

Oak & King Edward

Rezoning Application - Retail and Residential

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** Note that the Architectural, FSR set, and Landscape drawings have been submitted separately, as well as the rest of the reports required for the Rezoning Application

“The new development at Oak & King Edward creates a signature presence on this prominent corner, while the staggered massing help mediate the shift from commercial district to residential neighborhood. The push-pull of the building’s proportions and living green façade echo themes already visible in the surrounding community – public and private, indoor and outdoor, building and landscape – to help the new building feel rooted in its place.”

Tom Kundig, FAIA

VIEW FROM OAK STREET

Design Goals

The building design is envisioned as vertical gardens, to compliment the greenery of the neighborhood. To create these green spaces at all levels the massing pushes and pulls across the façade, creating dynamic depth and providing surfaces for planting. These gestures also respond to the residential context by breaking down the building scale into “homes” expressed through volumetric gestures.



This rendered view is from Oak Street, looking north toward the building on the east side of the street. Referencing the Vancouver Plan, the proposed development is a residential mixed-use, 14-storey tower, illustrated within the context of future development consisting of transitional 6-8 stories towers over 2-storey podiums. Opposite on Oak Street, and consistent with the Cambie Corridor Plan, future redevelopment of King Edward Mall consists of similar 14-storey towers over 2-storey podiums.

01 Executive Summary

Building Form

The proposed development is a 14 storeys residential tower with retail podium. On the prominent corner the building massing is grouped into multi-storey volumes, which are alternately pushed out into the context or into the building mass, creating occupiable porches and perches. This unique corner expression is countered on the neighborhood facades, where recessed balconies are staggered to create a smaller scale, responding to the residential context. These two-floor groups and staggered patterns are intended to mimic the scale of housing, creating townhouses in the sky with outdoor gardens. The proposed tower is further setback at the rooftop to avoid any shadow cast into the school area, opposite the intersection.

Shadowing and Setbacks

The Form of Development is derived from shadowing considerations and sensitivity to the context of the Emily Carr Elementary School across the intersection of Oak Street and King Edward Avenue. The form and massing was sculpted to avoid shadowing of the school property.

The proposed development complies with the setback requirements of the Cambie Corridor plan at the intersection. Setback 22’-0” from the road curb to the building face at Oak Street. Setback 18’-0” from the road curb to the building face at King Edward Avenue. The tower will be further setback 8’-0 from the podium, except for the building corner at the prominent intersection. As noted above, to create an expressive, iconic urban massing at the intersection, volumes at the building corner are shifted out 8’-0”, consistent from the tower podium depth, while still in compliance with the 18’-0” and 22”-0” setback requirements.

Sky Garden for Healthy Living

The proposed development creates a sky garden by providing plantings and green terraces at the shifting the masses. The façade is further wrapped in a “green screen” which provides an armature for vines to grow over, forming a vivid vertical garden façade. Each unit has a balcony with a planter for indoor-outdoor connection. The facade green screen not only creates a vertical garden view for the neighborhood but also provide sunshades for the units.

Green Building

The Proposed Development will meet performance limits for energy-savings and emissions requirements in the following ways:

- The project will provide a high-performance thermal envelope including opaque walls and high-performance triple-glazing window walls that meet targeted U-values;
- The project will strictly control the window-wall ratio to avoid unnecessary heat loss during the winter;
- The project will strictly control the solar heat gain coefficient of the glazing to avoid unnecessary solar heat gain during the summer;
- The project will minimize thermal bridging to achieve thermal bridge free;
- The project will strictly control the air tightness of the building envelope to achieve the required values;
- The project will maximize the utilization of renewable sources such as electricity for space heating and hot water provision to reduce demand for fossil-fuel-based energy sources since Vancouver’s electricity is over 97% renewable;
- The project will use high-efficiency heat pump systems for minimizing energy consumption;
- The project will specify high-efficiency HRV systems to recover energy lost through exhaust heating.

The Proposed Development will provide an Embodied Carbon Design Report as part of its documentation. This report will illustrate the building’s life-cycle assessment and demonstrate project compliance with embodied carbon regulations specified by the Vancouver Building Bylaw.

Contribution to Local Economy

The Proposed Development will provide retail spaces in its podium level along the Oak Street which support the success of the shopping street. These spaces will serve as an extension of the shopping corridor from the King Edward mall opposite Oak Street, extending the corridor around the corner of King Edward Ave before gradually transitioning to the residential neighborhood. These retail spaces can be further divided into small front storefronts to allow affordable commercial space for local businesses and provide more job opportunities for the neighborhood.

Pedestrian Green Plaza

The Proposed Development will feature a plaza and open green spaces which surround the retail/ residential lobbies and wrap around the corner of Oak St. & King Edward Ave. This open plaza area will combine steps, accessible slope and landscape together to create an open public space at the intersection of Oak and King Edward. The steps and accessible slope are arranged in an efficient way to address the outdoor-indoor grading changes, and the landscape will include open green spaces for various plants and public sitting areas.

Oak & King Ed is proposed as a 14 storey residental tower with retail podium, designed by Olson Kundig Architects. On the prominent corner the building massing is grouped into mult-storey volumes, which are alternately pushed out into the context or into the building mass, creatng occupiable porches and perches. This unique corner expression is countered on the neighbourhood facades, where recessed balconies are staggered to create a smaller scale, responding to the residental context. These two-floor groups and staggered patterns are intended to mimic the scale of housing, creating townhouses in the sky with outdoor gardens. The proposed tower is further setback at the rooftop to avoid any shadow cast into the school area, opposite the intersecton.

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Oak & King Ed viewed from the Northeast



Oak & King Ed viewed from the Southeast

02 Rezoning Planning Rationale

Planning Rationale

Applicable Rezoning Policy:

Cambie Corridor Plan

Vancouver Plan

MEMORANDUM

To:	Project Team	**Date:**	June 21, 2023
Company:	Westbank	**Project:**	1010 King Edward Avenue
From:	Pooni Group	**Project #:**	2022
Re:	Planning Rationale for King Edward Avenue and Oak Street, Vancouver, BC		

COVER LETTER

Dear Theresa and City of Vancouver Planning Department,

As you are aware, Westbank has been considering the development potential of the property at 1010 King Edward Avenue for a number of years. After our team had developed a strong rationale for the intensification of the neighbourhood node at King Edward and Oak a few years ago, the Vancouver Plan reinforced our thinking about the future of this neighbourhood.

We understand that the existing policy for this site is the Cambie Corridor Plan. Our site is located directly at the intersection of two major arterials, blocks away from one of the biggest employers in the region, the BC Women's and Children's Hospital, and directly adjacent to a large development site that's permitted up to 14 storey in the Cambie Corridor Plan. The Plan would allow for up to six storeys, which will underserve this important node.

With the Vancouver Plan looking towards the future for neighbourhoods across the city, this is also an opportunity to introduce gentle density at the periphery of the Shaughnessy neighbourhood, which has seen extremely limited development over the last decades; in turn, this supports the increased density and vibrancy experienced by the South Cambie neighbourhood as a result of the Cambie Plan.

Our proposal is for a 14-storey building to match the heights on the King Edward Mall site across the street, and to create a greater sense of balance at this key corner. We've collaborated with Olson Kundig on the design to ensure a creative approach is taken as we introduce development of a new scale here. Our goal has been to provide a housing form that's underrepresented in Shaughnessy in a way that will suit the neighbourhood's character.

I look forward to discussing our proposal with you.

Sincerely,
Ian Gillespie

Rezoning Rationale

This rezoning application is for a 14-storey building at 1010 King Edward Avenue, at the corner of King Edward and Oak Street. This is a non-compliant application given the current policy context, and it looks towards the built context outlined for the area in the Vancouver Plan.

1. POLICY CONTEXT

Cambie Corridor Plan

King Edward and Oak Intersection

Oak Street is located at the edge of the Cambie Corridor Plan with development potential on this site up to six storeys.

Within the Plan boundary, the King Edward and Oak Street intersection includes a school site, a Unique Site at King Edward Mall, and 1010 King Edward Avenue, 4141, 4157, 4175 Oak Street & 1007 26th Avenue; the northwest corner is not included. According to the Plan, the goal for the intersection is to strengthen this important neighbourhood commercial node and transform it into a vibrant mixed-use hub with a range of shops, services, public space, amenities, and housing options. As such, the intersection presents an opportunity to explore an enhanced neighbourhood centre that further strengthens the area's local serving commercial opportunities, while providing a range of housing tenures in close proximity to transit and services.

King Edward Mall

As a Unique Site, the King Edward Mall enjoys more flexibility and the Plan does not prescribe a maximum density. The Plan indicates that a mix of uses within low and midrise building forms are desired, with heights up to 14 storeys permitted closer to the intersection.
This provides the future built context for the site given that it is immediately adjacent.

Vancouver Plan (2022)

In addition to the future context provided by the King Edward Mall site, the Vancouver Plan identifies Oak and King Edward as a future Neighbourhood Centre. The Plan considers these as neighbourhoods "oriented around existing local shopping streets" with the goal to enhance these areas as "successful, mixed-use neighbourhoods" with a wide range of housing options.

Building heights indicated in the Plan range up to 12-storeys at the Neighbourhood Centres.

2. CITY & NEIGHBOURHOOD CONTEXT

Relative to the City as a whole, the westside of Vancouver has seen very little intensification in the last 10 years. From 2011 – 2016, the westside neighbourhoods of Dunbar-Southlands, Arbutus Ridge, Shaughnessy, and Kerrisdale have experienced:

- a decline in overall population;
- shrinking numbers of school aged children (0 to 14 years old);
- a low population density;
- among the highest percentage of residents 65 and older relative to the rest of the city;
- a relatively low percentage of renters when compared to the rest of the city; and
- among the lowest transit, cycling, and walking numbers relative to the rest of the city.

The Neighbourhoods

The King Edward and Oak Street intersection straddles the Shaughnessy and South Cambie neighbourhoods. More specifically, 1010 King Edward Avenue is located in the Shaughnessy neighbourhood.

The **Shaughnessy neighbourhood** mirrors the experience of many west side neighbourhoods. Its overall population – including children – is decreasing, while the number of seniors has increased. The predominantly low-density housing stock has supported low population density, and very few opportunities for gentle density. Shaughnessy also has some of the City's lowest rates for commuting via public transit, cycling, and walking.

Conversely, the **South Cambie neighbourhood** has experienced much more vitality in recent years. While its population density is still on the lower end, its overall population is increasing. There is a high percentage of renter households and very strong numbers for commuting via public transit, cycling, or walking, likely because of the superior infrastructure in the area.

These contrasting experiences in adjacent communities indicate that the increased density, services, and transit in the South Cambie neighbourhood (through the Cambie Corridor Plan) contribute to a more vibrant and vital community.

3. KING EDWARD AND OAK NEIGHBOURHOOD CENTRE

The policy, City, and neighbourhood context outlined above speak to the need for increased density on Vancouver's westside, Shaughnessy in particular. This proposal can provide modest density to start the transformation of this future neighbourhood centre with a housing form currently underrepresented in the area.

Diversity Strengthens Neighbourhoods and Cities

Diverse housing options for children, families, singles, couples, and seniors support vibrant and thriving neighbourhoods. While Shaughnessy is a well-established community, it is important to continue to plan for its future vitality through gentle increases to density at key locations, such as the King Edward and Oak node. Shaughnessy has experienced a decrease in overall population as well as children aged 0-14 in recent years.

A midrise neighbourhood centre at the King Edward and Oak intersection would provide an opportunity to add to the diversification of the housing mix in the neighbourhood and help maintain or increase the population here. Midrise building forms – both strata and rental – would provide a range of housing sizes, creating housing options for individuals, couples, and small families, which would bring a greater diversity to the neighbourhood.

The redevelopment of 1010 King Edward in this way would look towards the neighbourhood's future as envisioned in the Vancouver Plan and help create the critical mass necessary for a true neighbourhood centre that meets the surrounding community's needs.

Seniors and Aging in Place

There is an increasing number of seniors aged 65 and older living in Shaughnessy. A midrise neighbourhood centre at King Edward and Oak would allow for seniors living in the neighbourhood to age in place and maintain social connections while allowing them to downsize. It would also create a community where services, shopping, and amenities are within walking distance to homes, reducing dependence on cars and allowing for more independent living.

Established Mixed-Use Node

As the Vancouver Plan recognized, commercial, residential, and office uses are already located at the King Edward and Oak intersection. As an established mixed-use node, the intersection presents an opportunity for the intensification of uses without disrupting the existing fabric of the community. Locating the density at this intersection will assist with maintaining the lower density character of the rest of the neighbourhood and complement the King Edward Mall site.

Mirror Height on King Edward Mall Site

Per the Cambie Corridor Plan, redevelopment of the King Edward Mall site would permit heights up to 14 storeys and would focus height and density on the corner of King Edward and Oak. When considering the urban design of the complete intersection, there is an opportunity to mirror this height and density on the southwest corner as well, to create a more balanced urban form.

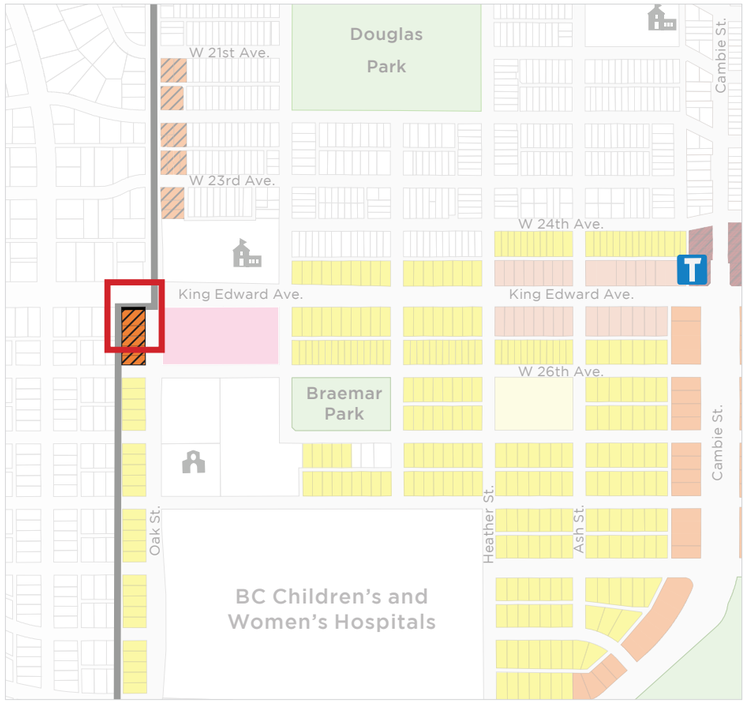
4.2.1 Mixed-use buildings on arterials

1010 King Edward Avenue, 4141, 4157, 4175 Oak Street & 1007 26th Avenue

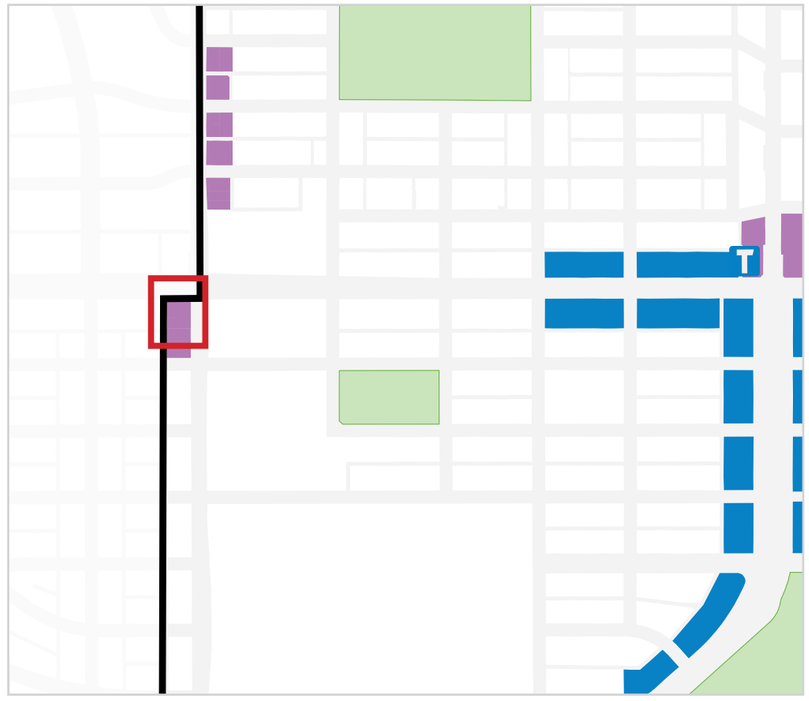
Strengthen this important neighbourhood commercial node through opportunities to enhance and renew existing mixed-use sites and neighbouring sites within the same block.

Uses: Mixed-use
Density: Up to 3.0 FSR*
Height: Up to 6 storeys with provision of a sensitive height transition to adjacent residential uses

- A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade
- 100% rental residential required above grade (unless office uses above grade)
- Office uses are supported above the ground floor and an increase in density if a minimum of 0.5 FSR of commercial floor area is included above the first floor will be considered



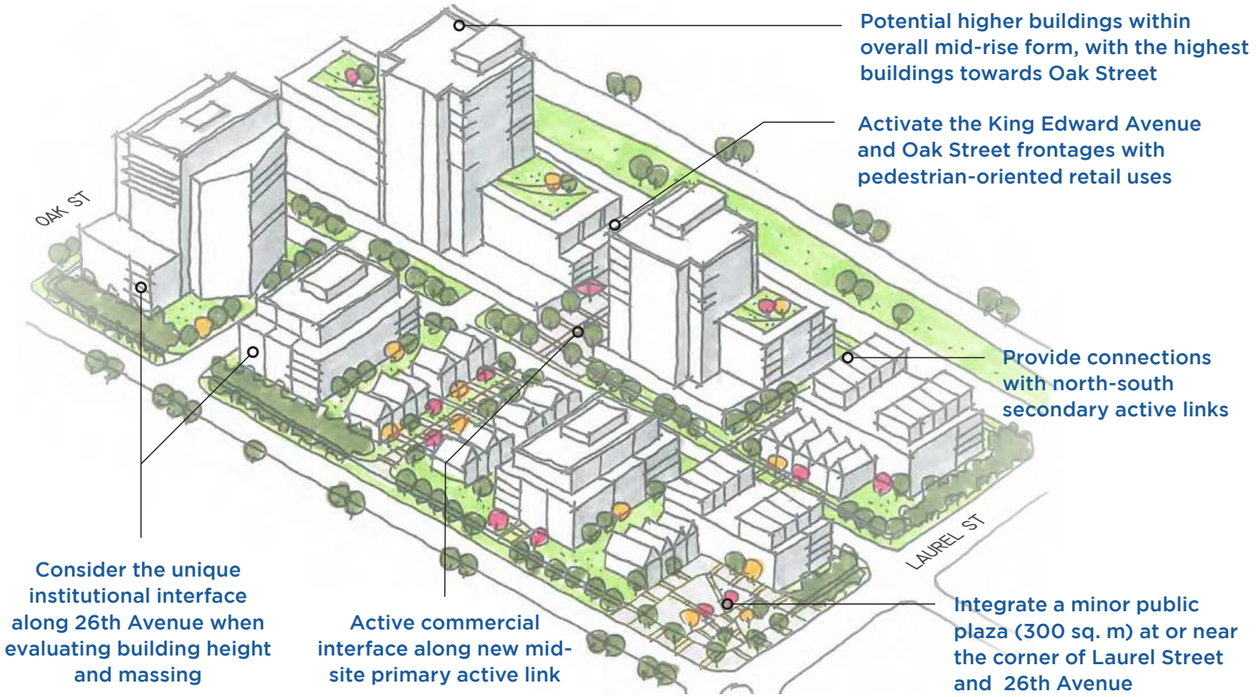
Mixed-use (up to 6 storeys)



The guidelines are organized in the following way:

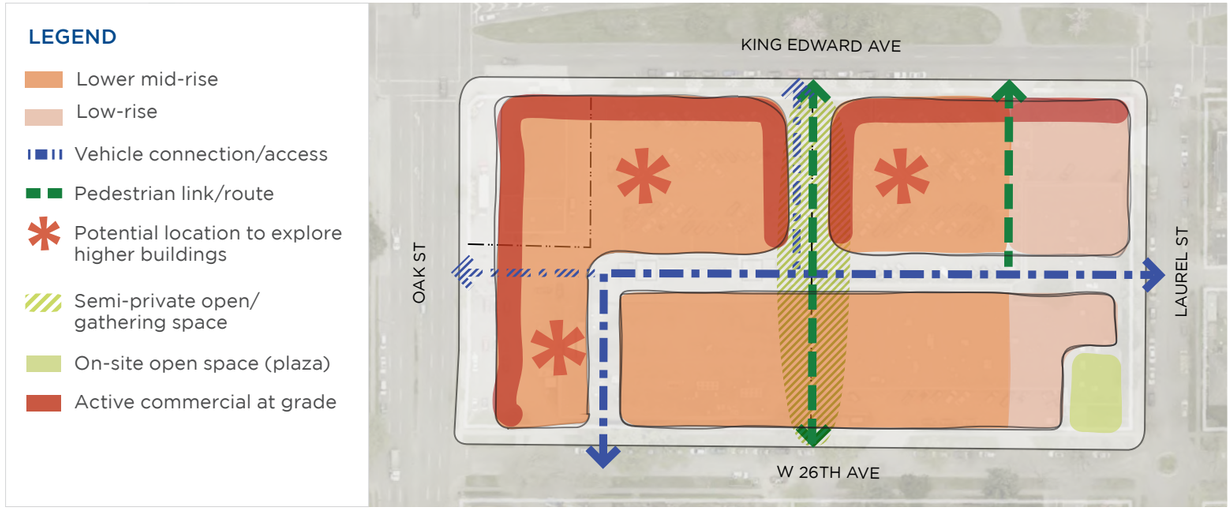
- 5.1 Residential buildings on arterials: Mid-rise
- 5.2 Mixed-use buildings on arterials: 4 to 22 storeys
- 5.3 MTC commercial core: Cambie 39th to 45th
- 5.4 Residential buildings off arterial: Mid-rise
- 5.5 High density buildings: MTC
- 5.6 Intensive Employment Areas

Conceptual Design

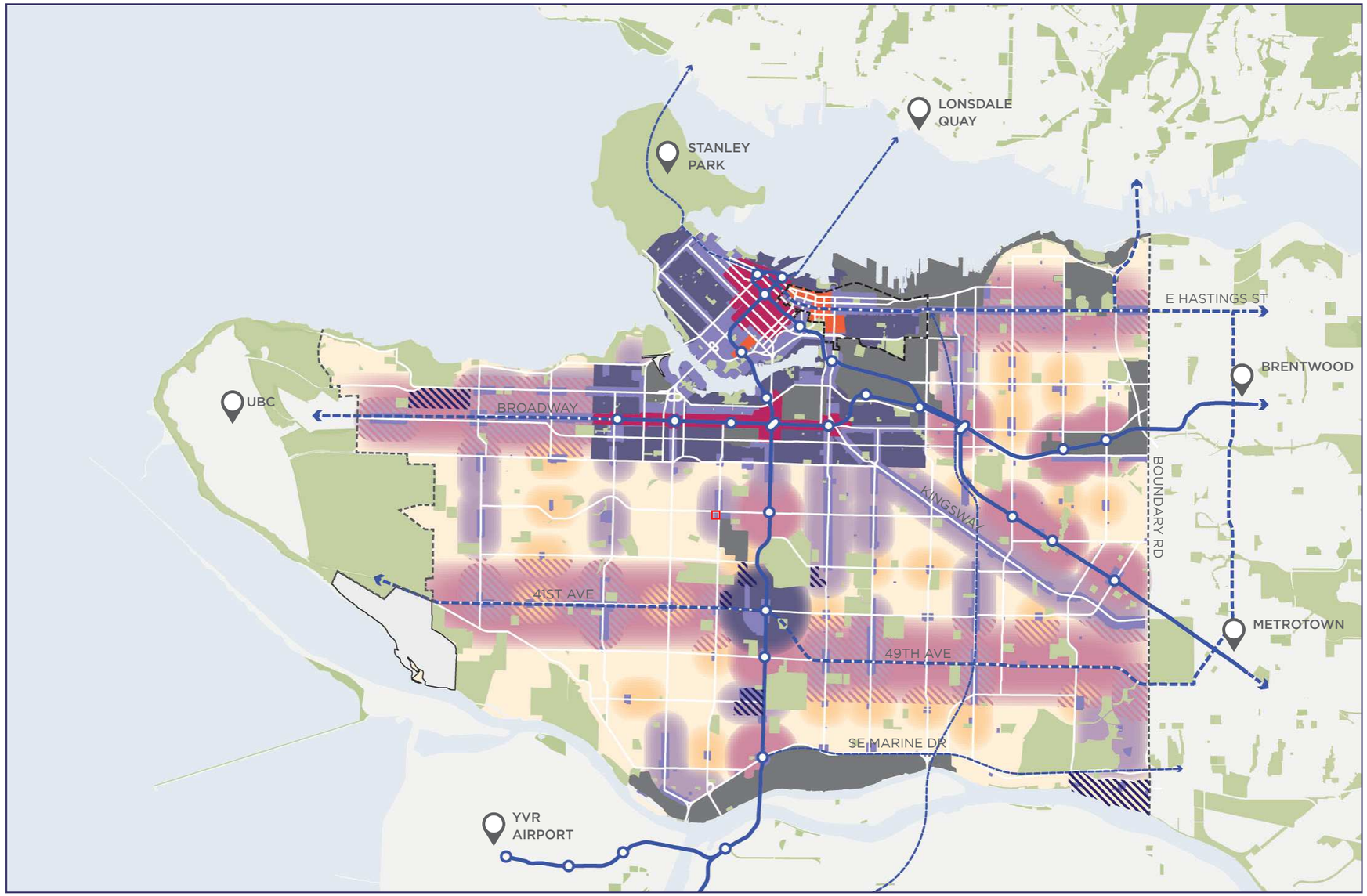


The site graphics are provided for illustrative purposes only, and intended to provide high level direction on site organization and expected building forms. The location of site components are approximate and may vary with an actual proposal.

Applications will be evaluated through a comprehensive rezoning process with enhanced review and public consultation. Design responses deemed to be equal or better in addressing the planning and urban design principles described in this Plan may also be considered.



Map 4: Land Use Strategy



Neighbourhood Types

Metro Core/Broadway: Principal centre of business, employment, cultural, and entertainment activity for the city and region.
*See **Direction L1.3** for more details.*

Municipal Town Centre (MTC): Second only in regional importance to the Metro Core/Broadway area, Oakridge MTC has excellent access to rapid transit and will support a dense mix of housing, jobs, and amenities.
*See **Direction L1.4** for more details.*

Rapid Transit Area: Existing and future rapid transit areas will grow to accommodate more employment uses and a wide range of housing options, including rental and social housing.
*See **Direction L1.5** for more details.*

Neighbourhood Centre: Oriented around existing local shopping streets, these neighbourhoods will accommodate more housing choice in the future.
*See **Direction L1.6** for more details.*

Village: These areas will add shops and services to primarily residential neighbourhoods and add Missing Middle housing nearby.
*See **Direction L1.7** for more details.*

Multiplex Area: Multiplexes will be enabled in all neighbourhoods across the city.
*See **Direction L1.8** for more details.*

Village/Neighbourhood Centre overlap with Rapid Transit Area: Where a Village or Neighbourhood Centre overlaps with a Rapid Transit Area, neighbourhood type will be determined based on transit investment timing, station location, and more detailed area planning.

†This Land Use map conceptually illustrates Vancouver's future land use. It does not enable development applications or enquiries.

††Area boundaries are illustrative and will be refined through more detailed future planning work. The Plan reflects the same rapid transit corridors identified in TransLink's Transport 2050 plan; corridor alignments will be refined with future transit planning and, if needed, neighbourhood/corridor land use planning boundaries will be adjusted accordingly.

‡Full build out of the land use strategy is not expected by 2050

High Level Land Use
- First Nations Reserves
- High Streets and Commercial Hubs
- Industrial/Employment
- Business Districts
- Downtown Heritage Districts
- Downtown Eastside
- Major Projects Sites in Progress

Neighbourhood Types
- Metro Core/Broadway + MTC
- Rapid Transit Area
- Neighbourhood Centre
- Village
- Multiplex Area
- Village/Neighbourhood Centre overlap with Rapid Transit Area

Transit Network
- Existing Rapid Transit Station
- Existing Rapid Transit
- Major Transit Network

Ecology
- Parks and open space and greenspace in other jurisdictions
- Waterbody

Direction L1.6: Neighbourhood Centres

Enhance Neighbourhood Centres as successful, mixed-use neighbourhoods with vibrant local shopping areas, green and leafy residential streets, a wide range of housing options, and supportive amenities



Local shopping area, Main Street (Source: Alison Boulier)

Neighbourhood Centres come in many different shapes and sizes and are oriented around local shopping streets where people come together to shop, work, connect with friends, and access their daily needs. These shopping streets are generally served by frequent transit routes and often have many small, independent shops that support a diverse local economy. As the city grows and changes, these neighbourhoods will include more housing choice, including secure options for renters and low to moderate-income families and individuals, on quieter residential streets. Existing conditions unique to each area, like amenity provision, variety of shops and services, existing built form, and ecological conditions, will help shape the overall future of these neighbourhoods.

Policies

L1.6.1 **Housing.** Create new housing opportunities for low and moderate-income households with an emphasis on purpose-built rental and social housing located off busy main streets yet near transit, green spaces, schools, and other amenities and services.

L1.6.2 **Housing.** Enable ground-oriented Missing Middle housing options such as multiplexes and townhouses.

L1.6.3 **Jobs.** Support city-serving employment areas by providing a mix of minor office, compatible light industrial, and retail-commercial uses.

L1.6.4 **Local Shopping Streets.** To support the success of local shopping streets:

a) Consider allowing commercial uses to extend around corners onto quieter local streets to encourage continuity;
b) Explore street closures or plazas to enhance adjacent public spaces;
c) Encourage small storefronts and flexible spaces to provide affordable space for local-serving businesses;
d) Encourage the expansion of local shopping streets to meet demand as population grows; and
e) Explore opportunities to add compatible light industrial or production uses such as artist studios or maker spaces to provide a greater diversity of uses and neighbourhood vibrancy.

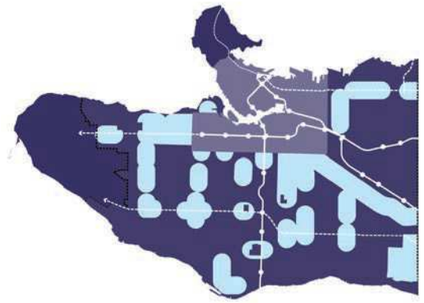
L1.6.5 **Built Form.** Maintain lower building heights (up to 6 storeys) along local shopping streets to maintain solar access, with higher forms considered in the immediately surrounding blocks.

L1.6.6 **Built Form.** Allow for the building heights and densities necessary to deliver rental and social housing while also considering a distributed pattern of growth that allows for smaller towers (~12 storeys) within a block or two of the local shopping street.

L1.6.7 **Public realm.** Explore opportunities for public open spaces, co-located with community uses and/or local-serving retail, on quieter local streets.

L1.6.8 **Nature.** Explore opportunities to retain trees and preserve native soils wherever possible. Integrate ecological landscaping and function into the design of new private developments.

L1.6.9 **Amenities.** Explore ways to integrate amenities such as childcare, community infrastructure, and arts and cultural spaces in mixed-use developments.



Neighbourhood Centre

Examples of building types in Neighbourhood Centres



Detached Housing/Duplex 1-3 storeys



Multiplexes + Townhouses 1-3 storeys



Low-Rise 3-6 storeys



Mid-Rise 7 - 12 storeys



Transect of Neighbourhood Centre - building height and massing

5.2 DWELLING UNIT FLOOR AREAS (Replace BCH Guidelines with the following)

Minimum finished narrow unit dimension not to be less than 3.66m (12ft).

Net Unit Area, the measurement of the dwelling unit size, shall be calculated using the **inside face of the walls**. Interior partitions, within the dwelling unit, are to be included in the measurement. Further, any bulk storage, excluded from FSR Calculations, shall **NOT** be included in the measurement of the dwelling unit floor area. Provide dimensions for living areas, including bedrooms.

Social housing unit information (including unit number, unit type, accessible units, family childcare units, unit floor area, and corresponding level) to be included in the project statistics sheet in chart form when submitting drawings. The social housing units/City's Air Space Parcel (including parking, elevators, lobby, recycling/garbage and electrical/mechanical rooms, and any other City ASP areas) are to be highlighted in the floor plans using a different colour.

Minimum net unit size guidelines, ***excluding storage*** are as follows:

UNIT TYPE	BEDROOMS	SQ. METRES	SQ. FEET
Row/Stacked			
	2	90	970
	3	112	1200
	4	125	1350
Apartment			
	Bachelor/Studio	29.7- 37.2	320 - 400 *
	1	46	500
	2	66	700
	3	84	900
	4	105-117	1125-1250
	2 bedroom in home family daycare unit	107 - 112	1150-1200
	3 bedroom in-home family daycare unit	130 - 139	1400 -1500

Unit sizes may be revised to respond to Operator preferences or specific programming needs on the recommendation of Housing Policy and Projects.
Net Unit areas may be increased to provide for accessibility.

* The Director of Planning may permit a floor area no less than, 29.7 m2 (320 sq. ft.) as per Section 11.10 of the Zoning and Development Bylaw.

.3 DOWNTOWN EASTSIDE (Additional Requirement)

New, self-contained, secured rental Micro-dwelling units to a minimum of 23.23 m^2 (250 square feet), (subject to ensuring the design adheres to guidelines and policies to ensure livability) as per Section 11 of the Zoning and Development Bylaw MAY be considered, in the Downtown Eastside only, as described in the Micro Dwelling Policies and Guidelines:
http://former.vancouver.ca/commsvcs/guidelines/D015.pdf

Also, refer to Polices and Guidelines for the Upgrade of Rooms Designated under the Single Room Accommodation (SRA) By LAW (NO.8733)
http://former.vancouver.ca/commsvcs/guidelines/D016.pdf

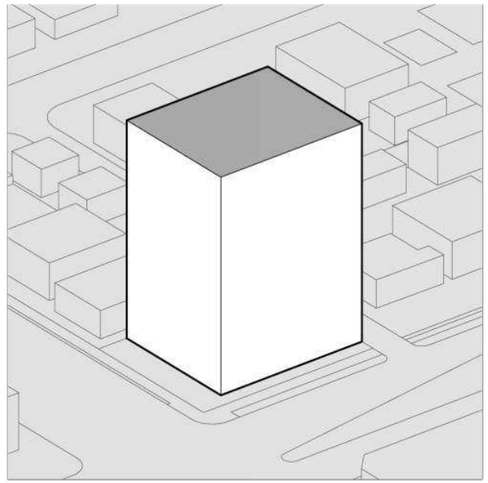
03 Form of Development

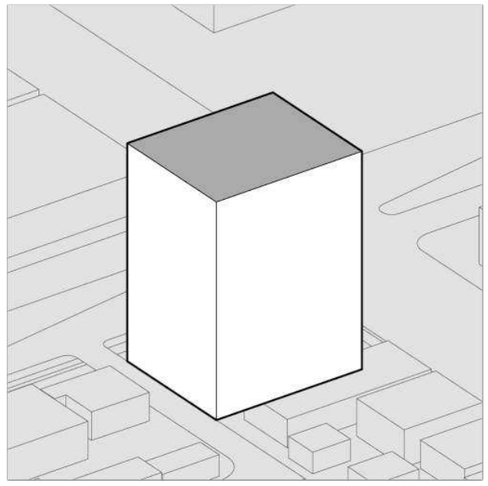
FORM DIAGRAMS

Building Form

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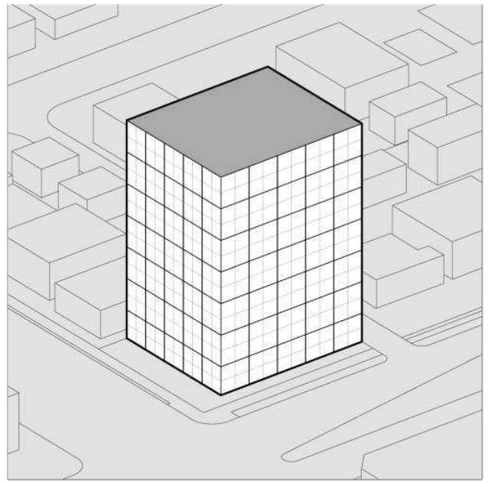
MASS

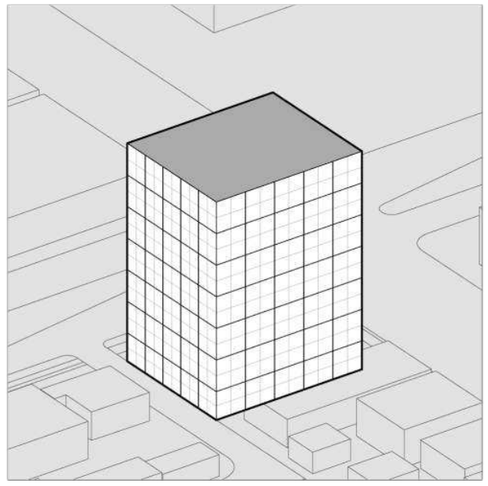




Extrude the lot footprint

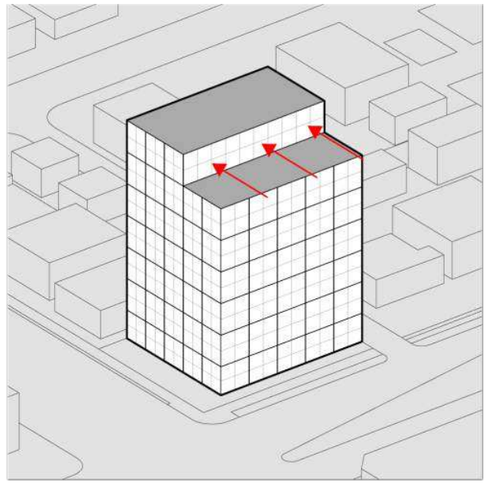
FRAME

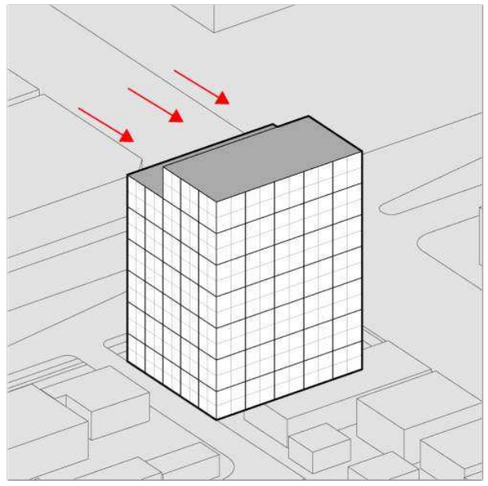




Express a multi-floor grid across the facade to manipulate scale

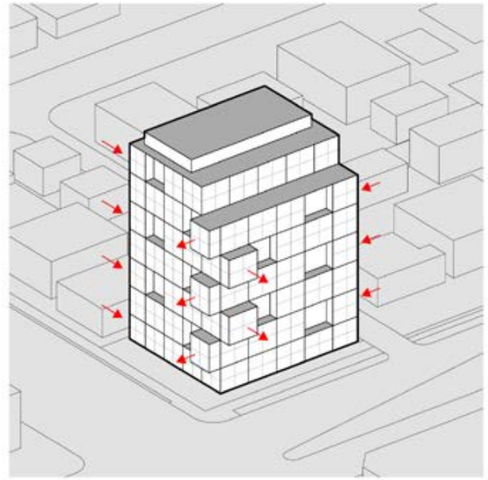
STEP

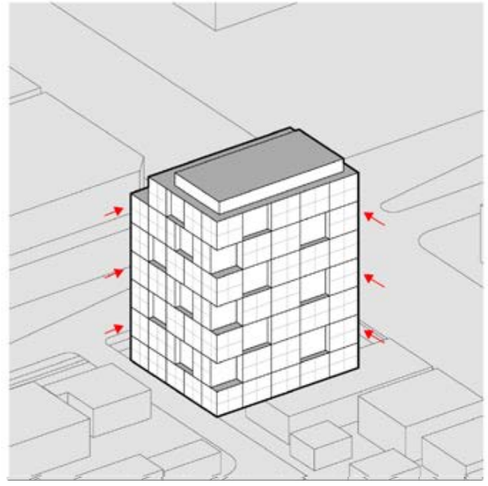




Adjust the massing to limit shading

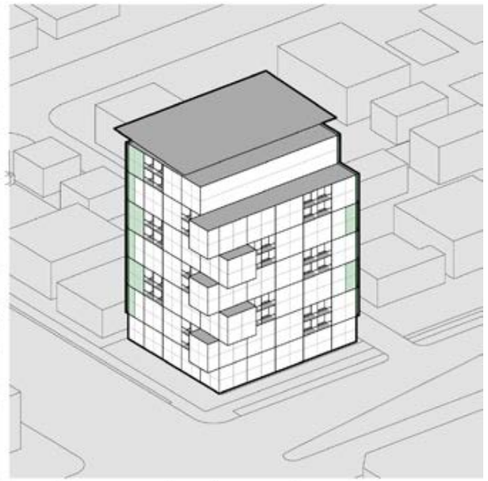
SHIFT





Push and pull to articulate “porches” and “perches”

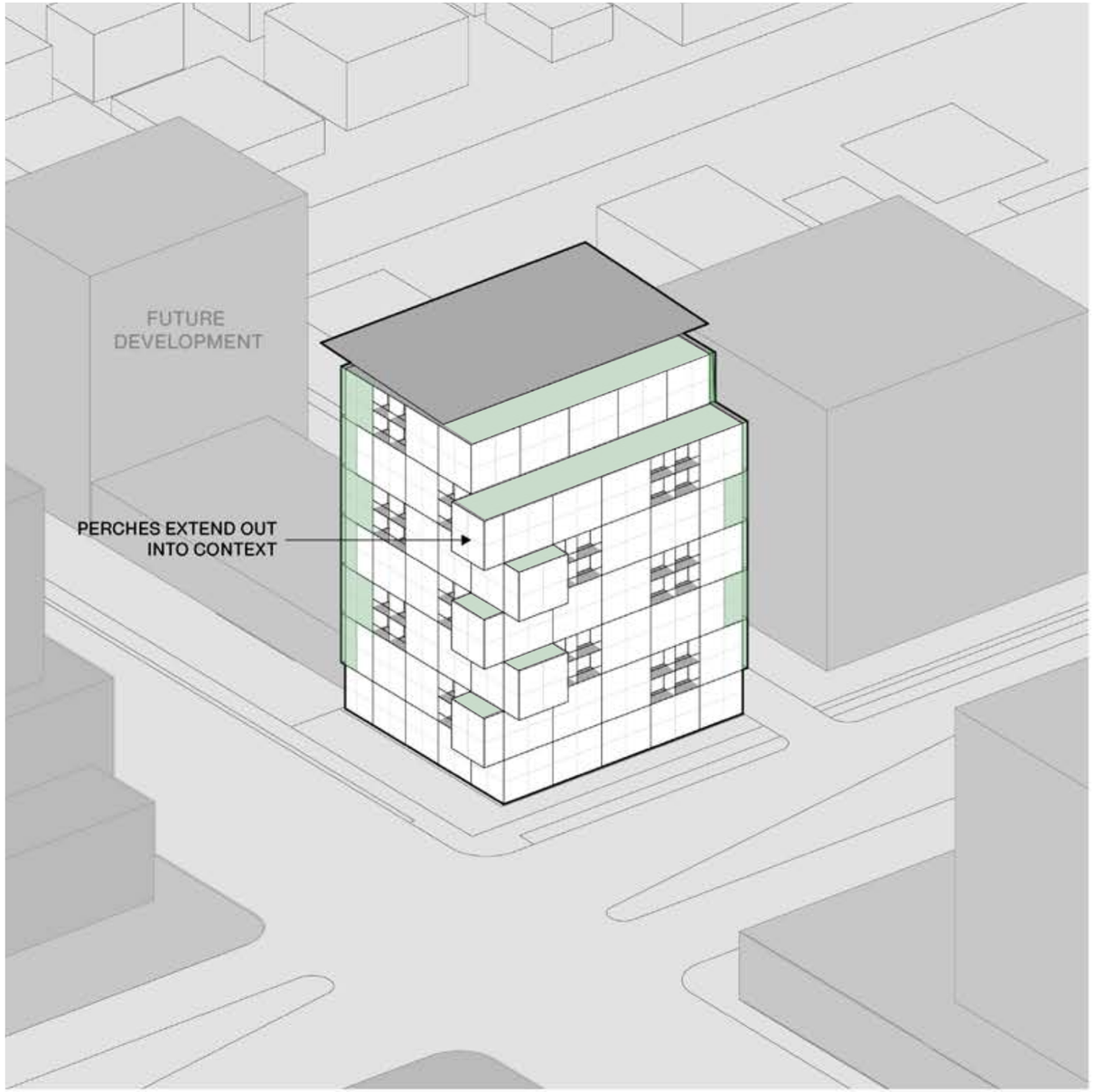
SCREEN





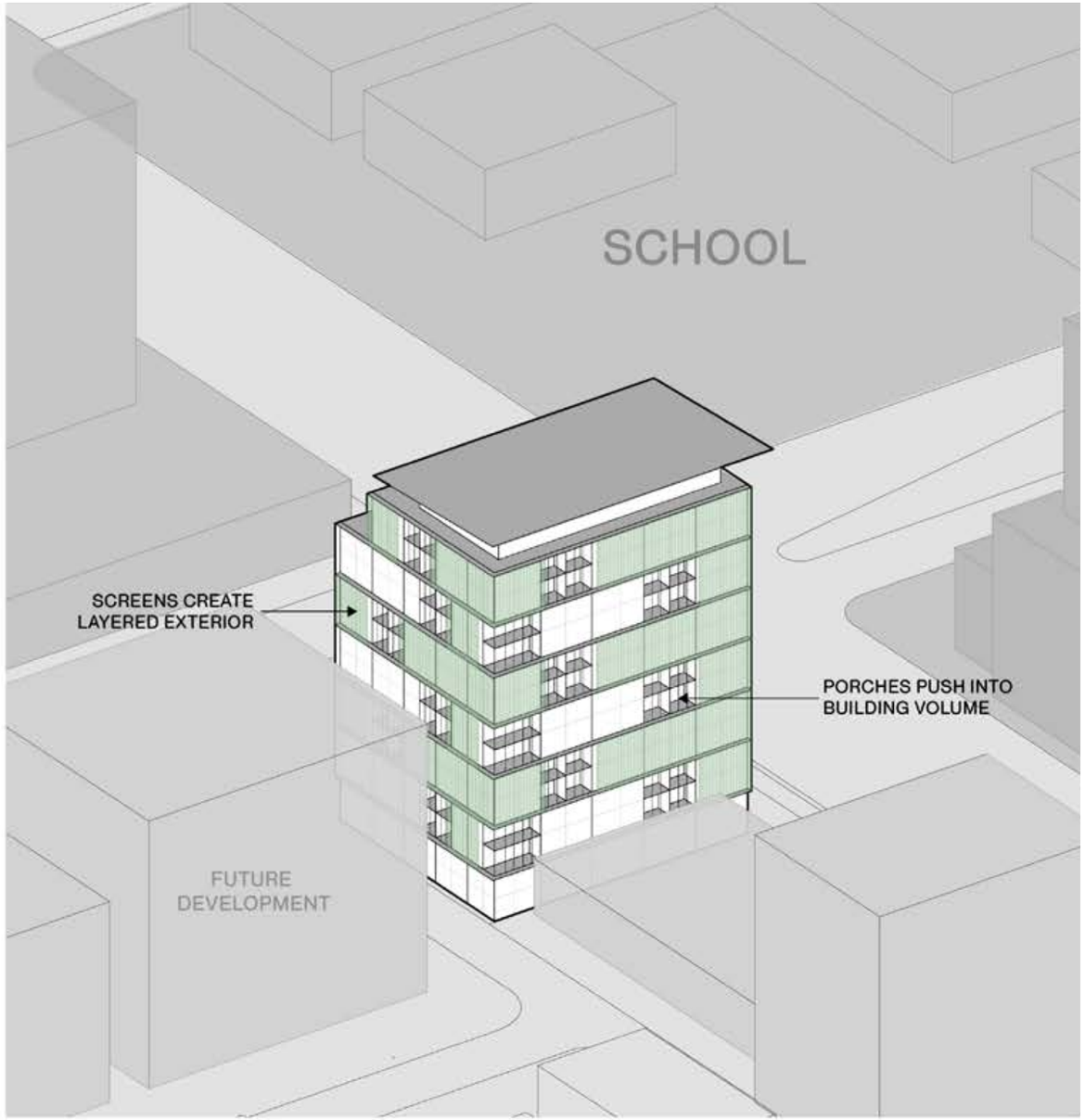
Screen with green elements to add layering and depth

FORM DIAGRAMS



More dramatic massing engages the prominent intersection corner

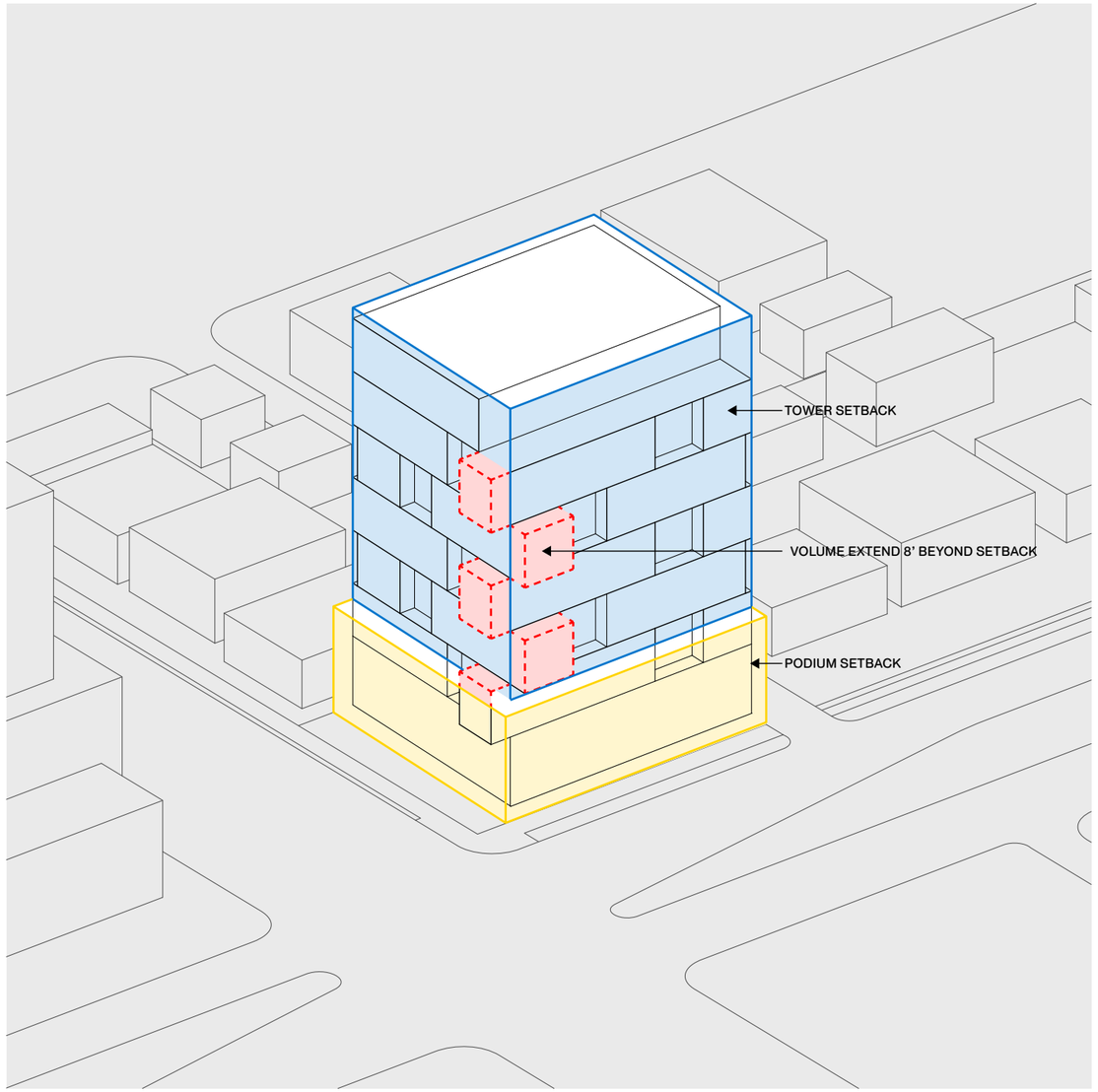
Volumes are pushed out to create green “perches”

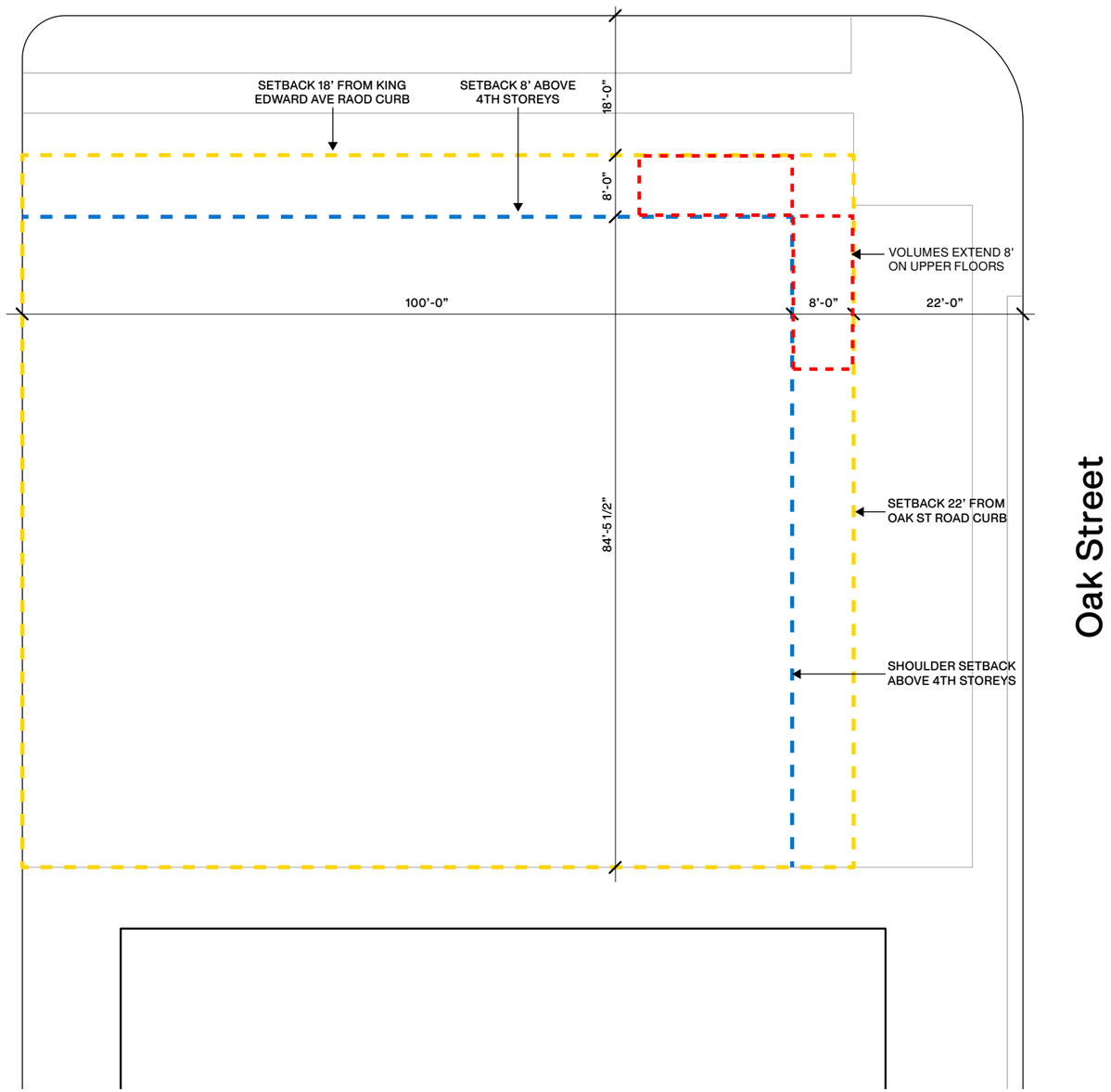


Massing is scaled down on rear residential facade, and wrapped in screens to create depth and privacy

Volumes are pushed in to create green “porches”

04 Setbacks





The large majority of the building conforms with perscribed setbacks. The only elements that extend beyond are volumes at the ne corner of the tower, shown in red, that align with the podium below.

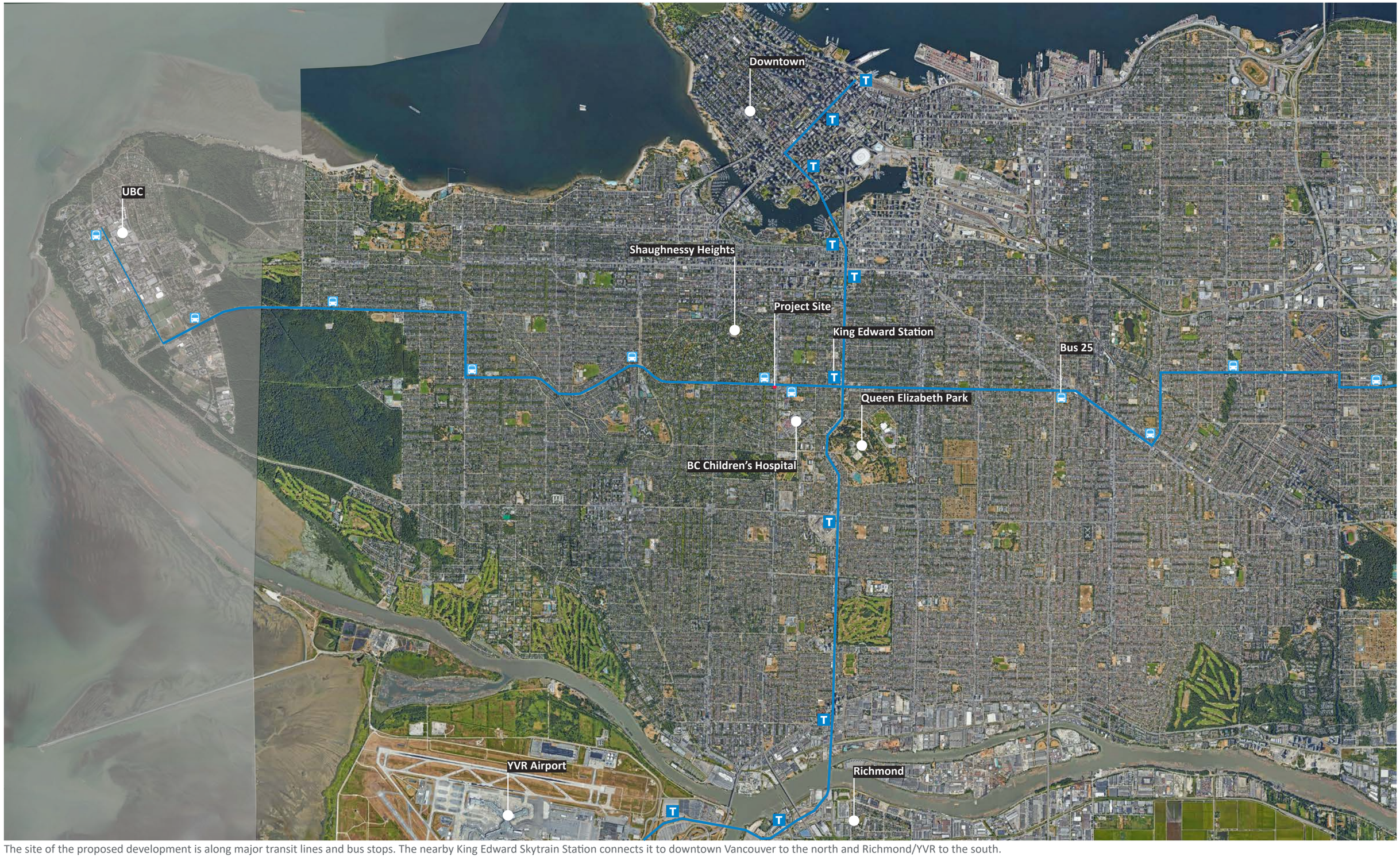
05 Site Context

EXISTING SITE VIEW WITH CAMBIE CORRIDOR



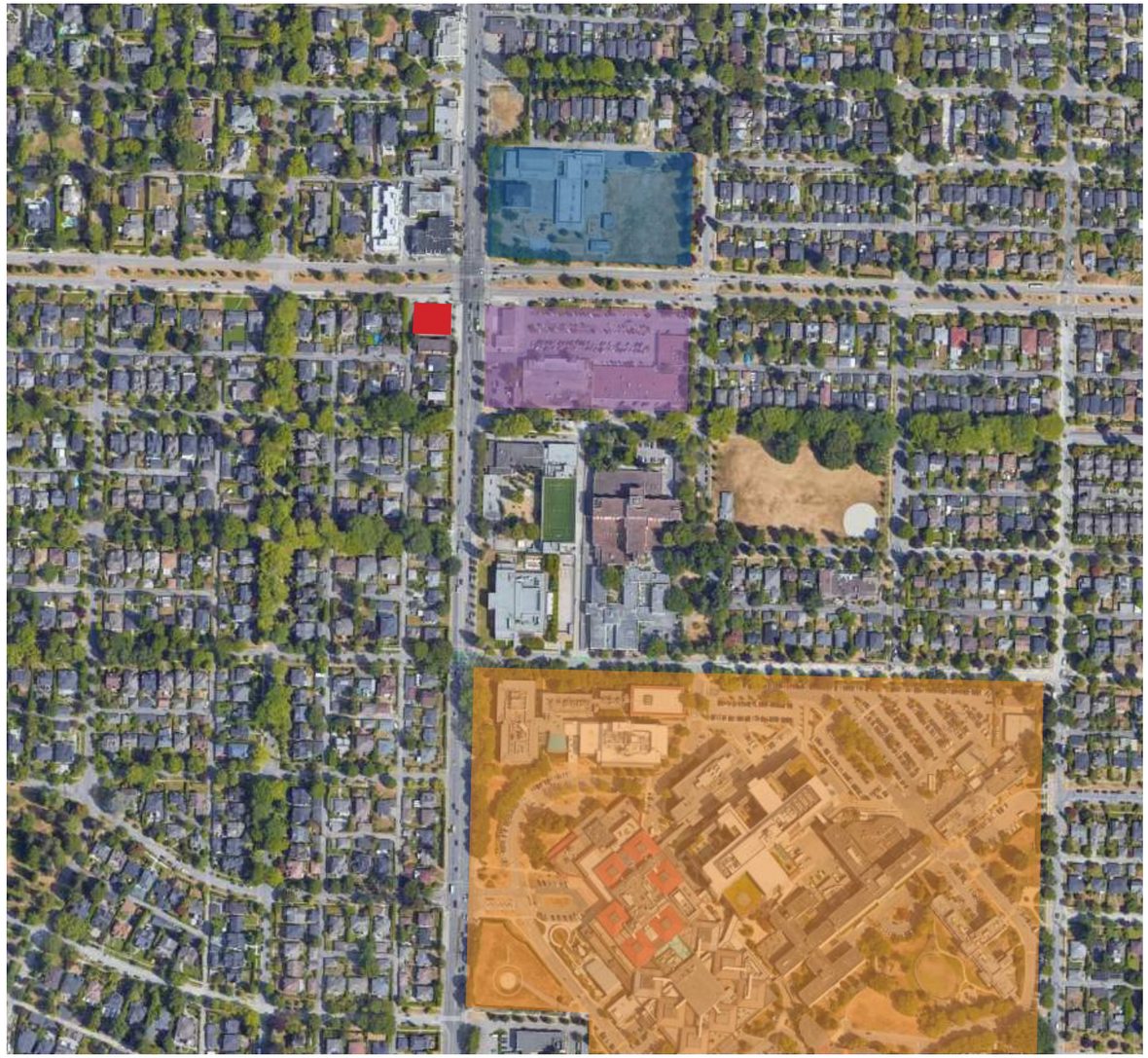
The site of the proposed development is at the southwest corner of Oak Street & King Edward Avenue, west of Cambie Street, adjacent to the Shaughnessy area, and surround by the Douglas Park, Vandusen botanical garden & Queen Elizabeth park.
This area is one of the most luxurious neighborhoods in Vancouver. The site is identified as the neighborhood centre in Vancouver Plan.

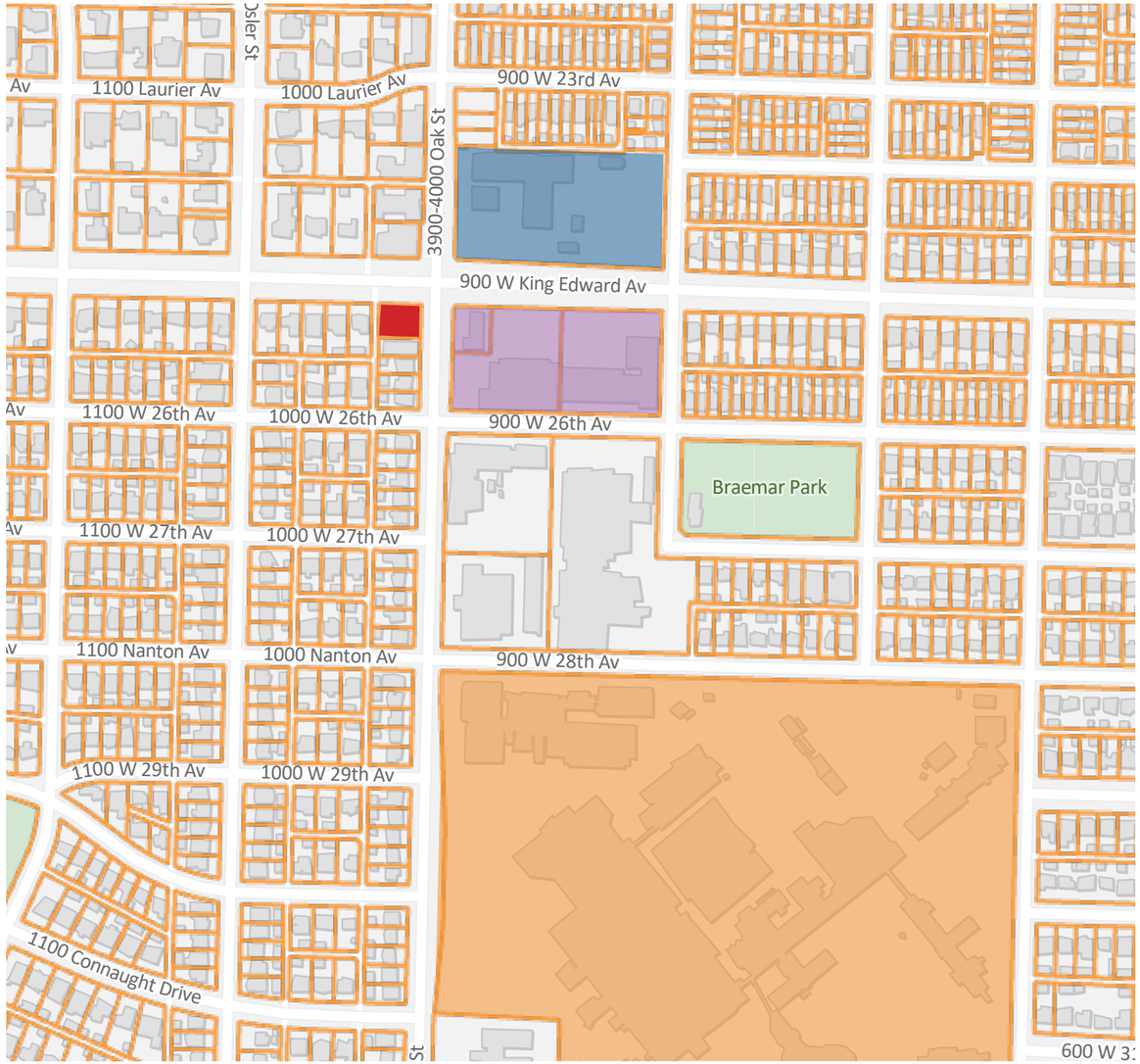
CONTEXT PLAN



The site of the proposed development is along major transit lines and bus stops. The nearby King Edward Skytrain Station connects it to downtown Vancouver to the north and Richmond/YVR to the south.
The bus 25 travels to UBC to the west and Burnaby to the east.

SITE LOCATION



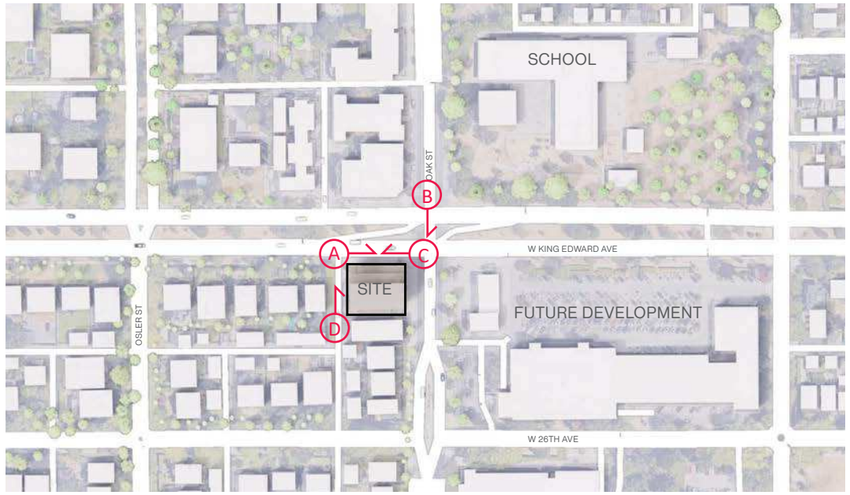


N

The proposed development has no imapct on the View Cones or the Flight Paths to BC Children's Hospital.

- Site
- Emily Carr Elementary School
- Mixed-use Development
- BC Children's Hospital

EXISTING CONDITIONS





A. West King Edward Avenue looking east



B. Oak Street looking south

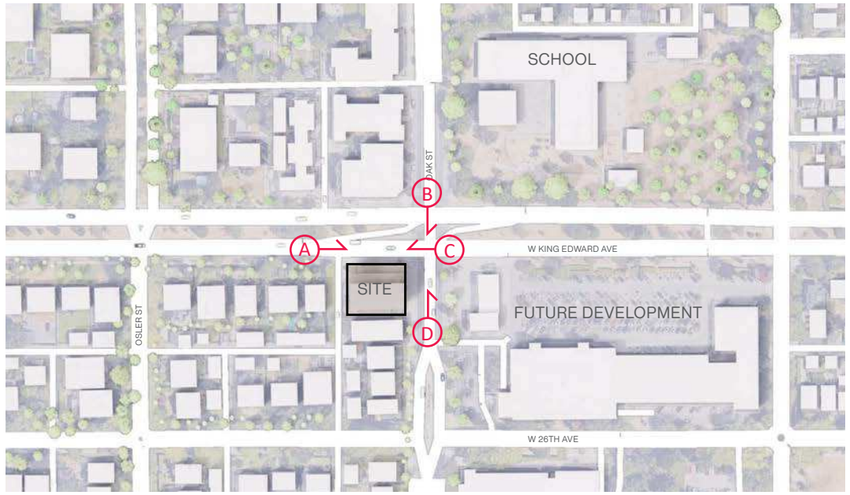


C. West King Edward Avenue looking west



D. Laneway looking north

EXISTING CONDITIONS





A. West King Edward Avenue looking east



B. Oak Street looking south



C. West King Edward Avenue looking west



D. Oak Street looking north

STREETSCAPE - KING EDWARD LOOKING SOUTH



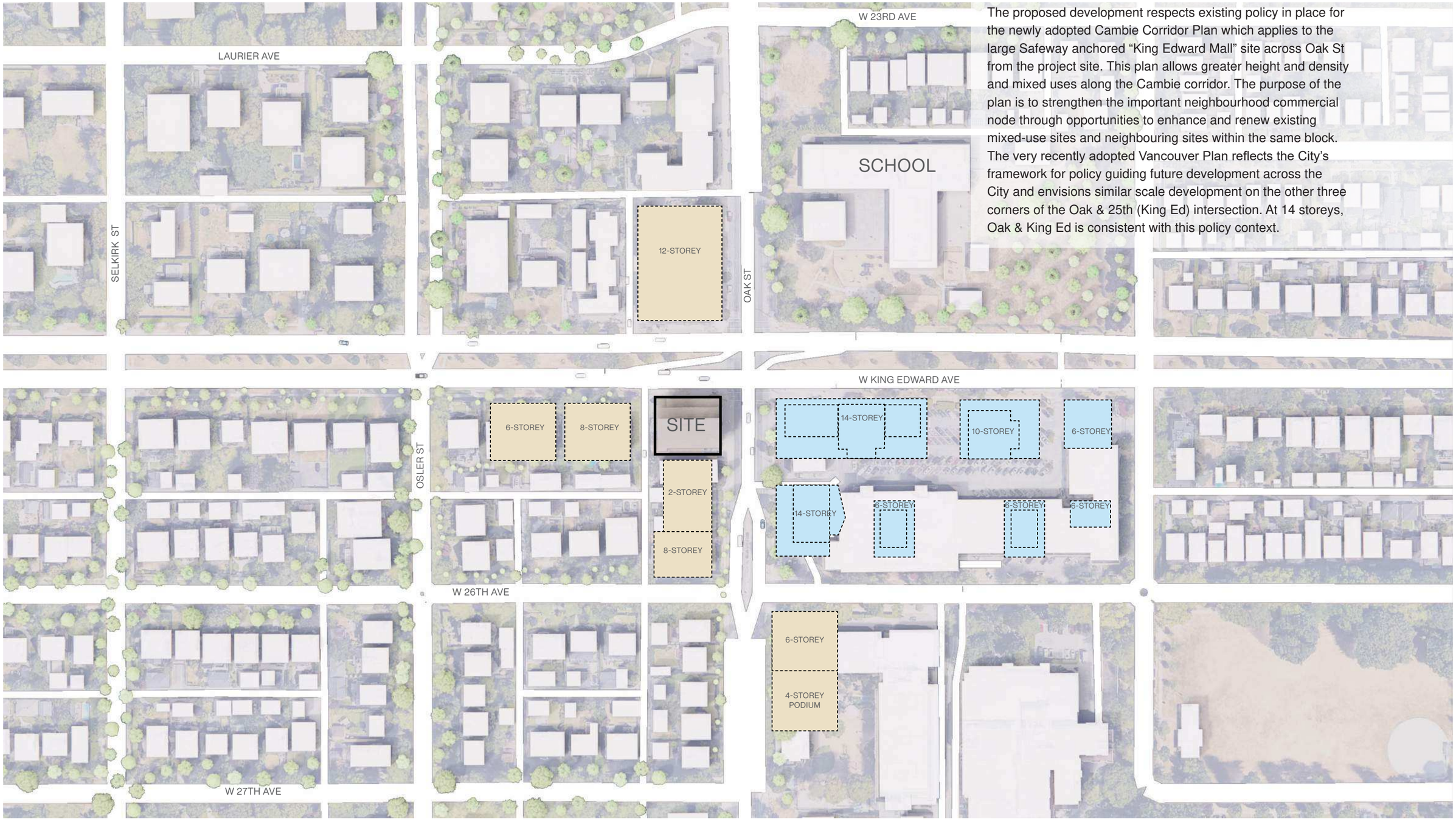
Low Density Residential	Laurel St	Medium Density Mixed-use	Oak St	**Site**	Lane	Low Density Residential

STREETSCAPE - OAK STREET LOOKING WEST



W 26th Ave	Westside Montessori School	**Site**	King Edward Ave	Medium Density Mixed-use

SITE PLAN



The proposed development respects existing policy in place for the newly adopted Cambie Corridor Plan which applies to the large Safeway anchored “King Edward Mall” site across Oak St from the project site. This plan allows greater height and density and mixed uses along the Cambie corridor. The purpose of the plan is to strengthen the important neighbourhood commercial node through opportunities to enhance and renew existing mixed-use sites and neighbouring sites within the same block. The very recently adopted Vancouver Plan reflects the City’s framework for policy guiding future development across the City and envisions similar scale development on the other three corners of the Oak & 25th (King Ed) intersection. At 14 storeys, Oak & King Ed is consistent with this policy context.

VANCOUVER PLAN

CAMBIE CORRIDOR PLAN

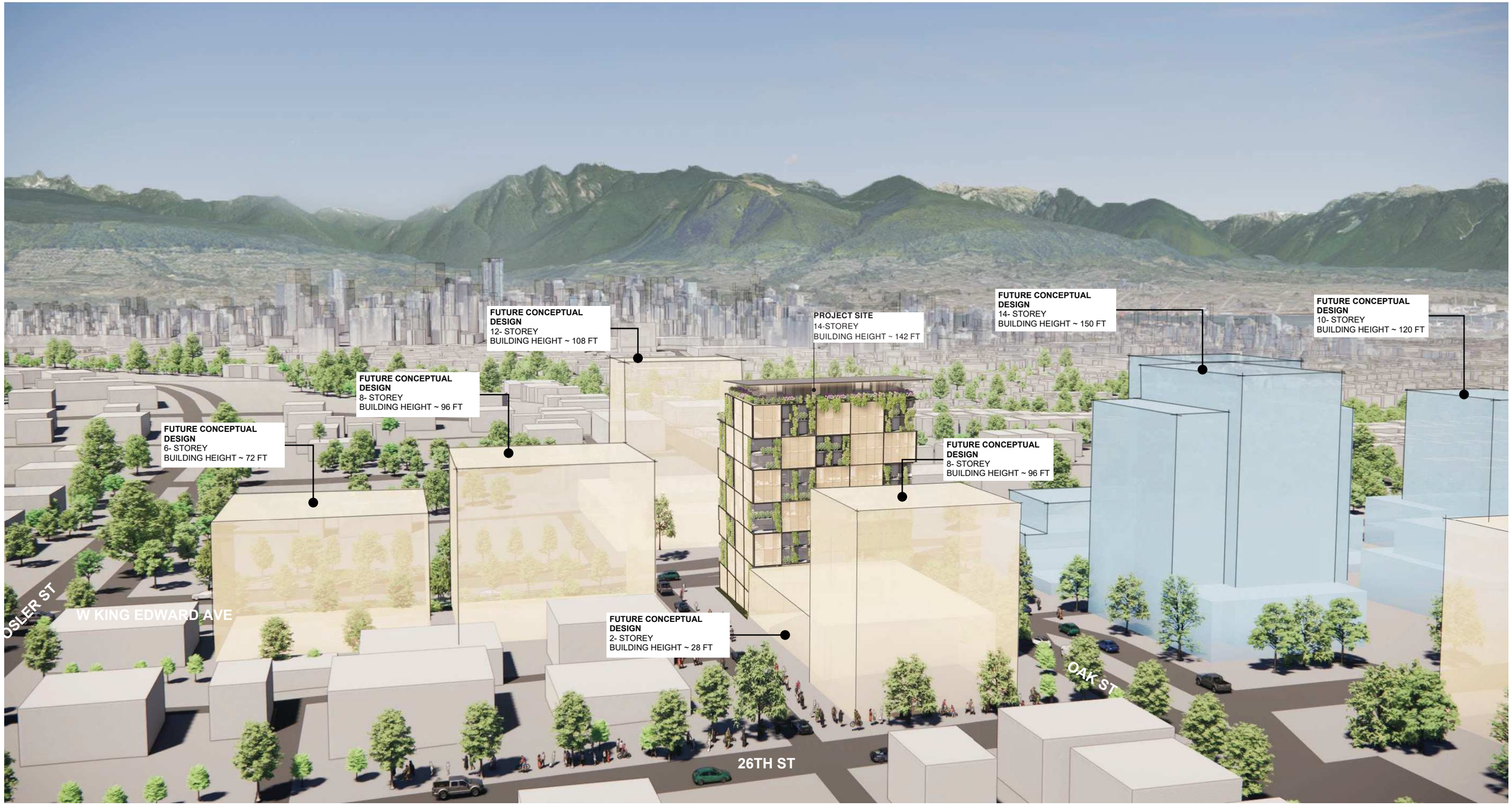
FUTURE DEVELOPMENT



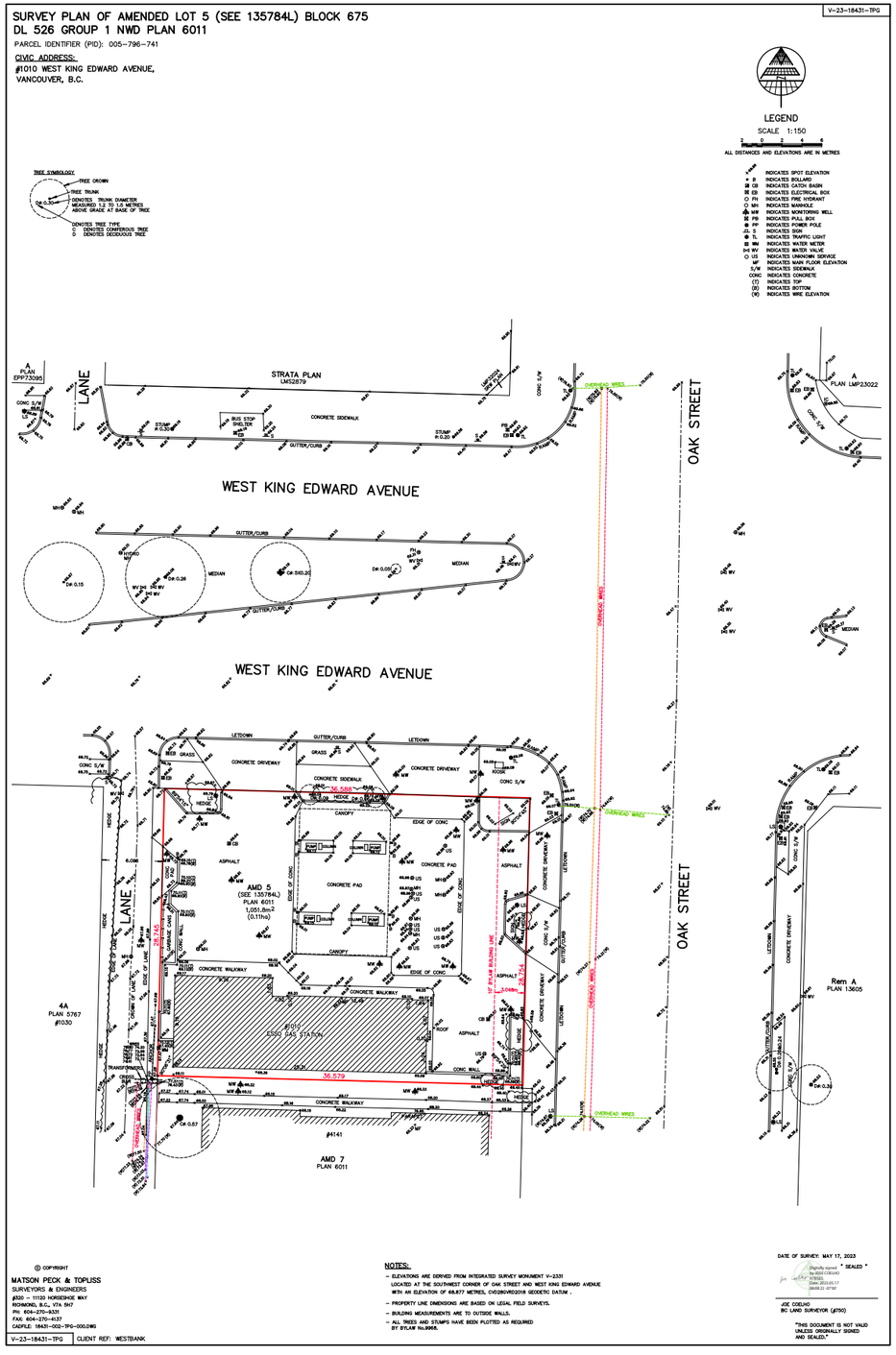
VANCOUVER PLAN

CAMBIE CORRIDOR PLAN

FUTURE DEVELOPMENT

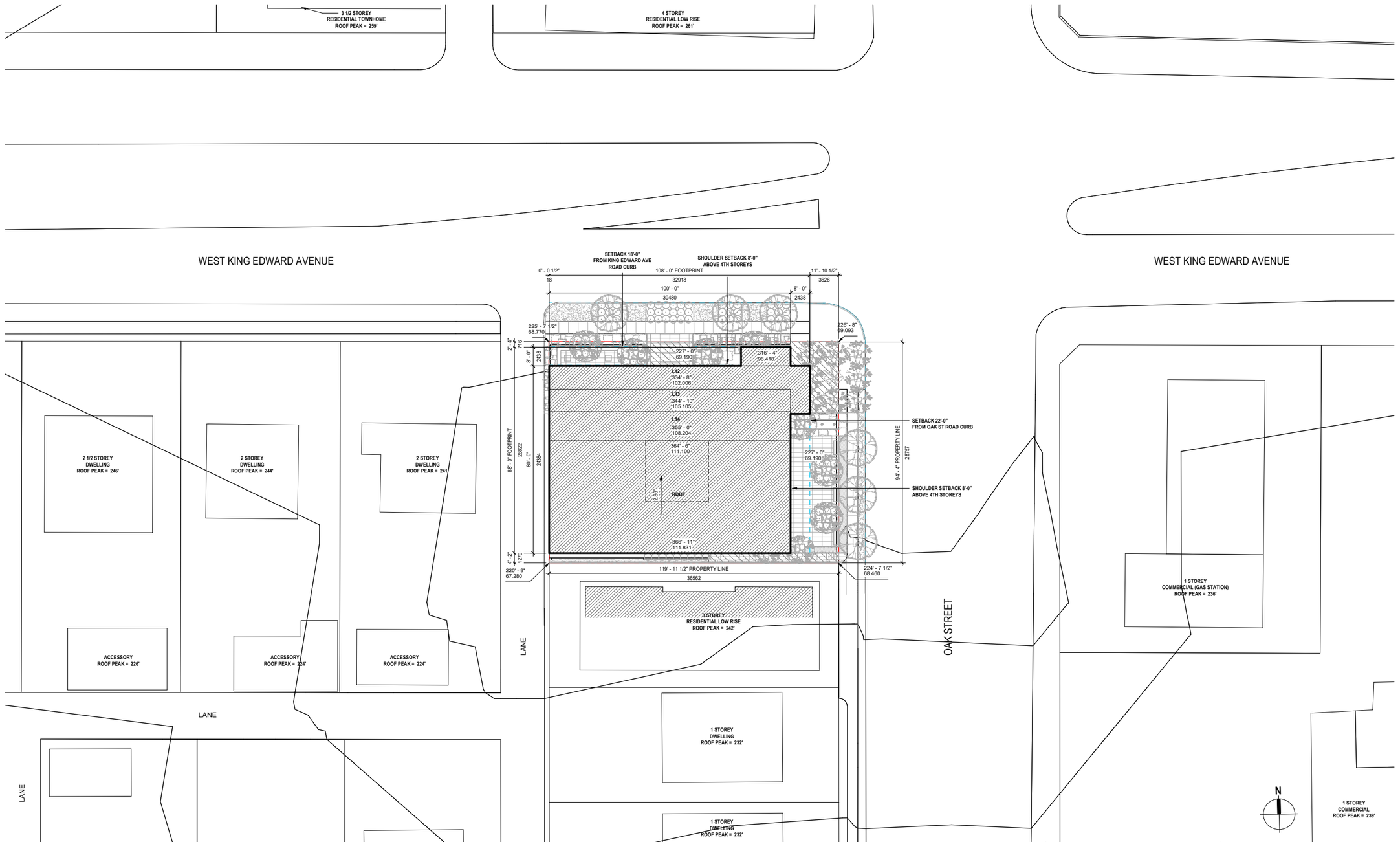


SITE SURVEY


SURVEY PLAN OF AMENDED LOT 5 (SEE 135784L) BLOCK 675
DL 526 GROUP 1 NWD PLAN 6011
PARCEL IDENTIFIER (PID): 005-796-741
CIVIC ADDRESS:
#1010 WEST KING EDWARD AVENUE,
VANCOUVER, B.C.
V-23-18431-TPG
LEGEND
SCALE 1:150
ALL DISTANCES AND ELEVATIONS ARE IN METRES
TREE SYMBOLOGY
TREE CROWN
TREE TRUNK
DENOTES TRUNK DIAMETER MEASURED 1.3 TO 1.5 METRES ABOVE GRADE AT BASE OF TREE
DENOTES TREE TYPE
C DENOTES CONIFEROUS TREE
D DENOTES DECIDUOUS TREE
INDICATES SPOT ELEVATION
INDICATES BOLLARD
INDICATES CATCH BASIN
INDICATES ELECTRICAL BOX
INDICATES FIRE HYDRANT
INDICATES MANHOLE
INDICATES MONITORING WELL
INDICATES PULL BOX
INDICATES POWER POLE
INDICATES SIGN
INDICATES TRAFFIC LIGHT
INDICATES WATER METER
INDICATES WATER VALVE
INDICATES UNKNOWN SERVICE
MF INDICATES MAIN FLOOR ELEVATION
S/W INDICATES SIDEWALK
CONC INDICATES CONCRETE
(T) INDICATES TOP
(B) INDICATES BOTTOM
(W) INDICATES WIRE ELEVATION
LANE
STRATA PLAN LMS2879
PLAN EPP73095
A PLAN LMP23022
WEST KING EDWARD AVENUE
OAK STREET
OVERHEAD WIRES
CONCRETE SIDEWALK
BUS STOP SHELTER
GUTTER/CURB
MEDIAN
LETDOWN
CONCRETE DRIVEWAY
GRASS
CANOPY
EDGE OF CONC
CONCRETE PAD
ASPHALT
CONCRETE WALKWAY
AMD 5
(SEE 135784L)
PLAN 6011
1,051.8m2
(0.11ha)
#1010
5350 SAS 81A (TOA)
#4141
AMD 7
PLAN 6011
4A
PLAN 5767
#1030
Rem A
PLAN 13605
16.580
36.579
25.145
1.04m
1.07m
© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-1037
CADFILE: 18431-002-TPG-000.DWG
V-23-18431-TPG
CLIENT REF: WESTBANK
NOTES:
– ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY MONUMENT V-2331 LOCATED AT THE SOUTHWEST CORNER OF OAK STREET AND WEST KING EDWARD AVENUE WITH AN ELEVATION OF 69.877 METRES, CVD28GVRD2018 GEODETIC DATUM .
– PROPERTY LINE DIMENSIONS ARE BASED ON LEGAL FIELD SURVEYS.
– BUILDING MEASUREMENTS ARE TO OUTSIDE WALLS.
– ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW No.9958.
DATE OF SURVEY: MAY 17, 2023
"SEALED"
JOE COELHO
BC LAND SURVEYOR (#700)
"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

06 Architectural Drawings

SITE PLAN



1 A-301 SITE PLAN
SCALE: 1 : 200

SITE PLAN
OAK AND KING EDWARD
OAK AND KING EDWARD, VANCOUVER, B.C.

A-102.3
2023-07-24
PROJECT 240046

kasian

A 14-storey tower with typical floor to floor heights of 9’2” (2.79), and floor plates of approximately 7266sf achieve up to 8 units per floor with a mix of apartment sizes. The proposed massing achieves an FSR area of approximately 90,573sf.

Site Statistics	
Site Address	1000 King Edward Ave
Site Area	11,328 ft^2
Height Max	203 ft (61.9m)

Residential Unit Count

	1Bed	2Bed	3Bed	Units/Floor
Level 1 (Podium)				
Level 1.1 (Podium)				
Level 2	3	4	1	8
Level 3	3	4	1	8
Level 4	4	3	1	8
Level 5	4	3	1	8
Level 6	3	4	1	8
Level 7	3	4	1	8
Level 8	4	3	1	8
Level 9	4	3	1	8
Level 10	3	4	1	8
Level 11	3	4	1	8
Level 12 (Sub Penthouse)			2	2
Level 13 (Penthouse)			3	3
Total	34	36	15	85
Family Units	60%			

AREA SUMMARY & UNITS BREAKDOWN

UNITS BREAKDOWN

	Floor Number	Unit #	Unit Area	Exemption	Number / Floor	Average	Saleable Area/ Floor	Saleable Area/ Floor	Total Area/ Floor G.F.A	Total Units/ Floor	Bachelor	1 Bed	1 Bed + Den	2 Bed	2 Bed +Den	3 Bed	3 Bed +Den
		A1	461	40	1		501					6					
		A2	493	40	1		533					6					
		A3	415	40	1		455					6					
L2-3, L6-7, L10-11,	6	B1	1000	40	1	843	1040	6744	7586	8				6			
		B2	767	40	1		807							6			
		B3	1061	40	1		1101							6			
		B5	799	40	1		839							6			
		C1	1428	40	1		1468									6	
88.9%		**Sub Total**		320	**8**		**6744**	**40464**	**45516**	**48**							
Total							**40464** SALEABLE			**48** Units	**0** 0	**18**	**0**	**24**	**0** 24	**6**	**0** 6

UNITS BREAKDOWN

	Floor Number	Unit #	Unit Area	Exemption	Number / Floor	Average	Saleable Area/ Floor	Saleable Area/ Floor	Total Area/ Floor G.F.A	Total Units/ Floor	Bachelor	1 Bed	1 Bed + Den	2 Bed	2 Bed +Den	3 Bed	3 Bed +Den
		A4	526	40	1		566					4					
		A5	456	40	1		496					4					
		A6	573	40	1		613					4					
L4-5, L8-9	4	A7	494	40	1	845	534	6759	7589	8		4					
		B6	933	40	1		973							4			
		B7	993	40	1		1033							4			
		B8	1066	40	1		1106							4			
		C2	1398	40	1		1438									4	
89.1%		**Sub Total**		320	**8**		**6759**	**27036**	**30356**	**32**							
Total							**27036** SALEABLE			**32** Units	**0** 0	**16**	**0**	**12**	**0** 12	**4**	**0** 4

UNITS BREAKDOWN

	Floor Number	Unit #	Unit Area	Exemption	Number / Floor	Average	Saleable Area/ Floor	Saleable Area/ Floor	Total Area/ Floor G.F.A	Total Units/ Floor	Bachelor	1 Bed	1 Bed + Den	2 Bed	2 Bed +Den	3 Bed	3 Bed +Den
L12	1	SPH1	2748	40	1	2625	2788	5250	6062	2						1	
		SPH2	2422	40	1		2462									1	
86.6%		**Sub Total**		80	**2**		**5250**	**5250**	**6062**	**2**							
Total							**5250** SALEABLE			**2** Units	**0** 0	**0**	**0** 0	**0**	**0** 0	**2**	**0** 2

UNITS BREAKDOWN

	Floor Number	Unit #	Unit Area	Exemption	Number / Floor	Average	Saleable Area/ Floor	Saleable Area/ Floor	Total Area/ Floor G.F.A	Total Units/ Floor	Bachelor	1 Bed	1 Bed + Den	2 Bed	2 Bed +Den	3 Bed	3 Bed +Den
		PH1	1251	40	1		1291									1	
L13	1	PH2	1055	40	1	1600	1095	4801	5577	3						1	
		PH3	2375	40	1		2415									1	
86.1%		**Sub Total**		120	**3**		**4801**	**4801**	**5577**	**3**							
Total							**4801** SALEABLE			**3** Units	**0** 0	**0**	**0** 0	**0**	**0** 0	**3**	**0** 3

UNITS BREAKDOWN

	Floor Number	Unit #	Unit Area	Exemption	Number / Floor	Average	Saleable Area/ Floor	Saleable Area/ Floor	Total Area/ Floor G.F.A	Total Units/ Floor	Bachelor	1 Bed	1 Bed + Den	2 Bed	2 Bed +Den	3 Bed	3 Bed +Den
L14	1	PH1	1316	0	1	1221	1316	2441	2886	0							
		PH2	1125	0	1		1125										
84.6%		**Sub Total**		0	**2**		**2441**	**2441**	**2886**	**0**							
Total							**2441** SALEABLE			**0** Units	**0** 0	**0**	**0** 0	**0**	**0** 0	**0**	**0** 0

Unit Type Legend	
S	STUDIO
A	1 BR
B	2 BR
C	3 BR

TOTAL

Saleable Area/ Floor	Saleable Area/ Floor	Total Area/ Floor G.F.A	Total Units/ Floor	Bachelor	1 Bed	1 Bed + Den	2 Bed	2 Bed +Den	3 Bed	3 &4 BR TH
75191 SALEABLE			**85** Units	**0** 0	**34**	**0** 34	**36**	**0** 36	**15**	**0** 15

FAMILY FRIENDLY UNITS (PROVIDED) 60.0%

FAR **8.0** **14 F**

BUIDING HEIGHT	LEVEL	FLOOR HEIGHT		FLOOR NUMBER	COUNTABLE FLOOR PLATE	COUNTABLE AREA*	CORE CIRCULATION	LEASABLE	DEDUCTION	BUILDABLE	COUNTABLE EFFICIENCY	BUILDABLE EFFICIENCY
	ROOF	9.00		1	2886	2886	445	2441	0	2886	85%	84.6%
	13	10.20		1	5457	5457	776	4801	120	5577	88%	86.1%
	12	10.20		1	5982	5982	812	5250	80	6062	88%	86.6%
	11	9.20		2	7266	14532	842	6744	320	7586	93%	88.9%
	10	9.20										
	9	9.20		2	7269	14538	830	6759	320	7589	93%	89.1%
	8	9.20										
	7	9.20		2	7266	14532	842	6744	320	7586	93%	88.9%
	6	9.20										
	5	9.20		2	7269	14538	830	6759	320	7589	93%	89.1%
137.40	4	9.20										
	3	9.20		2	7266	14532	842	6744	320	7586	93%	88.9%
	2	9.20										
	1.1	8.00		1	806	2770	1013	2008	3021	3021		
	1	8.00					1114	574	1688	5264		
	P1					(retail)	(lobby + amenity)	(recycling / bikes)				
	P2											
	P3											
	P4											
						14F						
SUB SUM		137.40		**14**		**90,573**						

SUM

RESIDENTIAL LOBBY RETAIL SERVICE

BUILDING	FLOOR NUMBER	FLOOR		LOBBY	RETAIL	RESIDENT.	SERVICE	COUNTABLE TOTAL FAR	DEDUCTION	BUILDABLE TOTAL GFA		SITE AREA s.f.
OPTION	14F	1-1.1		2,770	806		4,709	3,576	4,709	8,285		
		2-3,6-7,10-11				43,596		43,596	960	44,556		
		4-5,8-9				29,076		29,076	640	29,716		
		12				5,982		5,982	80	6,062		
		13				5,457		5,457	120	5,577		
		14				2,886		2,886	0	2,886		
TOTAL				2,770	806	86,997	4,709	**90,573**	**6,509**	**97,082**		**11,328**
FAR								**8.0**				

PROJECT DATA

Level	Height		FSR Areas								Exclusions			
			Shared Services		Retail		Residential (Strata)		FSR Total		Amenity		Other	
	m	ft	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
14	2.74	9					268.11	2886	268.11	2886				0
13	3.11	10.2					506.97	5457	506.97	5457			11.15	120
12	3.11	10.2					555.74	5982	555.74	5982			7.43	80
11	2.80	9.2					675.02	7266	675.02	7266			29.73	320
10	2.80	9.2					675.02	7266	675.02	7266			29.73	320
9	2.80	9.2					675.31	7269	675.31	7269			29.73	320
8	2.80	9.2					675.31	7269	675.31	7269			29.73	320
7	2.80	9.2					675.02	7266	675.02	7266			29.73	320
6	2.80	9.2					675.02	7266	675.02	7266			29.73	320
5	2.80	9.2					675.31	7269	675.31	7269			29.73	320
4	2.80	9.2					675.31	7269	675.31	7269			29.73	320
3	2.80	9.2					675.02	7266	675.02	7266			29.73	320
2	2.80	9.2					675.02	7266	675.02	7266			29.73	320
1M	2.44	8											280.65	3021
1	2.44	8	257.33	2770	74.87	806			332.22	3576			156.81	1688
Total									8414.43	**90,573**			753.34	8109
FAR										**8.0**				

PARKING

MARKET CONDO

	Ratio/SM Ratio/Unit	AREA SM UNIT NUMBER	CODE REQUIRED MIN. CARS	NOTES
< 50m² GFA	0.5	26	13	A minimum of 0.5 space for every dwelling unit that has less than 50 m² of gross floor area.
> 50m² GFA	0.6	59	36	For every dwelling unit that has 50 m² or more of gross floor area, at least 0.6 space for every dwelling unit plus one space for each 200 m² of gross floor area.
plus 1 space	200	6870	35	
	SUM		84	Refer to parking bylaw sec 04 4.2.1.13

VISITOR PARKING

	Ratio/SM Ratio/Unit	AREA SM UNIT NUMBER	CODE REQUIRED MIN. CARS	NOTES
min	0.5	85	5	A minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every dwelling unit must be provided and reserved for the use of visitors and shall be included in the calculation of any applicable maximum. Refer to parking bylaw sec 04 4.1.16
max	0.1	85	9	
RETAIL	100	75	1	A minimum of one space for each 100 square metres of gross floor area up to 300 square metres. Refer to parking bylaw sec 04 4.2.5.3

PARKING TOTALS

Building Classification	Code Required Min. Cars	NOTES
DWELLING	84	A minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every dwelling unit must be provided and reserved for the use of visitors and shall be included in the calculation of any applicable maximum. Refer to parking bylaw sec 04 4.1.16
VISITOR PARKING	5	
RETAIL	1	A minimum of one space for each 100 square metres of gross floor area up to 300 square metres. Refer to parking bylaw sec 04 4.2.5.3
SUM	90	Refer to Bylaw Section 04 4.2.1.13 & 4.2.5.3
After reduction for Transit Accessibility	81	10%

ACCESSIBLE PARKING

	Ratio/SM Ratio/Unit	AREA SM UNIT NUMBER	CODE REQUIRED MIN. CARS	NOTES
DWELLING	1 0.034	7 78	1 3	Multiple dwelling or live-work use, there must be at least one accessible parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit.
	sum		4	
RETAIL		75	1	Non -residential uses, there must be at least one accessible parking space for each building that contains at least 500 m² of gross floor area.

Vehicle Parking Count

	CARS	VISITORS	RETAIL
P1	9	5	2
P2	22	0	0
P3	22	0	0
P4	22	0	0
P5	24	0	0
Total	99	5	2
	106		

BICYCLE COUNT

CLASS A	BICYCLES RATIO / SM	GFA (SM) / UNITS	BICYCLES	NOTES
DWELLING	1.5	34	51	A minimum of 1.5 spaces for every dwelling unit under 65 m2.
	2.5	36	90	A minimum of 2.5 spaces for every dwelling unit over 65 m2 and under 105 m2.
	3	15	45	A minimum of 3 spaces for every dwelling unit over 105 m2.
RETAIL	340	75	1	A minimum of one space for each 340 square metres of gross floor area.
			187	
CLASS B	**BICYCLES**			
DWELLING		20	2	A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.
	20	65	4	
RETAIL	1000		6	A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.
			12	

Bicycle Count (Class A)

	Horizontal	Vertical	Stack	TOTAL
REQUIRED	75	56	56	187
MEZZ	70	30	0	100
L1	0	0	0	0
P1	9	19	70	98
Total	79	5	2	198
	40%	**25%**	**35%**	**100%**
		60%		



View from W King Edward Avenue

Olson Kundig westbank kasian

View from Oak Street

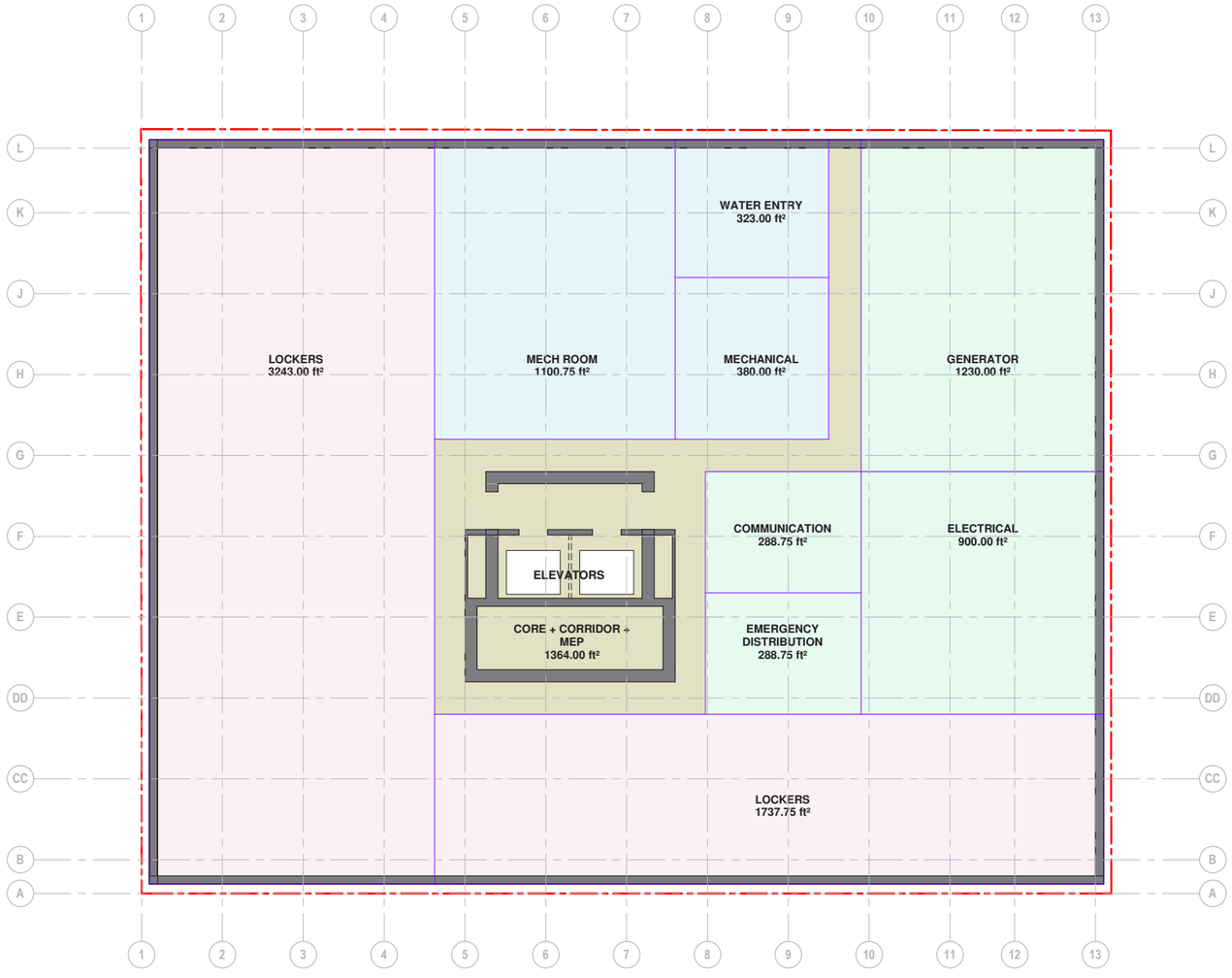
Olson Kundig westbank kasian



View from Lane

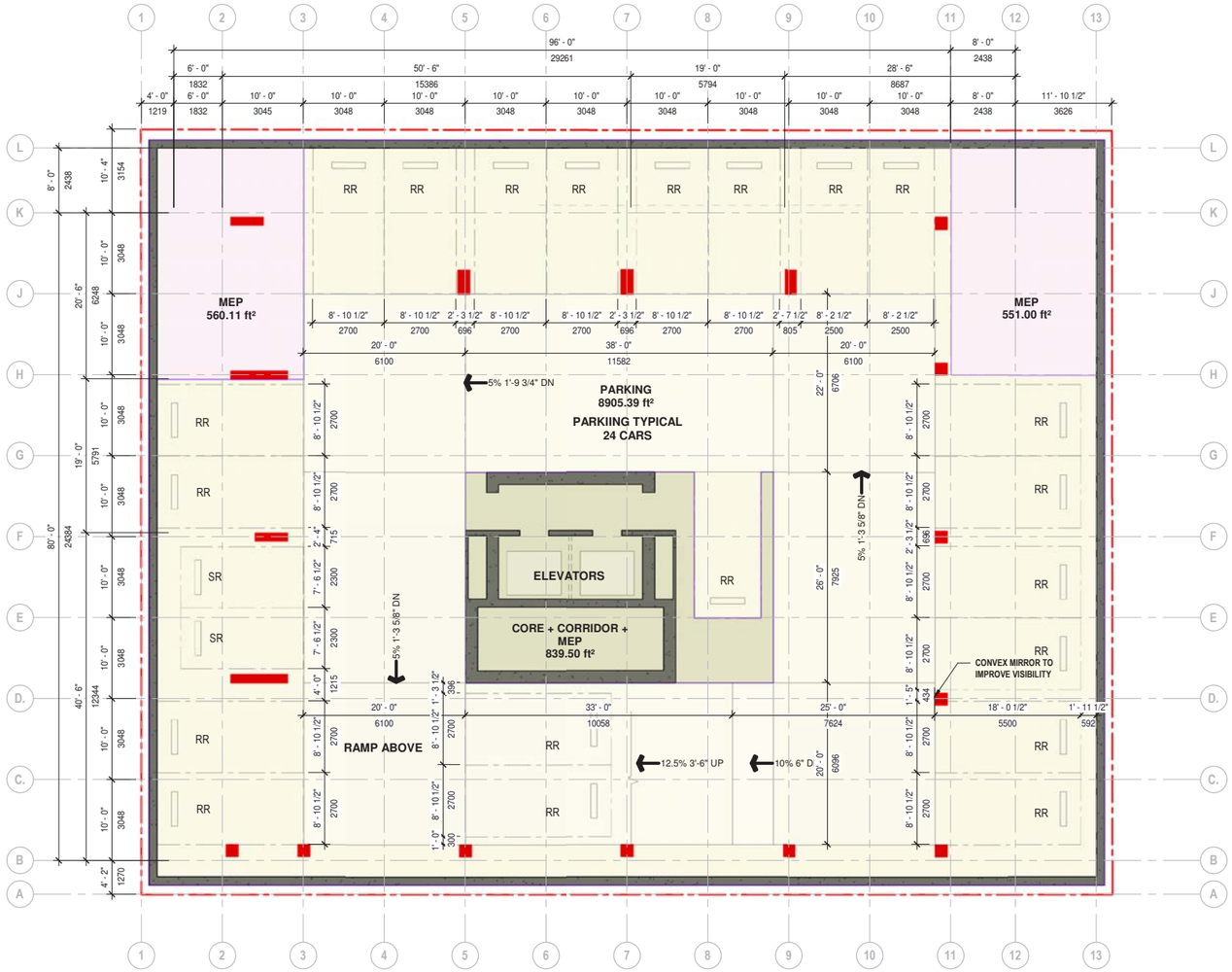
Olson Kundig westbank kasian

FLOOR PLAN P6



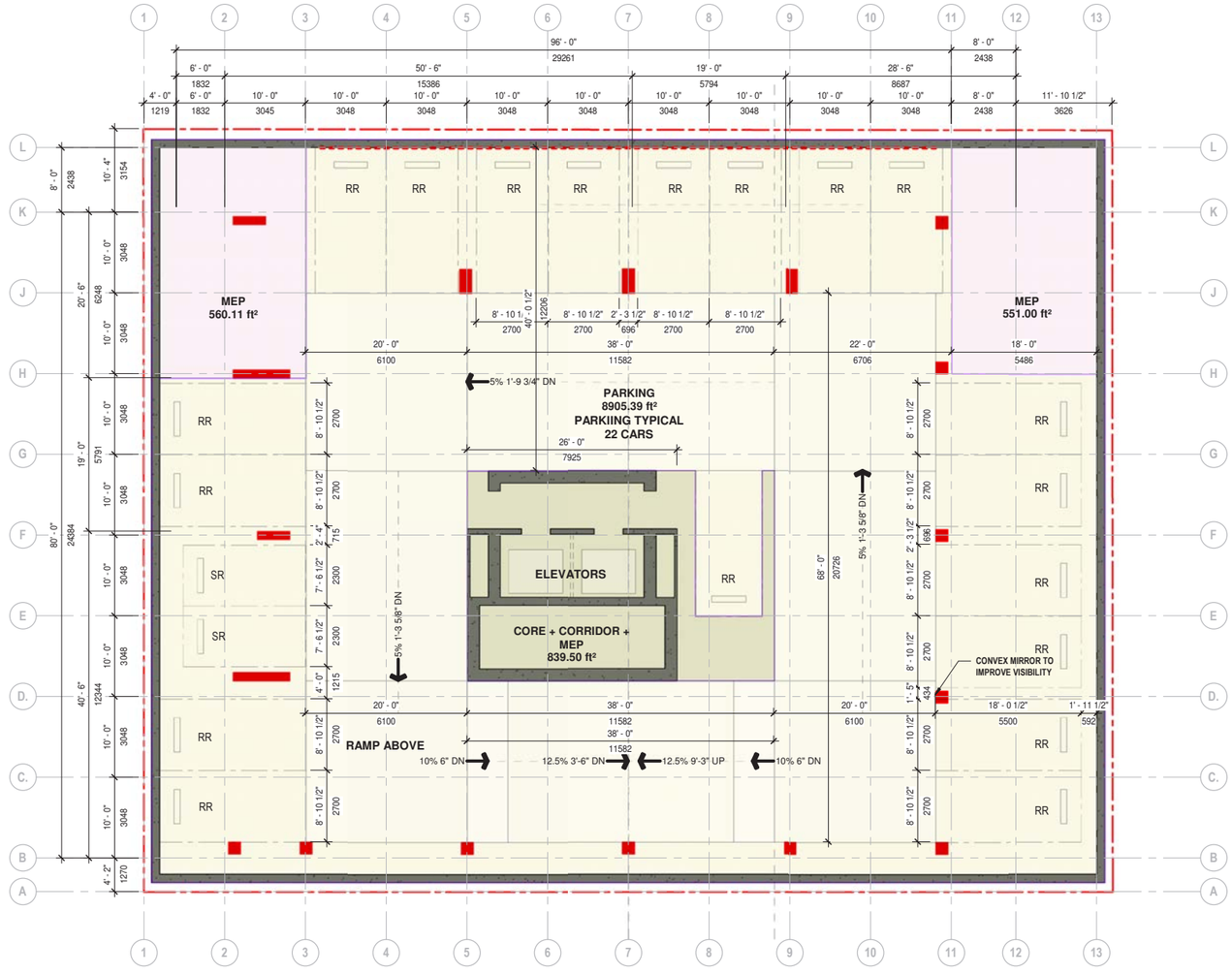
AREA SCHEDULE - P6			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
MECH ROOM	0	1101	1101
MECHANICAL	0	380	380
WATER ENTRY	0	323	323
COMMUNICATION	0	289	289
ELECTRICAL	0	900	900
EMERGENCY DISTRIBUTION	0	289	289
GENERATOR	0	1230	1230
CORE + CORRIDOR + MEP	0	1364	1364
LOCKERS	0	3243	3243
LOCKERS	0	1738	1738
Common Area: 10		10857	10856
TOTAL AREA		10857	10856

FLOOR PLAN P5



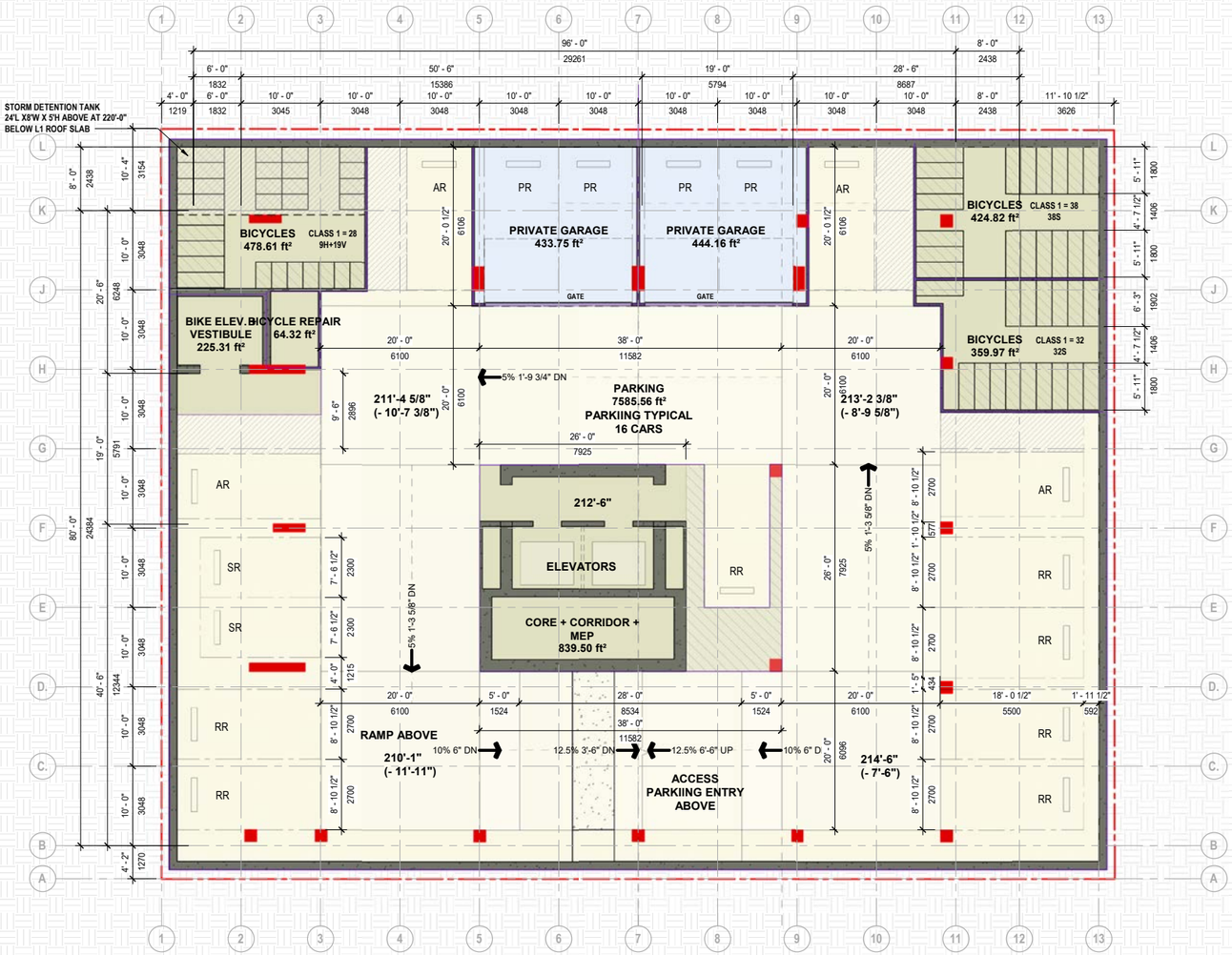
AREA SCHEDULE - P5 OPTION 10.5			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
CORE + CORRIDOR + MEP	0	840	840
PARKING	0	8905	8905
MEP	0	560	560
MEP	0	551	551
Common Area: 4	0	10856	10856
TOTAL AREA	0	10856	10856

FLOOR PLAN P2-4



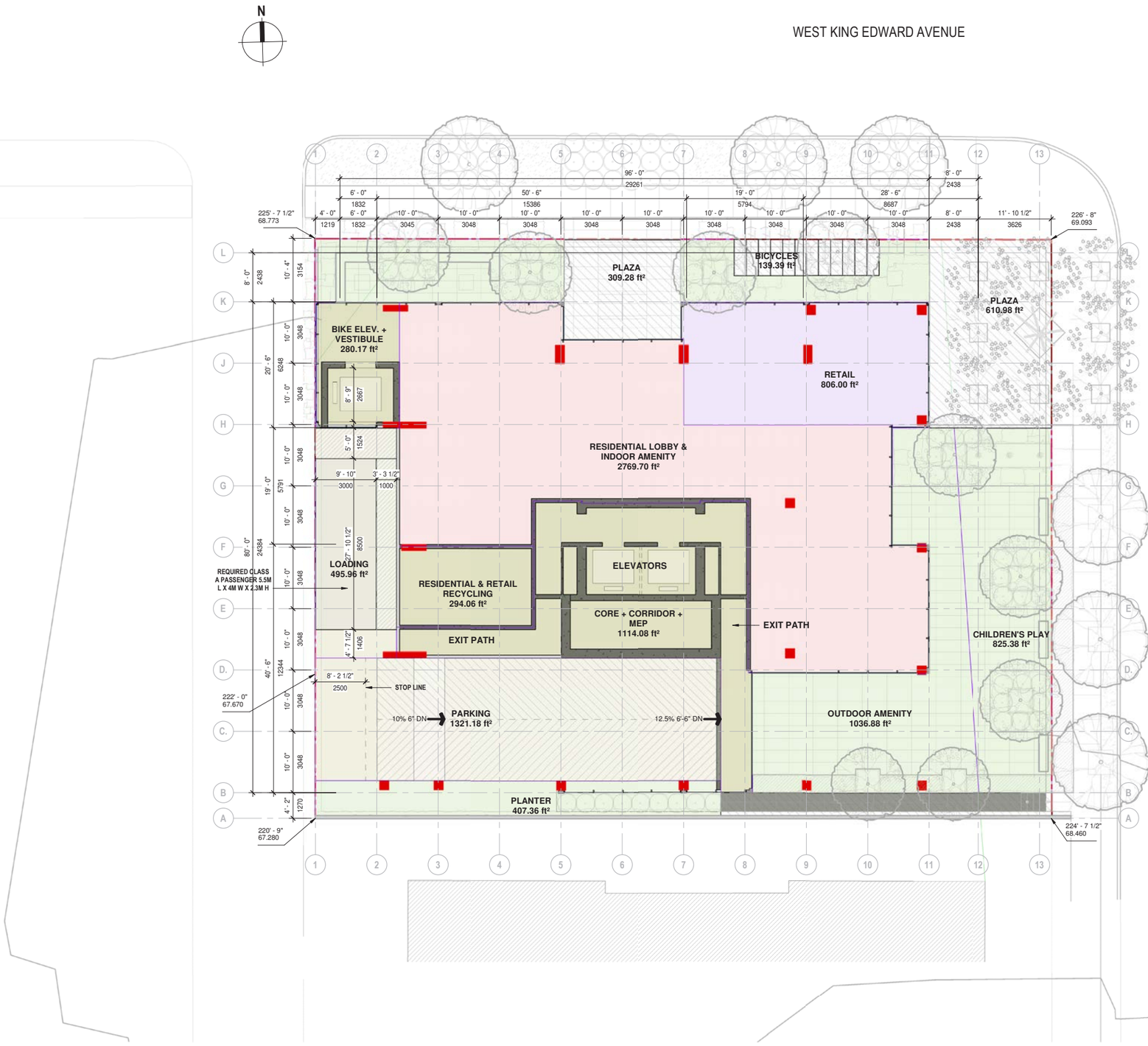
AREA SCHEDULE - P2 OPTION 10.5			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
CORE + CORRIDOR + MEP	0	840	840
PARKING	0	8905	8905
MEP	0	560	560
MEP	0	551	551
Common Area: 4	0	10856	10856
TOTAL AREA	0	10856	10856

FLOOR PLAN P1



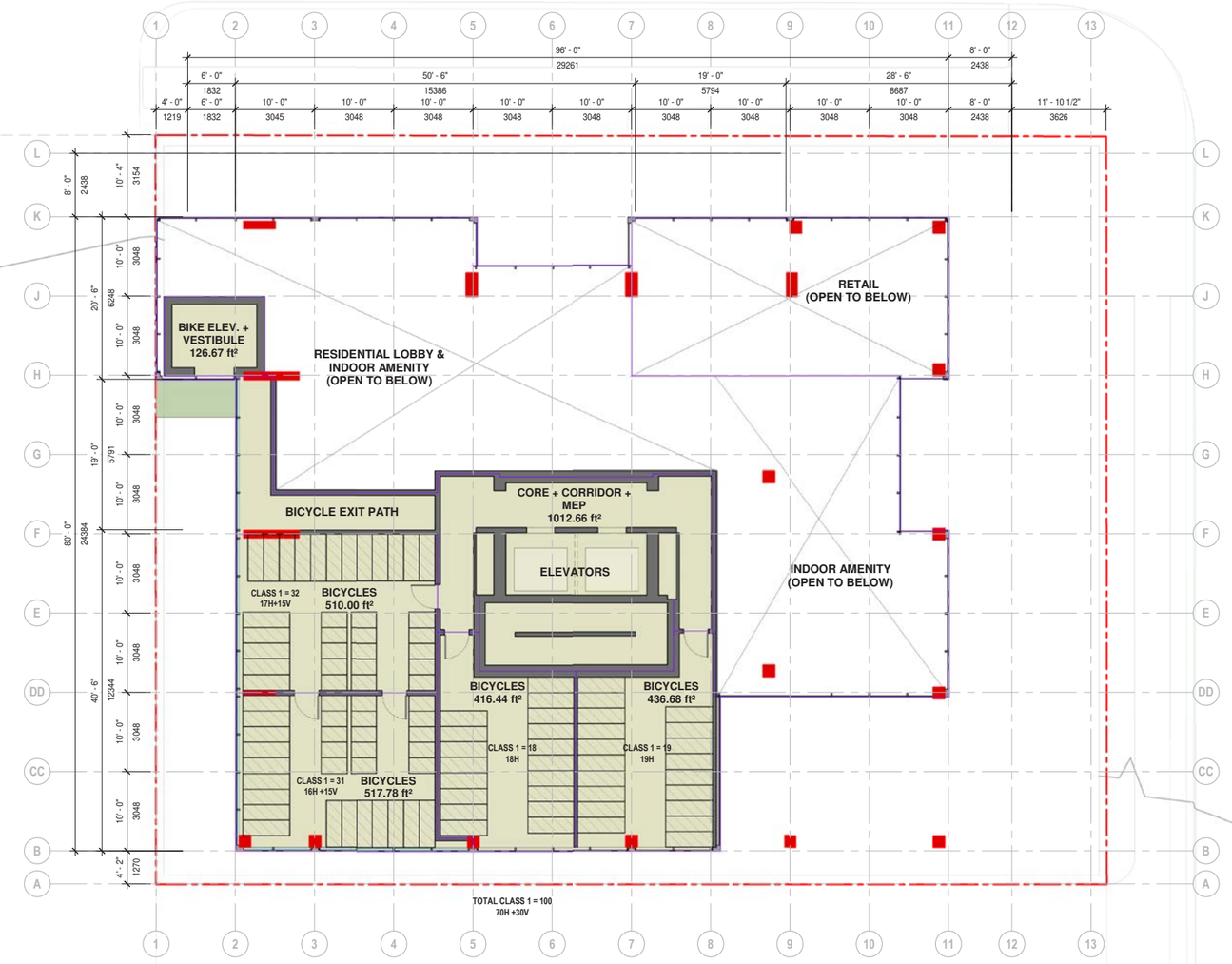
AREA SCHEDULE - P1 OPTION 10.5			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
BICYCLE REPAIR	0	64	64
BICYCLES	0	425	425
BICYCLES	0	479	479
BICYCLES	0	360	360
CORE + CORRIDOR + MEP	0	840	840
BIKE ELEV. + VESTIBULE	0	225	225
PARKING	0	7586	7586
PRIVATE GARAGE	0	434	434
PRIVATE GARAGE	0	444	444
Common Area: 9	0	10856	10856
TOTAL AREA	0	10856	10856

FLOOR PLAN L1



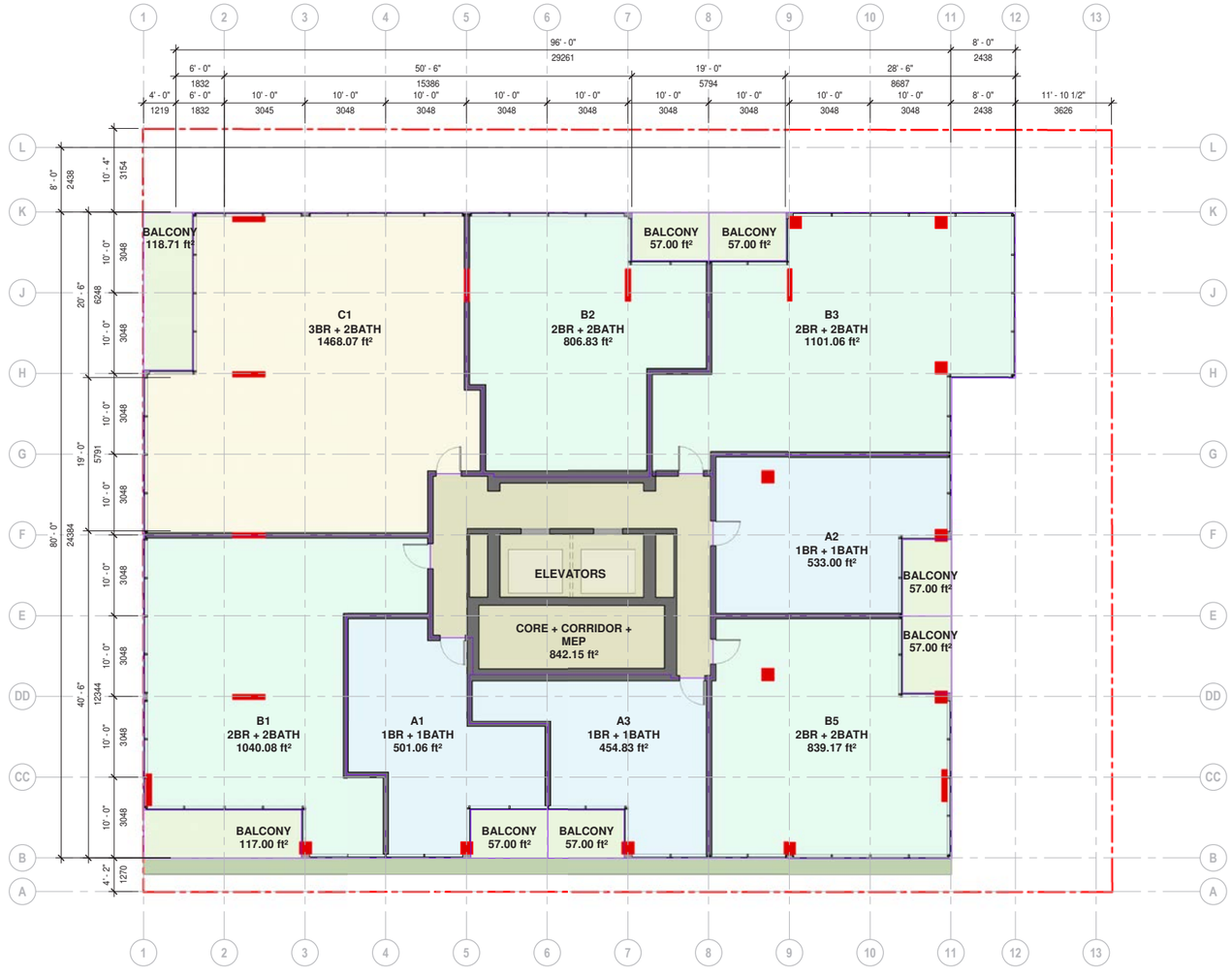
AREA SCHEDULE - L1 OPTION 10.5			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
RESIDENTIAL & RETAIL RECYCLING	0	294	294
CORE + CORRIDOR + MEP	0	1114	1114
BIKE ELEV. + VESTIBULE	0	280	280
RETAIL	806	0	806
RESIDENTIAL LOBBY & INDOOR AMENITY	2770	0	2770
TOTAL AREA	3576	1688	5264

FLOOR PLAN L1 MEZZ



AREA SCHEDULE - L1.1 OPTION 10.5C			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
BICYCLES	0	510	510
BICYCLES	0	518	518
BICYCLES	0	416	416
BICYCLES	0	437	437
CORE + CORRIDOR + MEP	0	1013	1013
BIKE ELEV. + VESTIBULE	0	127	127
TOTAL AREA	0	3021	3020

FLOOR PLAN L2-3, 6&7, 10&11



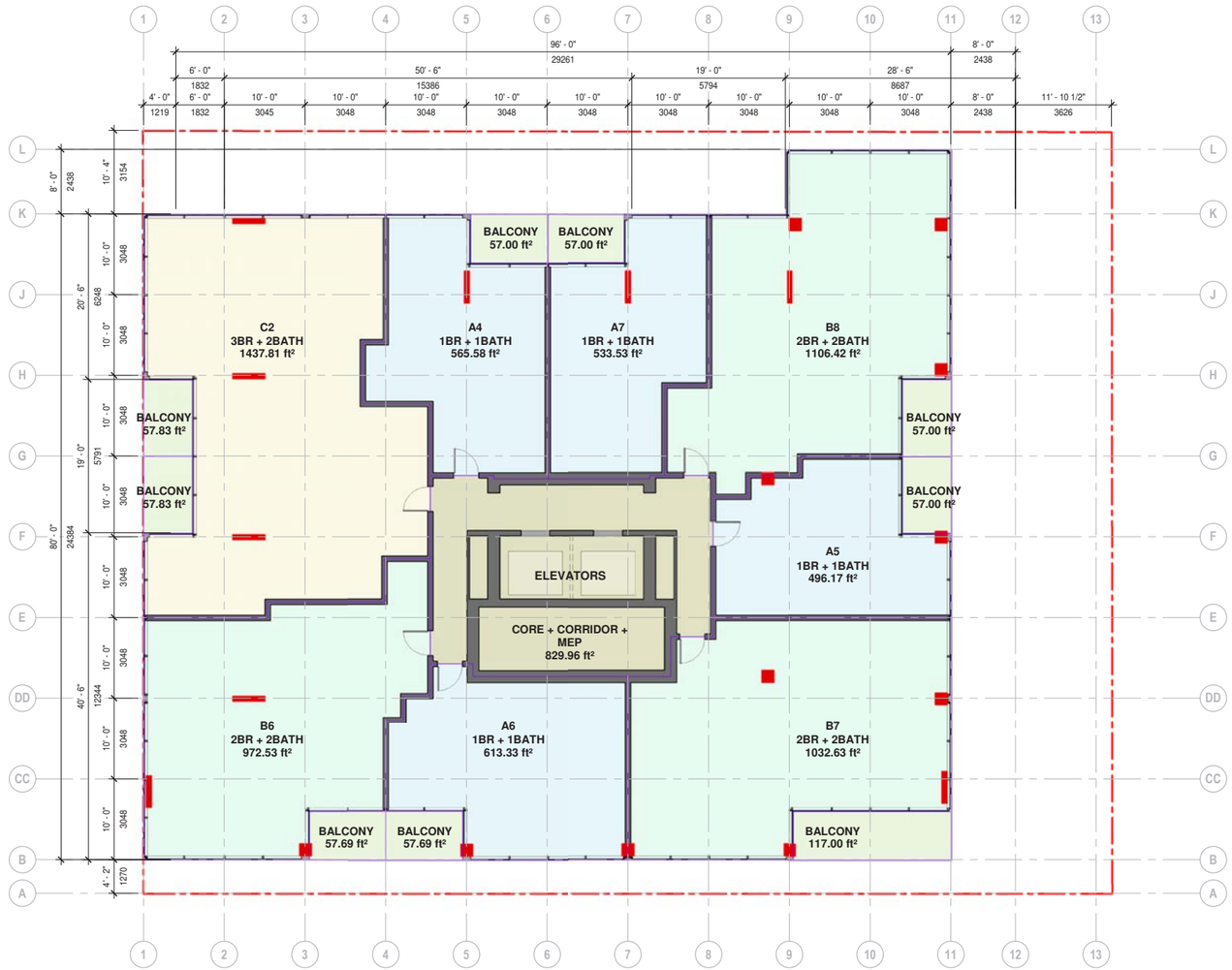
AREA SCHEDULE - L2-3, L6-7, L10-11 OPTION 10.5D			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
CORE + CORRIDOR + MEP	842	0	842
Common Area: 1	842	0	842
1BR + 1BATH	461	40	501
1BR + 1BATH	493	40	533
1BR + 1BATH	415	40	455
2BR + 2BATH	1000	40	1040
2BR + 2BATH	767	40	807
2BR + 2BATH	1061	40	1101
2BR + 2BATH	799	40	839
3BR + 2BATH	1428	40	1468
Residential Area: 8	6424	320	6744
TOTAL AREA	7266	320	7586

AREA SUMMARY

L2-3, L6-7, L10-11

8 UNITS
7586-320=7266 SF
SELLABLE:6744 SF
88.9% (BASED ON BUILDABLE)
93% (BASED ON COUNTABLE)

FLOOR PLAN L4-5, 8-9



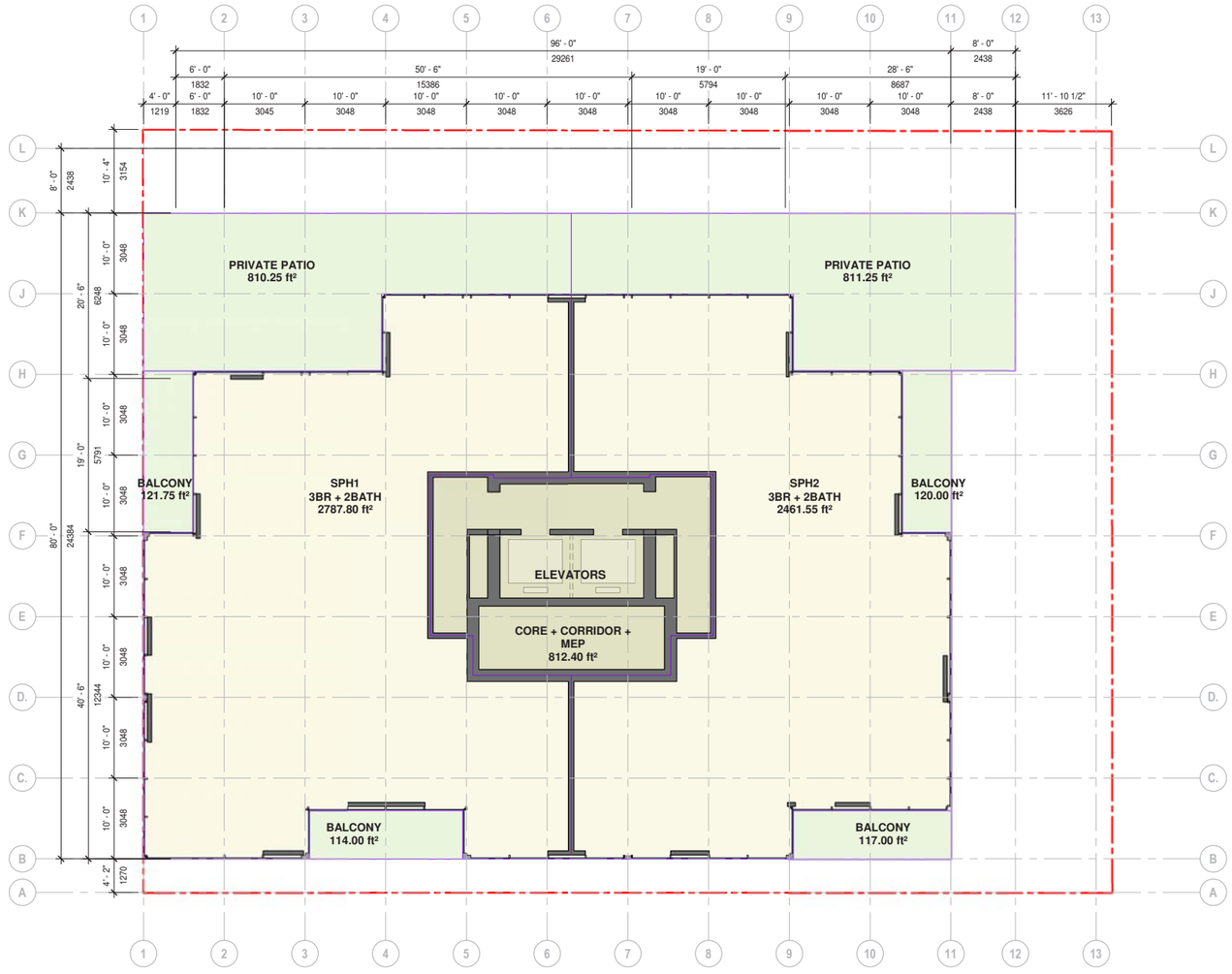
AREA SCHEDULE - L4-5, L8-9 OPTION 10.5D			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
CORE + CORRIDOR + MEP	830	0	830
Common Area: 1	830	0	830
1BR + 1BATH	526	40	566
1BR + 1BATH	456	40	496
1BR + 1BATH	573	40	613
1BR + 1BATH	494	40	534
2BR + 2BATH	933	40	973
2BR + 2BATH	993	40	1033
2BR + 2BATH	1066	40	1106
3BR + 2BATH	1398	40	1438
Residential Area: 8	6438	320	6758
TOTAL AREA	7268	320	7588

AREA SUMMARY

L4-5, L8-9

8 UNITS
7589-320=7269 SF
SELLABLE:6759 SF
89.1% (BASED ON BUILDABLE)
93% (BASED ON COUNTABLE)

FLOOR PLAN L12



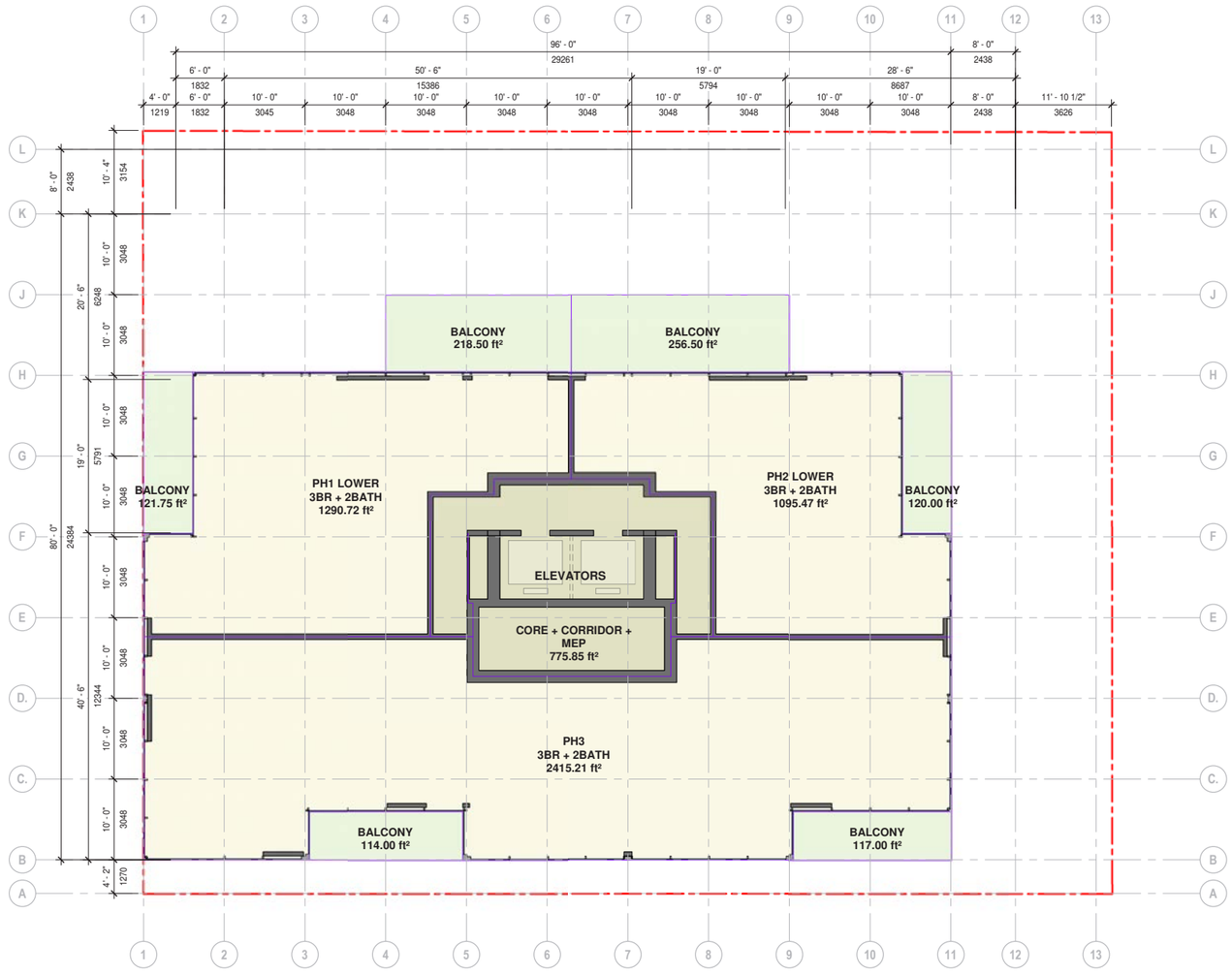
AREA SCHEDULE - L12 OPTION 10.5D			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
CORE + CORRIDOR + MEP	812	0	812
Common Area: 1	812	0	812
3BR + 2BATH	2748	40	2788
3BR + 2BATH	2422	40	2462
Residential Area: 2	5169	80	5249
TOTAL AREA	5982	80	6062

AREA SUMMARY

L12

2 UNITS
6062-80=5982 SF
SELLABLE:5250 SF
86.6% (BASED ON BUILDABLE)
88% (BASED ON COUNTABLE)

FLOOR PLAN L13



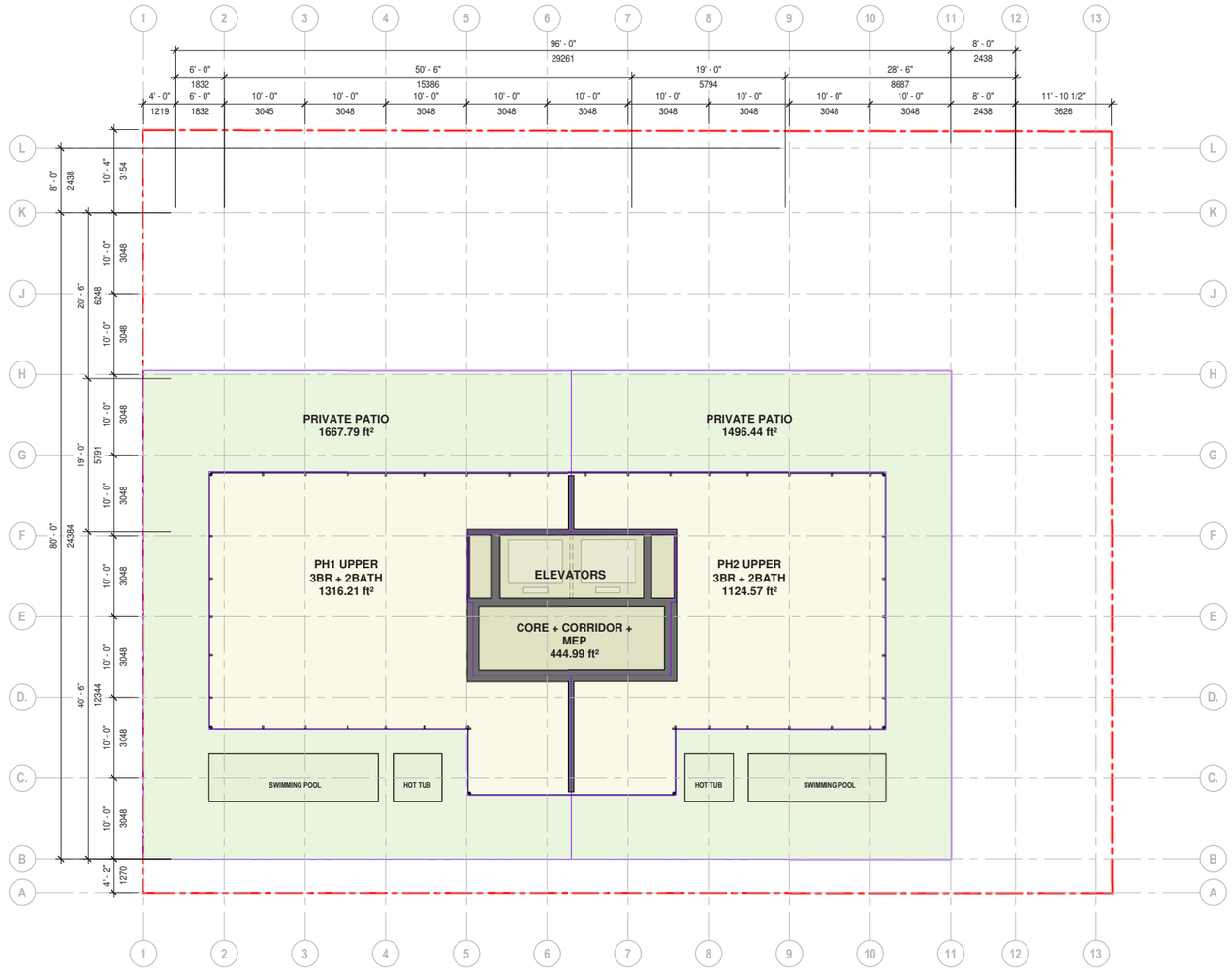
AREA SCHEDULE - L13 OPTION 10.5D			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
CORE + CORRIDOR + MEP	776	0	776
Common Area: 1	776	0	776
3BR + 2BATH	1251	40	1291
3BR + 2BATH	1055	40	1095
3BR + 2BATH	2375	40	2415
Residential Area: 3	4681	120	4801
TOTAL AREA	5457	120	5577

AREA SUMMARY

L13

3 UNITS
5577-120=5457 SF
SELLABLE:4801 SF
86.1% (BASED ON BUILDABLE)
88% (BASED ON COUNTABLE)

FLOOR PLAN L14



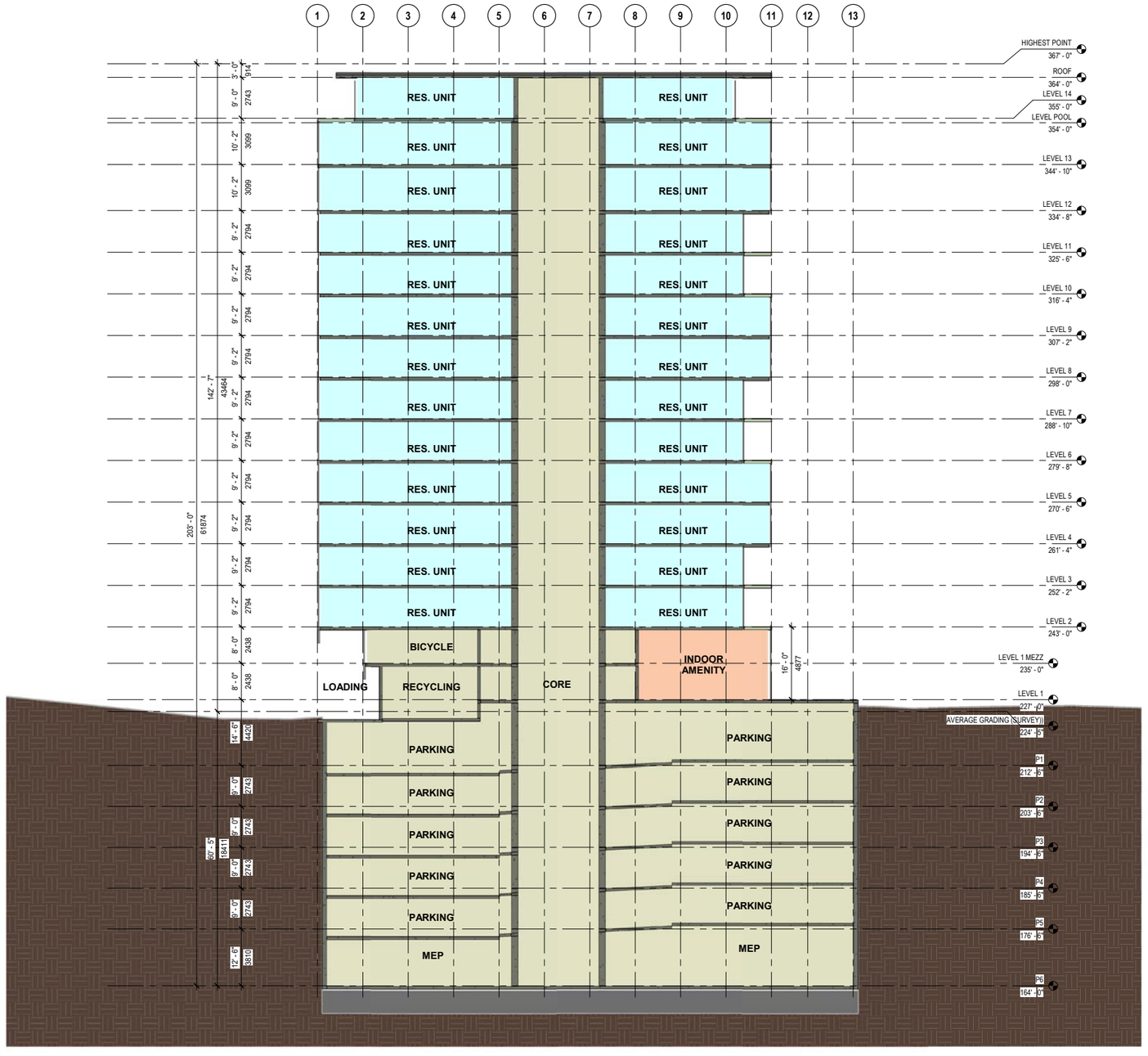
AREA SCHEDULE - L14 OPTION 10.5D			
NAME	COUNTABLE	EXEMPTED	BUILDABLE AREA
CORE + CORRIDOR + MEP	445	0	445
Common Area: 1	445	0	445
3BR + 2BATH	1316	0	1316
3BR + 2BATH	1125	0	1125
Residential Area: 2	2441	0	2441
TOTAL AREA	2886	0	2886

AREA SUMMARY

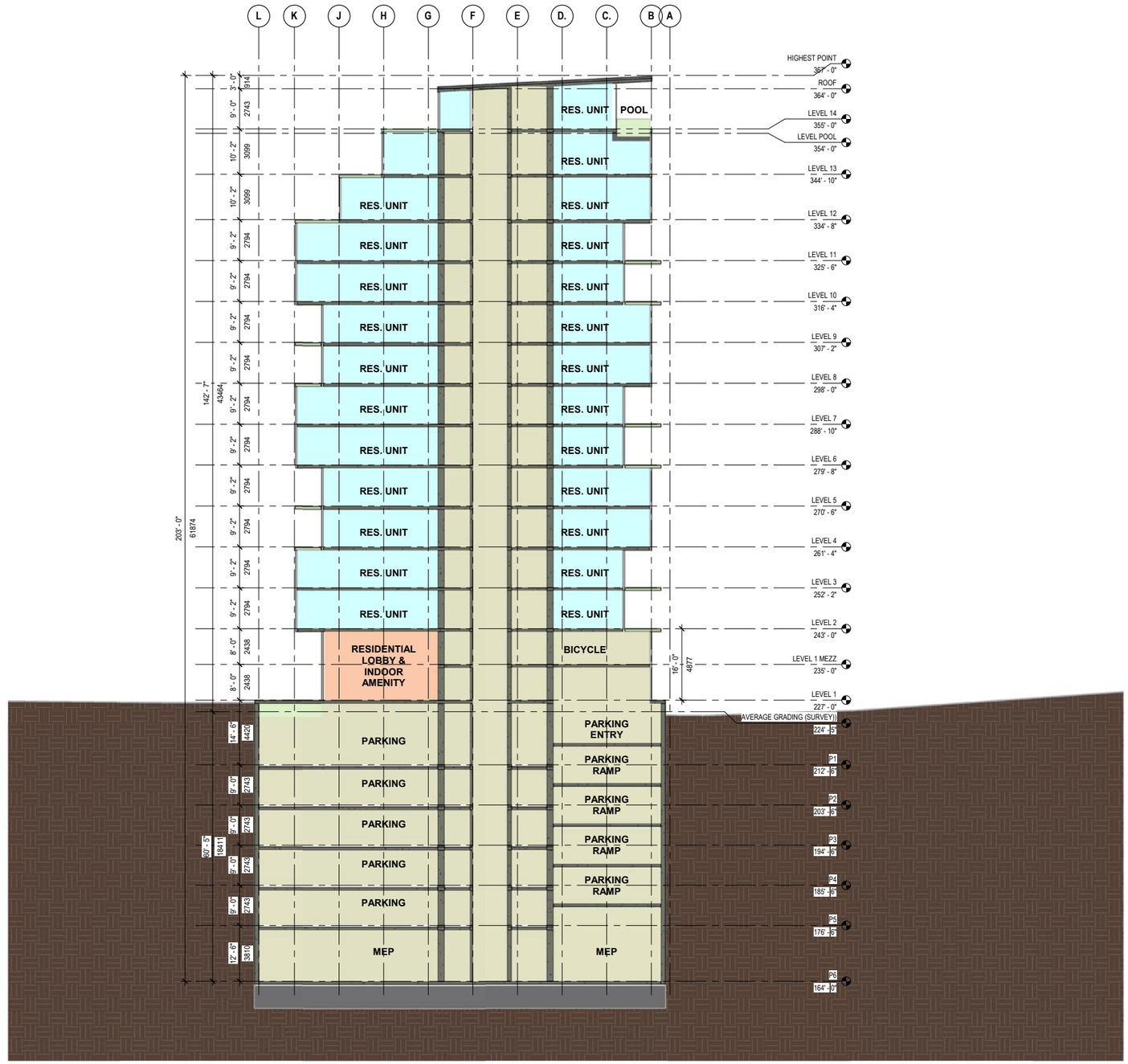
L14

2 UNITS
2886-0=2886 SF
SELLABLE:2441 SF
84.6% (BASED ON BUILDABLE)
85% (BASED ON COUNTABLE)

BUILDING SECTION



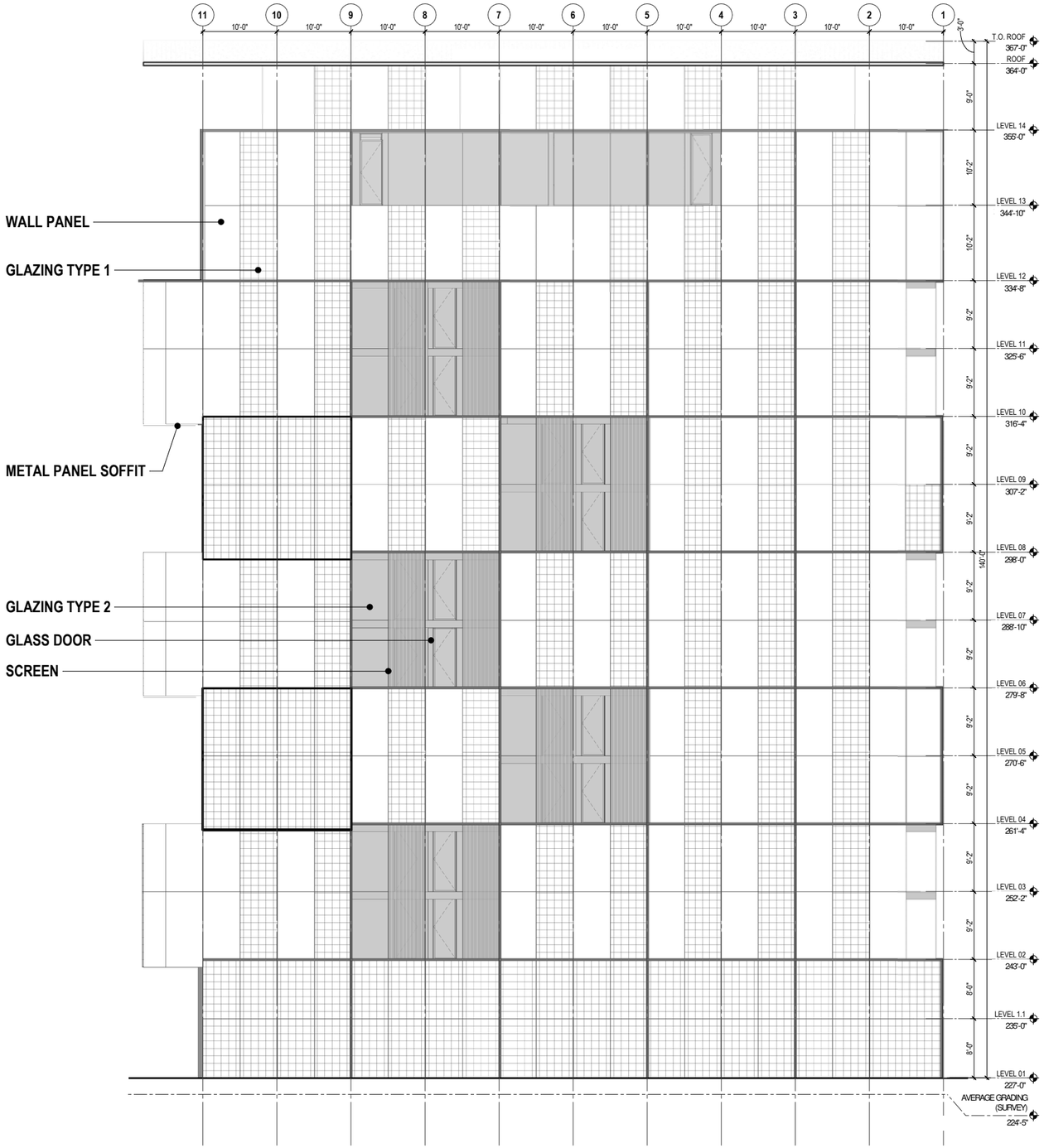
BUILDING SECTION



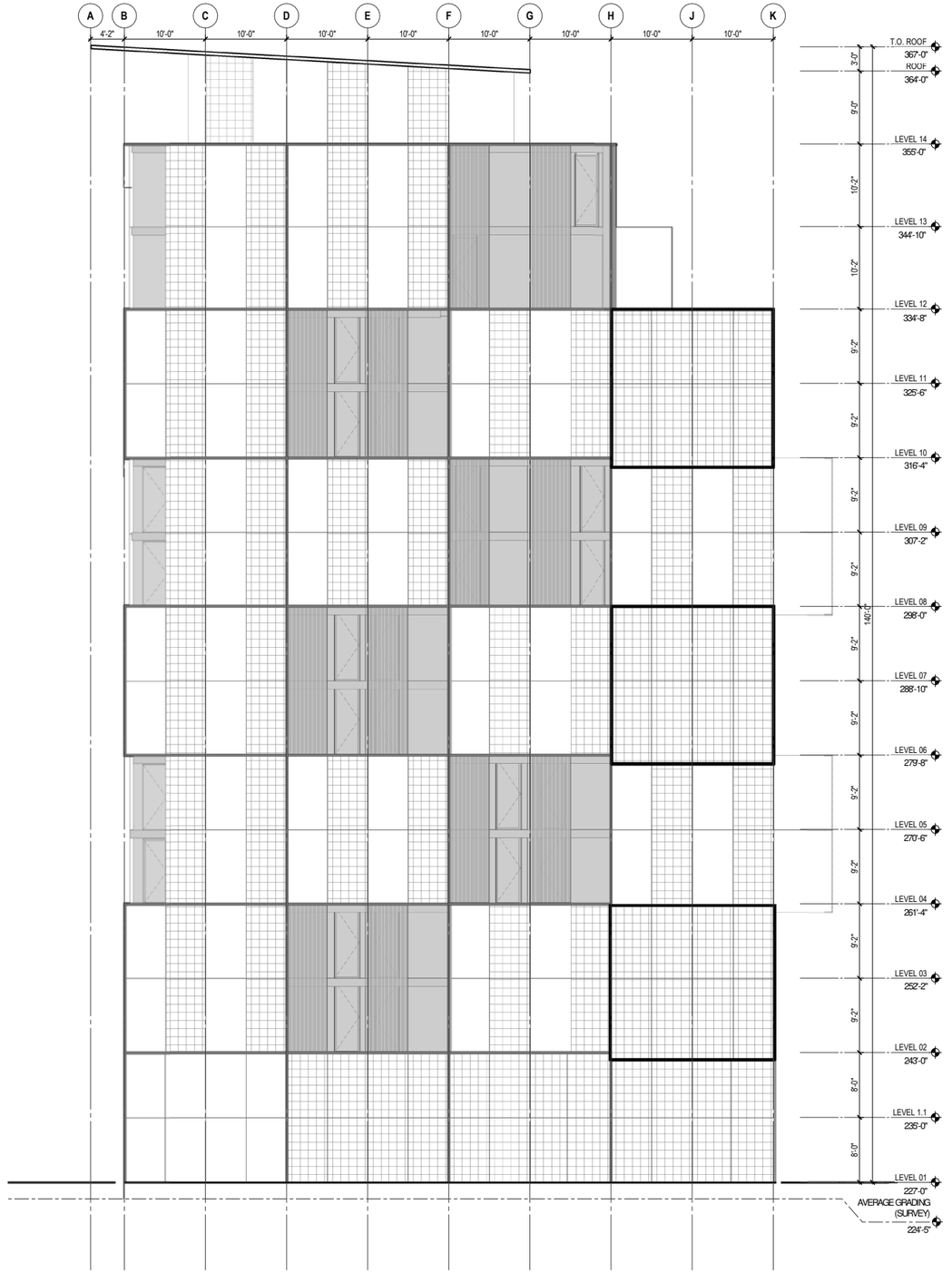
1 Section 2 OPTION 10.5
A-116.10.2 SCALE: 1 : 150

EXISTING AVERAGE GRADING (METRIC)											
1-2	(	72.883	+	71.069	)	/2=	71.976	x	28808.00	=	2073484.61
2-3	(	71.069	+	70.984	)	/2=	71.027	x	36562.00	=	2596870.89
3-4	(	70.984	+	71.805	)	/2=	71.395	x	28757.00	=	2053091.64
4-1	(	71.805	+	72.883	)	/2=	72.344	x	36562.00	=	2645041.33
									130689.00		9368488.47
EXISTING AVERAGE GRADING (METRIC)											71.685

BUILDING ELEVATIONS

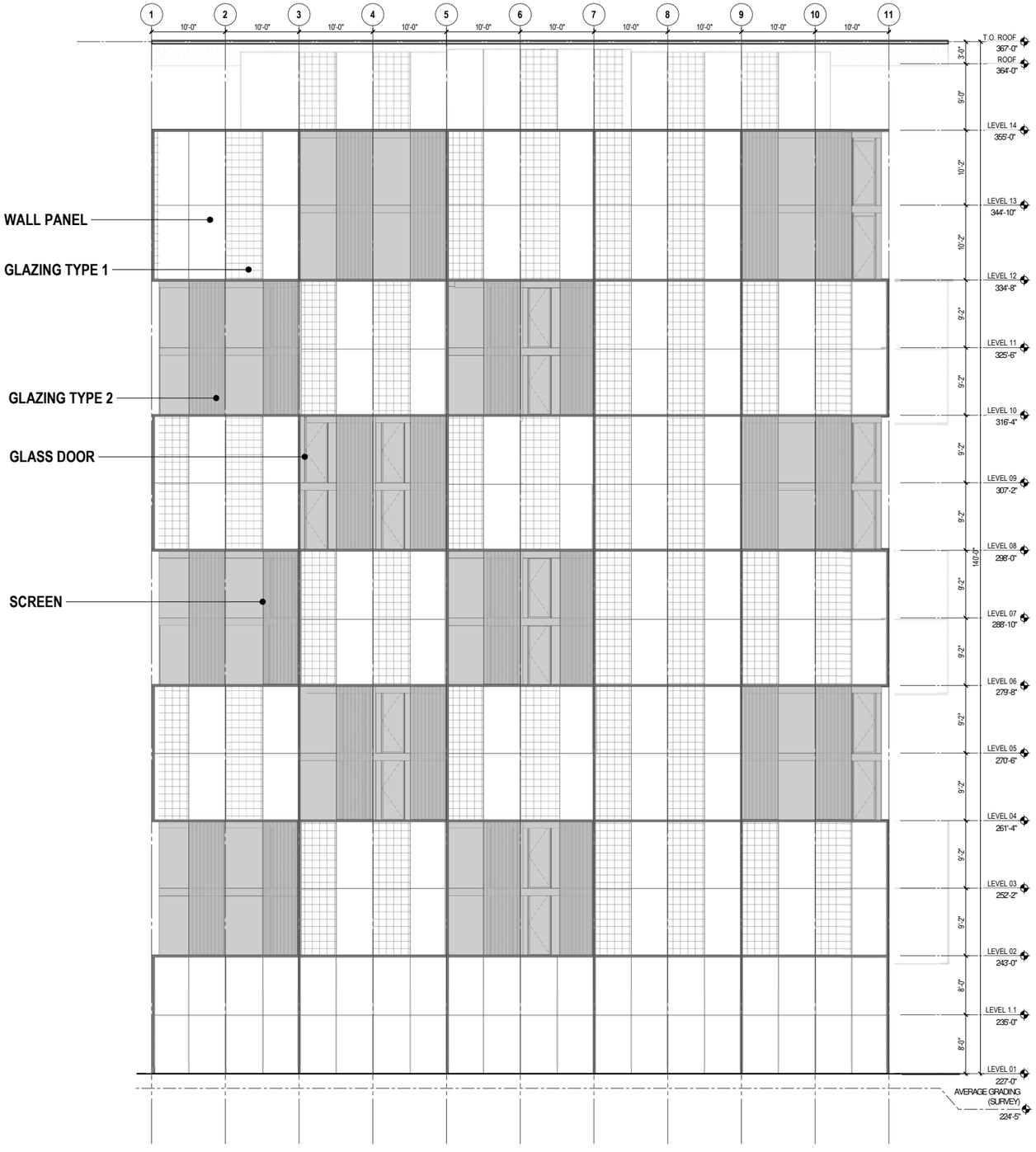


1 **BUILDING ELEVATION - NORTH**
SCALE: 1/8" = 1'-0"

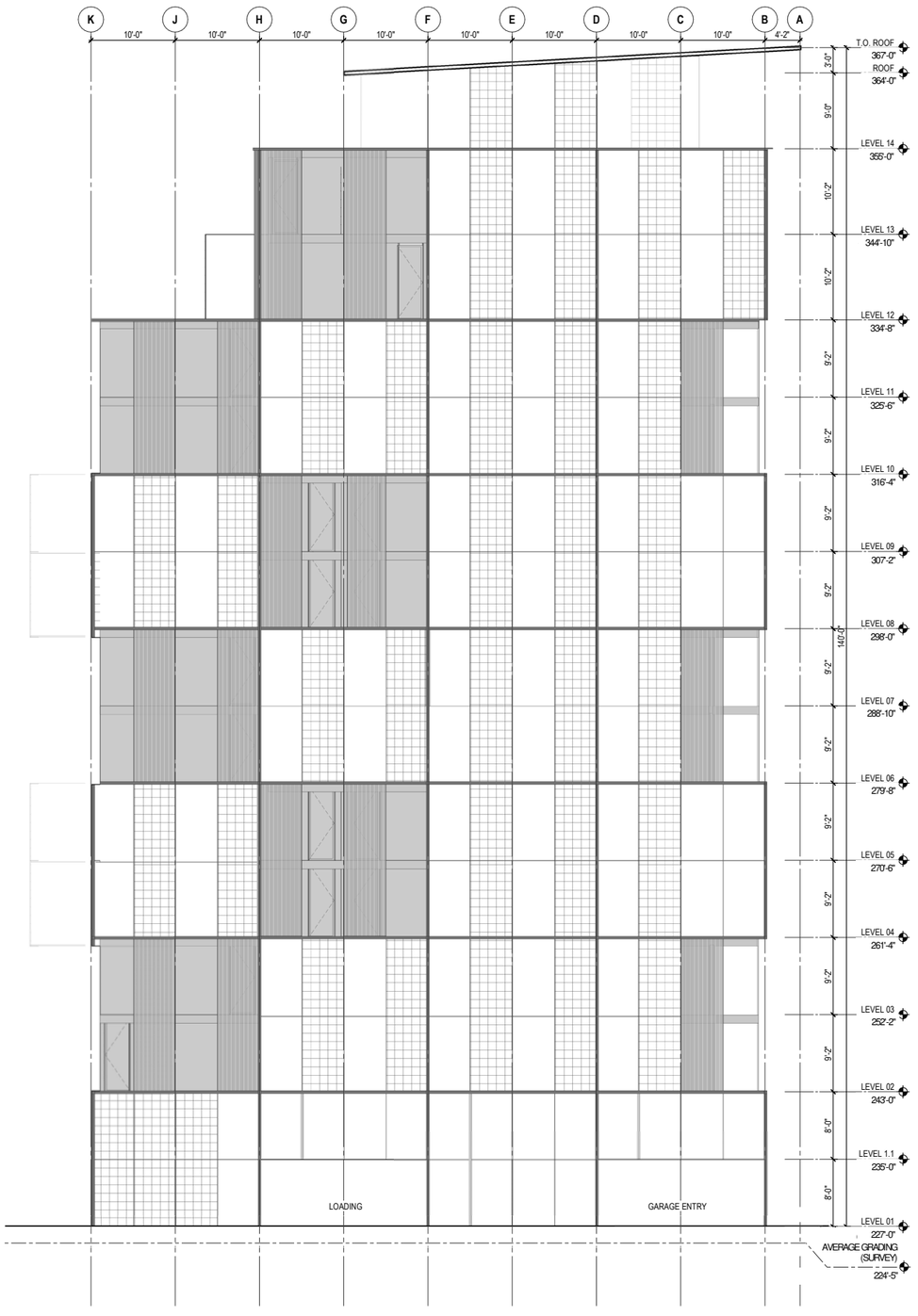


2 **BUILDING ELEVATION - EAST**
SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS

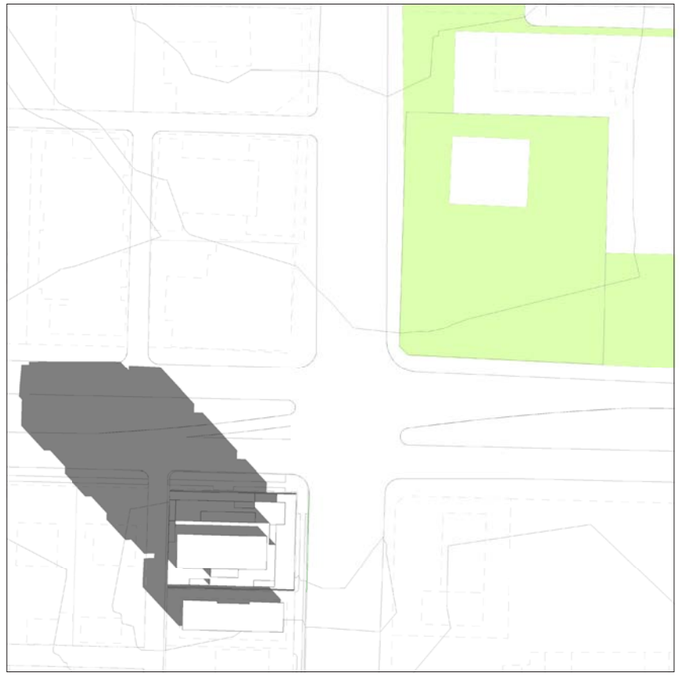


1 **BUILDING ELEVATION - SOUTH**
SCALE: 1/8" = 1'-0"

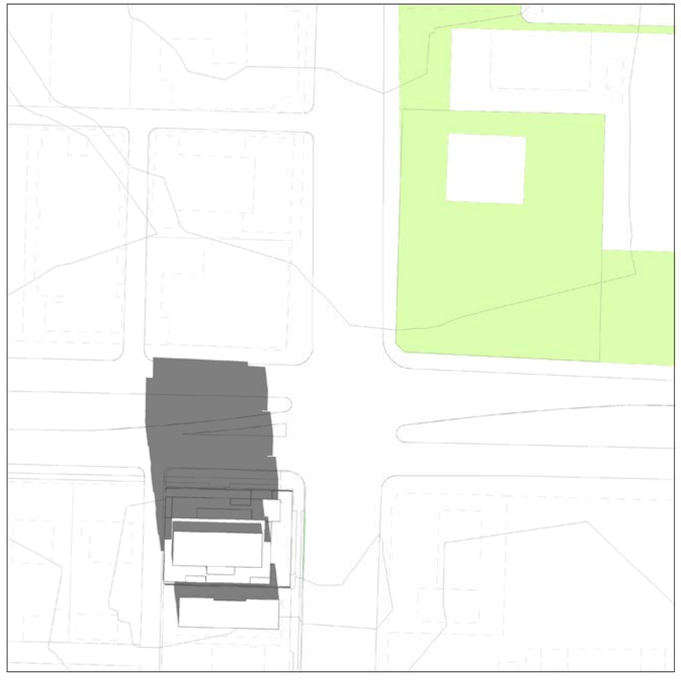


2 **BUILDING ELEVATION - WEST**
SCALE: 1/8" = 1'-0"

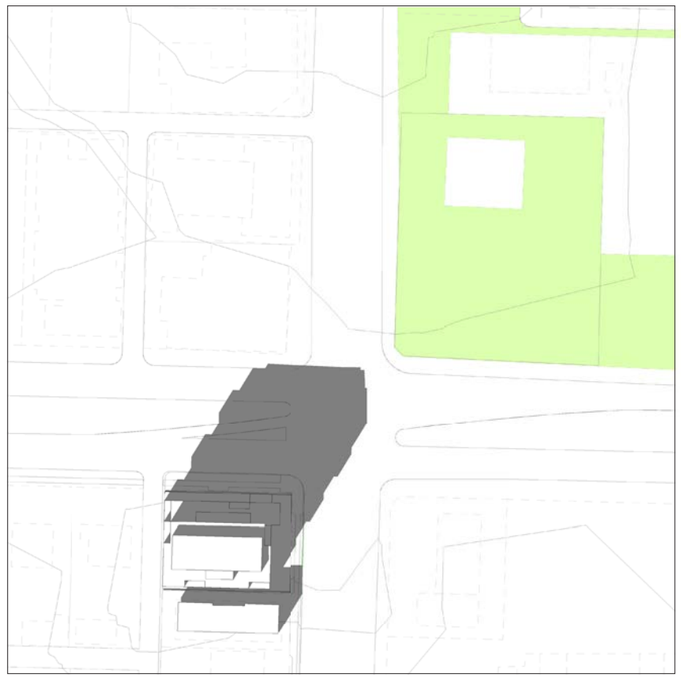
SHADOW STUDY SPRING EQUINOX



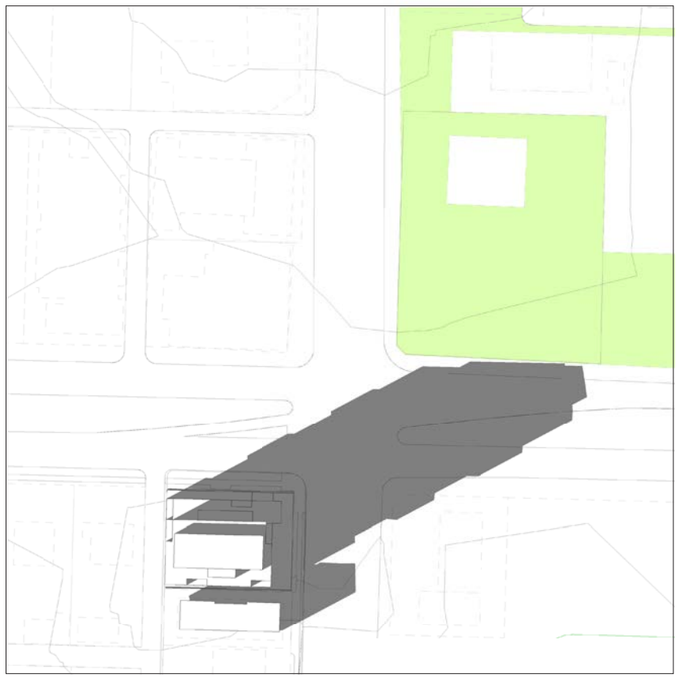
1 A-301 SPRING EQUINOX 10AM OPTION 10.5
SCALE: 1 : 750



2 A-301 SPRING EQUINOX 12PM OPTION 10.5
SCALE: 1 : 750



3 A-301 SPRING EQUINOX 02PM OPTION 10.5
SCALE: 1 : 750

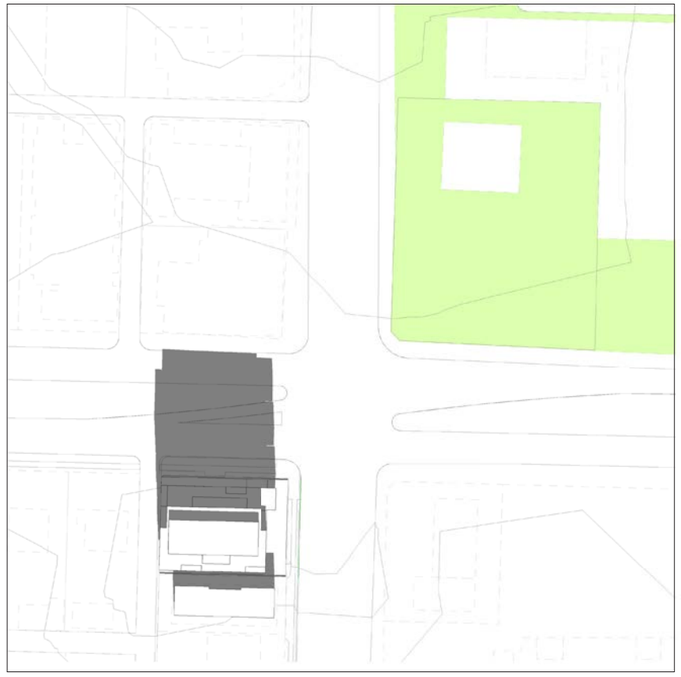


4 A-301 SPRING EQUINOX 04PM OPTION 10.5
SCALE: 1 : 750

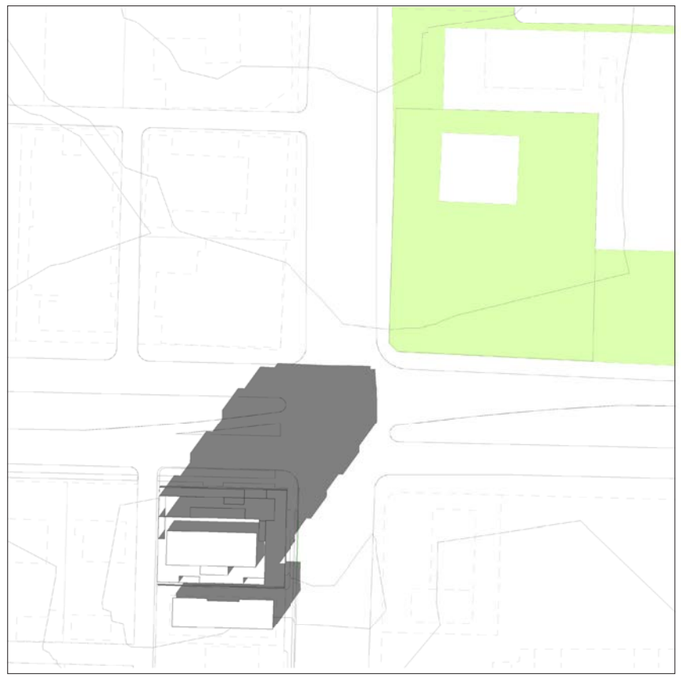
SHADOW STUDY FALL EQUINOX



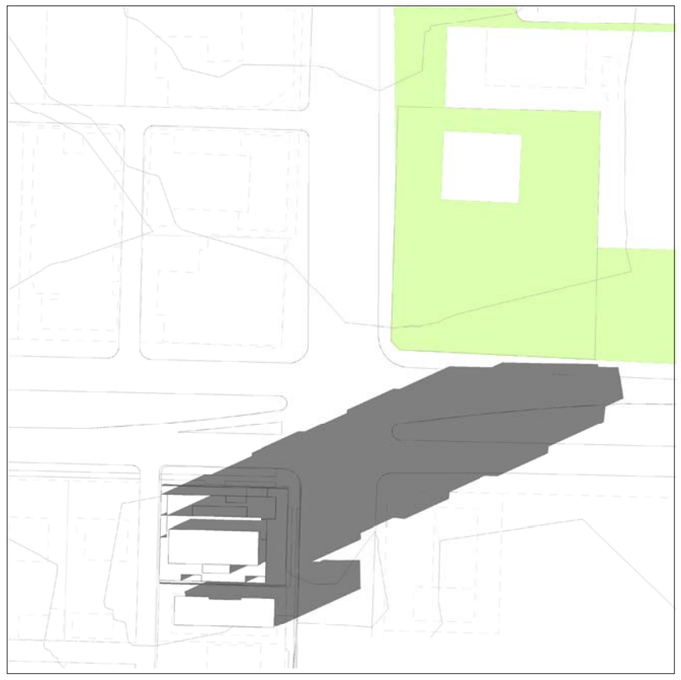
1 A-301 FALL EQUINOX 10AM OPTION 10.5
SCALE: 1 : 750



2 A-301 FALL EQUINOX 12PM OPTION 10.5
SCALE: 1 : 750

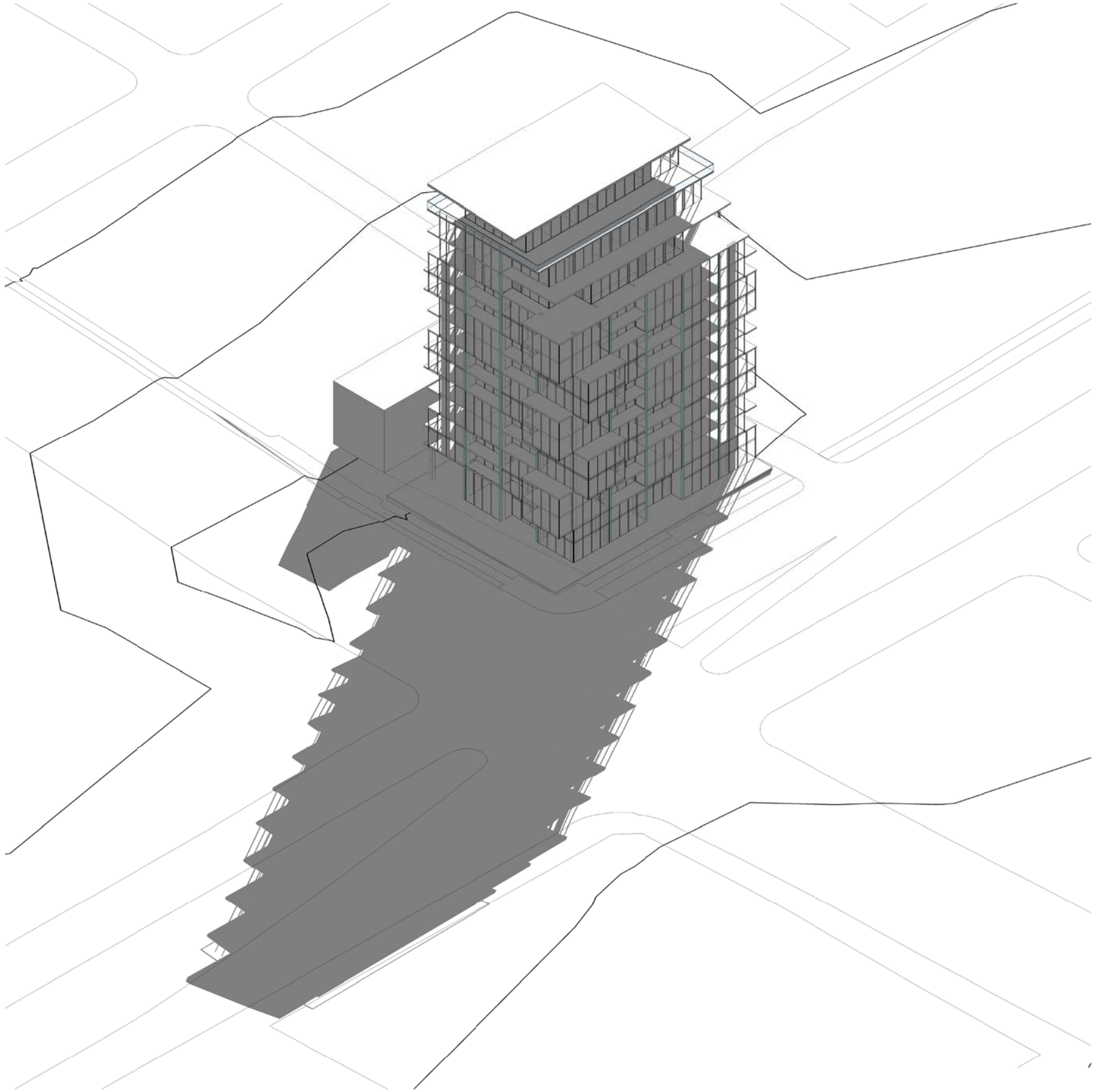


3 A-301 FALL EQUINOX 02PM OPTION 10.5
SCALE: 1 : 750



4 A-301 FALL EQUINOX 04PM OPTION 10.5
SCALE: 1 : 750

SHADOW STUDY SPRING EQUINOX



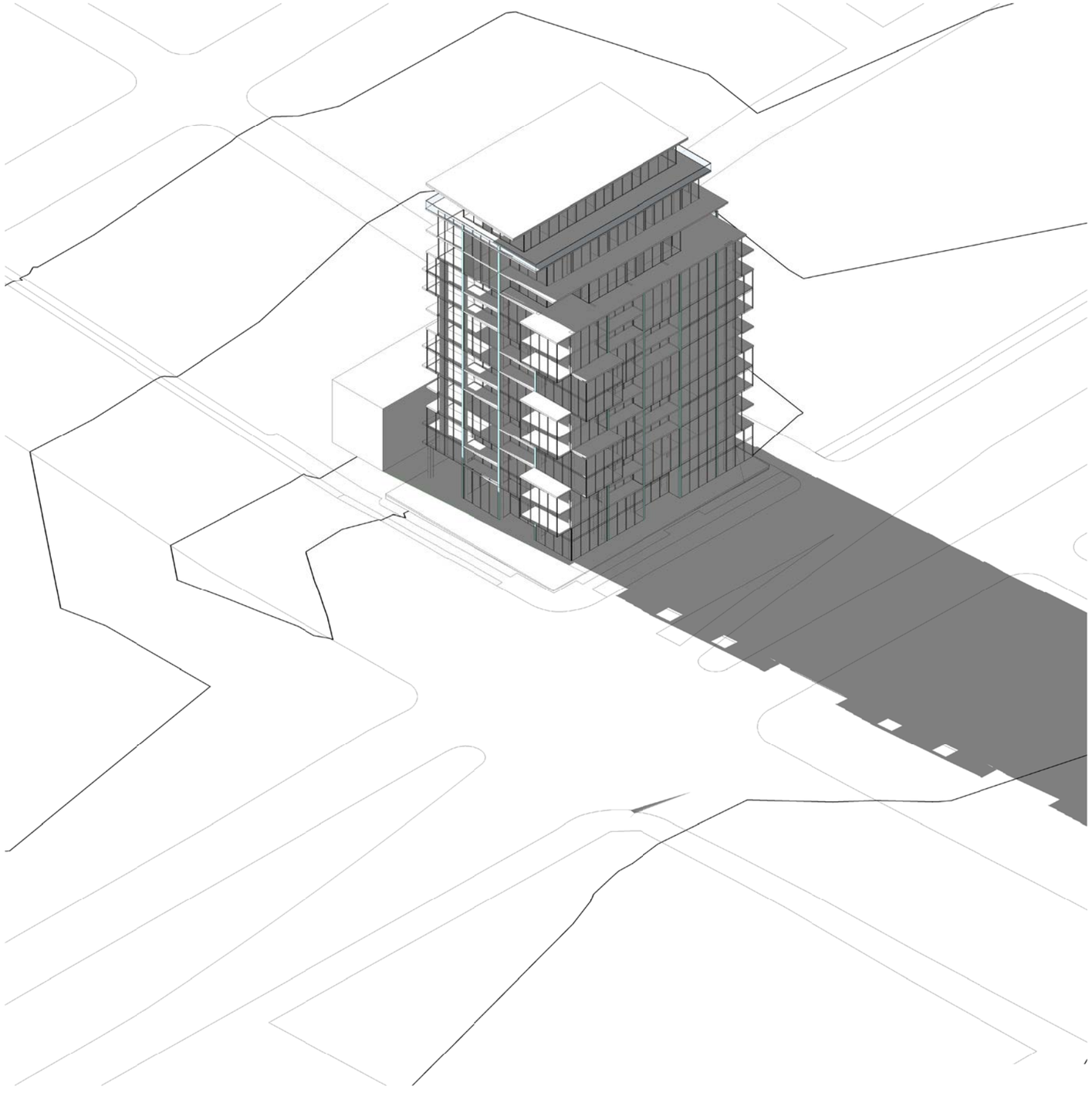
1 SHADOW STUDY SPRING EQUINOX 4PM OPTION 10.5
SCALE:

SHADOW STUDY WINTER SOLSTICE 10AM



1 SHADOW STUDY WINTER SOLSTICE 10AM
SCALE:

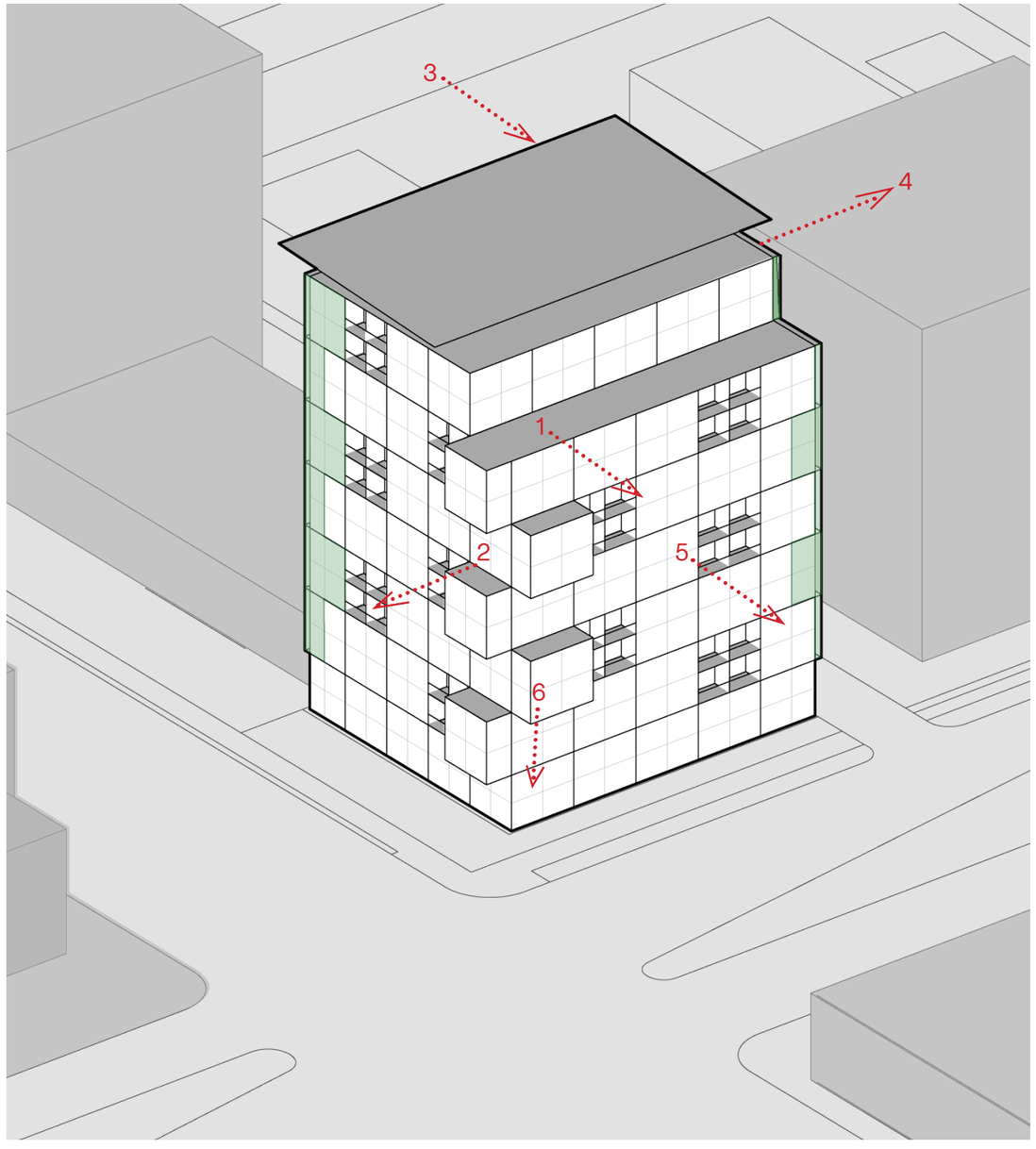
SHADOW STUDY WINTER SOLSTICE 12PM



1 SHADOW STUDY WINTER SOLSTICE 12PM
SCALE:

07 Sky View & Green Wall Details

SKY VIEW





1. View looking out to the north



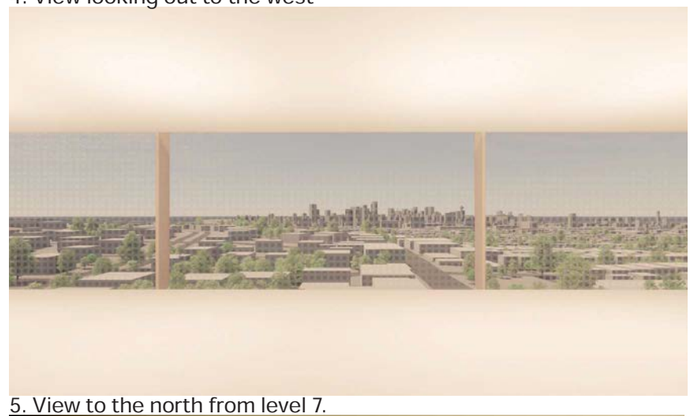
2. View looking out to the east



3. South facade



4. View looking out to the west

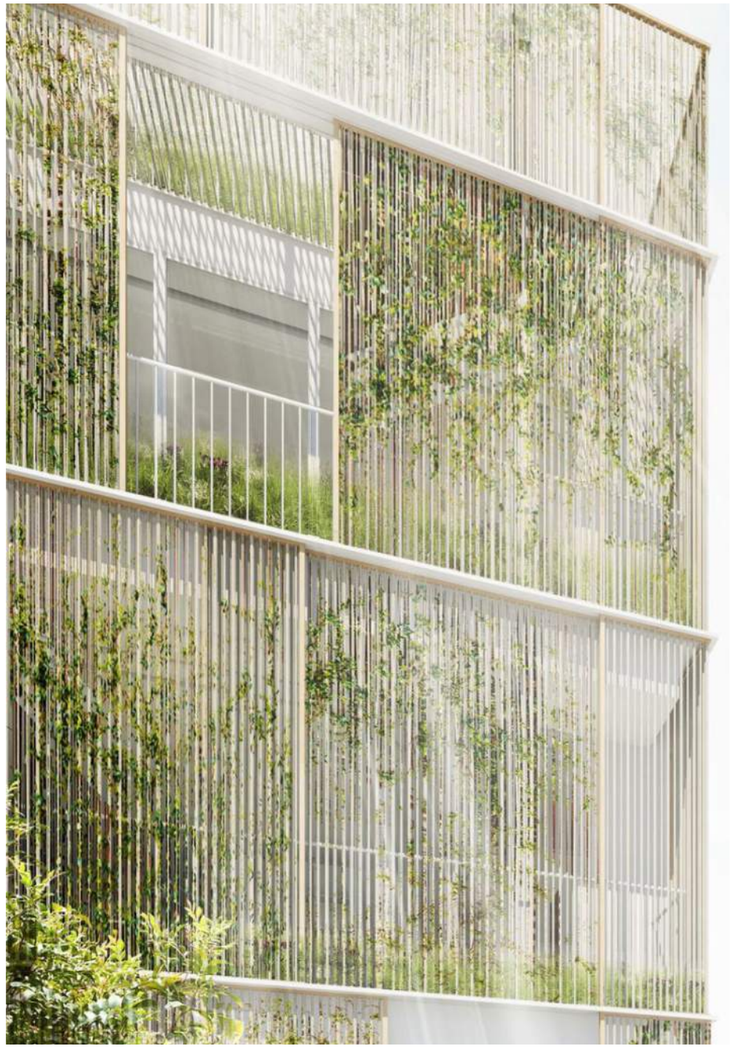


5. View to the north from level 7.

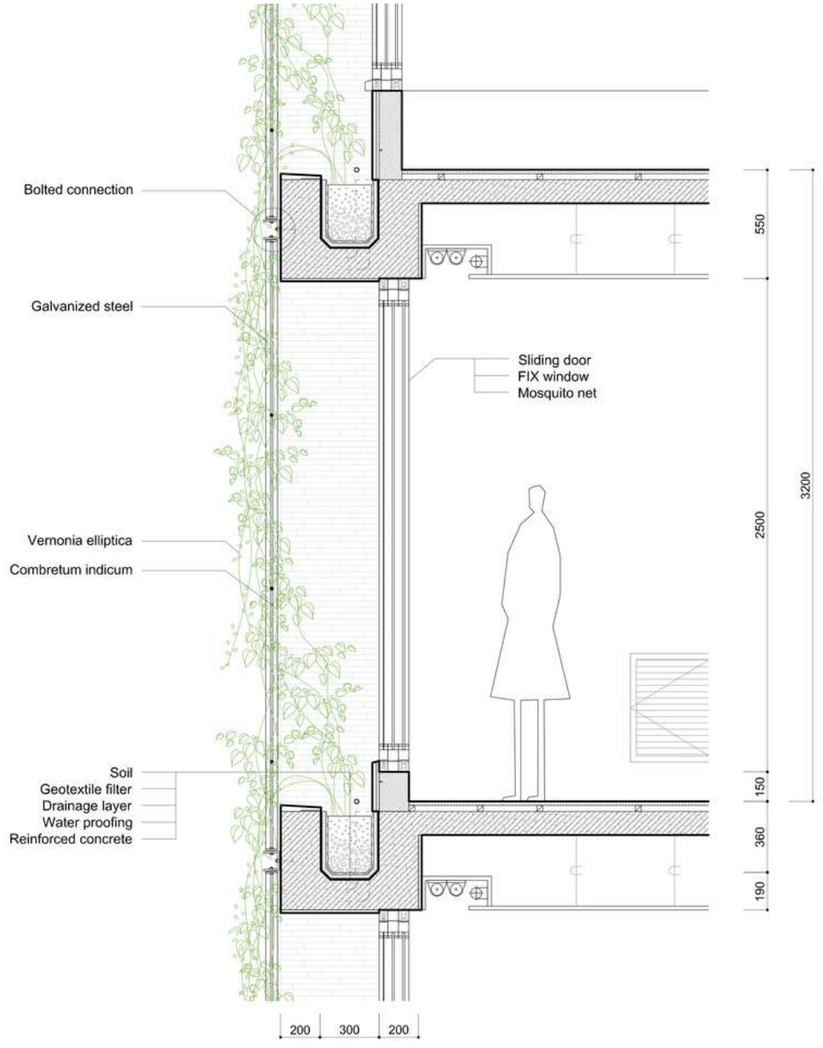


6. View to north-east.

GREEN WALL DETAILS



The Patio of My House
Ayllon. Paradela. De Andres



Breathig House
VTN Architects



Center of biomedical research,Spain.
MM Arquitectos

NORTHEAST CORNER

Sky Garden for Healthy Living

The proposed development creates a sky garden by providing plantings and green terraces at the shifting the masses. The façade is further wrapped in a “green screen” which provides an armature for vines to grow over, forming a vivid vertical garden façade. Each unit has a balcony with a planter for indoor-outdoor connection. The facade green screen not only creates a vertical garden view for the neighborhood but also provide sunshades for the units.



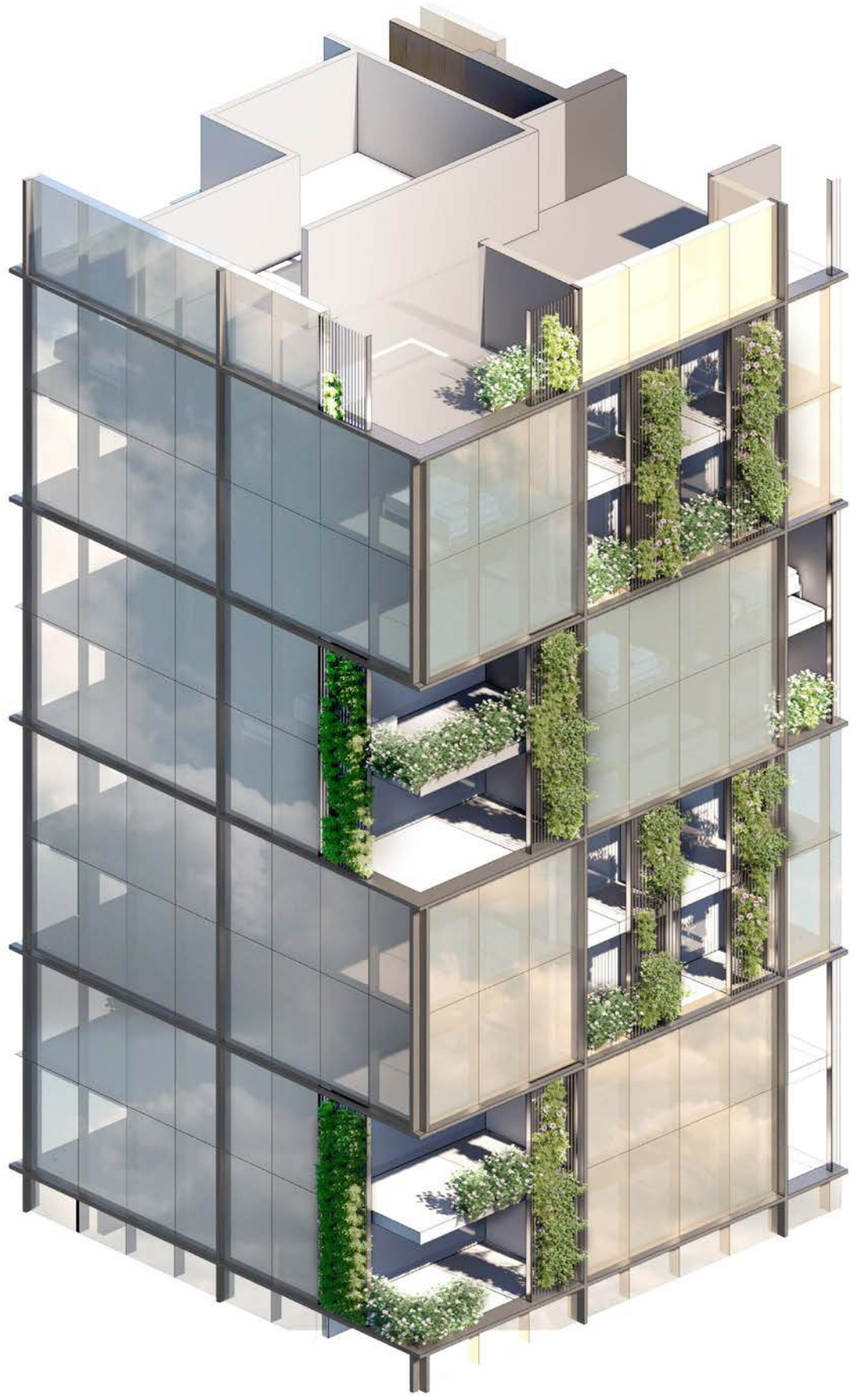


SOUTHWEST CORNER

Sky Garden for Healthy Living

The proposed development creates a sky garden by providing plantings and green terraces at the shifting the masses. The façade is further wrapped in a “green screen” which provides an armature for vines to grow over, forming a vivid vertical garden façade. Each unit has a balcony with a planter for indoor-outdoor connection. The facade green screen not only creates a vertical garden view for the neighborhood but also provide sunshades for the units.





View from Oak Street

Olson Kundig westbank kasian

8 Appendices

Olson Kundig Residential Projects

Westbank Portfolio

OLSON KUNDIG RESIDENTIAL PROJECTS


9th & Thomas Residences


Martin's Lane Winery


Shinsegea International


Studhorse Residence


100 Stewart Apartments & Thompson Hotel


Wasatch House

Westbank

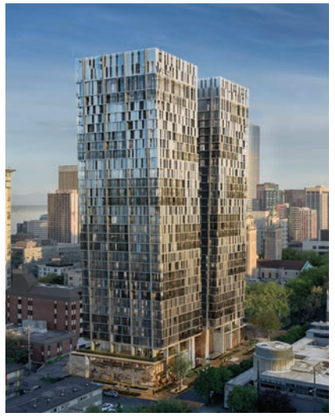
Westbank is a practice dedicated to the creation of inspiring environments. We fundamentally believe in the power of well-functioning cities and the overarching values best described as the common good - that the solutions to our greatest challenges will be found in helping our cities live up to their full potential.

Established 30 years ago, Westbank is a private company that partners with likeminded global organizations to become ever more impactful. We concentrate primarily on projects that serve as catalysts for broader change in our core cities of focus: **Vancouver**, **Toronto**, **Seattle**, **Tokyo** and **San Jose**. As a global leader in net zero development and the co-owner of one of North America's largest district energy providers, we are committed to largescale net zero carbon initiatives. Our body of work includes residential, hotels, retail, creative workspace, district energy, affordable housing, exhibitions and public art, with over $50B of projects completed or under development.

As our practice has evolved, we have woven together an ecosystem of cultural enterprises including restaurants, gyms, spas, music venues, private members clubs, fashion, dance schools and food halls. We bring this ecosystem to life through collaborations with some of the most talented artists, architects, designers and entrepreneurs in the world.

We look for every opportunity to strengthen the bonds that unite us – to create shared experiences that bring people together and help build more inspiring, sustainable communities. Through these and other endeavours, our evolution continues as we become a cultural platform for the creative city.

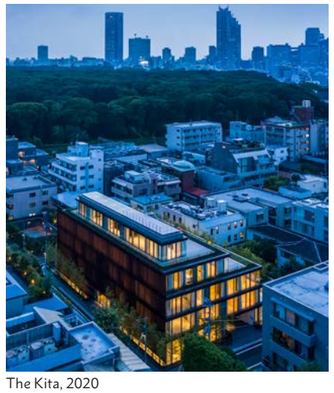
Seattle

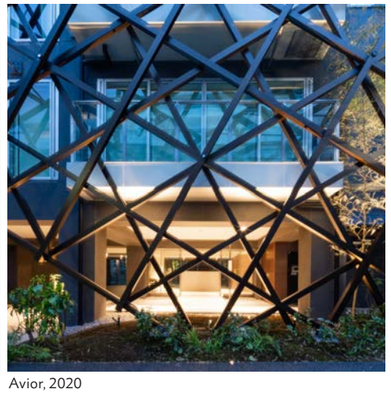

Museum House, 2023


WB1200, 2024

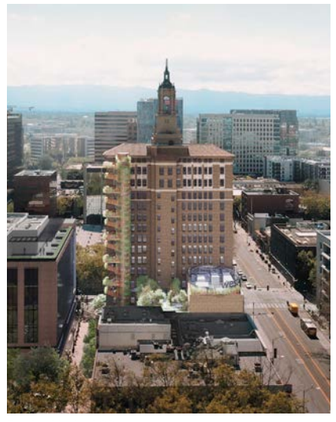

First Hill, 2026+

Tokyo


The Kita, 2020


Avior, 2020

San Jose


Bank of Italy, 2025


The Orchard Residential, 2026


Terraine, 2026

Vancouver


Vancouver House, 2019


Alberni by Kengo Kuma, 2023


The Butterfly, 2024

Toronto


Mirvish Village, 2023


19 Duncan, 2023


KING Toronto, 2024

Westbank Ecosystem

Westbank has created a network of ancillary businesses either solely owned or in partnerships, that contribute to the overall experience in Westbank projects.



House Concepts



House iD


Goh Ballet



Fairmont Pacific Rim


Shangri-La Vancouver



Shangri-La Toronto


Siegel Entertainment


Music and Performance Venues


Creative Energy


Soho House


Westbank Living


Westbank Fashion


Kitchen Table Restaurants


Westbank Cycle Club


Westbank Imagined