

A R B U T U S

809 W 41ST AVE, VIRTUAL OPEN HOUSE

AM ARNO MATIS ARCHITECTURE

Inspired by the Arbutus' distinctive red peeling bark, this project features dramatic curves that seemingly peel away from the building

A R B U T U S

Img: Arbutus tree near proposal on W39th Ave

PROJECT INTRODUCTION

“Establish a new residential district that draws inspiration from the site’s history, first as Coast Salish land....”

2.2 NEIGHBOURHOOD IDENTITY OAKRIDGE TRANSIT CENTRE

This project draws inspiration from the west coast’s most distinctive and unique trees: the arbutus tree. Identified by its beautiful, distinctive red peeling bark, this proposal features dramatic metal curves that seemingly peel away from the building, bending to provide views, increased livability and passive shading. While rooted in history, the architectural expression of the project is forward-looking, utilizing contemporary geometries, materials and building systems. Within this tension, planning initiatives are strongly represented:

NEIGHBOURHOOD IDENTITY The project’s arbutus tree inspiration pays homage to the unique properties of the westcoast land, and the nearby arbutus trees found on W39th Ave.

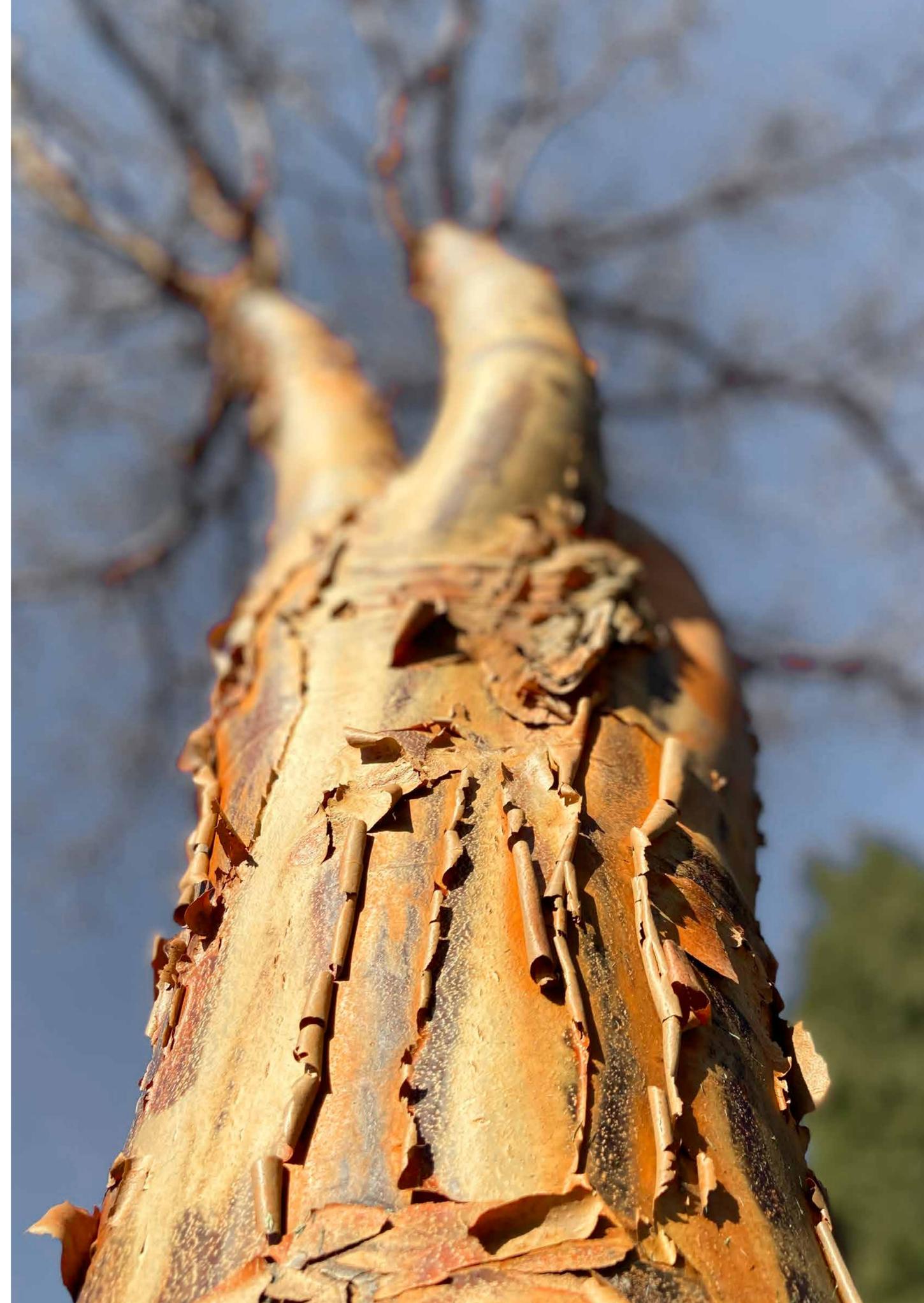
MID-RISE DISTRICT The project’s height and massing takes into account the growing housing needs of the City of Vancouver, the recently passed Cambie Corridor Phase 3 and Oakridge Centre Redevelopment’s heights and densities, as well as the Oakridge Transit Centre’s mid-rise district goals.

NEIGHBOURHOOD-SERVING RETAIL An inviting retail frontage on W41st, Willow and the Lane have been proposed. The retail mix could provide opportunities for both large-scale neighbourhood serving retail (i.e. drugstore) and smaller retail units (i.e. coffee shop).

SUSTAINABLE SYSTEMS AND GREEN

INFRASTRUCTURE The project has been revised to provide a more sustainable punched window expression and detail to reduce thermal bridging. The project will achieve a Low Emission Green Building Standard. The color proposed for the metal cladding is champagne metallic or white gold to bring warm, more natural colouring to the project.

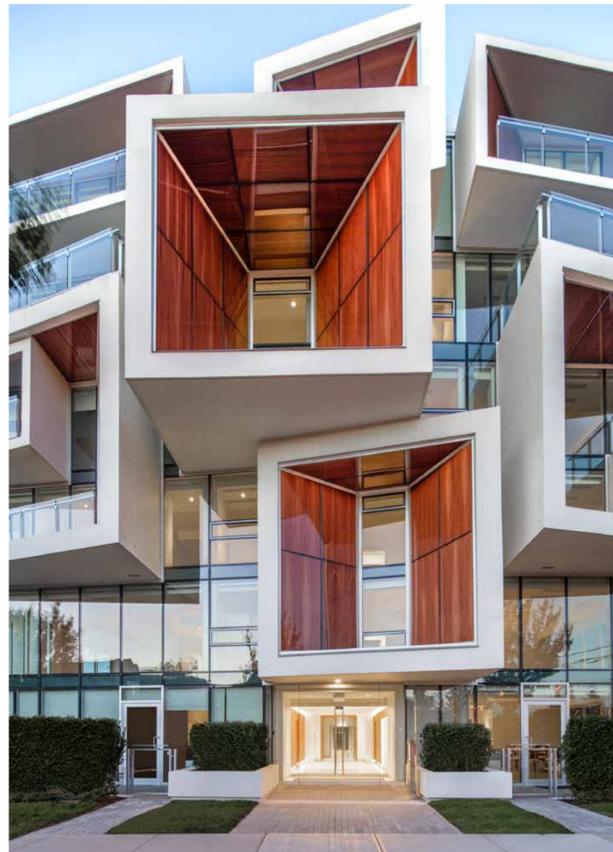
Img: Arbutus tree near proposal on W39th Ave



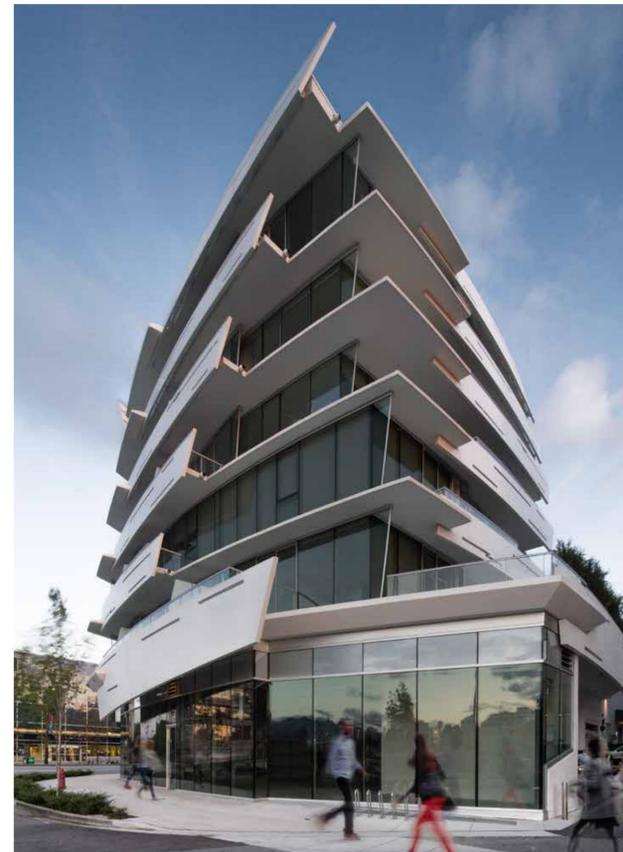
RENDERING



VIEW FROM W41ST LOOKING UP



APERTURE, 5688 WILLOW ST, VANCOUVER



2211 CAMBIE ST, VANCOUVER



FLOATING HOUSE, VANCOUVER

Born and raised in Vancouver, BC, Arno Matis founded Arno Matis Architecture in 2013. Listed by WORLD ARCHITECTURE NEWS as a top 40 leading global design firm for the 21st century for two consecutive years, **Arno Matis Architecture** is an award-winning practice with extensive experience in designing architectural and urban design projects for a diverse range of clientele locally and internationally.

Each AMA project is an archetype of the unique characteristics of the site, its social, cultural, economic and ecological context, and the unique skills and personalities of its stakeholders.

loci

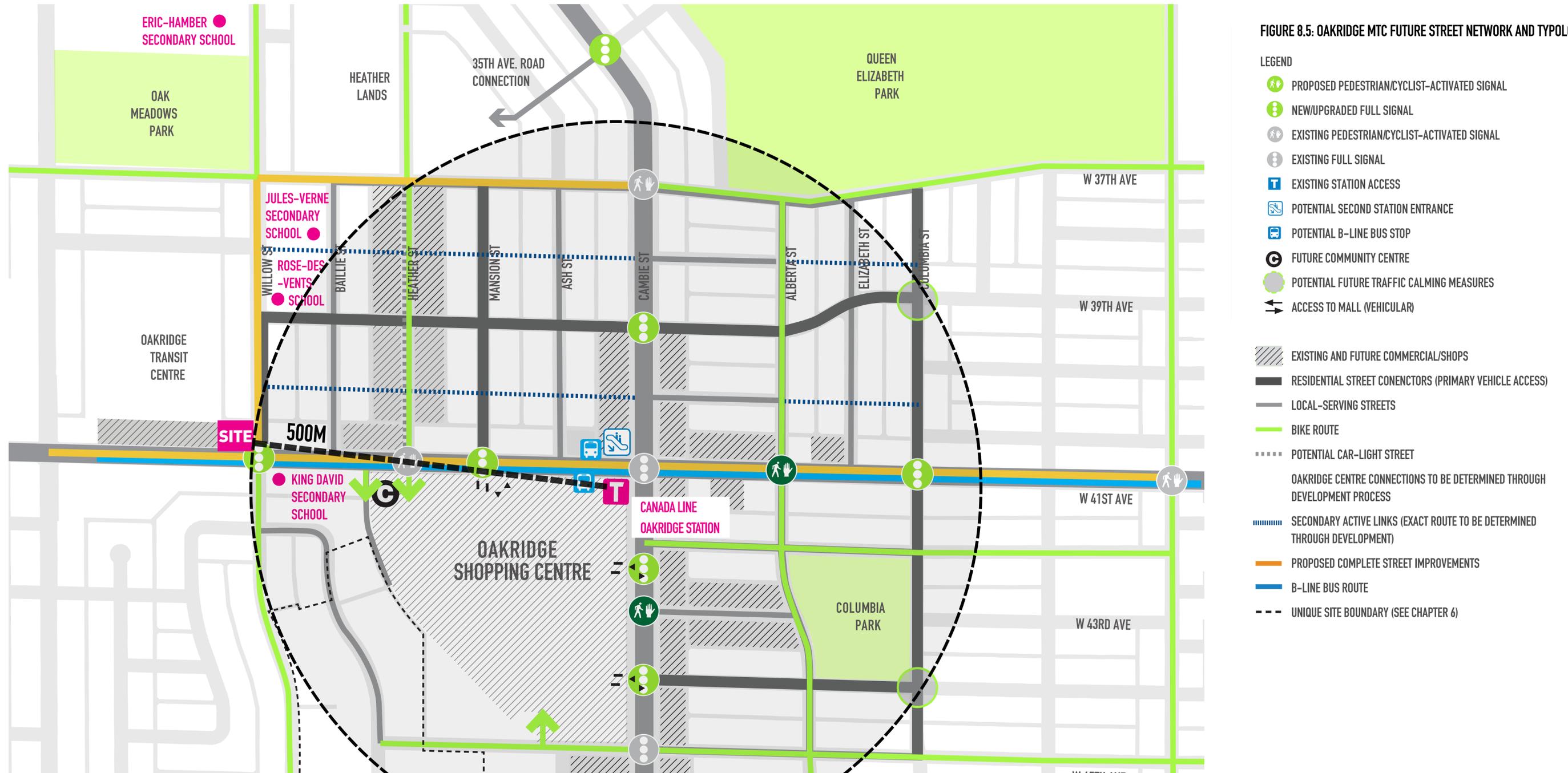
LANDSCAPE ARCHITECTURE + URBAN DESIGN



We are a landscape architecture and urban design firm committed to creating vibrant community spaces and a captivating public realm. Led by Mike Enns, LOCI is built on nearly 20 years of design, planning, and project management expertise. With a talented team of landscape architects, planners, graphic designers, multi-media artists, and plant enthusiasts, we serve developers, municipalities, institutions and private clients all over Greater Vancouver, Vancouver Island, Southern BC, Washington State, California, and Asia. Our firm's identity stems from the idea of genius loci; a term in contemporary architecture that refers to a location's distinctive atmosphere, or a spirit of place.

LOCATION

Site is located within close proximity of Rapid Transit and is well served with Parks, Schools, Shopping and Services:



**DEVELOPMENT CONTEXT
AXONOMETRIC**

A number of large developments have recently been approved in the area, including Oakridge Transit Centre (BLUE), Jewish Community Centre (GREEN) and Oakridge Centre (PURPLE):



- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ① SITE ② Oakridge Municipal Town Centre
8 towers up to 43 storeys <i>*Does not include recent request for additional height</i> ③ Oakridge Transit Centre
3 towers up to 26 storeys along W41st | <ul style="list-style-type: none"> ④ Jewish Community Centre
84.8m and 75.7m towers with 36.3m podium ⑤ Cambie Corridor Phase 3
Towers up to 18 storeys | <ul style="list-style-type: none"> ③ Oakridge Transit Centre
3 towers up to 26 storeys along W41st ⑥ King David High School ⑦ Aperture (5688 Willow Street)
Two, 6-storey buildings ⑧ 41 West Condos (675 W41st Ave)
Two, 6-storey buildings |
|--|---|--|

COMMUNITY BENEFITS



100% Secured Purpose-Built Market Rental Housing;



Sustainably Built Low Emissions Green Building;



20% Moderate Income Rental Units;



Architecturally Ambitious Design featuring a Sustainable Facade;



Over 35% Family-Oriented (2-3 bedroom) homes;



The retention of Six Trees;



Activated Retail Street Edge with Generous Landscape on W41st and a New Pedestrian Walkway to the North;



Residential Indoor & Outdoor Amenity Space;

*Site has been configured to provide a continuous commercial frontage along W41st Ave;
Proposal is setback significantly to accommodate a future bike lane;*



“Provide greater setbacks from the front property line at certain locations along the front building face to allow for ‘spillover’ activities.”

3.4.2 COMMERCIAL STREET FRONTAGE CAMBIE CORRIDOR PUBLIC REALM PLAN

KEY PLAN



A highly transparent indoor-outdoor retail edge activates the pedestrian realm on Willow St and the north pedestrian walkway.



“Produce memorable, well-conceived spaces that foster a sense of community and facilitate participation in public life.”

1.1.2 RECOMMENDATIONS *CAMBIE CORRIDOR PUBLIC REALM PLAN*

KEY PLAN



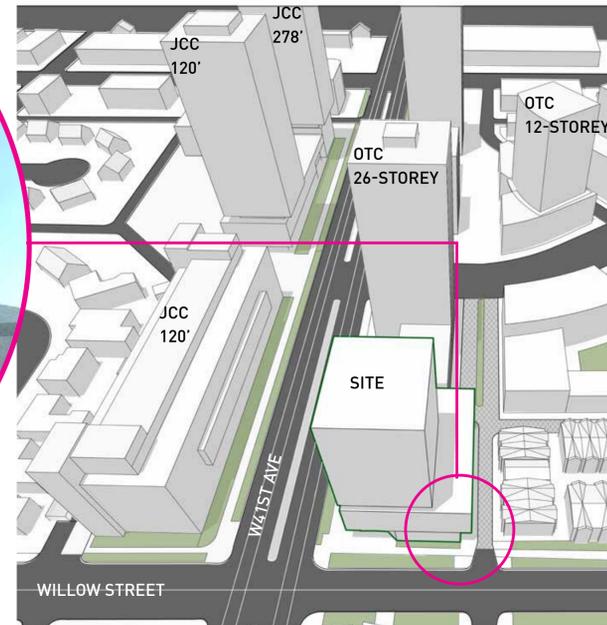
MASSING RATIONALE

Massing has been setback to provide a pedestrian walkway to the north, and increase sunlight to the east.



ORIGINAL MASSING CREATES VERY TIGHT CONDITION AT LANE

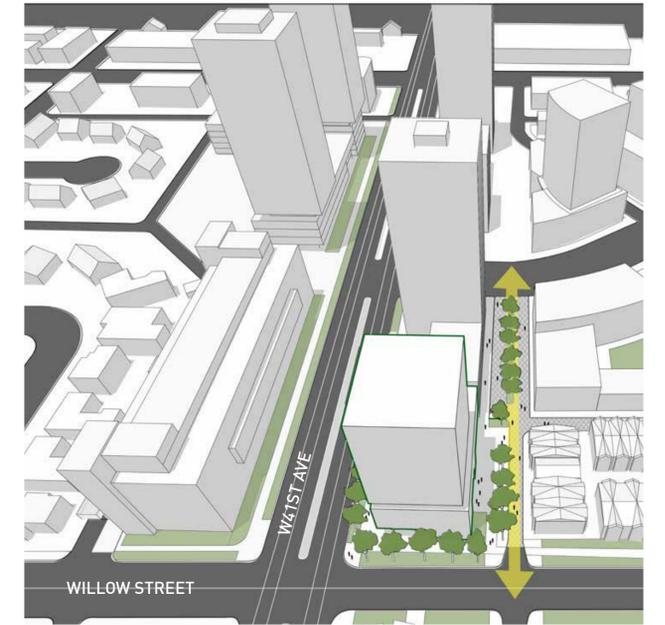
1) ORIGINAL MASSING:



2) GENEROUS NORTH SETBACK LOOSES 18,100 SF; MASSING MOVED TO TOP OF TOWER TO FURTHER OPEN UP PUBLIC REALM:



3) NORTH SETBACK PROVIDES COMMERCIAL PEDESTRIAN WALKWAY ON NORTH SIDE OF BUILDING:



4) MASSING REMOVED FROM EAST:



5) EAST TOWER MASSING REDUCTION ALLOWS FOR ADDITIONAL SUN ON THE PUBLIC REALM:



PROGRAM

This 100% Secured Market Rental Housing Proposal includes 20% Moderate Income Units:

STATISTICS:

FSR: 7.14
HEIGHT: 18 STOREYS + ROOFTOP AMENITY

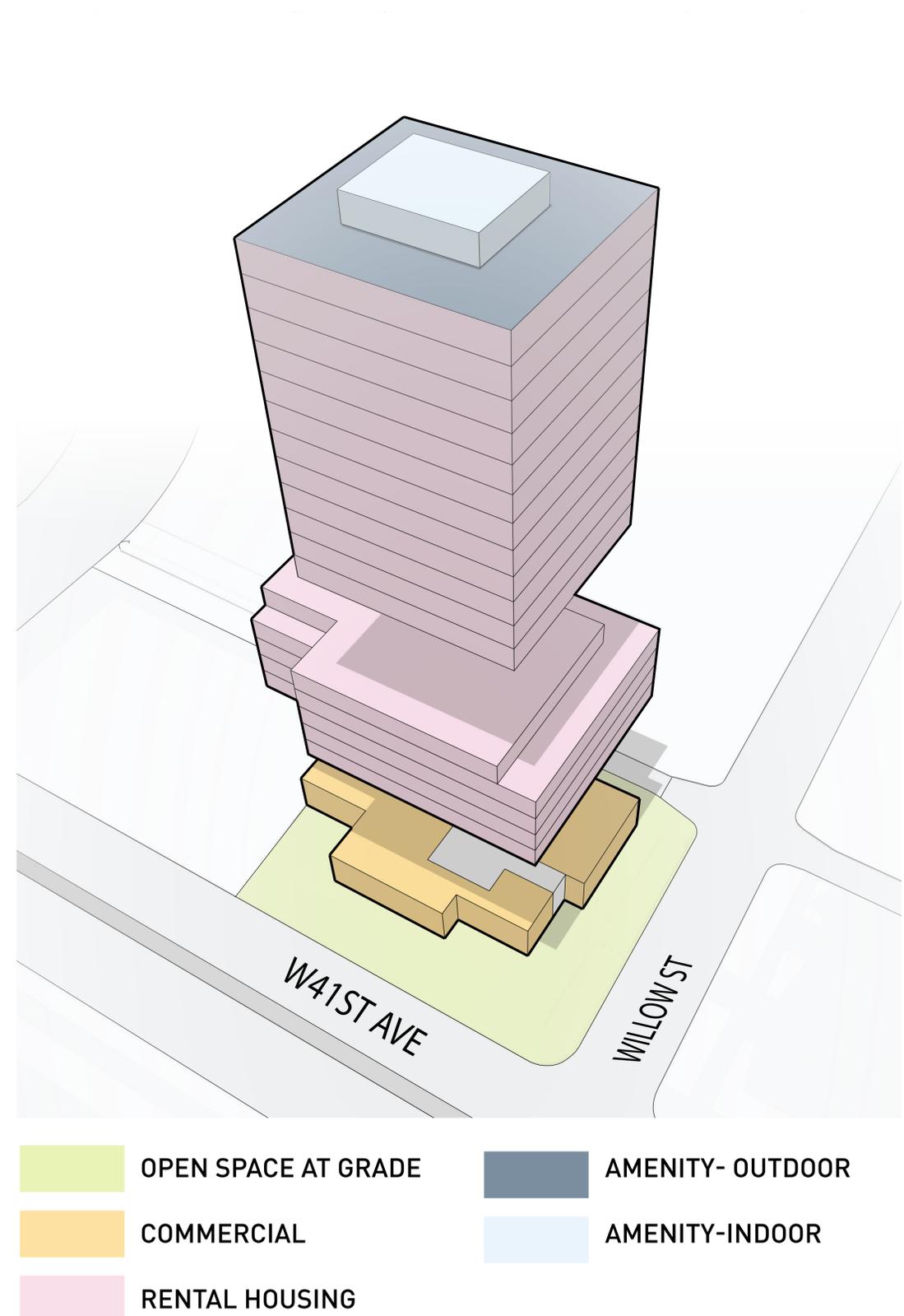
RENTAL UNIT BREAKDOWN:

- 1 BED: 58 UNITS
- 1-BEDROOM + DEN: 12 UNITS
- 2- BEDROOM: 43 UNITS
- 3- BEDROOM : 18 UNITS

TOTAL: 131 UNITS

AREA BREAKDOWN:

RESIDENTIAL RENTAL: 94,495 SQ FT
GROUND-FLOOR RETAIL: 6,247 SQ FT
ROOFTOP AMENITY: 1,197.8 SQ FT
PARKING (2.5 LEVELS): 43 STALLS *INCL. 6 ACCESSIBLE STALLS
BICYCLE PARKING 374 STALLS



RENDERING

An important theme in the architectural expression of the building is transparency. This approach emphasizes the expression of lightness and the penetration of light through the structure and perforated metal building skin.



VIEW FROM W41ST LOOKING WEST

Materials emphasize the expression of lightness and the penetration of light through the structure and perforated building skin.

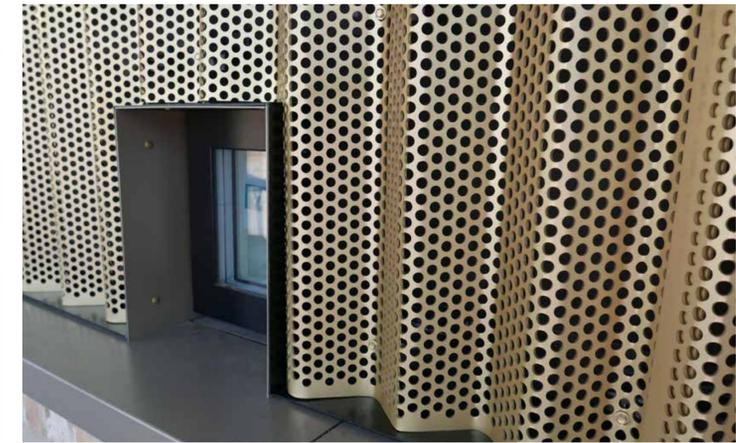
In addition to meeting Vancouver's green building standards for rezoning, the building is proposed to operate carbon-free: hydro-electricity is used for heating, lighting, HVAC and appliances;

Project features a more sustainable façade system: Punched window expression with metal rain-screen cladding reduces thermal bridging:

Champagne-coloured cladding brings a warmth and more natural colouring to the project;



IMG CREDIT: GALLERY OF TOWER HOUSE / BENJAMIN WAECHTER ARCHITECT



IMG CREDIT: IMR CLADDING - CALICO LOFTS, WHITECHAPEL



PICTURED: M3A2 CULTURAL AND COMMUNITY TOWER / ANTONINI + DARMON ARCHITECTES



PICTURED: GALLERY OF MIRROR TOWER / LAN ARCHITECTURE

SHADOW STUDIES

Shadow Study with approved Oakridge Transit Centre & Jewish Community Centre:

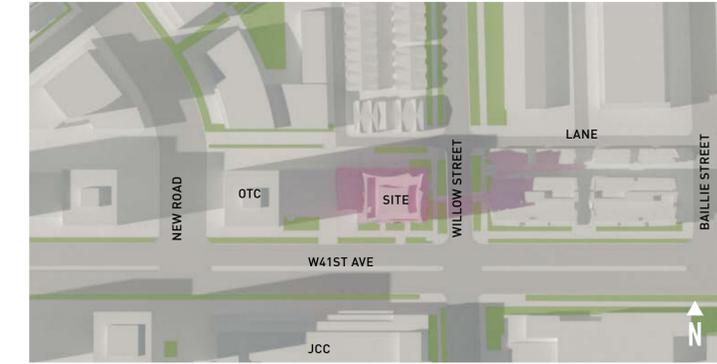
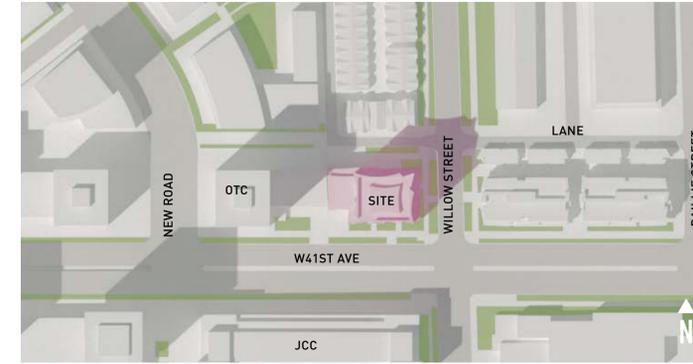
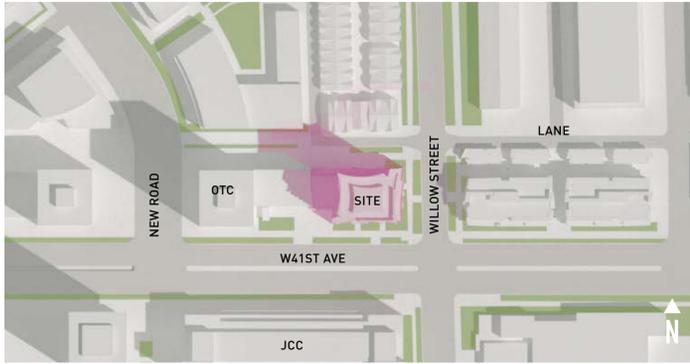
10AM

NOON

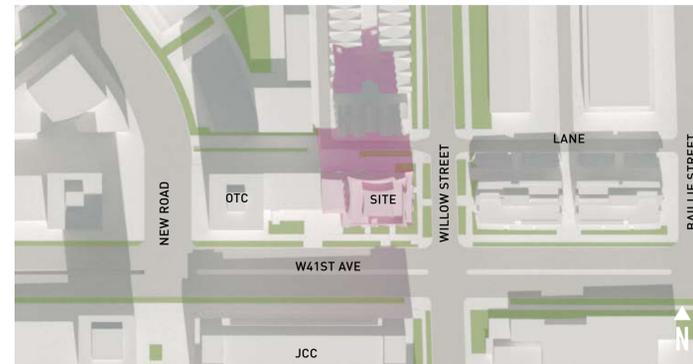
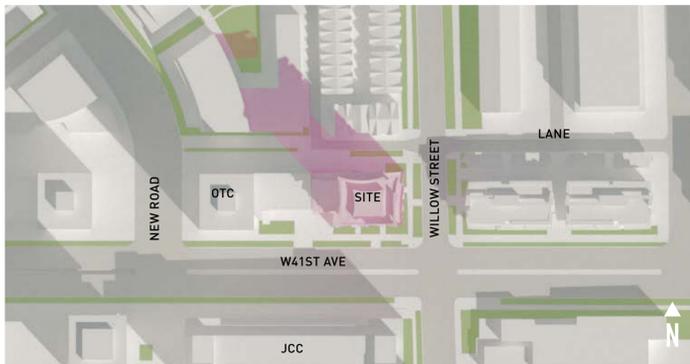
2 PM

4PM

SUMMER SOLSTICE

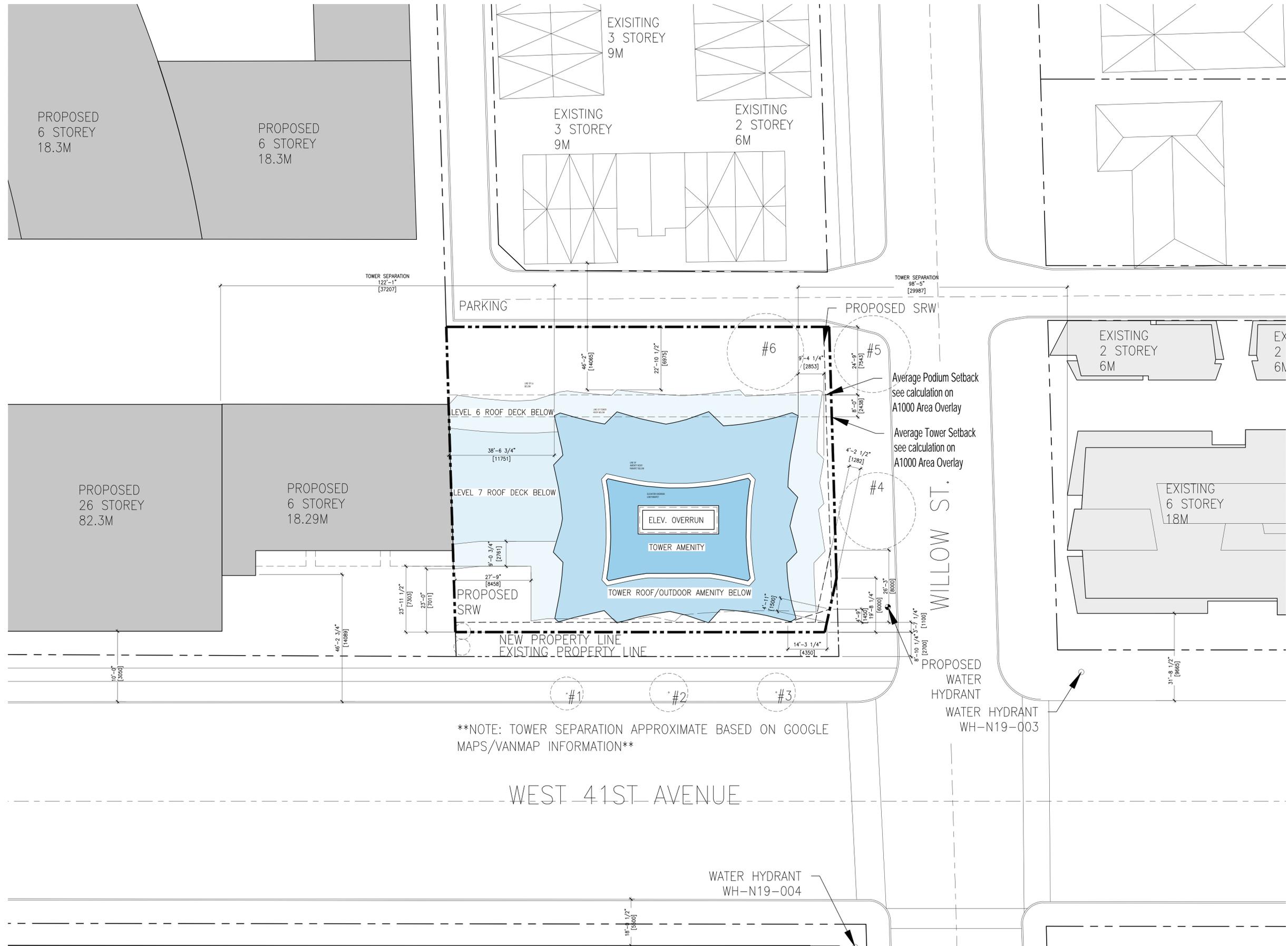


EQUINOX

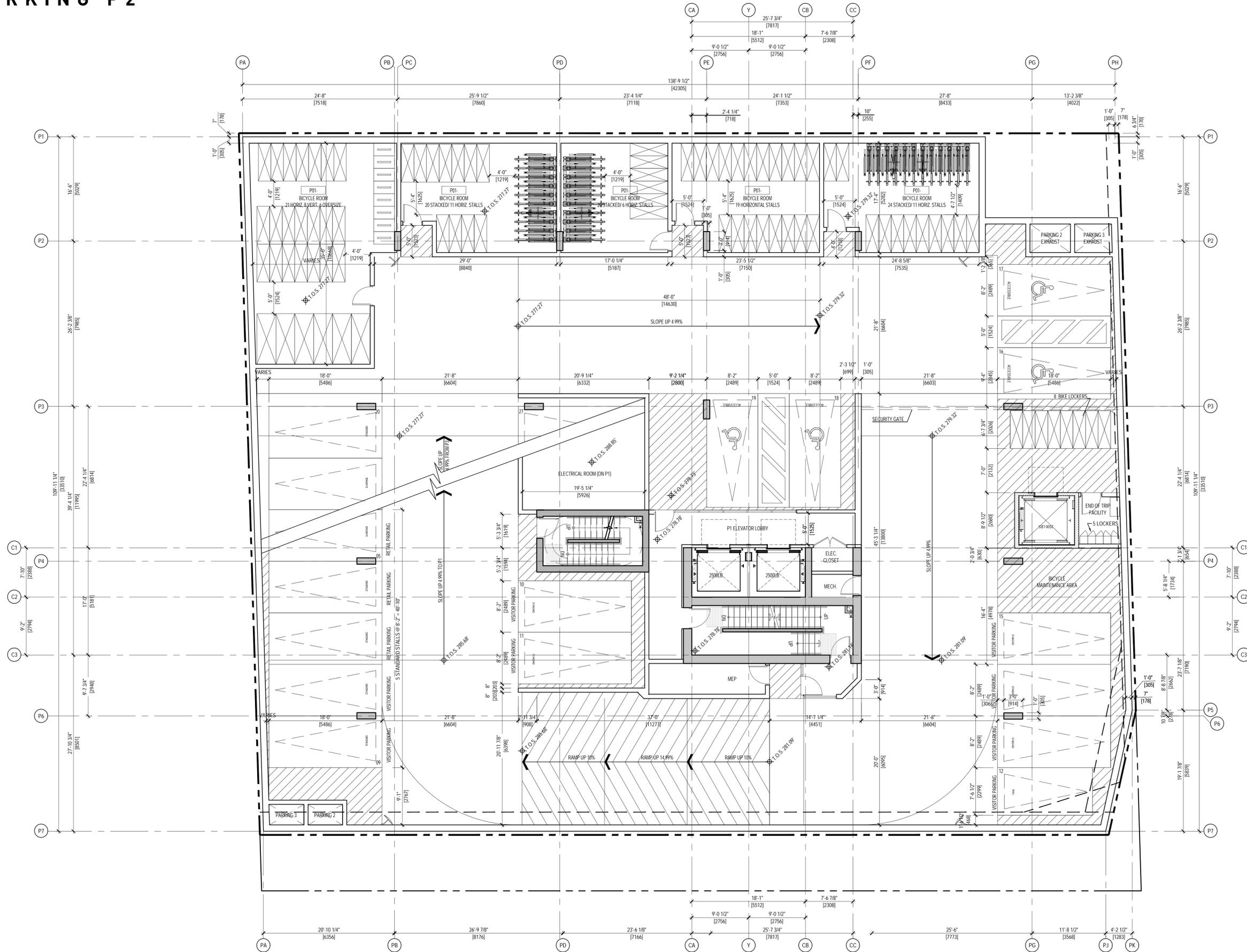


 NEW SHADOW ADDED BY PROPOSAL

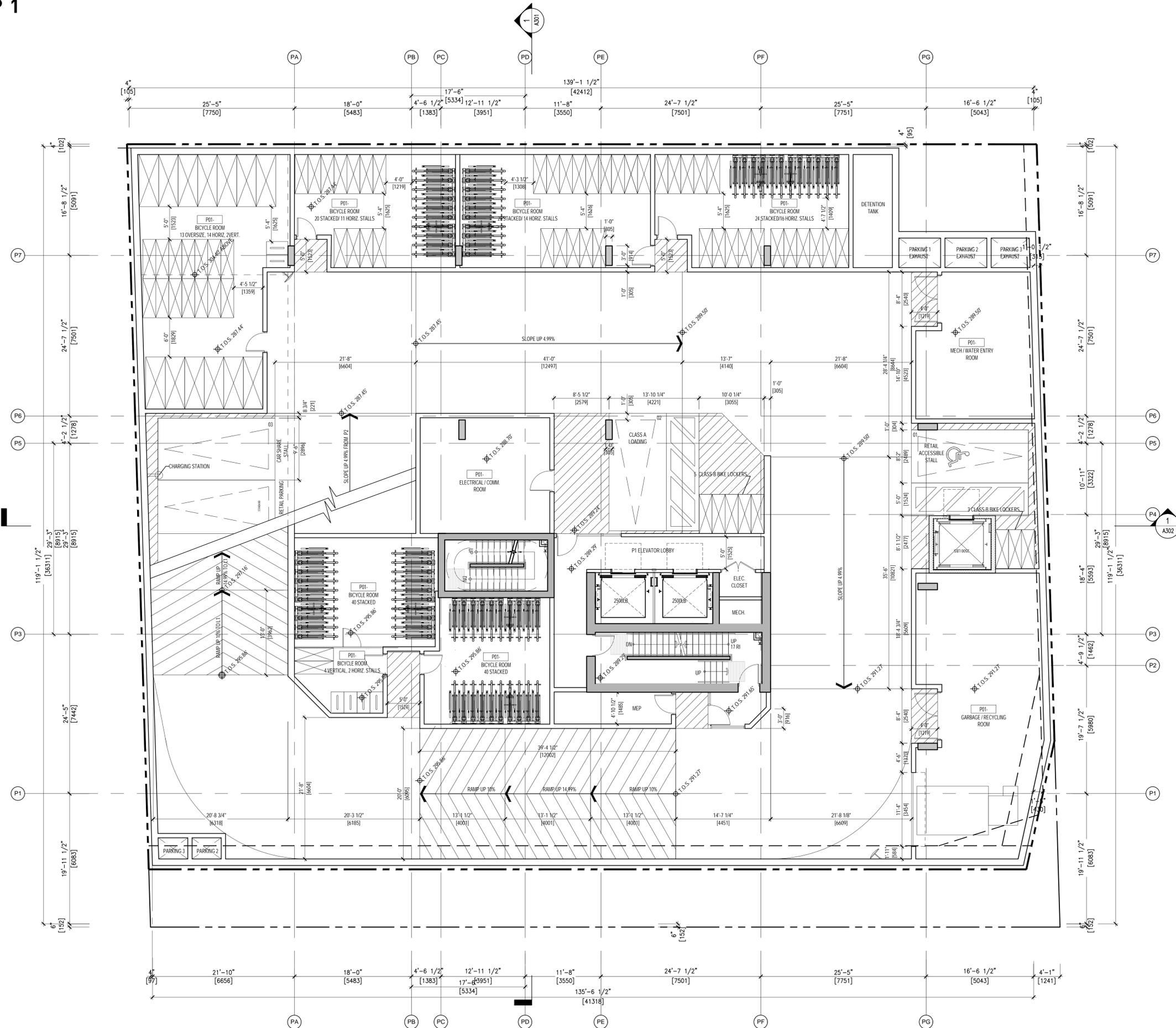
SITE PLAN



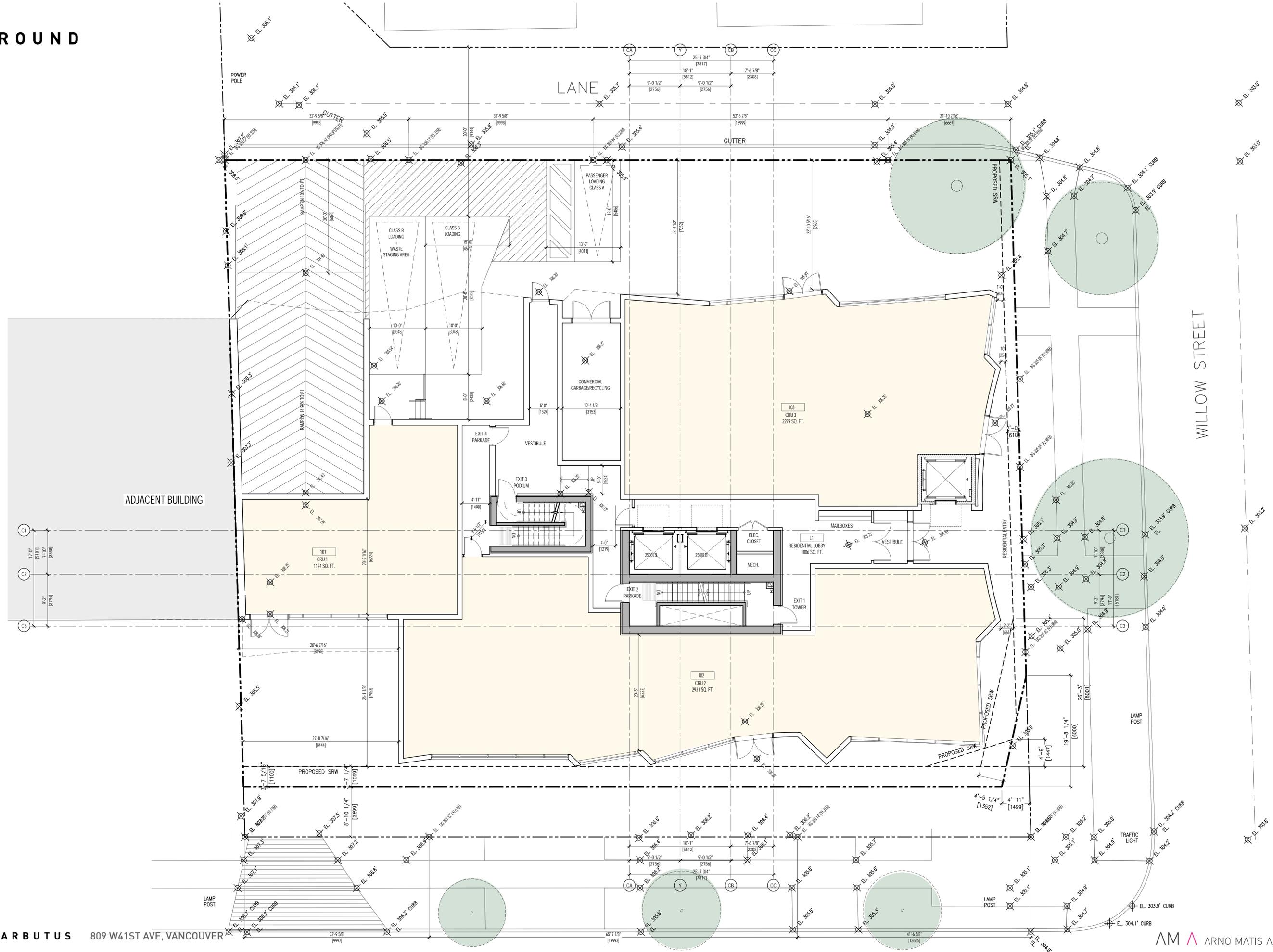
PARKING P2



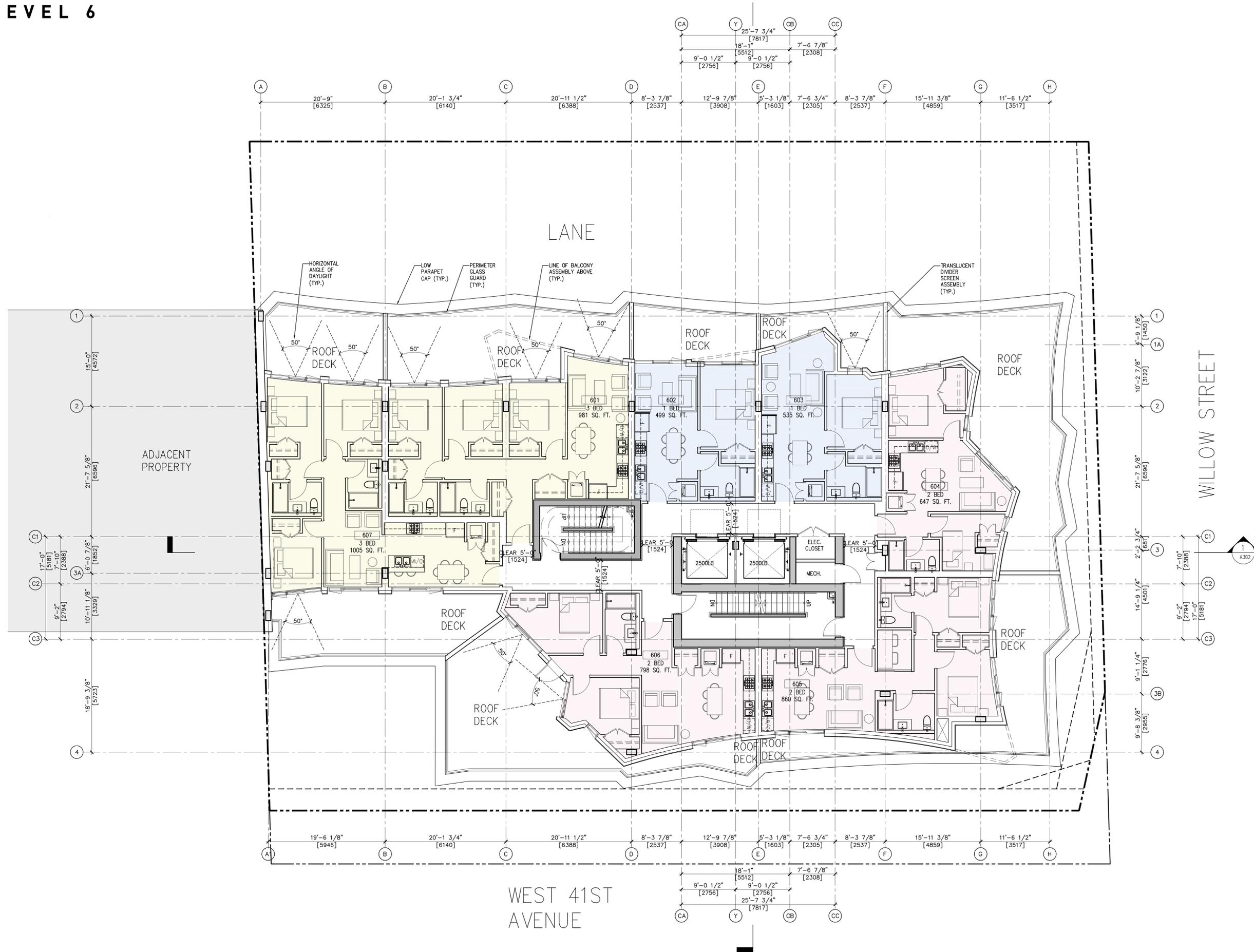
PARKING P1



GROUND



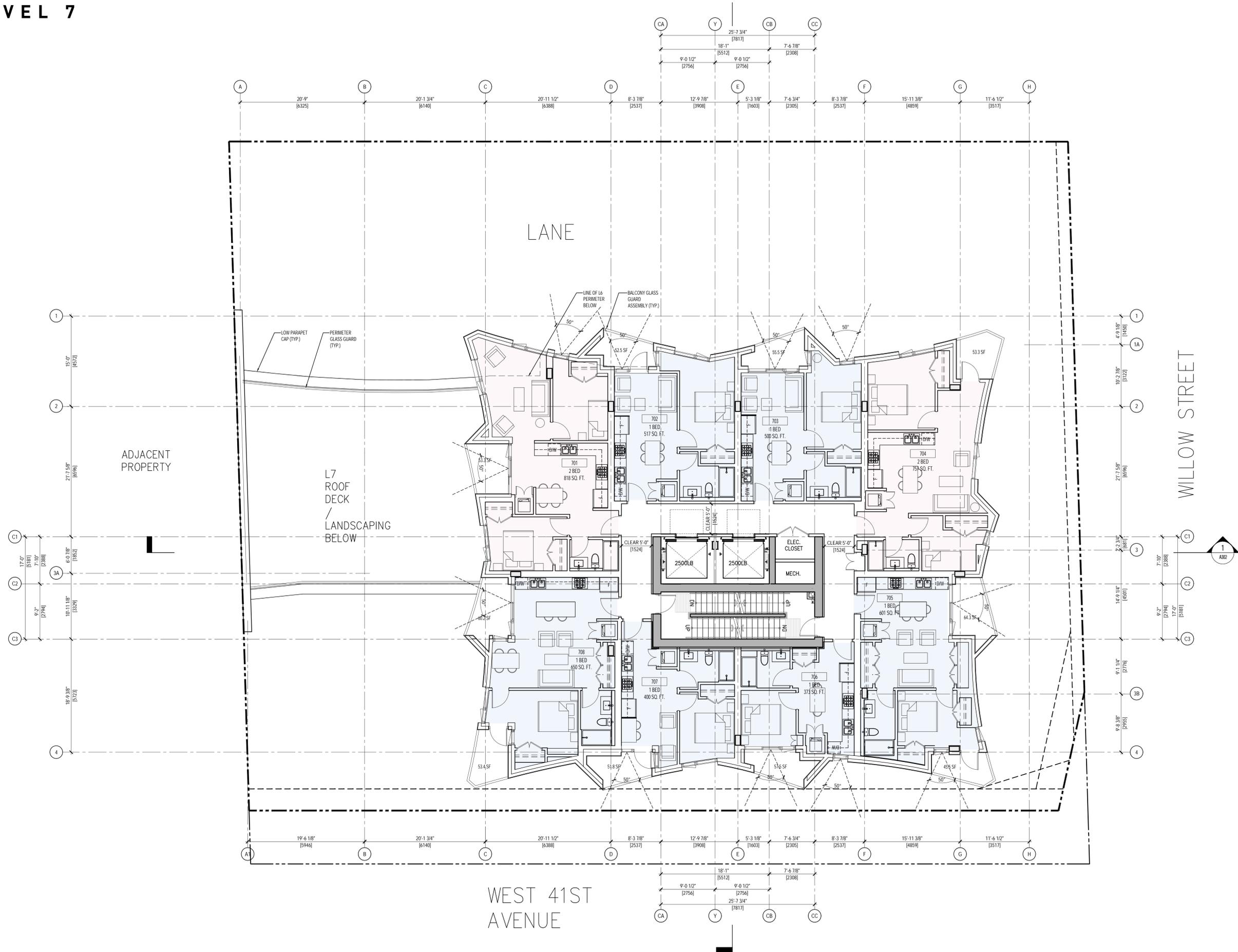
LEVEL 6



LEGEND

CRU	
1-BED	
2-BED	
3-BED	

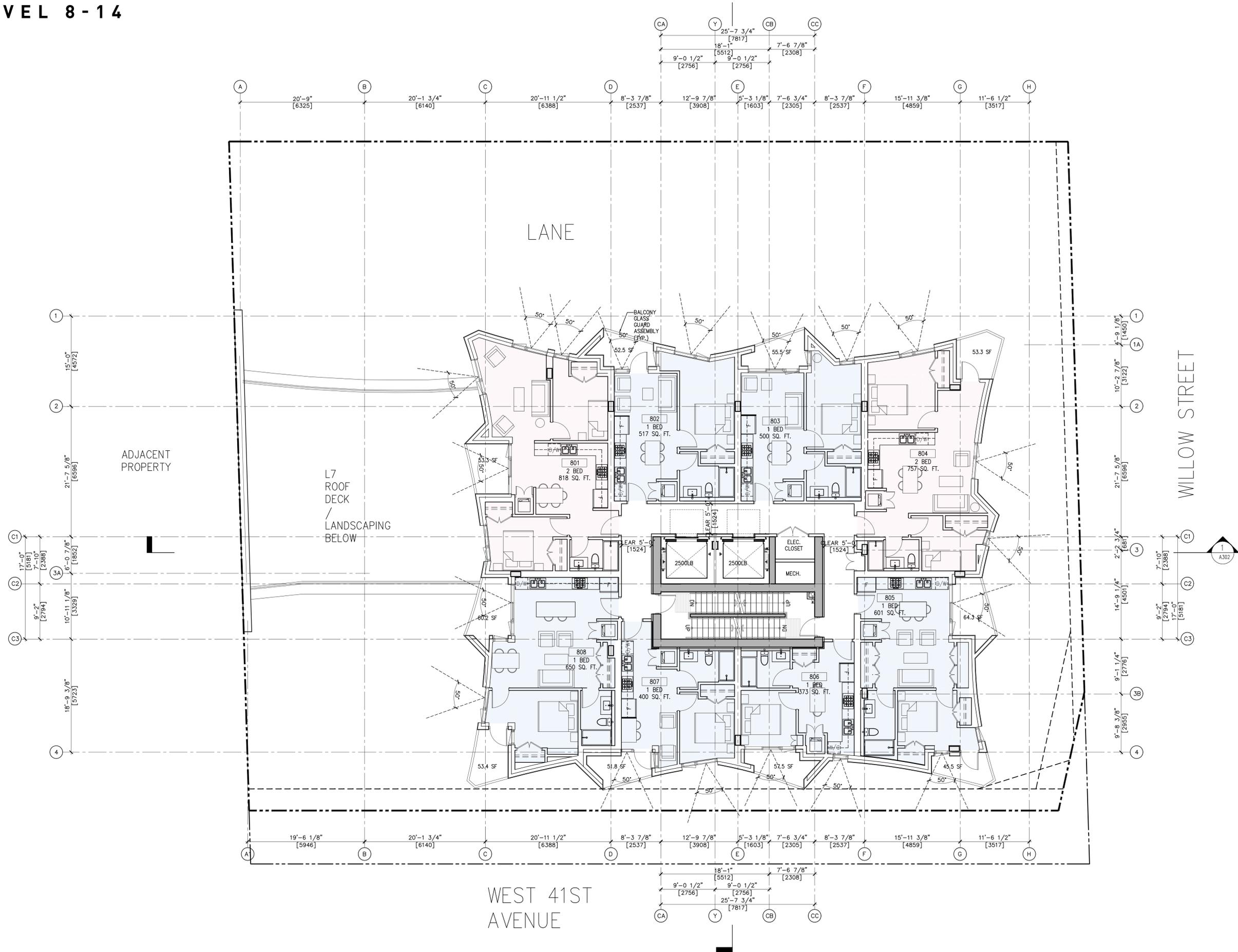
LEVEL 7



LEGEND

CRU	[Orange Box]
1-BED	[Light Blue Box]
2-BED	[Light Pink Box]
3-BED	[Light Green Box]

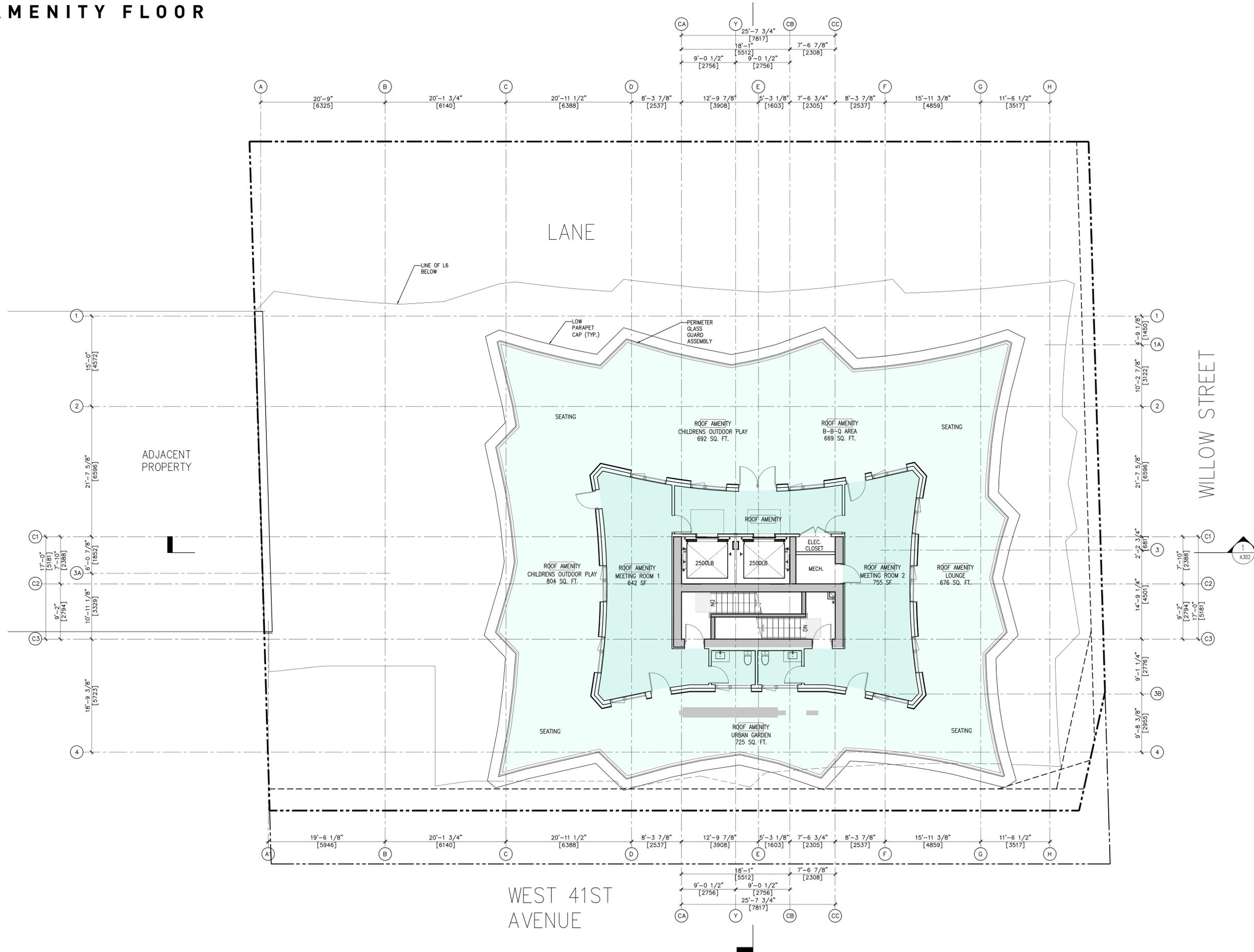
LEVEL 8-14



LEGEND

CRU	[Orange Box]
1-BED	[Light Blue Box]
2-BED	[Pink Box]
3-BED	[Yellow Box]

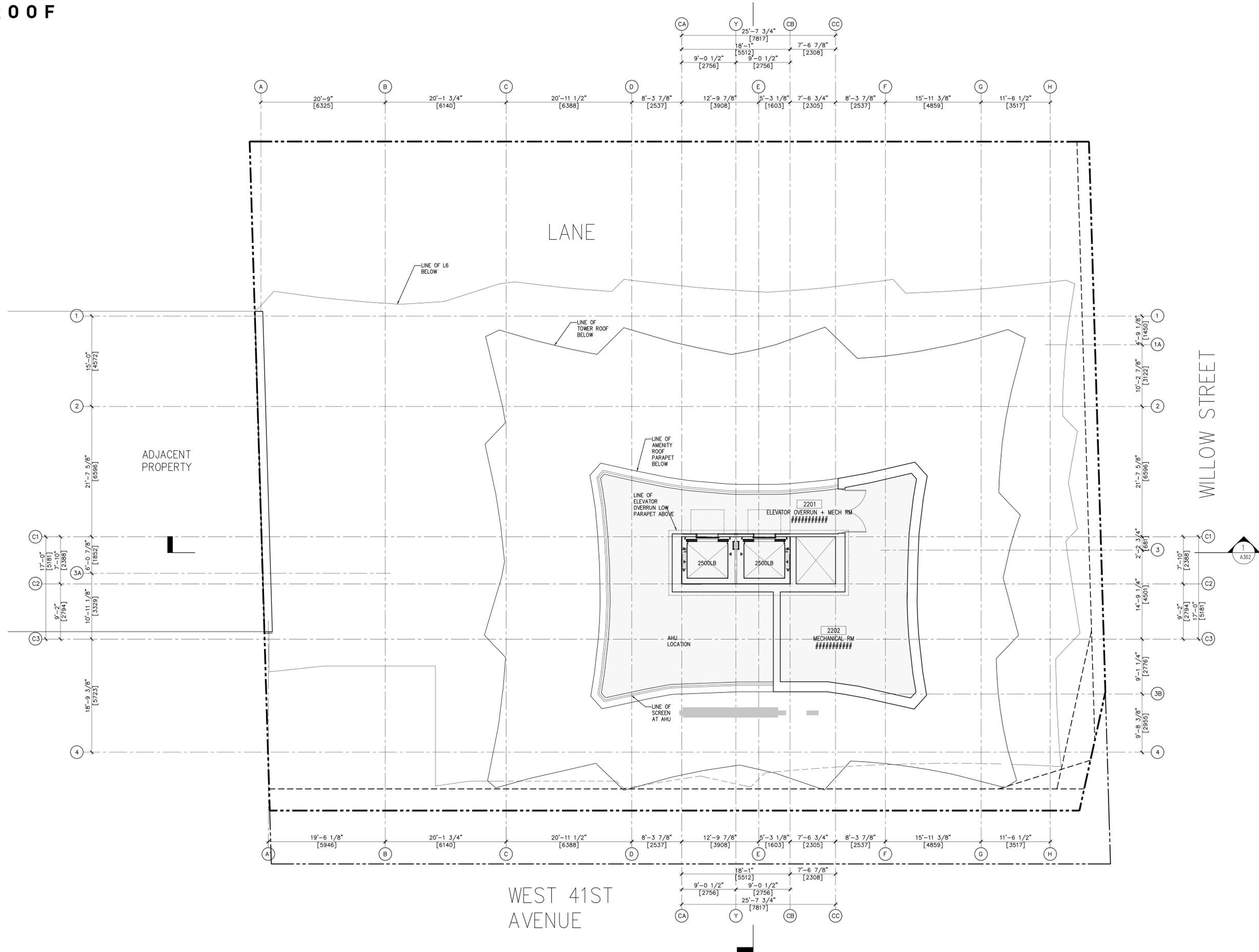
AMENITY FLOOR



LEGEND

CRU	[Orange Box]
1-BED	[Light Blue Box]
2-BED	[Light Pink Box]
3-BED	[Light Yellow Box]

ROOF



EAST ELEVATION

FUTURE J.C.C
(APPROVED) 292'

FUTURE OTC TOWER
(APPROVED)
26 STOREYS

FUTURE OTC
(APPROVED)
20 STOREYS

FUTURE J.C.C
(APPROVED) 119'

W41ST AVE

PEDESTRIAN WALKWAY

LANE

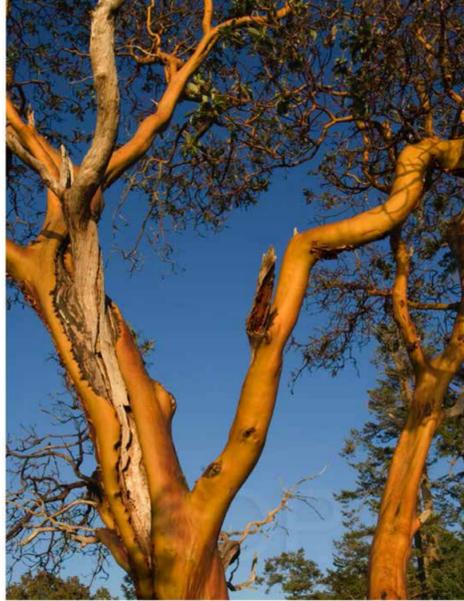
TOWNHOMES
(EXISTING)



GROUND LEVEL LANDSCAPE DESIGN RATIONALE

THE LANDSCAPE CONCEPT FOR THE GROUND LEVEL DRAWS INSPIRATION FROM SOME OF THE ICONIC MATERIALS OF THE COASTAL REGION OF B.C., INCLUDING THE SCULPTURAL ARBUTUS TREE, BOULDER SLABS, AND ORNAMENTAL MEADOW GRASSES. THIS PALETTE WILL INFORM THE TEXTURES AND COLOURS OF THE GROUND PLANE, WITHIN WHICH THE BUILDING FRONTAGES AND SOCIAL SPACES ADJACENT TO THE COMMERCIAL UNITS WILL EMERGE. OFFSITE TREATMENT ALONG WEST 41ST AVE WILL BE CONSISTENT WITH NEIGHBOURING SITES, INCLUDING BOULEVARD PLANTING, A BIKE LANE, AND A COV-STANDARD SIDEWALK. SIMILARLY, THE LANE FACADE, PLANTING BUFFER AND ACTIVATED USE ALONG THE NORTH SIDE OF THE SITE FOLLOWS THE PROPOSED TREATMENTS OF THE ADJACENT SITES.

PRECEDENTS



ARBUTUS TREE



"BLURRED EDGES" BETWEEN PAVERS + PLANTERS



BOULDER SLABS AS REGIONAL ICON



RETAIL FRONTAGE FEATURE PAVING, RANDOM PATTERN DIRECTIONAL



SIDEWALK WITH BIKE LANE AND DOUBLE ROW OF TREES

KEYS ITEMS

- 1 POCKET PLAZA
Feature paving, naturalized landscape beds, moveable cafe-style seating and bike racks.
- 2 RETAIL FRONTAGE
Open site lines with feature naturalized planting beds, specimen trees, feature paving and seating.
- 3 WEST 41ST AVE OFFSITE TREATMENT
COV standard sidewalk, bike lane and double row of trees.
- 4 WILLOW ST. FRONTAGE
Residential lobby entry, feature paving, planting and furnishing.
- 5 WILLOW ST. OFFSITE
New street trees and housewalks for access to CRU's.
- 6 LANE FRONTAGE
Planting buffer with retail/office plaza seating and sculpture.
- 7 LOADING BAYS
- 8 PROPOSED LANEWAY SIDEWALK



AMENITY LEVEL LANDSCAPE DESIGN RATIONALE

THE AMENITY DECK HAS BEEN PROGRAMMED TO PROVIDE A VARIETY OF ACTIVITIES TO ENCOURAGE RELAXATION AND SOCIAL INTERACTION, AS WELL AS TAKING ADVANTAGE OF THE VIEWS TO THE NORTH AND WEST. COMMON AREAS PROVIDED INCLUDE: SOCIAL/LOUNGE AREAS, AN OUTDOOR KITCHEN /BBQ/ PREP AREA, KID PLAY AND URBAN AGRICULTURE PLOTS ALONG THE SOUTH-FACING EDGE. THESE SPACES ARE FRAMED BY PLANTERS AND PAVING TYPES, UNIQUELY SHAPED TO MIMIC THE BOLD ARCS AND LINES OF THE BUILDING ITSELF.

SIMILARLY, THE EXTENSIVE GREEN ROOF BELOW THE AMENITY DECK SUPPORTS THE OVERRIDING "WEST COAST ICONIC" THEMATIC PROPOSED ON THE GROUND LEVEL, WITH LOW SWATHS OF GROUNDCOVERS, GRASSES AND SEDUMS, SHAPED WITH BOULDER OUTCROPS AND ANCHORED WITH SPECIMEN TREE CLUSTERS OF ARBUTUS AND PINE TREES.

PRECEDENTS



WOOD FINISHED TO REFLECT WOOD DETAILS ON FACADE. CLEAN LINES AND STEEL PLANTERS.



FIREPIT WITH SEATING

OUTDOOR DINING

OUTDOOR KITCHEN

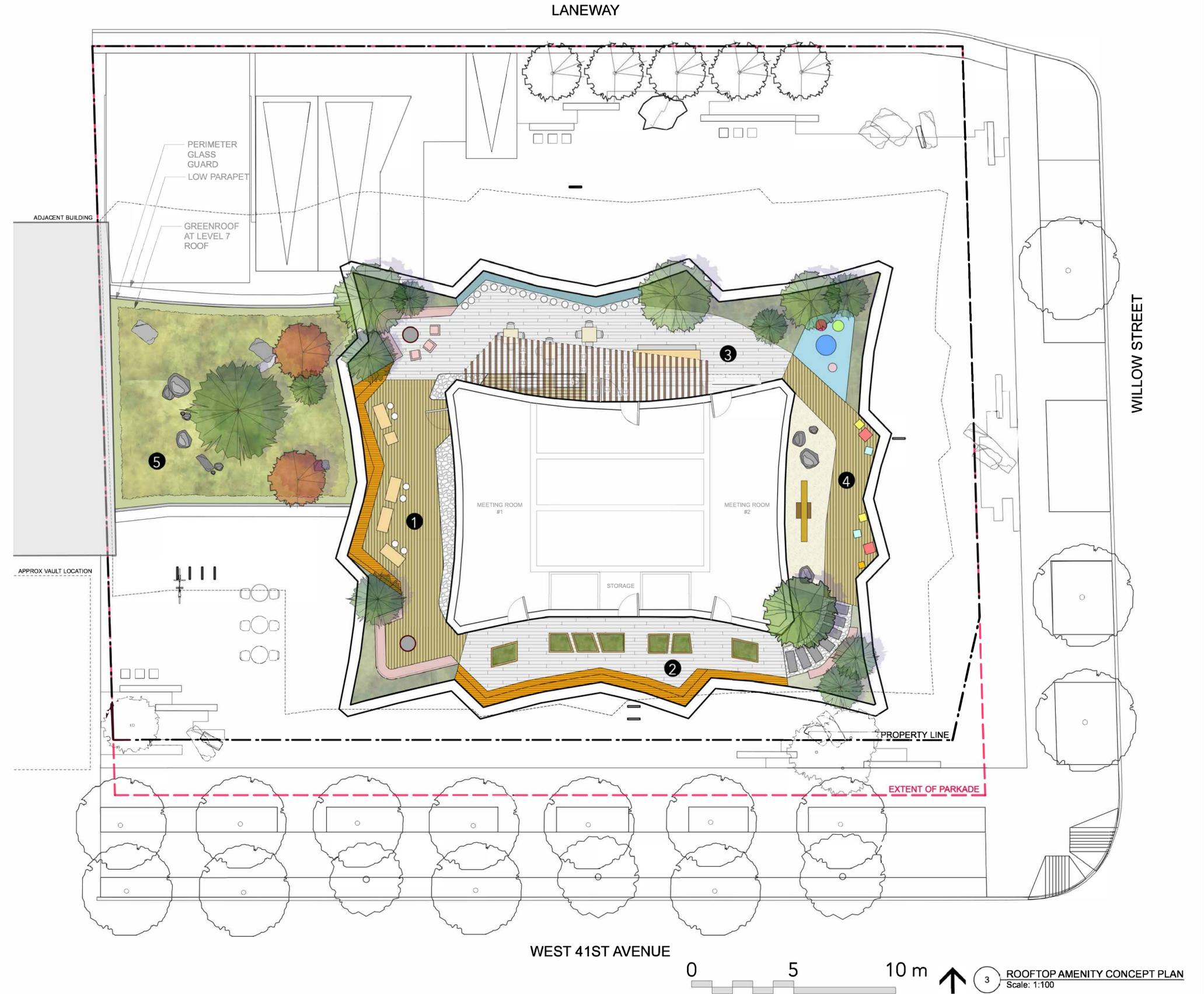


KIDS PLAY ZONE: BRIGHT AND ACCESSIBLE

URBAN AGRICULTURE PLANTERS

KEYS ITEMS

- 1 OUTDOOR LOUNGE AREA FOR SUNSET VIEWS
Long couch, moveable chairs, wood decking and firepit.
- 2 URBAN AGRICULTURE
Perimeter seating, raised planting beds, south facing.
- 3 OUTDOOR KITCHEN/BBQ AREA
Covered area, dining tables, and bar with stools for north views.
- 4 CHILD PLAY AREA
Sand play, boulders, wood decking with movable blocks and PIP rubber area.
- 5 NATURALIZED GREENROOF
Groundcovers, sedums, grasses with mounds for sculptural trees and boulder outcrops.



T H A N K Y O U

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