

March 1, 2022

HENRIQUEZ PARTNERS ARCHITECTS

westbank



QuadReal

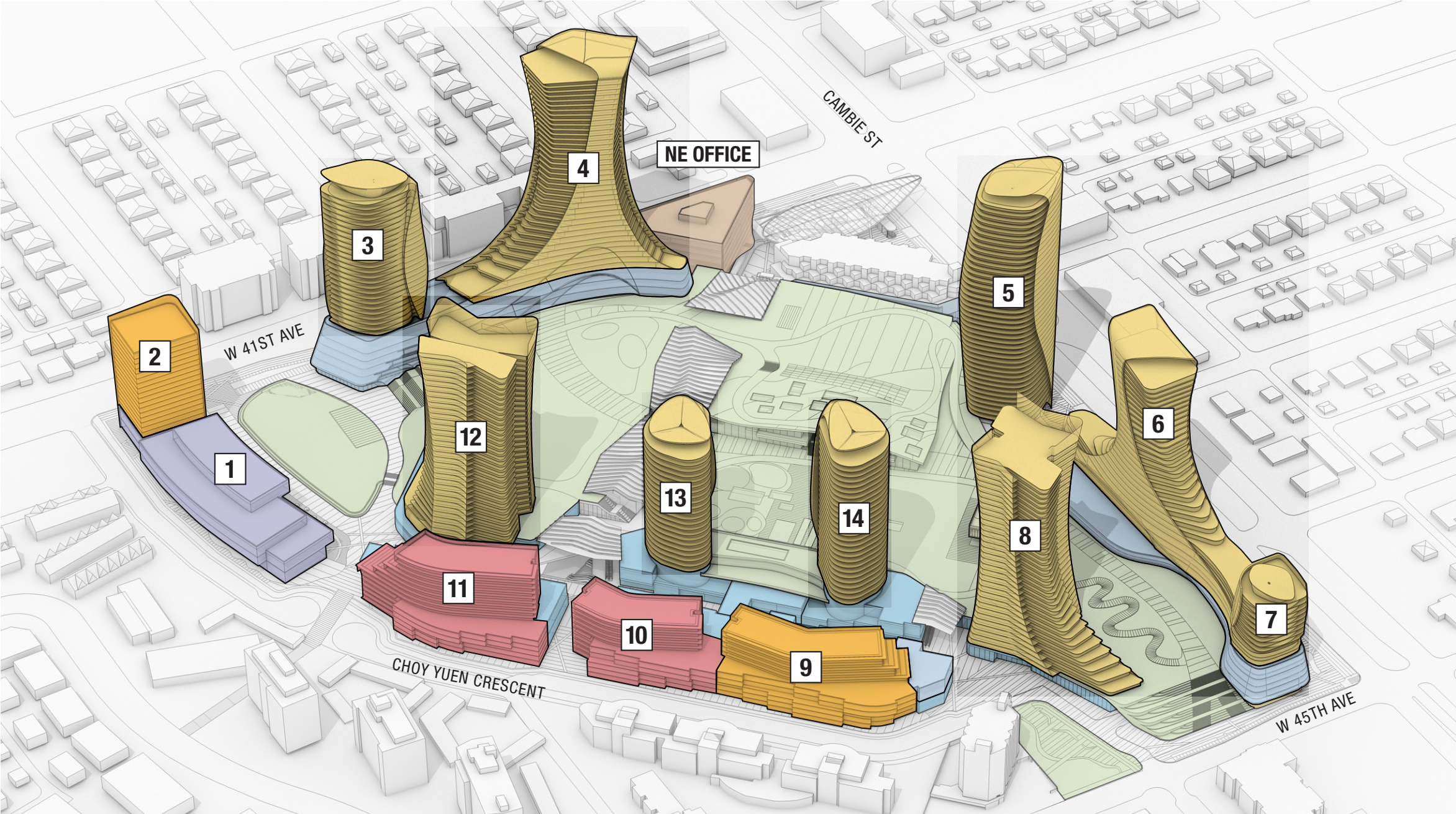
The Evolution of Oakridge

Rezoning Refinements 2020 – Public Hearing



Approved 2018 Preliminary Development Permit

- Residential Condominium
- Residential Secured Market Rental
- Residential City-owned Affordable Rental
- Residential Affordable Rental
- Civic Centre
- Retail
- Office
- Existing Office
- Park

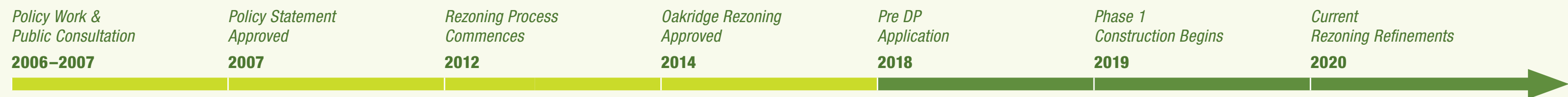


Programmatic Perspective Diagram looking Northeast

All drawings and renderings are approximate as per date and are subject to change.

Rezoning Refinements for 2020

15 years have passed since planning work began on the future of Oakridge. We made a commitment at the outset to continually and collaboratively work to improve the project. We are proposing the following design refinements and programming changes to meet the changing needs of the community and to address unprecedented challenges due to the COVID-19 pandemic:



1. Doubling of Market Rental Housing

We are reducing the amount of density allocated to market for sale homes and are more than doubling the amount of market rental housing from 290 homes to over 600 homes.

2. One-Third More Affordable Housing

We have worked with staff and our partners at BC Housing to propose an additional 130 Affordable Rental homes, in addition to 290 Social Housing units, to deliver 420 affordable homes.

3. Improved Park Design & Accessibility

A substantial redesign results in refinements to The Commons, improved accessibility and a stronger integration of the landscape with the architecture. Additional density has been accommodated with no additional shadowing on the park.

4. Response to Climate Change

Through an innovative geothermal and heat recovery system, Oakridge will reduce GHG emissions by over 70%, the equivalent of taking 1,300 cars off the road annually. Through initiatives with BC Hydro, 90% of energy provided at Oakridge will be zero carbon.

5. Most of Public Benefits Delivered in Phase 1

We are delivering approximately 85% of the CAC public benefits in Phase 1 – now underway – including the majority of the park space, the civic centre and 65% of the turnkey Social Housing.

6. Improved Transit Connectivity

We have dramatically improved the connections to transit, with both above ground and below ground all-weather connections to both the Canada line and 41st Avenue B-Line.

7. Water Management Resolution

Oakridge will tap into the Quadra Sands Aquifer to supply over 72% of the sites non potable water needs. This innovation decreases potable water demand by 40%, reduces water sent directly to the sewer by 61% and recycles more water than any other comparable site in the city.

8. Decreased Retail

As a result of the dramatic changes in the retail sector accelerated by the pandemic, we are redesigning approximately 10% of the project’s retail area, allowing a substantial portion of the retail space on the second floor to be able to accommodate workspace for our growing technology sector.

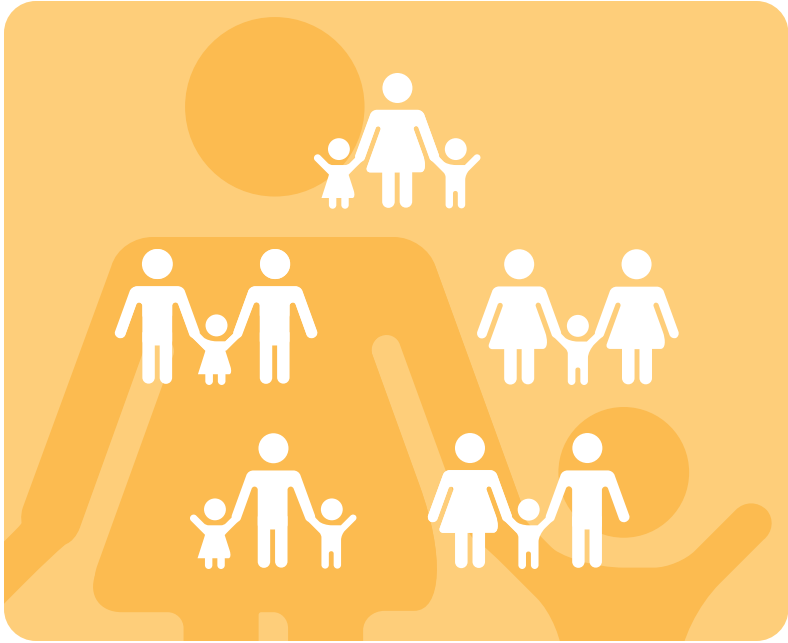
9. Increased Workspace

Due to our strong belief that more work space will make the project a more complete urban community as well as meet the City’s employment objectives, we have added 380,000 ft² of work space.

10. Economic Stimulus

The project will create 30,000 construction jobs, generate \$30 million a year in property taxes and over half a billion dollars in direct public benefits. On completion, the site will be home to more than 6,000 full time jobs.

More Housing Diversity & Affordability



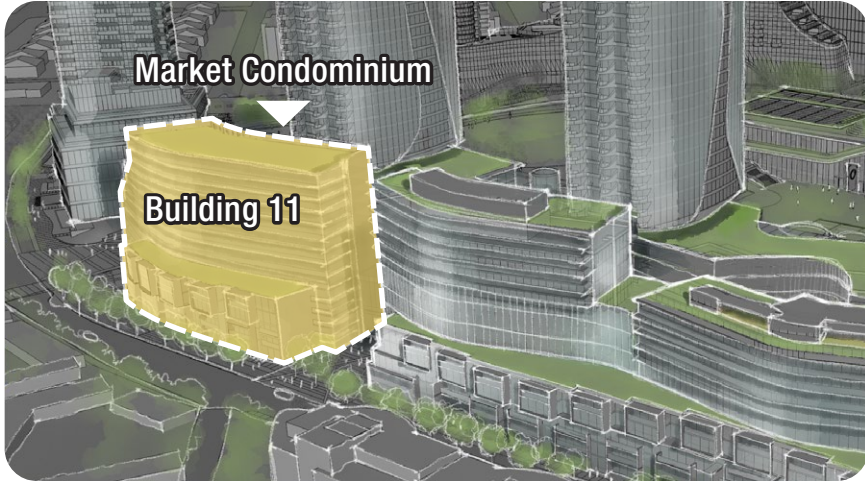
Our application will increase the minimum required rental homes in the project from 580 to almost 1,000, including 290 units of Social Housing, 130 units of Affordable Rental and no fewer than 573 units of Secured Market Rental.



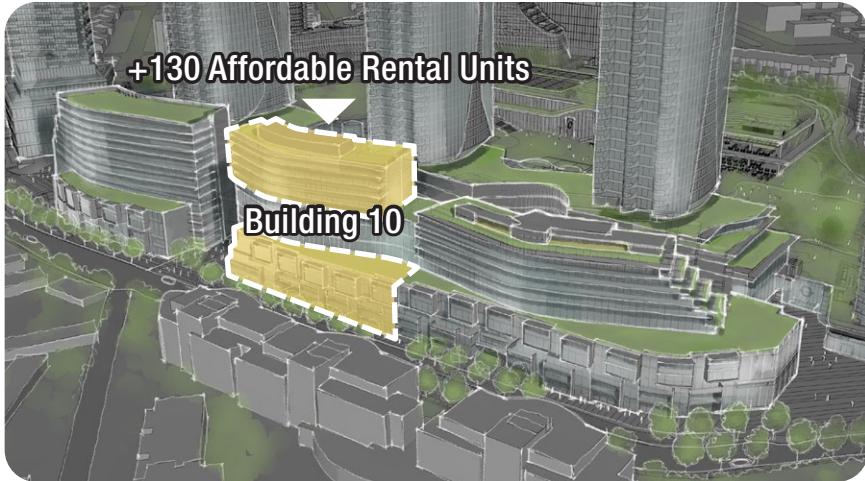
More Housing Diversity & Affordability



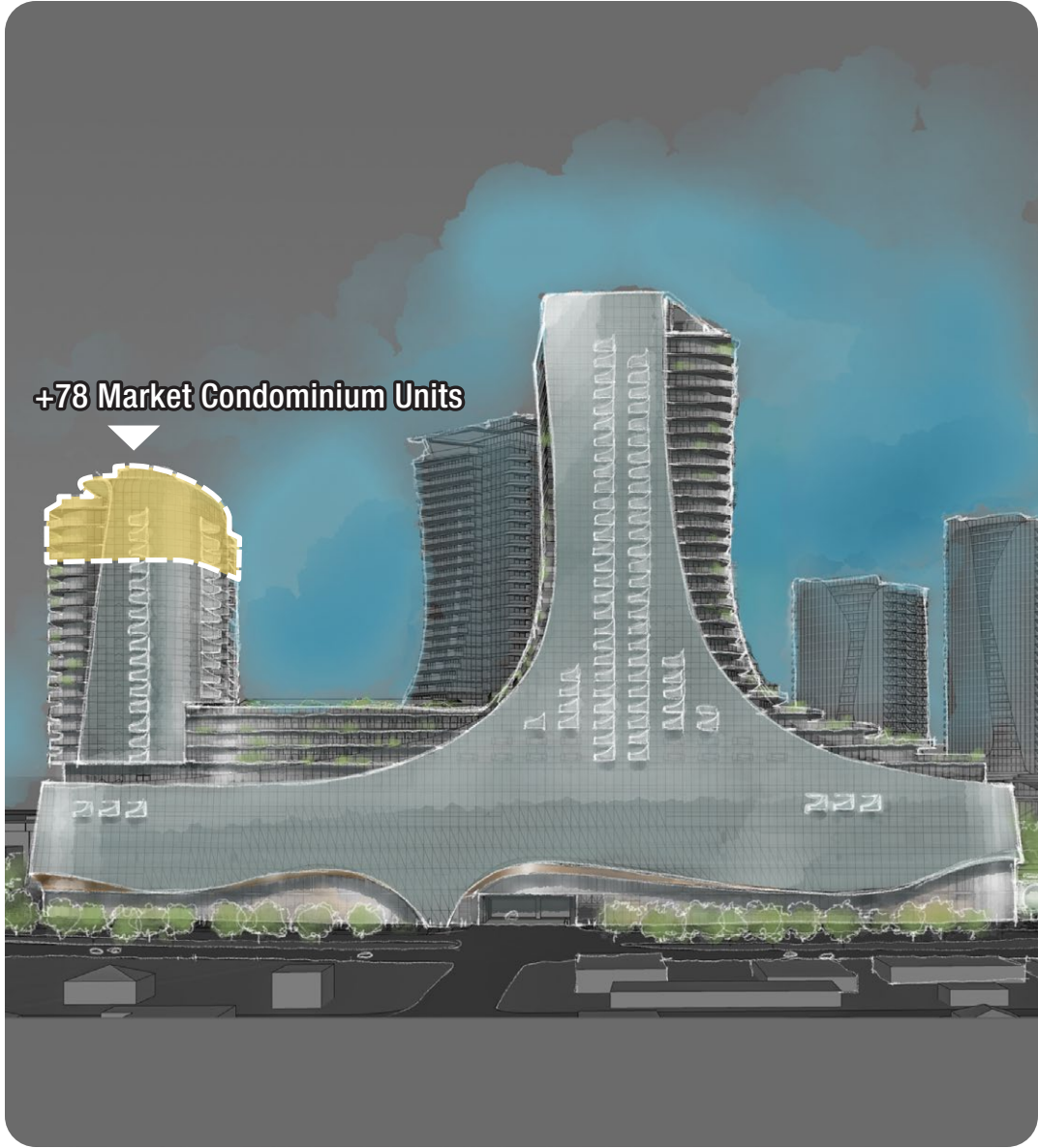
1 Increase number of Market Rental homes from 290 to 573 by converting Building 5 (or alternatively Building 8) from Market Condominium to Market Rental.



2 With Building 5 converted to Market Rental, Building 11 would be converted from Market Rental to Market Condominium resulting in a net reduction of over 100,000 ft² of Market Condominium density.



3 Increase number of Affordable Rental homes from 290 to 420 by converting 130 Market Rental homes in Building 10 to Affordable Rental in Buildings 5 and 10.



4 Proposed addition of 78 residential units to Building 7

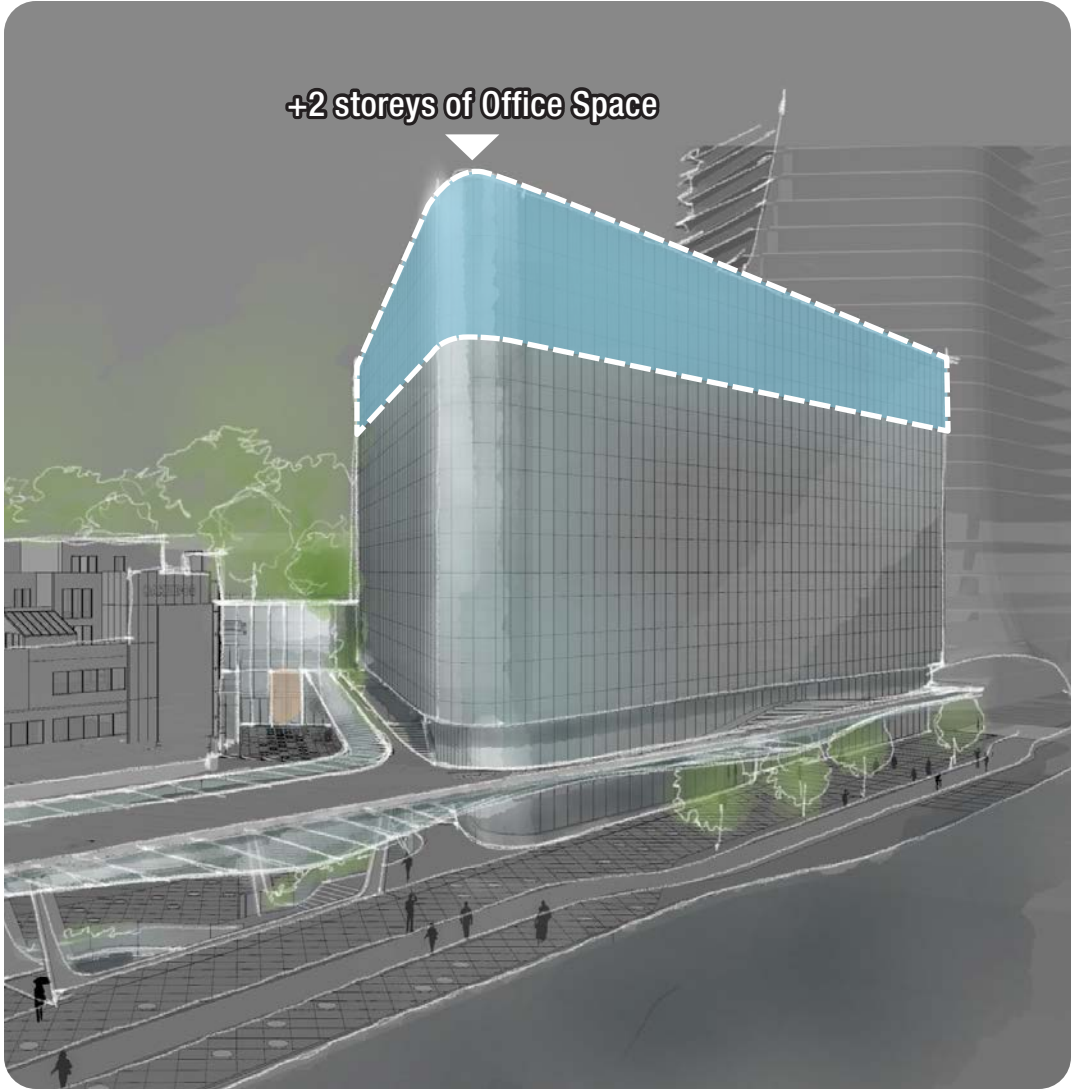
More Office & Job Space



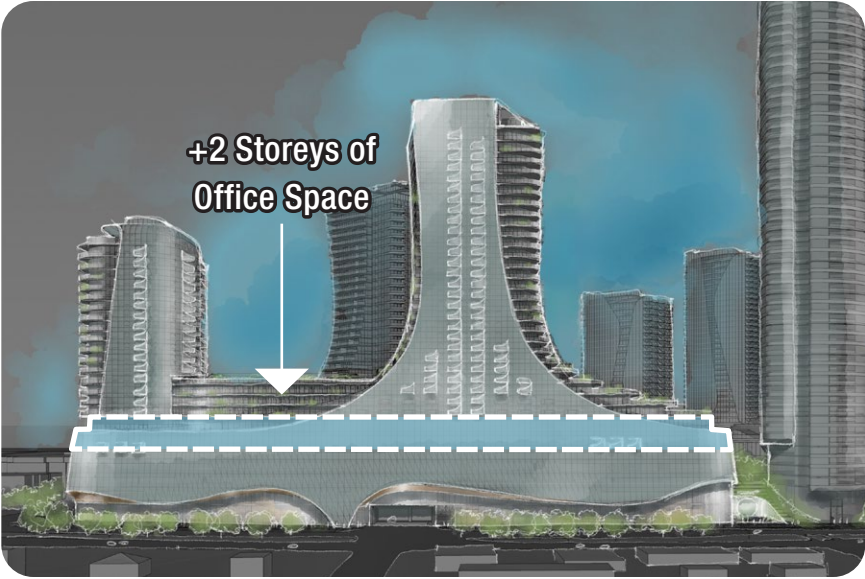
We have responded to increased demand for office space outside of Vancouver’s downtown peninsula by increasing the amount of Office offered by 386,176 ft² for a new total of 810,436 ft².



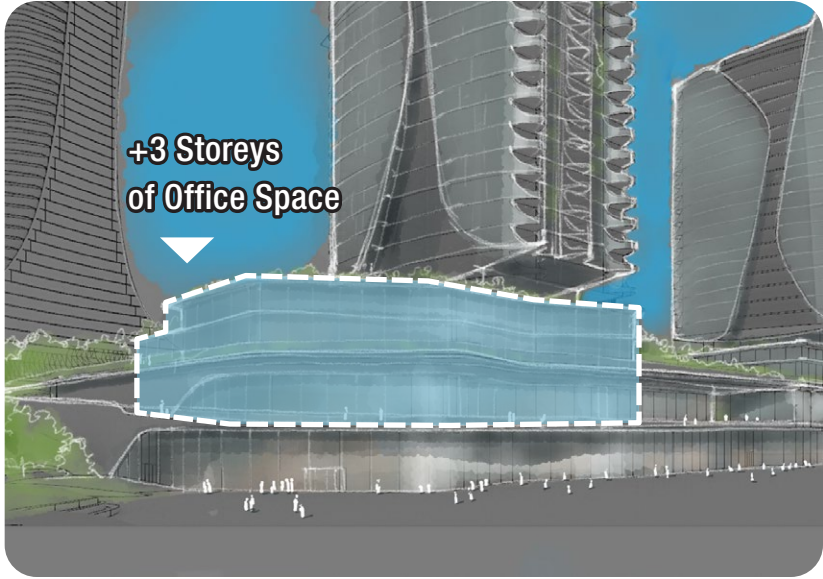
More Office & Job Space



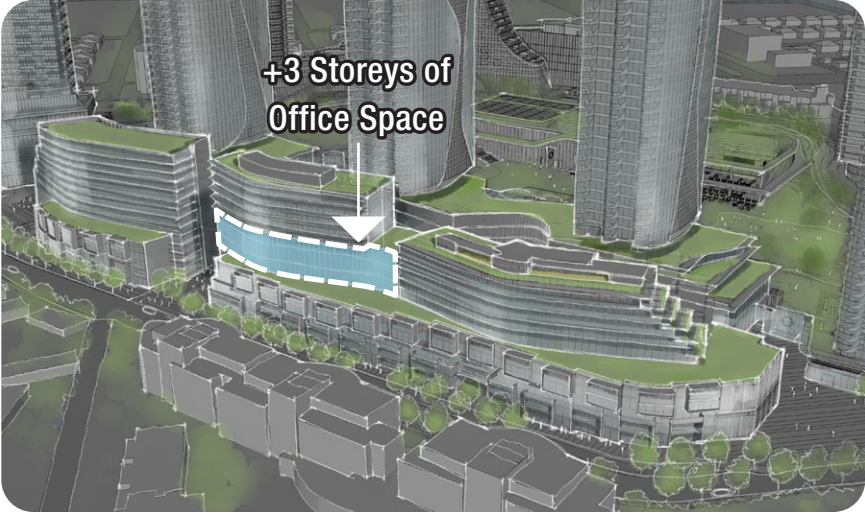
1 Increased Northeast Office Building workspace by 29,982.87 ft²



2 Addition of 97,479.13 ft² of workspace to Buildings 6 & 7



4 Building 12 – level 2, designed for commercial flexibility



3 56,995.34 ft² of workspace added to Building 10

Improved Public Park & Public Realm



The 9-acre Park has been further developed to blur the boundary between nature and architecture, while remaining permeable and highly accessible.



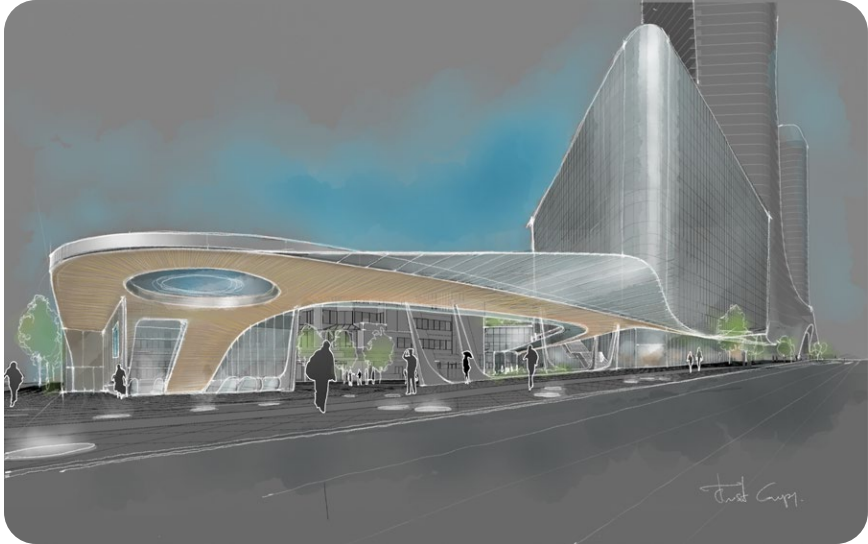
Improved Public Park & Public Realm



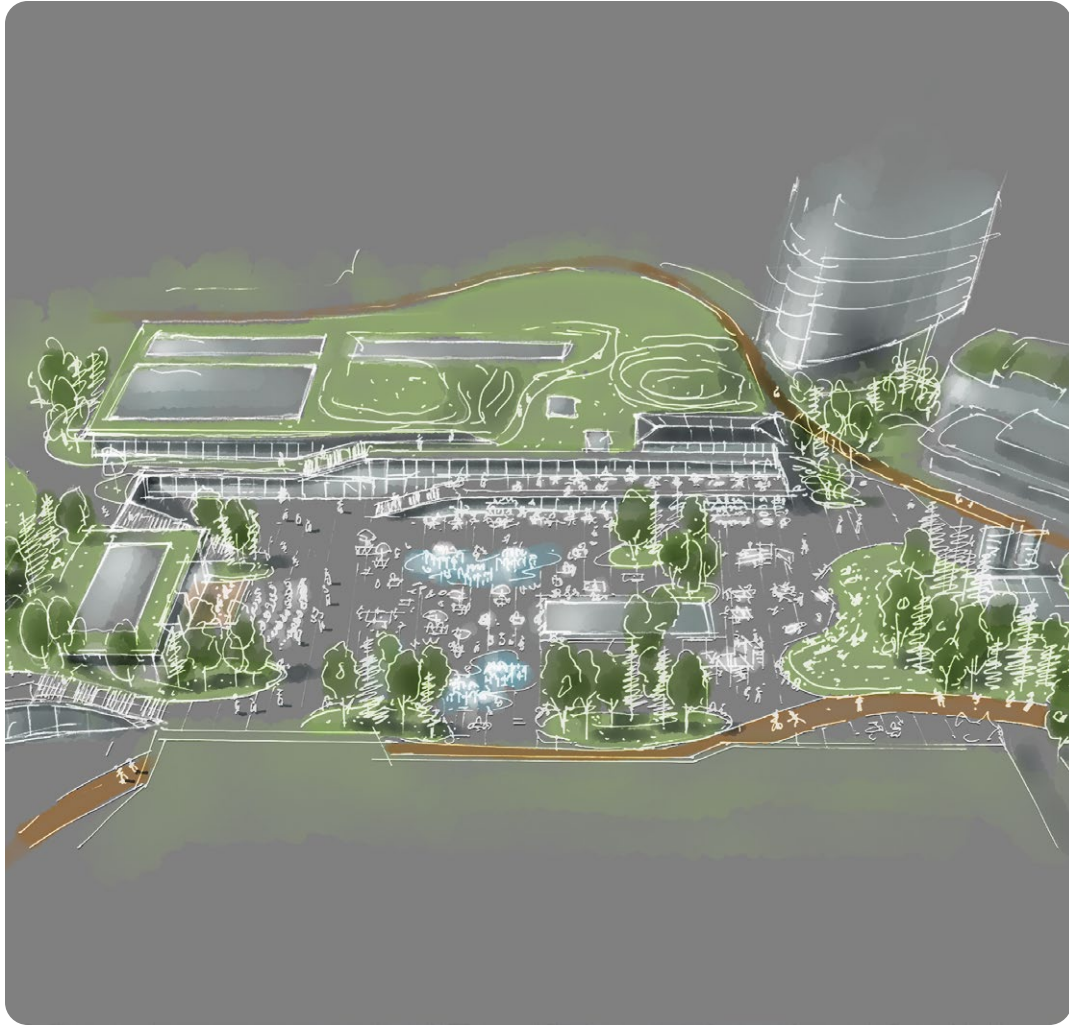
1 Enlarged Civic Centre



3 Built form integrated into Park topography



2 Improved Transit Plaza and Station above and below grade



4 Improvements to The Commons

Public Benefits

What proposed public benefits does Oakridge deliver?

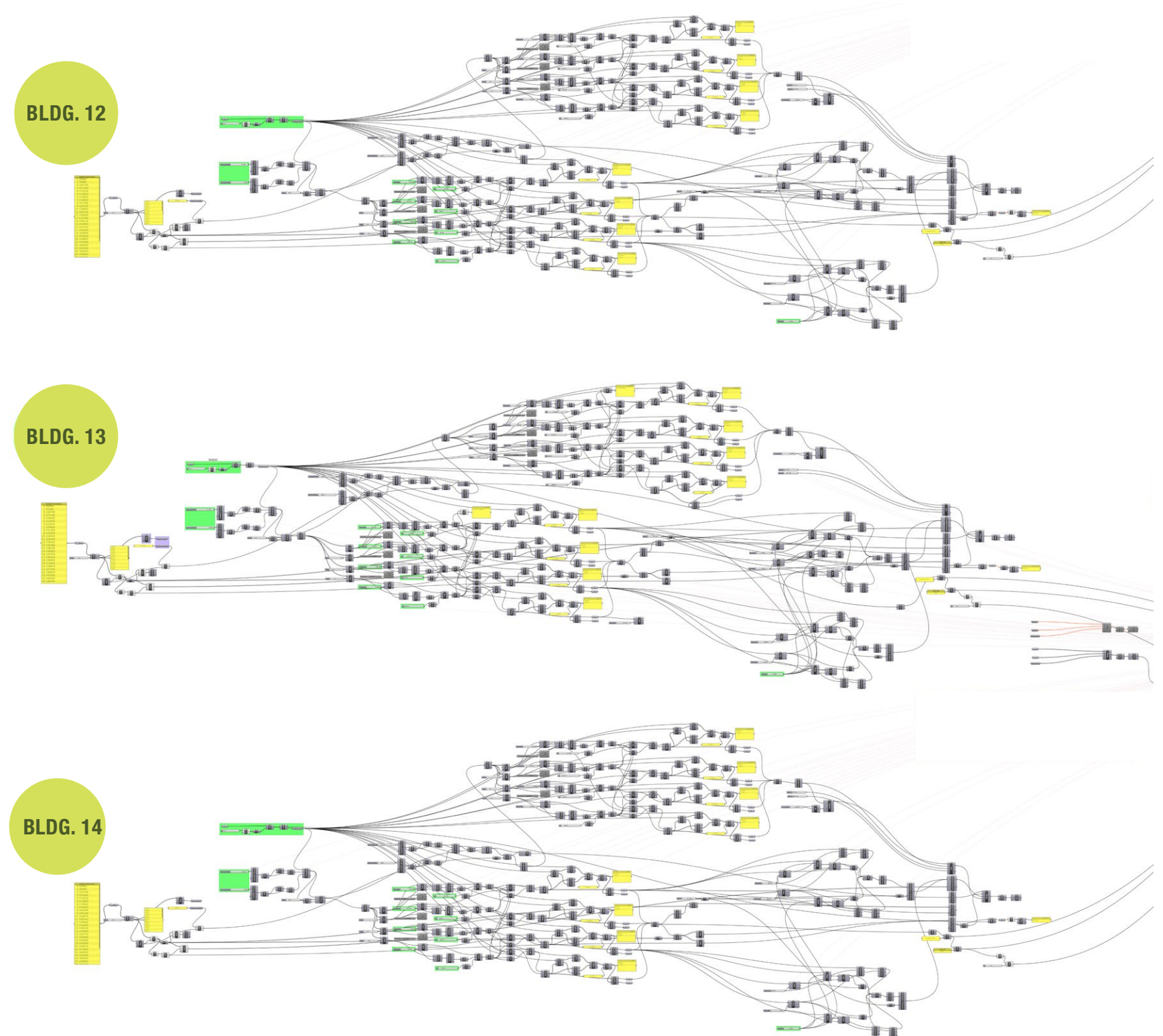
- ✓ A City-owned **9-acre Park**, constructed and maintained at the expense of the owner of Oakridge in perpetuity
- ✓ **103,000 ft² civic centre**, including the City's second largest library, a new daycare community centre and performance space
- ✓ **3 acres of public plaza** and open space
- ✓ **420 affordable housing units**
- ✓ **Over 600 market rental units**



Optimized Tower Forms to Minimize Shadowing

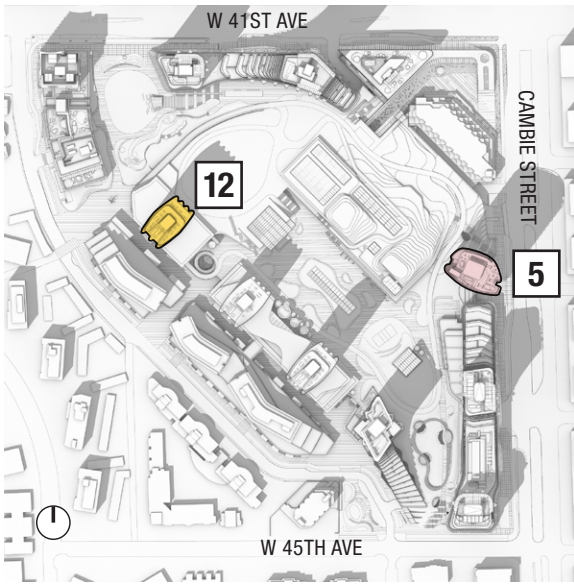
The towers were redesigned to minimize the shadows on the Park using mapped parametric modelling at 10:00 am, 12:00 pm, 2:00 pm, and 4:00 pm for both the Summer Solstice and Vernal Equinox.

A program called “Grasshopper” allowed our team to reshape the buildings to minimize shadow impacts on a floor-by-floor basis. As a result, the larger floorplates and increased building heights have been accommodated, while maintaining the dynamic tower forms and creating no additional shadowing on the Park as compared to the 2018 approved Preliminary Development Permit.

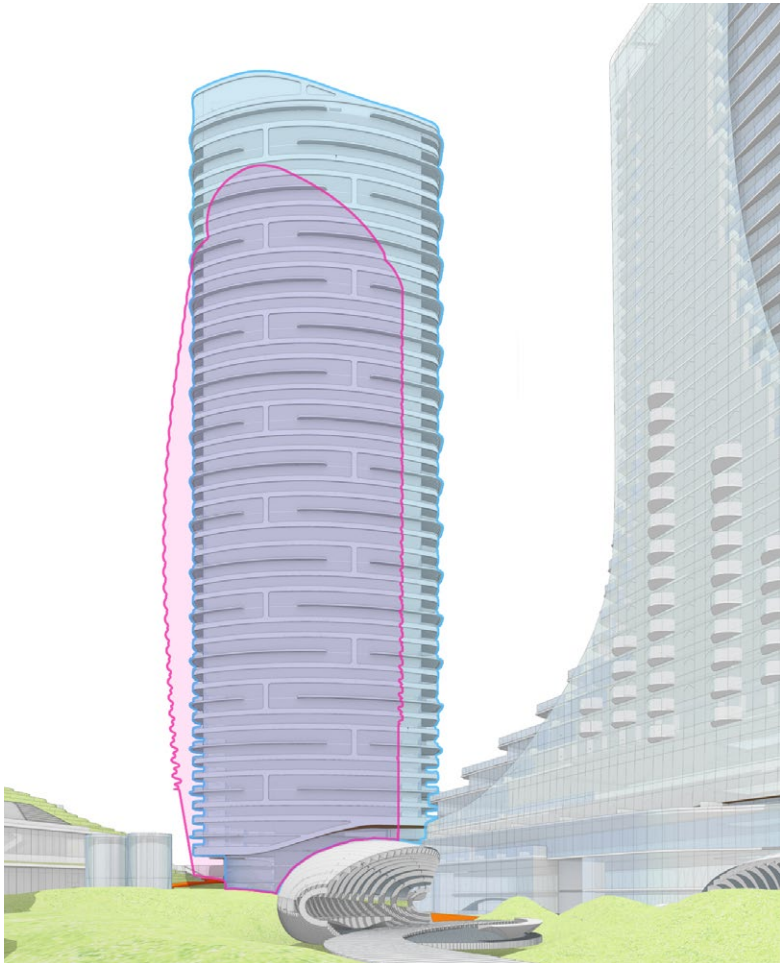


Partial Grasshopper Parametric Modelling Scripts

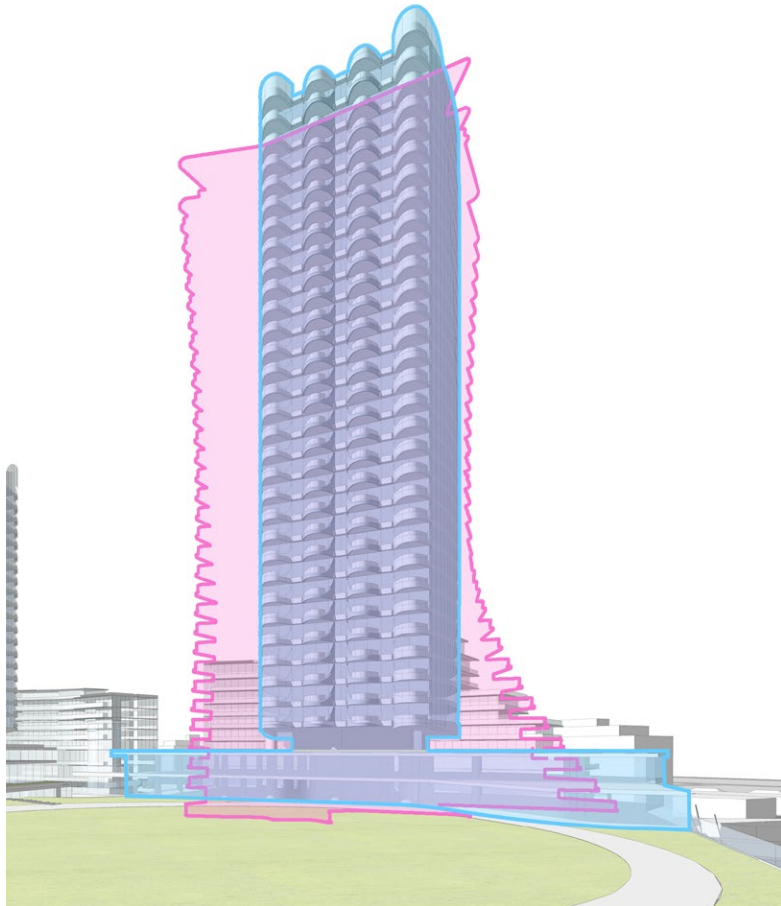
Optimized Tower Forms to Minimize Shadowing



Key Plan

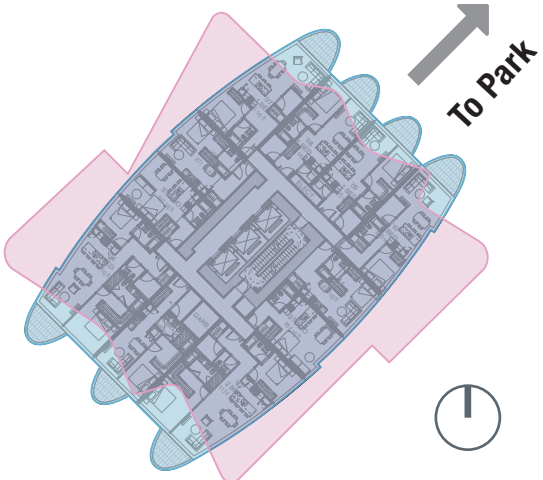
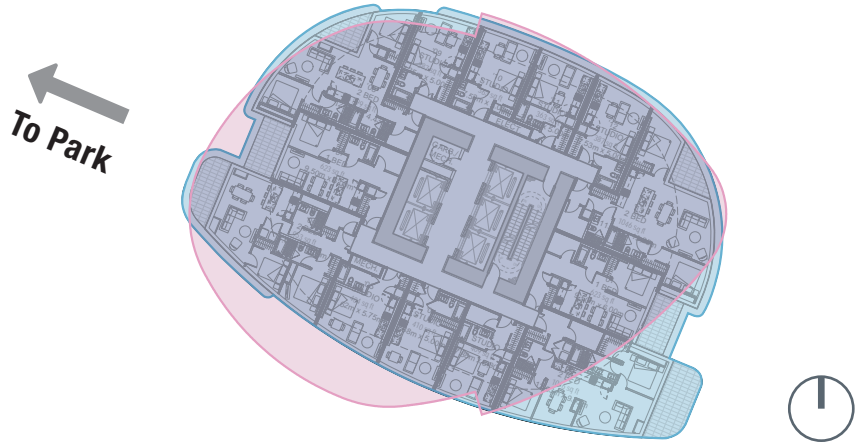


Building 5 – Comparative View



Building 12 – Comparative View

- Previous – 2018 PDP
- Proposed – 2020 Rezoning



Optimized Tower Forms to Minimize Shadowing

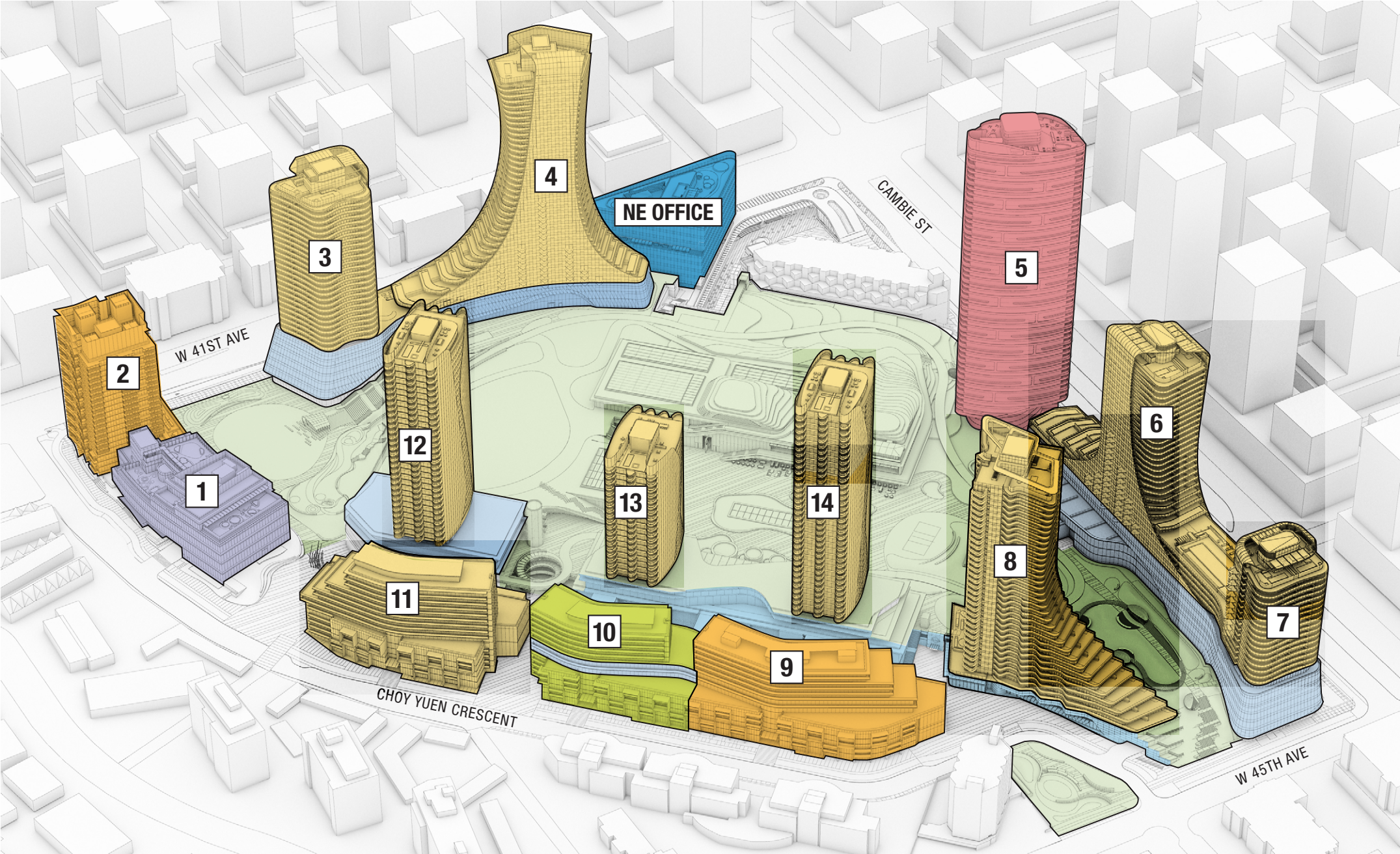


Detail of Park Shadow Study – Buildings 12, 13 and 14 were redesigned to minimize shadowing

Current Rezoning Proposal

- Residential Condominium
- Residential Secured Market Rental*
- Residential City-owned Affordable Rental
- Residential Affordable Rental
- Civic Centre
- Retail
- Office
- Northeast Office
- Park

* Program subject to Market Rental location optionality.



Programmatic Perspective Diagram looking Northeast

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