

495 West 41st Avenue

Commercial & Secured Market Rental
Housing Proposal

Open House Presentation

June 6, 2022

PCI
DEVELOPMENTS

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

Perkins&Will



Project Team



Crossroads



Marine Gateway



565 Great Northern Way

PCI Developments

Developer

PCI Developments is an award winning, locally owned and operated real estate developer and investor founded in 1982. PCI's notable Cambie Corridor developments include *Marine Gateway* at Southwest Marine Drive, *Crossroads* at West Broadway and the *Exchange* at West 1st Avenue. PCI is particularly focused on building new, high-quality secured rental housing in Vancouver.

Perkins and Will

Architect

Perkins and Will is a local architecture and design firm that was founded on the belief that design has the power to transform lives. Guided by its core values—design excellence, diversity and inclusion, research, resilience, social purpose, sustainability, and well-being—the firm is committed to designing a better, more beautiful world.

PFS Studio

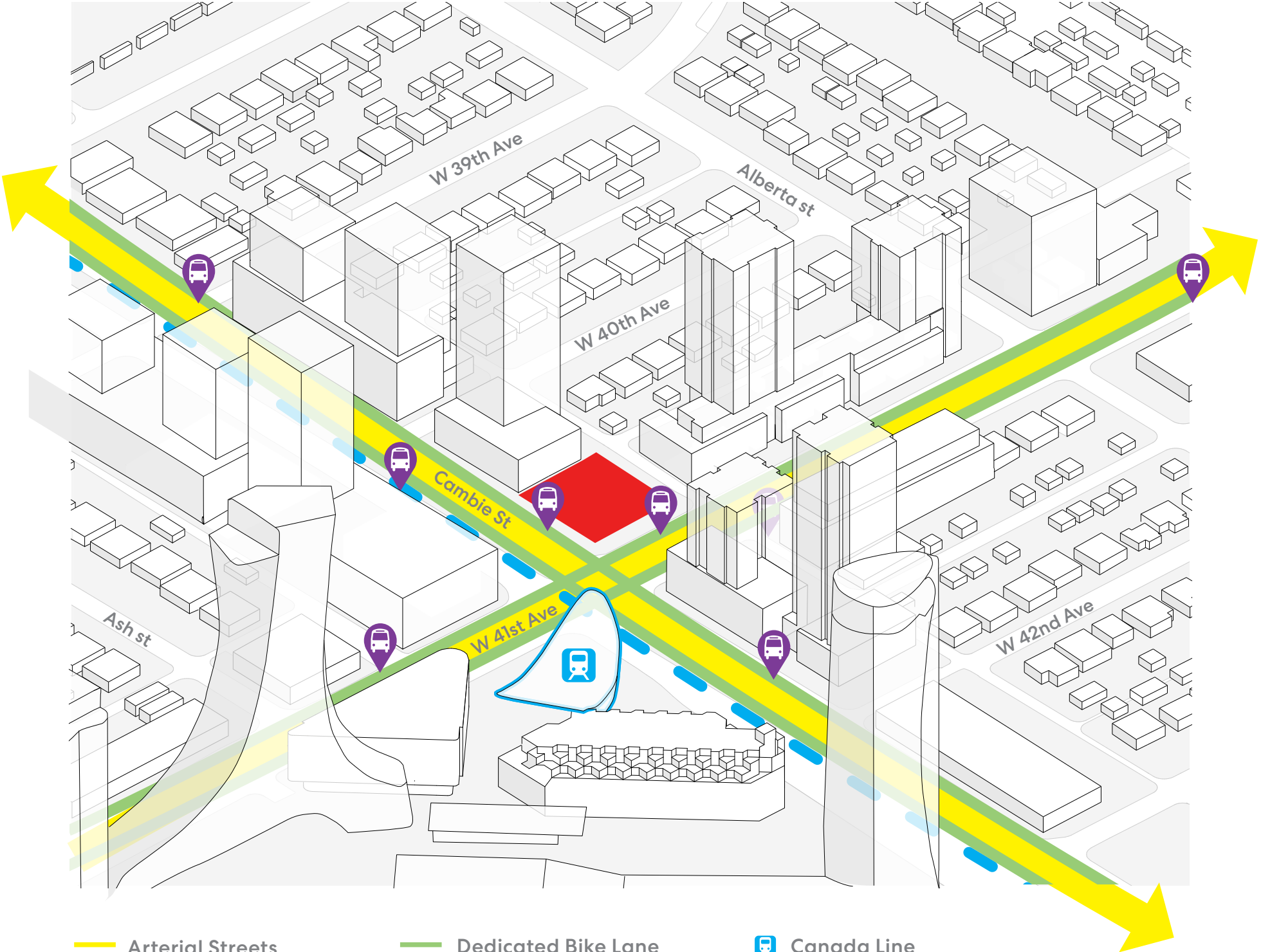
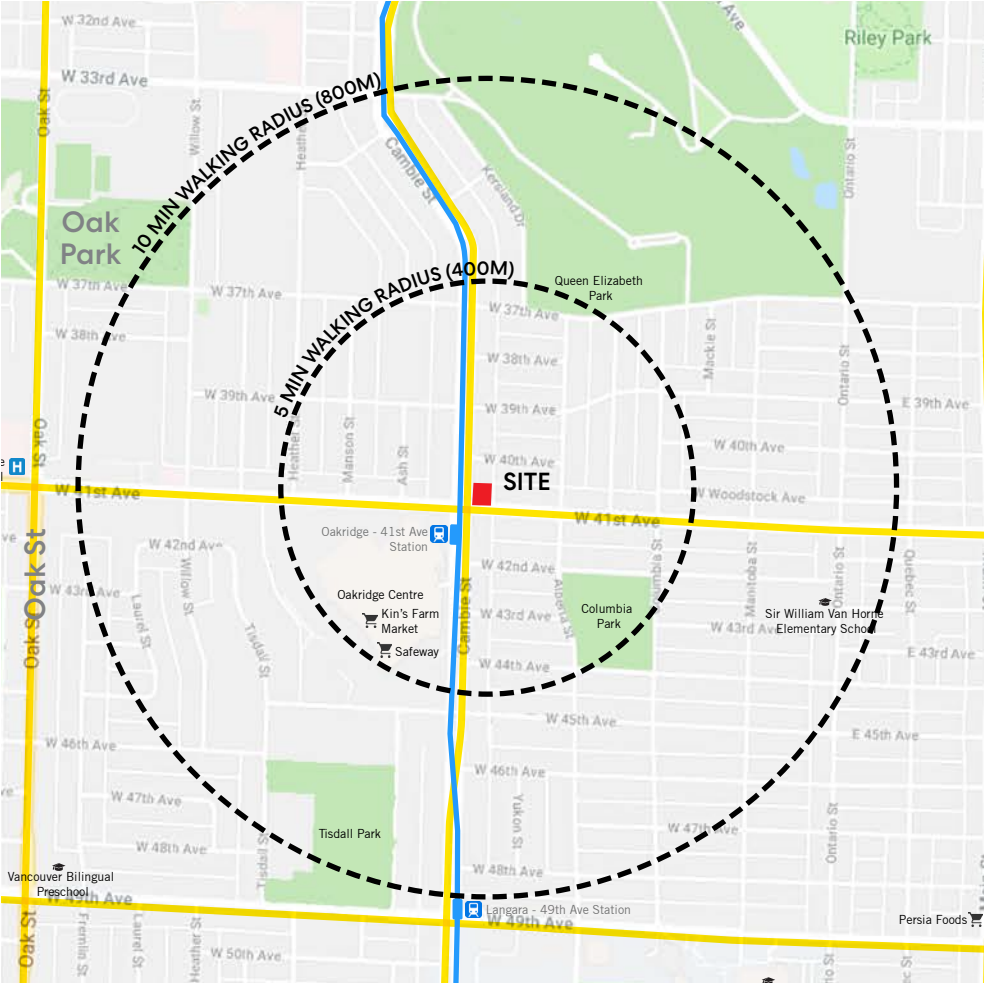
Landscape Architect

PFS Studio is a leading Canadian planning, urban design, and landscape architecture firm offering consulting services for both the public and private sectors, with an extensive portfolio of planning and built works throughout Vancouver and cities across the country and abroad. The firm has been recognized by numerous planning, urban design, heritage, and landscape architecture awards, exemplifying the partnership's creating memorable and engaging public spaces.

Site Context

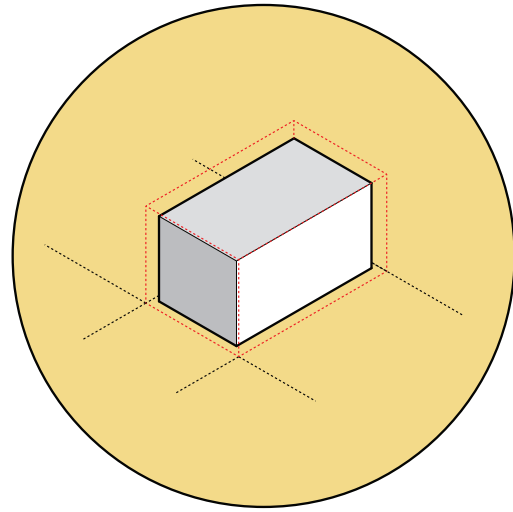
Current Context

The Cambie & 41st site falls between W. 40th Avenue and W. 41st Avenue on Cambie Street. It is a bustling area with residential neighbourhoods, a busy shopping mall, and public schools. Existing Neighbourhoods are mainly composed of a mix of single-family houses, social housing, mixed use residential and institutional. In the coming years, the Oakridge area will see a major transformation as part of the growth identified in the Cambie Corridor and the Cambie Corridor Public Realm plans.



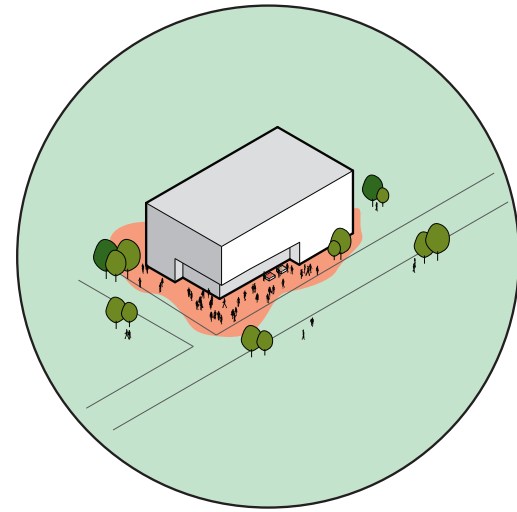
- Arterial Streets
- Dedicated Bike Lane
- Skytrain Line
- Site
- Canada Line
- Bus Stop

Guiding Principles



Development

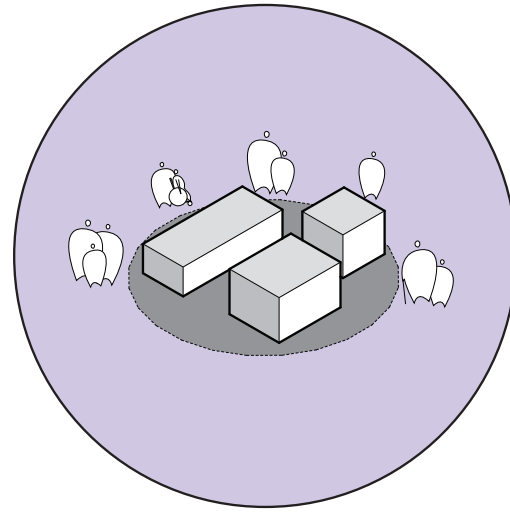
The massing and development of the site will be designed to reinforce the Cambie Corridor Plan and applicable City of Vancouver Policies, while optimizing the development potential of the site.



Vibrant Urban Connection

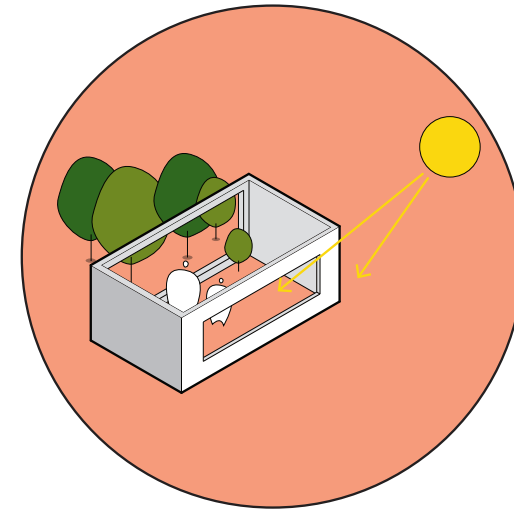
The ground floor will be activated through retail program and an active public realm reinforcing a vibrant urban connection to Cambie Street as well as W 41st Avenue and the lane.

The proposal will respond to the public plaza at Oakridge kitty-corner to the site, and the importance of the dramatically increased public realm at the intersection of Cambie Street and W 41st Avenue with exceptional design and human scale building massing.



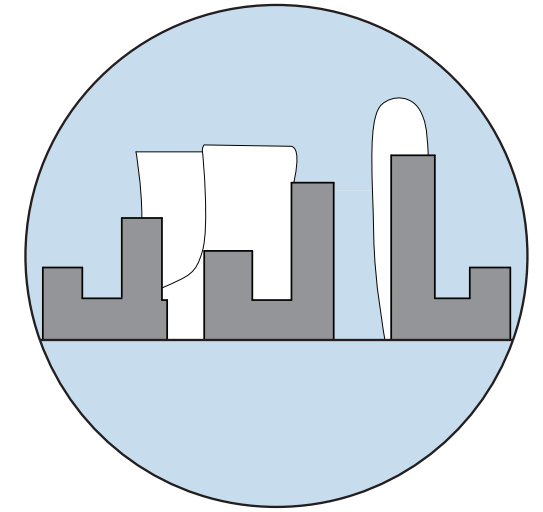
Community

The proposal will offer a variety of housing options to support a diverse mix of occupants. A variety of interior and exterior amenity spaces will be provided to promote connections between occupants.



Health and Happiness

The development will elevate the secured-rental housing standard by contributing positively to the well-being of occupants optimizing connections to daylight and nature for residents, as well as meaningful personal exterior space for all dwellings.



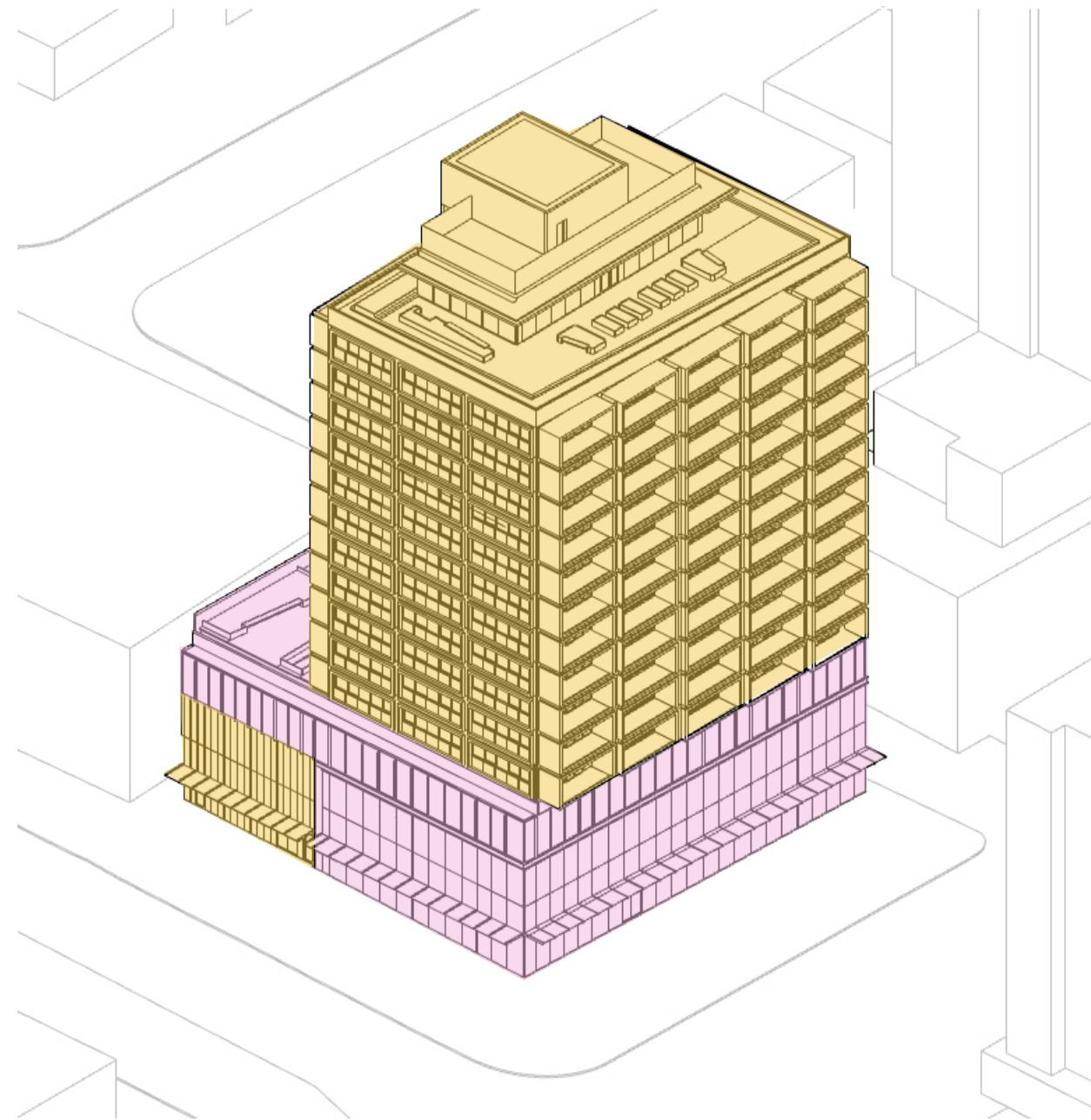
Exterior Expression

The exterior expression and massing of the proposal will provide a quiet response to the Oakridge Centre development with a restrained architectural language.

The organization of the interior program will be reflected at the facade through a regular grid, honestly displaying the structural module, and reinforced with clear details.

Project Overview

Housing Mix and Project Statistics



- Residential
- Retail / Office

PROJECT STATISTICS

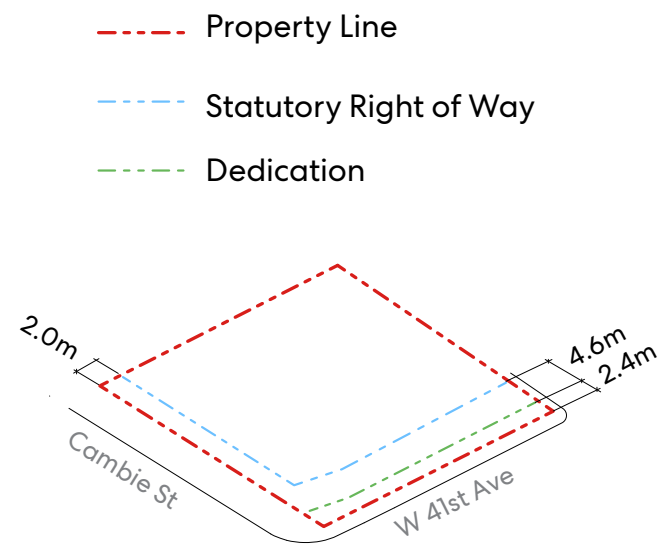
Site Area		1471.1 m ²	(15,835 sf)
Height		45.7m (150 ft)	
Building Storeys		15	
FSR Area	Office	2,169 m ²	(23,350 sf)
	Residential	6,589 m ²	(70,920 sf)
	Retail	608 m ²	(6,542 sf)
	Total	9,366 m²	(100,812 sf)
Floor Space Ratio (FSR)	Office	1.47	
	Residential	4.48	
	Retail	0.41	
	Total	6.37	
Vehicle Parking	Residential	23	
	Residential Visitor	4	
	Commercial	38	
	Total	65	
Vehicle Loading	Class A Passenger Loading	1	
	Class A	2	
	Class B	1	
	Total	4	
Bicycle Parking	Residential Class A	149	
	Residential Class B	6	
	Commercial Class A	15	
	Commercial Class B	6	
	Total	186	
Storage Units		99	

HOUSING MIX

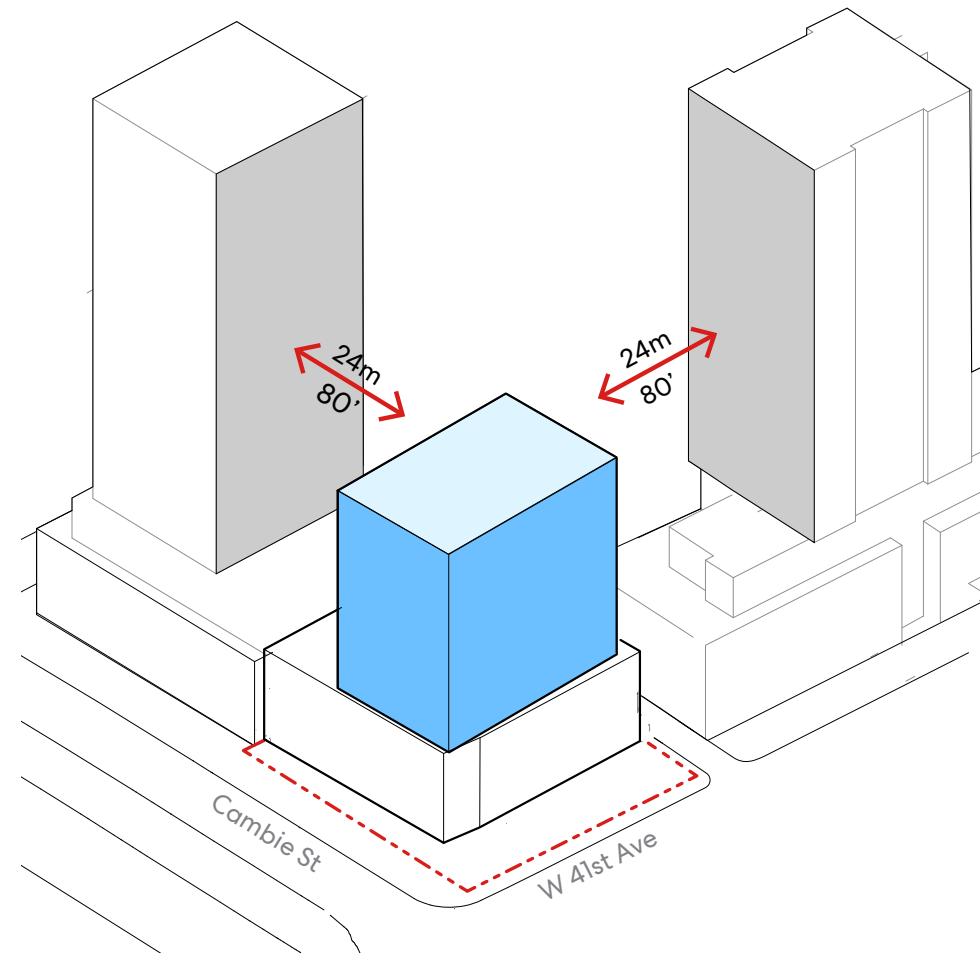
		UNITS	% PROVIDED	FAMILY HOUSING %	
Residential Unit Mix	1 BD	55	56%	REQUIRED	PROVIDED
	2 BD	44	44%		
	Total	99	100%	35%	44%

Project Overview

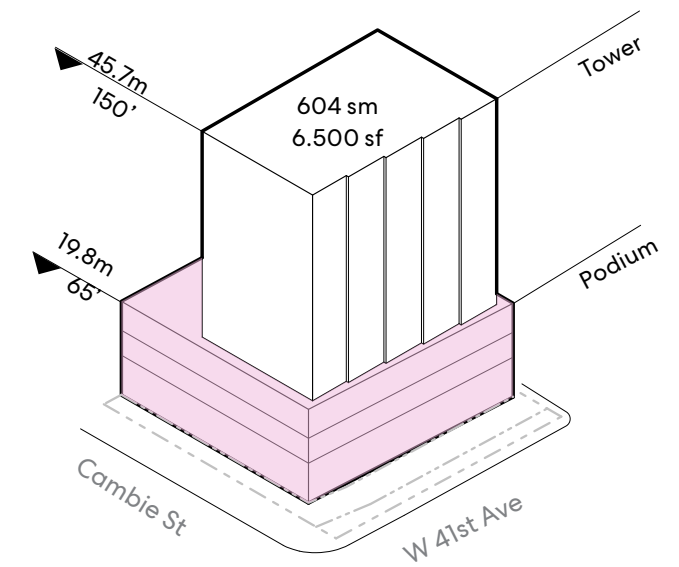
Massing Response Diagrams



Property Lines and Setbacks



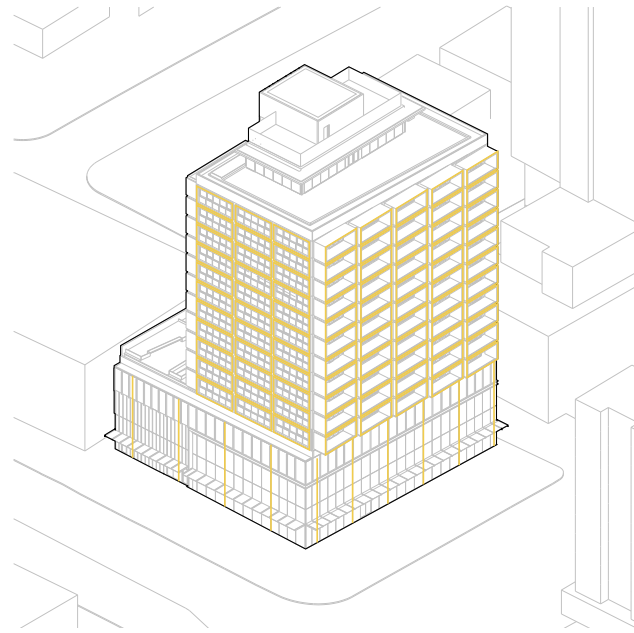
Tower Separation



Form Definition

Project Overview

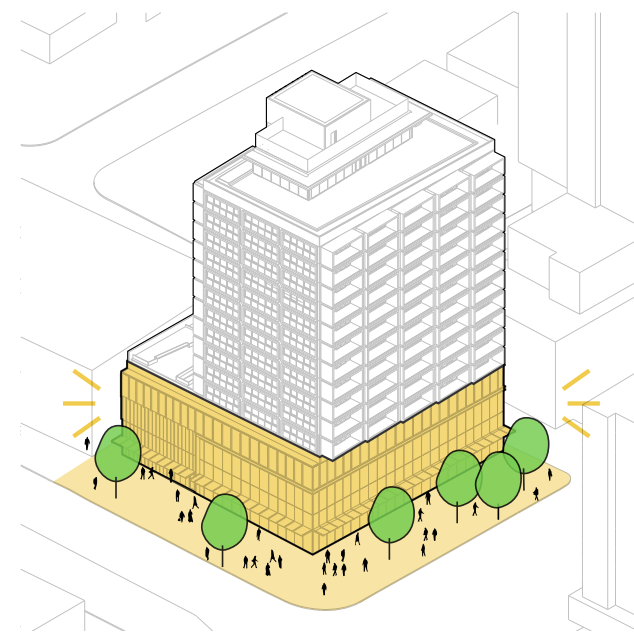
Design Rationale



Aesthetic Clarity

The exterior expression and massing of the proposal will provide a quiet response to the Oakridge Centre development with a restrained architectural language.

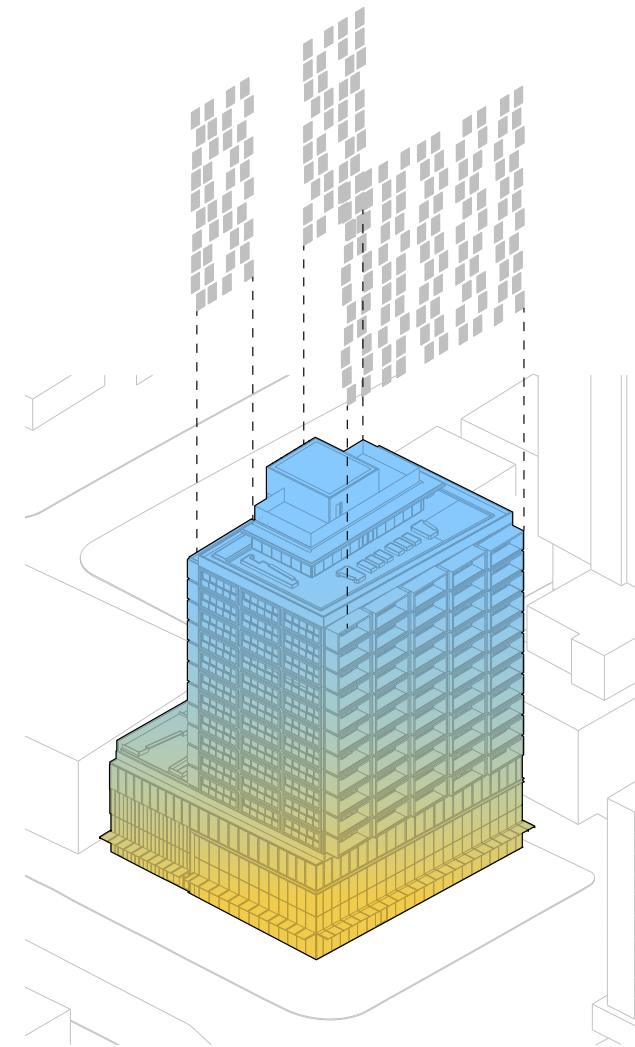
The organization of the interior program will be reflected at the facade through a regular grid, honestly displaying the structural module, and reinforced with clear details.



Engagement

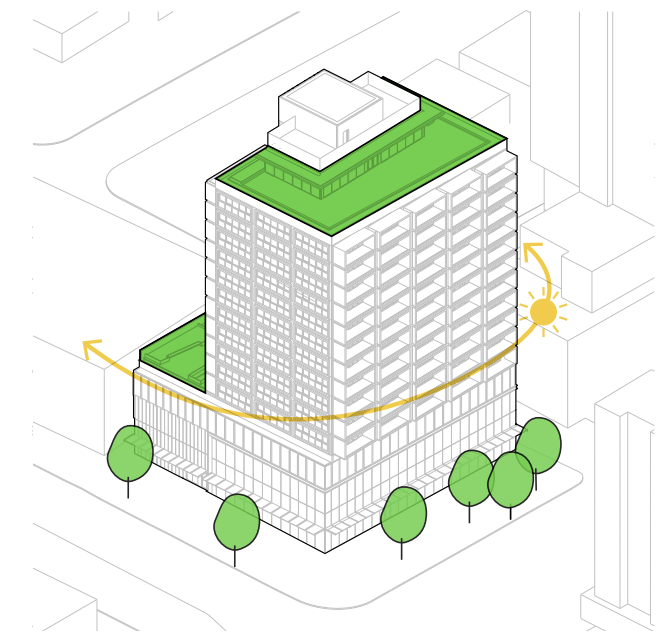
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Hot to Cool

The vertical transition between an active public street and solitude of the home is expressed in the facade. The retail frontage is fully glazed and bright, while the north and south residential facades have operable privacy screens which can animate the elevations. Sizable balconies for each dwelling provide exceptional private outdoor space and allow activities to flow out as an extension of the interior.



Landscaped Community Spaces

All rooftops and terraces are programmed with communal spaces for residents of the proposal.

The roofscape provides for a variety of activity including social spaces, urban agriculture and a childrens play area.

At the street level, street trees are extended to the corner of the intersection.

*View of South Elevation from
W 41st Avenue Looking North*



Shadow Studies



March/September 21 - 10AM



March/September 21 - 12PM



March/September 21 - 2PM



June 21 - 10AM



June 21 - 12PM

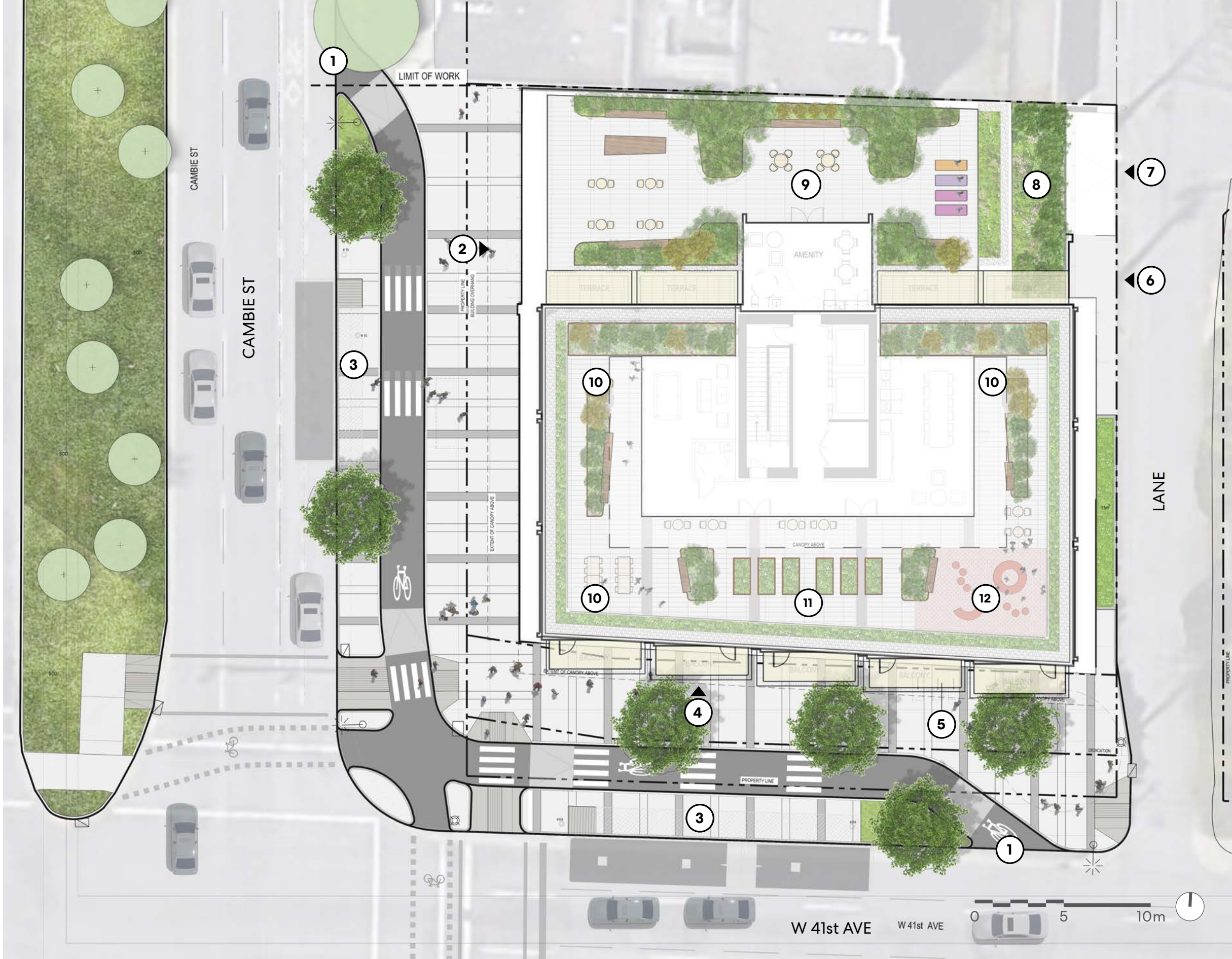


June 21 - 2PM



Site Plan

- 1. New Bike Path Connecting to Existing Bike Path
- 2. Residential Entry
- 3. Bus Stop and Shelter
- 4. Retail/Office Entry
- 5. Commercial Bike Parking
- 6. Shared Loading
- 7. Parkade Entry
- 8. Landscape Roof at Level 03
- 9. Outdoor Amenity at Level 04
- 10. Outdoor Amenity at Level 15
- 11. Urban Agriculture
- 12. Children's Play Area

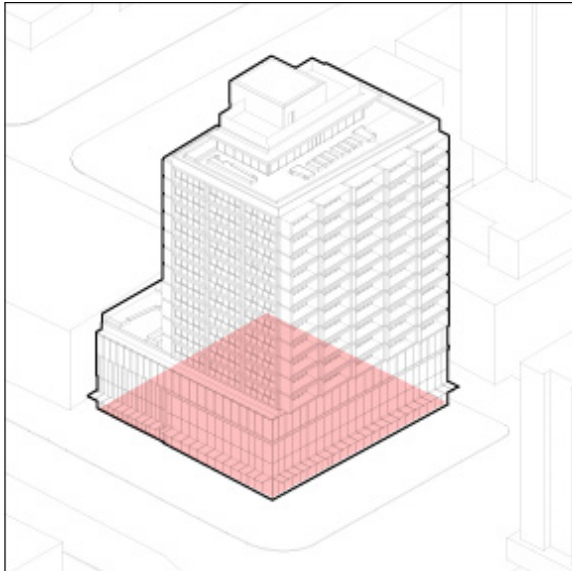


Floor Plans

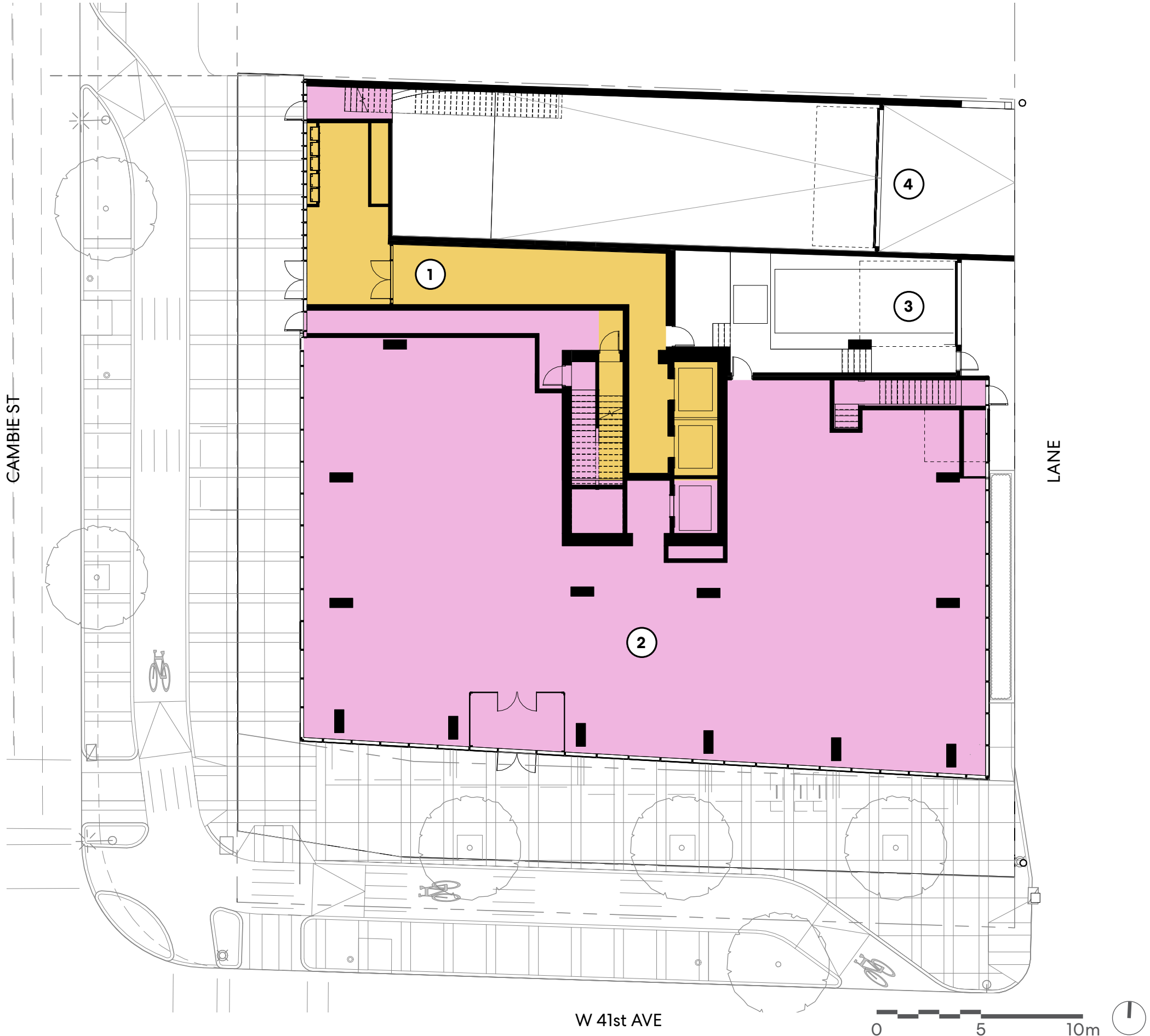
Level 01 (Ground)

- Residential
- Retail / Office

- 1. Shared Office/Residential Lobby
- 2. Retail
- 3. Shared Loading Bay
- 4. Parkade Ramp




Key to plans

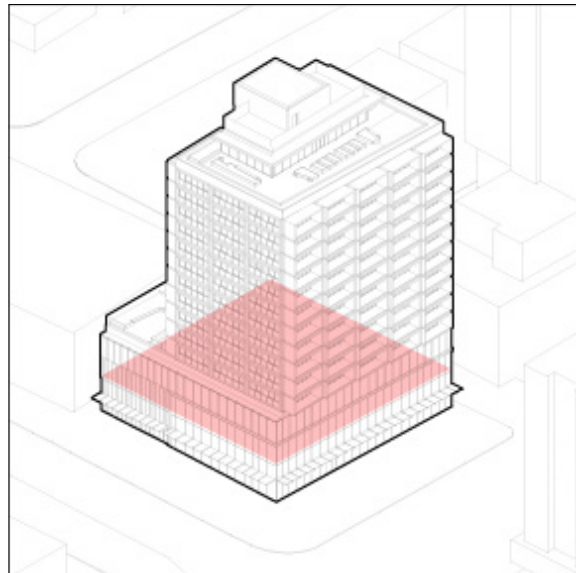


Floor Plans

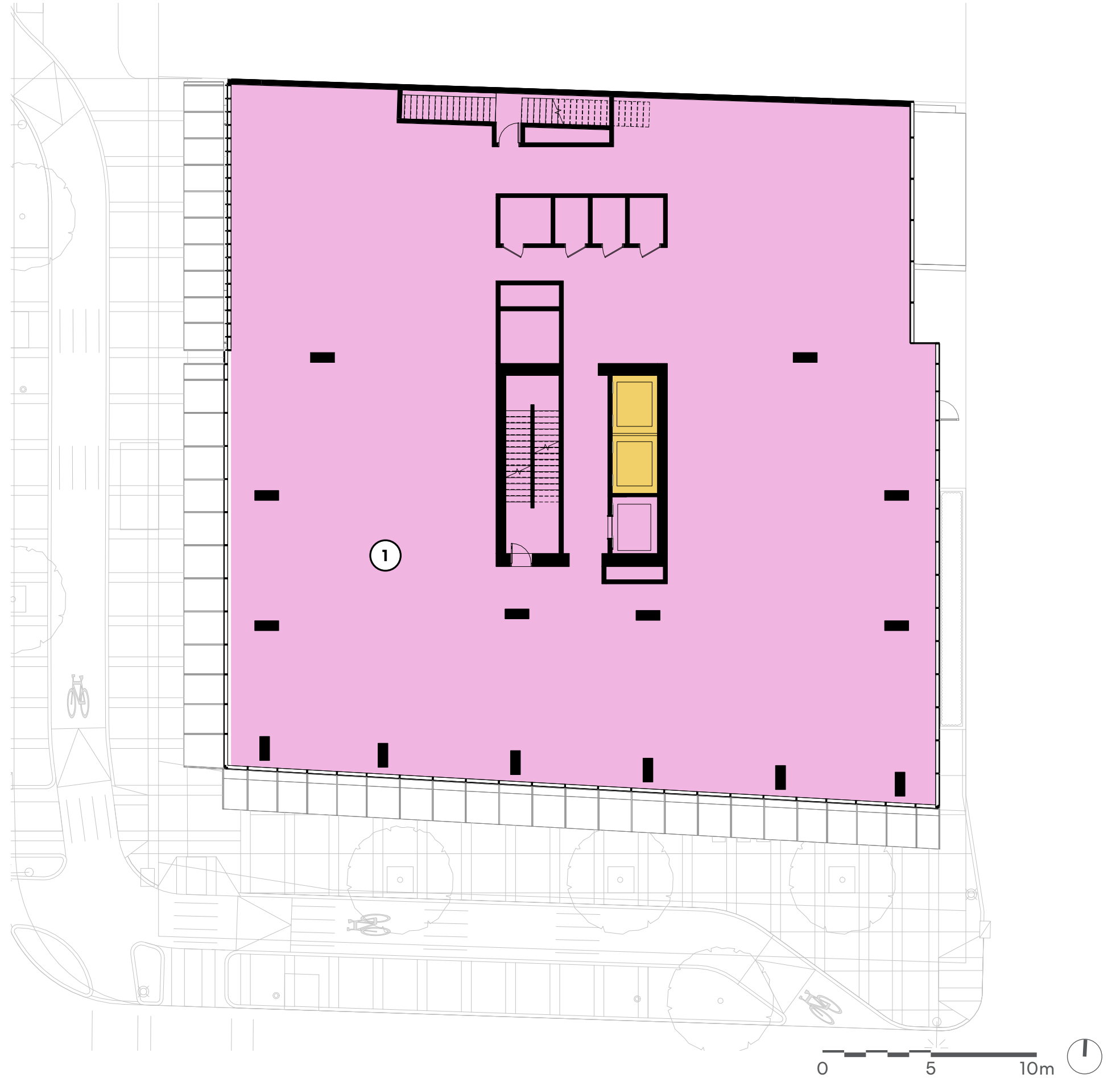
Level 02

-  Residential
-  Retail / Office

1. Office



Key to plans

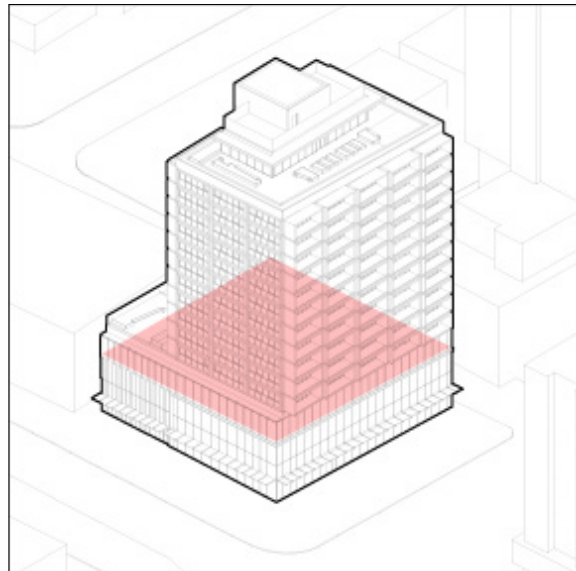


Floor Plans

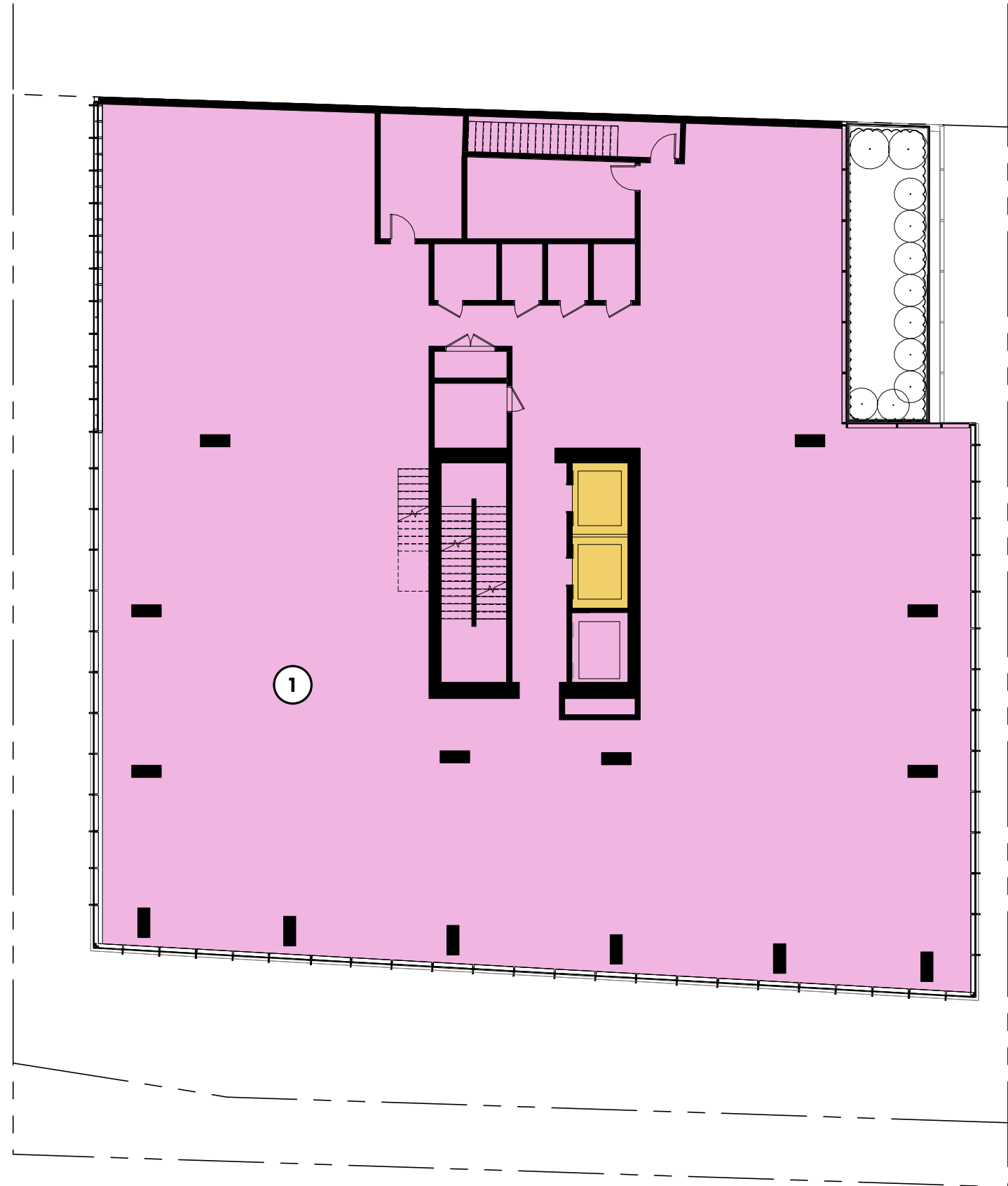
Level 03

- Residential
- Retail / Office

1. Office



Key to plans



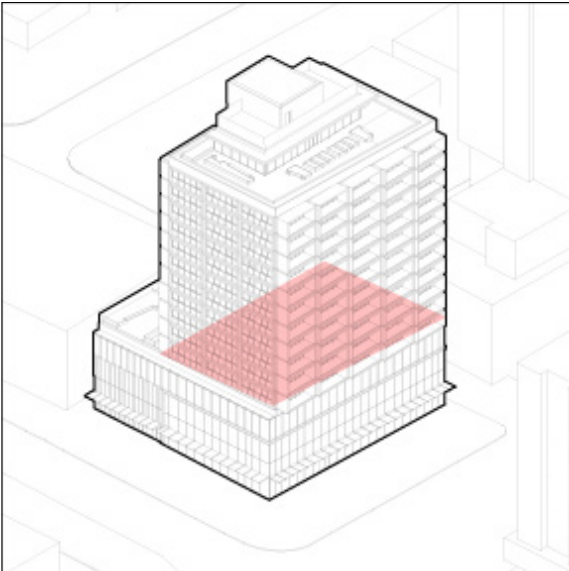
Floor Plans

Level 04

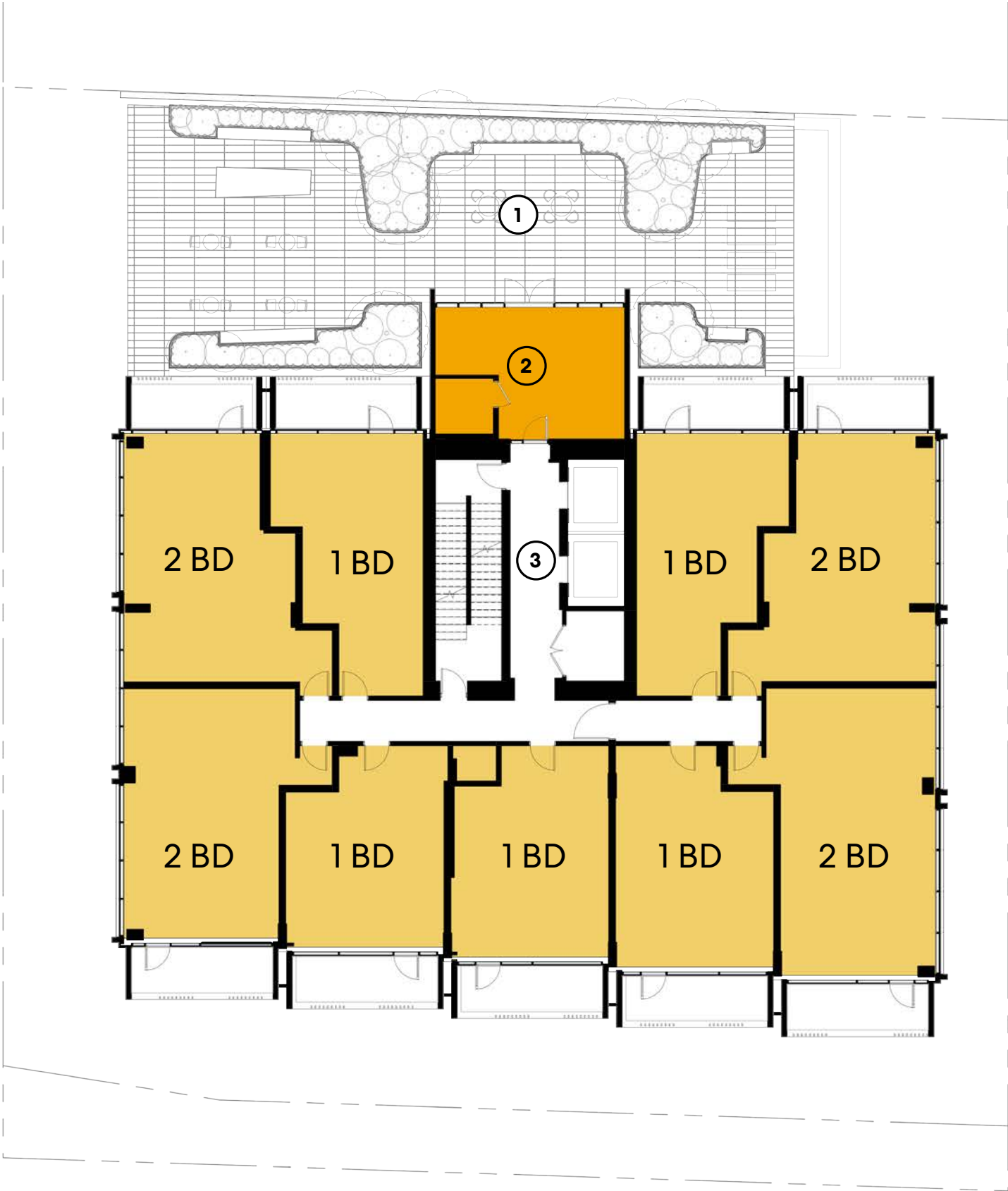
- Residential

- 1. Outdoor Amenity
- 2. Indoor Amenity
- 3. Corridor

- Residential Indoor Amenity



Key to plans

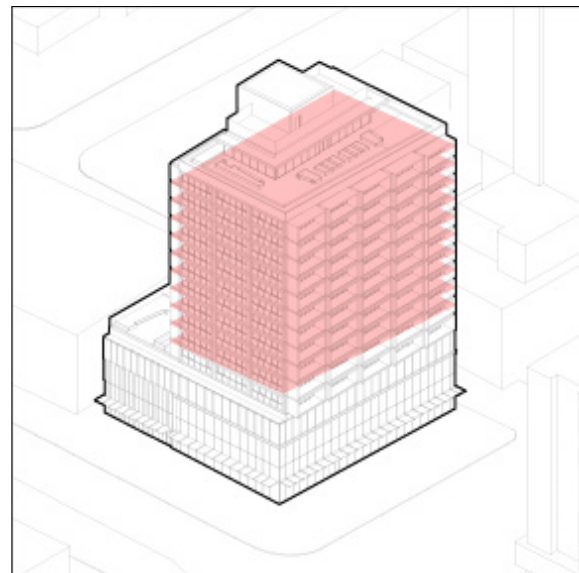


Floor Plans

Level 05-14

 Residential

1. Corridor



Key to plans

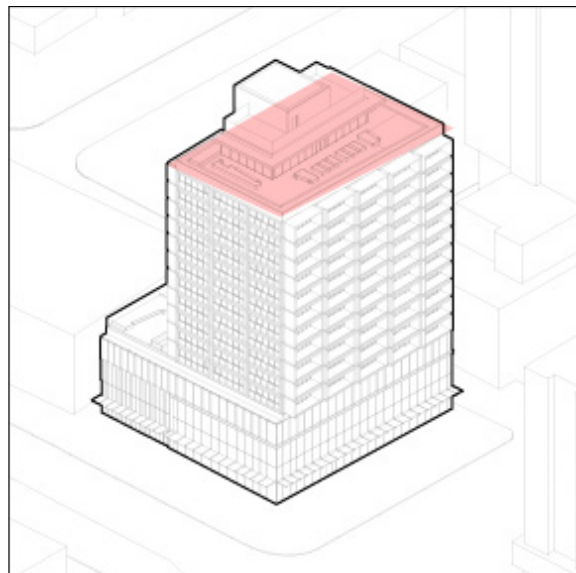


Floor Plans

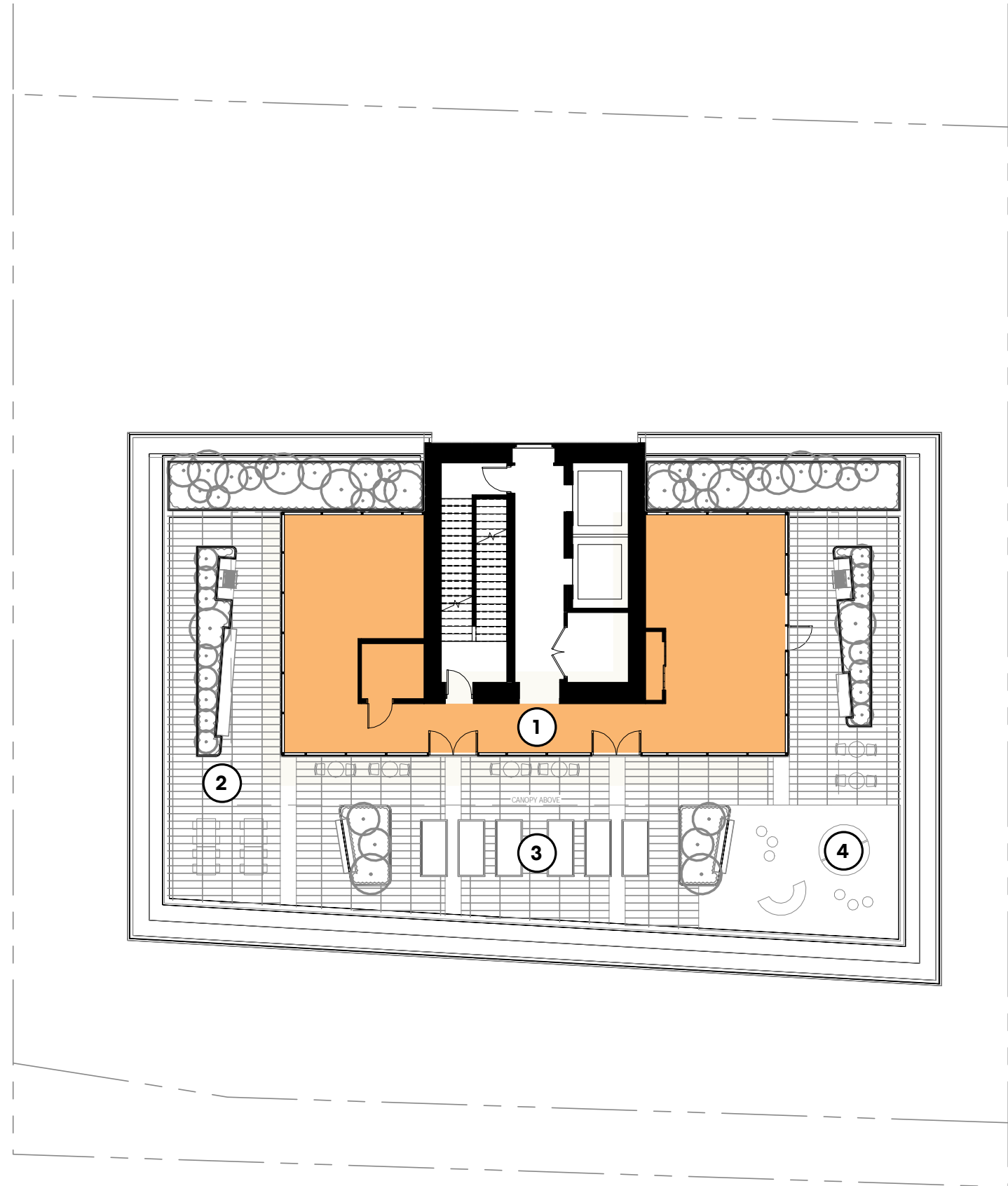
Level 15

 Residential Amenity

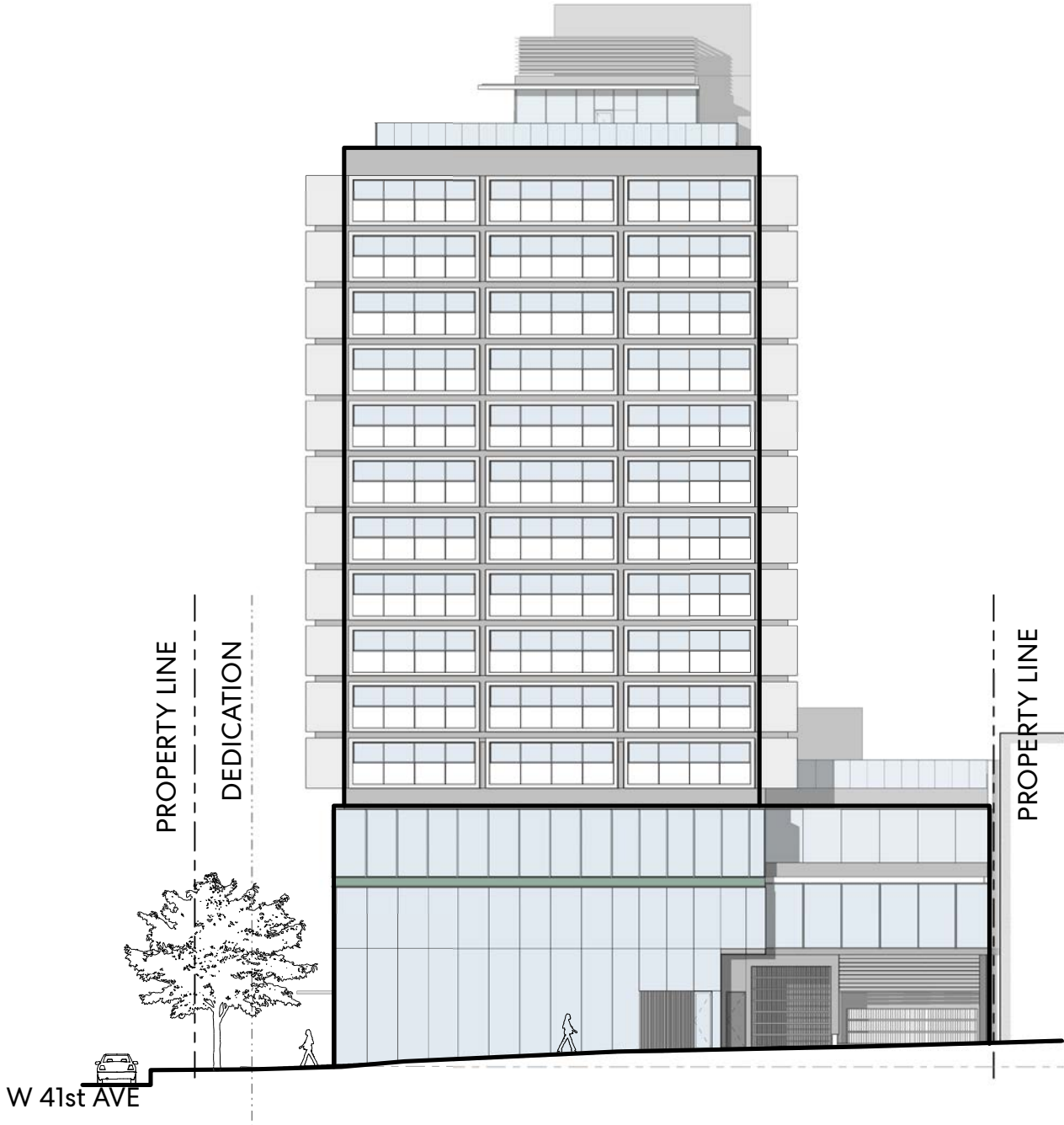
- 1. Indoor Amenity
- 2. Outdoor Amenity
- 3. Urban Agriculture
- 4. Children's Play Area



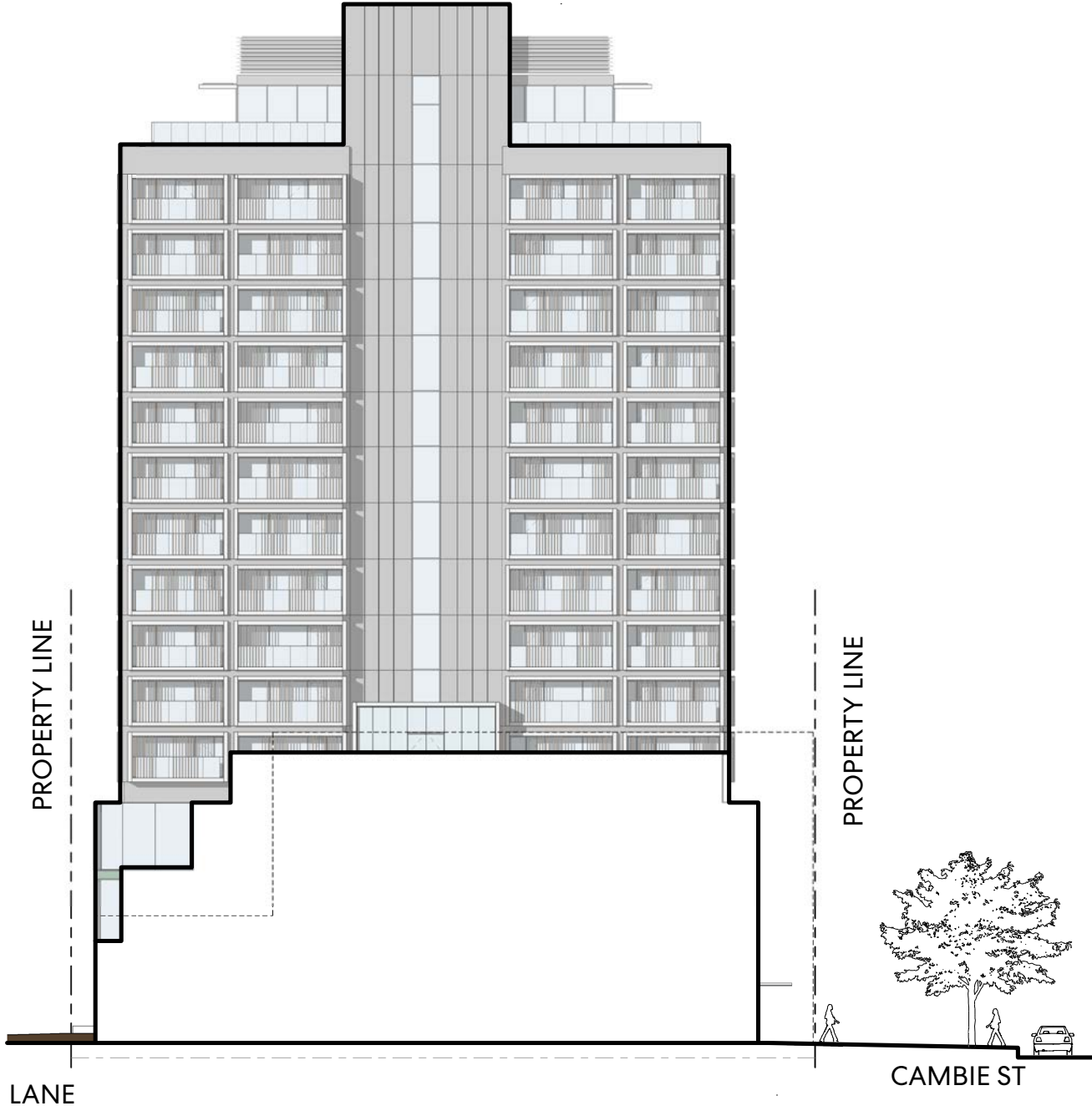
Key to plans



Building Elevations

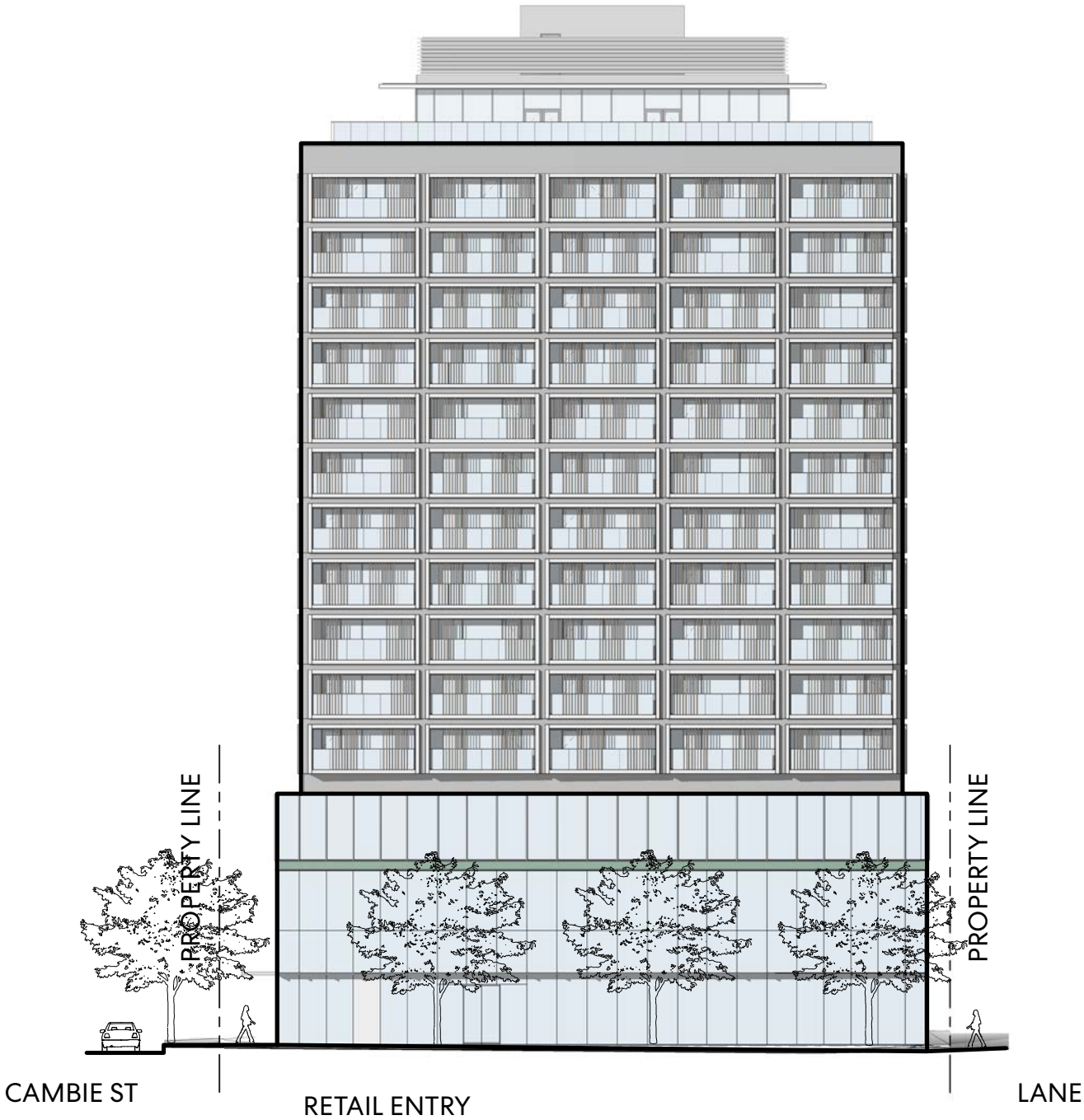


EAST ELEVATION

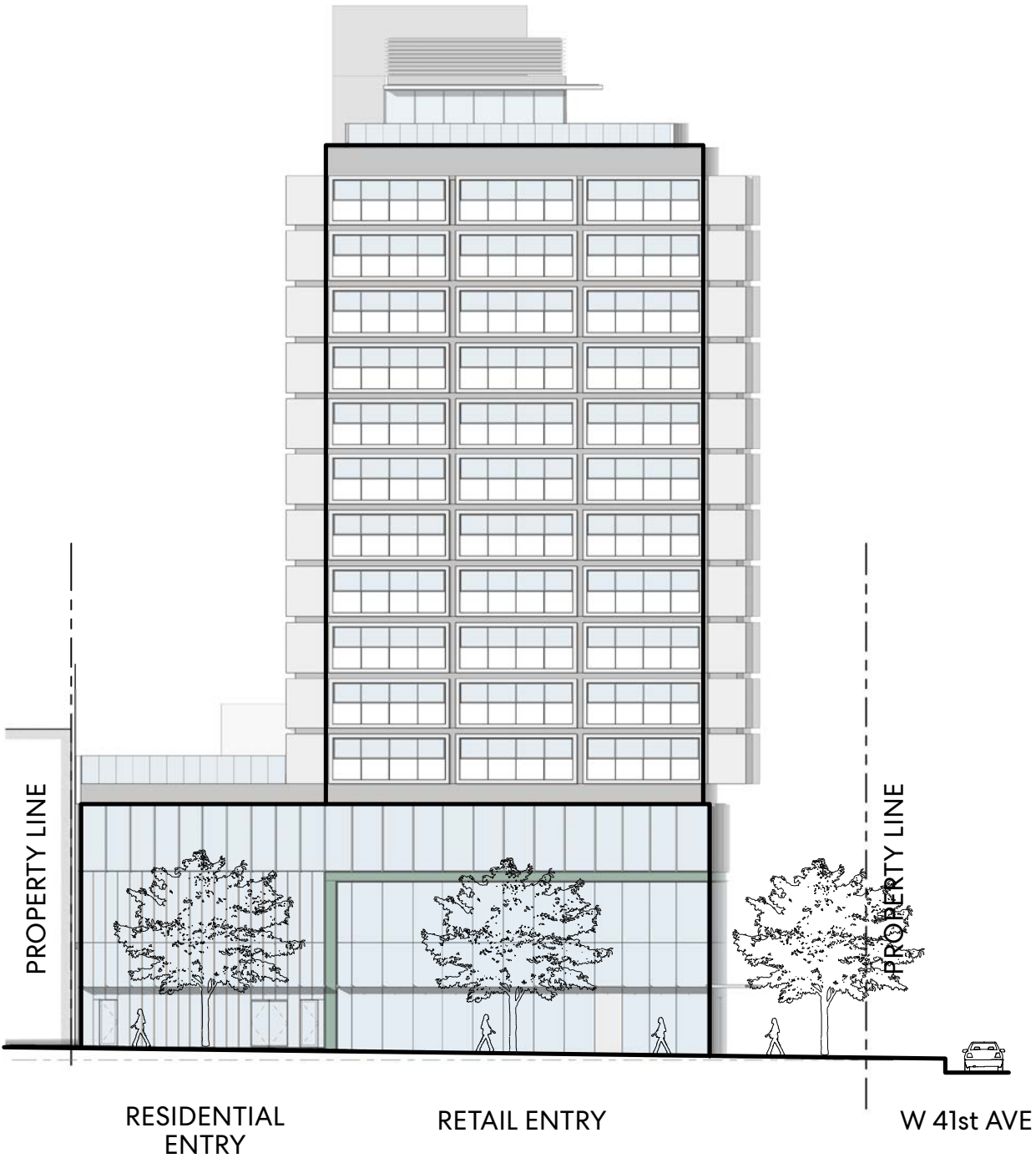


NORTH ELEVATION

Building Elevations



SOUTH ELEVATION @ W 41st AVE



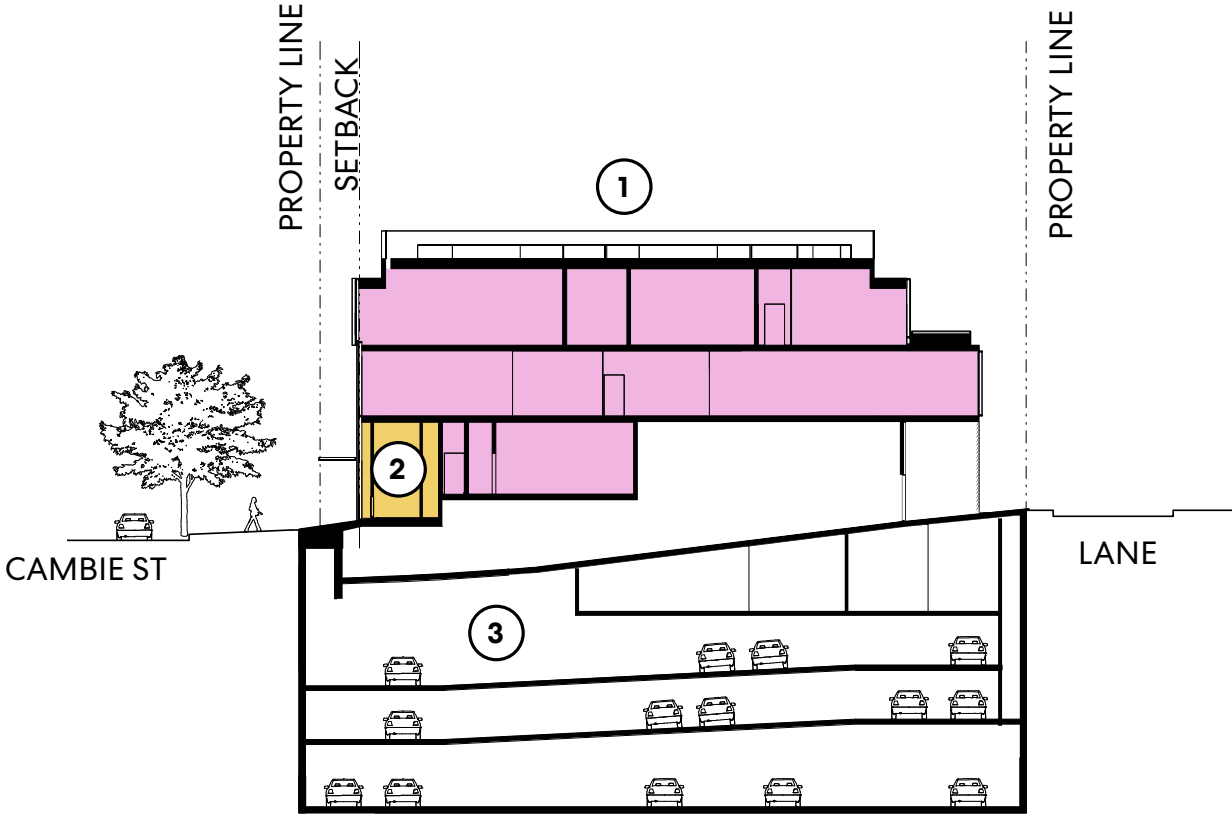
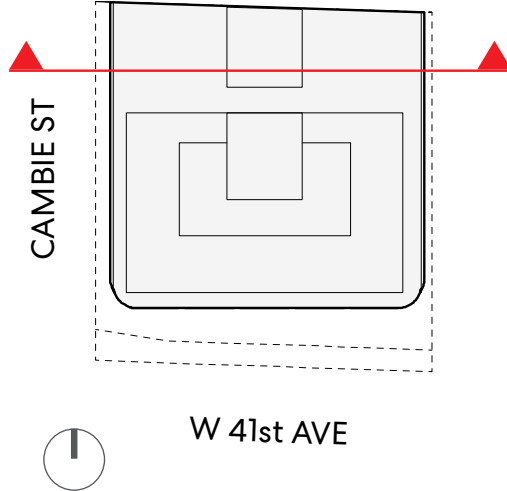
WEST ELEVATION @ CAMBIE STREET

Building Sections

East - West Section

- Residential
- Retail / Office

- 1. Shared Office/Outdoor Amenity
- 2. Residential Lobby
- 3. Parkade

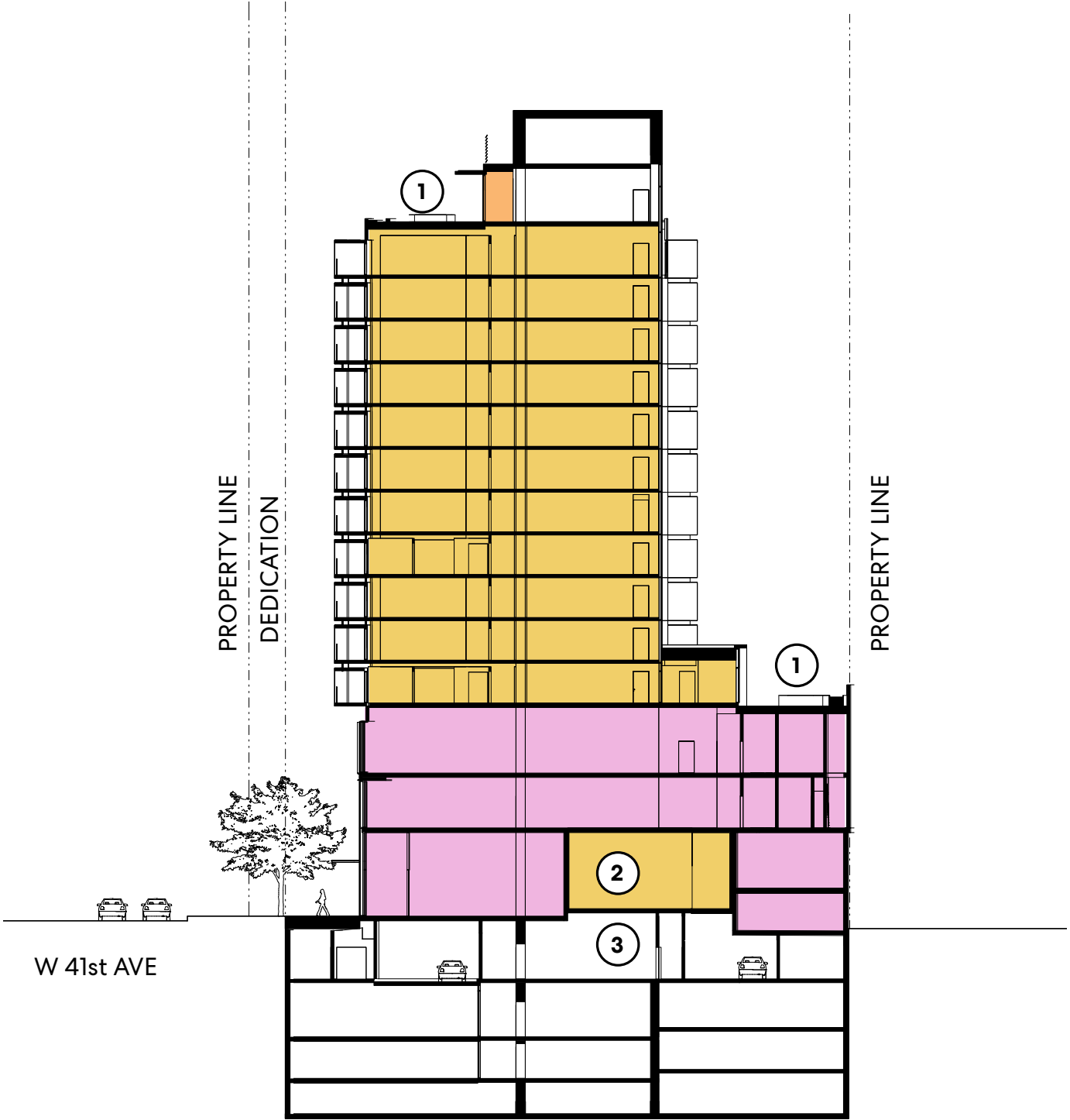
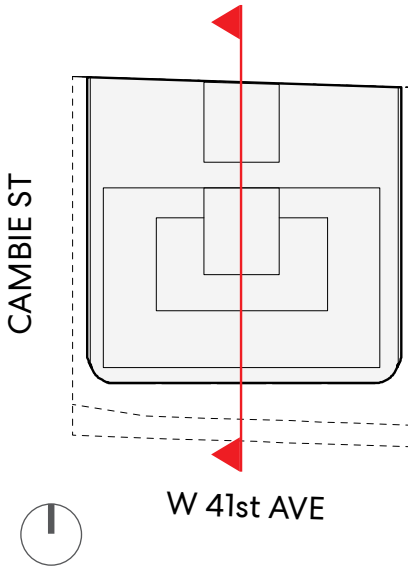


Building Sections

North - South Section

- Residential
- Residential Amenity
- Retail / Office

- 1. Outdoor Amenity
- 2. Residential Lobby
- 3. Parkade



Landscape Plans

Street Level

Key Site and Landscape Features

- 1. Bike Path Links to Existing Bike Lane
- 2. Residential Entry
- 3. New Bus Shelter
- 4. Retail/Office Entry
- 5. Commercial Bike Parking Space
- 6. Shared Loading Bay
- 7. Parkade Entry Ramp

New streetscapes at ground level demonstrate complete street and pattern expressions identified for the Cambie Corridor, with the outer boulevard configured to accept adjusted locations for transit.

The street trees are incorporated as possible with respect to corner geometries and transit loading movements, and bike racks are provided as required along both frontages.



Landscape Plans

Level 04

Key Site and Landscape Features

- 1. Metal Planter With Seating and Mixed Shrub Plantings
- 2. Multifunctional Outdoor Amenity

An amenity terrace is provided on the north side of the podium at level 4 and features raised planters with integrated seating edges to frame outdoor rooms for informal children’s play space and flexible social space with moveable seating. Layered plantings are provided for privacy of adjacent private terraces

Level 15

Key Site and Landscape Features

- 3. BBQ Grill Area
- 4. Metal Planter With Seating and Mixed Shrub Plantings
- 5. Gravel Strip
- 6. Canopy Above
- 7. Raised Urban Agriculture Beds
- 8. Children’s Play Area With Resilient Surfacing

The rooftop terrace is organized as a series of informal and interconnected outdoor rooms framed by plantings and flowing around the full extent of the rooftop.

The indoor amenity spaces on east and west flow out visually into flanking exterior spaces and framed by raised planters with seating edges, each including an outdoor BBQ station.

The broader south-facing terrace benefits from a deep overhang of the rooftop amenity pavilion and overlooks an open seating area to the west, a series of raised urban agriculture beds at the center and an informal children’s play area to the east.

