



OAKRIDGE TRANSIT CENTRE- Phase 01- Parcel C

Vancouver, British Columbia

ISSUED FOR DEVELOPMENT PERMIT SET

Date: October 06, 2023

CLIENT	ARCHITECT	WORKING DRAWINGS & PC DESIGN ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT	ELEVATOR CONSULTANT	TRAFFIC ENGINEER	ELEC. CONSULTANT	MECH. CONSULTANT	CODE CONSULTANT	GEOTECHNICAL CONSULTANT	CIVIL CONSULTANT	SUSTAINABILITY CONSULTANT	ENVELOPE AND ENERGY MODEL CONSULTANT
Grosvenor Property Amritas	Harihi Pontarini Architects	IBI Group/Arcadis Architects	Glotman Simpson	PFS Studios	Gunn Consultants	Bunt Engineering	Nemetz Electrical	Smith & Andersen	LMDG	GeoPacific Consultants	InterCAD Services Inc.	Introba	BC Building Science
2000 The Grosvenor Building 100-1040 Georgia Street Vancouver, BC V6E 4H1 Canada	235 Carlaw Avenue Suite 301, Toronto, ON M4M 2S1	500-1125 Howe Street Vancouver, BC V6Z 2K8	1661 West 5th Avenue, Vancouver, BC V6J 1K7 T	Suite 166 1020 Mainland Street Vancouver, BC V6Z 2T5	Suite 1550 1050 West Pender Street, Vancouver, BC V6E 3S7	Suite 2009 West 4th Avenue Vancouver, BC V6J 1N5	Suite 1550 1050 West Pender Street, Vancouver, BC V6E 3N3	300 - 6400 Roberts Street Burnaby, BC V5G 4C9	4th Floor 780 Beatty Street Vancouver, BC V6B 2M1	1779 West 75th Avenue, Vancouver, BC V6P 6P2	1111 West 8th Avenue Vancouver, BC V6H 1C5	611 Bent St. New Westminster, BC V3M 1V3	

LIST OF DRAWINGS

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LIST OF DRAWINGS

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LIST OF DRAWINGS

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LIST OF DRAWINGS

DWG No. Drawing Name

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LIST OF DRAWINGS

DWG No. Drawing Name

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LIST OF DRAWINGS

DWG No. Drawing Name

A118	1111 West 8th Avenue
	Vancouver, BC

CLIENT

GROSVENOR
Vancouver, Canada, V6E 4H1

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Arcaidis Professional Services (Canada) Inc.
Formerly IBI Group Professional Services (Canada) Inc.

ISSUES

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023-10-06

KEYPLAN

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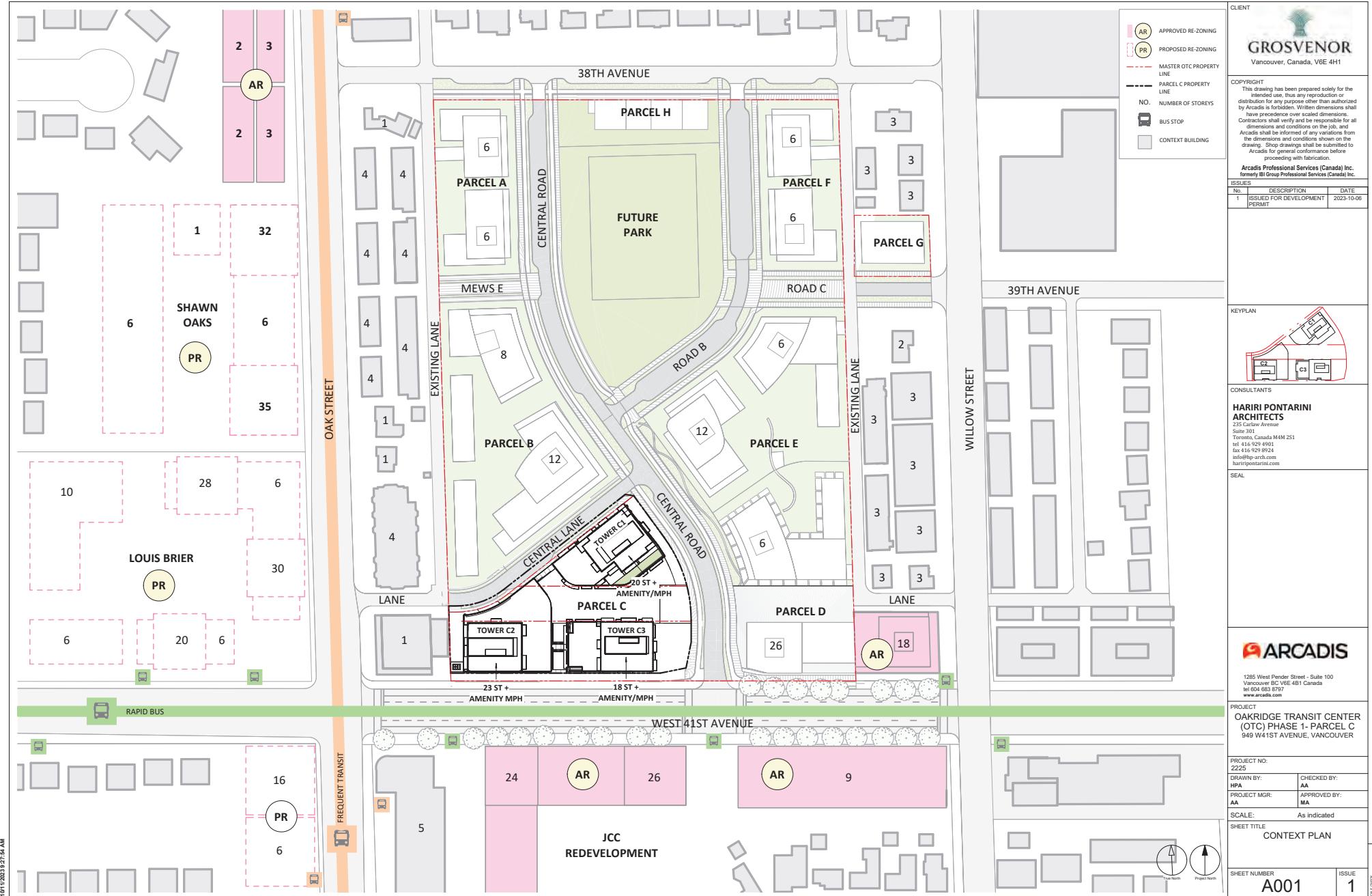
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2225

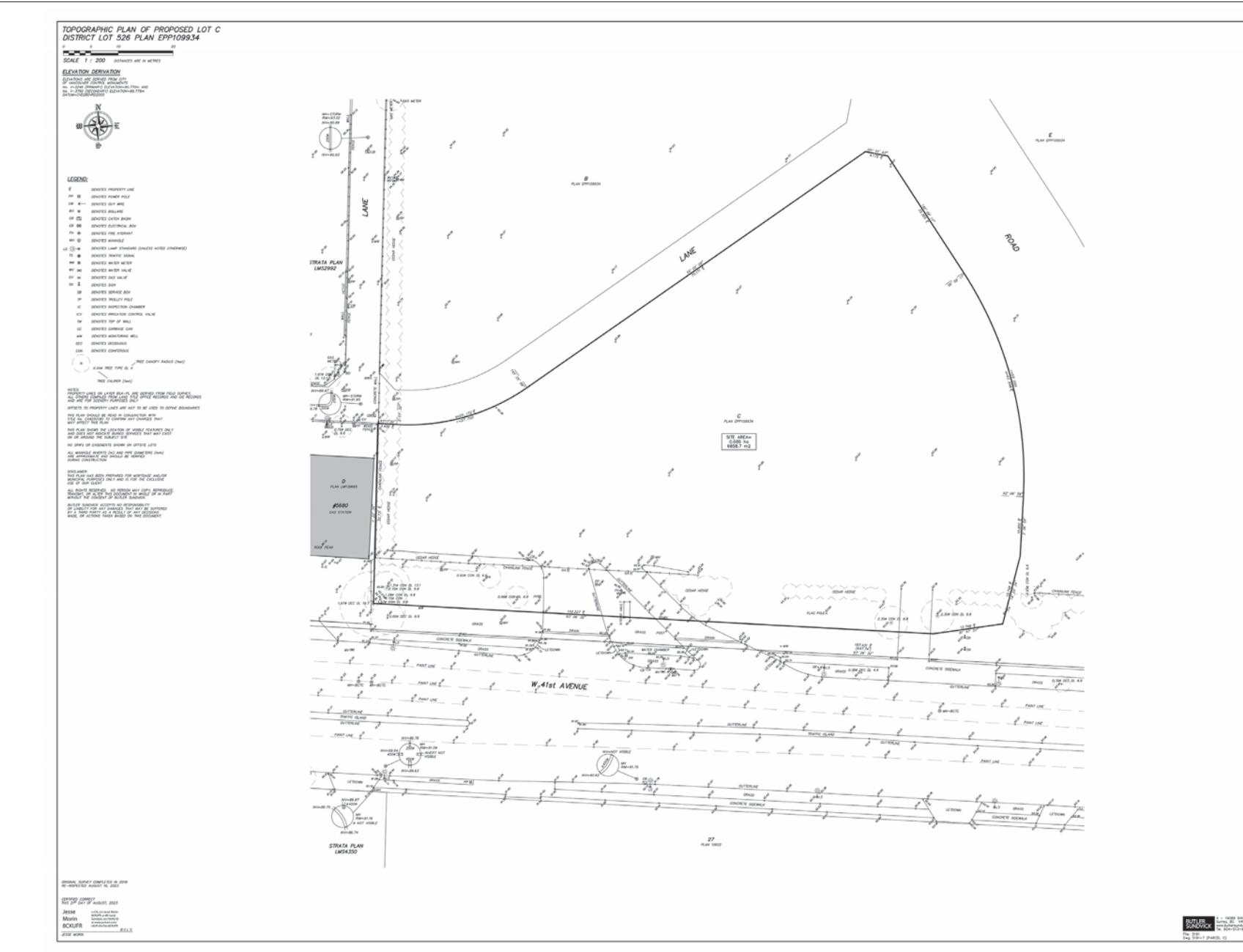
DRAWN BY:
HPA
AA

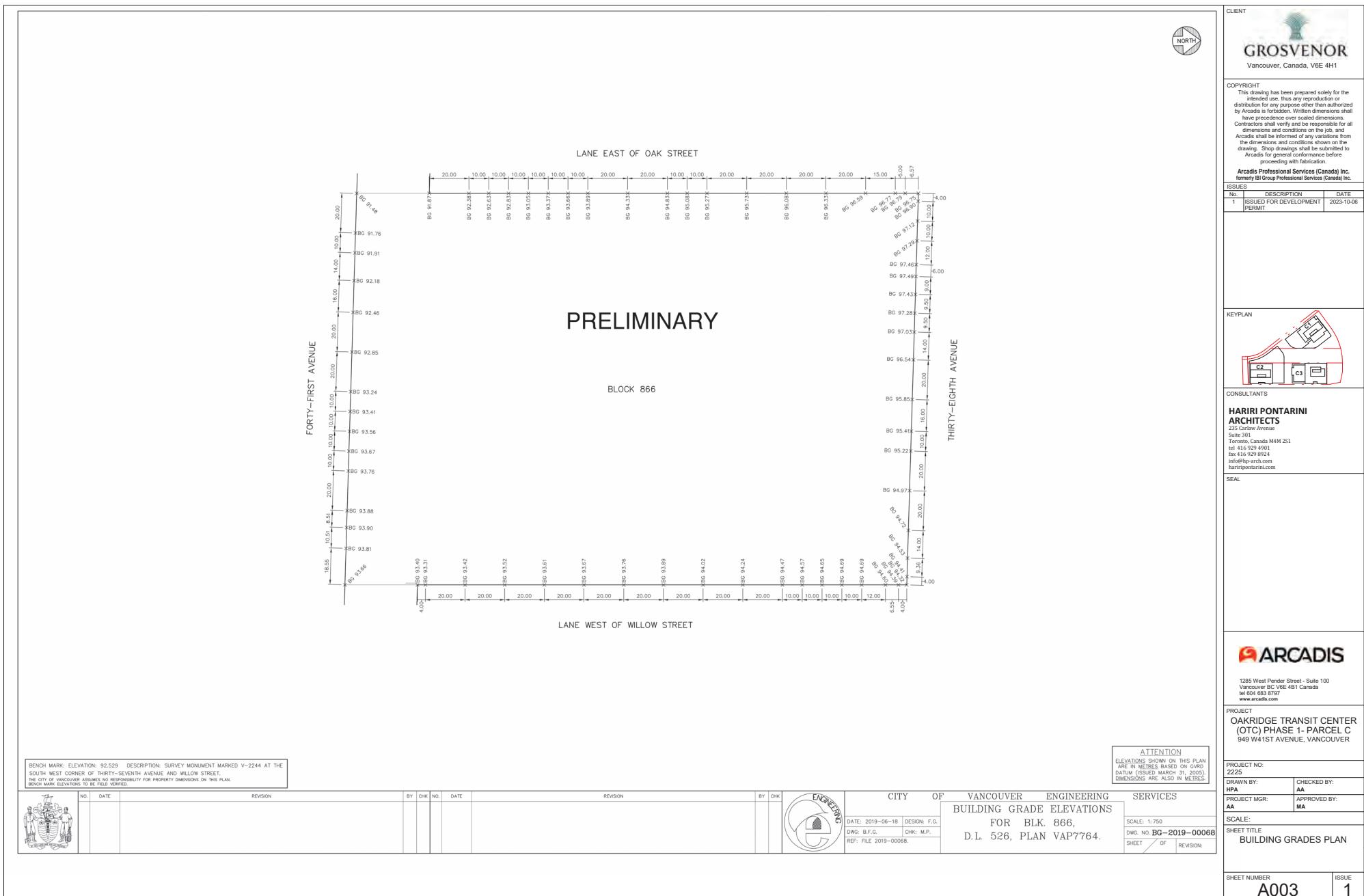
PROJECT MGR:
AA
MA

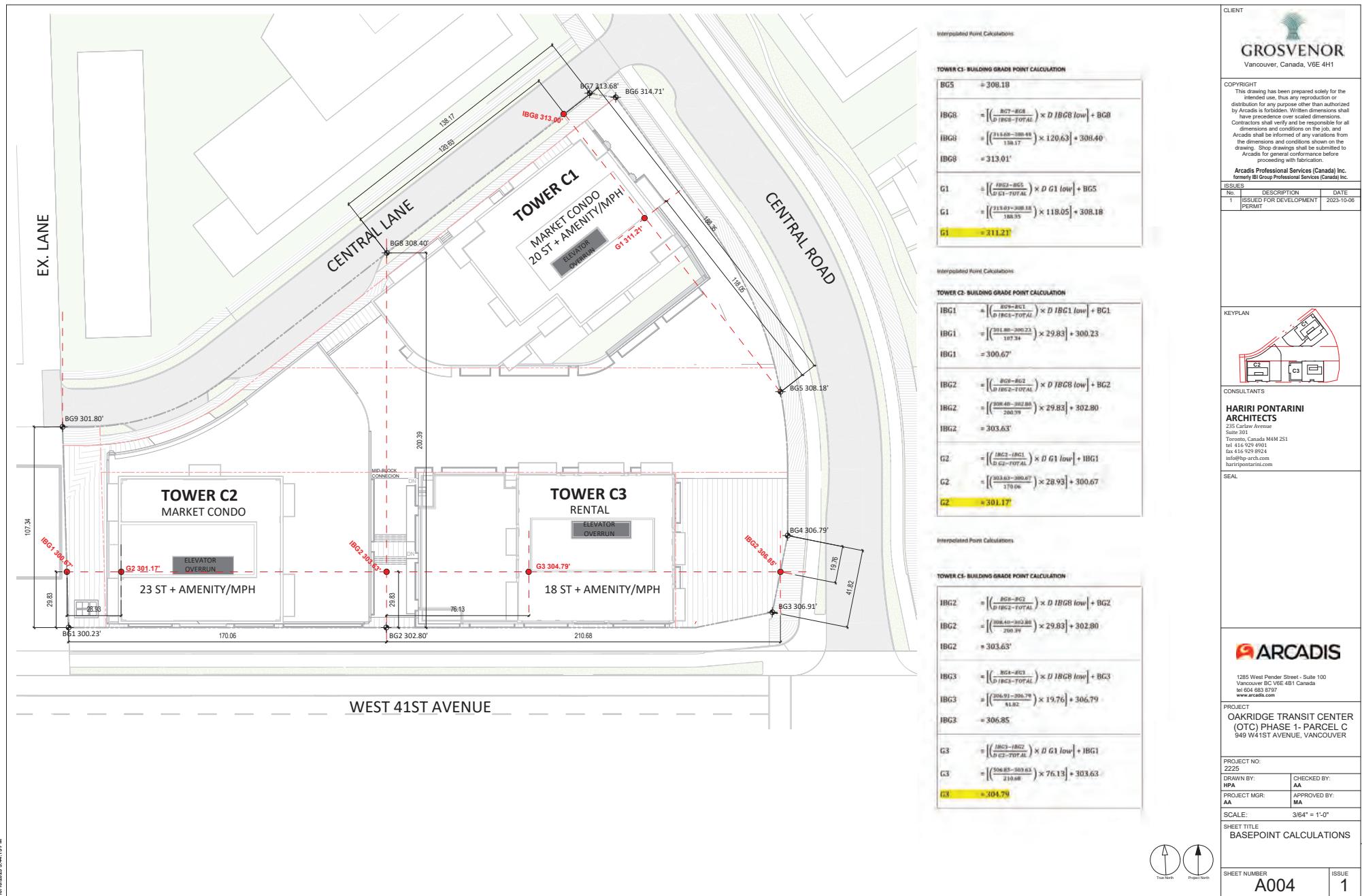
SCALE:
SHEET TITLE
COVER SHEET

SHEET NUMBER
A000
ISSUE
1









PARKING COUNT						CLIENT	
Bylaw	Area (SQFT & SQM)	Calculations		Parking Bylaw Required	Provided	GROSVENOR	
4.2.1.13 RESIDENTIAL (TOWER C1 & C2)	295,754 27,476	A min. of 0.5 spaces for every dwelling unit that has less than 50 sq m of GFA and for every dwelling unit that has 50 sq m or more of GFA, at least 0.6 space for every dwelling unit plus one space for each 200 sq m of GFA, except that for every dwelling unit which has a GFA of 180 sq m or greater there need be no more than 1.5 spaces for every unit.		265 Stalls	383 Stalls	Street Address City, Country, Postal Code	
4.5.B1 RENTAL (TOWER 3)	126,645 11,766	A minimum of 1 space for each 125 m ² of gross floor area. A maximum number of spaces equal to the total minimum number of spaces plus .5 spaces per dwelling unit.		94 Stalls	105 Stalls	COPYRIGHT	
4.1.16 VISITOR (ALL TOWERS)	422,399 39,242	Min of 1 additional 0.05 parking spaces for every dwelling unit and a max. of an additional 0.1 spaces for every dwelling unit		23 Stalls	23 Stalls	This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis Professional Services (Canada) Inc. shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing. Shop drawings shall be referred to Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be referred to Arcadis for general conformance before proceeding with fabrication.	
4.2.5.1 COMMERCIAL	23,647 2,197	A min. of 1 space for each 100 sq m of GFA up to 300 sm and one additional space for each additional 50 sm of GFA		41 Stalls	38 Stalls	Arcadis Professional Services (Canada) Inc.	
		TOTAL		423	549		

*The required accessible stalls are inclusive of the requirement.

Bylaw	Area (SQFT & SQM)	Calculations		City Required	Provided
4.8.4 (a) RESIDENTIAL ACCESSIBLE TOWER C1 & C2	295,754 27,476	Min. of 1 accessible space for the first 7 units. And, 0.034 for each extra unit		1 X 0.034	11 Stalls 11 Stalls
4.5.B1 RENTAL ACCESSIBLE TOWER C3	126,645 11,766	There must be at least one disability parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit		6 Stalls	6 Stalls
4.8.4 (B) NON-RESIDENTIAL ACCESSIBLE	23,647 2,197	Min. of 1 accessible space for the first 500 m ² . And 0.4 space for each 1,000 m ² of GFA		1 X 0.4	2 Stalls 2 Stalls
		TOTAL		19	19

Note: 4.14.1 Where parking spaces are provided for dwelling uses, an energized outlet capable of providing Level 2 charging or higher will be installed in each parking space, excluding visitor parking spaces.

Note: 4.14.2 Where parking spaces are provided for non-dwelling uses, an energized outlet will be installed in at least 45% of the parking spaces provided, of which at least 5% of the total number of parking spaces provided, or two parking spaces, whichever is greater, will be capable of Level 2 charging or higher and are not implemented an Electric Vehicle Energy Management System.

BIKE COUNT						ISSUES		
Bylaw	Area	(SQFT & SQM)	Calculations		City Required	Provided	No. DESCRIPTION DATE	
6.2.1.2 RESIDENTIAL	TOWER C1 TOWER C2 TOWER C3	148,688 147,066 126,645	13,814 13,663 11,766	Class A A minimum of 1.5 spaces for every dwelling unit under 65 m ² . A minimum of 2.5 spaces for every dwelling unit over 65 m ² and under 105 m ² . A minimum of 3 spaces for every dwelling unit over 105 m ² .	X 1.5 X 2.5	TOWER C1 TOWER C2 TOWER C3 TOTAL	339 319 315 972	Class A: 983
6.2.5.1 COMMERCIAL		23,647	2,197	Class B A minimum of 2 spaces for least 20 dwelling units. And, one additional space for every additional 20 dwelling units.	2	Class B:	24	Class B: 24
				Class A Class B 1 space for each 340 sm of GFA A Minimum of 6 Stalls for a minimum of 1000 m ² of GFA=	Stalls Stalls	Class A: 7+2 (Additional for TDM: 40% Class A) 6	9	Class B: 6

Note: 6.3.2.1 Each two Class A bicycle spaces will have an electrical outlet.

END OF TRIP FACILITY						CONSULTANTS	
Bylaw	City Required		Provided				No. DESCRIPTION DATE
6.5 & Table 6.5A COMMERCIAL - CLASS A	Water Closets Wash Basins Showers Grooming Station	1 1 1 1	1 1 1 1				2 ISSUED FOR DEVELOPMENT PERMIT 2023-10-06
	Clothing Lockers	1.4 x minimum number of required Class A spaces =	10.0	10	50% Full height		

LOADING COUNT						SEAL	
Bylaw	Requirements		City Required	Provided			
5.2.1 RESIDENTIAL/COMMERCIAL	Class A: NA Class B: NA < 100 Units 1 / 100 to 299 Units 1 / next 1,000 m ² space / 300 to 499 Units Class C: NA	0	Class A: 3				
5.2.5 COMMERCIAL	Class A: NA Class B: 1 / 1,000 m ² + 1 / next 1,860 m ² + 1 / additional 2,325 m ² Class C: 1 / 2,000 m ² to 5,000 m ²	4	Class B: 3				
	Class C: 1	1	Class C: 0				

OFF-STREET PASSENGER SPACE COUNT						ARCADIS	
Bylaw	Requirements		City Required	Provided			
7.2.1 RESIDENTIAL	Class A: 1 / 150 to 125 Units 1 / additional space / every additional 150 Units Class B: NA Class C: NA						
7.2.5.1 COMMERCIAL	Class A: 1 / 1,000-4,000 m ² of GFA Class B: NA Class C: NA	Class A Passenger: 3 * 1 (Additional for TDM)	Class A Passenger: 3 (Central Lane PUDO) + 1 (P1)				

STANDARD LEGEND:

- REGULAR STALL: 2.7m width x 5.1m length
- SMALL STALL: 2.4m width x 5.1m length
- STANDING ACCESSIBLE STALL: 2.7m width x 5.1m length (with a wheelchair symbol)
- VAN ACCESSIBLE STALL: 2.7m width x 5.1m length (with a wheelchair symbol)

CLASS A LEGEND:

- CLASS A LOADING STALL: 2.7m width x 5.1m length
- MOTORCYCLE STALL: 1.8m width x 5.1m length
- SHARED VEHICLE PARKING STALL: 2.7m width x 5.1m length
- DAMING TAPE: Used to group stalls together

ABBREVIATION:

- C: COMMERCIAL
- R: RESIDENTIAL
- REG: REGULAR
- HED: HANDICAP
- REG: REGULAR
- SHD: SHARED
- EVSC: ELECTRIC VEHICLE CHARGING STATION

STANDARD STALL: 2.7m width x 5.1m length

STANDARD STALL: 2.7m width x 5.1m length

CLASS A PASSENGER SPACE LEGEND:

- FIRST CLASS A PASSENGER SPACE FOR ANY SITE: 2.7m width x 5.1m length
- PARALLEL PARKING: 2.7m width x 5.1m length
- STANDARD CLASS A PASSENGER SPACE: 2.7m width x 5.1m length
- PARALLEL PARKING: 2.7m width x 5.1m length

LEGEND - PARKING:

- STANDARD STALL: 2.7m width x 5.1m length
- STANDARD STALL: 2.7m width x 5.1m length
- STANDARD CLASS A PASSENGER SPACE: 2.7m width x 5.1m length
- PARALLEL PARKING: 2.7m width x 5.1m length
- STANDARD CLASS A PASSENGER SPACE: 2.7m width x 5.1m length
- PARALLEL PARKING: 2.7m width x 5.1m length

PROJECT NO: 142869
DRAWN BY: Author
CHECKED BY: Checker
Author
PROJECT MGR: APPROVED BY: Designer
Drafter
Sheets Drawn: 142869-OTC_ParcE_R02/2023.C; ParcE_R02/2023.C; Arcadis-Area-Main.vsd
SHEET TITLE: PARKING STATISTICS
SHEET NUMBER: A006
ISSUE: 10/10/2023

All (100%) of the residential stalls provide an energized outlet capable of providing Level 2 charging or higher

EV OUTLET:

- Residential : An energized outlet capable of providing Lvl 2 charging or higher is installed in each parking space (excl. visitor parking).
- Non-dwelling uses: An energized outlet is installed in at least 45% of the parking spaces provided, of which at least 5% of the total number of parking spaces provided, capable of Level 2 charging or higher

Parking Schedule - VISITOR/COMM

Level	Type	Name	Desc.	Count
LEVEL P1	HC		5500x4000 Clearance - Visitor/Comm	2
LEVEL P1	VISITOR	SMALL CAR	Small Car 7'-6" x 15'-1" CoV - VISITOR	1
LEVEL P1	COMMERICAL	STANDARD	Standard Vehicle 8'-2" x 18'-0" CoV - COMM	37
LEVEL P1	VISITOR	STANDARD	Standard Vehicle 8'-2" x 18'-0" CoV - Visitor	21
LEVEL P1	CAR SHARE	STANDARD	Standard Vehicle 9' 6" x 18'-0" CoV - SHARE	5

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Parking Schedule - All RENTAL

Level	Type	Name	Desc.	Model	Count
LEVEL P2	RENTAL		5500x4000 Clearance - Res. - RENTAL	HC	5
LEVEL P2	RENTAL		5500x4000 Clearance - Res. VAN - RENTAL	HC	1
LEVEL P2	RENTAL	SMALL CAR	Small Car 7'-6" x 15'-1" CoV - RENTAL		4
LEVEL P2	RENTAL	STANDARD	Standard Vehicle 8'-2" x 18'-0" CoV - RENTAL		77

87

LEVEL P1	RENTAL	STANDARD	Standard Vehicle 8'-2" x 18'-0" CoV - RENTAL	18
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18

Grand total: 105

105

Parking Schedule - All Res.

Level	Type	Name	Desc.	Model	Count
LEVEL P4	RESIDENTIAL	SMALL CAR	Small Car 7'-6" x 15'-1" CoV		7
LEVEL P4	RESIDENTIAL	STANDARD	Standard Vehicle 8'-2" x 18'-0" CoV		153

160

LEVEL P3	RESIDENTIAL		5500x4000 Clearance - Res.	HC	9
LEVEL P3	RESIDENTIAL		5500x4000 Clearance - Res. VAN	HC	1
LEVEL P3	RESIDENTIAL	SMALL CAR	Small Car 7'-6" x 15'-1" CoV		6
LEVEL P3	RESIDENTIAL	STANDARD	Standard Vehicle 8'-2" x 18'-0" CoV		145

161

LEVEL P2	RESIDENTIAL		5500x4000 Clearance - Res. VAN	HC	1
LEVEL P2	RESIDENTIAL	SMALL CAR	Small Car 7'-6" x 15'-1" CoV		3
LEVEL P2	RESIDENTIAL	STANDARD	Standard Vehicle 8'-2" x 18'-0" CoV		58

62

Grand total: 383			
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383

Parking Schedule - Level P1 - Loading

Level	Type	DESC.	Count
LEVEL P1	CLASS A LOADING	Loading Class A (5.5X2.7X2.3 H)	3
LEVEL P1	CLASS B LOADING	Loading Class B (8.5X3X3.8 H)	3
LEVEL P1	CLASS A PASSENGER LOADING	Passenger Loading Class A (5.5X2.7X2.3 H)	1

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WASTE MANAGEMENT - LEVEL P1 - C1 & C2

Level	Type	Mark	Count
LEVEL P1	CARDBOARD COMPACTOR		1
LEVEL P1	GARBAGE COMPACTOR		1
LEVEL P1	GLASS		2
LEVEL P1	MIX CONTAINERS		12
LEVEL P1	NEW/MIXED PAPER		10
LEVEL P1	ORGANICS		14
LEVEL P1	OTHER RECYCLING (REFUNDABLE/ELECTRONICS /BATTERIES)		3

Grand total: 43

WASTE MANAGEMENT - LEVEL P1 - C3

Level	Type	Mark	Count
LEVEL P1	3 YARD BIN		4
LEVEL P1	GARBAGE COMPACTOR		1
LEVEL P1	GLASS		1
LEVEL P1	MIX CONTAINERS		7
LEVEL P1	NEW/MIXED PAPER		6
LEVEL P1	ORGANICS		8
LEVEL P1	OTHER RECYCLING (REFUNDABLE/ELECTRONICS /BATTERIES)		3

Grand total: 30

WASTE MANAGEMENT - LEVEL P1 - COMM

Level	Type	Mark	Count
LEVEL P1	CARDBOARD COMPACTOR		1
LEVEL P1	GARBAGE COMPACTOR		1
LEVEL P1	GLASS		2
LEVEL P1	MIX CONTAINERS		29
LEVEL P1	ORGANICS		17
LEVEL P1	OTHER RECYCLING (REFUNDABLE/ELECTRONICS /BATTERIES)		3

Grand total: 53

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Arcadis Professional Services (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	2023-10-06	

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SEAL



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PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1-PARCEL C
949 W41ST AVENUE, VANCOUVER, BC

PROJECT NO:
142869
DRAWN BY:
Author
CHECKED BY:
Checker
PROJECT MGR:
IN
APPROVED BY:
JO
SHEET TITLE:
PARKING SCHEDULE
SHEET NUMBER:
A007
ISSUE



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Arcadis Professional Services Canada Inc.
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ISSUES		DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023-10-06



STREETSCAPE VIEW : WEST 41ST AVENUE



STREETSCAPE VIEW : OAK STREET



STREETSCAPE VIEW : WEST 38TH AVENUE



STREETSCAPE VIEW : WILLOW STREET



PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1 - PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO:
2225

DRAWN BY:
HPA

CHECKED BY:
AA

PROJECT MGR:
AA

APPROVED BY:
MA

SCALE:

SHEET TITLE:
CONTEXT PHOTOS

SHEET NUMBER
A008

ISSUE
1

Oakridge Transit Centre & Parcel C (Phase 1) Design Rationale



The former Oakridge Transit Centre (OTC) site, occupying 5.6 hectares (13.8 acres) in Vancouver, has been a vital part of the city's history since its acquisition by B.C. Electric in 1948. This site, situated within the traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples, was initially obtained for the establishment of an electric trolley bus depot and administrative offices. Serving as a transit hub for decades, the OTC site saw a new transit centre established in 2006, and the

bulk of the bus depot activity was transferred away from OTC. In the years following, Translink sold the site, and it was subsequently cleared, with the only remaining building being the rectifier, which provides power to overhead lines required by the trolley bus service throughout the area.

In December of 2015, City of Vancouver (COV) Council approved the Oakridge Transit Centre and Adjacent Sites Policy Statement which established

the general parameters for future redevelopment of OTC and other key neighbouring sites. This policy statement informed the rezoning application for the masterplan which received council support at Public Hearing (Third Reading) in December 2020 along with a set of Design Guidelines specific to the OTC site. Through the rezoning of the site, the COV will be provided with some key public amenities including a 2-acre park, approximately 330 social housing units, a 69 space childcare facility, and approximately 43 Moderate Income Rental Housing (MIRH) units. The redevelopment of the OTC site will also provide a greatly improved public realm including substantial plazas, a retail-oriented pedestrian mews, cycling infrastructure, and pedestrian paths on a site that is currently vacant and inaccessible to the public.

This development permit application for Phase 1 of the OTC Masterplan is the first phase-specific development application and is generally consistent with the intent of the Policy Statement, the Masterplan Rezoning, and the Design Guidelines for the site. In addition, this development permit application has been informed by the feedback received in several meetings with key members of the City of Vancouver planning staff, which has been invaluable in informing the massing, heights, and site access included in this submission.

Three distinctive buildings are envisioned within Phase 1: a 23-storey market condo tower is placed in the parcel's southwest corner, an 18-storey tower above a six-storey podium containing both market rental and MIRH units in the southeast corner, and a 20-storey market condo tower atop a six-story podium on the north edge. The carefully considered positioning of the towers also optimizes daylight in the residences, minimizes overlook, and opens up far-reaching views. A passageway between the towers and podiums will provide pedestrians and cyclists access to the commercial mews, a lively pedestrian passage ringed with active retail uses. Phase 1 is positioned as the social hub of the OTC development, designed to foster interactions among residents and visitors. The commercial mews has evolved to conceal vehicular and loading access, reinforcing its role as a vibrant social space with the potential for hosting community activities.

Given that it has been three years since the Masterplan Rezoning, it is important to reinforce that this application is guided by a set of core principles and objectives established in the Design Guidelines associated with the 2020 rezoning of the site, which include:

Massing and Materiality: The architectural design for Phase 1 has evolved, and achieves a harmonious balance between built form and the surrounding environment. The massing is consistent with the Design Guidelines, which place the taller buildings for the masterplan along 41st Avenue. The massing for Phase 1 has also been arranged to ensure optimal sunlight exposure, prevent excessive shadowing on future phases, and to respect the visual continuity of the masterplan. A palette of earthy brick hues and bronze coloured metal panels allow for individual expression of each building in Phase 1, but equally establish a unified identity for the OTC Masterplan.

Public Realm and Connectivity: A central organizing element of the masterplan is the circulation network, which serves as the backbone for local vehicle, bicycle, and pedestrian movement. The network links various amenities, fostering a sense of community integration and connectivity. At the heart of the masterplan, a local park serves as the centrepiece of the public realm. Phase 1 includes a pedestrian mews, a substantial public plaza at the southeast corner, and pathways that crisscross the site, enhancing site permeability and prioritizing pedestrian and cyclist movement. Vehicular circulation is carefully planned, with vehicles accessing underground parking areas from lanes to minimize their impact on the pedestrian experience.

Neighborhood Identity: The design of Phase 1 is characterized by the high-quality, three-dimensional detailing of brick, balconies and articulated metal skins that animate facades with domestic life and warm natural hues. The balconies and terraces provide generous outdoor living space while protecting apartment interiors from solar gain, heat build-up and overlooking. Each building incorporates a different brick colour but maintains a consistent primary building face. Future development parcels will be encouraged to follow a similar motif where appropriate, contributing to a cohesive streetscape throughout the masterplan.

Green Space: The OTC masterplan integrates green spaces seamlessly into the urban fabric, offering opportunities for recreation, relaxation, and community engagement. Common green areas are strategically positioned, visible, and accessible from multiple vantage points. Phase 1 includes generous green spaces throughout, including along the 41st Avenue Plaza, commercial mews, and on the various outdoor amenity areas associated with each of the buildings.

Neighborhood Serving Retail: The integration of approximately 23,500 square feet of commercial space along 41st Avenue and the central mews contributes to the vibrancy and accessibility of the site. This neighbourhood-serving retail space not only fosters a dynamic streetscape but also provides essential amenities within walking distance, promoting convenience and community interaction.

Housing Variety and Affordability: Phase 1 provides a diverse range of housing options that cater to various income levels. This includes market condominiums, market rental housing, and MIRH units. Emphasis is placed on providing family-oriented units, with a minimum of 35% of market and rental housing units designed to meet the COV's High-Density Housing for Families with Children Guidelines.

Sustainable Systems and Green Infrastructure: The project aspires to achieve a high level of sustainability, incorporating green infrastructure, rainwater management, and urban agriculture with consideration also being given for a Low Carbon District Energy System (LCDES) on Phase 1 which may be extended to future phases. In addition, the buildings in Phase 1 have been designed to include green roofs and a design language that easily accommodates solid wall opportunities and maintains an acceptable window-to-wall ratio. This gives way to passive sustainable design principles, striking a balance between responsive solar strategies, a cohesive architectural skin, and the comfort and preferences of the occupants who value abundant natural light and scenic views. The landscape design prioritizes the needs of pedestrians and cyclists by providing amenities such as bike racks and bike share programs, generous sidewalks, special paving for pedestrian crossings, and easy wayfinding for cyclists and pedestrians. These elements promote active transportation and enhance the overall pedestrian and cyclist experience.

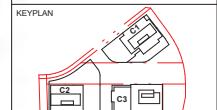
Community Connections: Recognizing the importance of integration, the redevelopment plan includes provisions for pedestrian and cycling connections that seamlessly link the OTC site to the larger surrounding community and encourages sustainable mobility. In addition, the buildings in Phase 1 have been designed to foster community connections with resident amenity spaces located across several floors from ground to rooftop, including a gym and wellbeing facilities, and event spaces for people to socialize with neighbours, friends, and family. In addition, the neighbourhood serving retail also provides opportunity for community connections within Phase 1.

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PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1 - PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO:
2225
DRAWN BY:
HPA
CHECKED BY:
AA
PROJECT MGR:
AA
APPROVED BY:
MA
SHEET TITLE:
DESIGN RATIONALE

SHEET NUMBER
A009
ISSUE
1

Public Realm Design Considerations

Enhancing the Community Experience



GRADE ORIENTED

In cases where at-grade dwelling units are proposed, the first floor may be elevated slightly to delineate the public and private realms while accommodating front patios and entrances. Attention is given to maintaining harmonious relationships between the front and rear of sites, especially on sloped terrain.



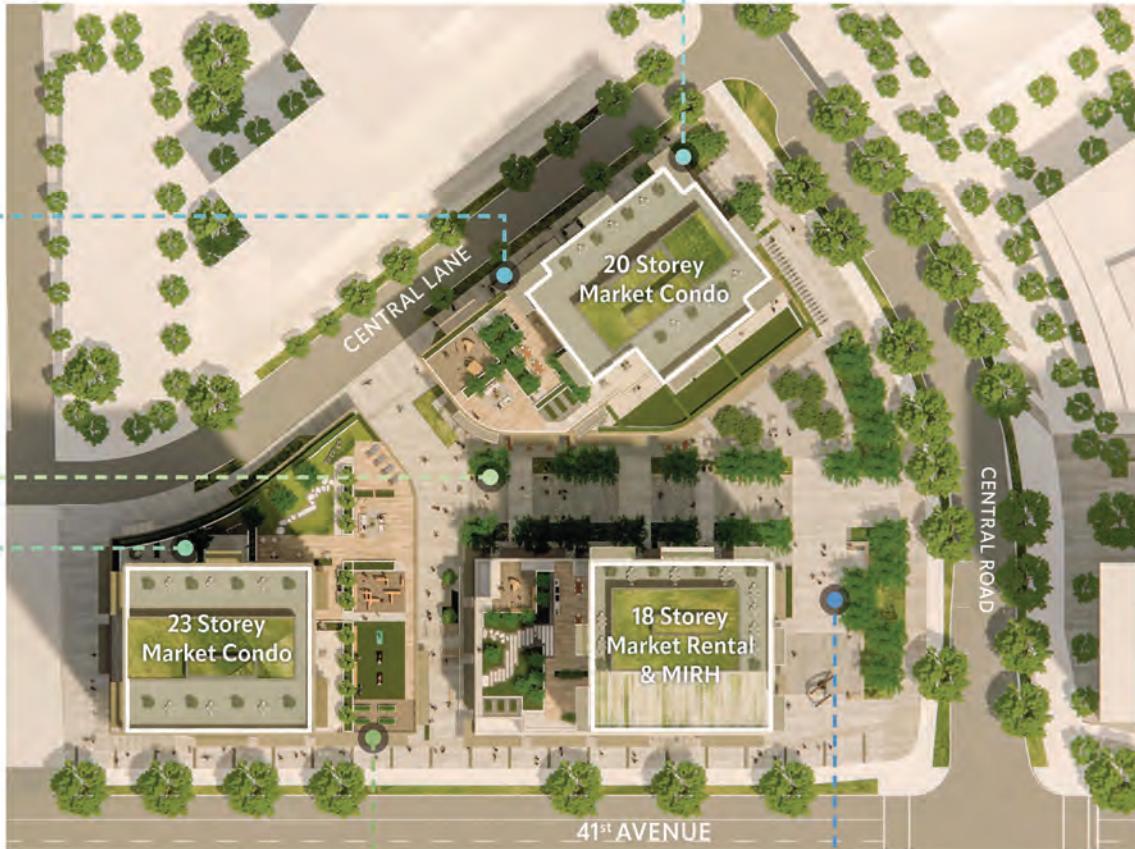
COMMERCIAL MEWS

The commercial mews is envisioned as an urban space along 41st Avenue that fosters social activities within the community. This space, once conceived as a service corridor, has evolved into a dynamic social hub that could accommodate activities such as food markets, live music, and entertainment. Its design integrates activation, service zones, and staging areas, promoting a vibrant and engaging streetscape.



PARKING AND LOADING

Parking solutions prioritize the integration of parking access with building forms or laneway buildings, with the goal of minimizing the visual impact of parking structures. Open ramps are discouraged, and parking entries are designed to enhance the resident experience.



STREETSCAPE IDENTITY - RETAIL

Features such as clear entry identities, rich landscape character, carefully integrated vehicular access, and visually open semi-private spaces contribute to the architectural character of new buildings and is encouraged to evolve while maintaining a consistent primary building face, contributing to a cohesive streetscape.



STREETSCAPE IDENTITY - RESIDENTIAL

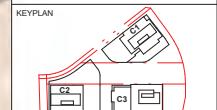
Building entrances are designed to be distinct and well-scaled to their surroundings. Residential lobby entrances are nestled within the brick pier motif of each podium. They are bordered by distinctive glazed canopies and contribute to the animation of the public realm.



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949 W41ST AVENUE, VANCOUVER

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PROJECT MGR:
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APPROVED BY:
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SHEET TITLE:
DESIGN RATIONALE

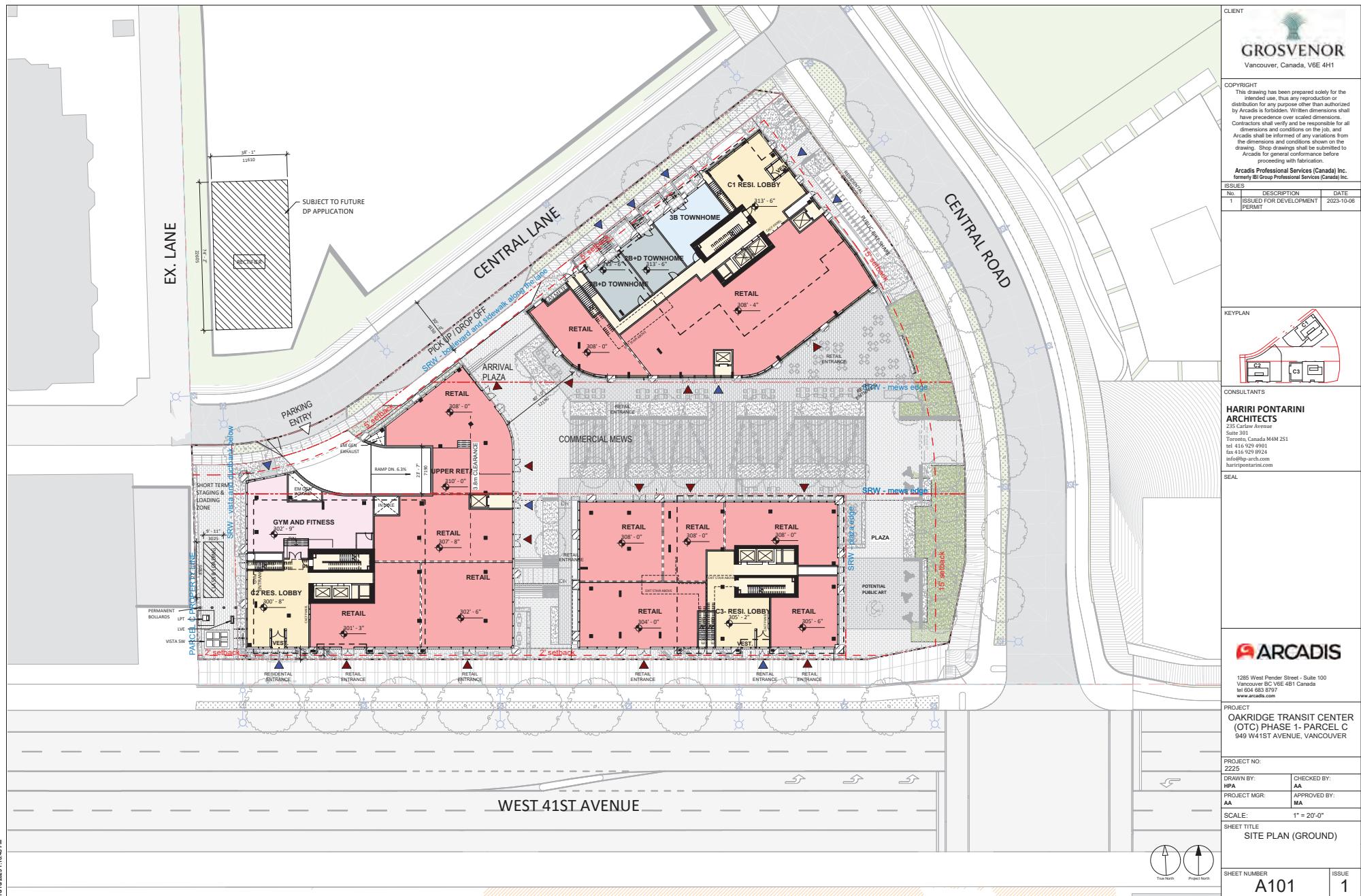
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A010
ISSUE
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41ST AVENUE ENTRANCE

Located at the northwest corner of the central road and West 41st Avenue, the entry plaza serves as a gateway to the OTC development. Designed to accommodate outdoor dining and public gatherings, the plaza has the potential to showcase public art and heritage interpretation elements, creating a welcoming and inviting space.





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SEAL			
			
View looking east from central laneway over C2 podium			
			
View looking east along 41st Avenue with C2 & C3 in view			
PROJECT OAKRIDGE TRANSIT CENTER (OTC) PHASE 1 - PARCEL C 949 W 41ST AVENUE, VANCOUVER			
PROJECT NO: 2225			
DRAWN BY: HPA AA			
CHECKED BY: AA			
PROJECT MGR: AA MA			
APPROVED BY: MA			
SCALE:			
SHEET TITLE: RENDER VIEWS 01			
SHEET NUMBER ISSUE A102 1			
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PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1-PARCEL C
949 W1ST AVENUE, VANCOUVER

PROJECT NO:
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AA
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PROJECT MGR:
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MA

SCALE:

SHEET TITLE:
RENDER VIEWS 02

SHEET NUMBER
A103

ISSUE
1



View looking east along 41st Avenue with C2 & C3 in view



View of C3 base along 41st Avenue looking north into Public Plaza



View looking east along 41st Avenue with C2 lobby and retail



View looking west along 41st Avenue with C2 & C3 in view

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RENDER VIEWS 03

SHEET NUMBER:
A104

ISSUE:
1

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View from Central Laneway looking south into commercial mews



View of commercial mews looking west



View of commercial mews looking north west



View looking north from 41st ave of C3 lobby, retail and Public plaza

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949 W41ST AVENUE, VANCOUVER

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AA MA

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RENDER VIEWS 04

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A105

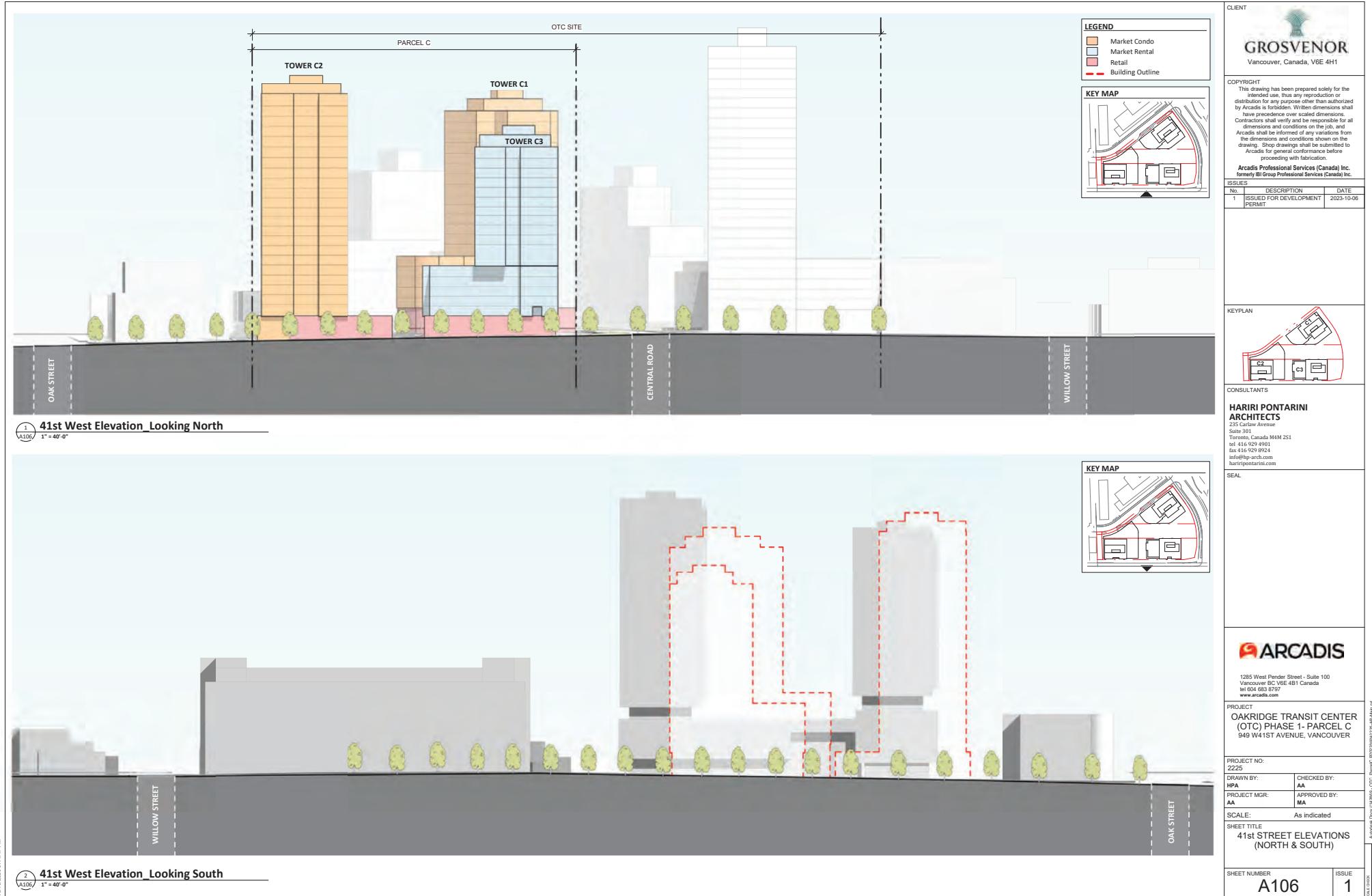
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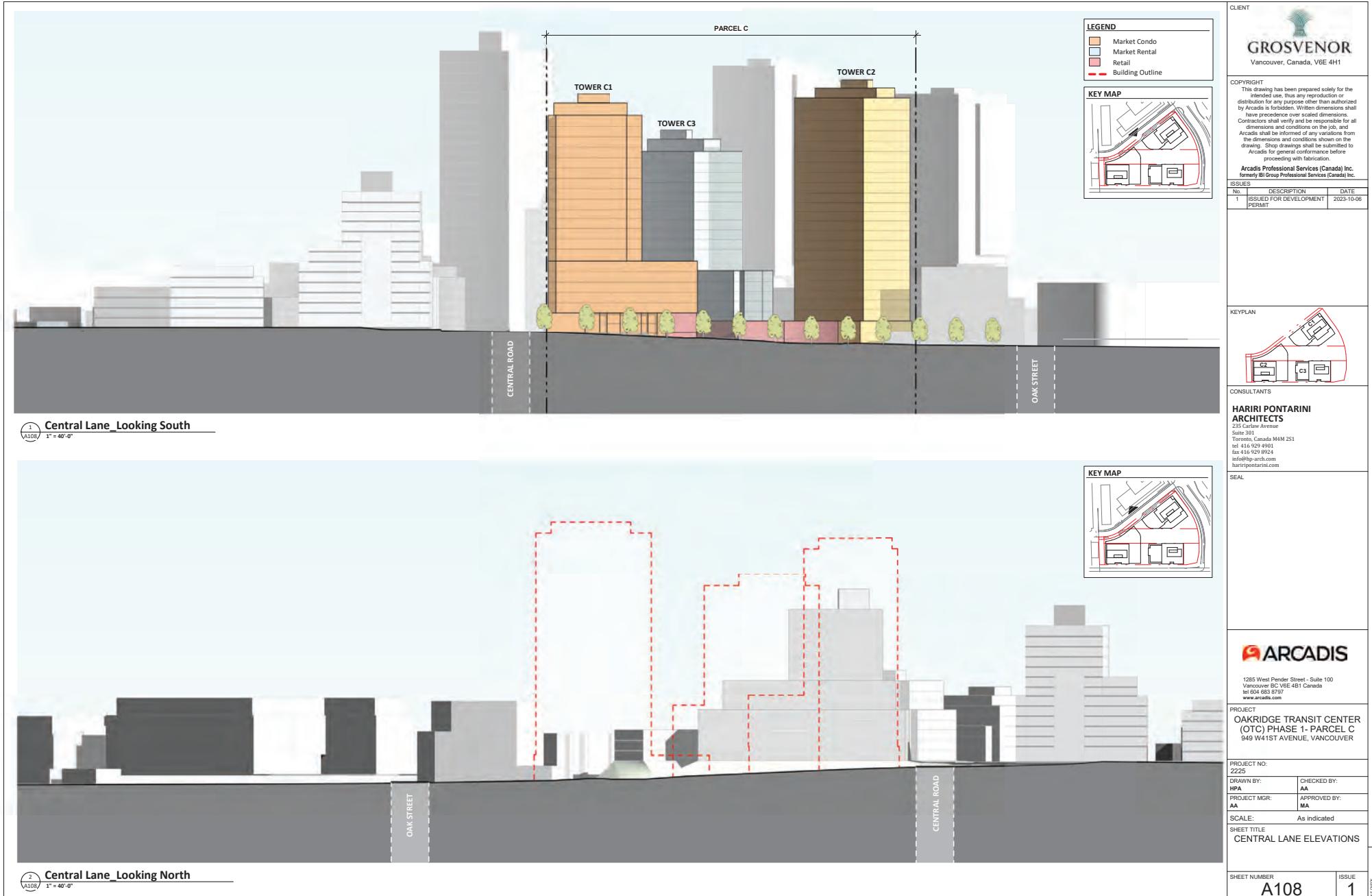
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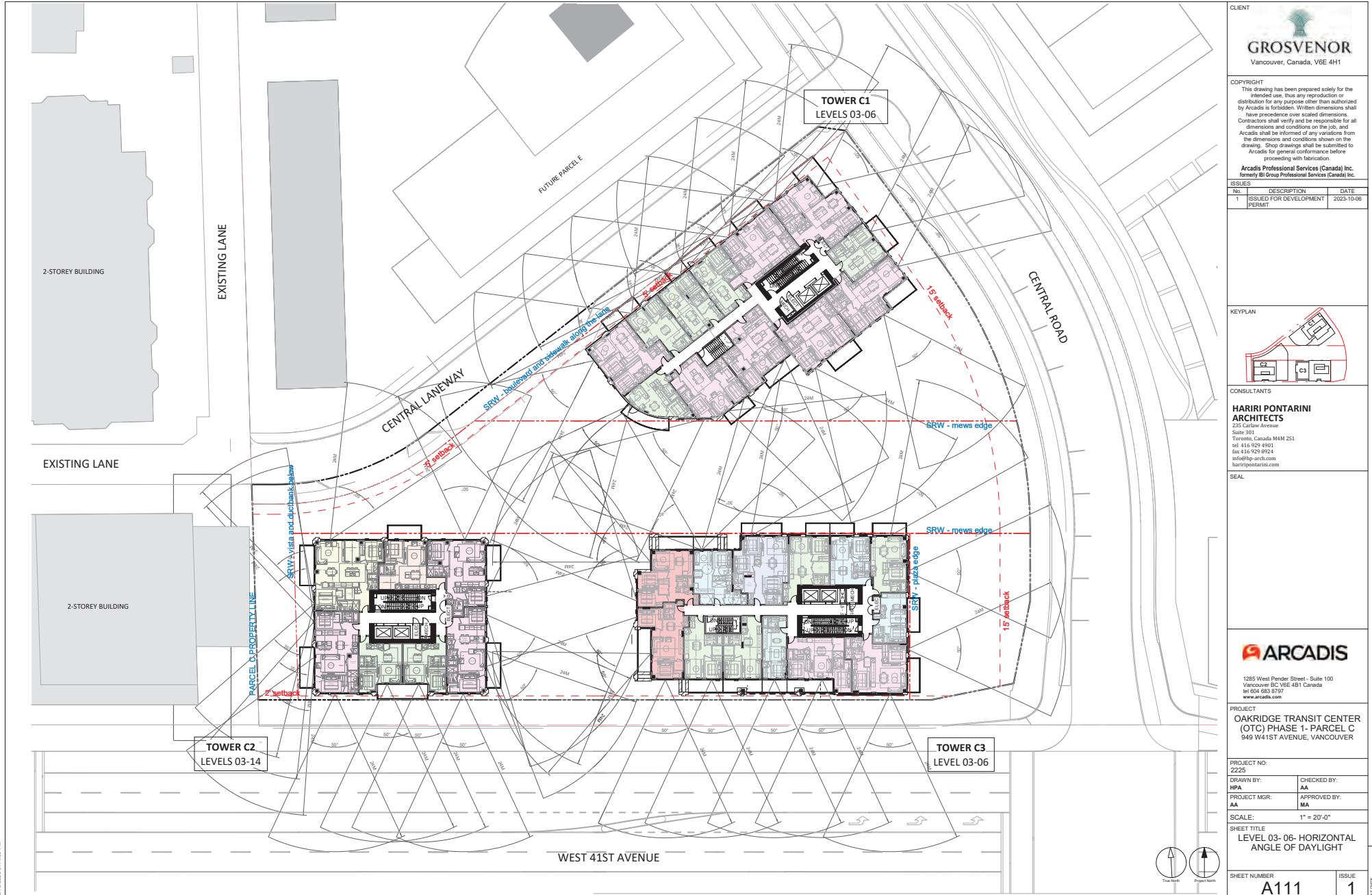
- View of C2 rooftop amenity looking South West:** A rendering of a modern apartment complex with a large, landscaped rooftop area featuring a grassy hill, several people sitting on outdoor furniture, and a paved walkway.
- Birds eye view of C3 looking north from 4th Avenue:** An aerial rendering showing the exterior of a multi-story residential building with a glass facade, surrounded by trees and a paved plaza where people are walking.
- Dusk view of commercial mews looking South west:** A rendering of a commercial area at dusk, featuring a covered walkway with string lights, people walking, and a small dog sitting on a bench.
- View of Grade Units along Central laneway:** A rendering of a brick building with large windows and a stone-paved laneway in front, where people are walking and a person is riding a bicycle.

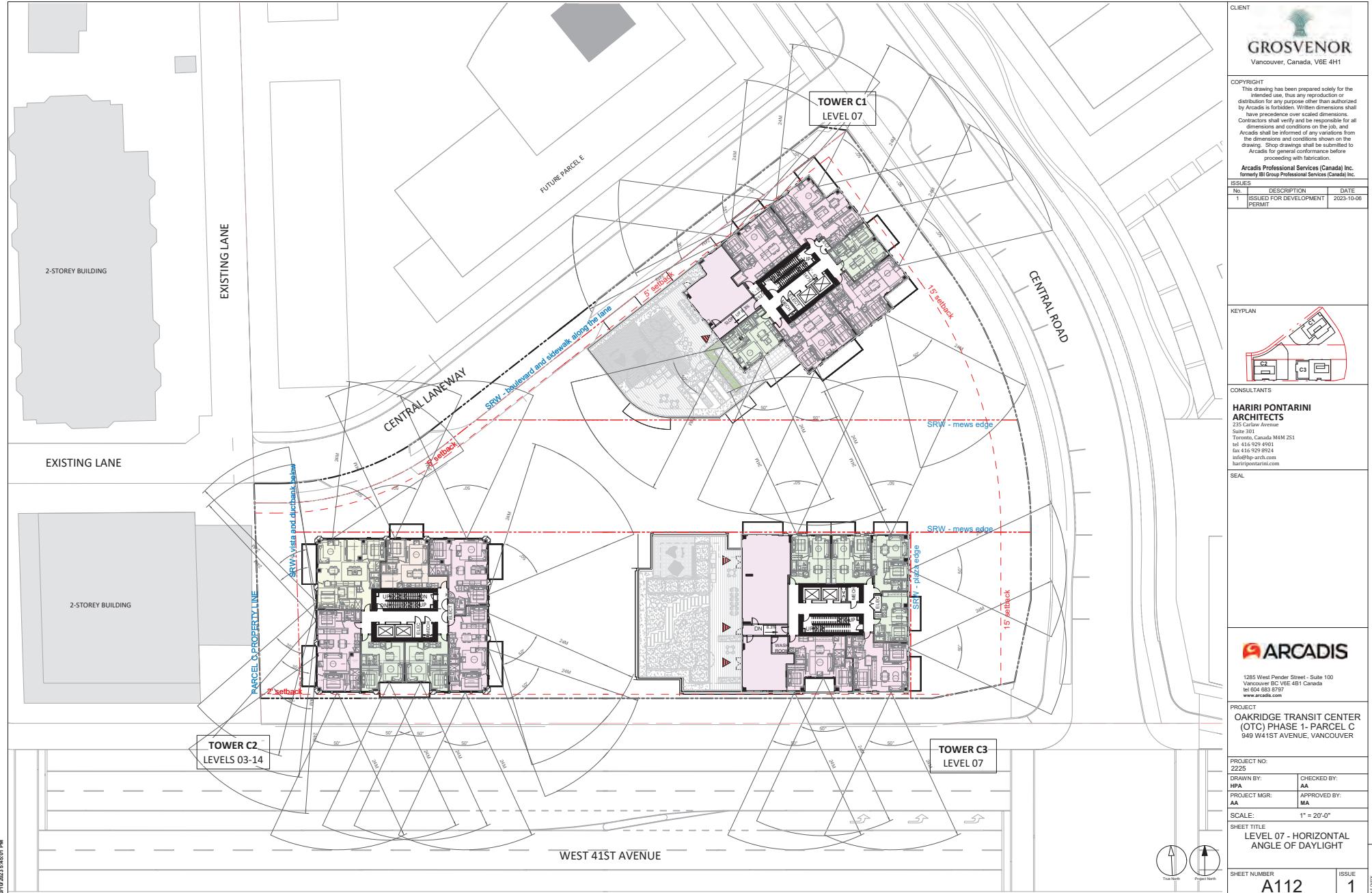


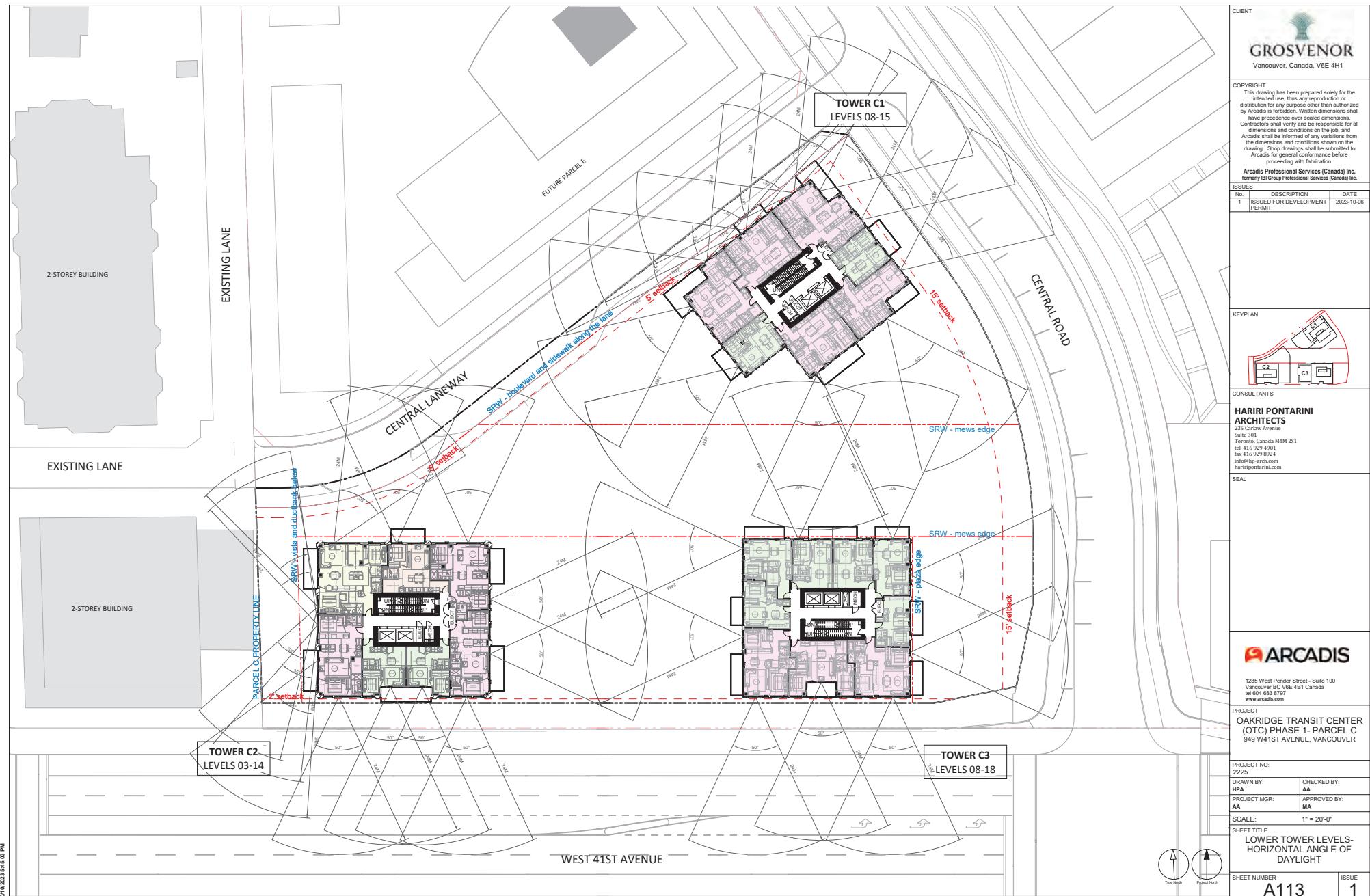


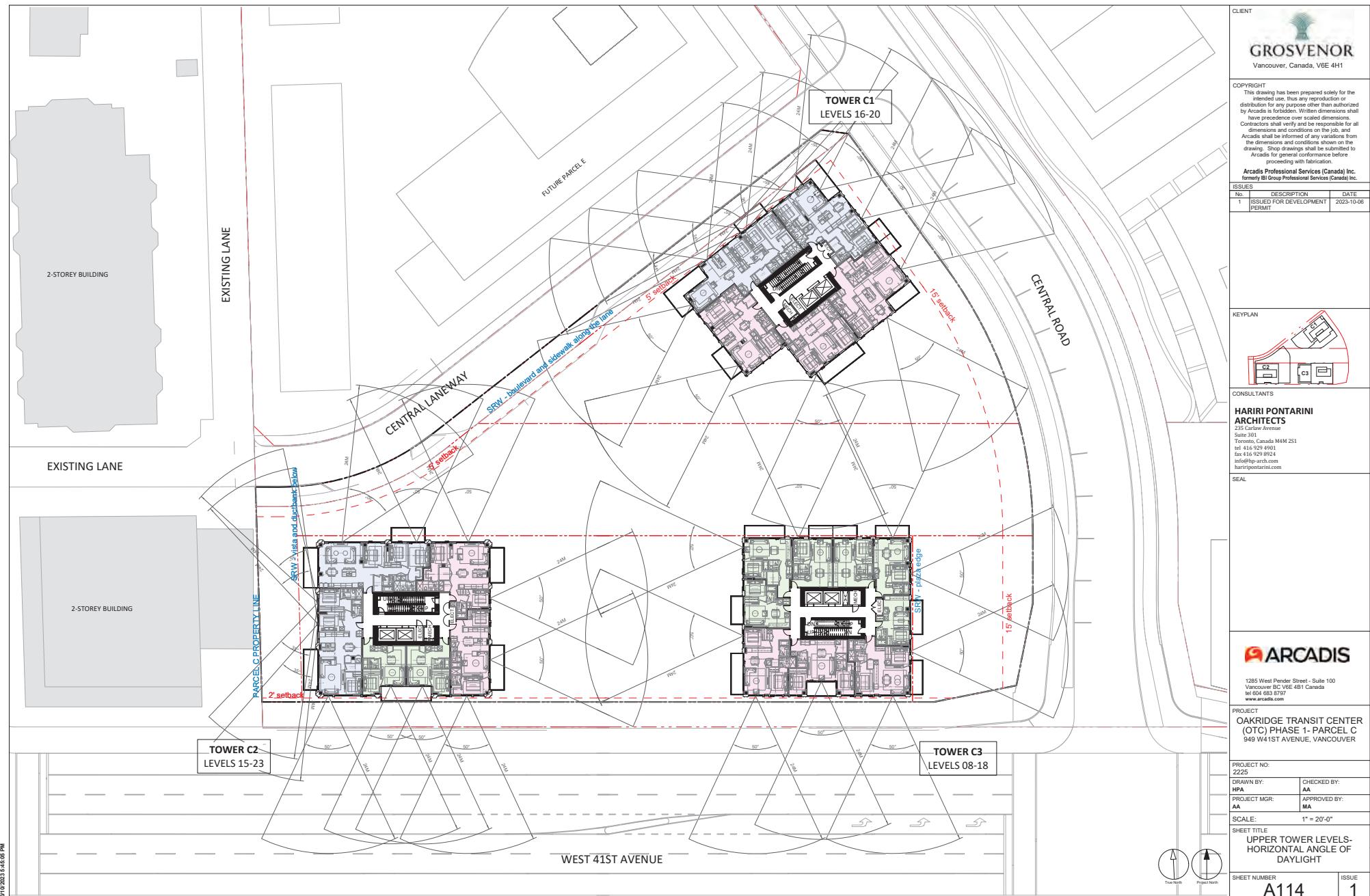


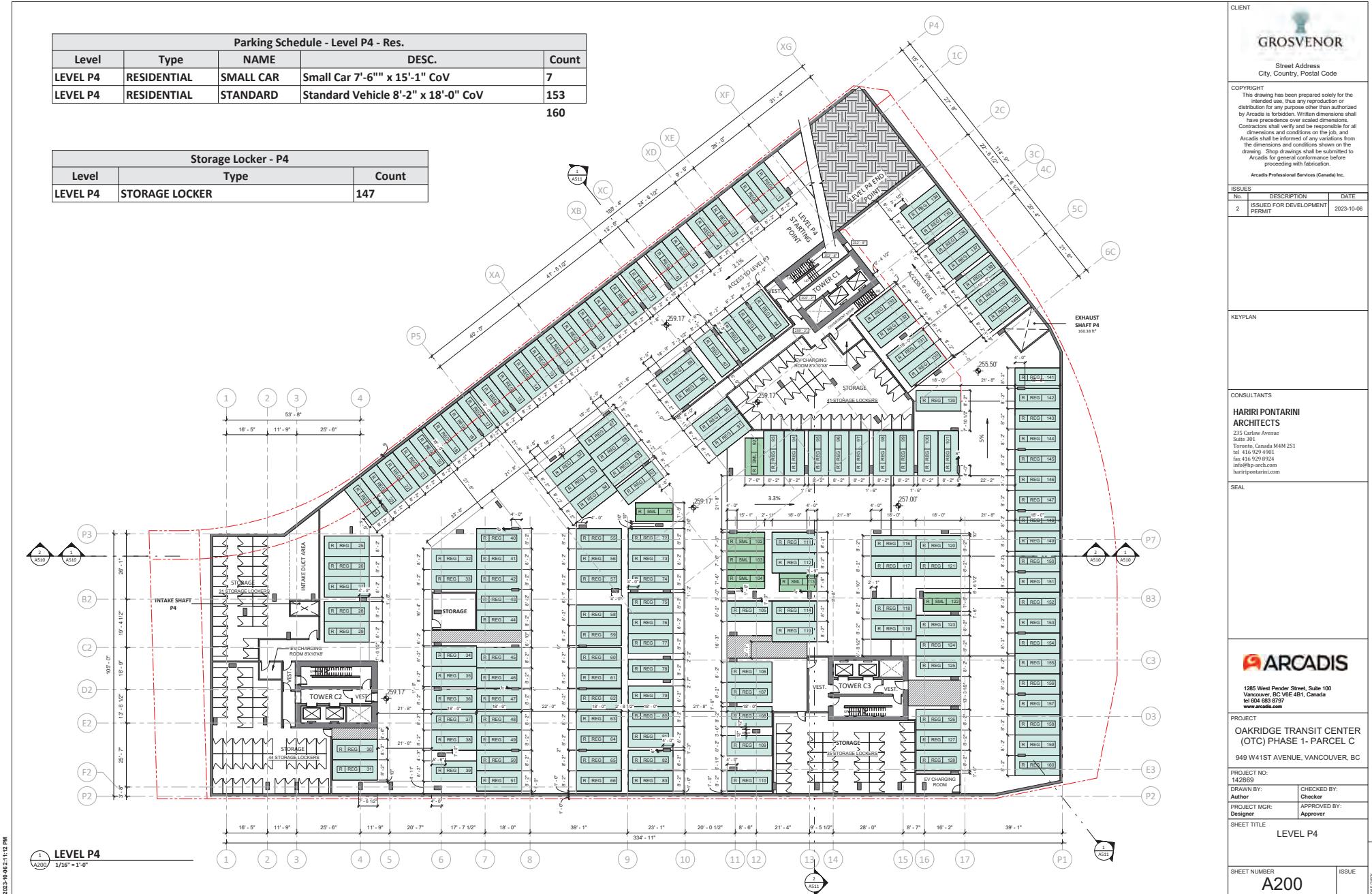


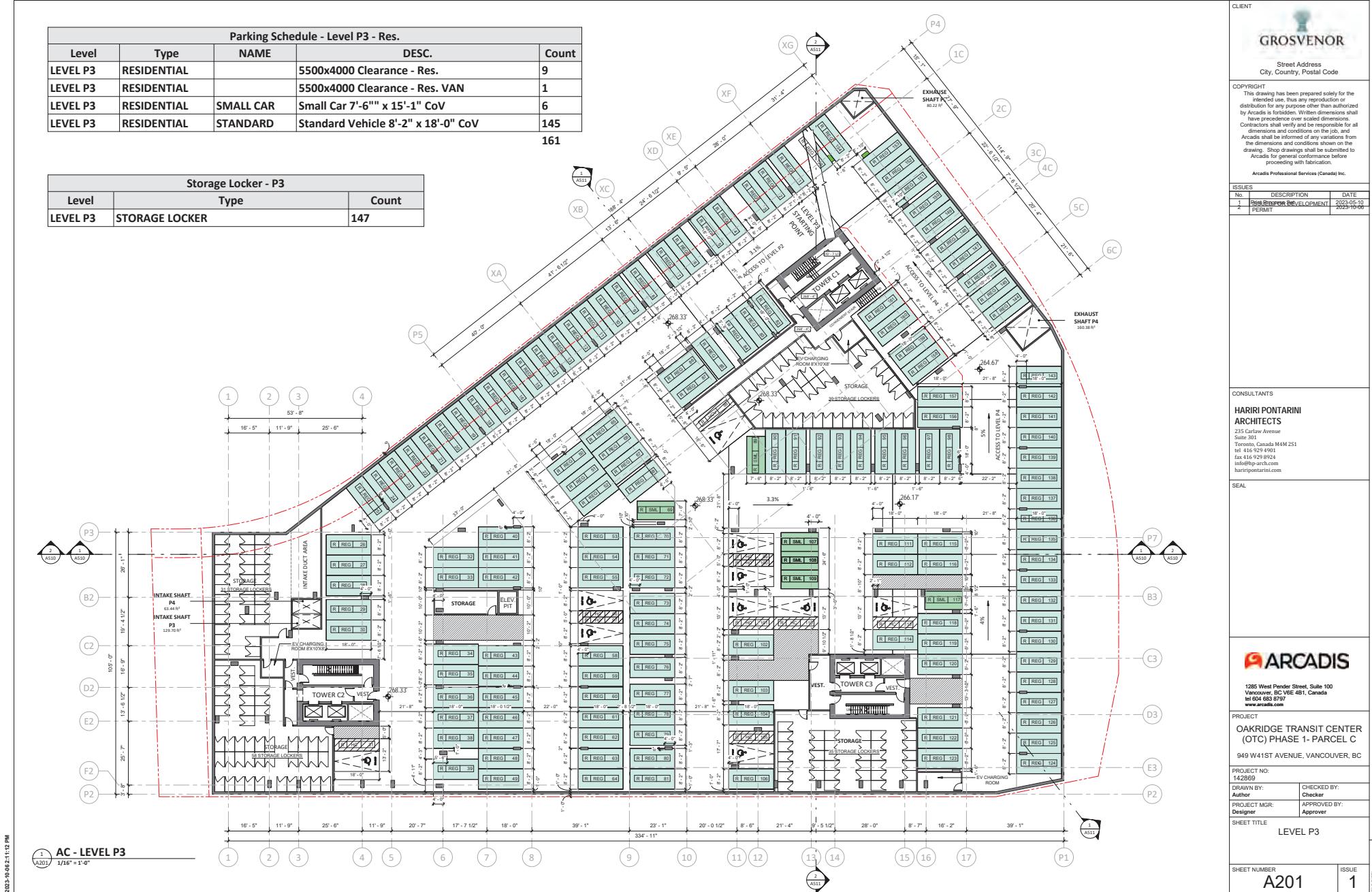


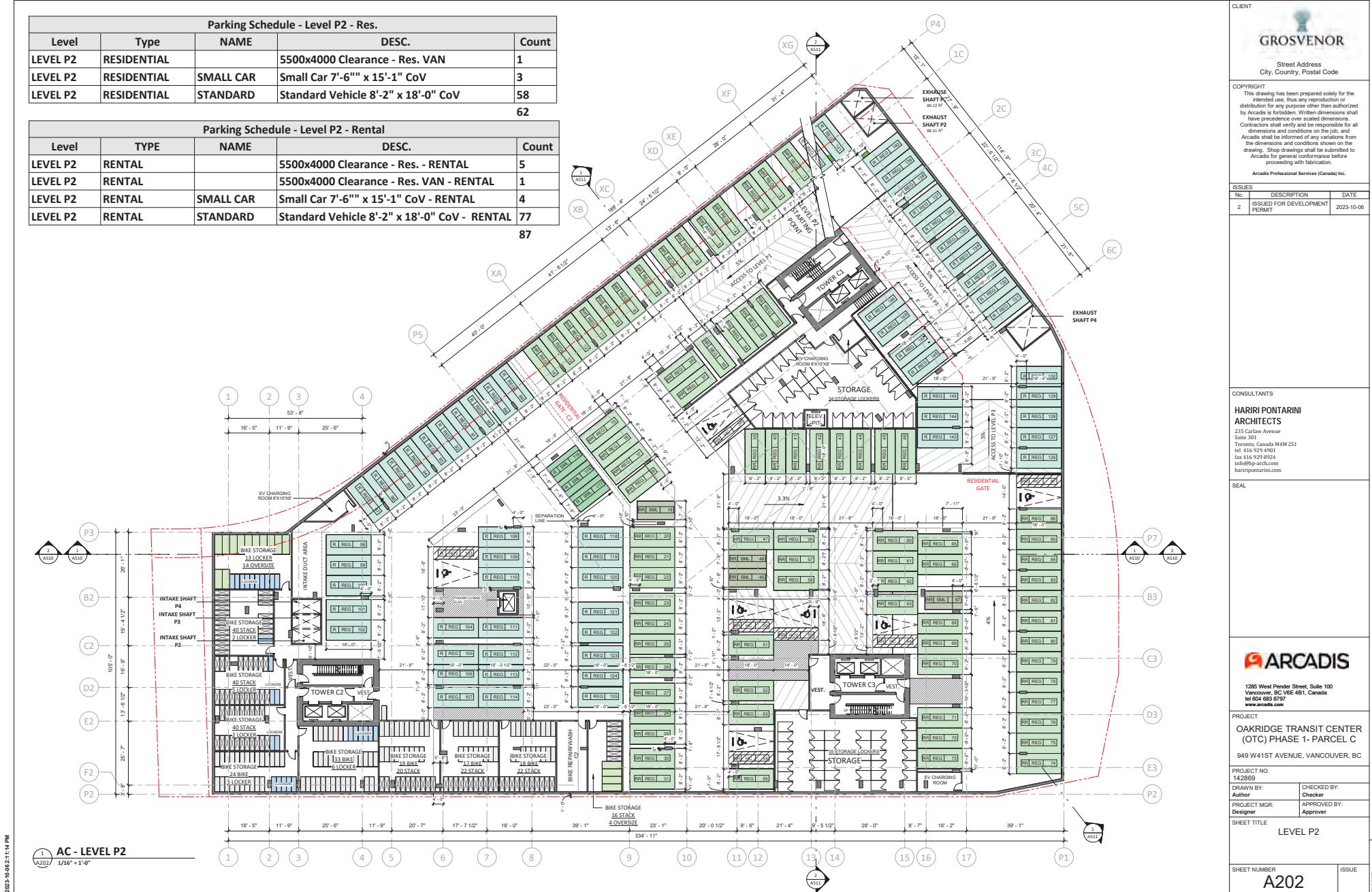




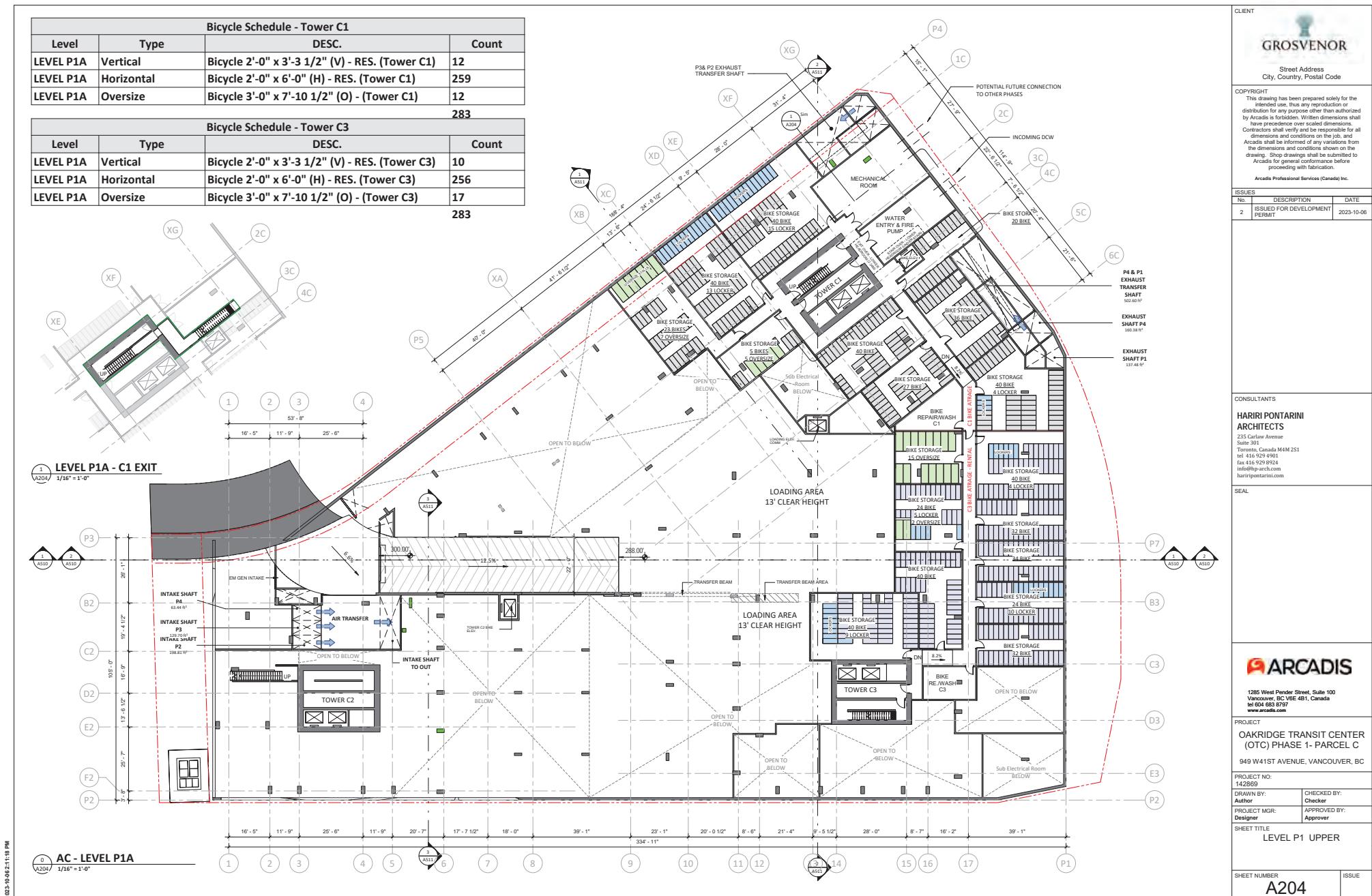


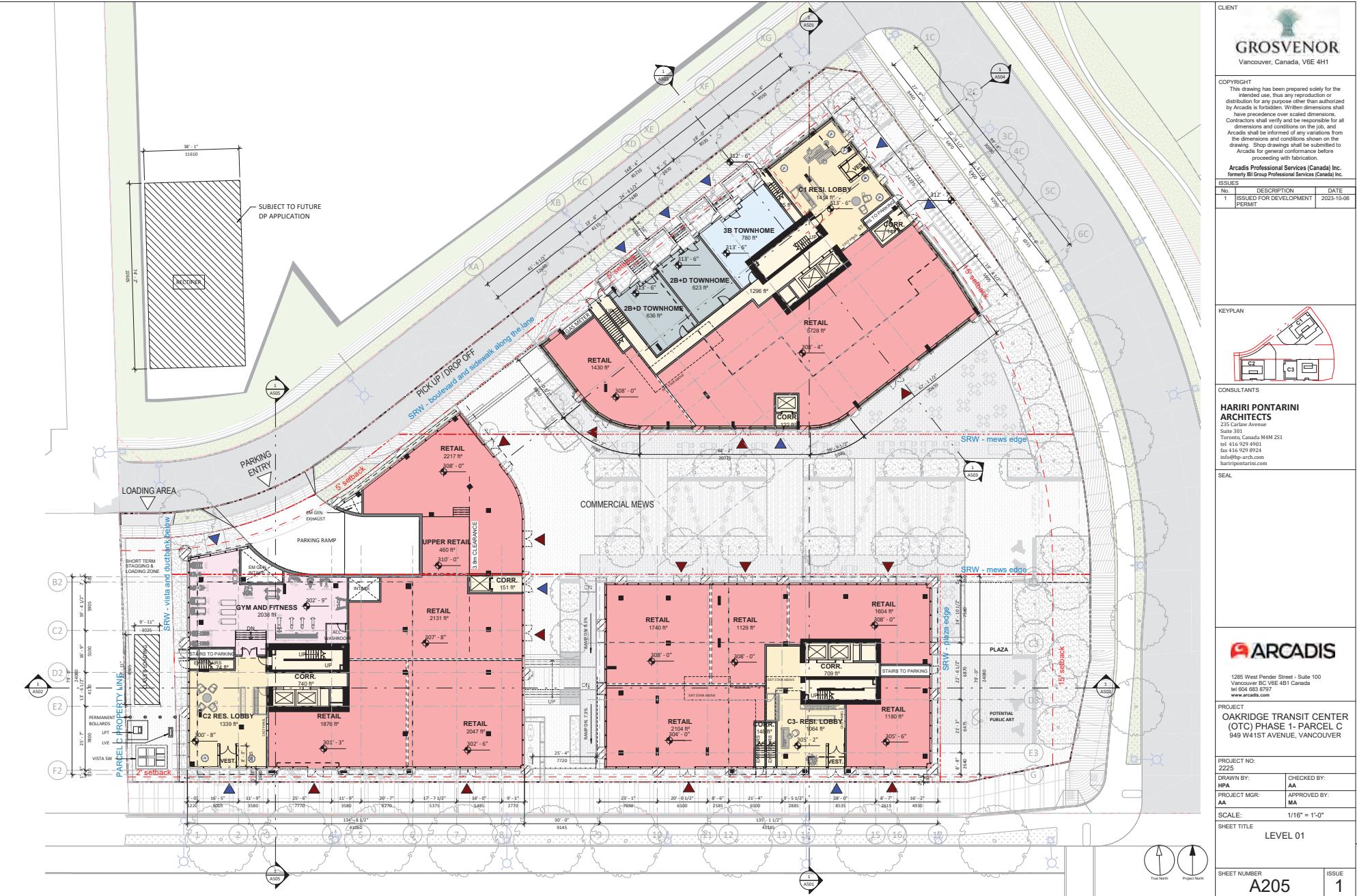


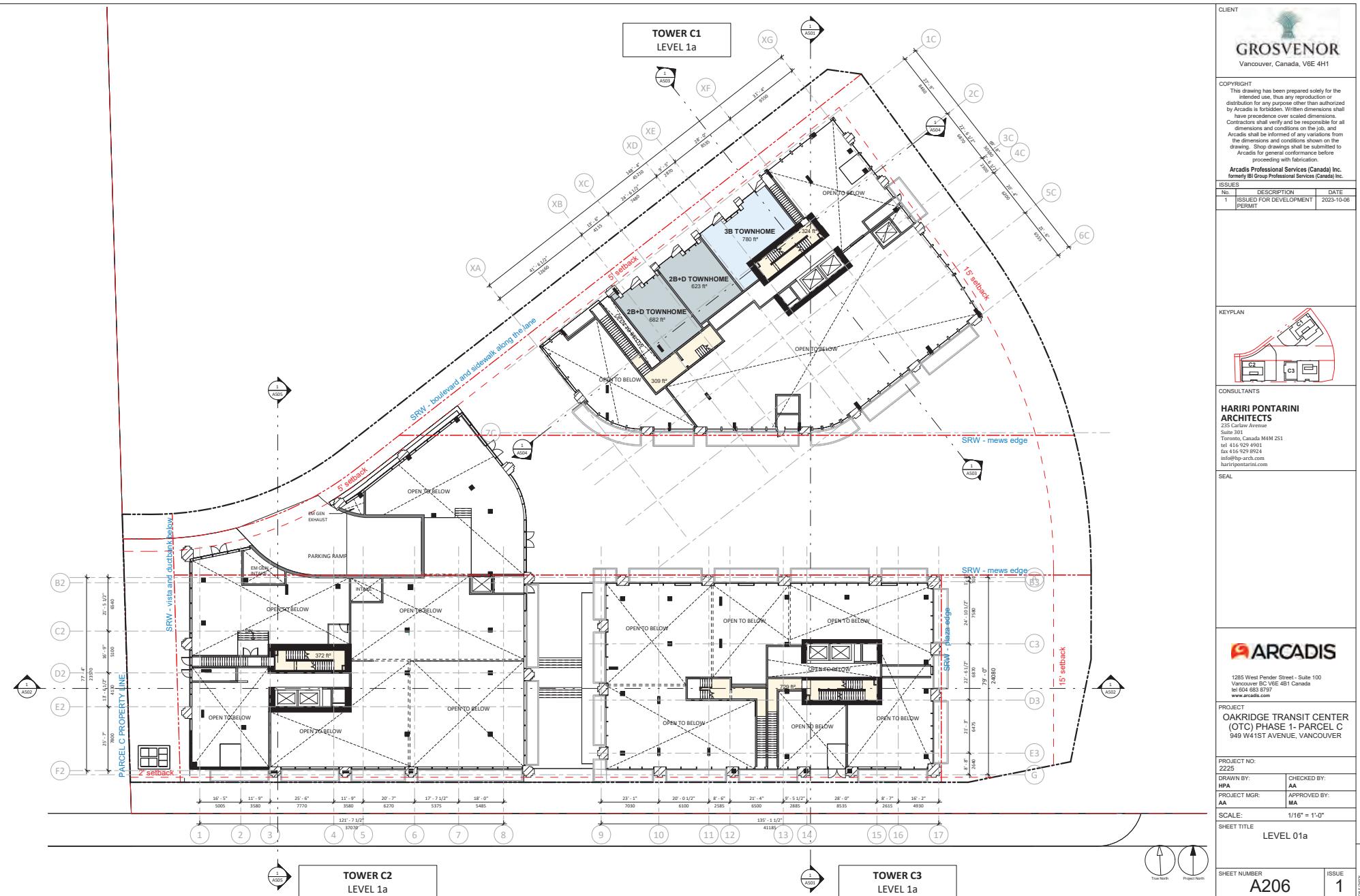












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PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1 - PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO:
2225
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CHECKED BY:
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PROJECT MGR:
AA
APPROVED BY:
MA
SCALE:
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SHEET TITLE
LEVEL 02

SHEET NUMBER
A207
ISSUE
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949 W1ST AVENUE, VANCOUVER

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A211
ISSUE:
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949 W4ST AVENUE, VANCOUVER

PROJECT NO:
2225

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PROJECT MGR:
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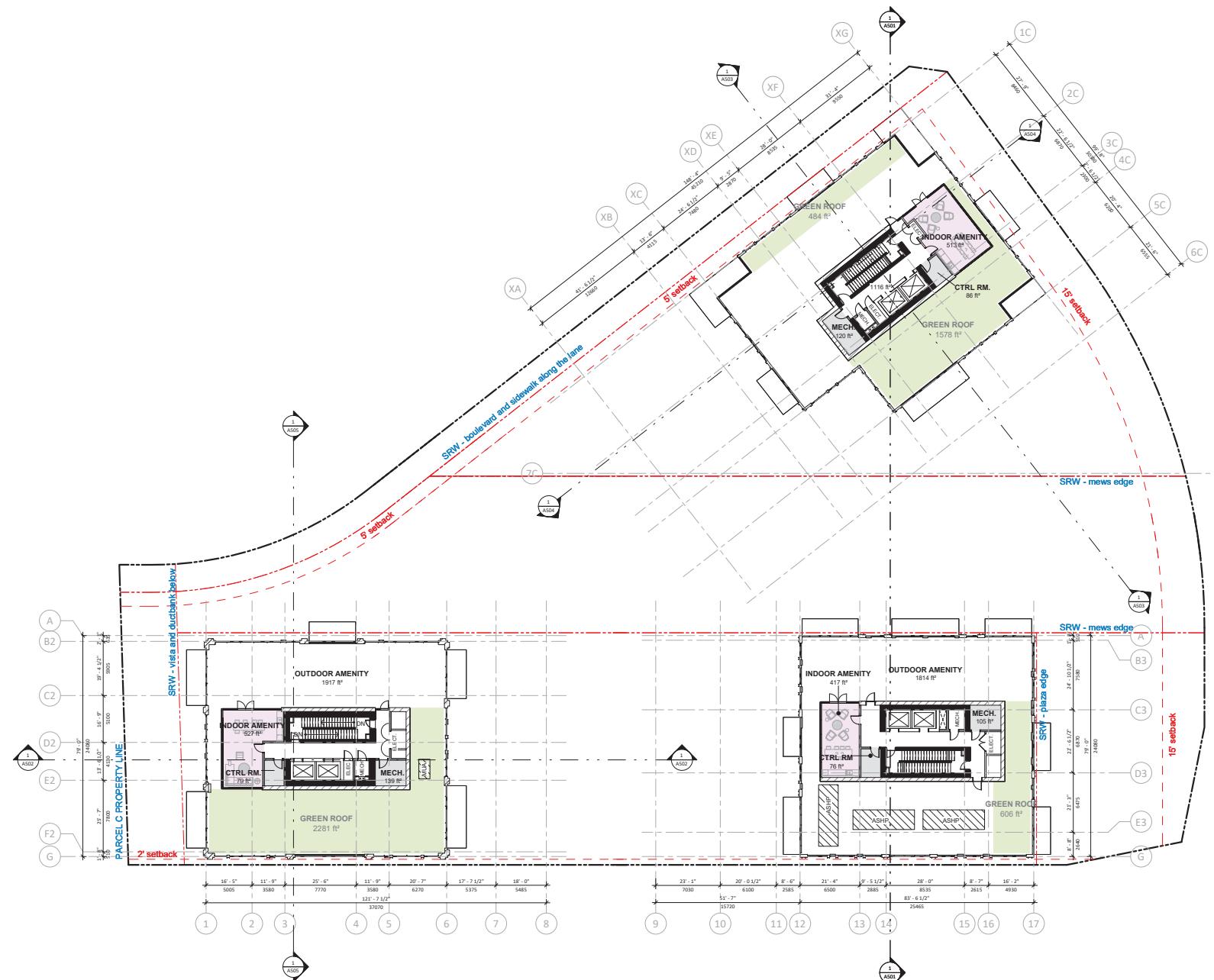
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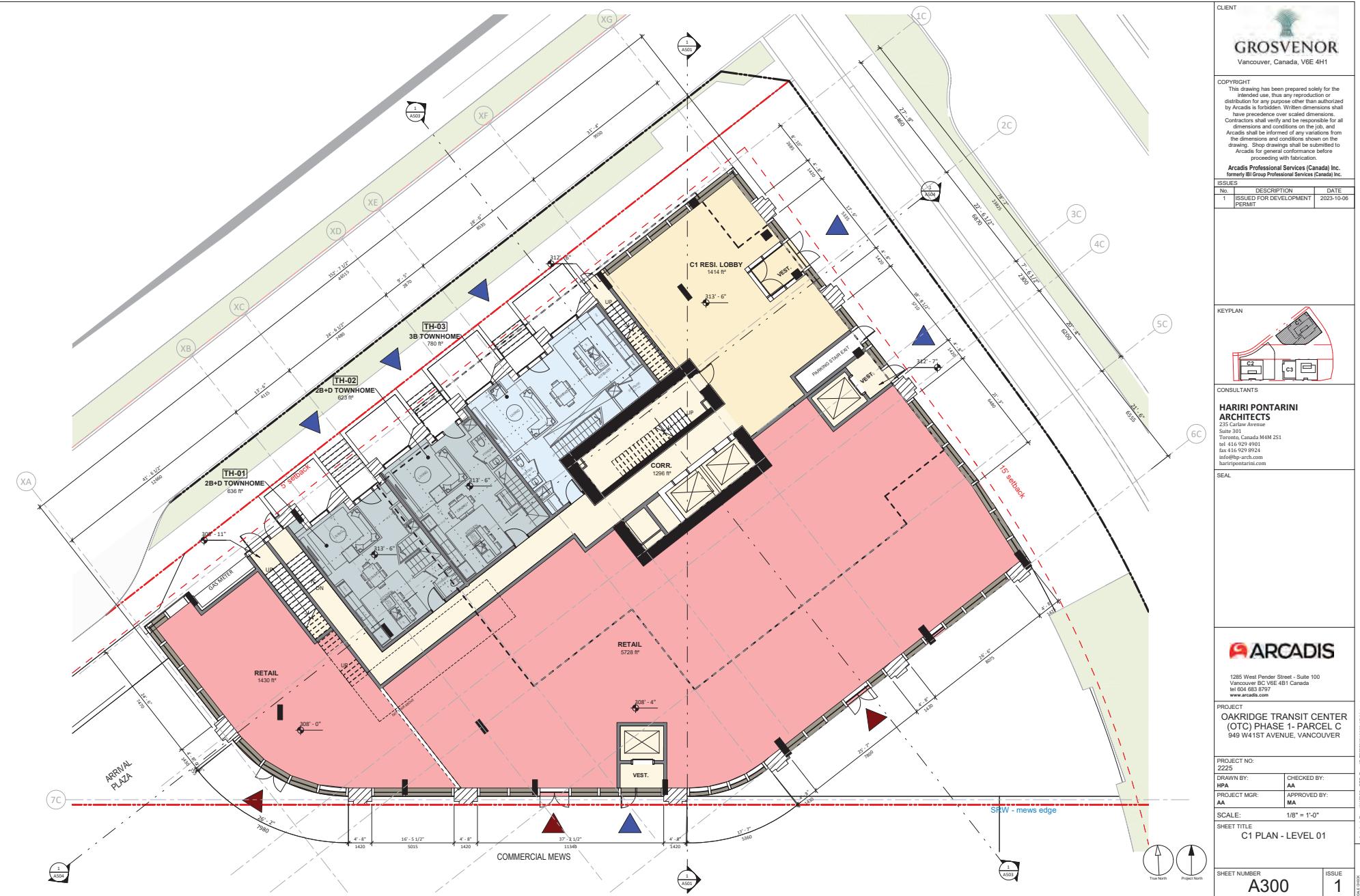
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AMENITY/MECHANICAL
OVERALL PLAN

SHEET NUMBER
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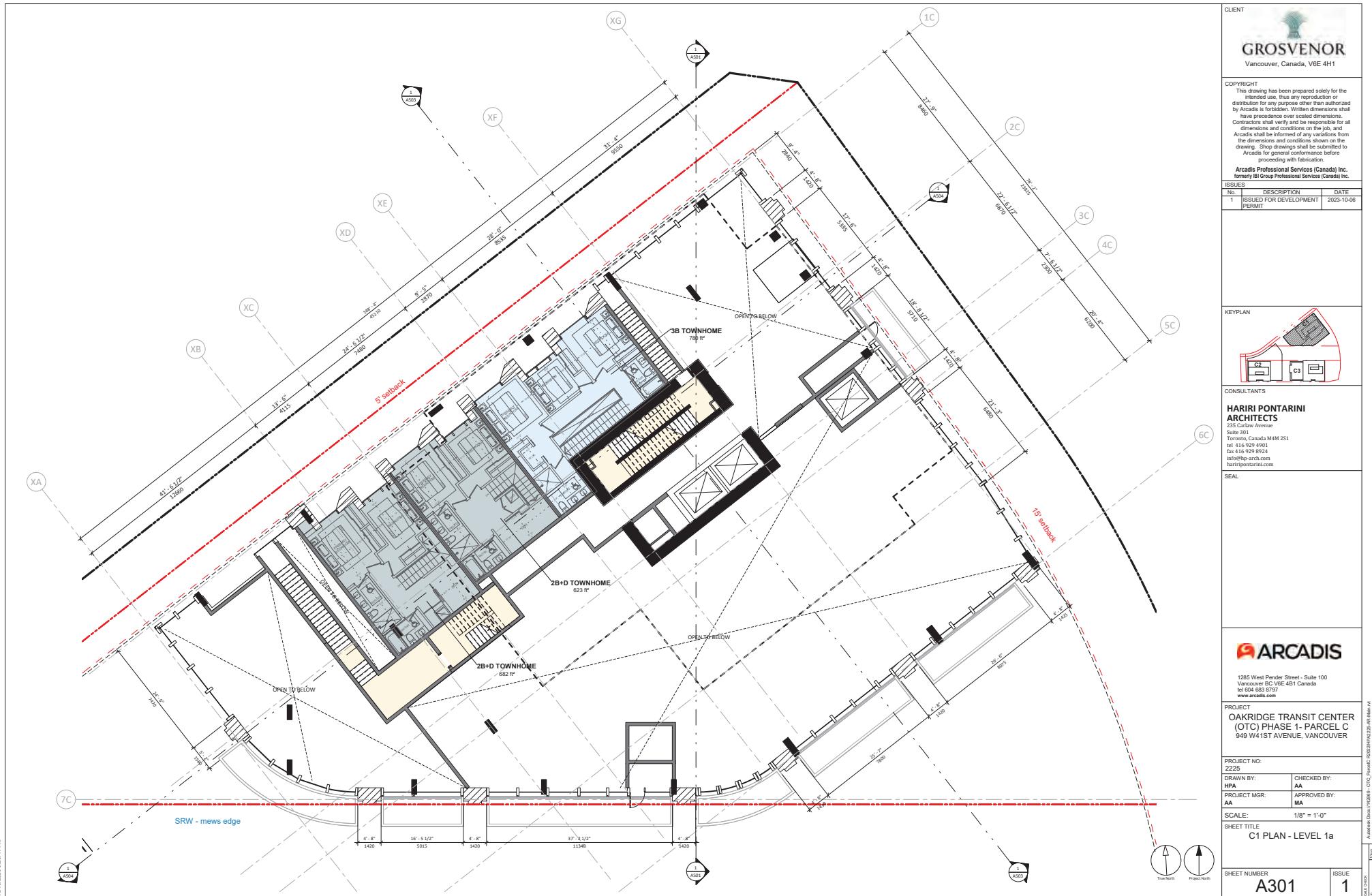
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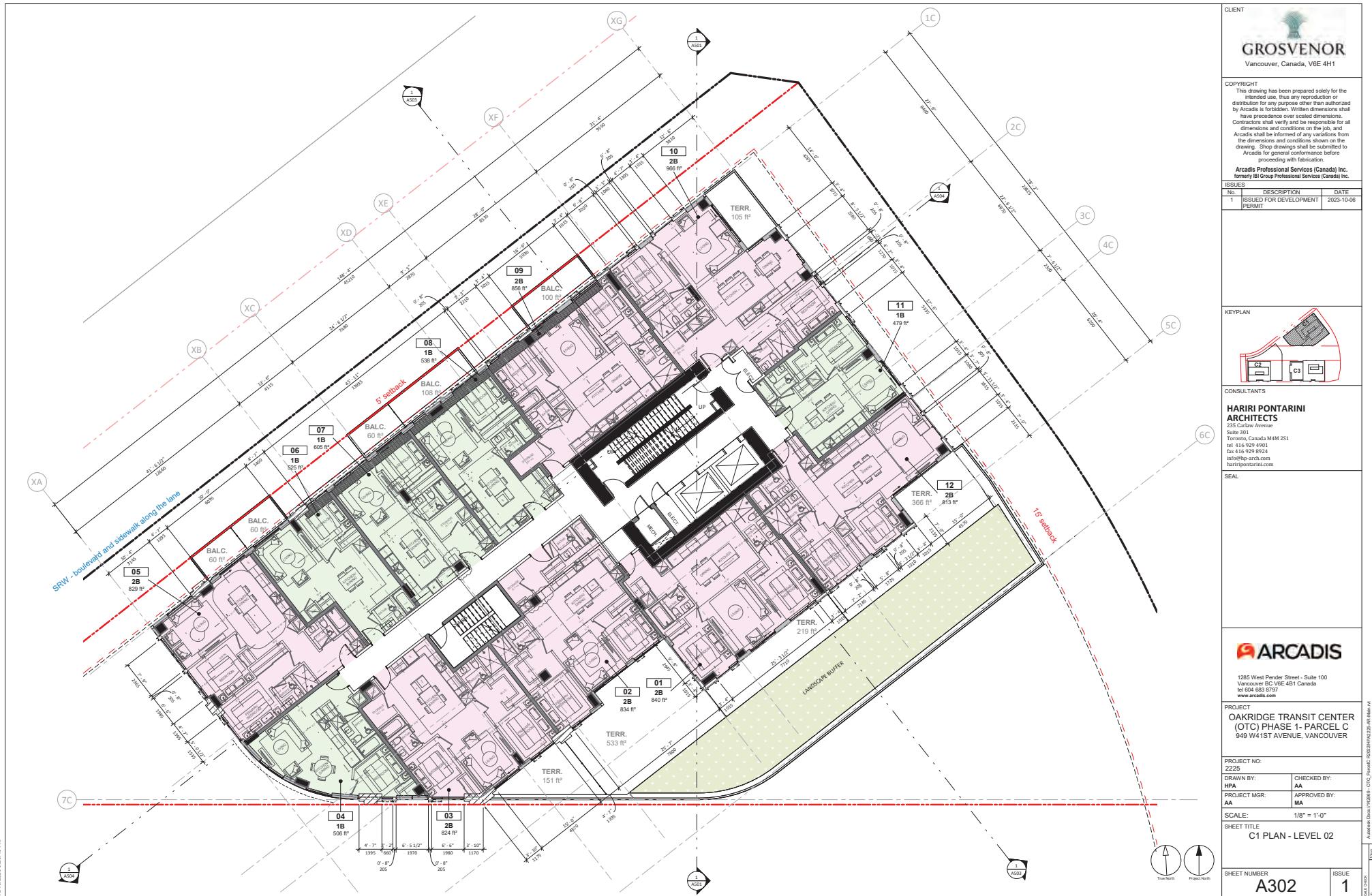




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Appendix C - Page 43 of 118

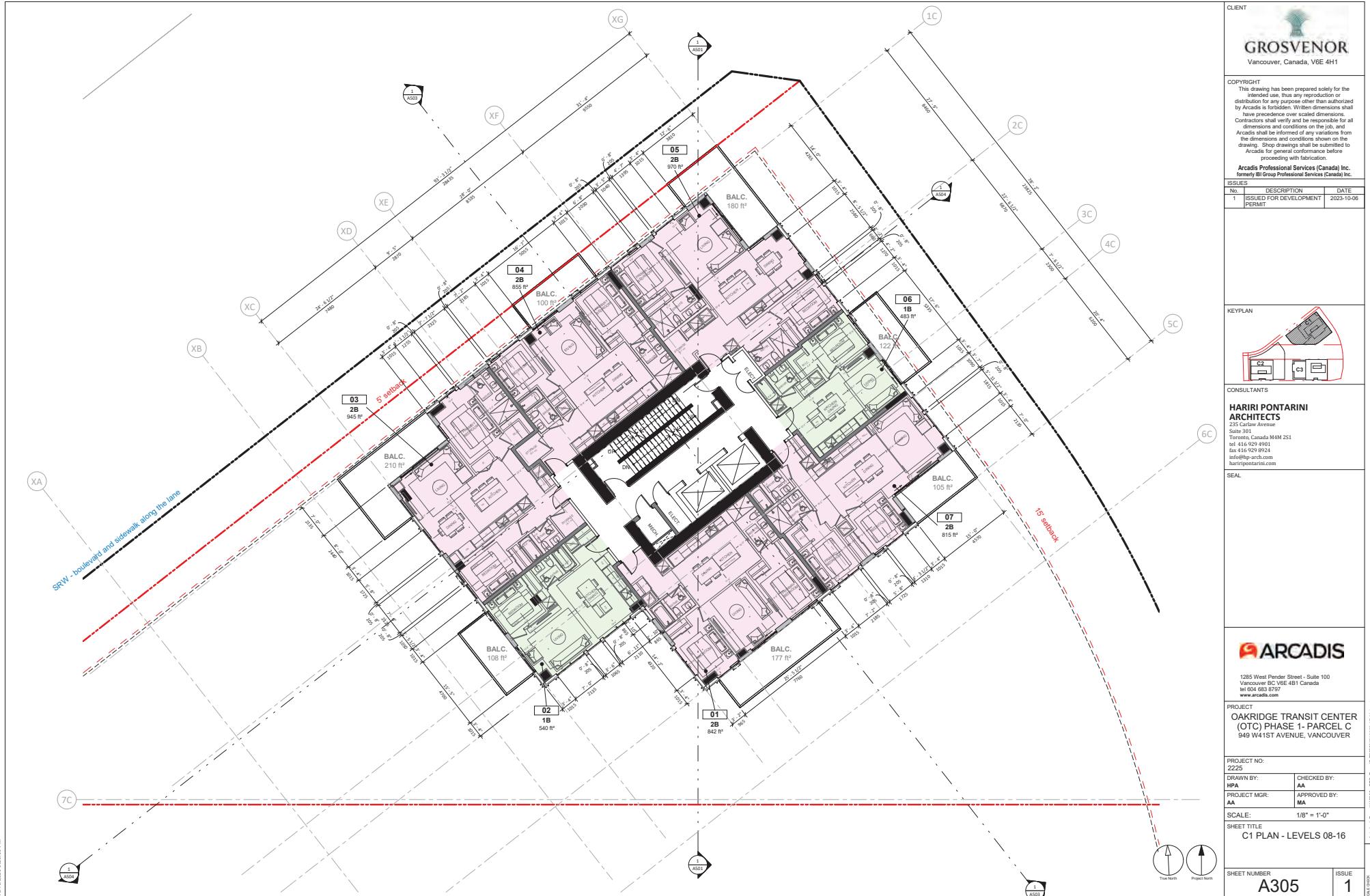


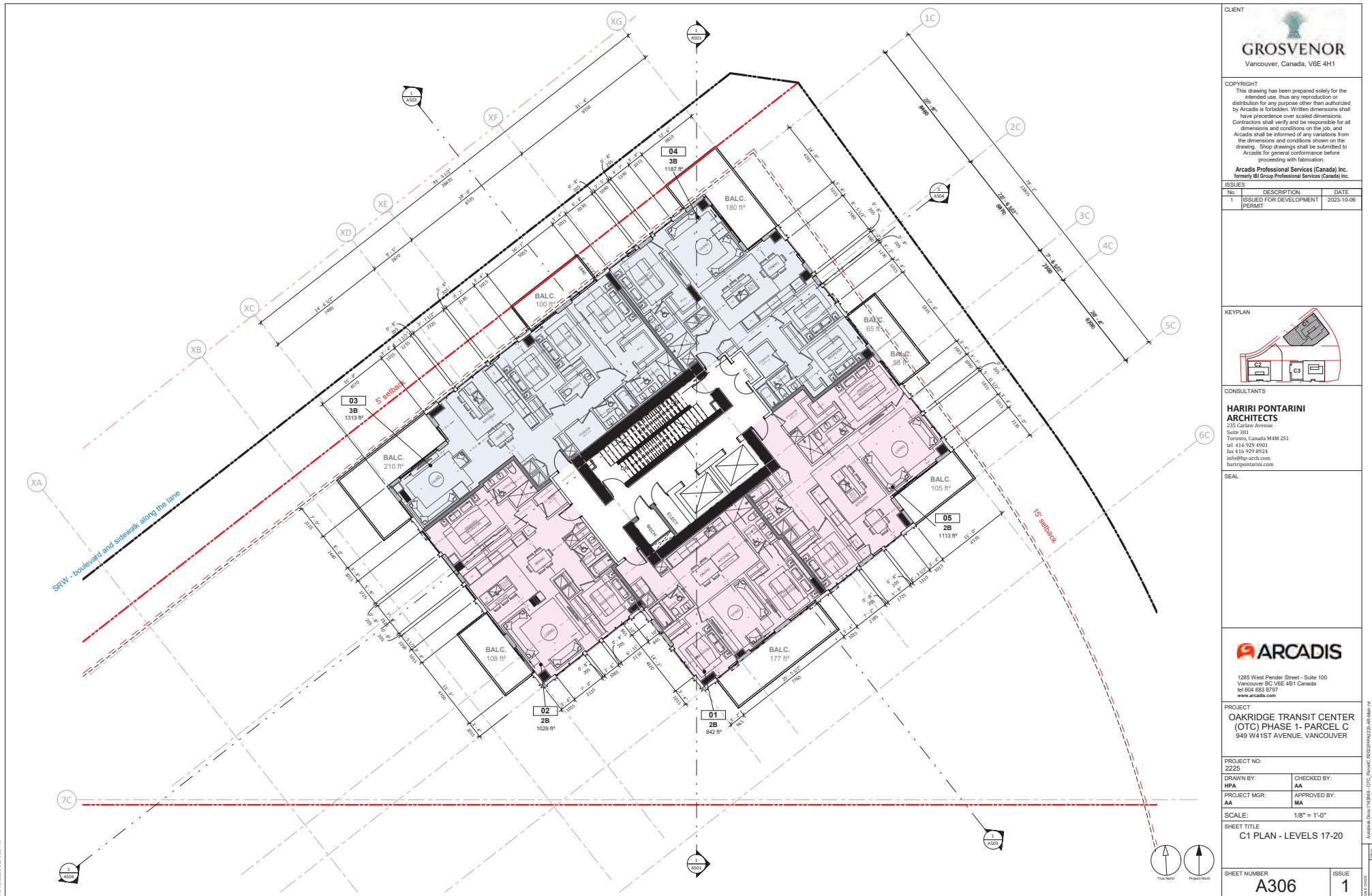
Appendix C - Page 44 of 118





Appendix C - Page 46 of 118





Appendix C - Page 48 of 118

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Arcadis Professional Services (Canada) Inc.
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ISSUES	NO.	DESCRIPTION	DATE
	1	ISSUED FOR DEVELOPMENT PERMIT	2023-10-06



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PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1 - PARCEL C
949 W1ST AVENUE, VANCOUVER

PROJECT NO:
2225
DRAWN BY:
HPA
CHECKED BY:
AA

PROJECT MGR:
AA
APPROVED BY:
MA

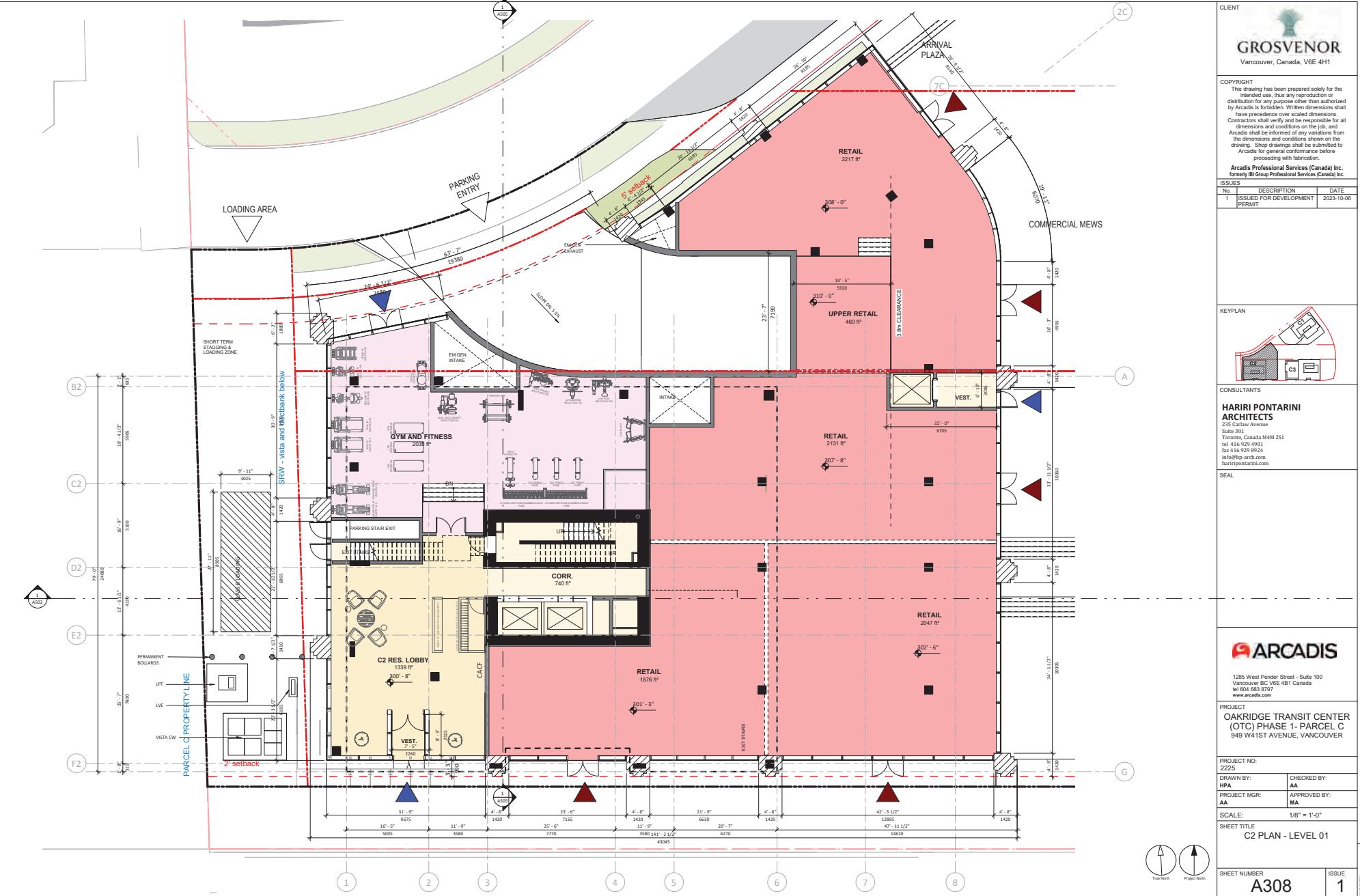
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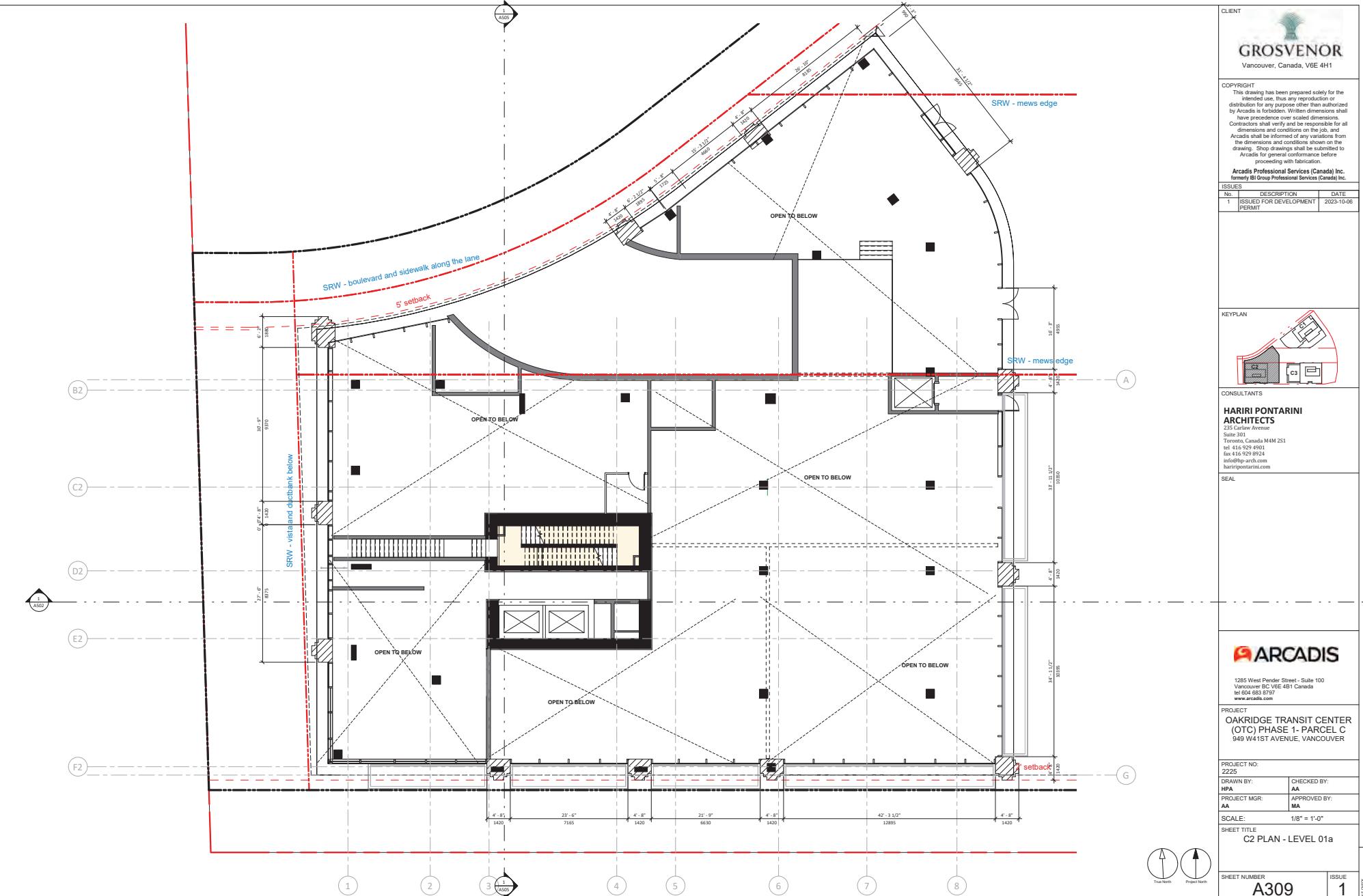
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C1 PLAN - MECH - AMENITY

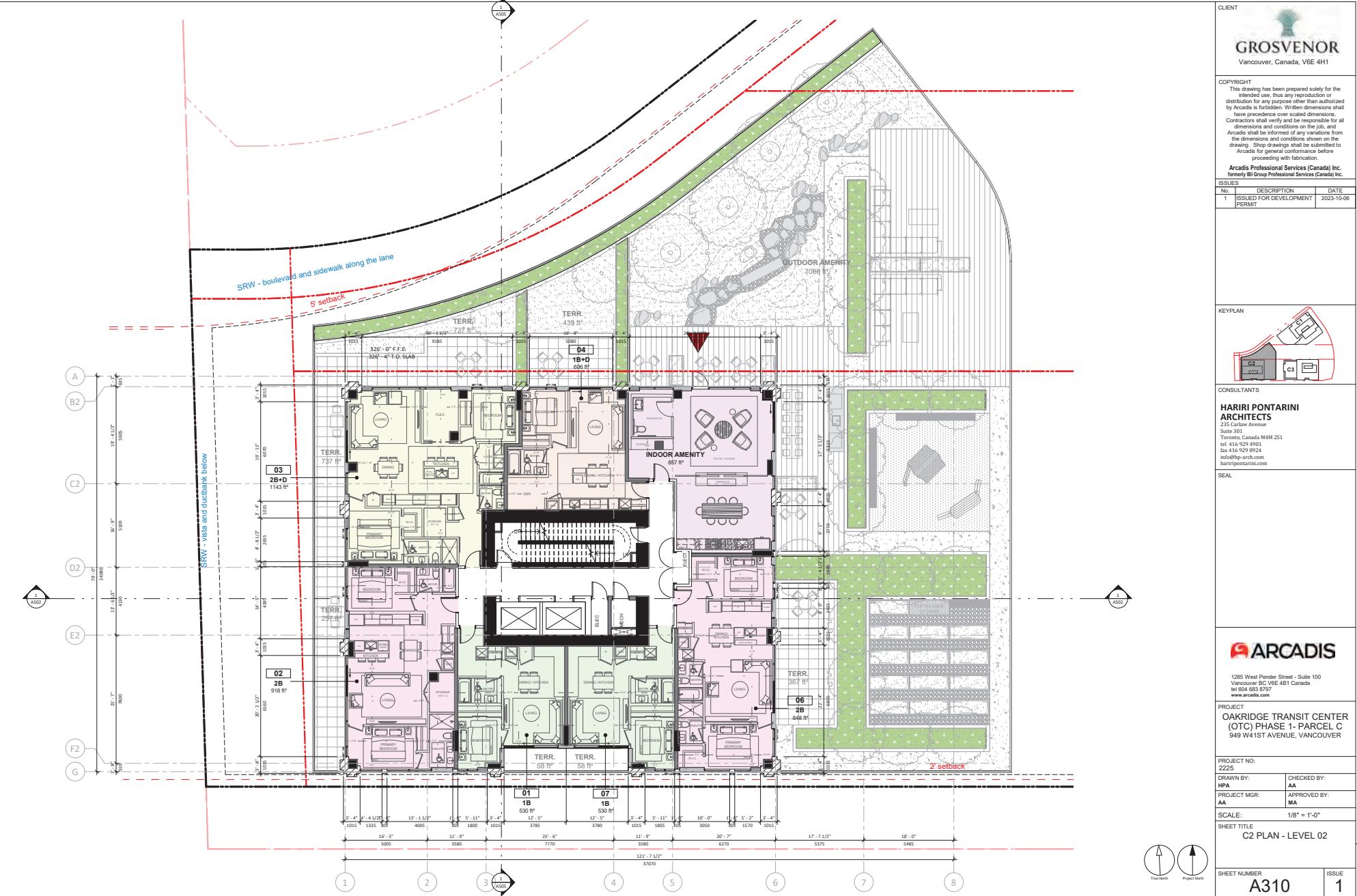
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A307
ISSUE
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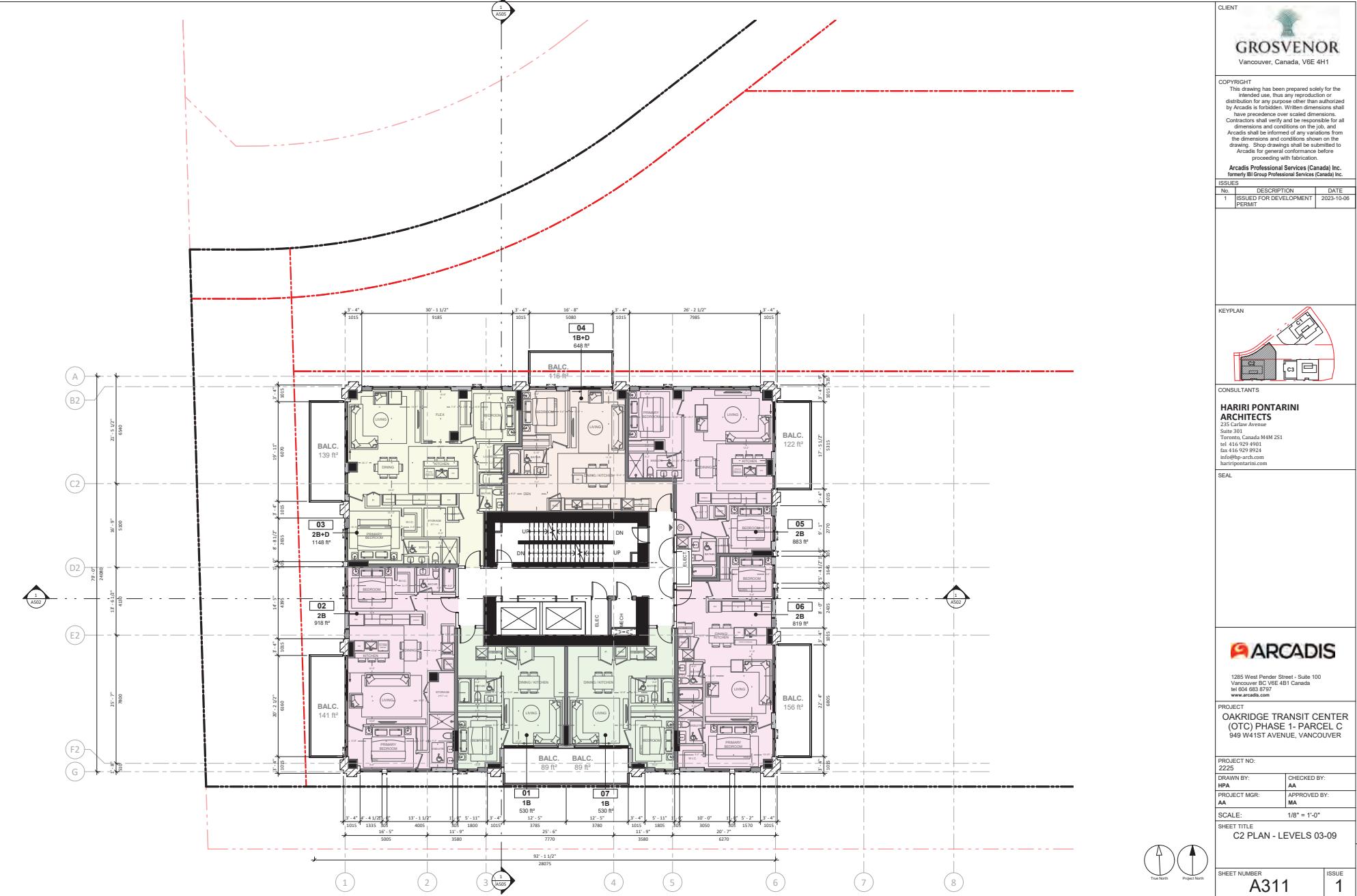
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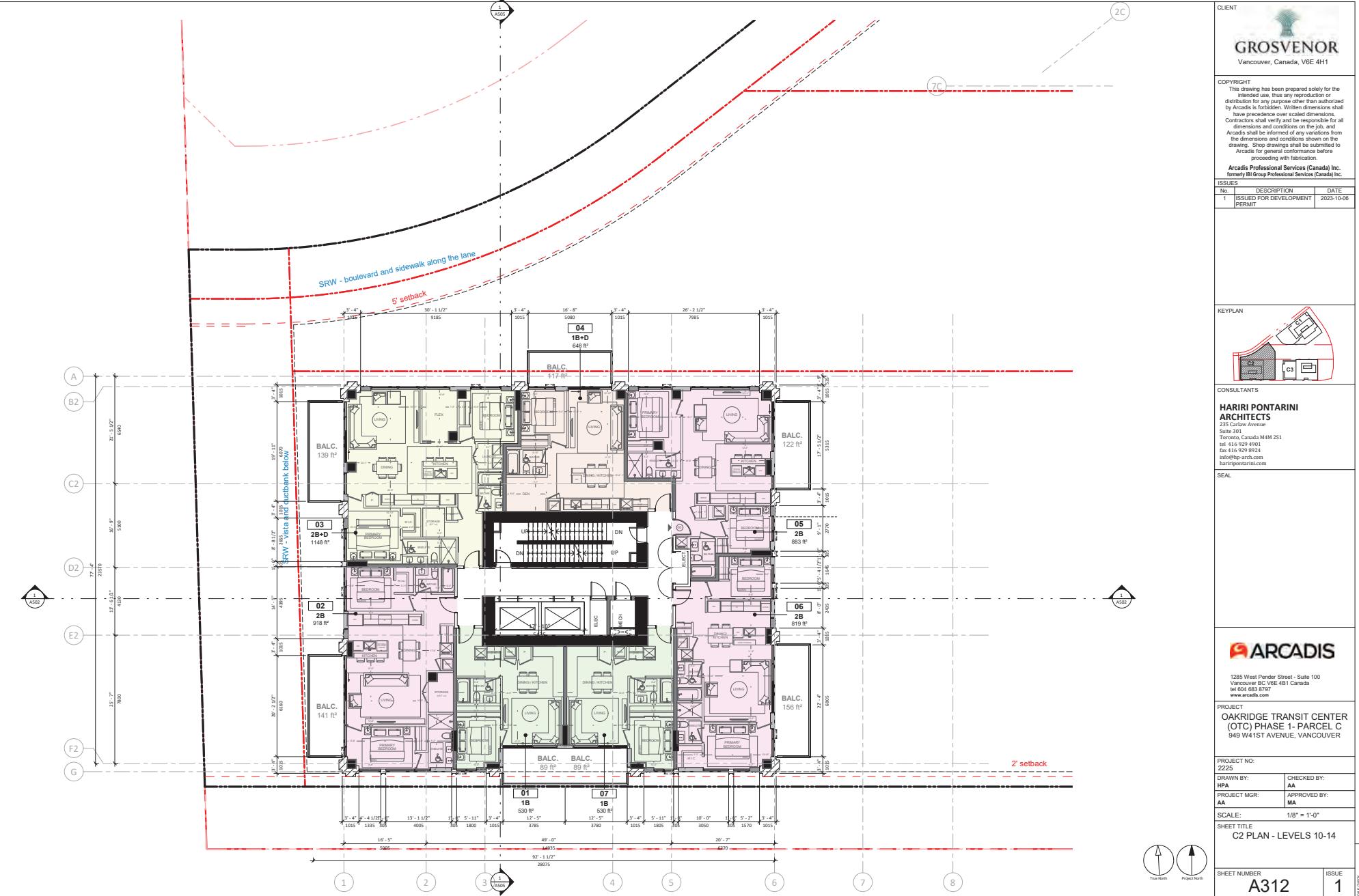
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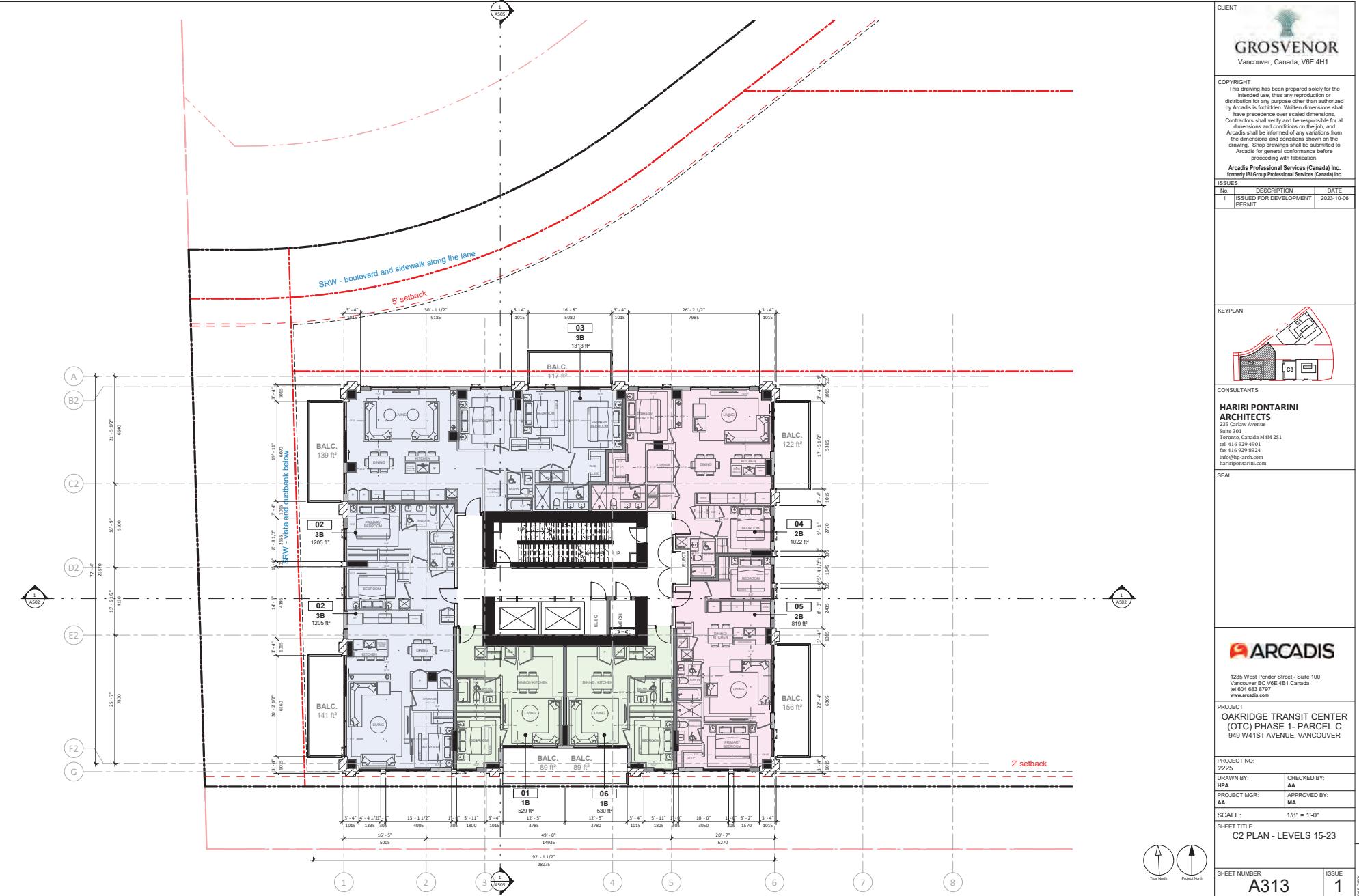


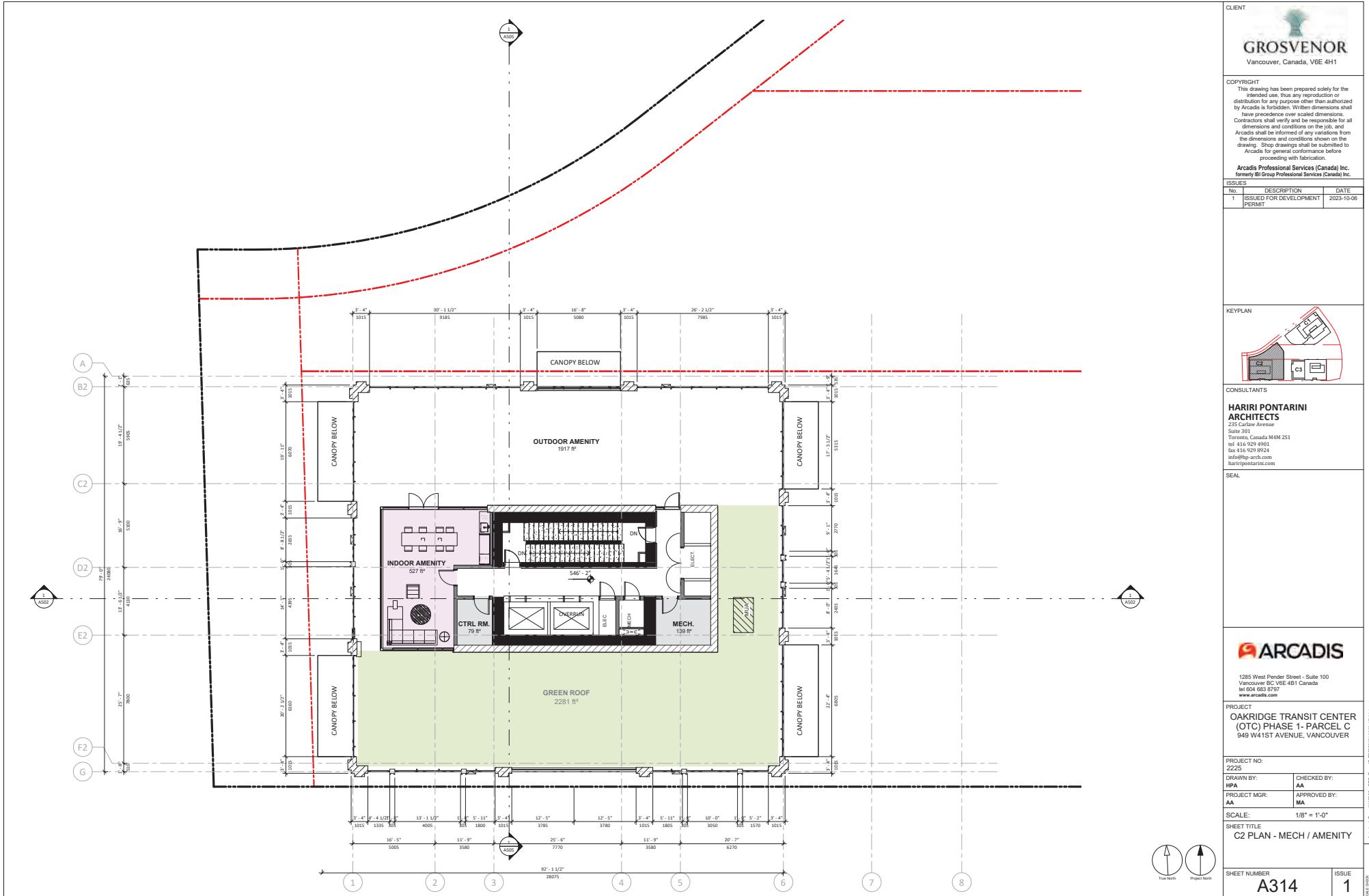


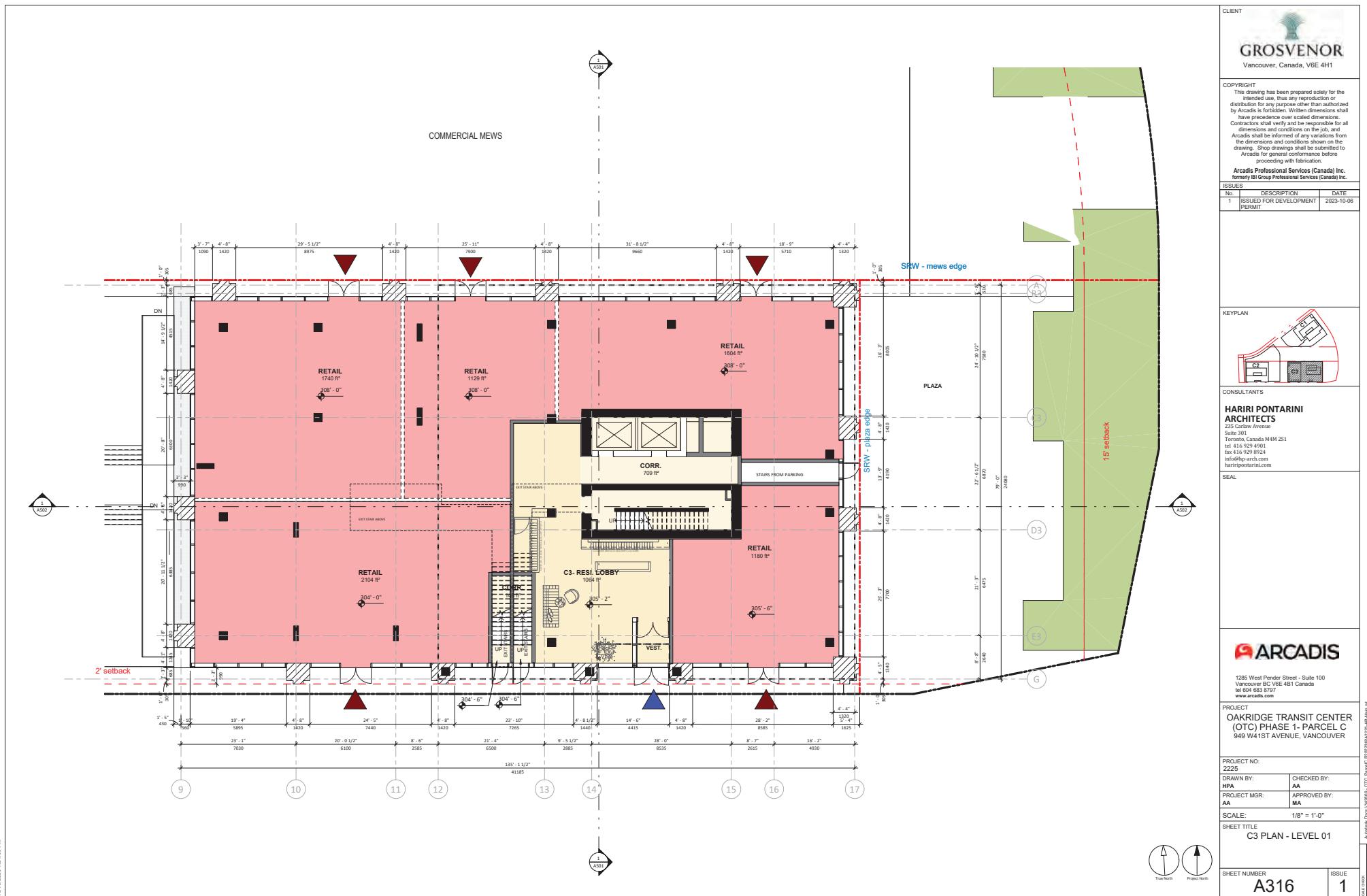


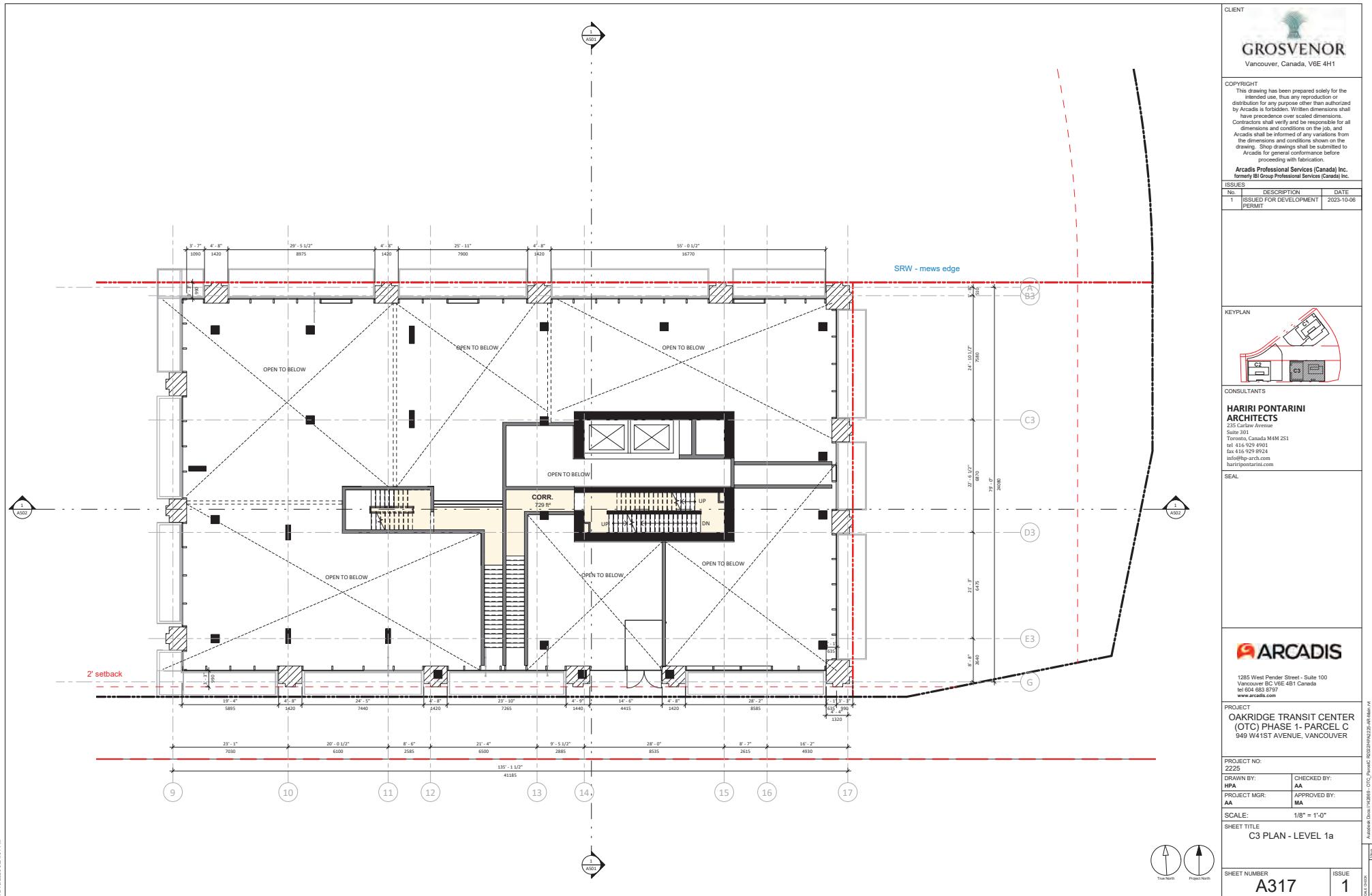




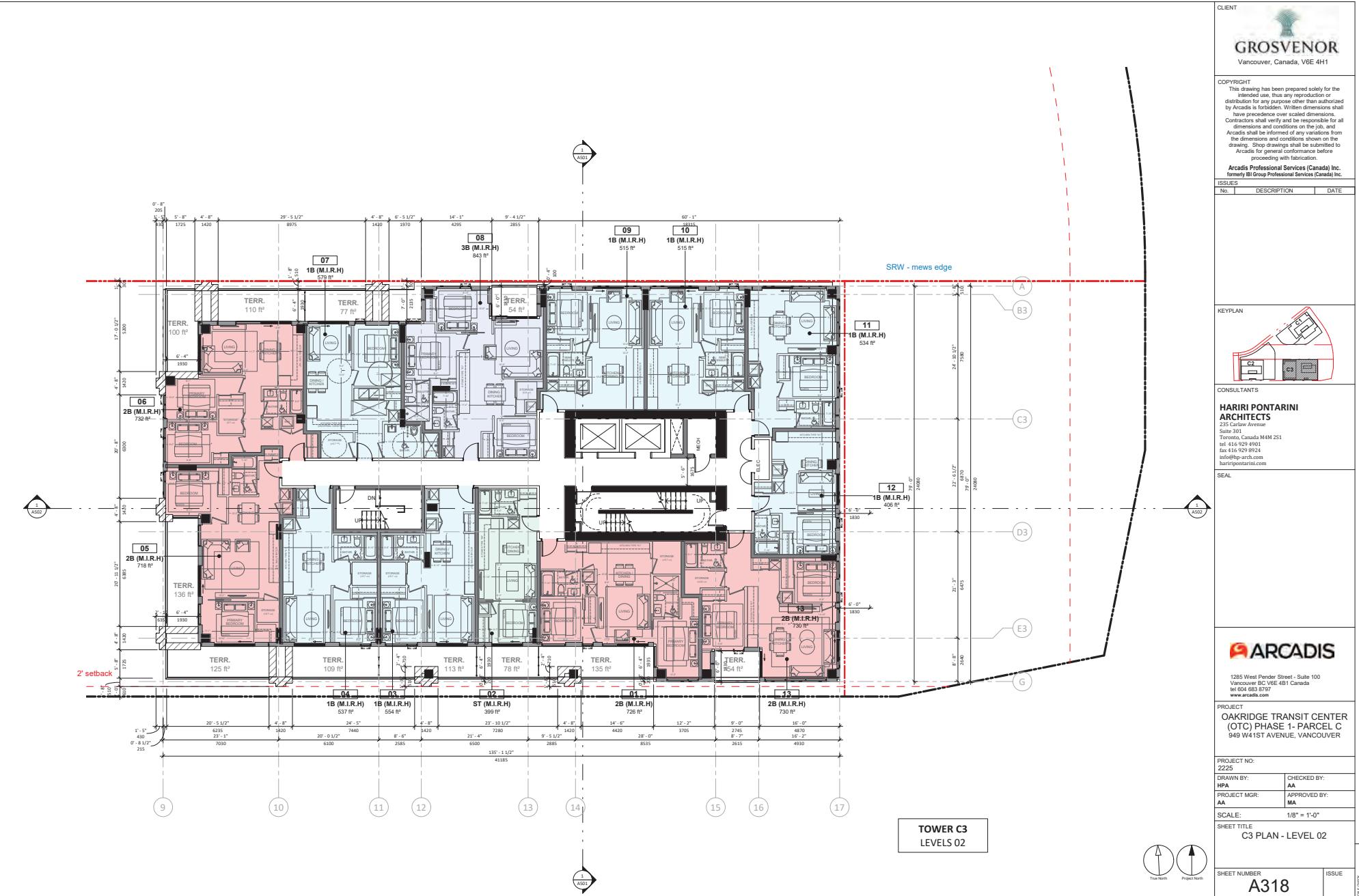


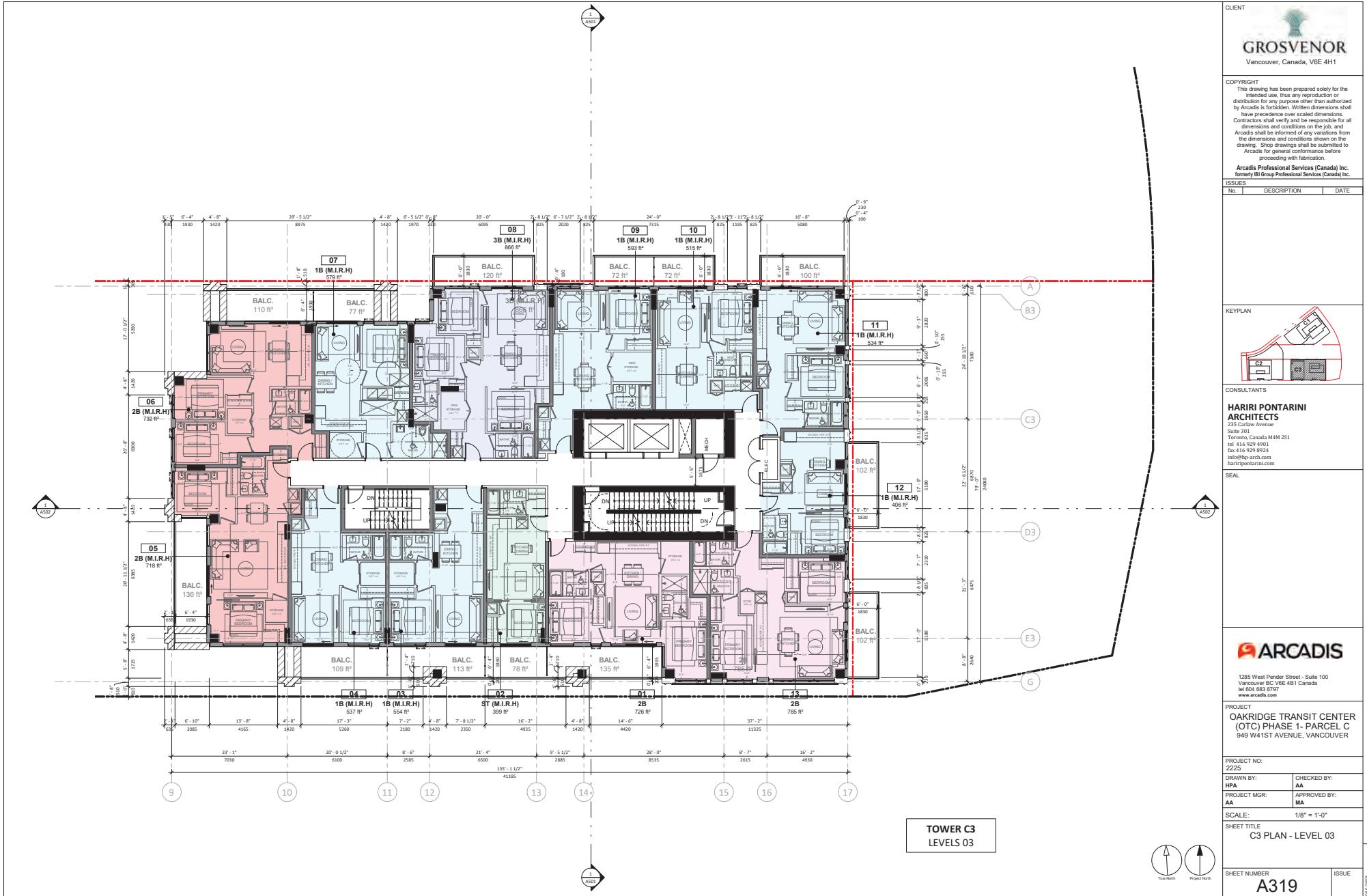






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PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1 - PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO:
2225

DRAWN BY:
HPA

CHECKED BY:
AA

PROJECT MGR:
AA

APPROVED BY:
MA

SCALE:
1/8" = 1'-0"

SHEET TITLE:
C3 PLAN - LEVEL 04

SHEET NUMBER:
A320

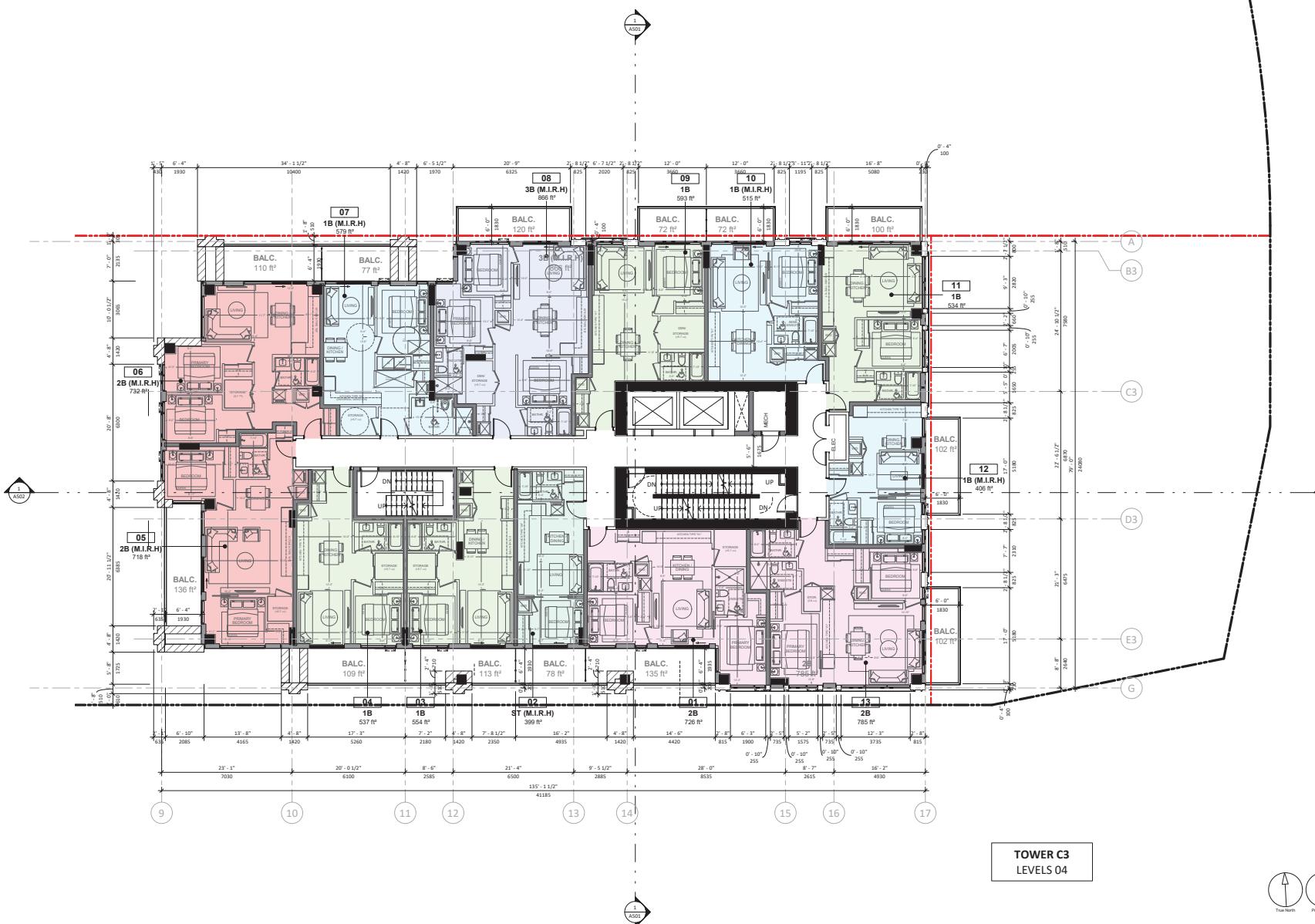
ISSUE:

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10mm

TOWER C3
LEVELS 04



ISSUES	NO.	DESCRIPTION	DATE
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PROJECT
OAKRIDGE TRANSIT CENTER (OTC) PHASE 1-PARCEL C
949 W41ST AVENUE, VANCOUVER

PROJECT NO:
2225

DRAWN BY:
HPA

CHECKED BY:
AA

PROJECT MGR:
AA

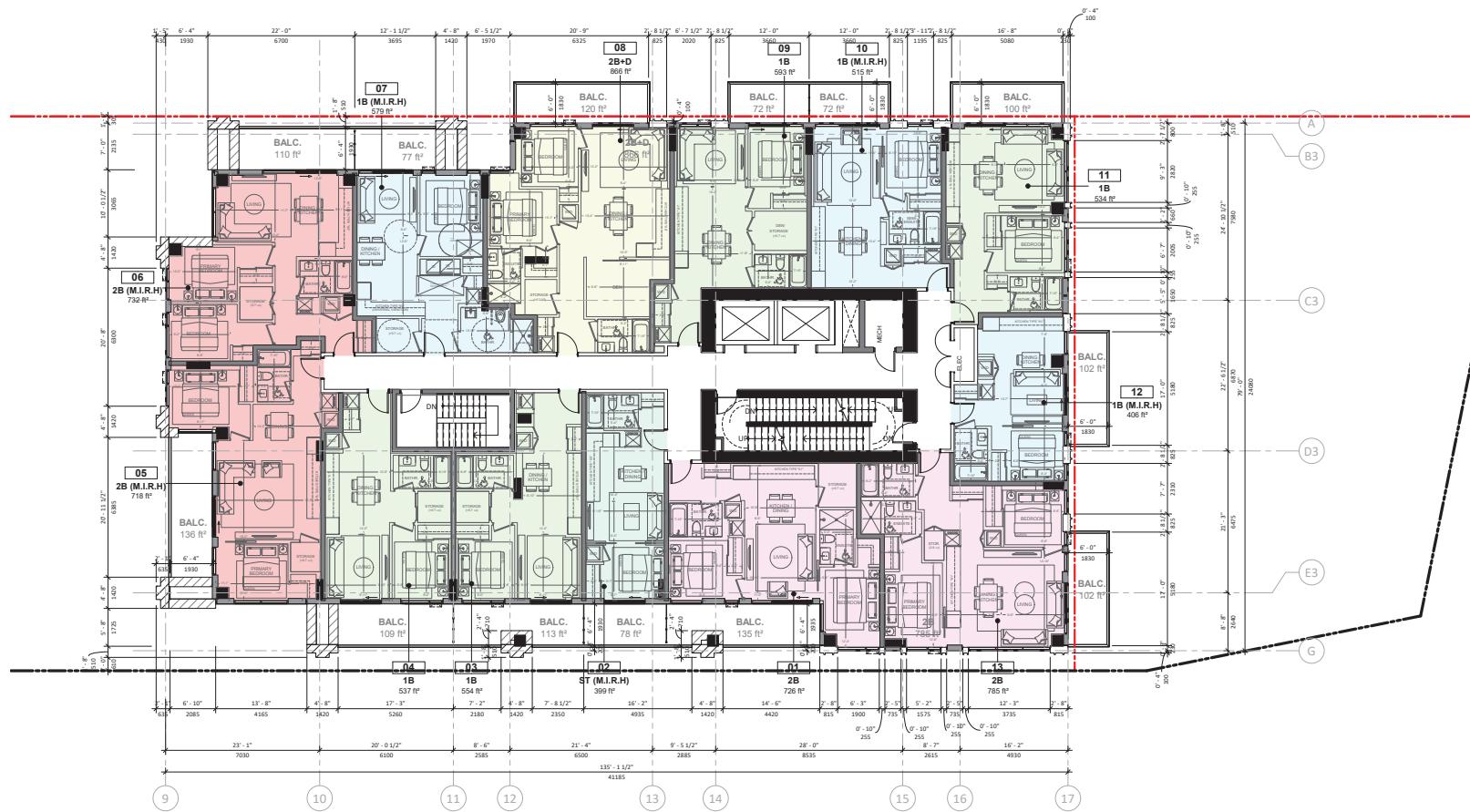
APPROVED BY:
MA

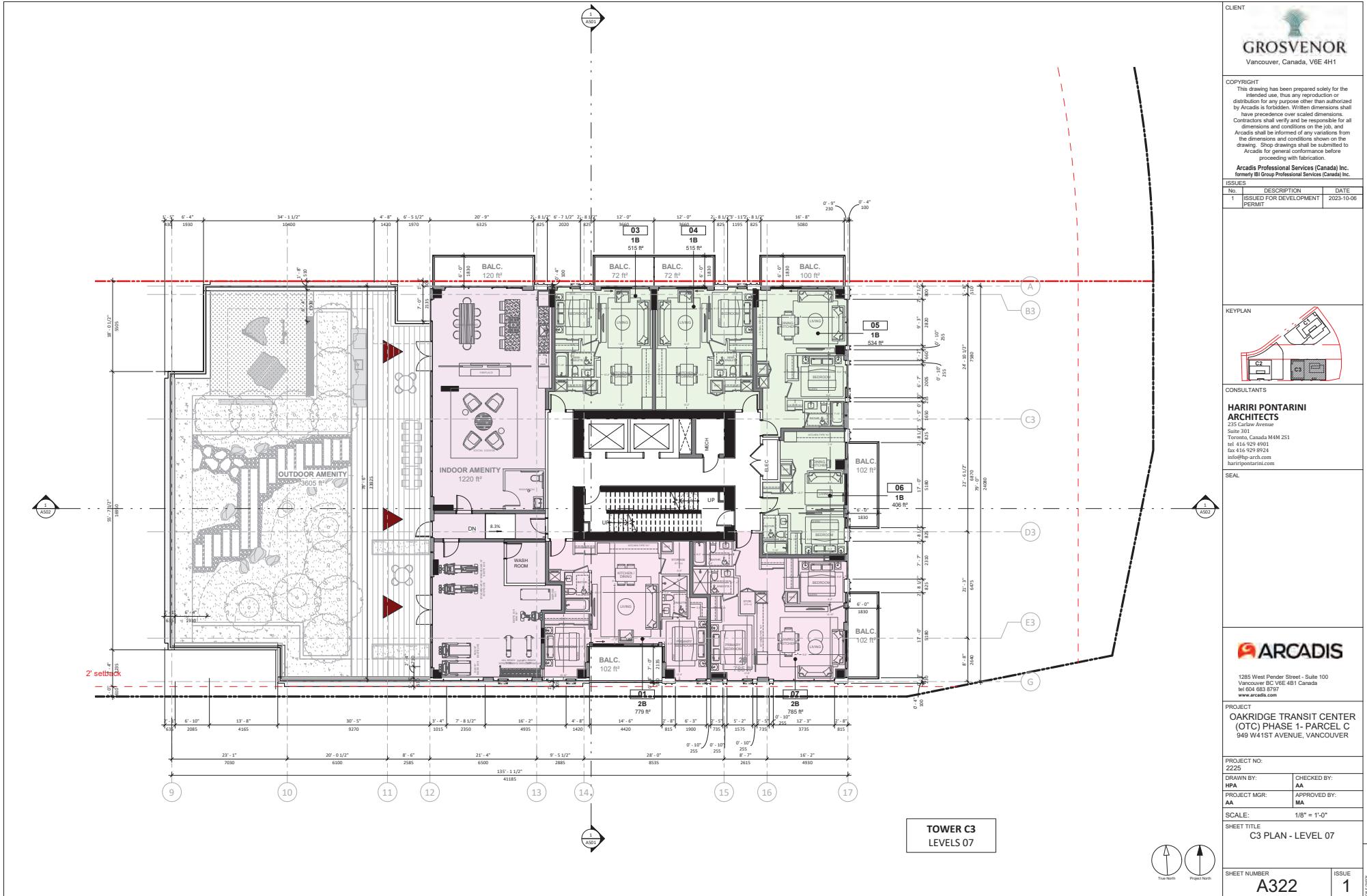
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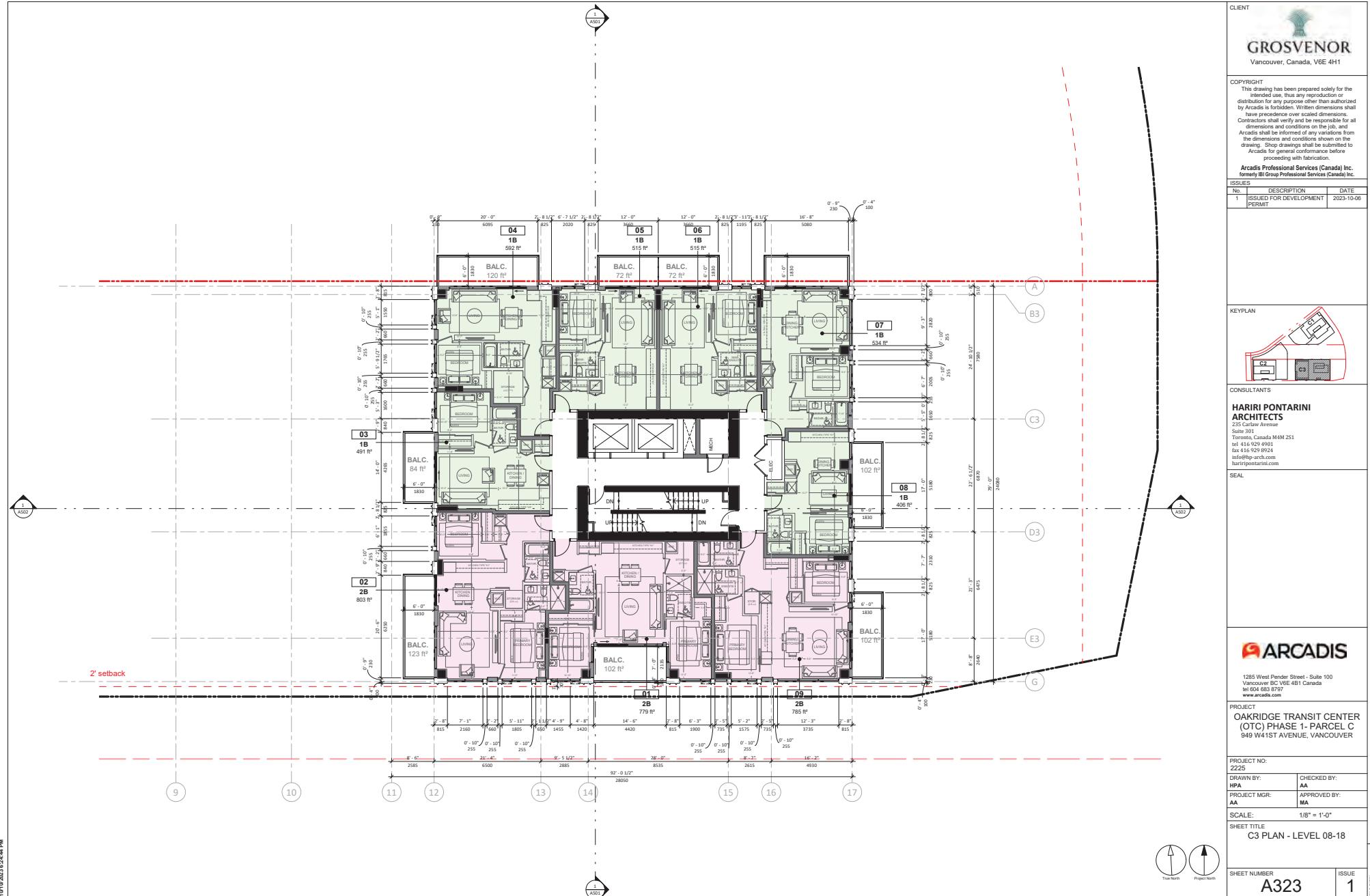
SHEET TITLE:
C3 PLAN - LEVELS 05-06

SHEET NUMBER:
A321

ISSUE
1







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949 W41ST AVENUE, VANCOUVER

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DRAWN BY:
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CHECKED BY:
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PROJECT MGR:
AA

APPROVED BY:
MA

SCALE:
1/8" = 1'-0"

SHEET TITLE:
C3 PLAN - MECH / AMENITY

SHEET NUMBER:
A324

ISSUE
1

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