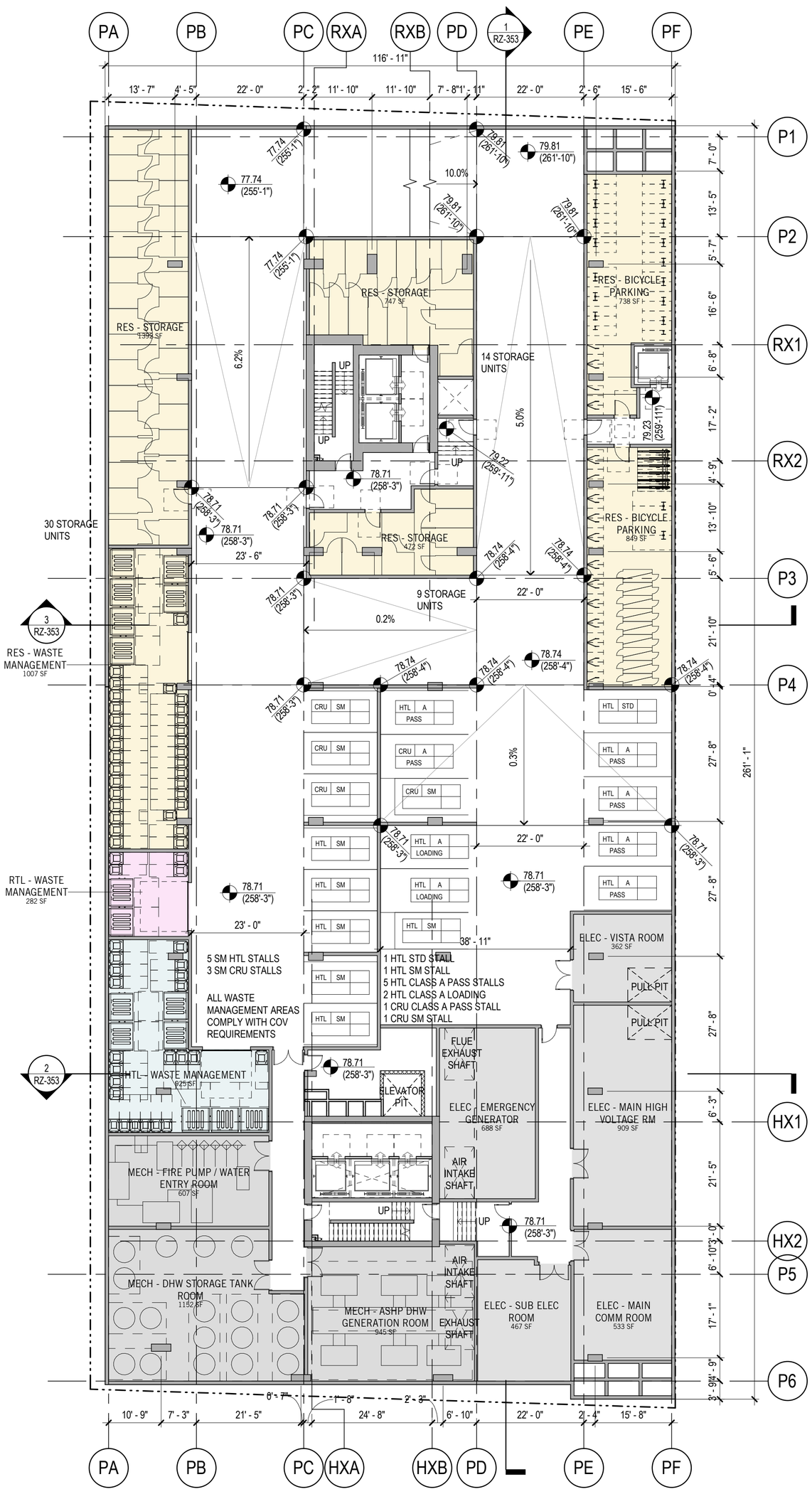
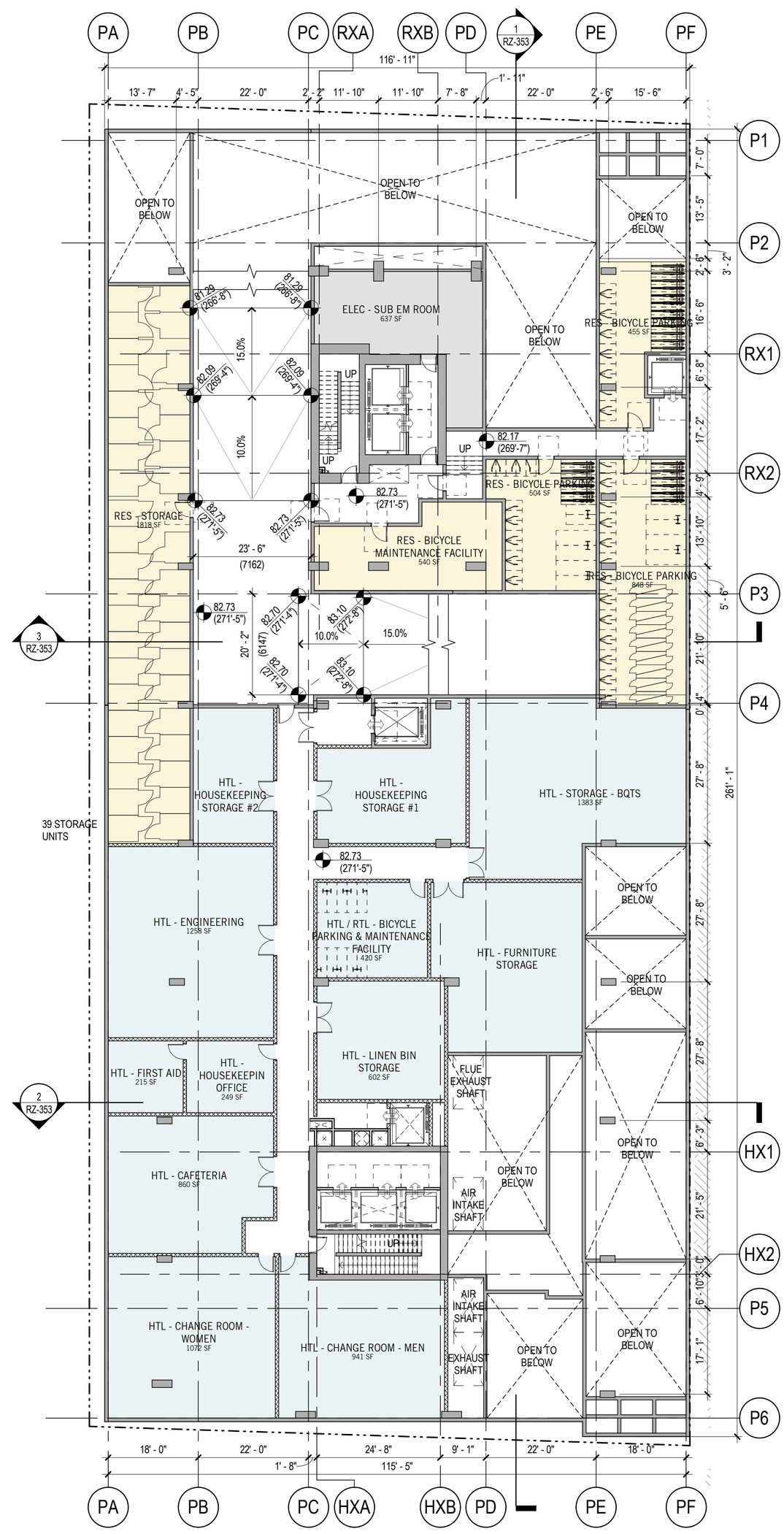
# Floor Plans



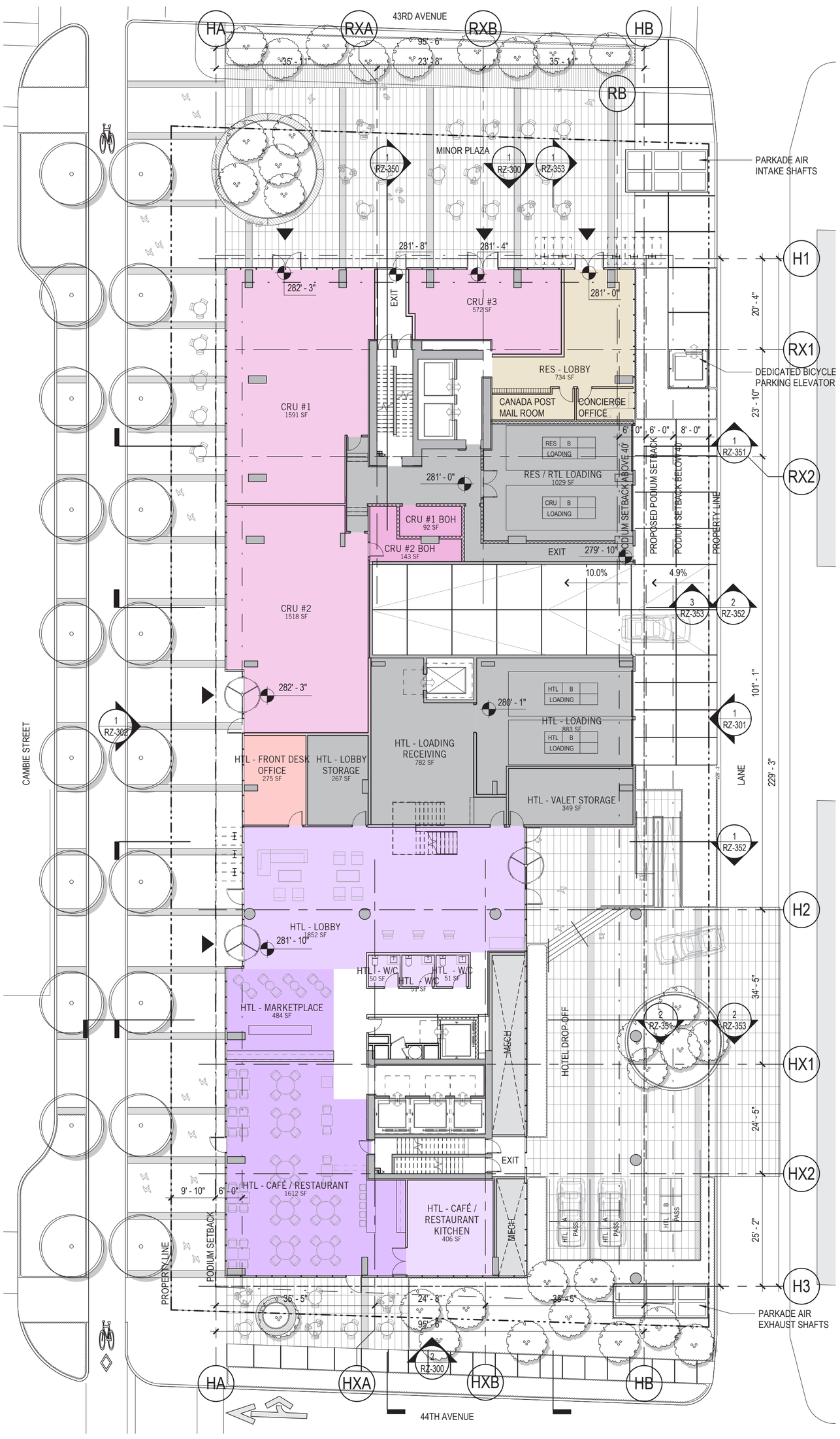

## LEVEL P2 FLOOR PLAN



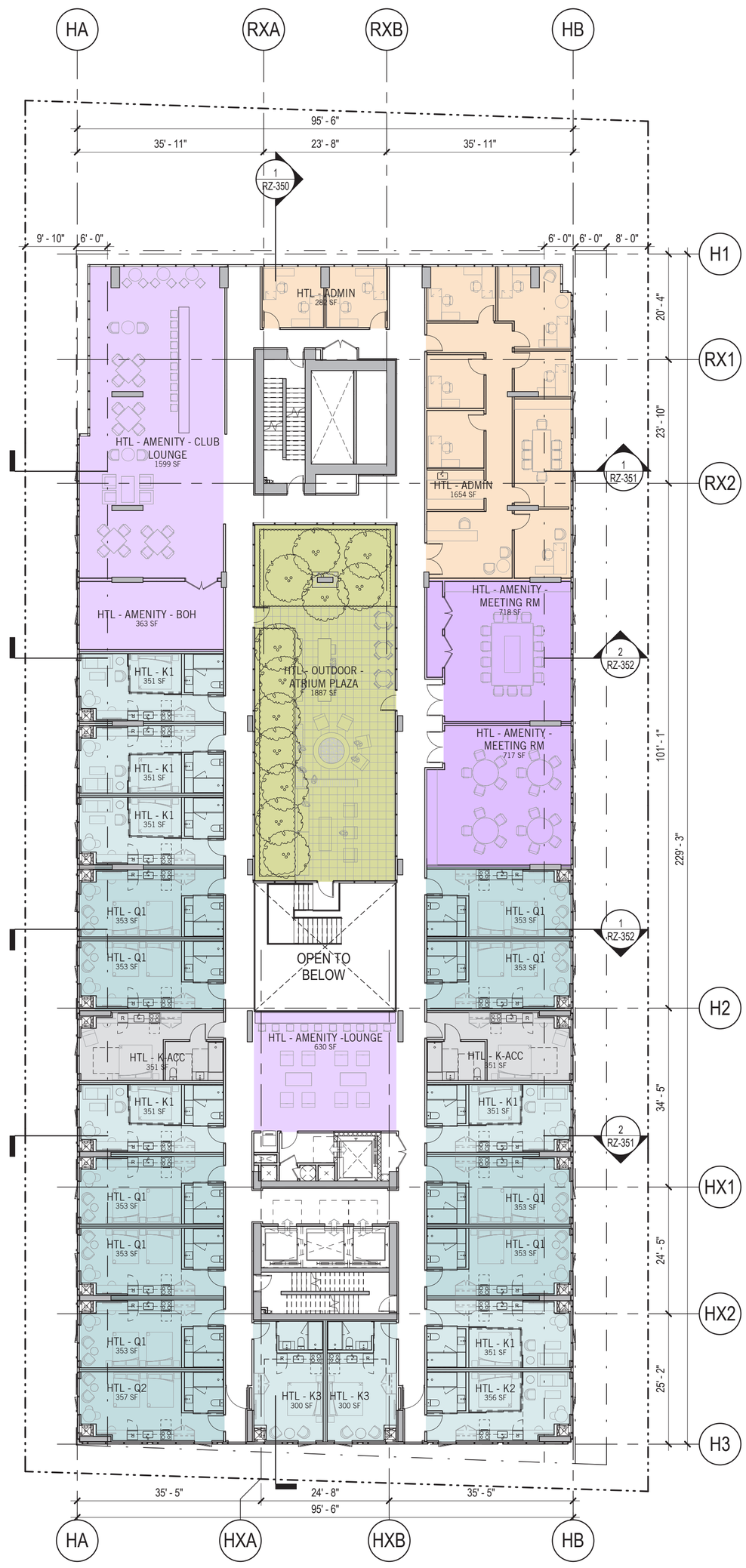

## LEVEL P1 FLOOR PLAN

# 5910-5998 CAMBIE STREET

# Floor Plans




## LEVEL 01 FLOOR PLAN




## LEVEL 02 FLOOR PLAN

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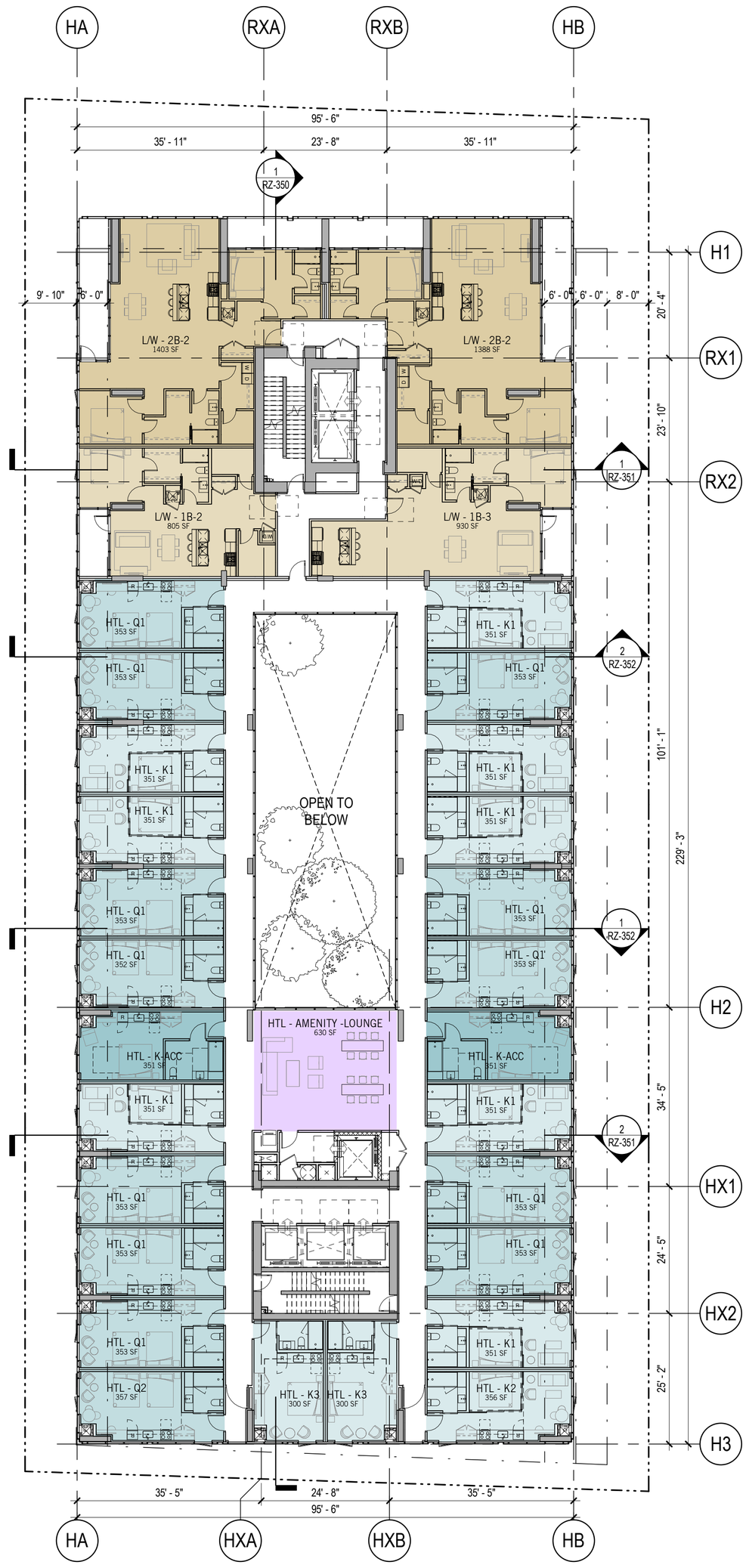
# Floor Plans


## LEVEL 03 FLOOR PLAN




## LEVEL 04 FLOOR PLAN

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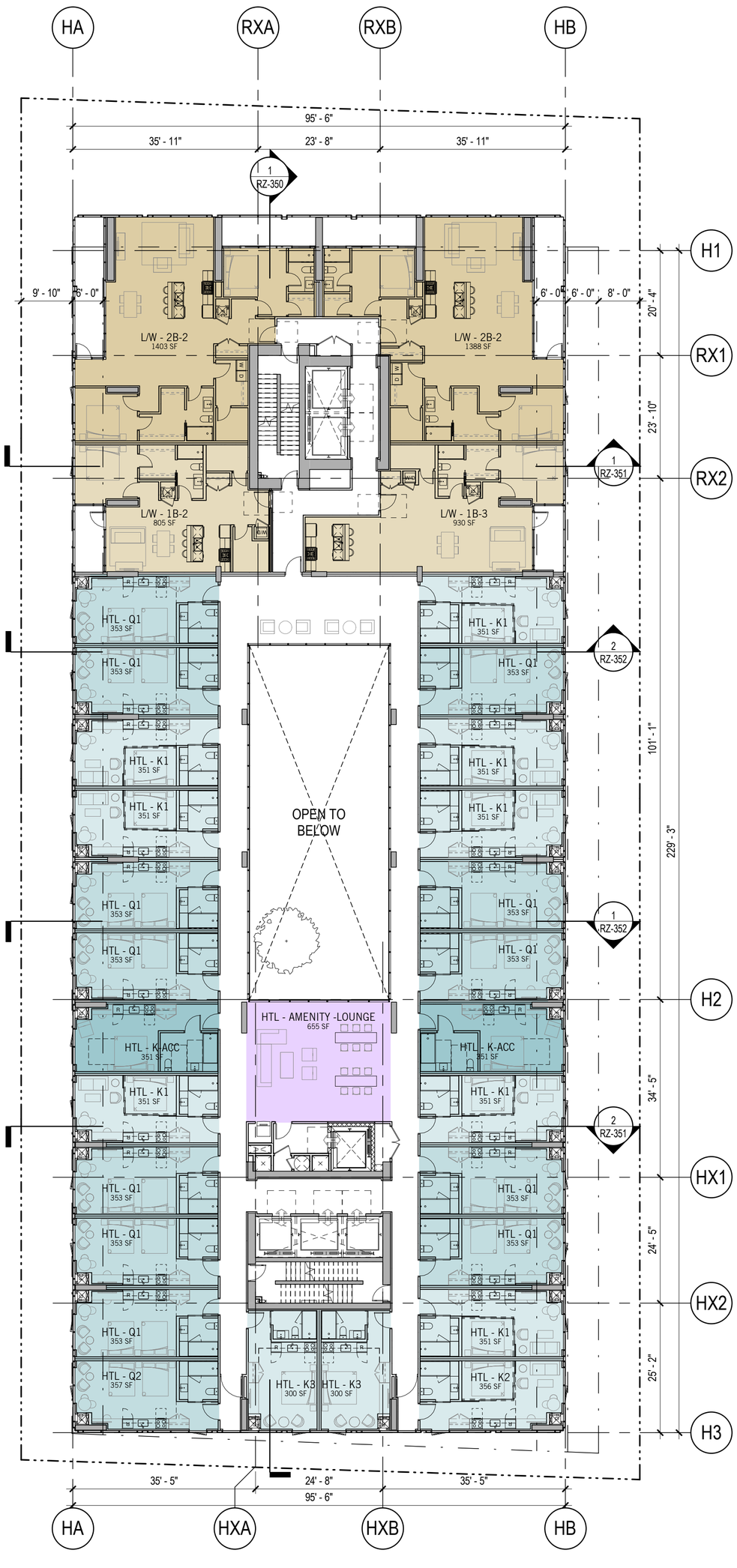
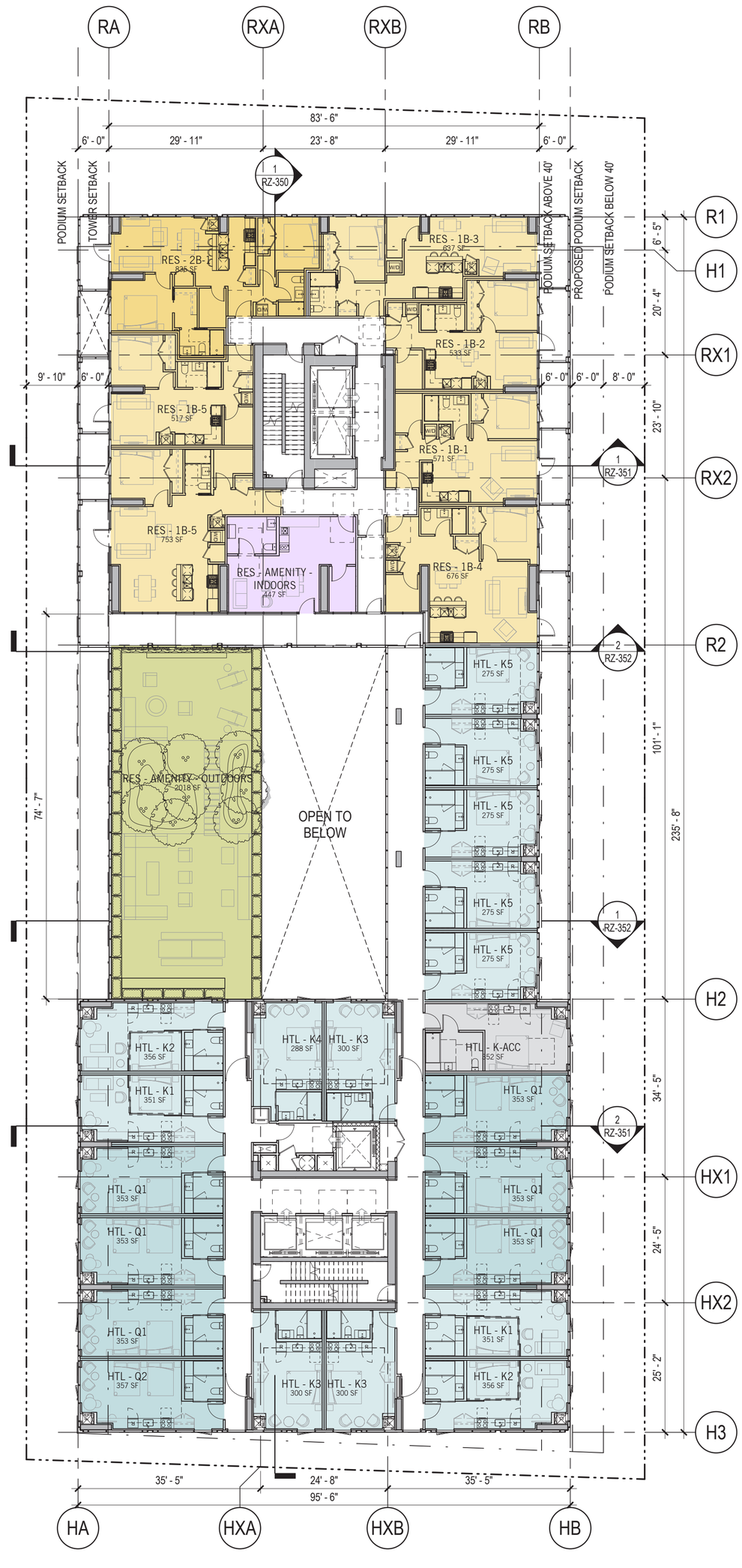
# 5910-5998 CAMBIE STREET

# Floor Plans




## LEVEL 05 FLOOR PLAN




## LEVEL 06 FLOOR PLAN

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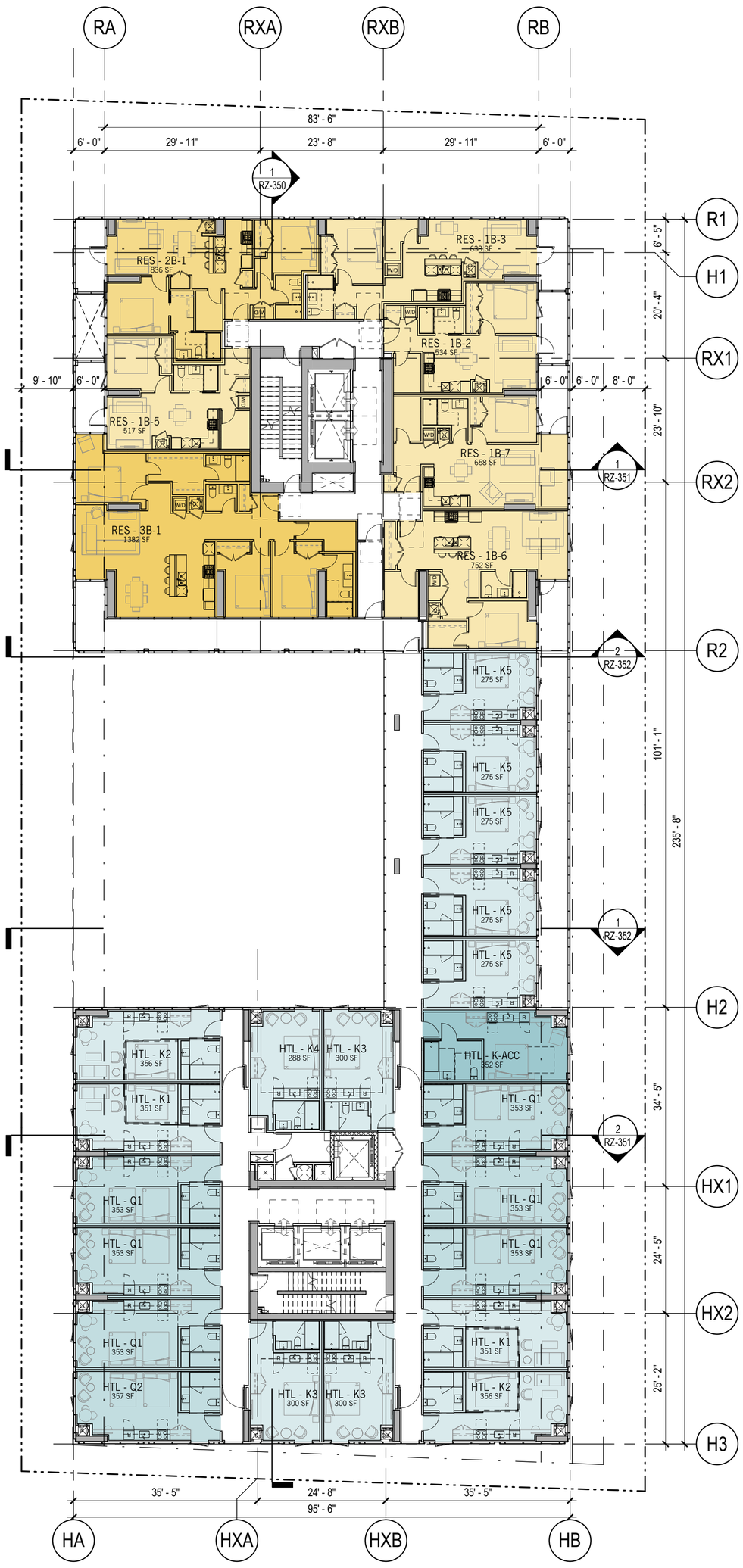
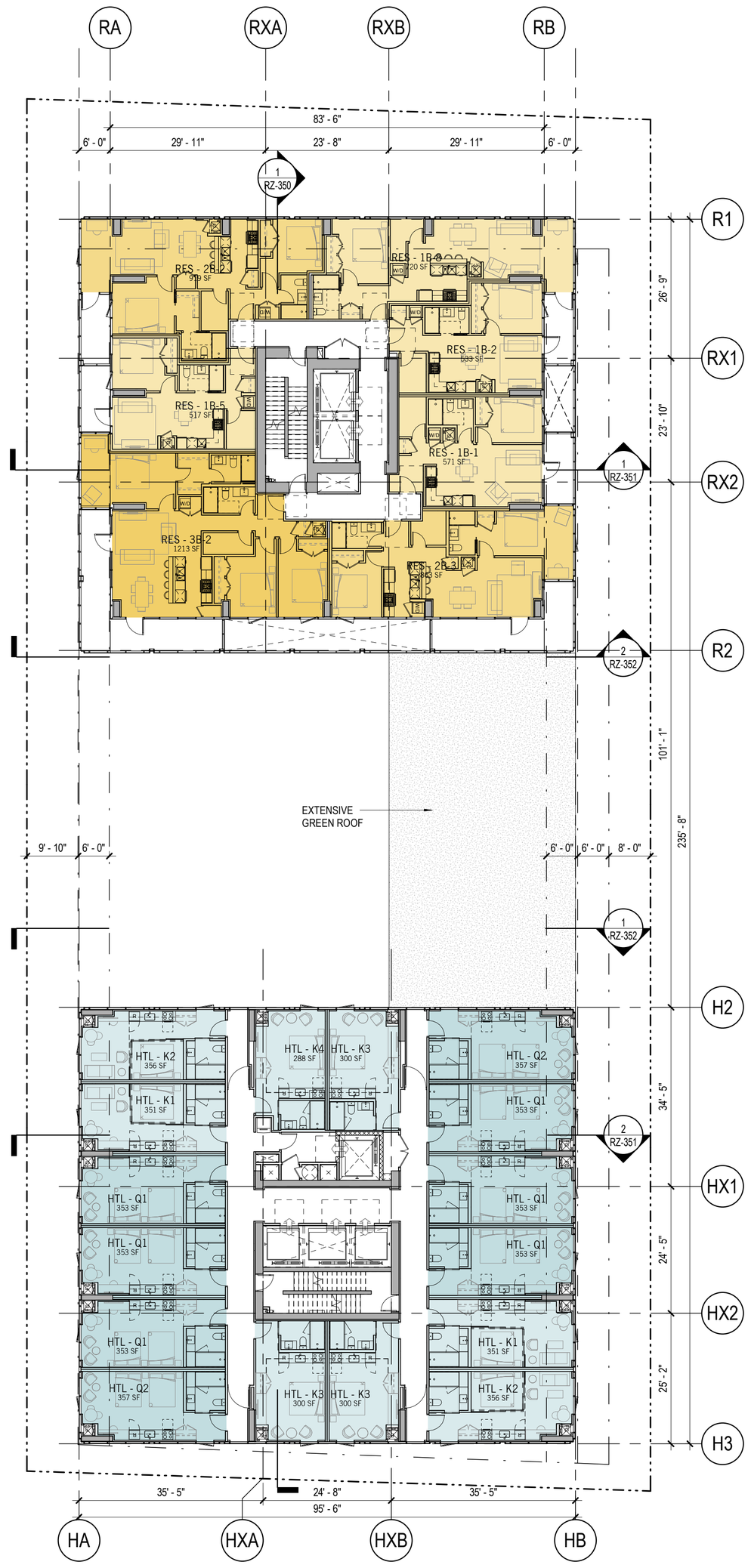
# Floor Plans




## LEVEL 07 FLOOR PLAN




## RESIDENTIAL LEVEL 08 & TYPICAL HOTEL FLOOR PLAN LEVELS 08 - 15

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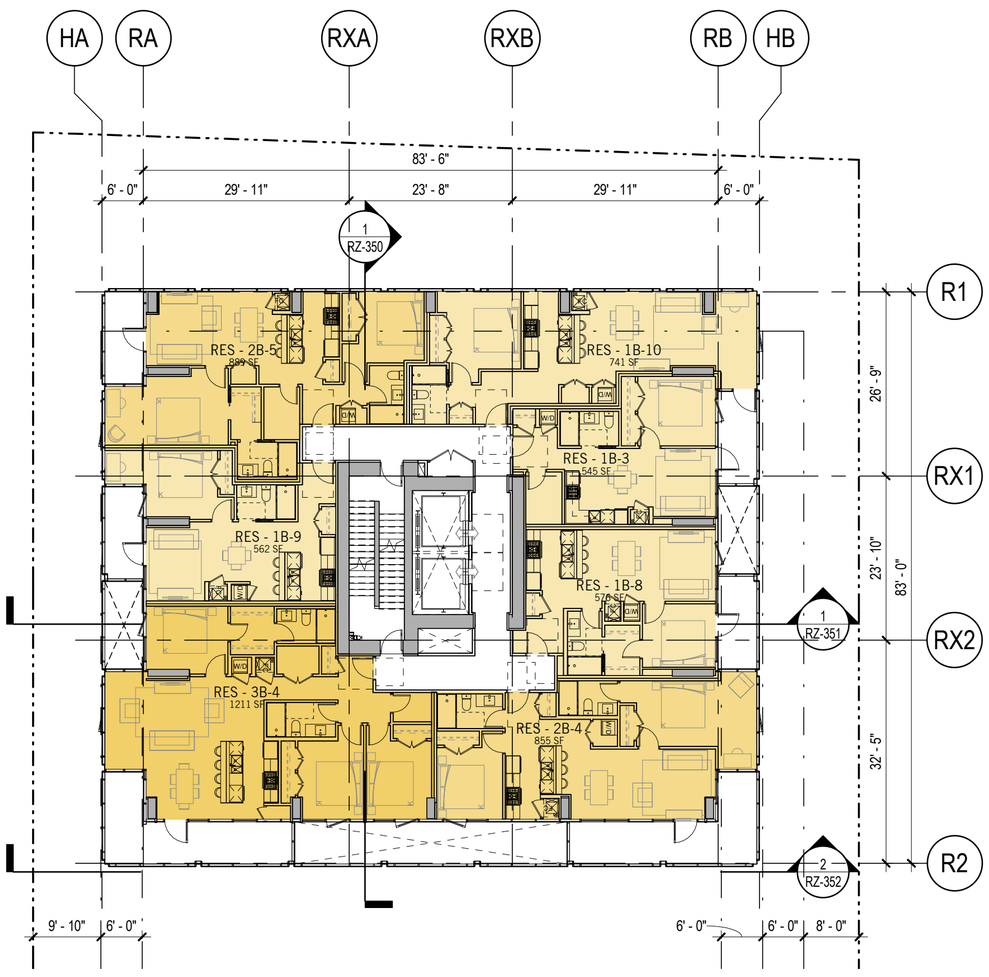
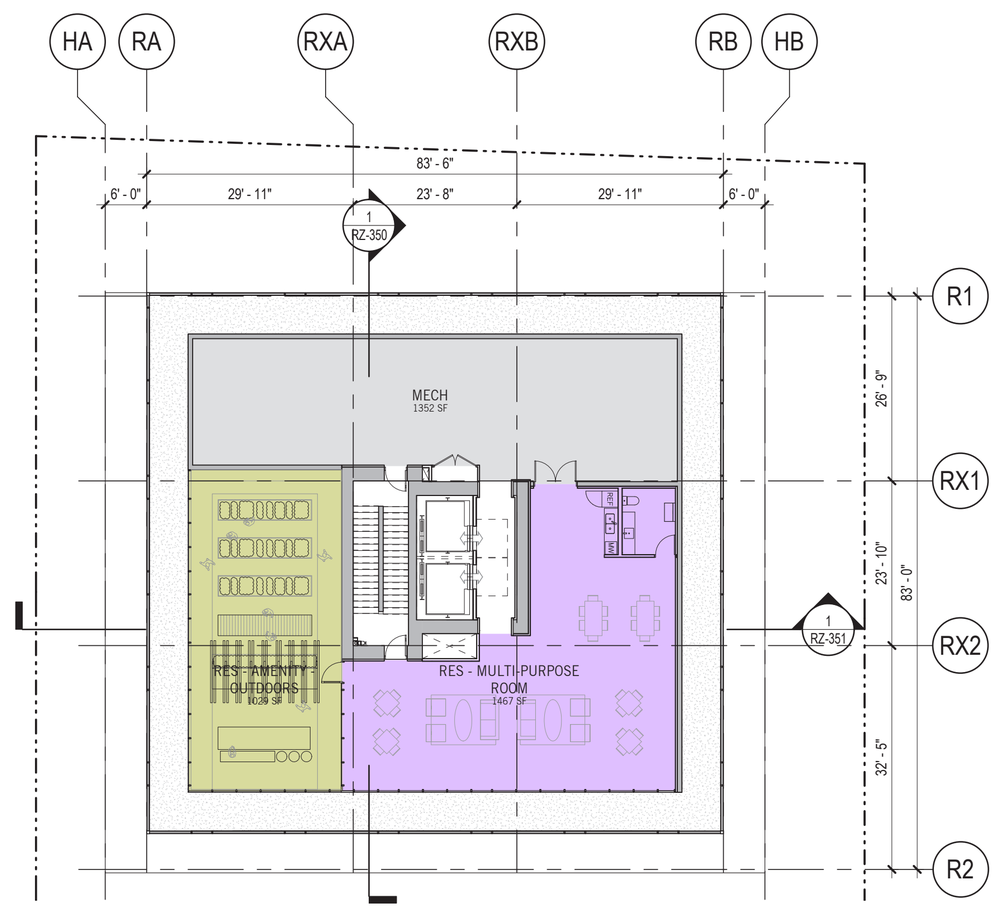
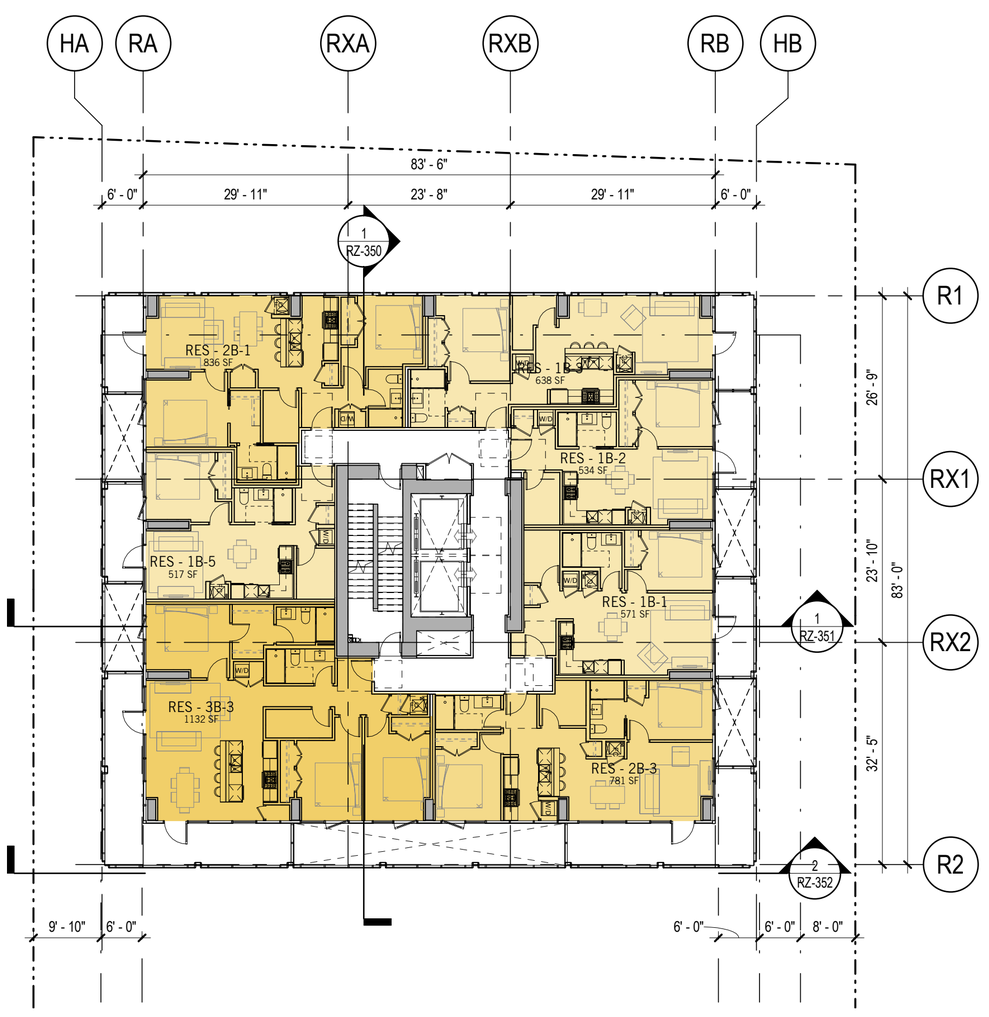
# Floor Plans



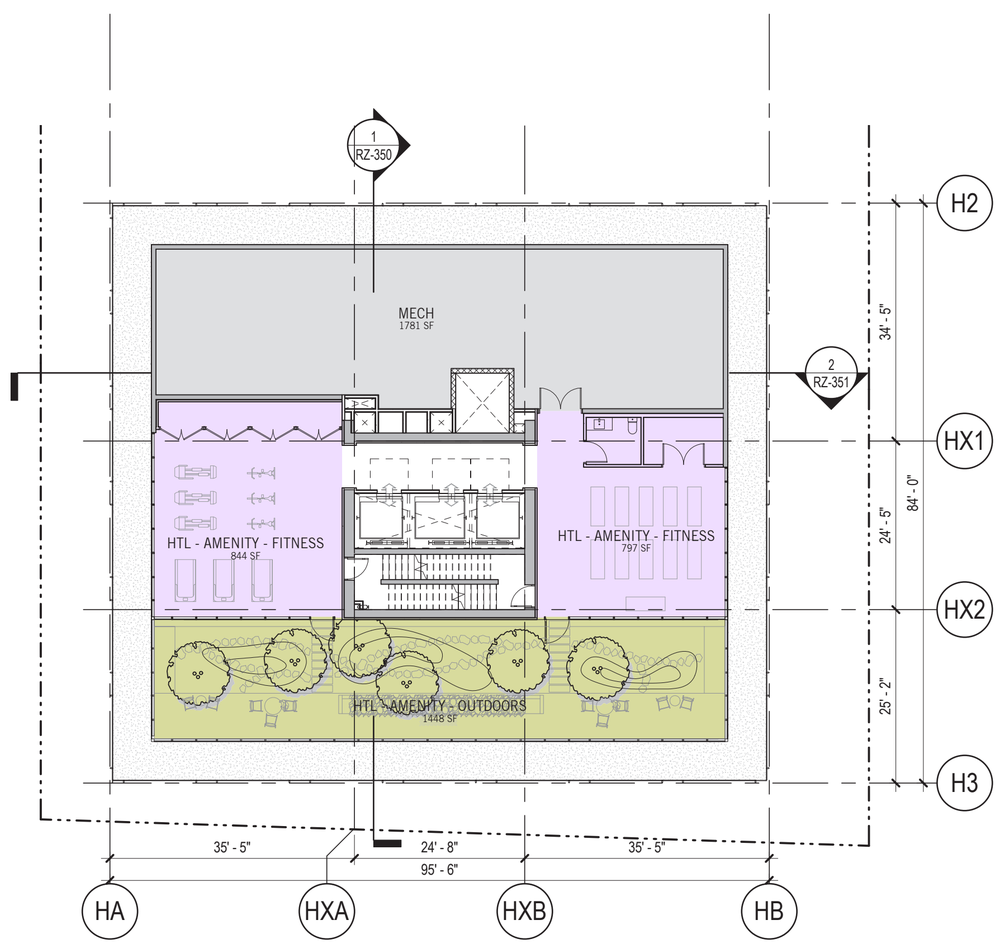

## RESIDENTIAL LEVEL 10 FLOOR PLAN




## RESIDENTIAL AMENITY FLOOR PLAN




## RESIDENTIAL LEVELS 09, 11, 13, 15-16, 18-29 FLOOR PLAN




## HOTEL AMENITY FLOOR PLAN

# 5910-5998 CAMBIE STREET

# Rendering

**VIEW FROM 43RD AVE**

WALL FINANCIAL CORPORATION

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# Sustainability

As a part of the Rezoning Application, a Sustainable Design Strategy has been developed to meet the requirements of Path B under the Green Buildings Policy for Rezoning – Process and Requirements Amended April 28, 2017. The building design and construction of the project incorporates a variety of strategies demonstrating a committed and effective approach to meeting the requirements of the City of Vancouver's Green Building Policy for Rezoning 2017. The implementation of these strategies will ultimately yield a sustainable building with a minimized environmental footprint, optimized energy performance, and indoor air quality that promotes occupant heath.

**ENERGY CONSUMPTION**

The proposal ensures a good thermally performing building envelope. The design will also include building metering and sub-metering of energy, and a complete and enhanced commissioning process.

**BIKE STORAGE AND ELEVATOR**

The project will provide a total of 377 Class A and 16 Class B bicycle stalls as well as a dedicated bicycle parking elevator.

**EMBODIED CARBON**

Preliminary embodied emissions calculations, and a commitment to explore strategies to reduce embodied emissions have been implemented during the design phase.

**EV CHARGER**

100% of residential parking spaces will have an installed energized electrical outlet capable of providing Level 2 charging for an electric vehicle.

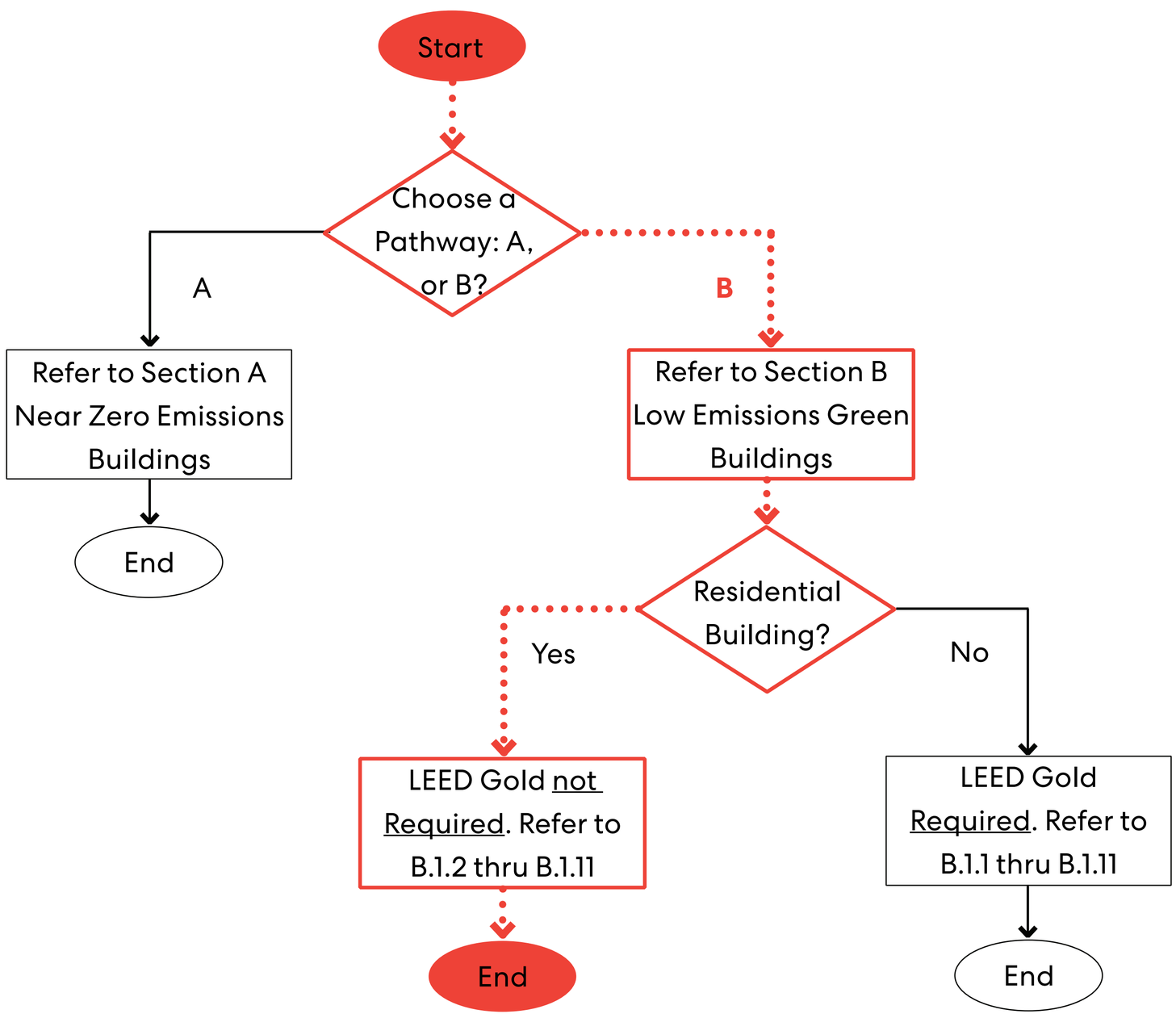
**RAINWATER COLLECTION**

An on-site detention tank will be located within the underground parkade and on-site mechanical systems will be used to treat stormwater and remove pollutants.

| | C43 Proposed | BAU* |
|---|---|---|
| TEUI (kWh/m2 yr) | 97.3 | 230 |
| GHGI (kgCO2/m2 yr) | 6.8 | 16 |

**Performance Limits**

*BAU = Business as Usual



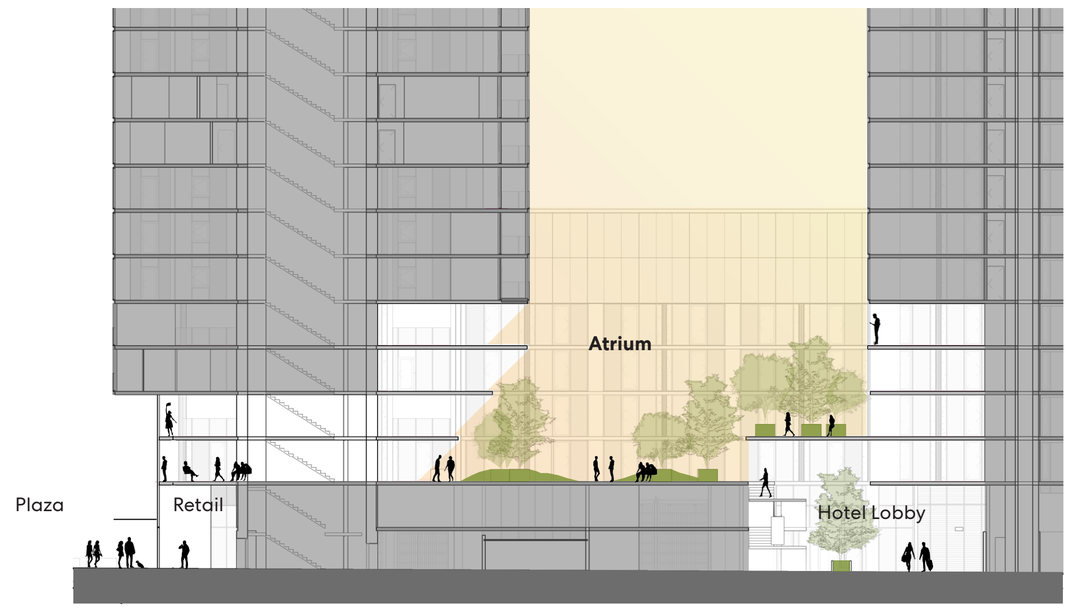

**Vancouver Green Buildings Policy for Rezoning: Pathways**

# 5910-5998 CAMBIE STREET

# Liveability

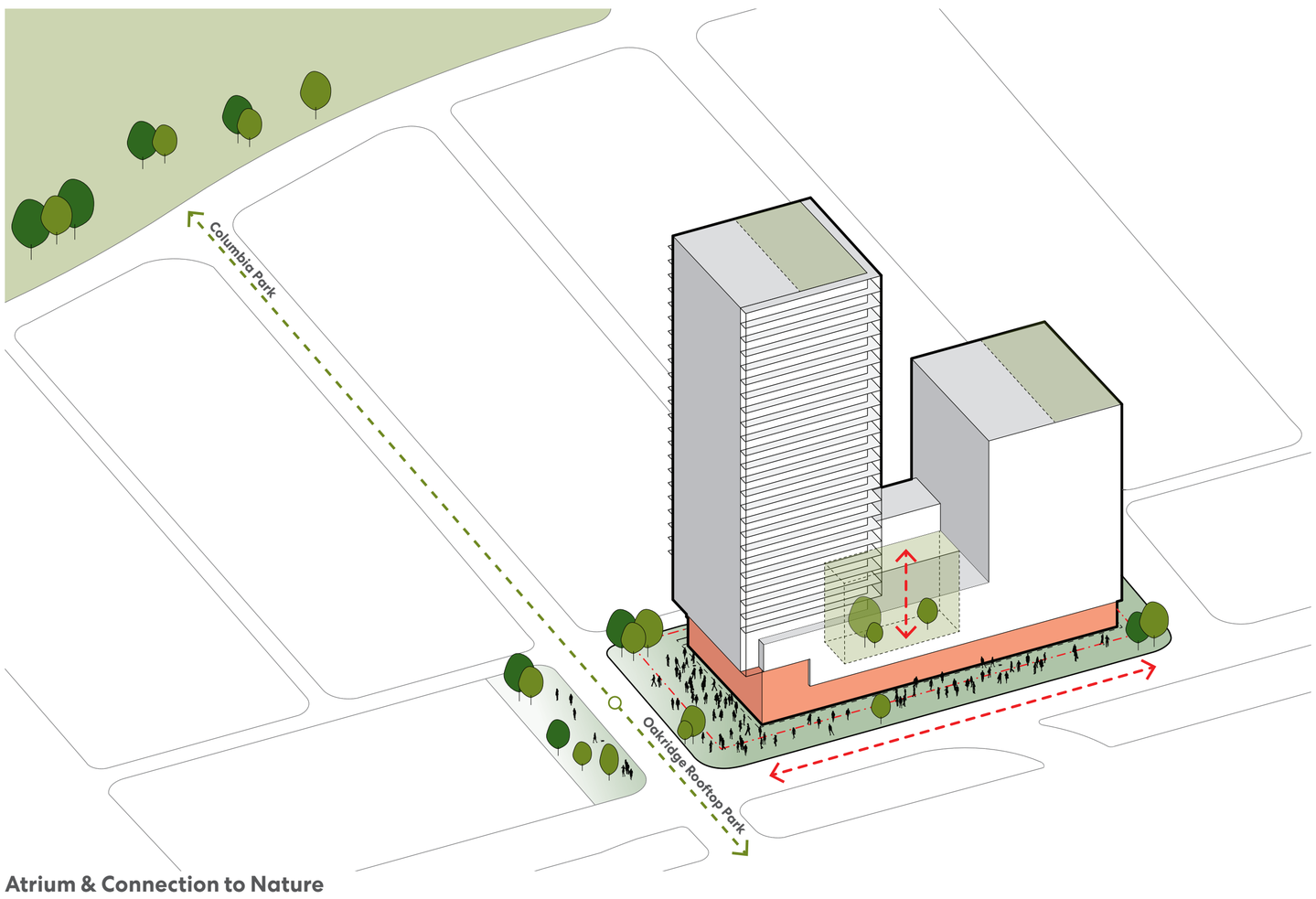
The proposal intends to support a diverse mix of residents through offering a wide variety of housing options. By offering this diverse mix, the proposal intends to create a sustainable community, consisting of all types of families.

The project also exemplifies the belief that design should contribute positively to the well-being of the occupants. Access to natural daylight and views are essential to health and happiness. The massing of the development proposal as well as the design of the interior spaces will allow for maximum access to light and views. A central atrium space at the podium levels allows light to penetrate into the centre of the floor plan. Visually extending the corridor spaces of the podium levels to the exterior facilitates access to views and natural light. Connection to nature and optimal air quality are integral for our psychological health. Direct connections with nature will be provided through plantlife within the atrium space, as well as landscaped green spaces at the rooftops. Interior spaces will incorporate plantings and biophilia, to ensure access to nature is maintained for all occupants. The proposal will also minimize the use of toxic materials, in order to ensure ideal indoor air quality.




**Section through atrium, looking East**
Daylight & Connection to Nature

**Active Urban Corner at Plaza**




**Atrium & Connection to Nature**

The proposal intends to activate the streetfront of Cambie Street as well as 44th and 43rd Avenues. Active program spaces consisting of retail, food & beverage uses, and lobby spaces will be located along these streetfronts. The building massing will highlight the active street frontage by setting back the 1st floor facade at the ground level. Weather protection will be provided for pedestrians at street level, and bike racks and street furniture will promote active transportation and activity at sidewalk spaces.

This proposal, as well as the Cambie Corridor plan, suggests that the plaza at 43rd Street will become an important public space. The plaza will act as a gateway to the connection between the new Oakridge mall development and Columbia Park. With this proposal, there is an opportunity to create a plaza that will support and reinforce this connection.

The building massing forms a gesture to the urban plaza, framing the space and activating the public realm. The form and aesthetics of the plaza intends to create a space that suggest that this is a location to pause. Street furniture, bike parking, landscaping elements and adjacent building program will act to support and activate this space.

# 5910-5998 CAMBIE STREET

# Landscape

## GUIDING LANDSCAPE PRINCIPLES

### Enclosure and Protection

›› A sense of enclosure and protection is created through the careful treatment of edges. A double row of trees provides visual, physical and audible protection from Cambie Street, while a planted edge and planter at the minor plaza provides a sense of enclosure.

### Theme and Variation

›› The Cambie Corridor planning guidelines provide a foundation for the organization and materiality used in this project. This foundation is disrupted in order to unify the promenade and create a hierarchy of spaces throughout the site.

### Microclimate and Materials

›› Microclimates and materials are carefully considered to achieve comfort and enjoyment. In particular, the cooling and warming of materials and program elements (fire place, wood deck, stone surfaces, vegetated buffers) receive special attention in order to appeal to the senses.

### Placemaking

›› The scale of the plazas on the site and the treatment of their edges are important considerations for determining how placemaking will unfold. The plaza along 44th Ave is intimate and has the potential to be a neighborhood destination for food and beverage.

### Formal and Naturalized

›› The ground level and upper amenity courtyards and roof spaces are unified by a simple planting palette. Within the formal, clean and defined boundaries, trees and ground cover behave wild and naturalized in groves and swaths.

## LANDSCAPE CONCEPT PLAN


### CAMBIE CORRIDOR STREETSCAPE

- Double row of street trees
- Bike path
- Basalt paving accents

### MINOR PLAZA

- Large bench with varied seating conditions
- Feature planter with birch trees
- Buffer planting along 43rd ave
- Flexible outdoor tables and chairs
- Feature paving

### RESIDENTIAL ROOFTOPS

- Raised agriculture planters
- Wood trellis over outdoor kitchen
- Outdoor dining furniture
- Gas fireplace and lounge furniture
- Raised planters

### HOTEL ROOFTOPS

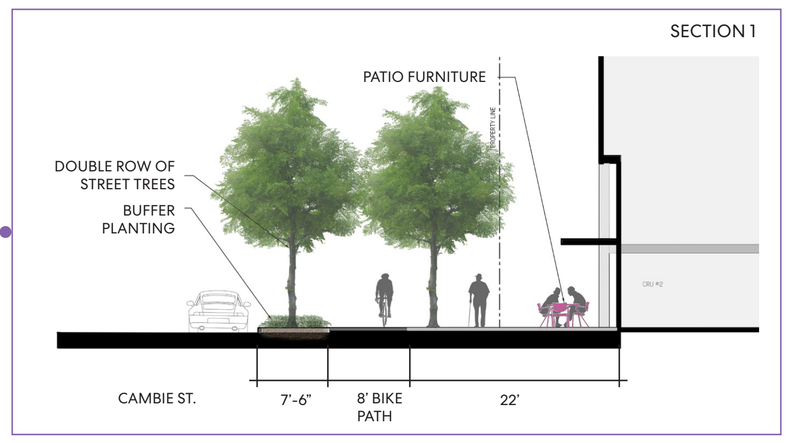
- Boardwalk with lounge furniture
- Birch trees and planting

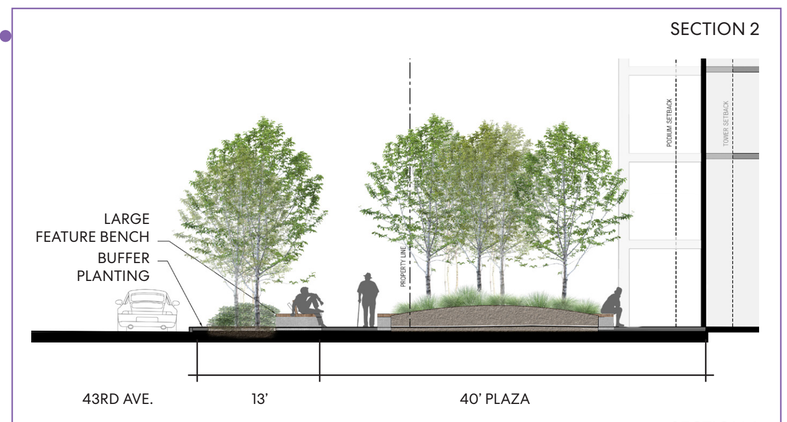
### HOTEL DROP OFF

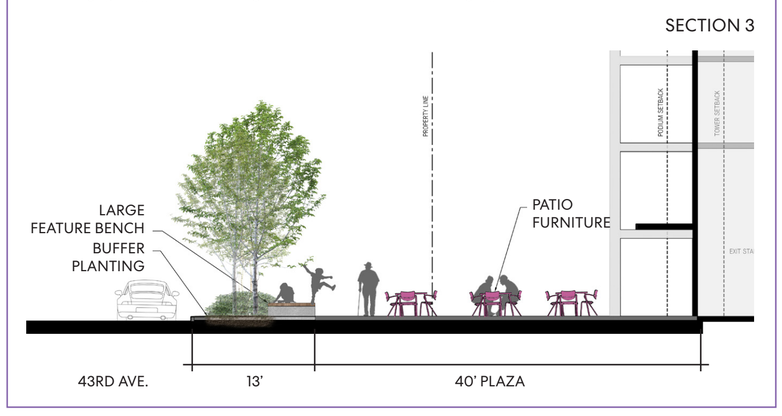
- Pedestrian ramp access
- Large planter with birch trees
- Feature paving

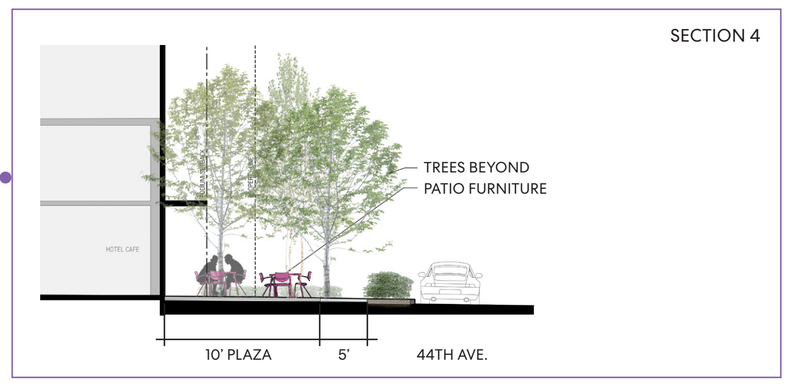
### NEIGHBOURHOOD PLAZA

- Planter to match minor plaza
- Outdoor seating for hotel cafe

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