

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



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-storey 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 panel 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 centerpiece 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.

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

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1	ISSUED FOR DEVELOPMENT PERMIT	2023-10-08						
<p>KEYPLAN</p>								
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<p>PROJECT OAKRIDGE TRANSIT CENTER (OTC) PHASE 1- PARCEL C 949 W 41ST AVENUE, VANCOUVER</p>								
<p>PROJECT NO: 2225</p>								
<p>DRAWN BY: MFA</p>		<p>CHECKED BY: AA</p>						
<p>PROJECT MGR: AA</p>		<p>APPROVED BY: MA</p>						
<p>SHEET TITLE DESIGN RATIONALE</p>								
<p>SHEET NUMBER A009</p>		<p>ISSUE 1</p>						

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 mezzanine 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.



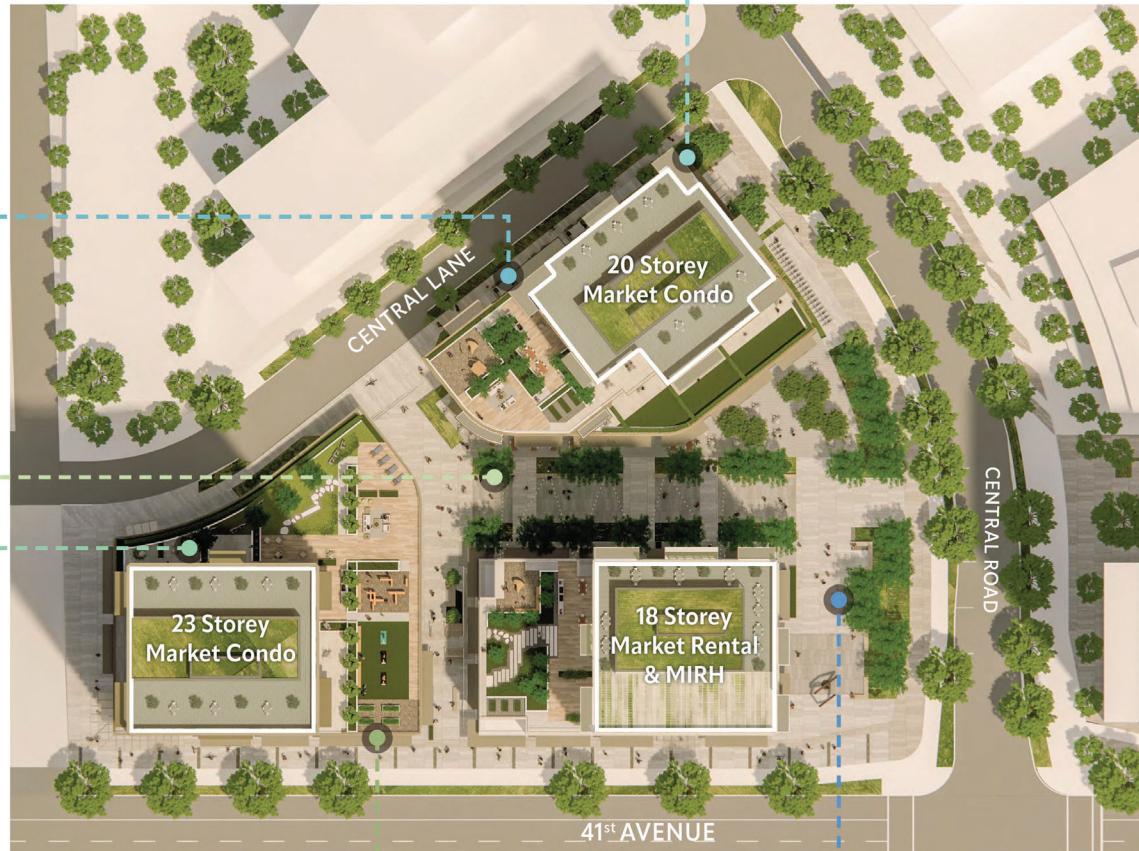
PARKING AND LOADING

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 - 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.



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.



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.

CLIENT

GROSVENOR
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ISSUES	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023-10-06

KEYPLAN

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PROJECT
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949 W 41ST AVENUE, VANCOUVER

PROJECT NO:
2225

DRAWN BY: HFA	CHECKED BY: AA
PROJECT MGR: AA	APPROVED BY: MA

SHEET TITLE
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