





8.0

Architecture

8.1 Streetscapes

8.1.1 Design Intent

The streetscapes in and around Oakridge should be designed for full functionality for all modes that each is intended to accommodate. The street design will enhance and promote a sense of place for Oakridge and reinforce local character. The City streets and Choy Yuen Crescent will be designed to meet City standards and policies in place at the time of detailed design. The internal streets will remain in private ownership and have more flexibility in terms of scale, materials and furnishings.

8.1.2 Design Principles

Streetscapes will be designed to achieve the following overall design principles:

- Design of streets will consider movement hierarchy and visual hierarchy aspects such as scale, enclosure, and incorporation of street trees, etc.
- The streetscape should be attractive, have its own identity and re-establish multi-functional spaces appropriate to the movement corridor's need.
- Movement zones will be generous in scale-legible, inviting, and appropriate to each segment of the public realm.
- The quality of public realm details (paving, street furniture, street, lighting, etc.) should be coordinated with the architecture and landscape design on the Oakridge site.
- Design of the boulevard zone along vehicular streets will vary based on adjacency to street crossings and entrance plazas and on-street parking, where hard surfaces should be provided between the curb and movement zone, and sections where soft landscaping can be considered because pedestrian activity across the boulevard need not be accommodated or is minimal.
- Sidewalks in City ownership will be broom finished saw cut concrete and exposed aggregate finishes, and there will be designed with patterns that relate to on-site architecture and circulation patterns (entrances, driveway entries to parking, etc.).
- Sidewalks on private property that are intended to be read as continuous extensions of the public realm sidewalk will be surfaced and detailed in the same treatment.

- In order to create a safe, inviting and special character streetscape for the Oakridge, special lighting should be considered beyond the typical City street lighting standards. It should be of a pedestrian scale, provide for a distinctive character, and consider higher levels of lighting intensity for safety, particularly around major pedestrian areas such as the Canada Line station. It should be integrated in design with the context of the Cambie Corridor Public Realm study. It should serve both pedestrian and cyclist routes.
- A coordinated lighting strategy that works with both the architecture and public realm should be implemented.
- Sidewalks and paths in private ownership may consider a wider palette of surface materials including concrete pavers, stone accent pavers, and both natural and synthetic wood, in addition to poured in place concrete.
- Adjacent commercial and residential uses should be designed to overlook the streetscapes to provide for informal safety and security at all hours.
- Hours and times of sun exposure should be considered when locating site furnishings within streetscapes to optimize solar exposure to benches and seating areas.



Figure 8.1: Streetscape Diagram

Not to Scale



8.1.3 West 41st Avenue

West 41st Avenue is an important route for pedestrians and cyclists to and from Oakridge Centre and from the Canada Line station. The design of the West 41st Avenue streetscape should reinforce the Green/Blue Corridor concept introduced in the Cambie Corridor Plan that seeks to provide green connections between destinations. The public realm plan for this frontage should provide a welcoming, safe, green, and well landscaped experience for pedestrians and cyclists alike.

This corridor is a busy transportation thoroughfare that contains parkade entries and is defined by the presence and expression of a major anchor store resulting in less opportunity for local shopping and smaller storefronts. The anchor store will however be visually permeable with display windows and views into and through the anchor space.



Two way bike path

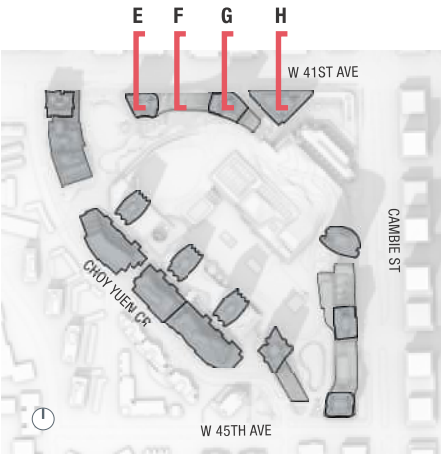


Major retail interface

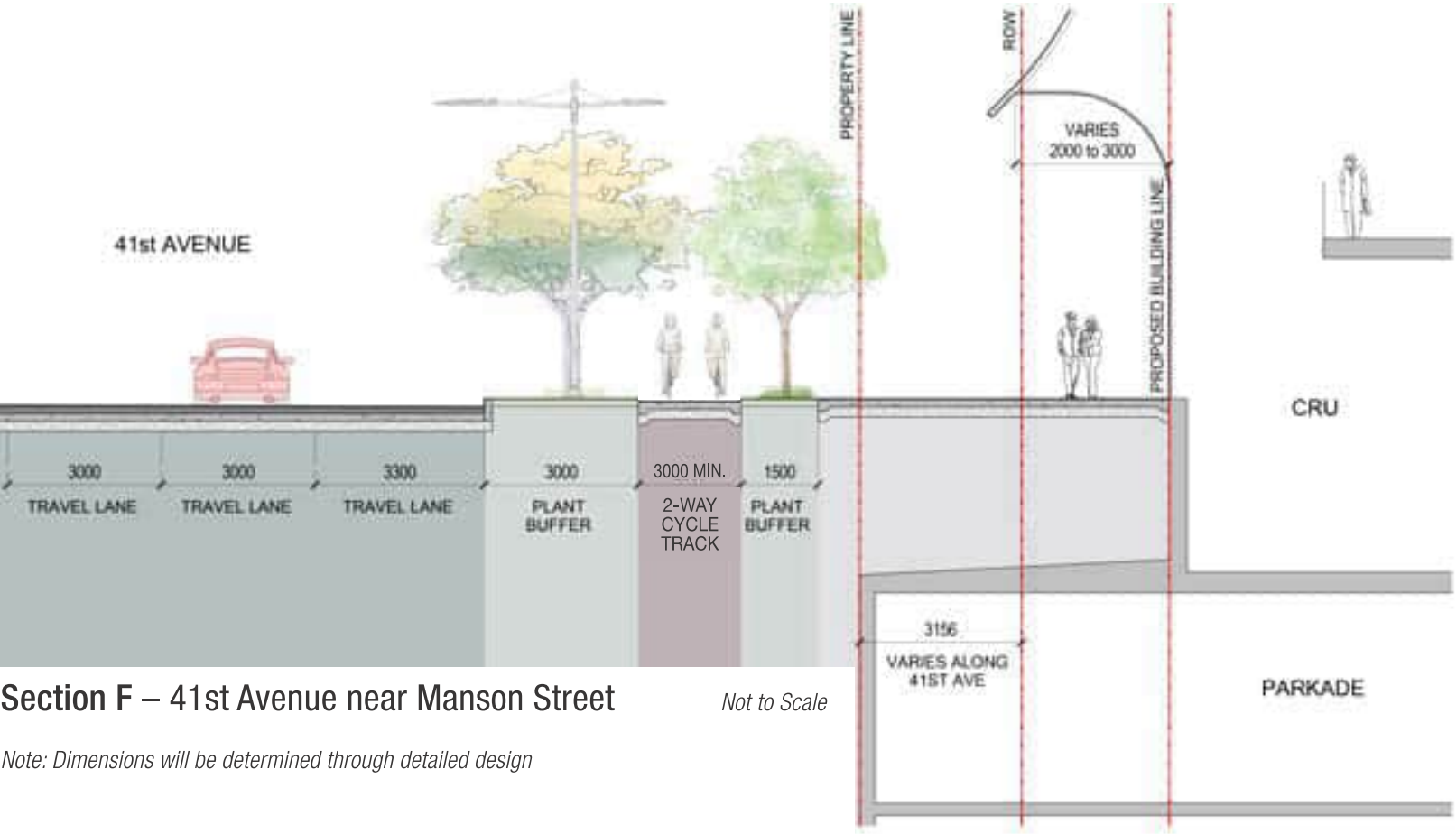


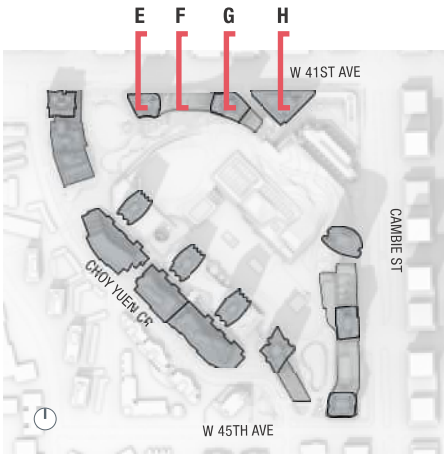
Concrete sidewalks

A two-way cycle route along the south side of West 41st Avenue with a width of 3.0 meters will be provided. The cycle path will be buffered, for safety and separation from other movement routes, by a planting strip on both sides at a minimum width of 1.5 meters where possible. The surface treatment of the buffer strip may vary to include landscaping in areas of low pedestrian activity but should be paved surfacing in areas of pedestrian cross-movements. Where possible, the width and treatment of green areas should be enhanced to reinforce the green connection concept of the Cambie Corridor Plan.



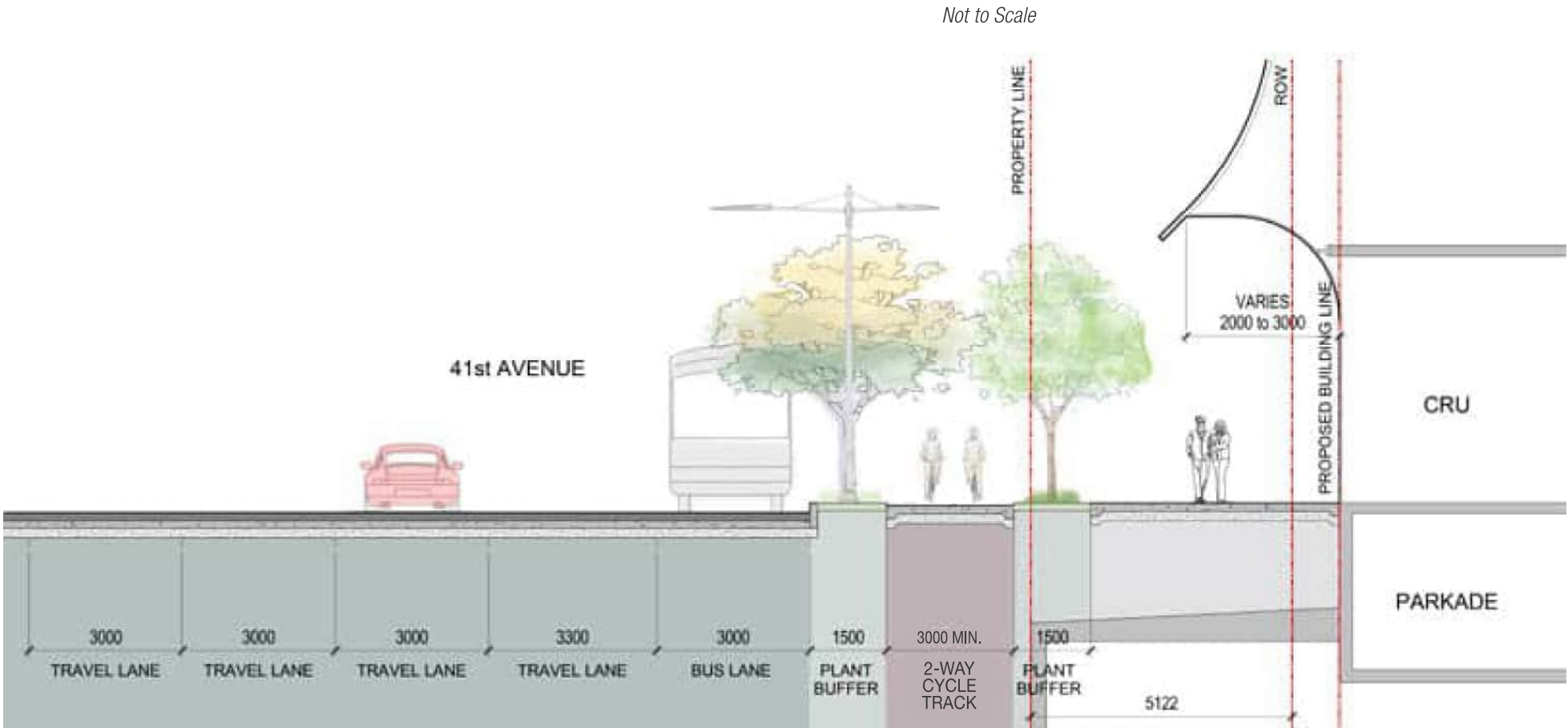
Key Plan Not to Scale





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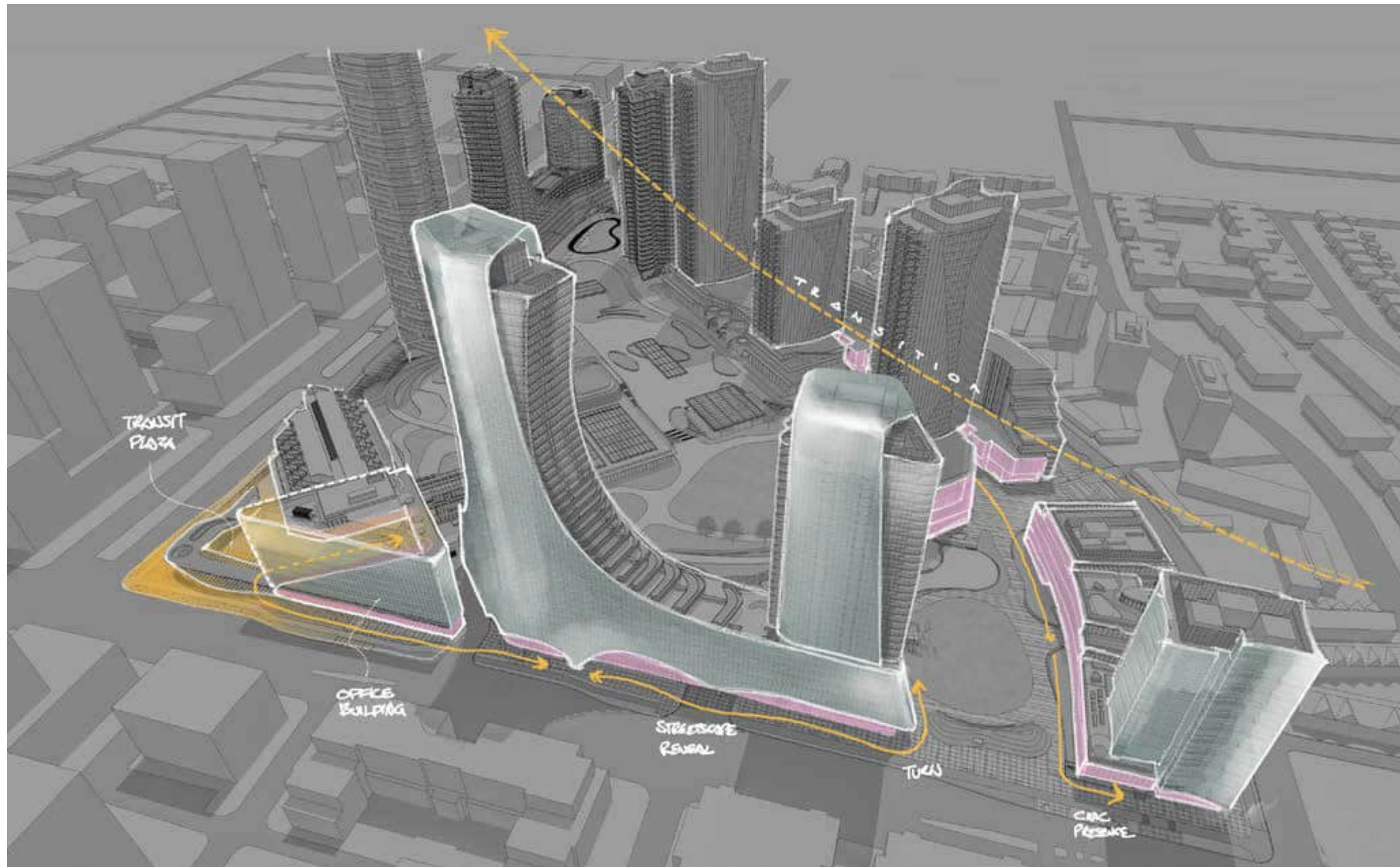
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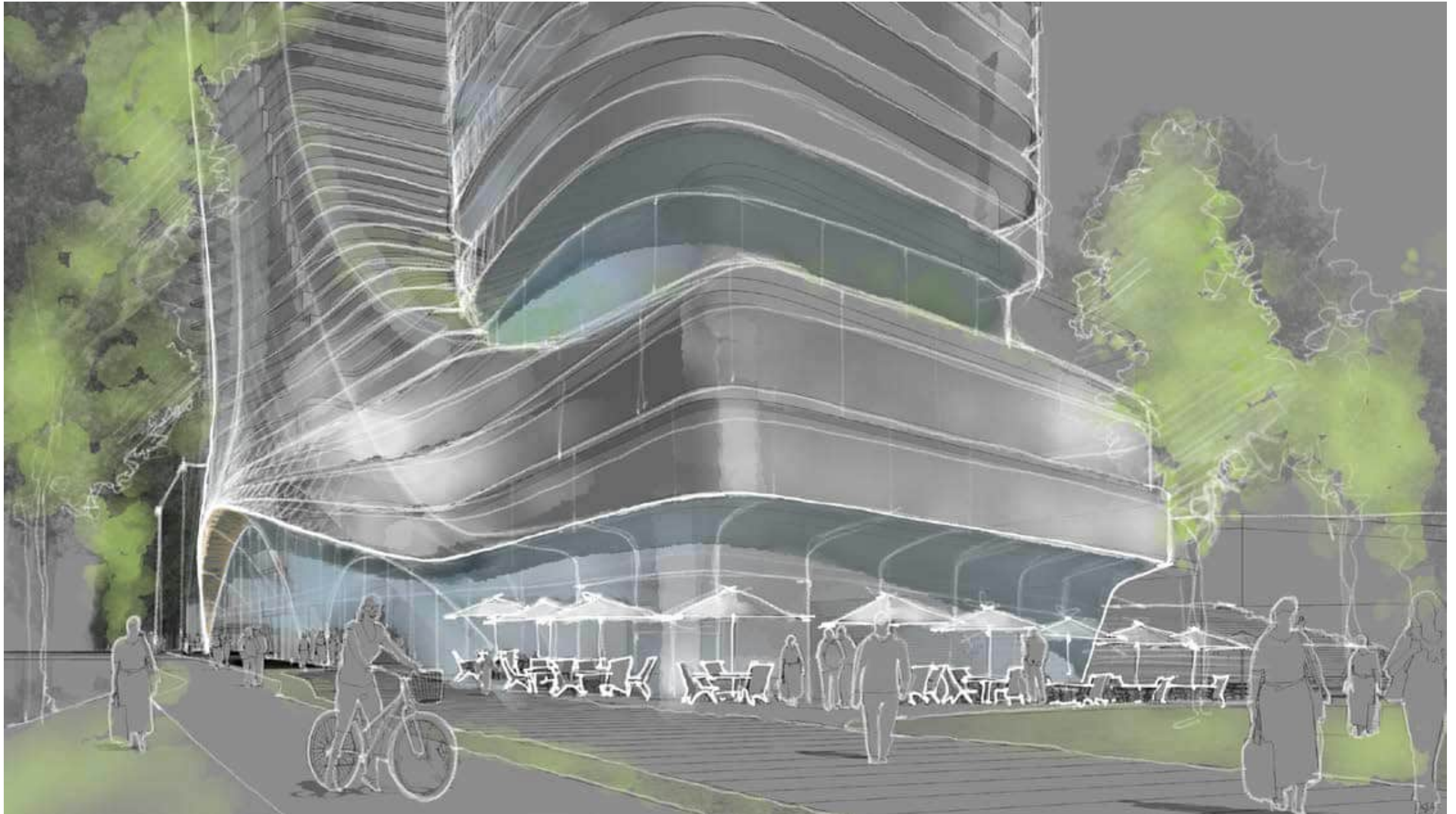
Section E – 41st Avenue near Manson Street

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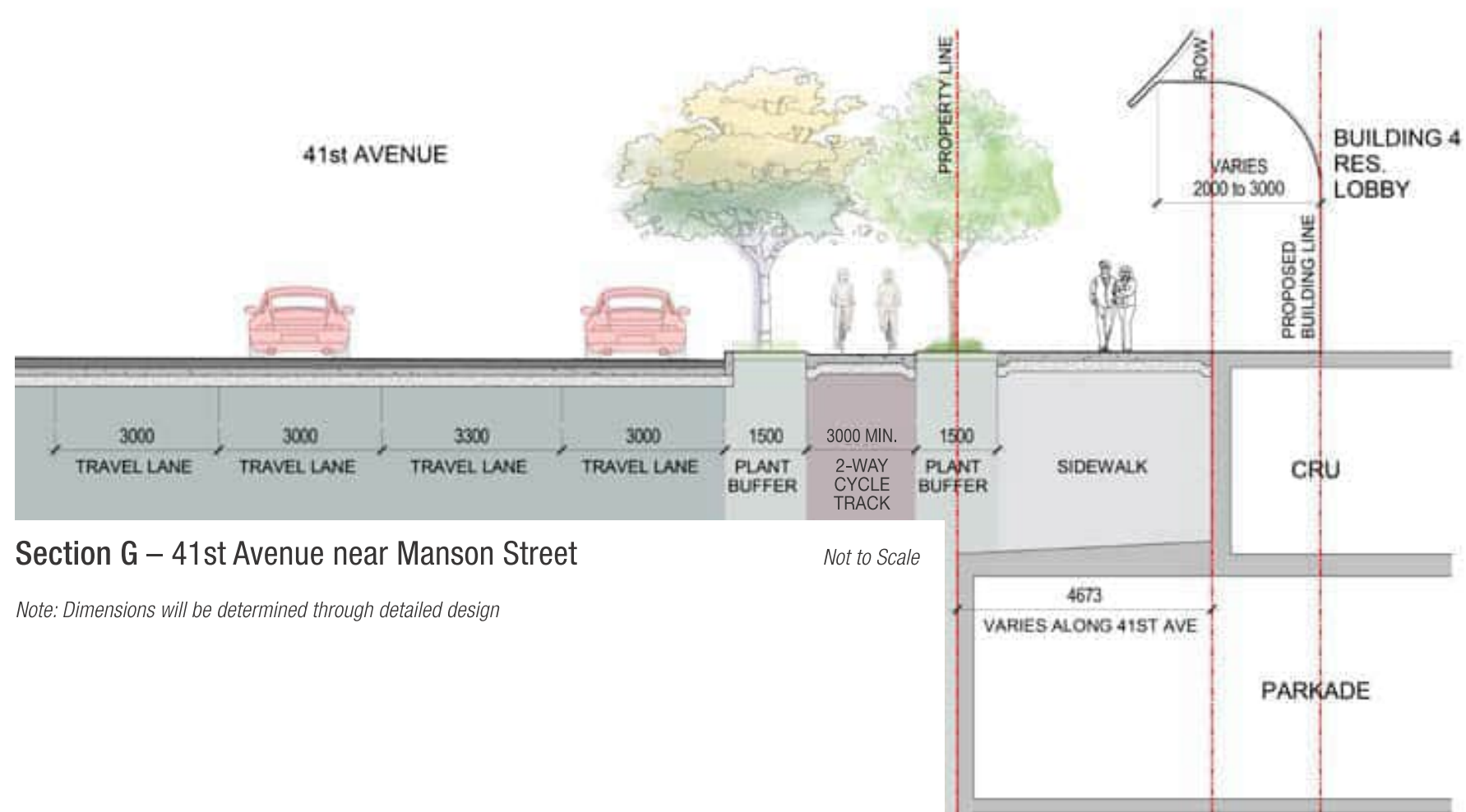
Note: Dimensions will be determined through detailed design



View of West 41st Avenue looking Southeast



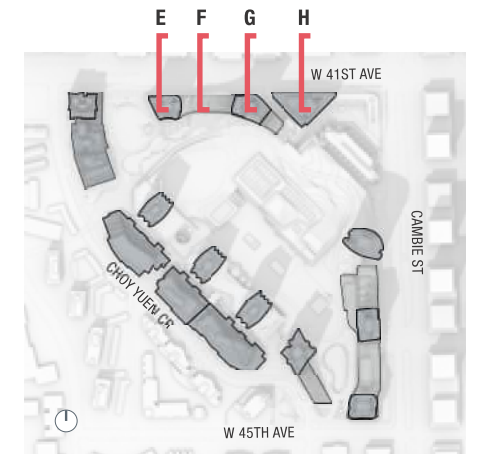
View of Building 3 and Civic Park entrance looking East



Section G – 41st Avenue near Manson Street

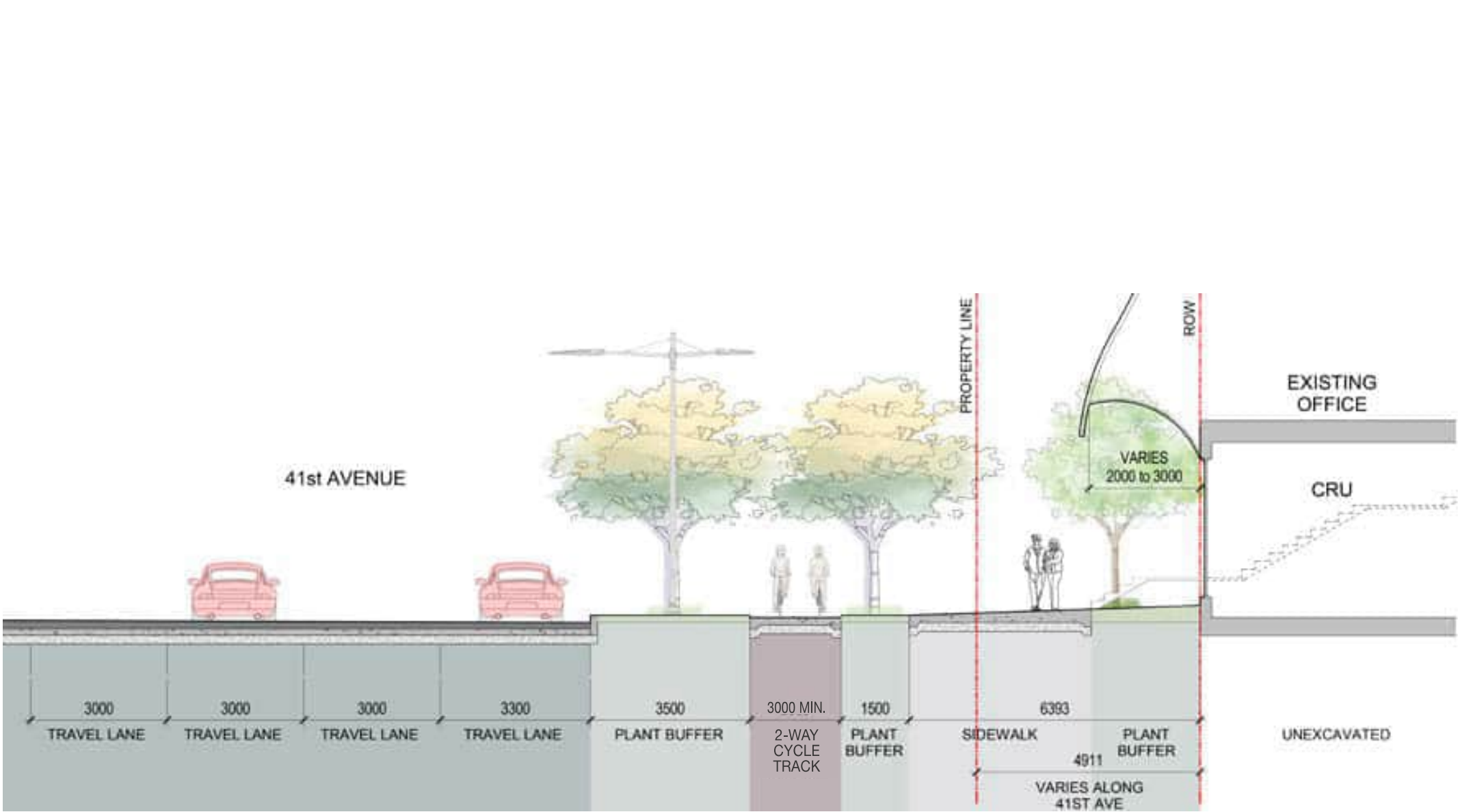
Note: Dimensions will be determined through detailed design

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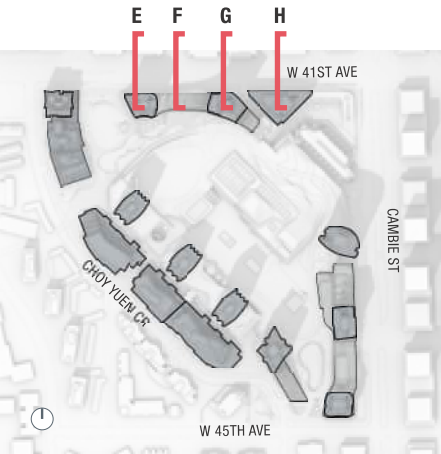
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Section H – 41st Avenue near Ash Street

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Note: Dimensions will be determined through detailed design



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8.1.4 Cambie Street and Cambie Heritage Boulevard

The redevelopment of Oakridge will reinforce Cambie as a great street with a focus on pedestrian interest and vitality, frequency of street-oriented storefronts, mall and anchor entries, and shopping configured to support Cambie as a local shopping street. Further, the Cambie Corridor Public Realm Plan principles seek to re-establish Cambie Street as a Ceremonial Boulevard and to reinforce it as a unique north-south street in the city. The Plan also notes that design directions and recommendations are to reinforce the City of Vancouver's Transportation 2040 Plan and the 2020 Greenest City Goals.

Anchor stores should be visually and physically permeable where expressed on Cambie, with inviting entries, views into and through the anchor space, and display windows.

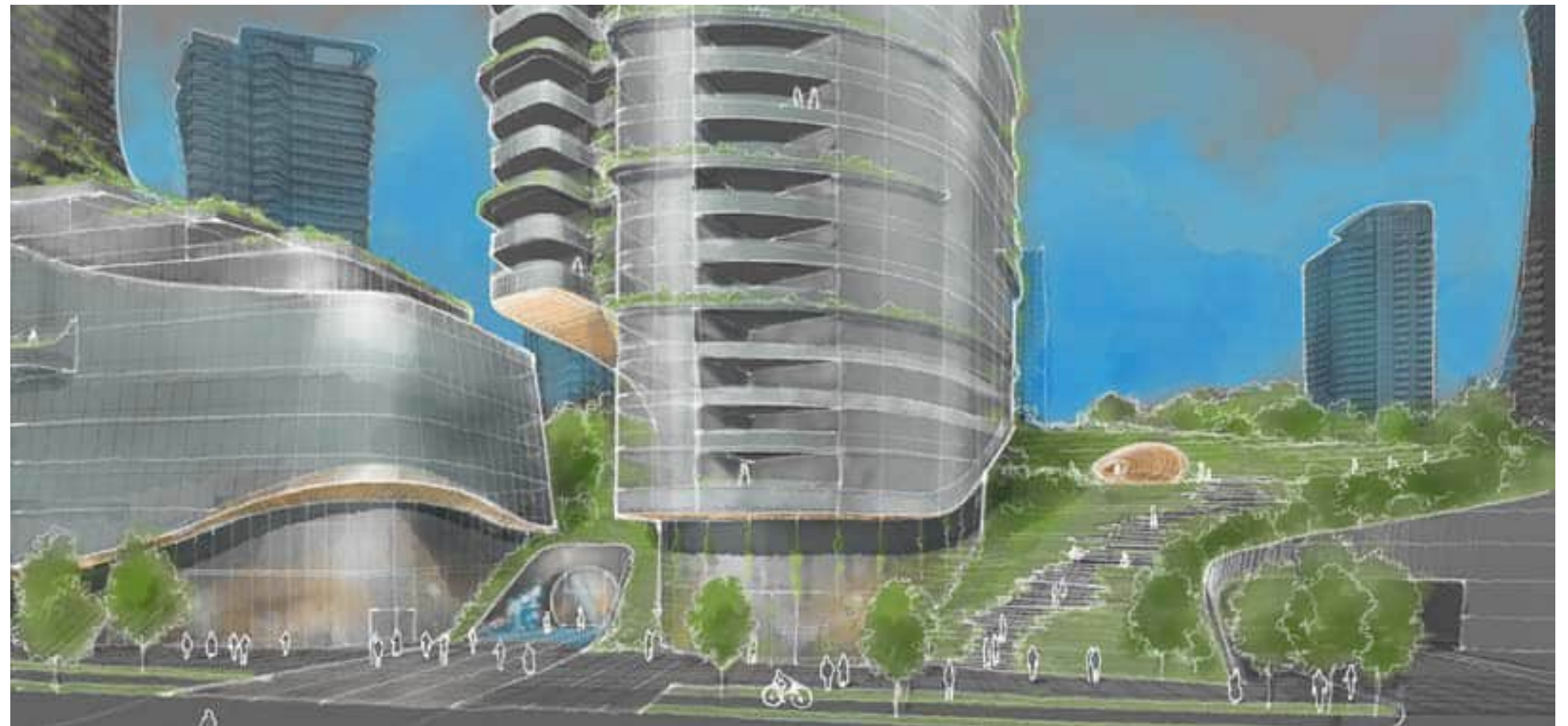
The Cambie Streetscape will be punctuated by a series of public spaces; the transit plaza at West 41st Avenue, a plaza at the mall entry aligned with West 43rd Avenue, and adjacent to the Cambie Steps - A grand staircase which connects to the public park above. Cambie Street should be designed to achieve the following design objectives:

- The pedestrian experience throughout the street and at new and existing parking entries should be improved by consolidating and reducing lanes and removing concrete dividers.
- Pedestrian crossings at West 42nd, 43rd and 44th Avenues should be integrated into the landscape plans and considered in the detailed design of the public realm.
- Coordination with the Cambie Corridor Public Realm Plan is required. Cambie Boulevard is called the 'Green Carpet' in the Cambie Corridor Plan and possible improvements to the boulevard are to be explored. In this section of Cambie, the boulevard character is described as 'Urban Park' and is envisioned with large scale trees, paths, pedestrian lights, etc. The boulevard should be considered as a potential new home for trees relocated from the Oakridge site or other City of Vancouver sites to increase biodiversity in the cultural landscape. On the central and side boulevards, opportunities for rain gardens and landscape elements supportive of biodiversity should be considered.

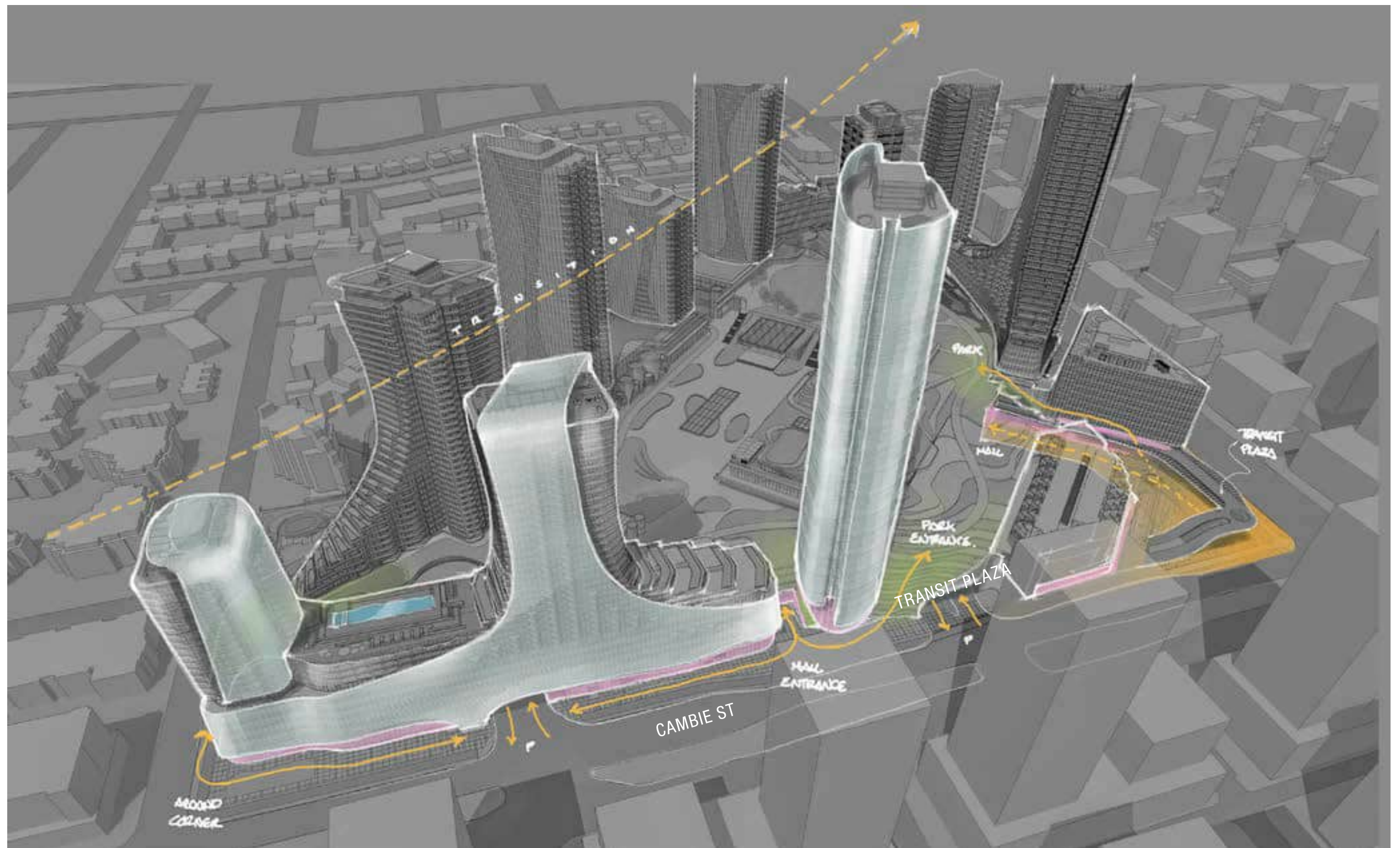
- The Cambie streetscape plan respects the existing heritage boulevard curbs and planting. The disturbance of the existing curb alignments should be minimized to avoid loss of green space. For example, the existing access from West 43rd Avenue will be closed and replaced by landscape to increase the amount of heritage boulevard green space. Any proposed changes to the Cambie Heritage Boulevard will be reviewed in consultation with the Cambie Heritage Boulevard Society and the Vancouver Heritage Commission.
- The public realm along Cambie will accommodate a two way off-street bike route as required by the Cambie Corridor and Transportation 2040 Plans. Special consideration is to be given to crossing points and the relationship between pedestrian areas and the bike route to ensure a safe and enjoyable experience for pedestrians and cyclists alike.
- The two-way bike route will be a minimum 3.0 meters in width and buffered on both sides by a boulevard strip of a minimum width of 1.5 meters with

street trees, making cycling an attractive option on this street. The health and potential to reach maturity for these street trees should be carefully considered, including the use of Silva cells or equivalent sub-surface installation to provide adequate volume for tree roots.

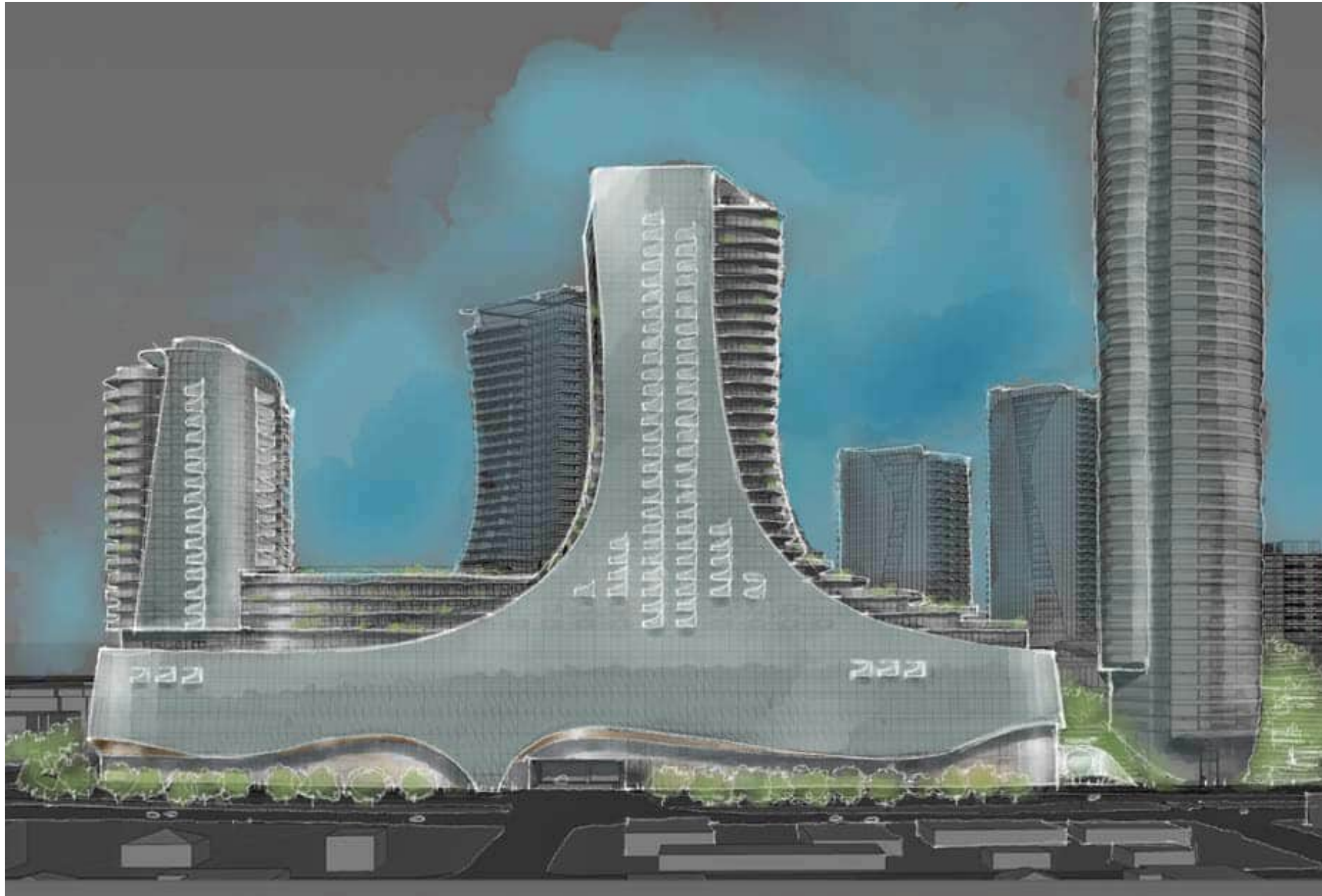
- Several oak trees have been identified for retention along the Cambie frontage near West 45th Avenue and east of existing terrace building on Cambie to provide a focal point for the public realm at these corners. Buildings will be set back sufficiently to ensure continued health of the trees and to create a public seating area.
- To enhance the pedestrian environment and express the dynamic scale and rhythm, Cambie sidewalks will be designed to include high quality stone banding in concrete sidewalks. The sidewalks will incorporate design concepts related to the building and coordinated with the Cambie Corridor Guidelines and the Cambie Corridor Public Realm Plan.



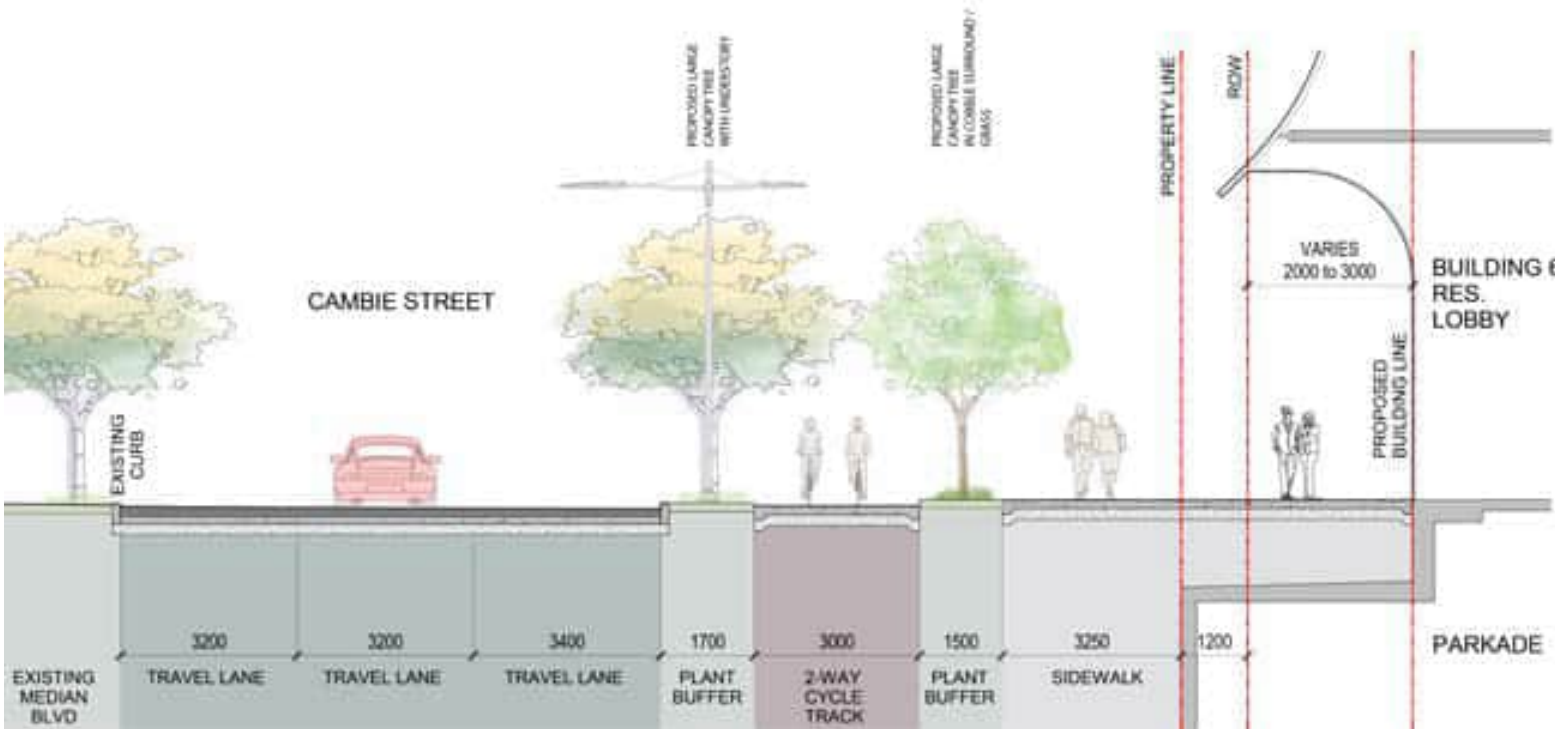
Cambie Entrance to Park & Mall



Aerial view of Cambie Street



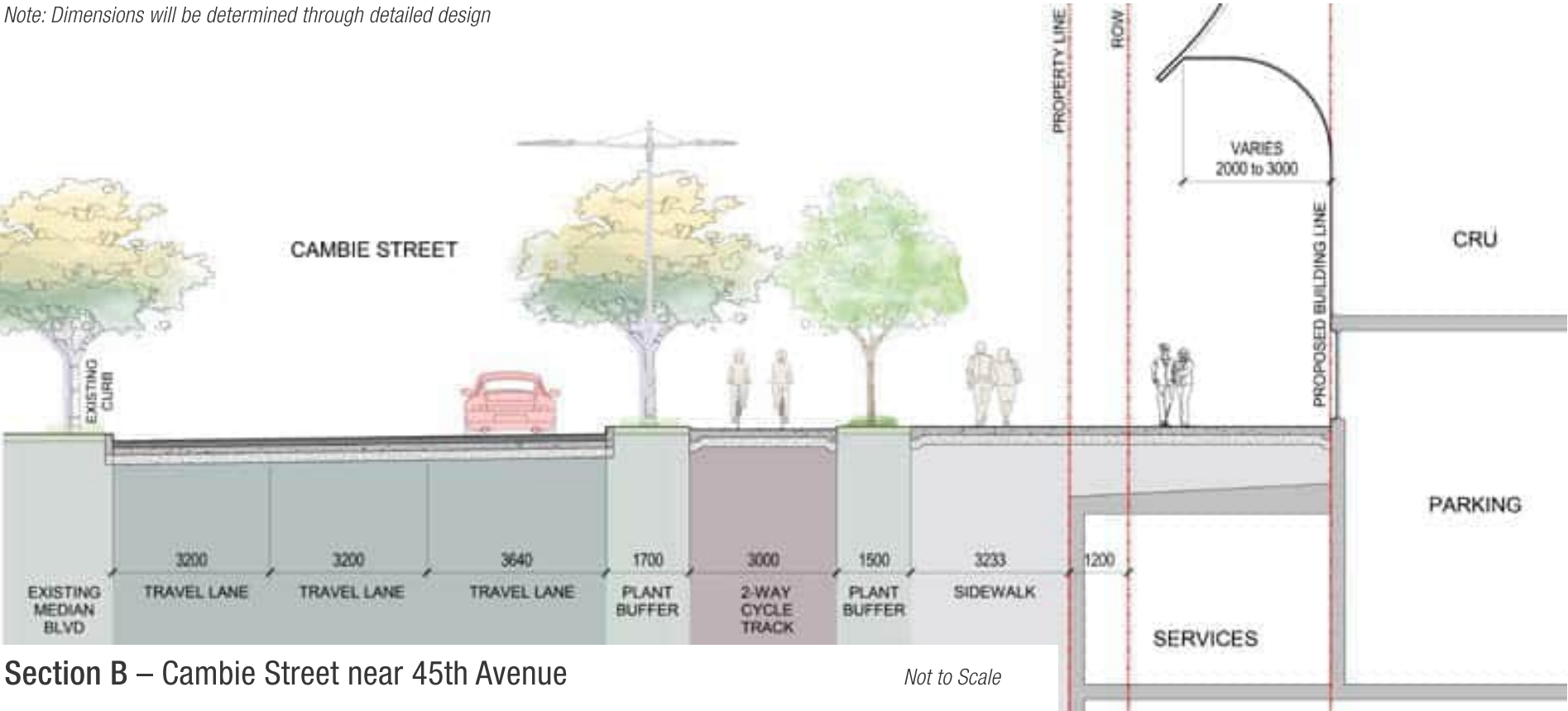
Partial elevation of Cambie Street looking west



Section A – Cambie Street near 44th Avenue

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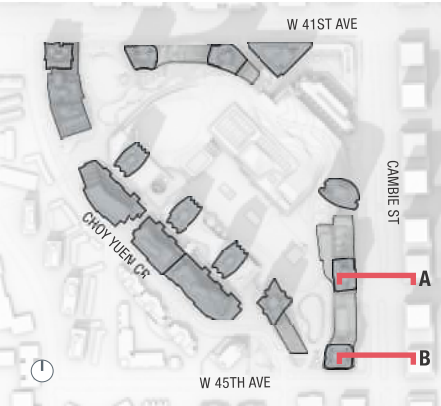
Note: Dimensions will be determined through detailed design



Section B – Cambie Street near 45th Avenue

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Note: Dimensions will be determined through detailed design



Key Plan

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8.1.5 Choy Yuen Crescent

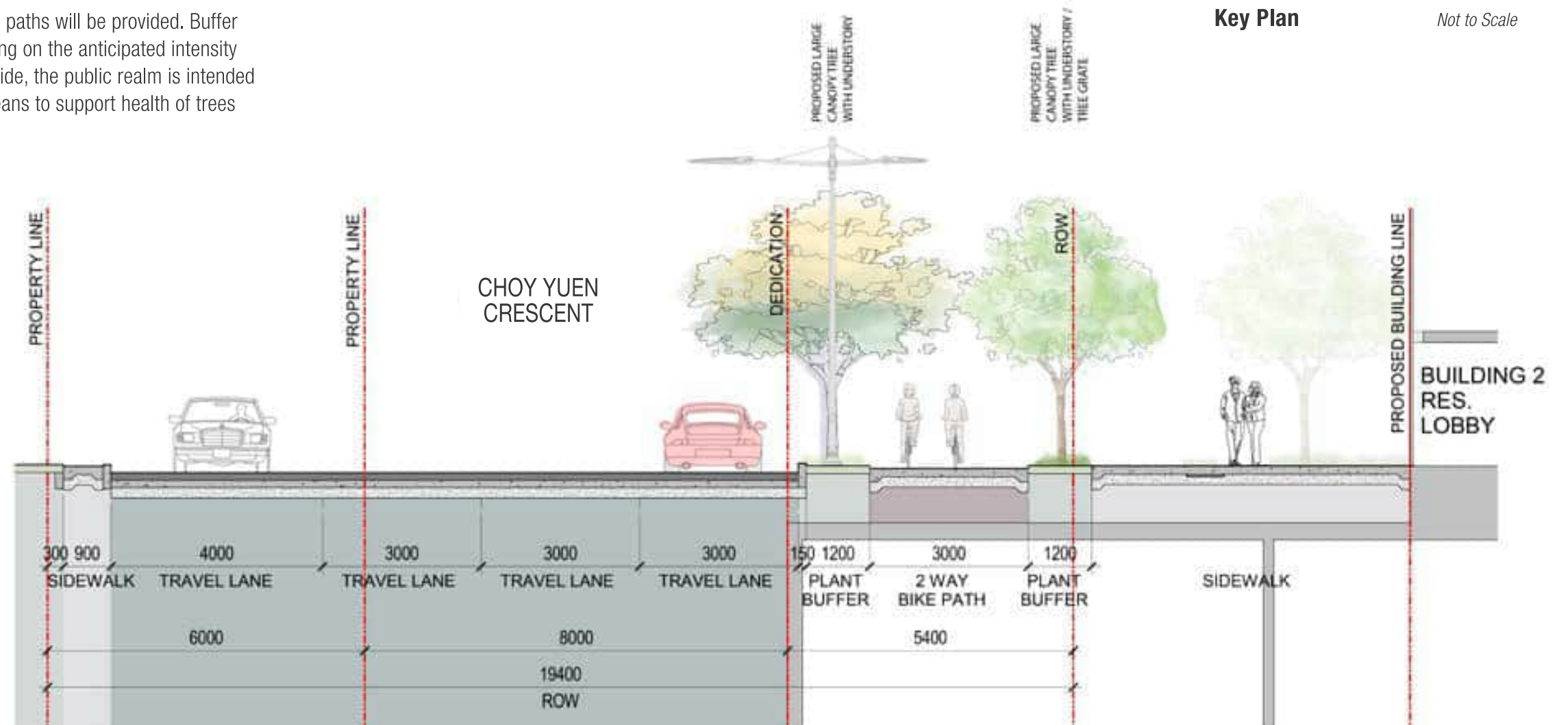
Choy Yuen Crescent will be an interface between the Oakridge redevelopment and adjacent properties with the north end of the street providing access to the Civic Centre. Cars will be allowed at all times but a double ended cul de sac will block through traffic while allowing pedestrian and cyclist access. The character of the street should provide visual signals and cues to indicate priority for people walking and cycling. The majority of Choy Yuen Crescent is comprised of a minimum 1.8 metre wide sidewalk on both sides, two lanes with one lane for vehicles in each direction and parking on the east side for the full length of the street. Closer to 41st Avenue, the road expands to four lanes to accommodate traffic queuing (See Section K).

Separated, minimum 3.0 metre wide two-way off street bicycle paths will be provided. Buffer strips to the bicycle path may be paved or landscaped depending on the anticipated intensity of pedestrian and other crossings over the strip. On the north side, the public realm is intended to be built over parking structure; use of Silva cells or other means to support health of trees should be part of the street design.



Key Plan

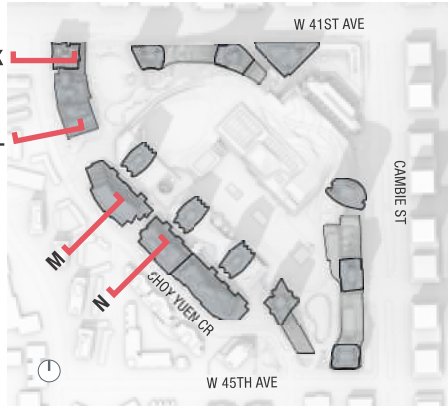
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Section K – Choy Yuen Crescent at Building 2

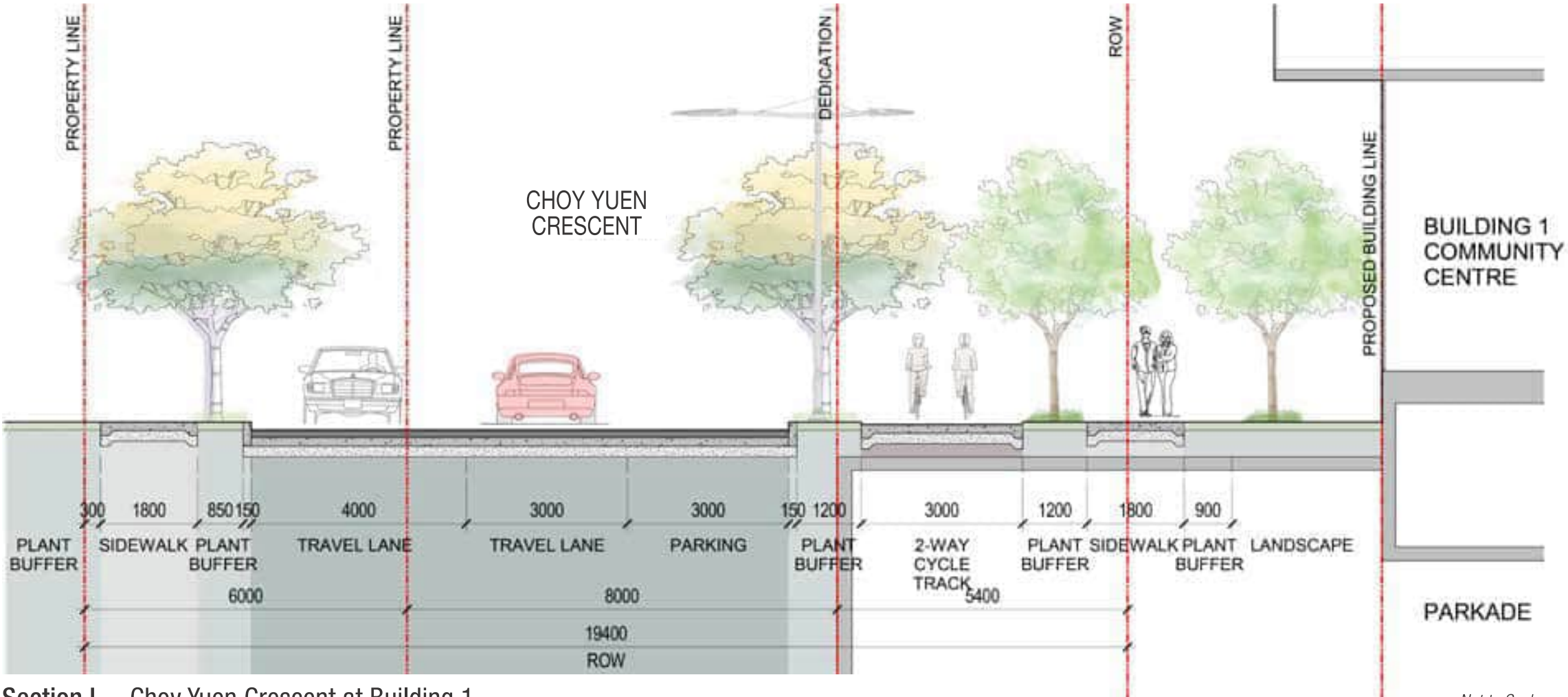
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Note: Dimensions will be determined through detailed design



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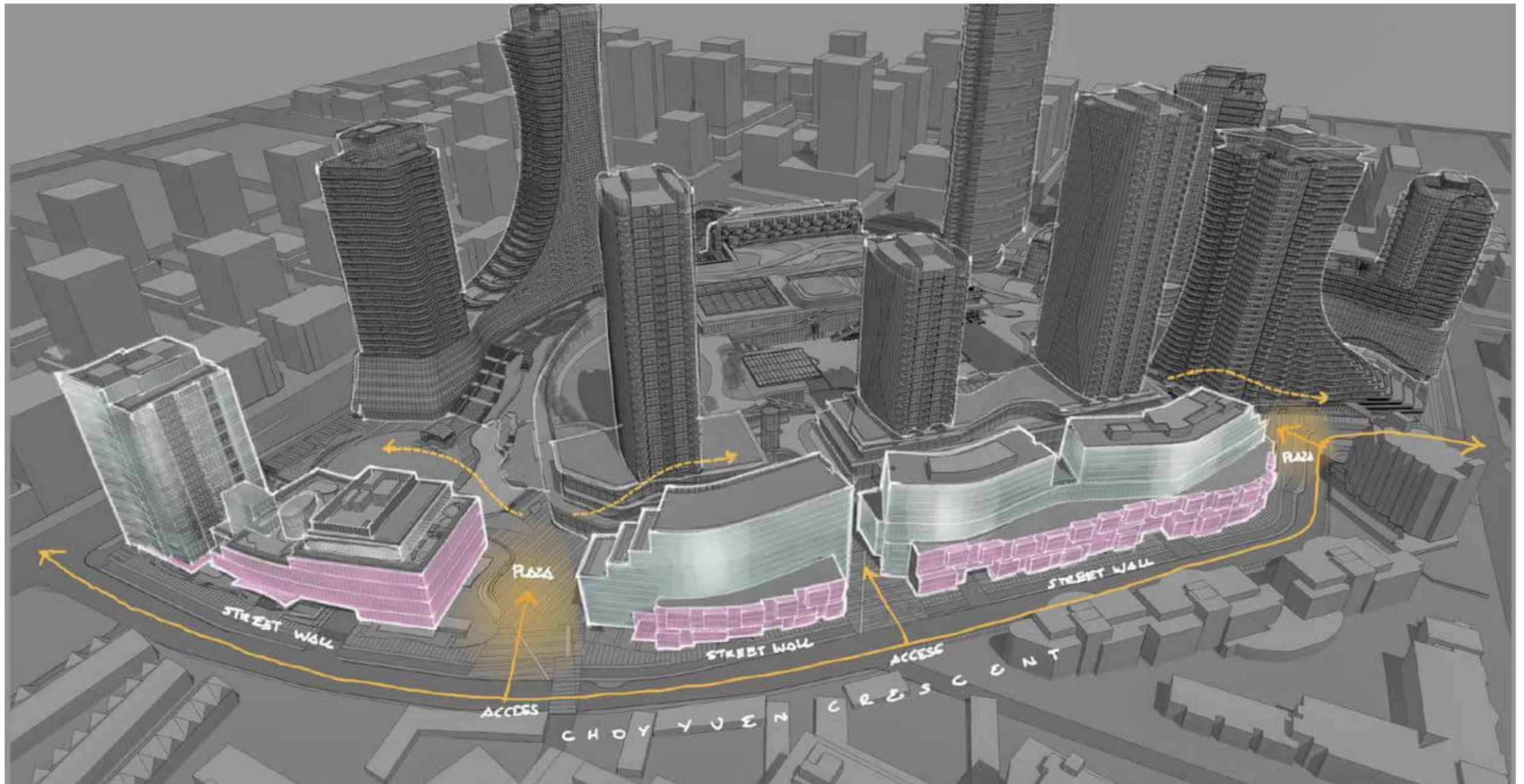
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Section L – Choy Yuen Crescent at Building 1

Note: Dimensions will be determined through detailed design

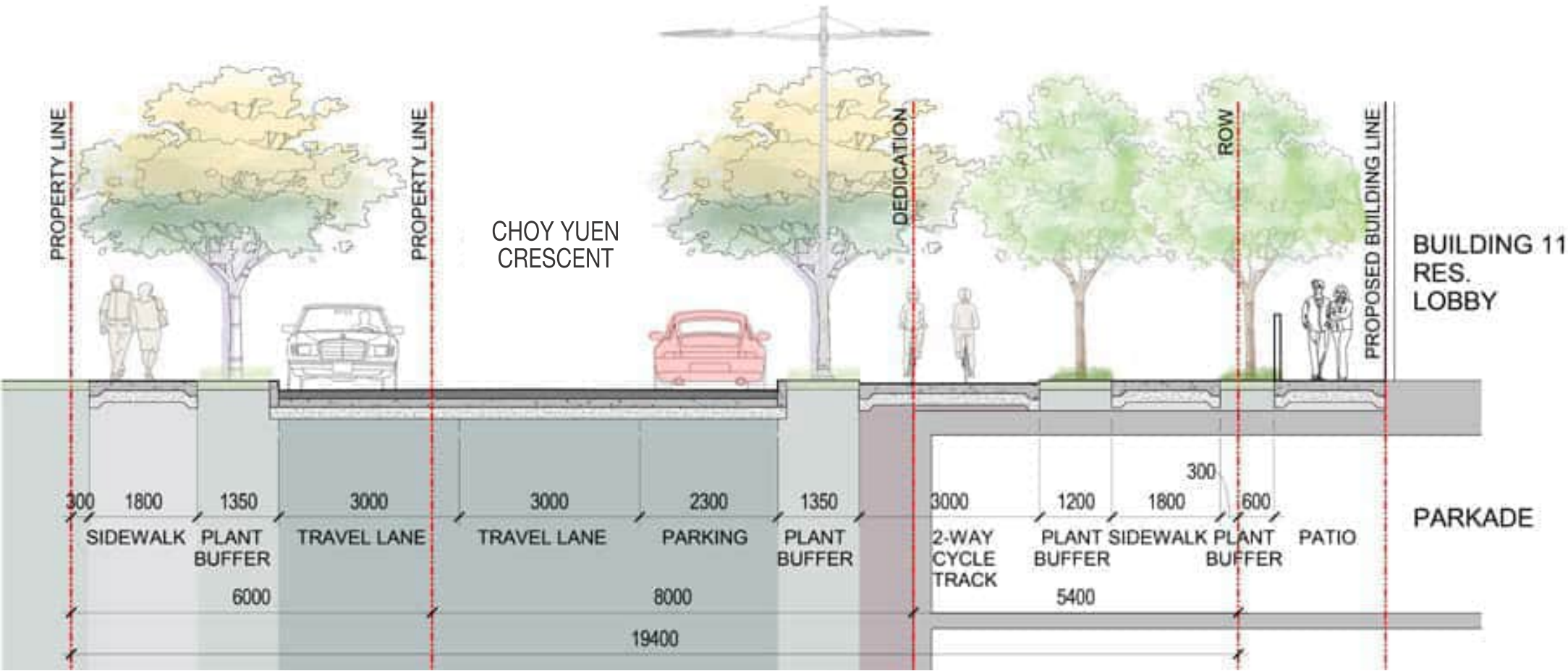
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Choy Yuen Crescent Articulation



Artist's Rendering of Choy Yuen Crescent looking North East



Section M – Choy Yuen Crescent at Building 11

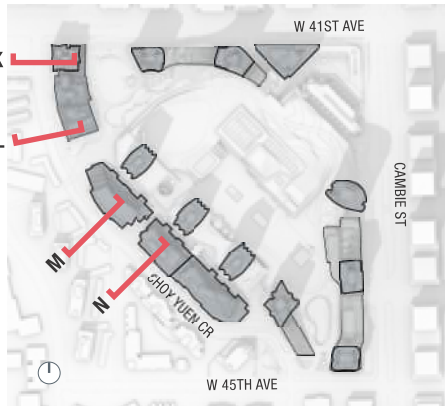
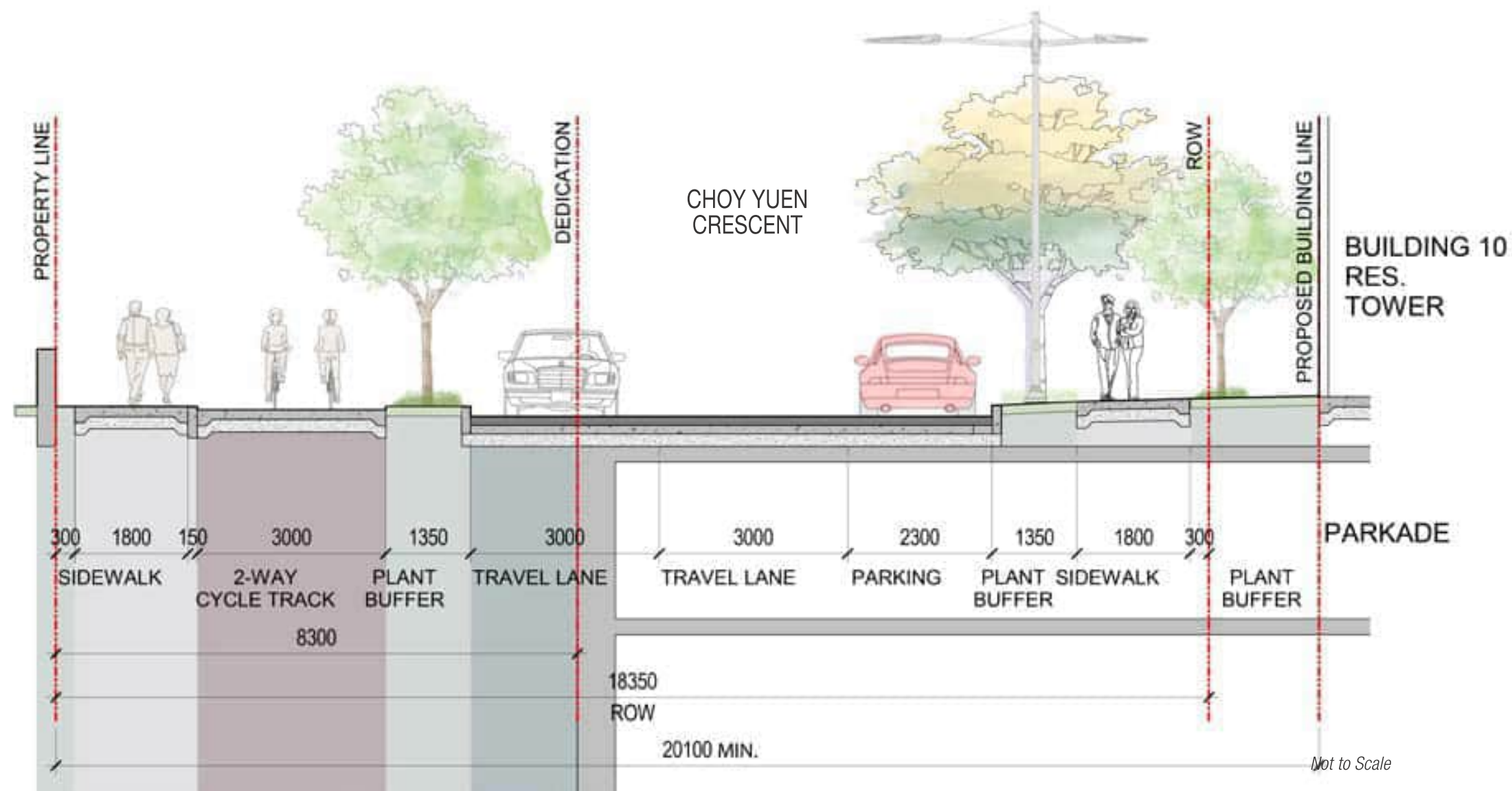
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Note: Dimensions will be determined through detailed design



Key Plan

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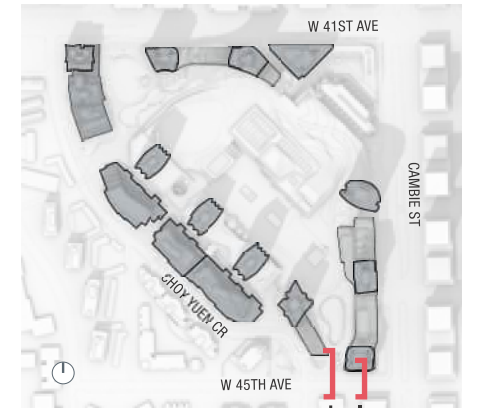
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Section N – Choy Yuen Crescent at Building 10

Note: Dimensions will be determined through detailed design

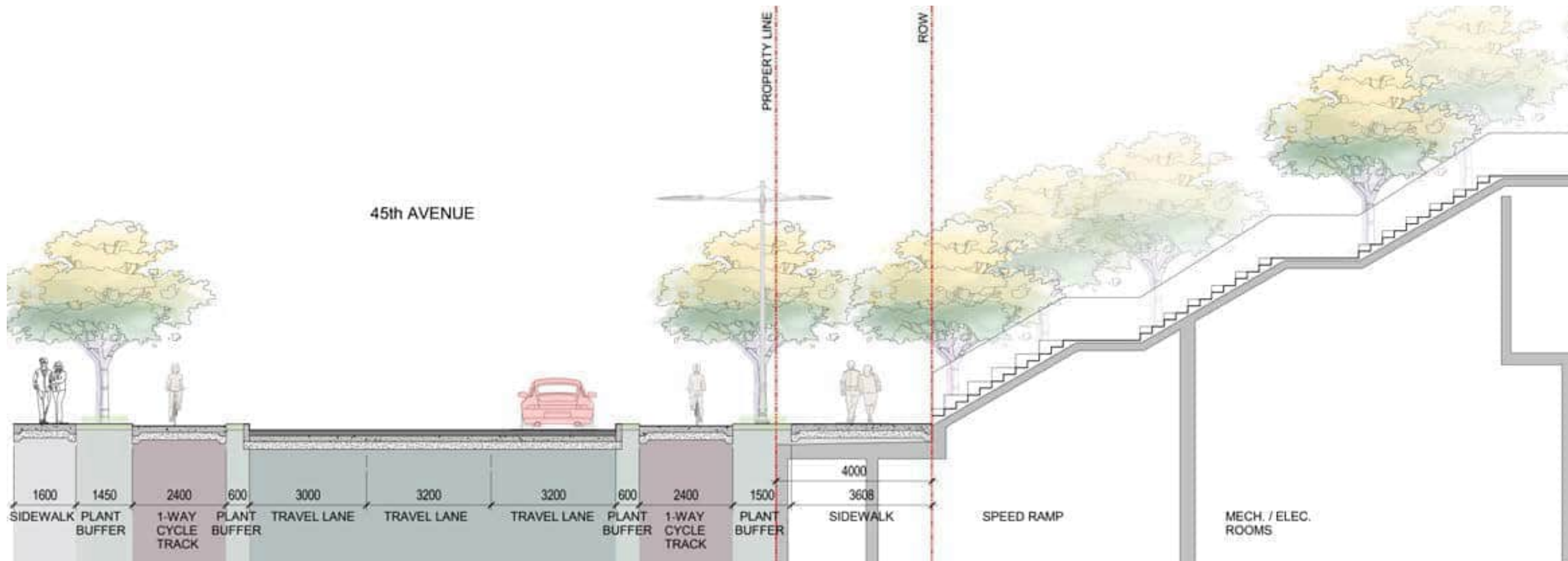
8.1.6 West 45th Avenue

West 45th Avenue immediately south of the Oakridge Centre site will become an important focus of pedestrian and cyclist movement and an important point of entry to the site from the surrounding community to the south, west and east. The public sidewalk on the north side of the street will be enhanced and expanded to extend to the base of the grand stair, complete with seating steps and green terraces that lead to the New Park. The redesign of the streetscape along this section of West 45th Avenue will consider safe and convenient connections for cyclists from the 45th Avenue bikeway to the Choy Yuen Crescent and Cambie Street bike paths.



Key Plan

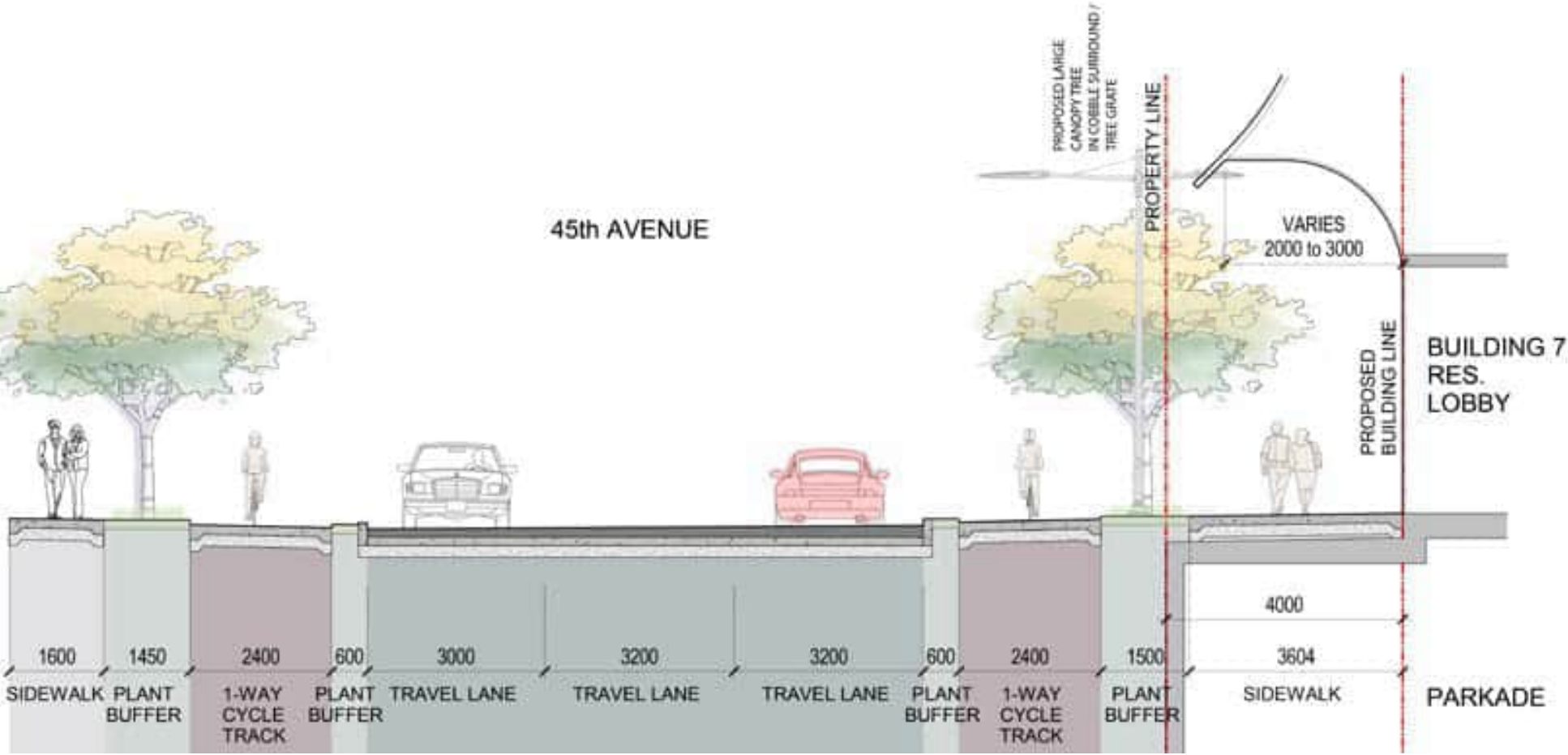
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Section J – 45th Avenue between Cambie and Ash Street

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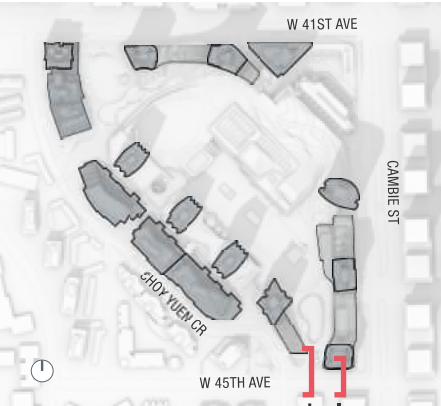
Note: Dimensions will be determined through detailed design



Section I – 45th Avenue

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Note: Dimensions will be determined through detailed design



Key Plan

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Streetwall at 45th Avenue & Cambie Street looking northwest



View of Buildings 6 & 7 Streetscape at Cambie and West 45th Avenue

8.1.7 High Street

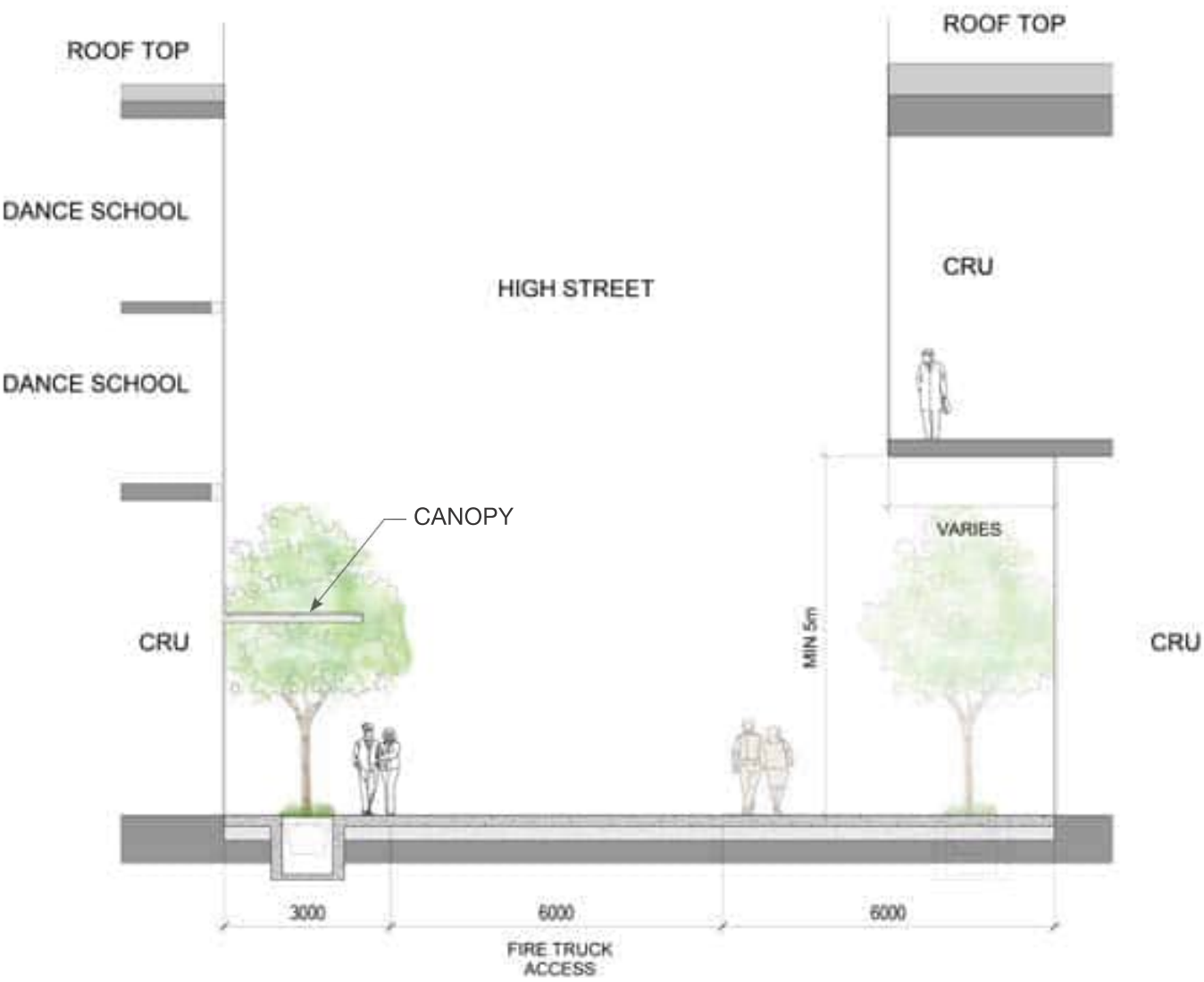
High Street is envisioned as an open air shopping street open to the public at all times. High Street is intended to be a pedestrian realm with provision only for emergency vehicle access through its central section. It will have a diverse mix of shops, cafes, and restaurants-making it not only a popular destination but also an area on the site with a very distinct identity. With excellent connections to the surrounding neighbourhood, it is envisioned to become a new social hub for the centre and the community. Vehicular access and drop-off will be provided at the north end of the High Street at North Plaza, as well as connections to P1 drop-offs below.

High Street should be designed to achieve the following design objectives:

- High Street should have a unified design expression.
- Street trees to provide canopy protection from the elements should be a key feature in the unified design expression of High Street.
- The healthy and long term viability of canopy trees should be supported by ample rooting volumes to City standards or use of Silva cells or other equivalent techniques for enhancing tree rooting in constrained areas.
- Pedestrian movement should be directed to the edges along the retail store frontage.
- The central zone should be designed to support open air shopping and displays of merchandise in good weather.
- A distinctive feature element at the Central Plaza to draw people down High Street and mark one of the primary access points to the rooftop New Park and the mall. This could take the form of a cantilevered skybridge that projects out over High Street, providing a lookout point with views down the pedestrian thoroughfare and announcing the presence of the park above.
- Street must meet fire truck access requirements.
- Weather protection should be provided and integrated with the architecture of the adjacent buildings. The installation heights of the weather protection must have a minimum clear height of 3.0 m. Fire trucks will require a clear height of 5.0 m for any weather protection installed along this streetscape that projects over the fire access lane.
- Festive lighting of the trees along High Street should be designed into the concept and supported by adequate and convenient electrical supply.
- The inclusion of pedestrian lighting.

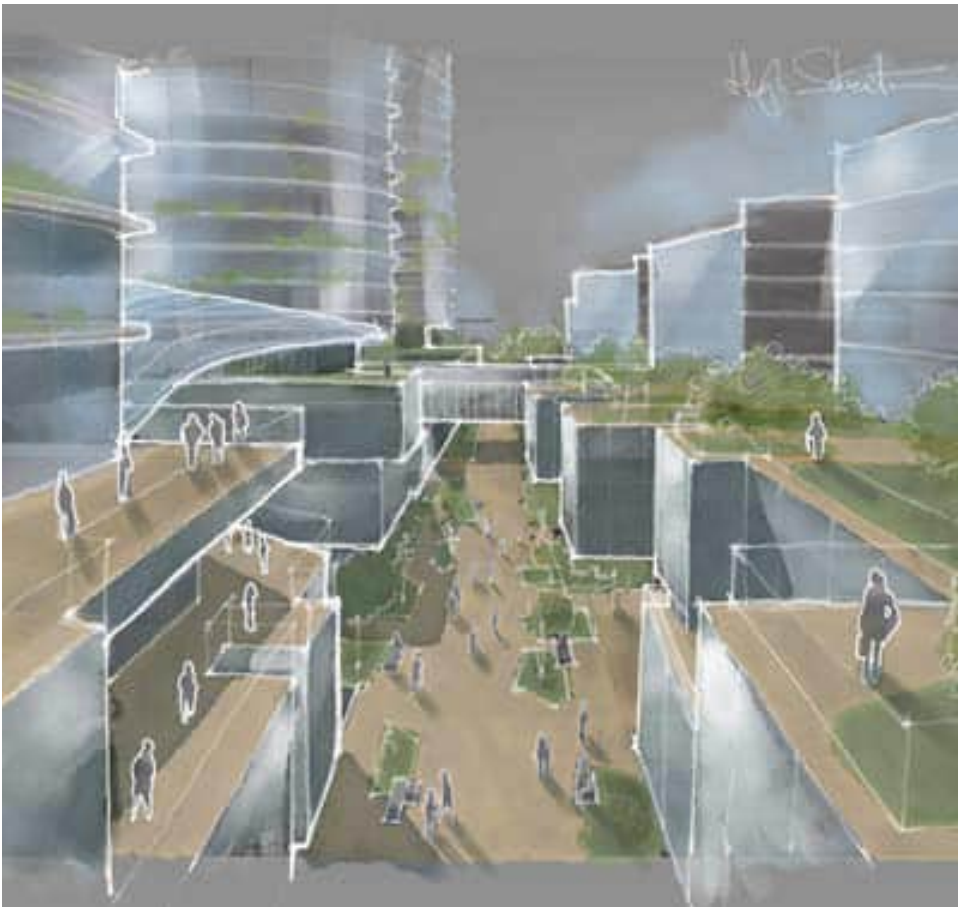


View from the Central Plaza looking Northeast

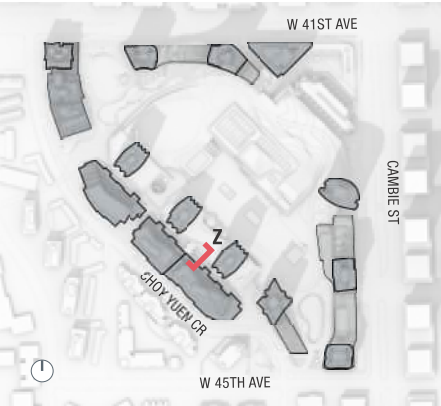


Section Z – High Street Section

Note: Dimensions will be determined through detailed design



Conceptual Sketch of High Street



Key Plan

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8.2 Architectural Rationale

8.2.1 Earthwork Buildings

These buildings organically rise up from the landscape, creating a sense of dynamism and movement along the main streets of West 41st Avenue and Cambie Street.

8.2.2 Gateway Towers

Gateway Towers are located at the corner of West 45th Avenue and Cambie Street and along 41st at the edge of the Civic Centre Park. The gateway towers mark the entries to and corners of the site.

8.2.3 Point Tower

The tallest tower on the site is located at the intersection of West 41st and Cambie, conforming to the intent of the Cambie Corridor Plan to place more density close to transit. As it marks the peak of the Oakridge Municipal Town Centre, the tower is to be a high quality and visually exceptional landmark, distinct from the earthwork buildings that form the rest of the Cambie streetscape.

8.2.4 Podiums & Towers in the Park

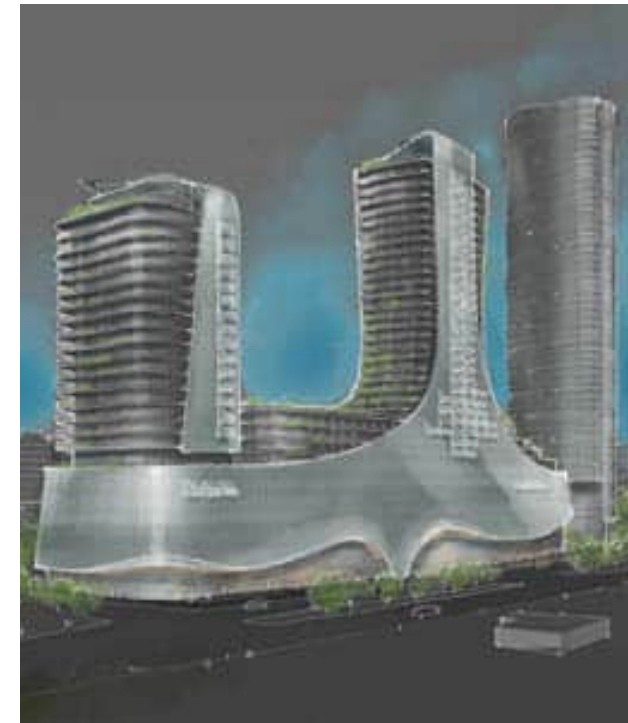
The towers along the east edge of High Street appear to float above retail and office podiums that front the Park and line the High Street. The extruded tower floorplates are shaped to reduce the shadow cast from the southwest sun on the Park.

8.2.5 Terraced Streetwall Buildings

The streetwall buildings define the High Street and act as a transition between the higher tower forms and the existing neighbourhood. The upper tower forms reference the neighbouring slab buildings to the south of the site.



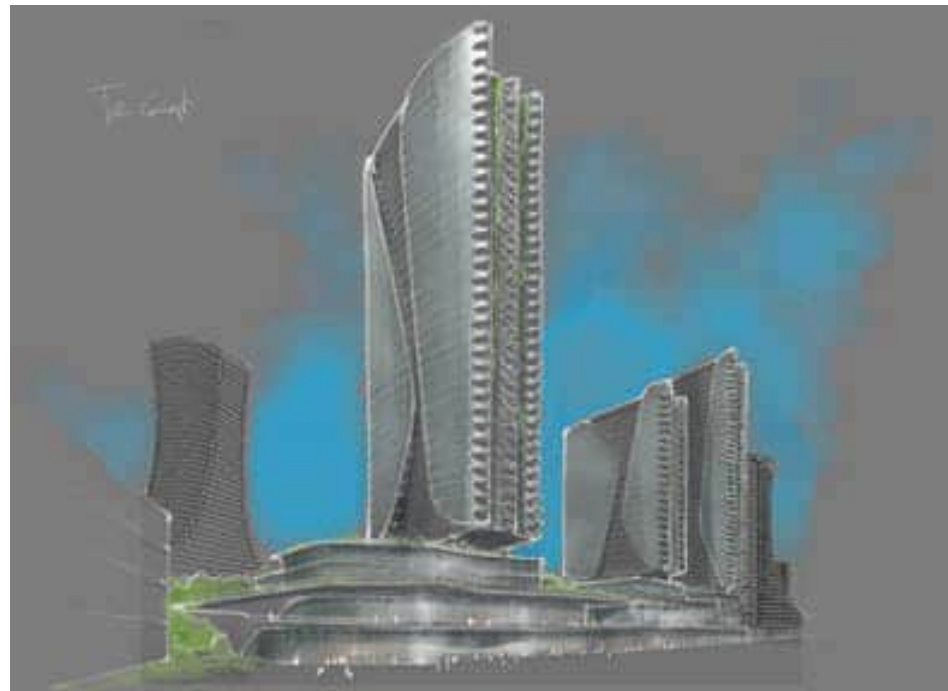
Earthwork Buildings



Gateway Towers



Point Tower



Podiums & Towers in the Park



Terraced Streetwall Buildings

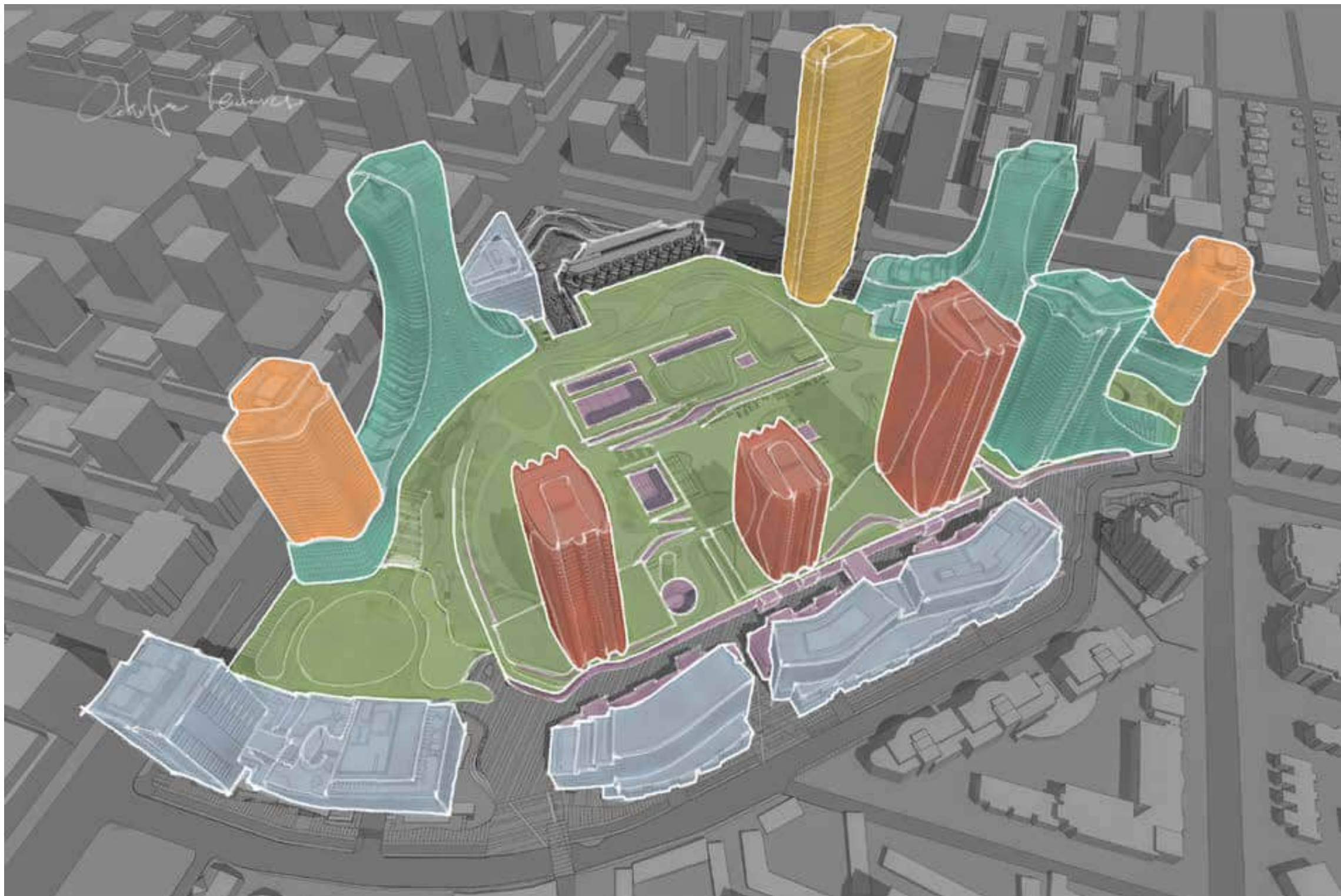


Figure 8.2: Architectural Rationale

- Earthwork Buildings
- Gateway Towers
- Point Tower
- Podiums & Towers in the Park
- Terraced Streetwall Buildings

8.3 Retail & Commercial Architecture

The driving concept of the retail design is to ‘Bring the City and the Park into the Project’. By pushing the ‘heat-line’ of the retail centre entries in, the urban streetscape is extended, creating an active, permeable edge to Oakridge. The urban extension eases the transition from streetscape to centre while reinforcing a clear interior circulation loop. Urban plazas celebrate the intersection of city streets and lanes, the new urban edge, and the retail centre (Refer to Figure 8.3a).

8.3.1 Urban Retail

The retail architecture should provide a clear connection between the residential towers above and the pedestrian scale of the streetscape below. The retail streetscape should be unified through material consistency, formal articulation and scale. Throughout the project, clearly defined frameworks will differentiate a more neutral building architecture from a tenant-designed and expressed storefront.

The Retail and Commercial Architecture will be designed to achieve the following overall design principles:

8.3.1a Orientation, Sightlines & Access

Tenants and tenant storefronts will be oriented toward the public way; clear sight lines into the project should be maintained to promote transparency and visual access throughout the project (Refer to Figure 8.3b).



A sample of rendered initial ideas for building architectural expression

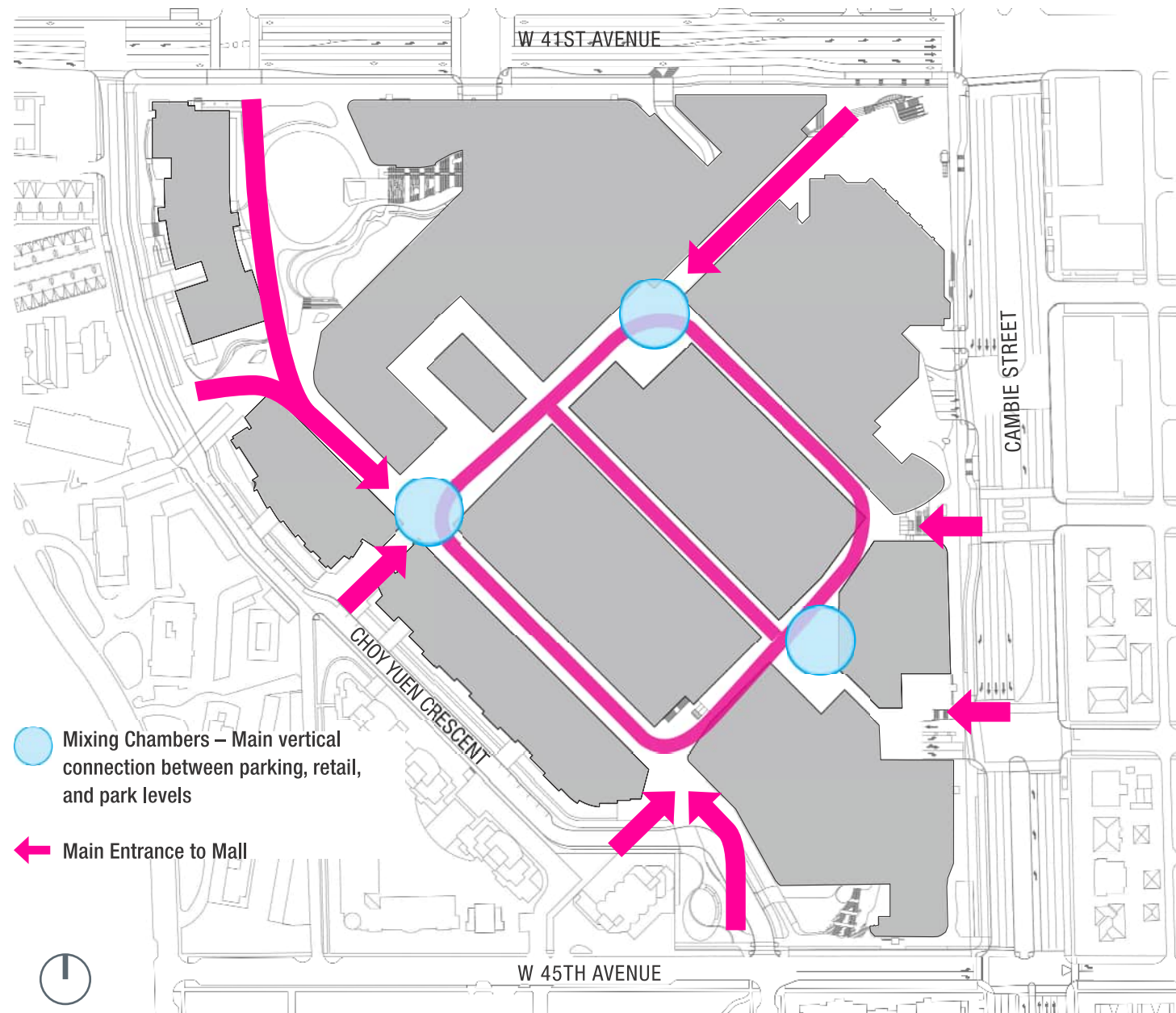


Figure 8.3a: Diagram showing main pedestrian entrances to retail, pulling inwards toward the mall at each of these entry moments extending the urban edge towards the project.

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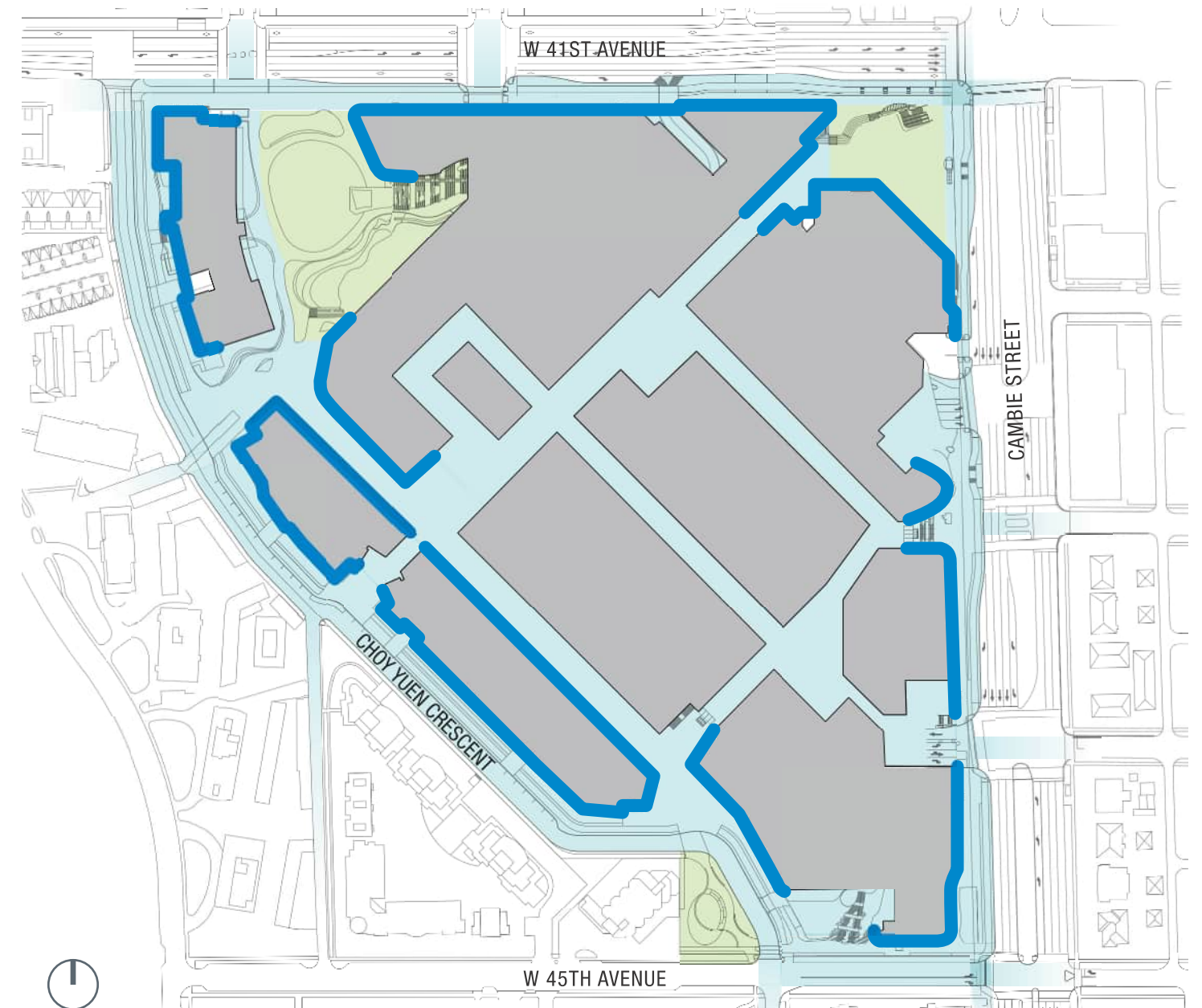


Figure 8.3b: Orientation: Retail storefronts and active frontages oriented toward the streets and public ways to maximize visibility into and throughout the site.

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8.3.1b Signage Strategy

Neutral signage “banners” (defined as a clear area within the retail facade where tenants may place their signage) should be provided, both on the interior and exterior, to allow for tenant signage and identification. Signage throughout should acknowledge a given set of signage criteria as defined by the Landlord to maintain consistency in terms of size, material, lighting, and attachment methods while allowing for flexibility to meet Tenant’s desires for brand expression and identification.

Major anchors will require significant signage along Cambie and 41st with a hierarchy of sign types that can be viewed both from street and sidewalk level. Second level retail where it exists, (primarily along High Street), will also need some form of signage that can be seen from street level. In consultation with the city, a flexible approach to signage design will be paramount, as tenants are unknown or uncommitted at this time.

Architecturally neutral retail frameworks, both interior and exterior, should allow tenant storefront expression. The Architectural rhythm along the retail storefronts should be flexible to allow for a variety of tenant sizes and changes in tenants over time.

8.3.1c Lighting Strategy

1. Create a safe, energy effective, and sustainable environment
2. Generate a clear visual hierarchy of lighting elements and ambiance
3. Support wayfinding at road crossings and critical decision points
4. Prioritize pedestrian activity
5. Incorporate sustainability:
 - Promote a conscientious use of energy resources.
 - Utilize long life light sources to minimize maintenance and resource use.
 - Minimize light trespass, glare, and light pollution.
6. Integrate private and public areas:
 - Select a palette of luminaires and lamps for ease of installation, photometric performance, and visual consistency with architecture and landscape.
 - Avoid overlighting by careful integration of private and public realm lighting design.
 - Fixture choice and placement should follow the design intent and the aesthetic approach outlined in this section. Use light fixtures as a compositional device that integrates with the architecture in order to minimize the use of light standards and poles.

8.3.1d Visual Interest

Visual interest and building differentiation will be achieved through architectural articulation. A consistent, but varied material palette should be utilized to create a common, cohesive language along the streetscape with visible variation.



Signage should comply with signage criteria



Architecturally neutral retail frameworks



Storefronts to promote transparency & visual access



Neutral signage banners

8.3.1e Weather Protection

Weather protection along the street-lined retail (Refer to Figure 8.3.1e) should be achieved through canopies and architectural overhangs, or a varied combination of the two.

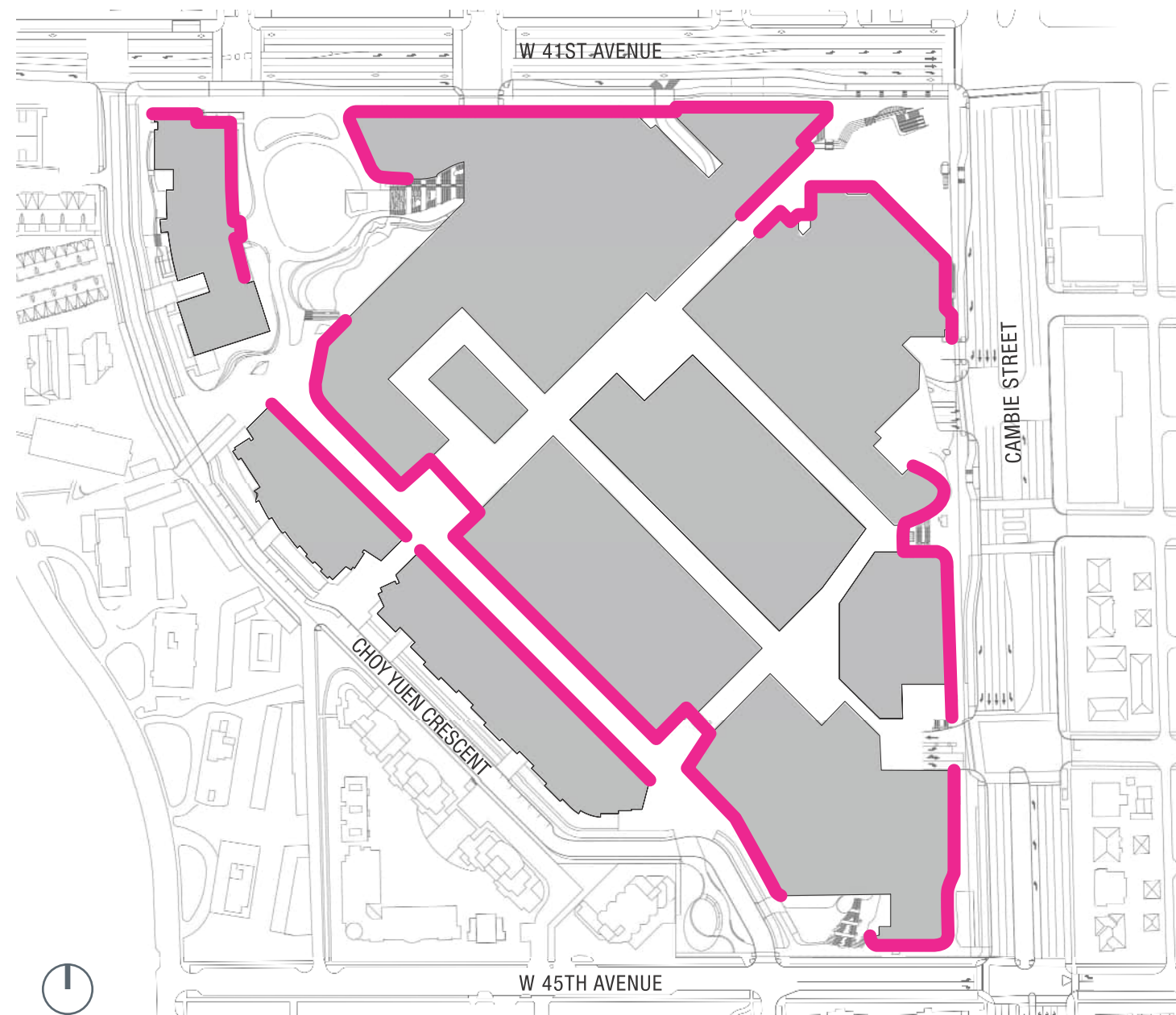


Figure 8.3.1e: Continuous Weather Protection.

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8.3.2 Mall Entrances: Inside / Outside Relationship / Heat Lines

There are five main, pedestrian mall entrances located at: 41st and Cambie (Transit Plaza), on Cambie between opposite 43rd Avenue (Pocket Park), adjacent to the vehicle entry on Cambie Street, and two along High Street at the northern and southern end locations. The mall entries, defined by the heat line, should be pulled away from the street to extend the urban edge of the project, inward toward the mall. Each mall entry should provide an edge for its respective adjacent plaza and provide the connection between the urban exterior and the mall interior (refer to Figure 8.3a).



Figure 8.3.2: Main Mall Entry

The Mall Entrances will be designed to achieve the following overall design principles:

- The entries should have a large, weather protection element to demarcate the mall entry and provide visual interest along the streetscape.
- All entries should have a material and architectural consistency to unify the disparate entrances to the project.
- The major entries should allow visual access into the mall interior, and where applicable, a view to the New Park through skylights, terraces, or other visual cues to connect the New Park to the street or area below.
- Mall entrances should be further demarcated by feature paving patterns in the open space in front of the entry doors, feature architectural lighting, and signage.

8.3.3 Cross Mall Connections

The cross mall connection that offers after hours access through the mall will be designed to continue the sense of the city being extended into and through the mall (Refer to Figure 5.3.7):

- These connections should read as much as possible like indoor streets with extensive natural light, and generous walkways.
- The connection from the Cambie Transit Plaza should offer a clear path from the mall entry to High Street and the Civic Centre to assist with wayfinding and legibility.
- A visual and physical access to the New Park should be provided from this connection

8.3.4 Anchors

The Major Anchors at Oakridge are important project stakeholders. As one of the primary planning drivers, the Anchors have been moved to the street edges to accommodate their continuous operations during the construction. This move enhances the public / pedestrian interface along 41st and Cambie and respects the cross mall connections through the site. The overall retail area for the primary anchors is based on current lease requirements and existing site constraints including loading access, retail mall access, and maintained parking (Refer to Figure 8.3.4).

The retail anchors will be designed to achieve the following:

- Anchor entries should be clearly identifiable from the street and articulated by clear architectural expression.
- Each anchor store design should prioritize transparency at the street level to allow for visibility into the store and clear tenant recognition from the street.
- The anchors should have considerable architectural expression and visual variety, there should be no blank walls facing any public view. Facades should wrap around the building at every corner visible to the public.
- The retail anchors should be permeable and inviting. Entries and access to anchors should be clearly defined and identifiable to the public.

8.3.5a Offices Concepts

Expansion of the workplace office space is one of the major goals of this mixed use project. These consist of two locations in close proximity to the Transit Plaza or bus zones along 41st Avenue, in the base of Building 3 & 4, and two locations along Cambie Street in the base of Building 6 & 7. Office space is also located on the upper levels along High Street in Building 10 and Building 12. (Refer to Figure 3.2a & 3.2b).

Offices will be designed to maximize flexibility to accommodate a mix of uses and floorplate size depending on market demand. The envelope for the office levels will be highly glazed to provide maximum transparency and visibility and to harmonize with the aesthetic of the residential above and the retail below.

All office buildings will have good access to public transit and cross mall connections.

8.3.5b Existing Office Upgrade

The existing office building is being rebuilt to allow for 3 additional floors levels and to add a retail concourse underground which will connect the Transit station directly to the mall on Level P1.

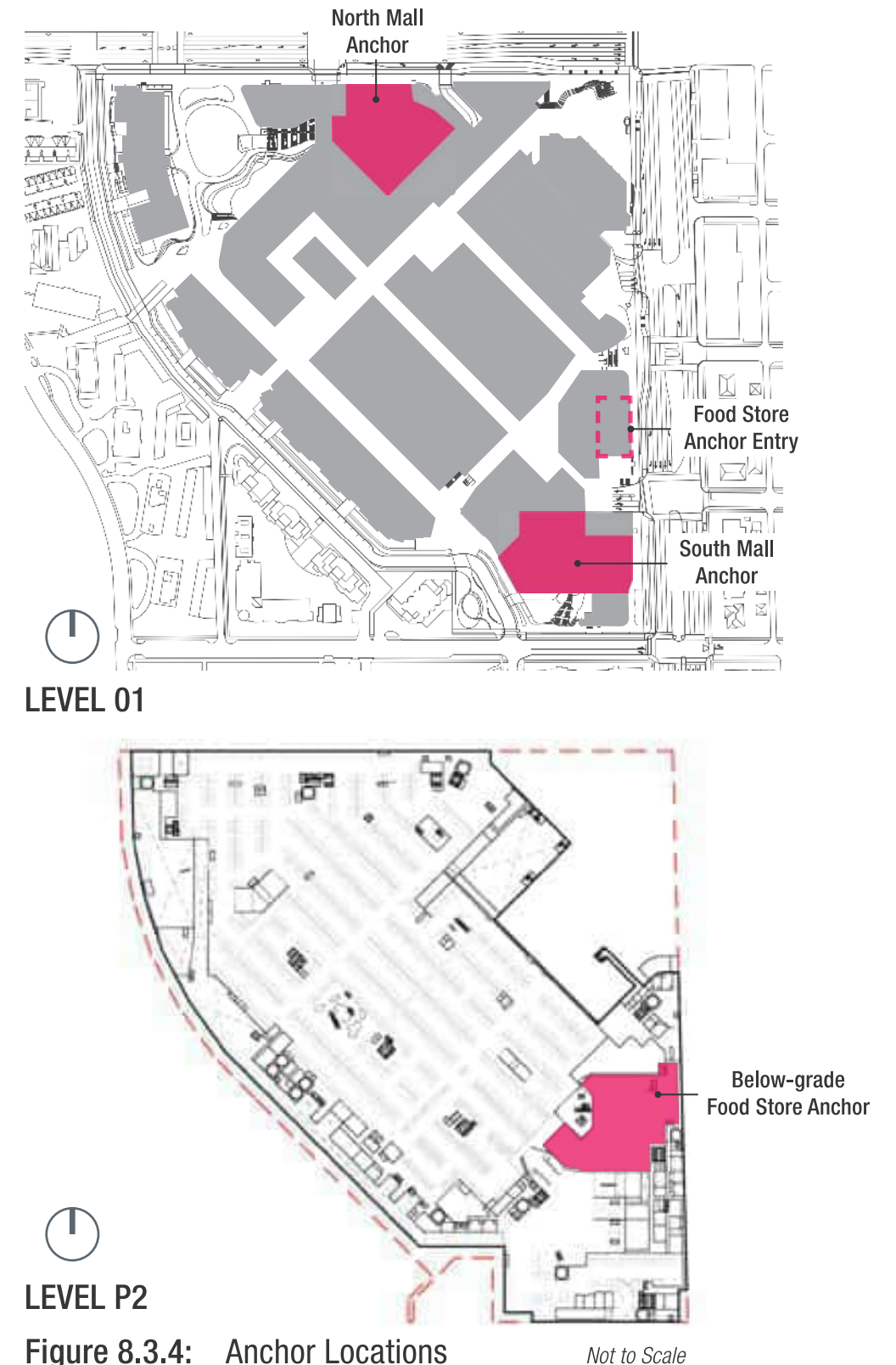


Figure 8.3.4: Anchor Locations

Not to Scale

8.4 Residential Architecture

Oakridge will be comprised of a family of buildings with a variety of heights, forms, and expressions. A diversity of architectural expression within a coherent whole is sought.

The concepts of ‘Hilltop Town’ and ‘Emerging from the Landscape’ are central ideas to guide the design development and architectural expression of the buildings of Oakridge. The interplay of vertical and horizontal elements both within and between buildings should be used both to unify and to express individuality. The concept of ‘Emerging from the Landscape’ is a strong wayfinding and legibility device expressed most visibly in the topography that draws the rooftop New Park up from grade, but that is echoed in the organic earthwork terraces, point towers extending out of the New Park, and balconies extending horizontal layers of green upwards, integrating landscape and architecture in a variety of building forms.

Across the Oakridge site, there are five major housing forms that create a cohesive residential landscape. These buildings employ a design strategy grounded in context, urban design, and the relationship with the public realm.

8.4.1 Hierarchy

The tallest buildings will be located nearest the corner of 41st Avenue and Cambie Street, marking this strategic transit portal and city crossroads (Figure 8.3a). Generally, building heights descend to the west and south.

8.4.2 Transition

Midrise buildings along the Choy Yuen Crescent transition in scale to the adjacent community. In addition to the transitional mid-rise height of buildings along this edge, the buildings will generally be stepped back and terraced above the fifth level.

8.4.3 Terracing & Step-backs

Midrise building forms will be terraced and stepped back at upper levels to create a transitional scale to the community, to integrate streetwall and tower forms, and to assist in bringing the expression of green from the New Park to grade (Figure 8.4.3). Terracing and step-backs will create opportunities for urban agriculture, green roofs, and private and semi-private outdoor space. Step-backs and terracing should be employed in the upper levels of the mid-rise building forms fronting 41st and Cambie to enhance solar access to the north and east sides of the streets.

Terracing and step-backs are important strategies in establishing the midrise, and streetwall elements, both integrating and distinguishing the tower forms, and expressing the concepts of ‘Hilltop Town’, ‘Emerging from the Landscape’, and ‘Residential Streetwall’ outlined in Section 2 - Vision & Key Principals.

8.4.4 Building Articulation & Length

Strategies will be used to articulate midrise and tower forms and to decrease their apparent scale and length including breaking the massing down into horizontal and/or vertical components, sliding or offset forms, contrasting curvilinear and organic elements, transformation across floor levels, etc. (Figure 8.4.4).



Figure 8.4.3: Terracing of Midrise Buildings



Figure 8.4.4: Strategies will be used to decrease apparent scale and length

8.4.5 Neighbourliness

Buildings will be designed with consideration for privacy, livability, shadowing on public and semi-public space, access to daylight and outlook. A minimum 24.4m separation should be provided between residential buildings over 10 storeys in height.

The Terraces is an existing six storey residential building at the NE corner of the Oakridge site. The following relationships will be established:

- A minimum distance of 31.1m will be provided between the Terraces and the proposed residential tower of Building 4, with a minimum distance of 37.8m between the closest facing windows.
- A minimum distance of 52m will be provided between the Terraces and the proposed residential tower of Building 5.
- The portion of the New Park adjacent to the Terraces building will be designed with consideration for the privacy and outlook of residents including physical separation and security and appropriate adjacent finished levels. A landscaped buffer with lower level perennial plantings and trees for screening and year-round visual enjoyment will be provided.
- Detailed design of the residential Buildings 4 and 5 such as building floorplate configuration, balconies and other projections will consider shadowing and the relationship to the Terraces.
- The buildings along Choy Yuen Crescent will be lower in height and terrace to relate to the residential buildings to the southwest.

There are several existing buildings ranging from three, six and nine storeys at the south and west edges of the site including the Chishaun Seniors Housing, the Fairchild Residences, the four residential mid-rises along Tisdall Avenue and the three rowhouses adjacent to the site. Choy Yuen Crescent at the perimeter of the site mediates between these developments and Oakridge, and mid-rise scale buildings create a transition in scale. A minimum setback of 20.1m will be provided for residential buildings at the southwest edge of the site creating a distance of approximately 25.9m between the Fairchild building and the lower levels of new development on the Oakridge site. Step-backs and terracing above the fifth residential level will further increase the distance at upper levels.

8.4.6 Tower Forms: Floorplates

The retention and expansion of some parts of the mall places limitations on where and how residential buildings can be located, configured, and accessed. There are fewer places for building cores and entries than in a typical piece of the city with a grid street system. Given the limited opportunities for tower placement and the subsequent greater distances between them, a somewhat larger “average” residential tower floorplate range of 7,600 ft² (706 m²) to 9,950 ft² (925 m²) is supported with visual mass of larger floorplate buildings mitigated through building articulation, material expression, orientation, or other similar strategies. Tower floorplates include all interior space on a tower floor. Larger floorplates may be considered at lower levels in the interests of creating transitions from tower to open space, and extending landscape up into the built form layers.

8.4.7 Entries

Street-oriented residential lobbies should contribute to the vitality and activity of the street while minimizing impact on retail continuity on Cambie Street and the High Street. Provide secondary entry lobbies and resident amenity spaces opening to the New Park so that residents and their visitors may use the New Park as a route to and from transit, the mall, the Civic Centre and High Street.

8.4.8 Residential Amenities

Amenity spaces should be provided in accordance with the High Density Housing for Families with Children Guidelines, dated March 24, 1992.

8.4.9 Semi-public Outdoor Space

The public New Park will provide an important asset for the general public and for residents of Oakridge. Additional semi-public outdoor space for residents should be provided creating opportunities for urban agriculture, gatherings, and play. Intermediate mid-rise and terraced rooftop levels should be utilized to provide these semi-public facilities.

8.4.10 Public Realm/New Park Relationship

Residential units at grade along Choy Yuen Crescent and fronting onto the rooftop New Park should be designed to address and enliven the adjacent public realm.



New Park provides an important asset to public and residents



Raised private patio space with landscaping and screening



Residential street oriented lobbies

8.4.5 Neighbourliness

The interface and transition between the New Park and other land uses, including residential units that face onto the park, are subject to the approval of the General Manager of the Vancouver Board of Parks.

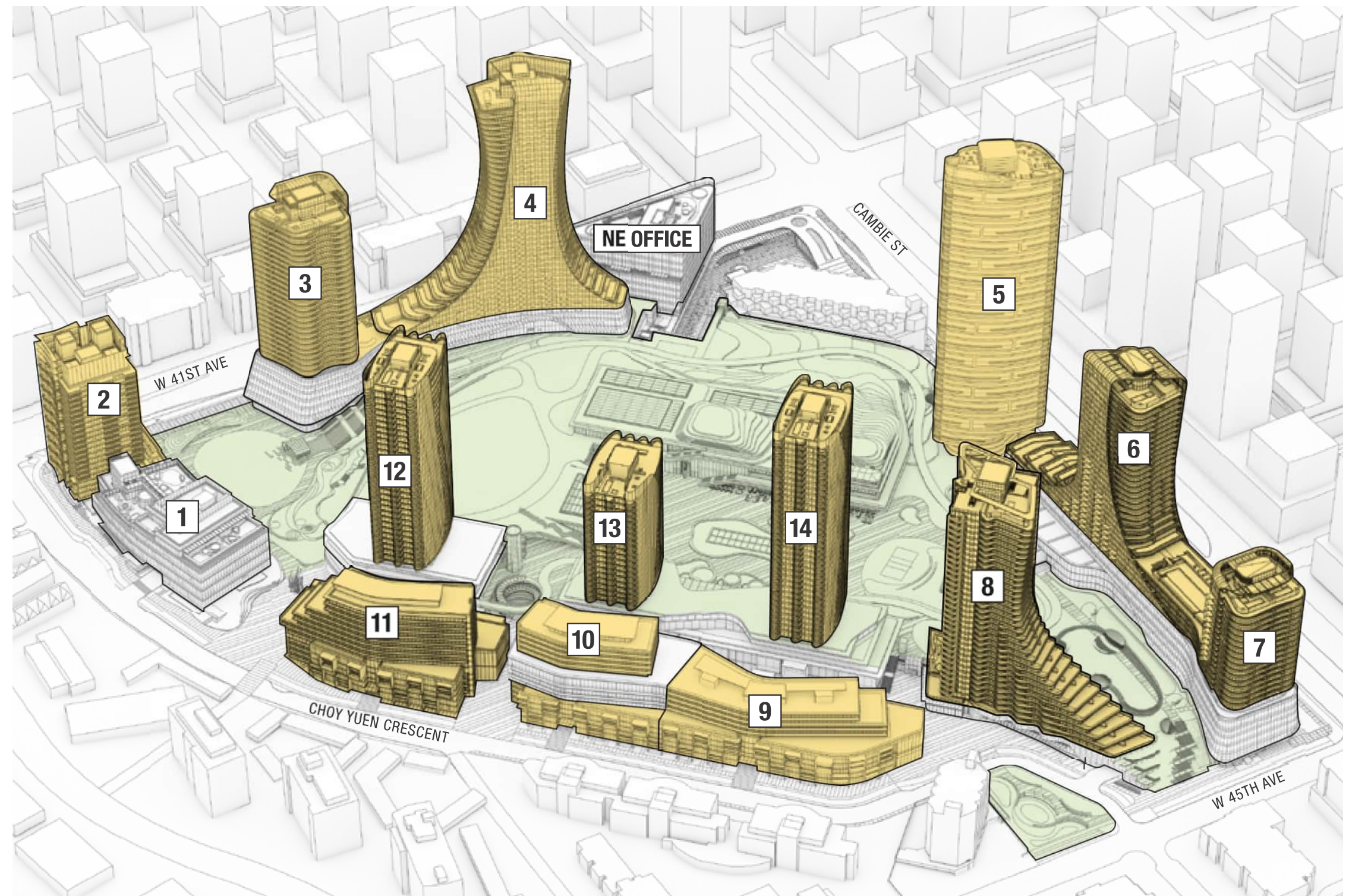


Figure 8.4.5: Residential Locations at Oakridge

All drawings and renderings are illustrative and intended to inform future stages of design development

8.4.11 Balconies

Larger balconies are encouraged and should be designed to support outdoor enjoyment, urban agriculture, visual greening, passive solar screening, and as important elements of the building expression and articulation

8.4.12 Higher Buildings Review

Buildings over 106.7m will be considered under a special Higher Building Review process which will seek:

- a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline
- leadership and advances in sustainable design and energy consumption
- advancement of the city's objective for carbon neutrality for new buildings with a stated objective to achieve a 40 to 50% reduction in energy consumption from 2010 levels.

8.4.13 Passive Solar Design

As discussed in greater depth in Section 11, the residential buildings will incorporate passive solar design concepts as outlined in the City of Vancouver document, Passive Design Toolkit. The design of the buildings should incorporate passive heating, daylighting and solar shading strategies.

8.4.14 Bird Friendly Design Guidelines

The architecture of Oakridge shall be designed to enhance the natural environment and create the conditions for native birds to thrive in the City of Vancouver.

The project will refer to the City of Vancouver Bird Design Guidelines for all buildings based on park integration within the development.

8.4.15 Visible / Connected Green

Around the site, attempts to have the landscape of the New Park visible from the ground should be made. Visible integrated landscape on residential balconies is one way to provide a visible connection from grade to the public rooftop landscaped space.

Along the six major pedestrian routes up to the New Park, some type of landscaped element should be visible to indicate the existence of the public rooftop space. These landscaped elements could include terraced planting, trees and/or a water feature to help provide the public with visual cues of the outdoor spaces at the podium level.

Passive Design Toolkit



City of Vancouver's document: Passive Design Toolkit – 2009



Passive solar energy concepts will be incorporated



Balcony space can be used for urban agriculture



Buildings over 106.7m will be considered under Special Higher Building Review Process

8.4.18 Skin & Skeleton Vocabulary

The design vocabulary of the project draws its inspiration from the intention to reintroduce the original lost landscape by layering a park over top of the mall. The landscape drapes down to grade along the open edges and corners connecting the park to the surrounding neighbourhood. Using the 'draped' landscape as a key formal element led to reinterpreting the nature of the towers surrounding the park such that they appear to emerge from the landscape and are draped with their own skins.

The tower slabs, the 'bones', are revealed along the southwest facing edges where the skins are pulled back revealing deep balconies. The skin is also lifted along the major street edges revealing the retail storefronts behind.

8.4.19 Skin Concepts

The conceptual notion of the skin is expressed in various ways depending upon the relationship to the park and the urban context. Skins can be draped, cut, act as a cloak or be layered to achieve differing expressions

8.4.20 Specific Building Design Guidelines

The particular makeup, language, and program of each building is unique. The following section discusses these issues in depth, along with the design narrative and site constraints.

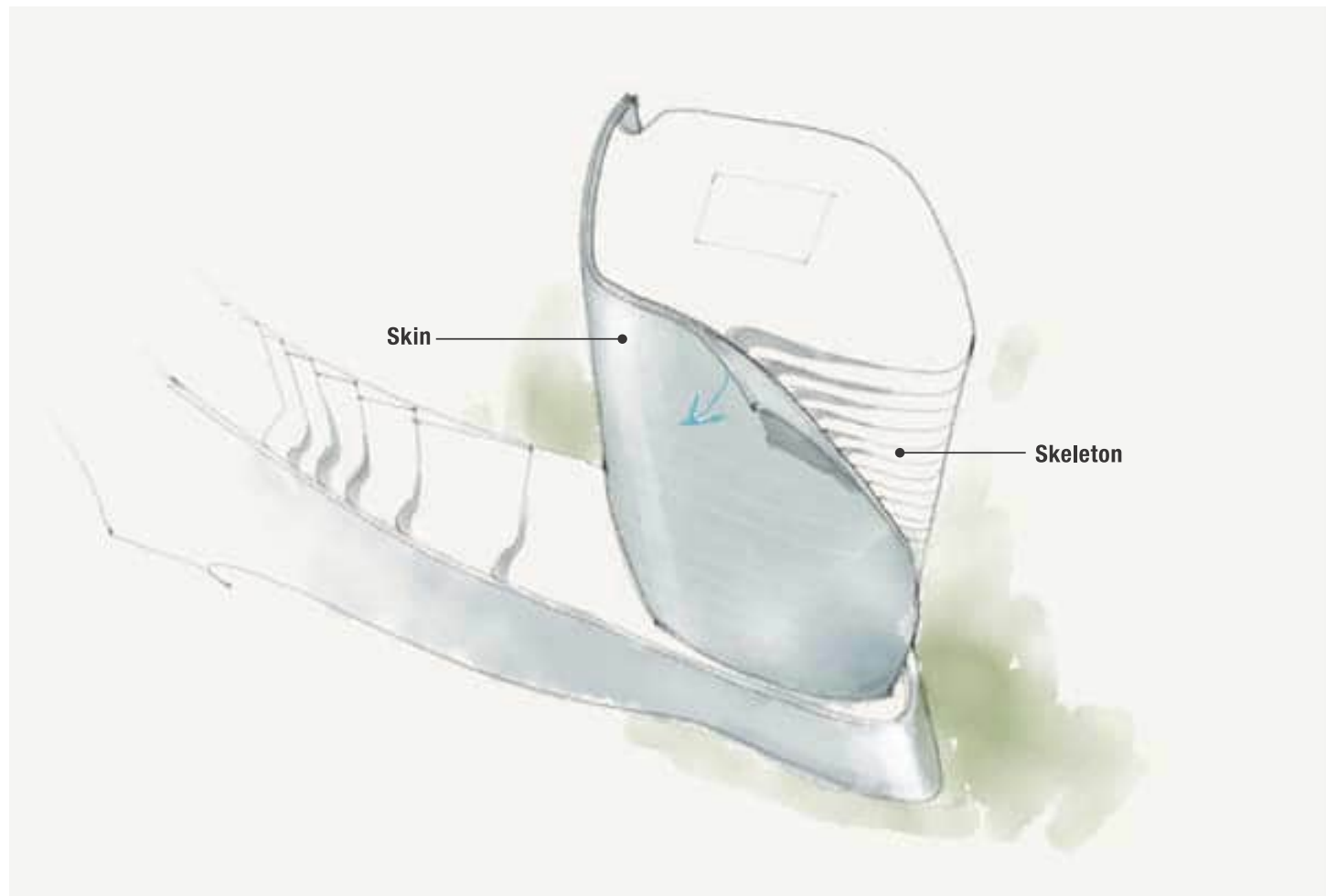


Figure 8.4.18a: Retail, Office & Residential

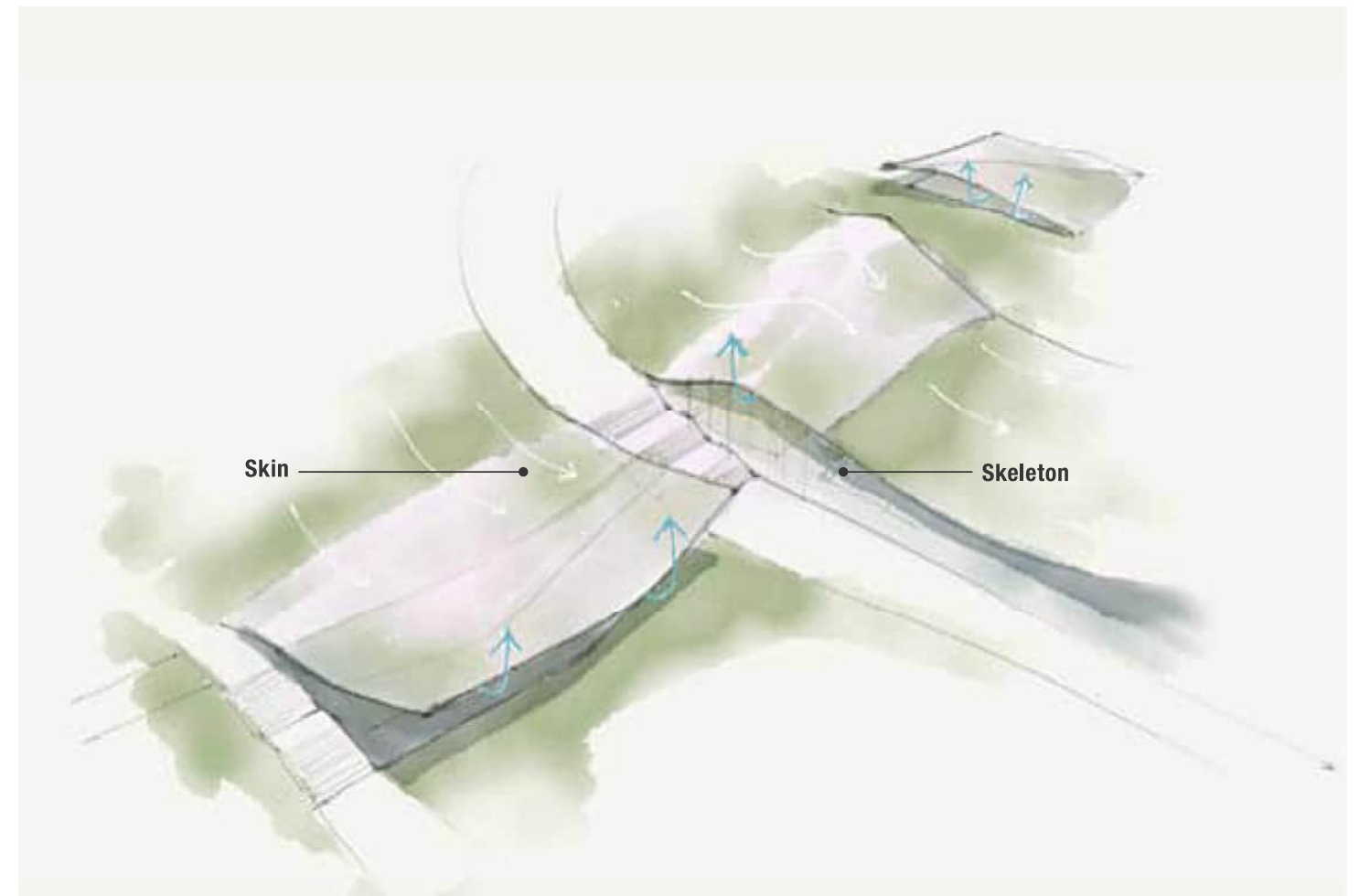


Figure 8.4.18b: Park Over Mall

8.4.19 Skin Concepts

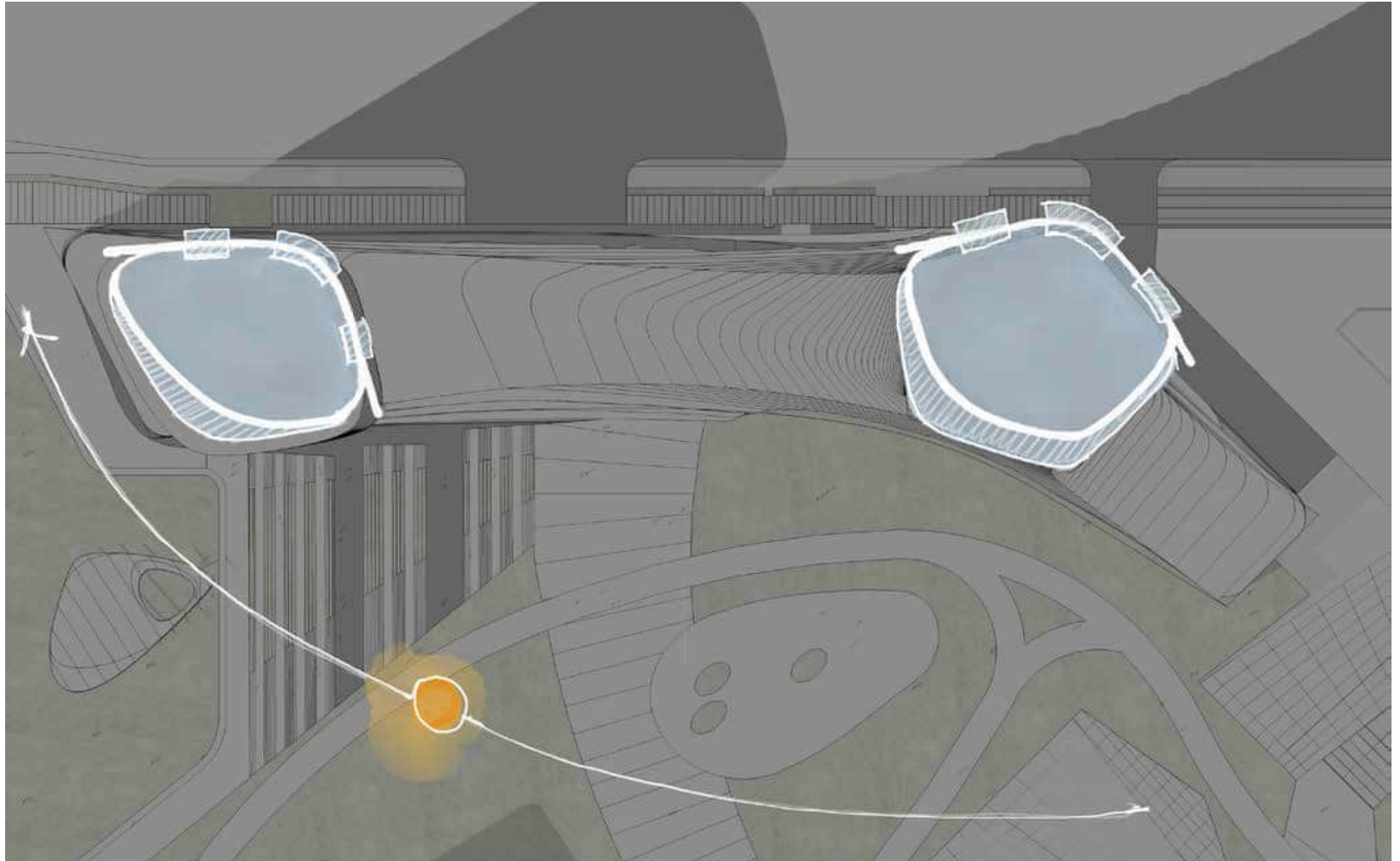


Figure 8.4.18c: Plan View



Figure 8.4.19: Skin Concepts

Building 2

Gross Floor Approx. Area (m² / ft²):

Residential – Social Housing:

15,353 / 165,254

Number of Levels: 22

Residential (midrise/highrise): 9 / 13

Framework Family:

Terraced Streetwall

Affordable Housing:

Non-market

Maximum Height [m]*:

150.1 m Geodetic

Average Tower Floorplate size (m² / ft²):

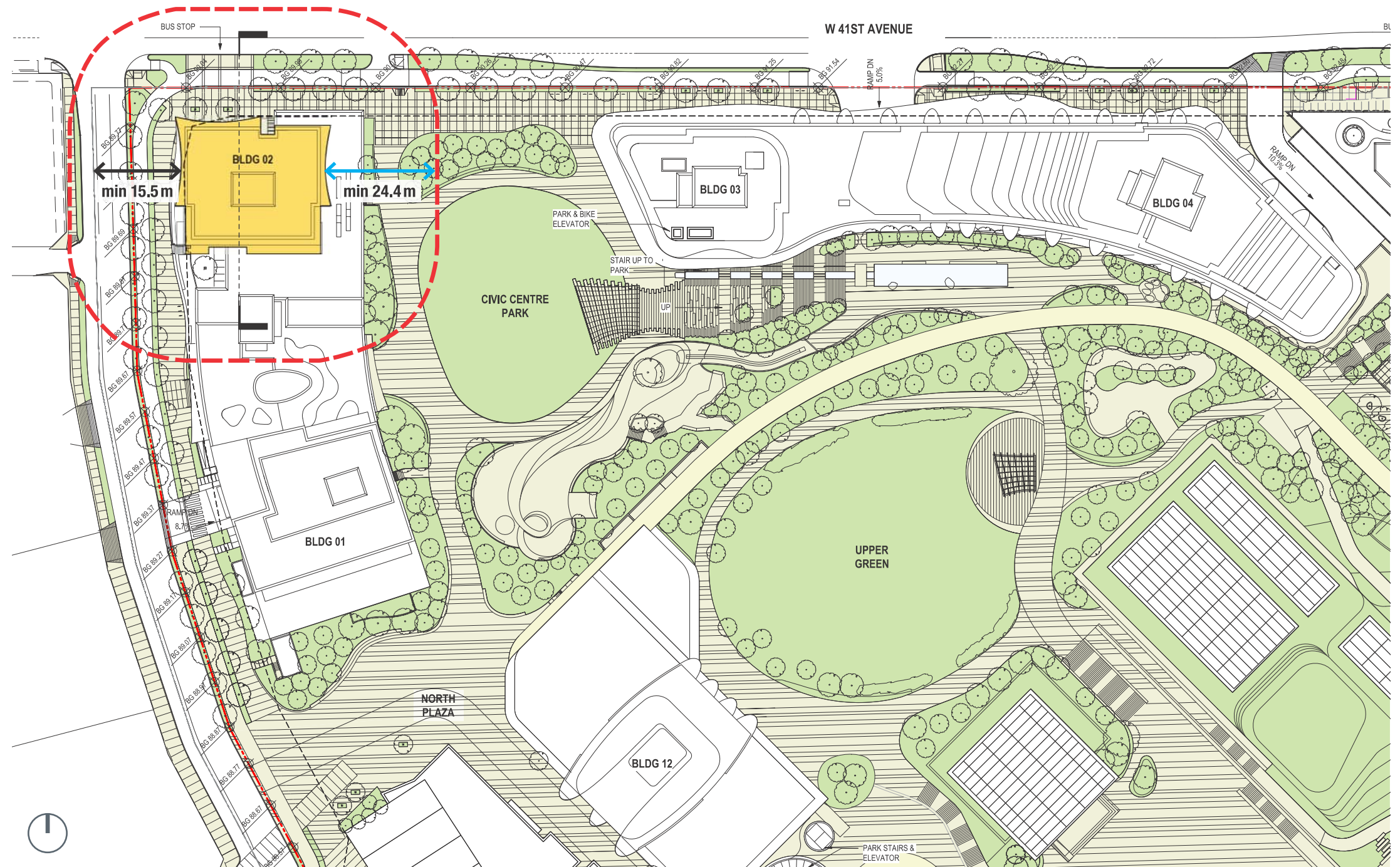
706.1 / 7,600

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

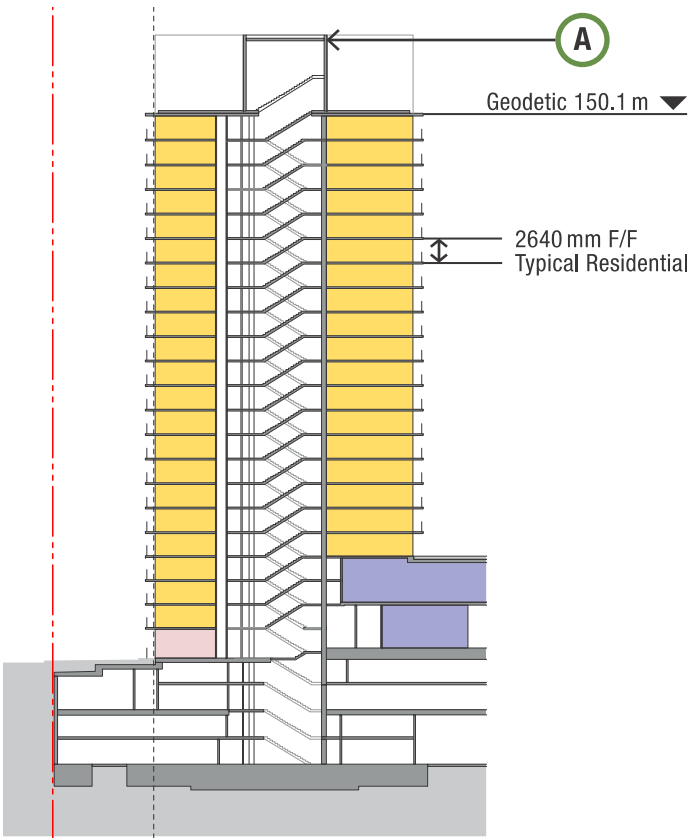


Key Plan

Not to Scale

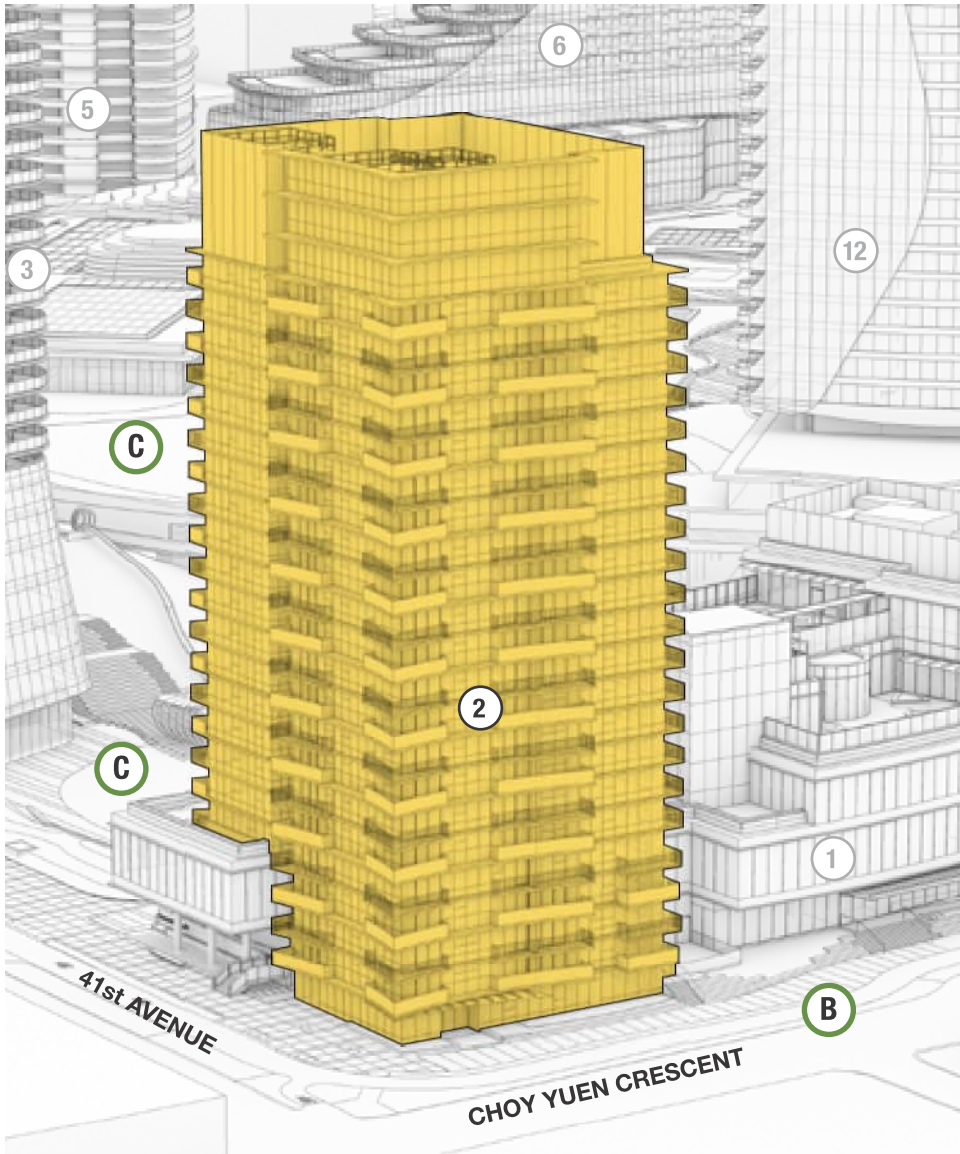


BUILDING 2 Plan Diagram
1:1000



BUILDING 2 Section Diagram
1:800

- Residential
- Civic
- Amenity



BUILDING 2 Perspective

View of Building 2 looking north east

- Constrained Core Location
- Dedicated Bicycle Lane
- New Park

Design Narrative

- Major view to the building is from 41st Ave heading east.
- The building should act as a marker for the entire project – a gateway building.
- Tower 2 is co-located with the entry to the Civic Centre. The entry to the Civic Centre should face 41st Avenue while the residential lobby should have a presence on Choy Yuen Crescent.
- Outdoor Amenity Space to be located on a rooftop to maximize solar access and be directly accessed from the indoor amenity space as per the Housing Design and Technical Guidelines.
- Balconies adjacent and over the Childcare outdoor rooftop playground to be designed to minimize the potential for objects to fall on the playground as per the Childcare Technical Guidelines.

Major Constraints

- The building is the only building bounded by three different roads; 41st Avenue, High Street and Choy Yuen Crescent. The location of the core is limited by the parking below, but the building is highly constrained because of the proximity to the adjacent streets.
- The extension of the Heather Street bicycle lane continues on the east side of the site adding complexity to this portion of Choy Yuen Crescent. The dedicated bicycle lane cannot shift significantly from this location.
- A setback from 41st Avenue is required to allow for a westbound left-hand turn lane from 41st Avenue onto Choy Yuen Crescent.

Building 3

Gross Floor Approx. Area (m² / ft²):

Office: 16,766 / 180,470

Residential: 20,005 / 215,327

Number of Levels: 32

Retail: 1

Office: 5

Residential (midrise/highrise): 2 / 24

Framework Family:

Gateway

Affordable Housing:

None

Maximum Height [m]*:

191.9m Geodetic

Average Tower Floorplate size (m² / ft²):

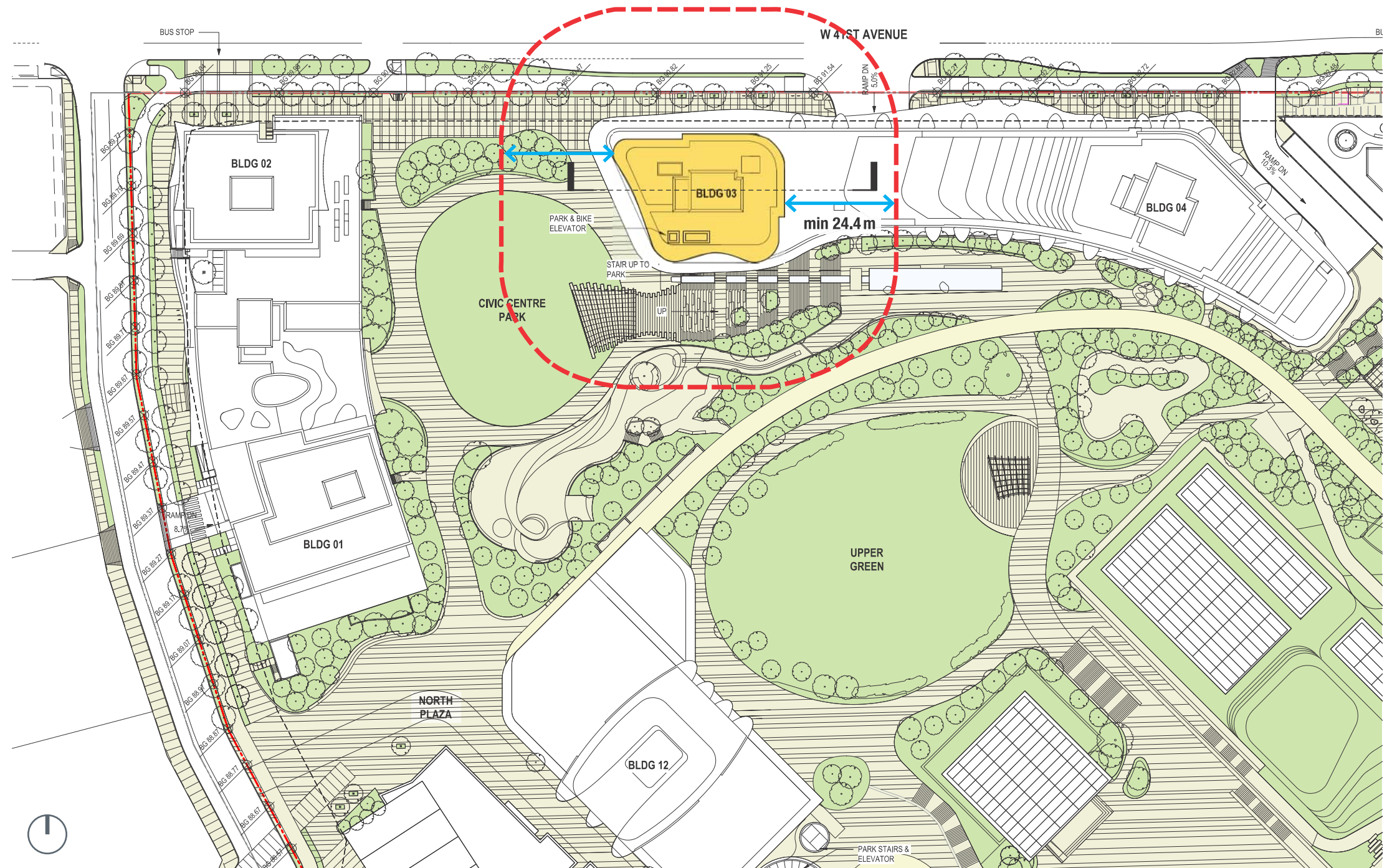
706.1 / 7,600

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

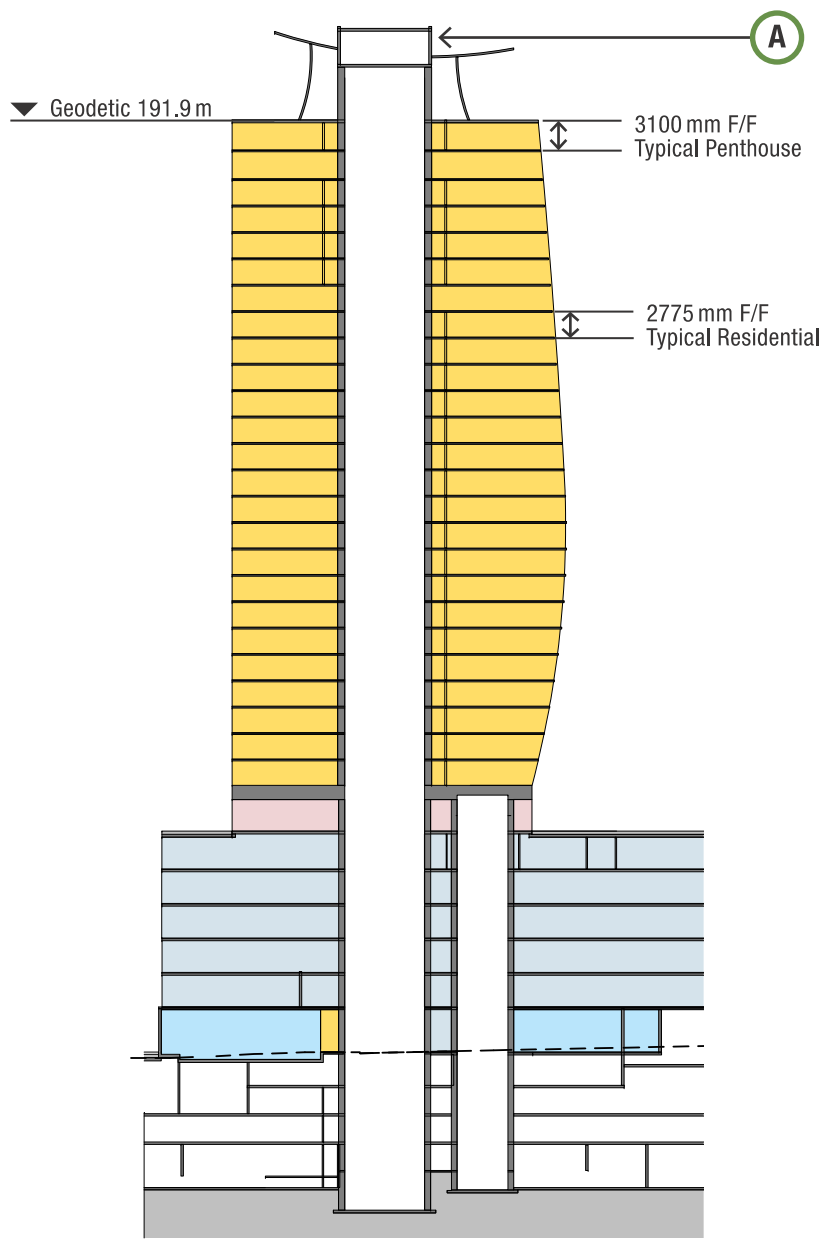


Key Plan

Not to Scale

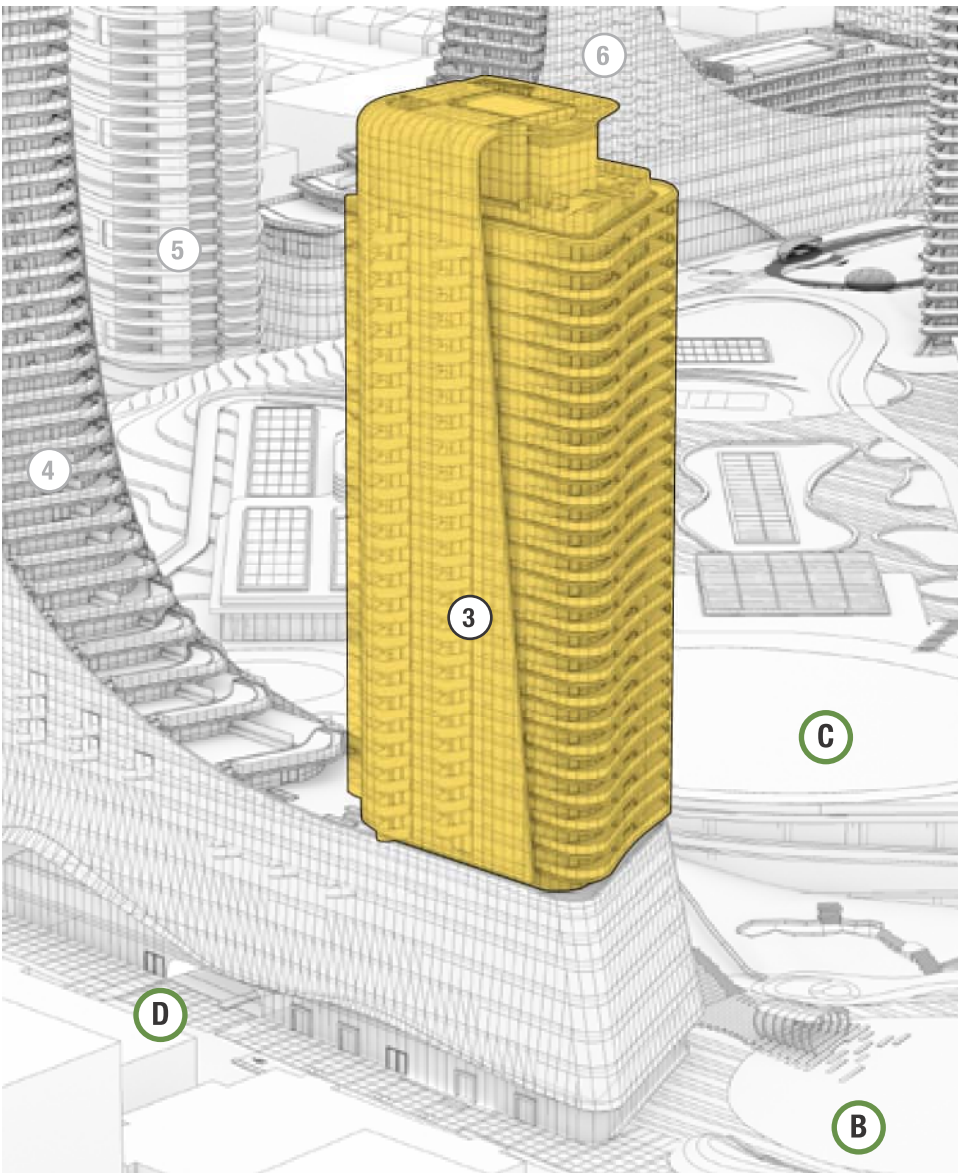


BUILDING 3 Plan Diagram
1:1000



BUILDING 3 Section Diagram
1:800

- Residential
- Office
- Retail
- Amenity



BUILDING 3 Perspective

View of Building 3 looking south east

- A Constrained Core Location
- B Park at Grade
- C New Park
- D Major Parkade Entry on 41st Avenue

Design Narrative

- The south side of the midrise portion containing office levels, should have direct access to the New Park and consideration should be given to secondary lobby access provided at the Park level.
- The midrise portion of the building will be a streetwall building.
- The side of the tower facing 41st Avenue (north side) and the side facing the New Park (south side) should have a different architectural expression from one another.
- The side facing the Park should conceptually bring the greenery of the landscape up the building.
- The south and west façades should utilize large balconies and/or additional shading devices to provide passive solar shading. The detailed design of the building should seek to minimize shadowing on areas to the north.
- A public elevator and lobby space will be located adjacent to the grand stairway to access the Park level.
- Semi-private roof-top amenity space should be provided for residents at the rooftop level of the office building.

Major Constraints

- The core is constrained by the drive aisles below and the requirement for spatial separation between towers 2 and 4.

Building 4

Gross Floor Approx. Area (m² / ft²):
Residential: 35,174 / 378,613

Number of Levels: 42
Retail: 1
Office: 5
Residential (midrise/highrise): 4 / 32

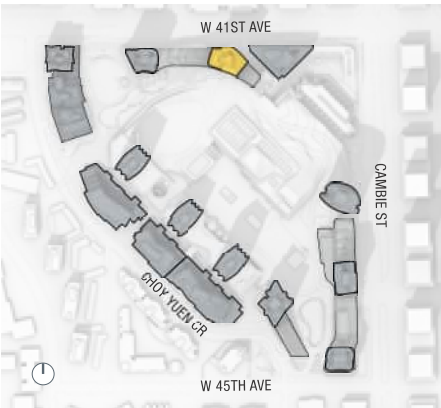
Framework Family:
Earthwork

Affordable Housing:
None

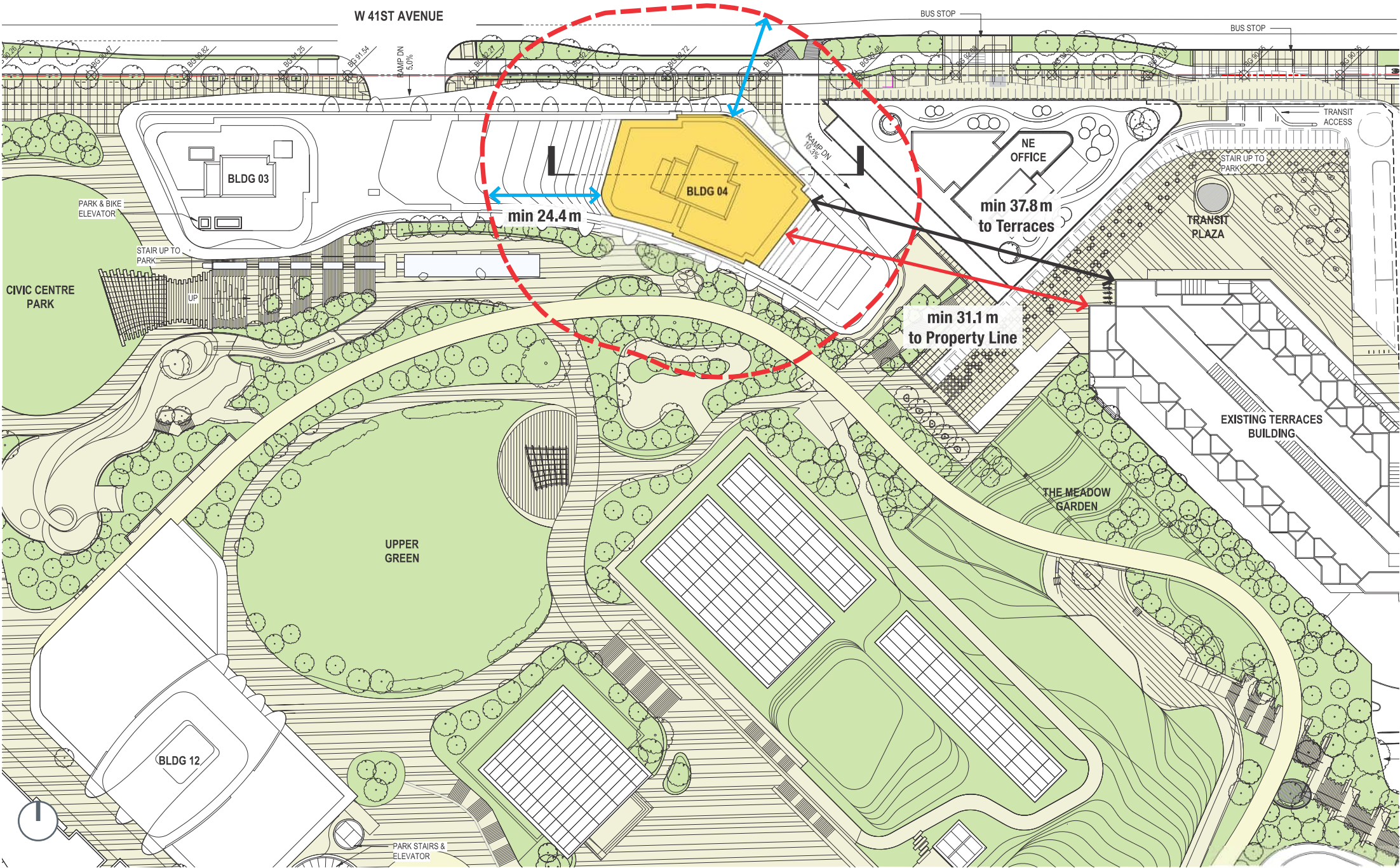
Maximum Height [m]*:
221.5m Geodetic

Average Tower Floorplate size (m² / ft²):
789.7 / 8,500

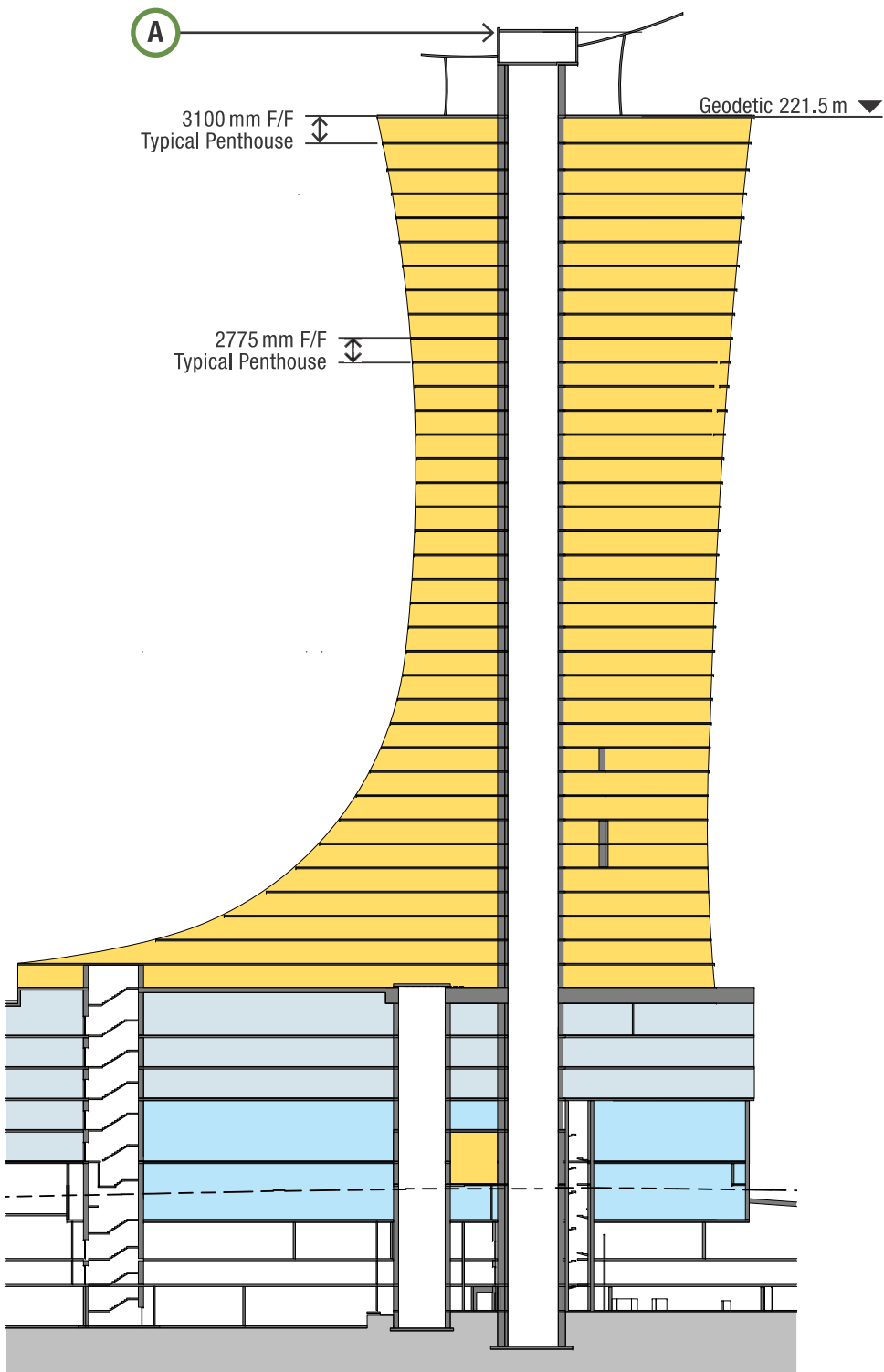
* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.



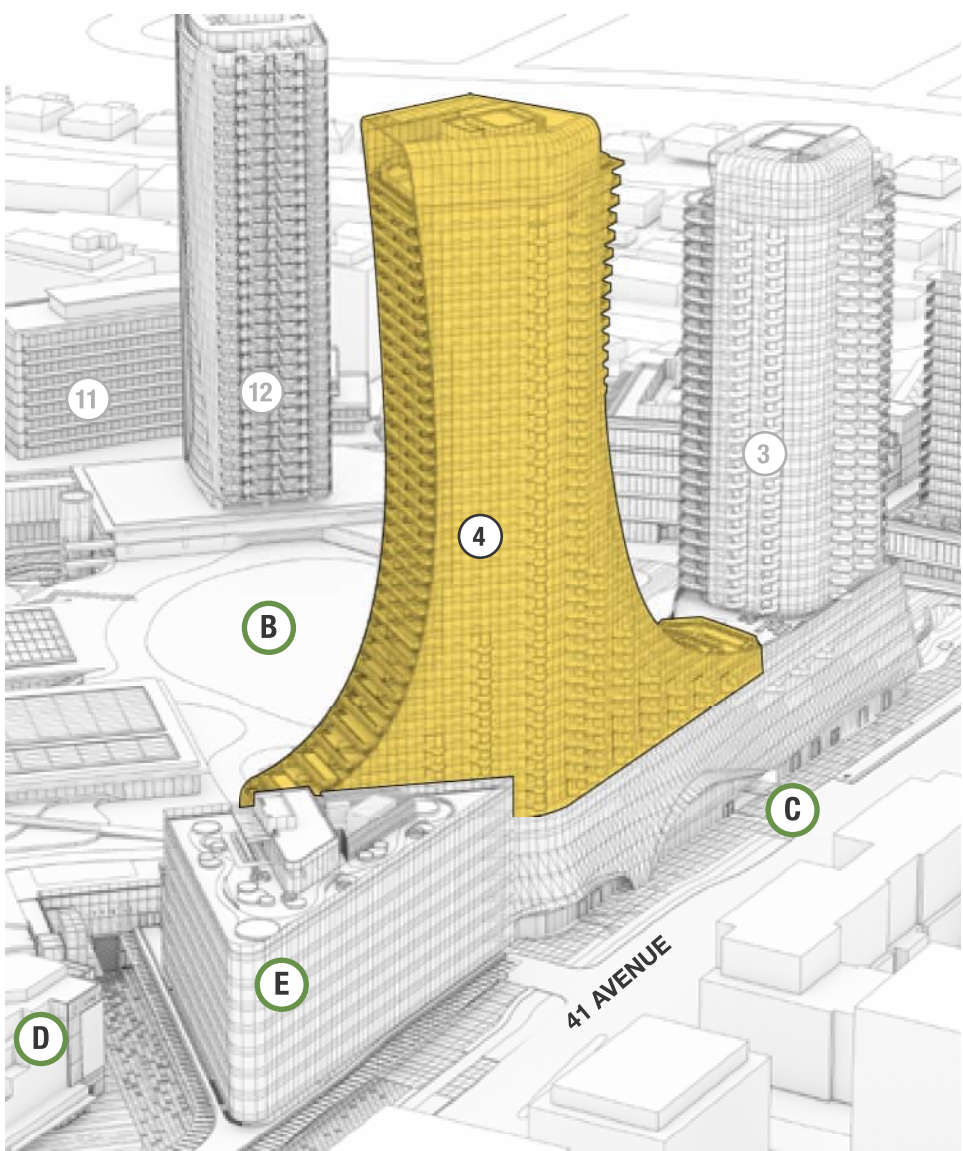
Key Plan
Not to Scale



BUILDING 4 Plan Diagram
1:1000



BUILDING 4 Section Diagram
1:800



BUILDING 4 Perspective

- Residential
- Office
- Retail

View of Building 4 looking north

- A Constrained Core Location
- B New Park
- C Major Parkade Entry on 41st Avenue
- D Existing Terraces Residential Building
- E North East Office Tower

Design Narrative

- This is one of the tallest and most visible buildings on the site. It is the first building that can be seen from Cambie heading south, and from 41st heading west and on arrival at the Canada Line Station. This building acts as a major marker for Oakridge as well as a non-formal civic marker for the Oakridge neighbourhood. The development permit for this building will be considered under a special Higher Building Review process which will seek a significant new benchmark for architectural excellence, while making a significant contribution to the beauty and visual power of the city's skyline.
- As one of the tallest buildings on the site, the sense of verticality should be expressed and enhanced. While Building 4 forms a gateway pairing with Building 5, the individuality of the buildings should be accentuated. In these buildings, and in general with towers on the site, architectural elements should contribute to articulation and visual interest while minimizing perceived mass.
- There should be a cohesive architectural expression that unites the two programs of the building: the lower office portion and the upper residential portion.
- The office level that meets the Park should be designed to activate and engage the New Park including publicly accessible uses where possible. Access from the office elevator core should be provided to the Park.
- A secondary residential access should be provided at the Park level.
- Detailed design of the residential building such as building floorplate configuration, balconies and other projections will consider shadowing and the relationship to the Terraces. The minimum distance from the residential building to the Terraces will be 31.1m, with a minimum distance of 37.8m between facing windows.

Major Constraints

- The entrance on 41st Street is set by the existing building conditions immediately adjacent to the building. The existing North tower and neighbouring South tower are aligned at a 45° angle from Cambie Street.
- The entrances and elevator/stair core locations for both the residential and office are highly constrained with the arrangement of the retail below and parking drive aisles. There is little if any flexibility for movement without rearranging the circulation and program of the retail and parking below.

Building 5

Gross Floor Approx. Area (m² / ft²):

Residential: 47,219 / 500,263

Number of Levels: 52

Retail: 1

Residential (midrise/highrise): 14 / 37

Framework Family:

Point

Affordable Housing:

MIRHPP

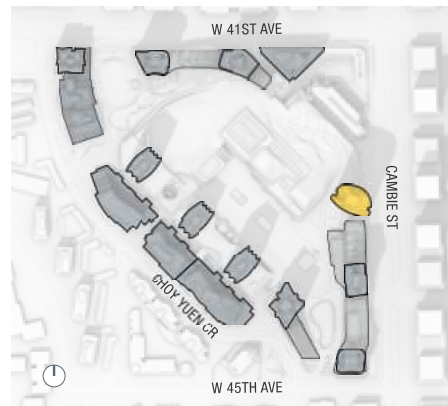
Maximum Height [m]*:

234.3m Geodetic

Average Tower Floorplate size (m² / ft²):

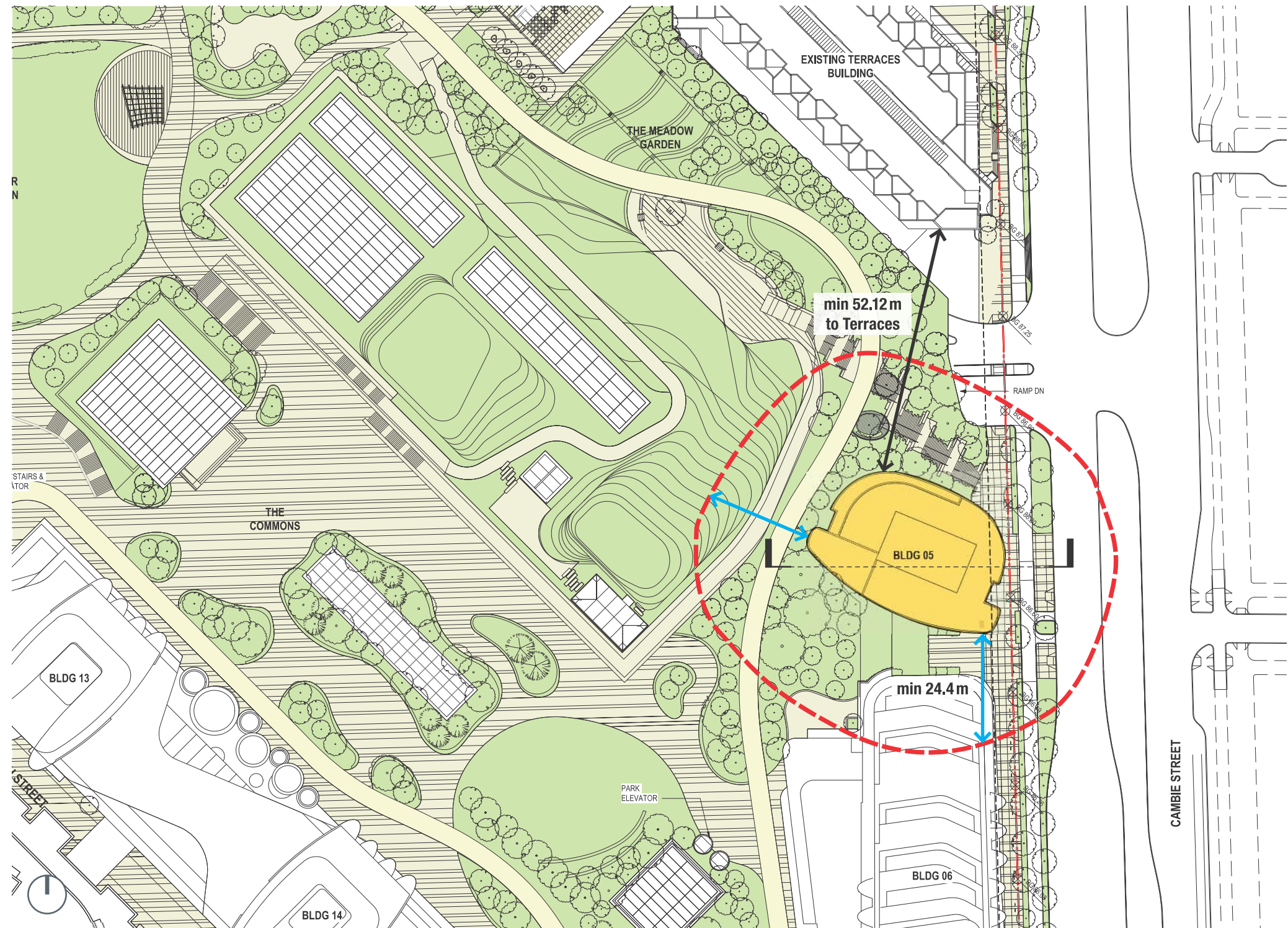
925 / 9,950

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

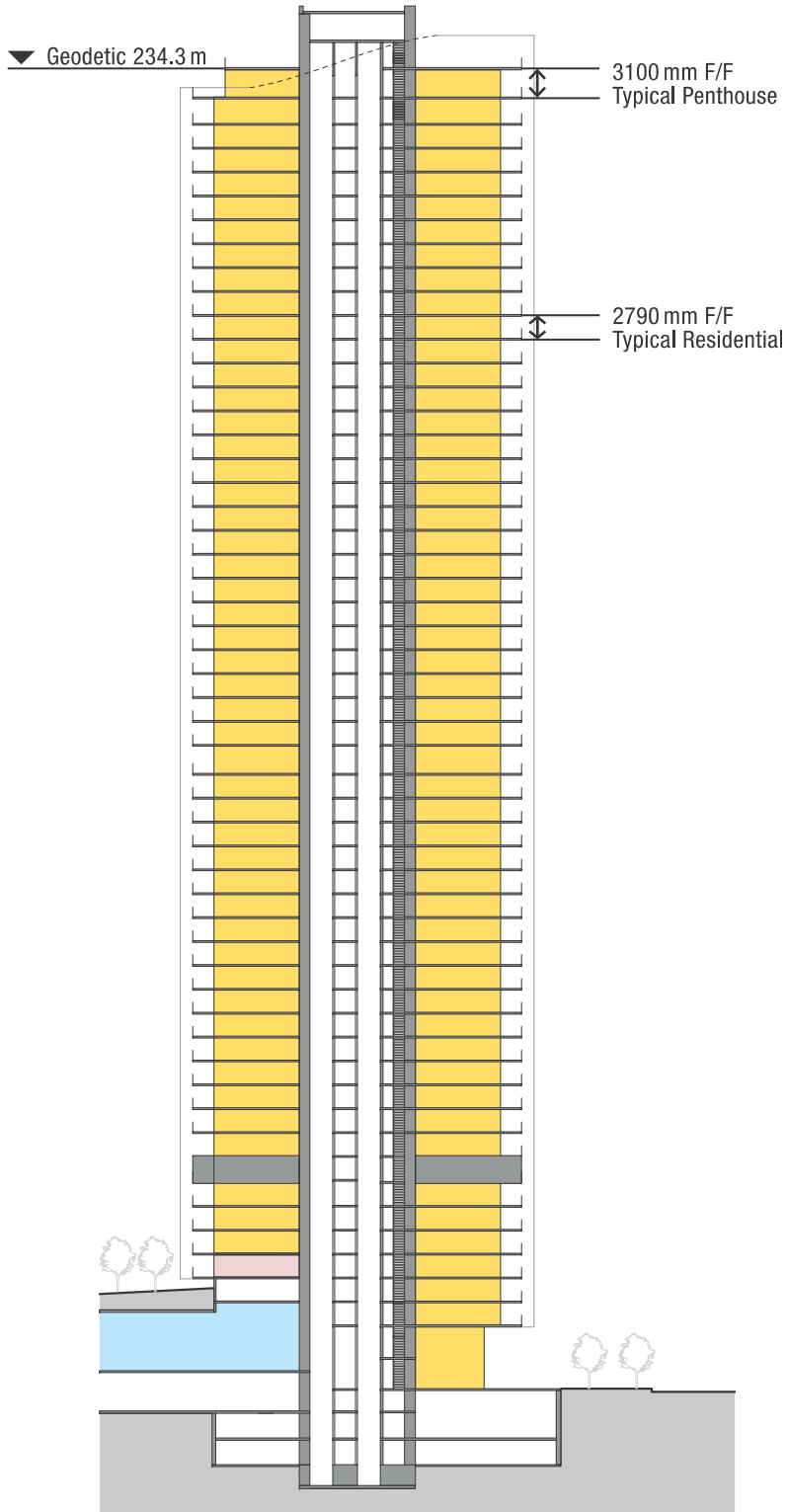


Key Plan

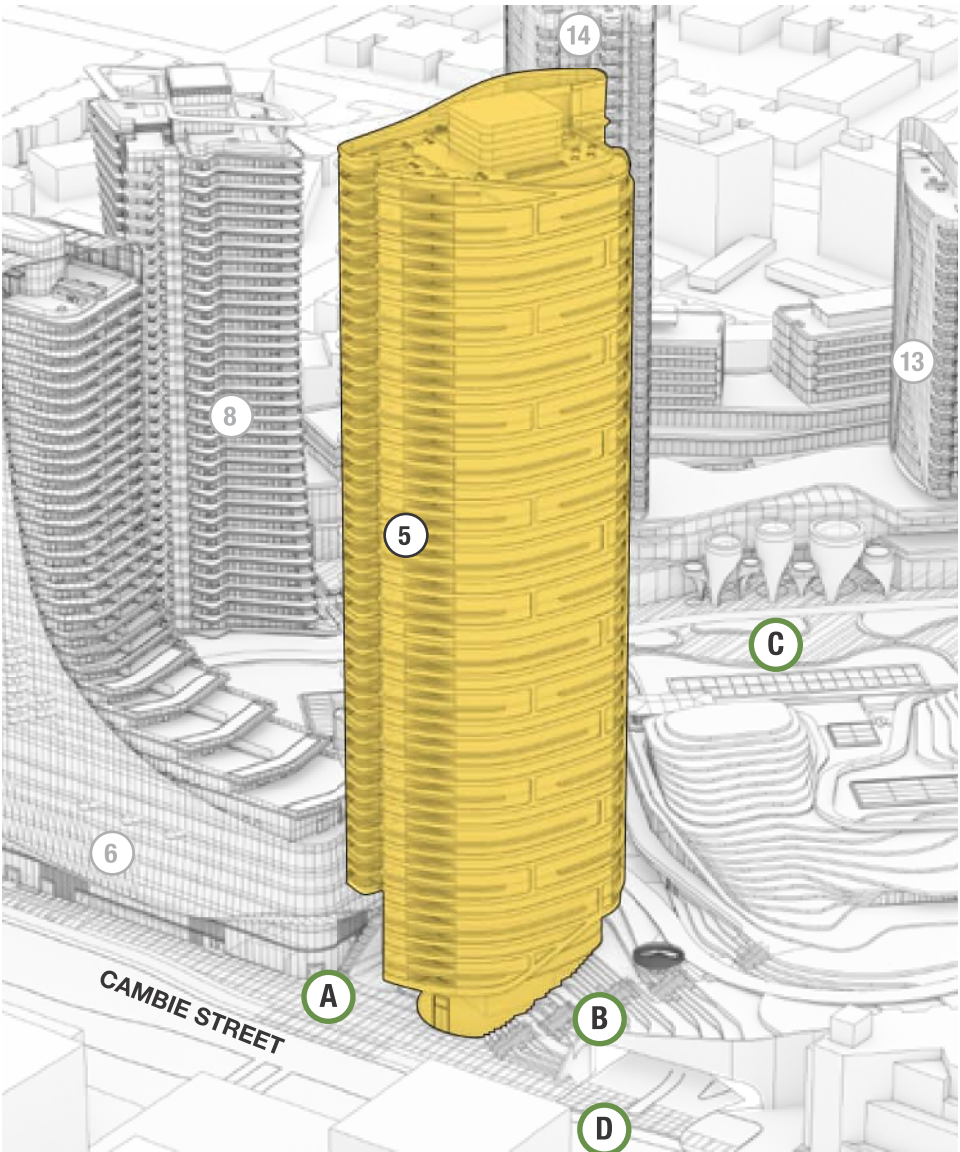
Not to Scale



BUILDING 5 Plan Diagram
1:1000



BUILDING 5 Section Diagram
1:800



- Residential
- Retail
- Amenity

- A Cambie Street Steps Plaza/Entry Lobbies
- B Stair Access to New Park
- C New Park
- D Parkade Entry

Design Narrative

- The development permit for this building will be considered under a special Higher Building Review process which will seek a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline.
- This building will be the apex of the series of towers along Cambie Street. As the tallest building not only on the site but also within the broader community, the tower is to be a high quality and visually exceptional landmark, distinct from the surrounding context.
- The sense of verticality should be expressed and enhanced, with the language of the tower extending all the way to grade at the residential lobby.
- The building will, conceptually, act as a gateway to the project in conjunction with Building 4. While these two buildings form a pair, the individuality of each building should be accentuated. In these buildings, and in general with towers on the site, architectural elements should contribute to the articulation and visual interest without increasing the perceived mass.
- The tower is positioned to frame the Cambie Street pocket plaza and the east entrance to the mall and marks the location of the grand staircase to the Park to the north. It is located in order to provide a minimum of 52 m from the existing Terraces building.
- A secondary residential access should be provided at the park level.
- The design of the base of the residential building on Cambie should facilitate visual and physical connection between the pocket plaza and the stepped access to the Park.

Major Constraints

- The residential entrances and elevator/stair core locations are highly constrained by the location of the entrance to the mall (opposite 43rd Ave), and the minimum separation to the existing "Terraces". There is little if any flexibility for movement without rearranging the circulation and program of the retail below.

Building 6

Gross Floor Approx. Area (m² / ft²):

Office: 23,201 / 249,738

Residential: 18,640 / 200,635

Number of Levels: 34

Retail: 2

Office: 5

Residential (midrise/highrise): 2 / 25

Framework Family:

Earthwork

Affordable Housing:

None

Maximum Height [m]*:

191.4m Geodetic

Average Tower Floorplate size (m² / ft²):

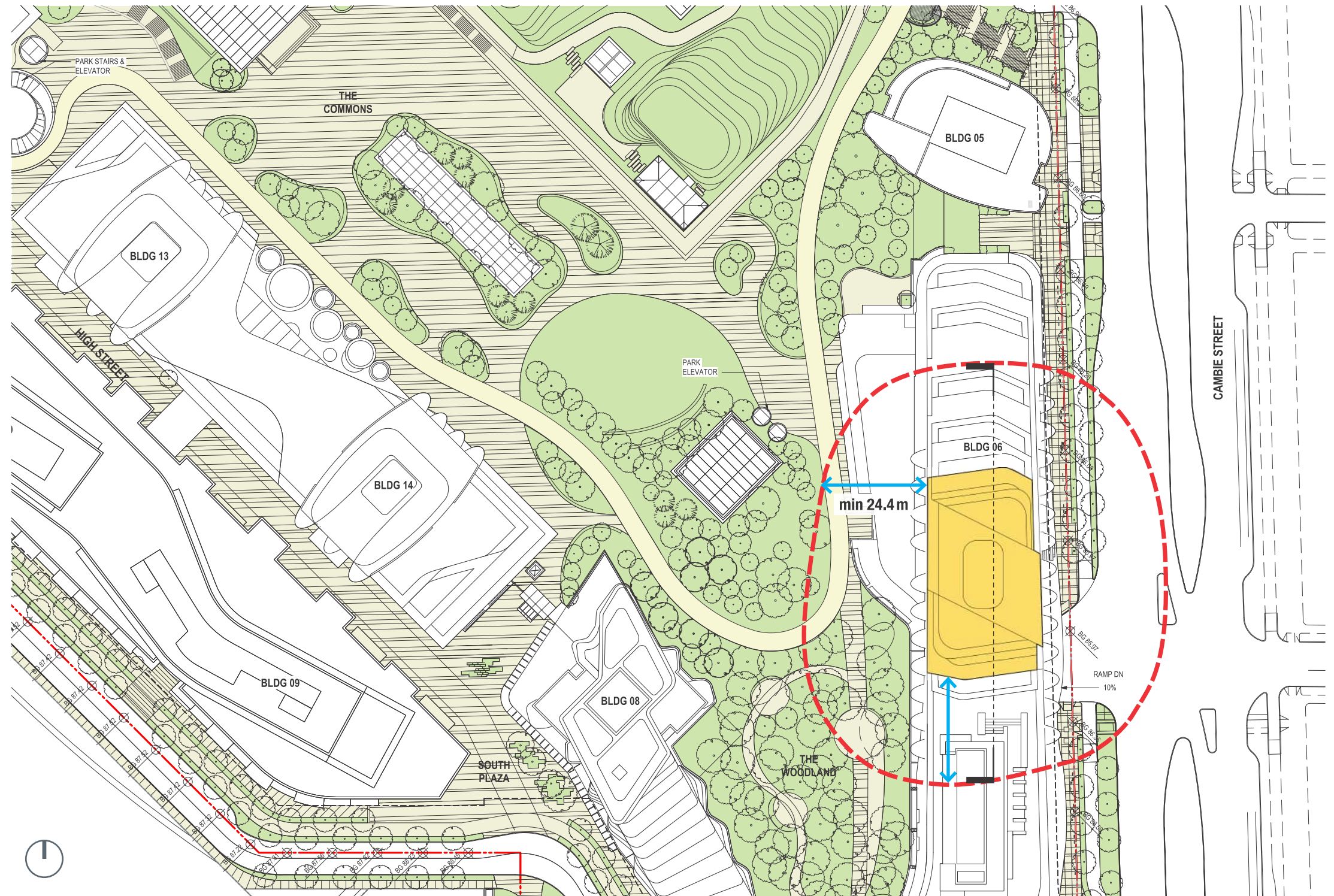
706.1 / 7,600

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

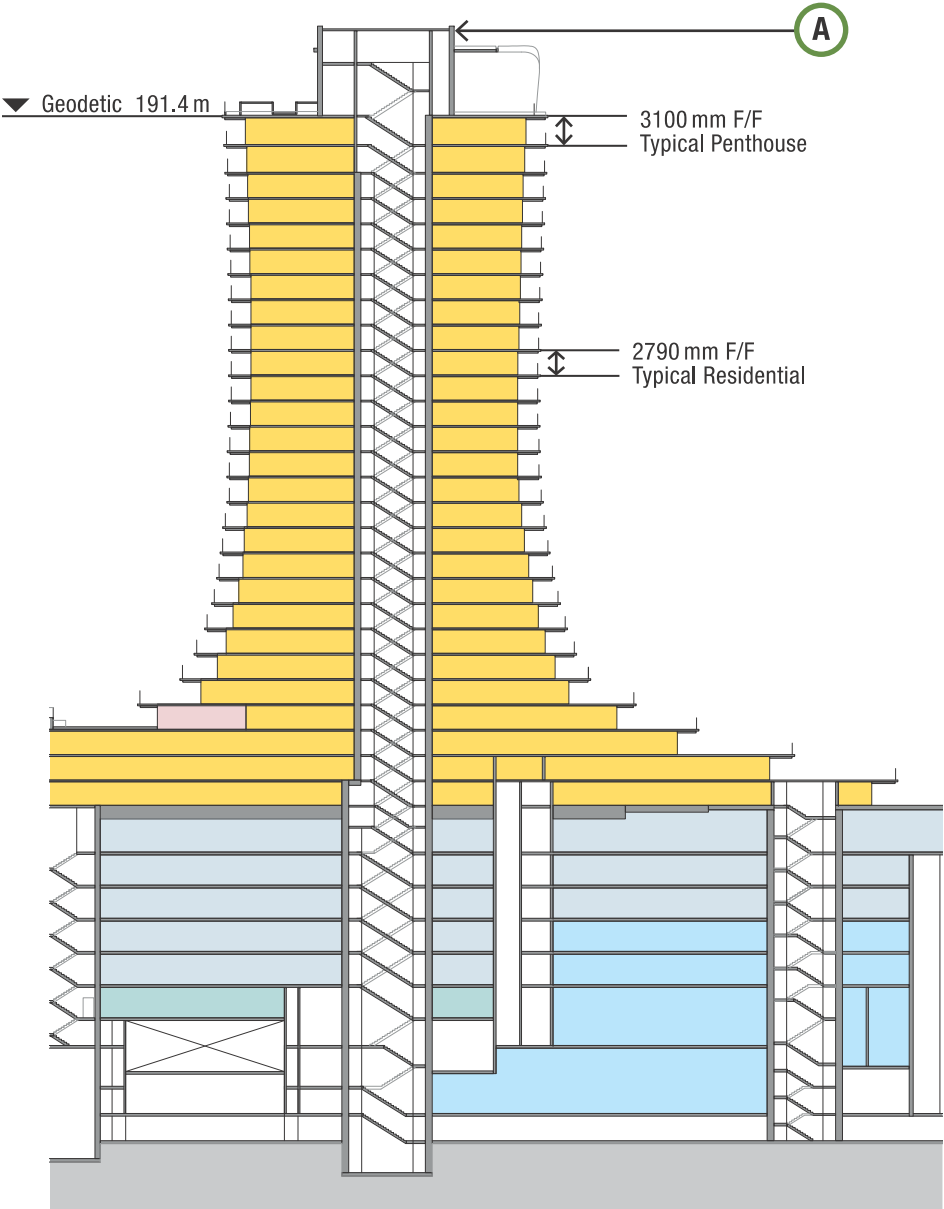


Key Plan

Not to Scale

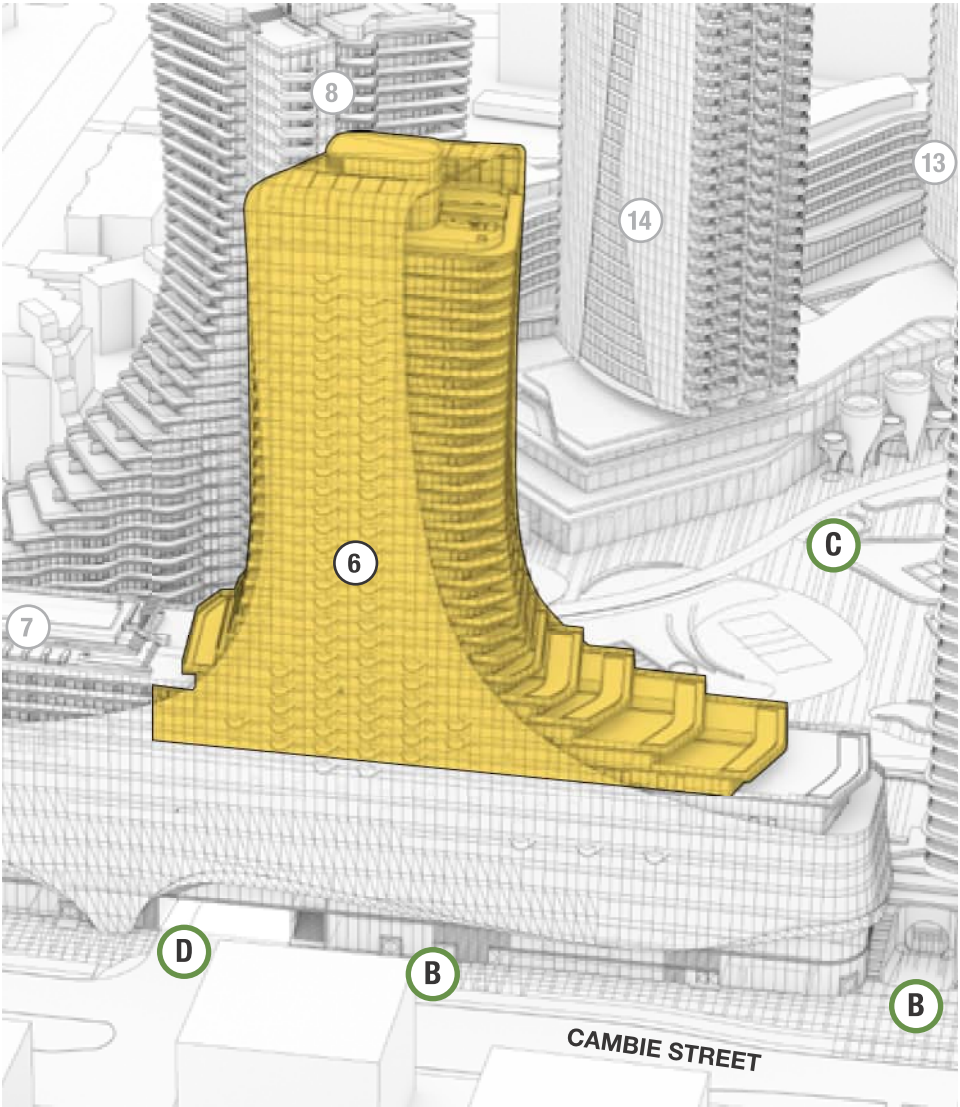


BUILDING 6 Plan Diagram
1:1000



BUILDING 6 Section Diagram
1:800

- Residential
- Office
- Retail
- Amenity



BUILDING 6 Perspective

View of Building 6 looking north west

- A Constrained Core Location
- B Entry to mall
- C New Park
- D Parkade Entry

Design Narrative

- The midrise portion of the building should interact with the lowrise portion of Building 7 to provide a continuous streetwall vocabulary on both east and west facades. Detailed design is to consider the visual impact and shadowing on Cambie Street, with emphasis on articulation to break down the expanse along this frontage.
- The west side of the midrise portion office units should have direct access to the Park. A secondary lobby access should be provided at the New Park level.
- The architectural language of the midrise portion facing Cambie Street should extend down to street level.
- The residential building lobbies express an "entrance to the street" to provide a sense of place and "address", punctuating the urban retail streetscape with wayfinding elements.
- There should be a cohesive architectural expression that unites the two programs of the building: the lower office portion and the upper residential portion.
- There should be some design elements that acknowledge this important location.
- The lowrise portion could contain office uses.

Major Constraints

- The stair/elevator core is constrained by the parking entry off Cambie to the south, but can relocate north if required, as long as it does not impinge on minimum tower separation to adjacent buildings.
- The design of the mid-rise portion of the building should be stepped and terraced in consideration of solar access on the east side of Cambie shopping street and to provide an opportunity to extend landscaping from New Park to the upper levels. Terracing and step-backs could create possibilities for urban agriculture, green roofs and private and semi-private outdoor space. Partial mid-rise residential levels may be considered to assist in achieving a superior response.

Building 7

Gross Floor Approx Area (m² / ft²):

Residential: 21,881 / 235,524

Number of Levels: 23

Retail: 2

Office: 5

Residential (midrise/highrise): 1 / 15

Framework Family:

Gateway

Affordable Housing:

None

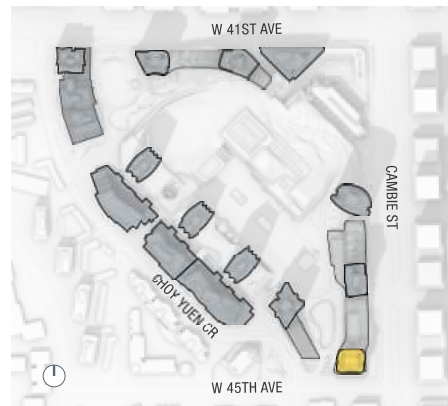
Maximum Height [m]*:

162.3m Geodetic

Average Tower Floorplate size (m² / ft²):

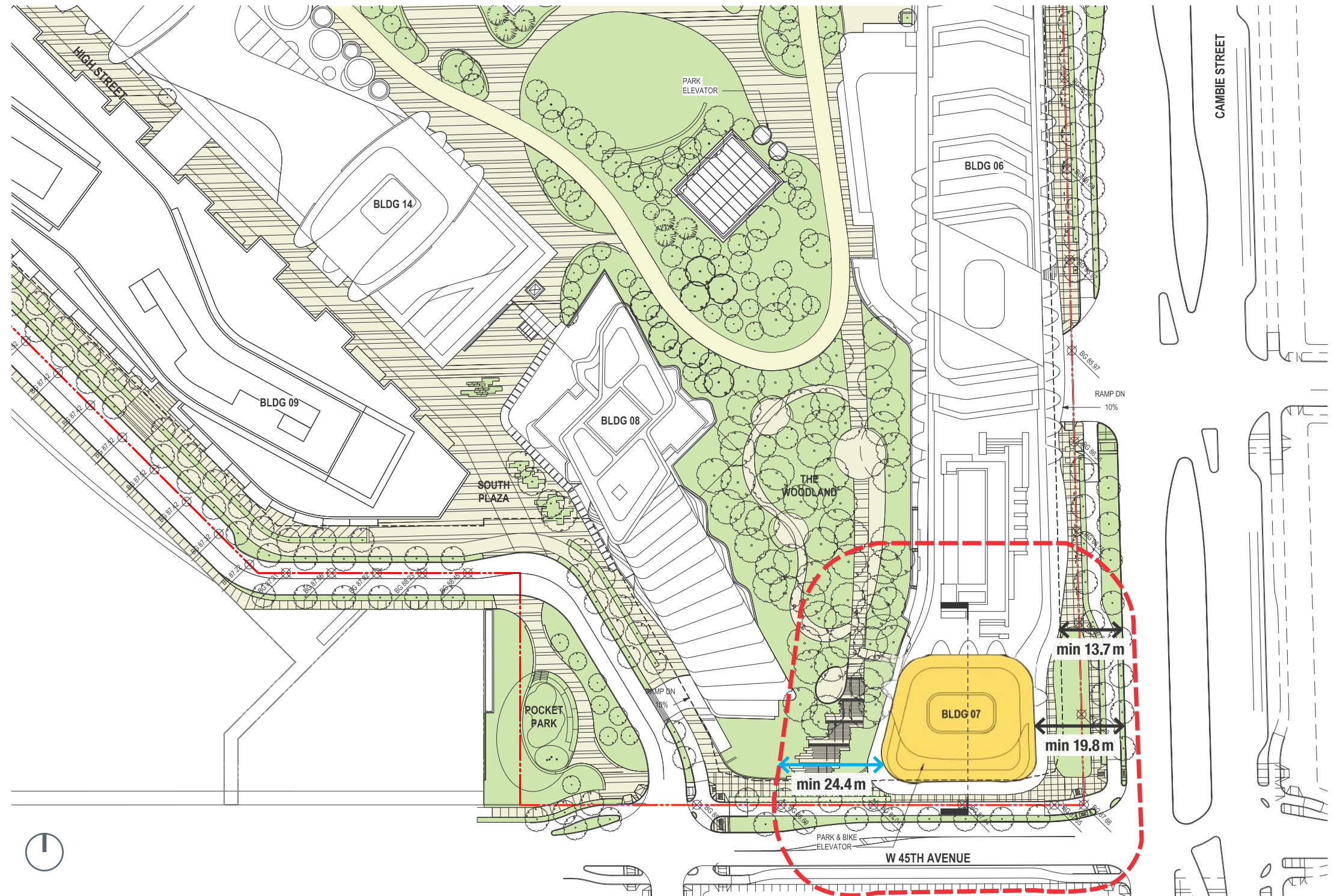
706.1 / 7,600

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

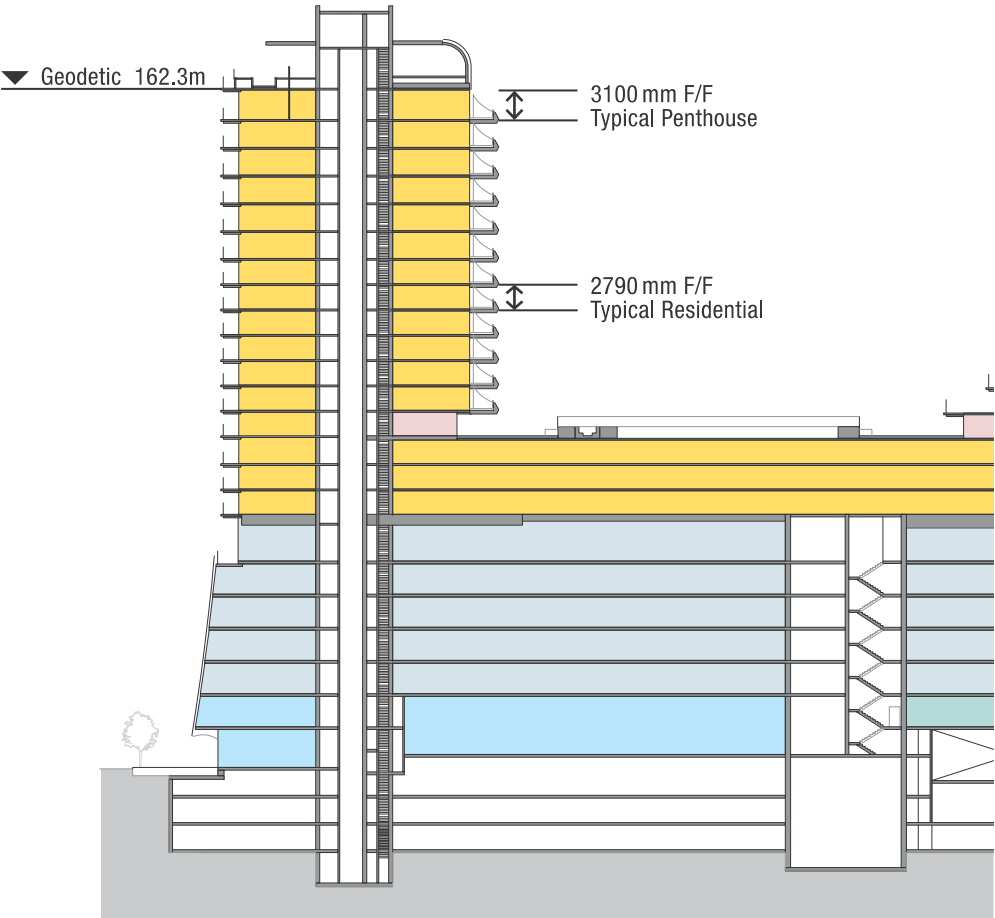


Key Plan

Not to Scale

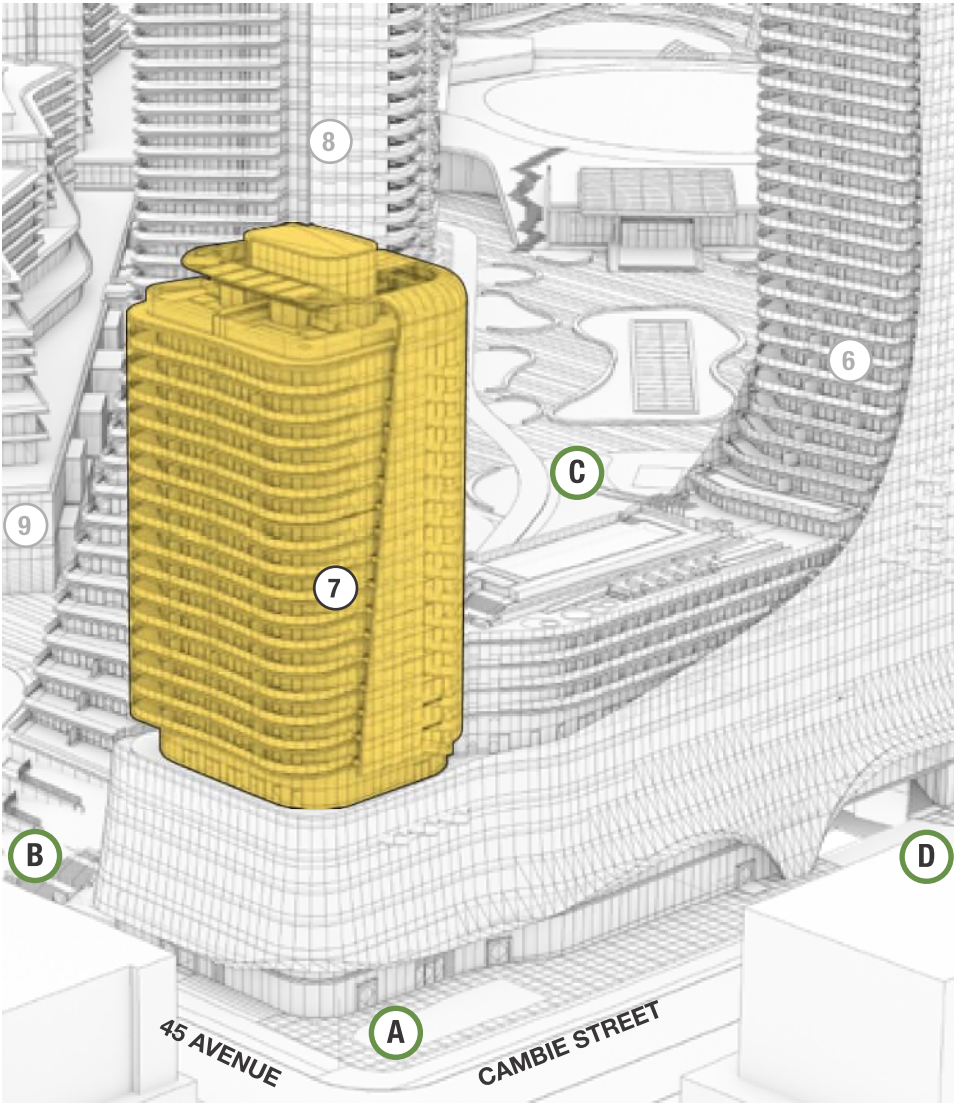


BUILDING 7 Plan Diagram
1:1000



BUILDING 7 Section Diagram
1:800

- Residential
- Office
- Retail
- Amenity



BUILDING 7 Perspective View of Building 7 looking north east

- A Building Setback to maintain Existing Trees
- B Stair Access to New Park
- C New Park
- D Parkade Entry

- Design Narrative**
- Major view to the building is from Cambie Street heading north.
 - The building should act as a marker for the entire project – a gateway building.
 - The midrise portion of the building should interact with the midrise portion of Building 6 to provide a continuous streetwall vocabulary on both east and west facades.
 - The west side of the midrise portion office units should have direct access to the Park. A secondary lobby access should be provided at the New Park level.
 - The design of the mid-rise portion of the building should be partially set back from Cambie Street to emphasize the gateway tower and transition building scale from streetwall to tower.
 - A public elevator and lobby space will be located adjacent to the grand stairway to access the Park level.

- Major Constraints**
- The tower core is constrained by the parking ramp on P1 to the west and existing trees to be retained on the east.
 - Building setbacks and design will ensure retention and health of existing trees – the adequacy of setbacks and building relationships to be verified in consultation with the arborist at development permit.

Building 8

Gross Floor Approx. Area (m² / ft²):

Residential: 31,828 / 342,594

Number of Levels: 34

Retail: 1

Residential (midrise/highrise): 9 / 24

Framework Family:

Earthwork

Affordable Housing:

None

Maximum Height [m]*:

191.9m Geodetic

Average Tower Floorplate size (m² / ft²):

789.7 / 8,500

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

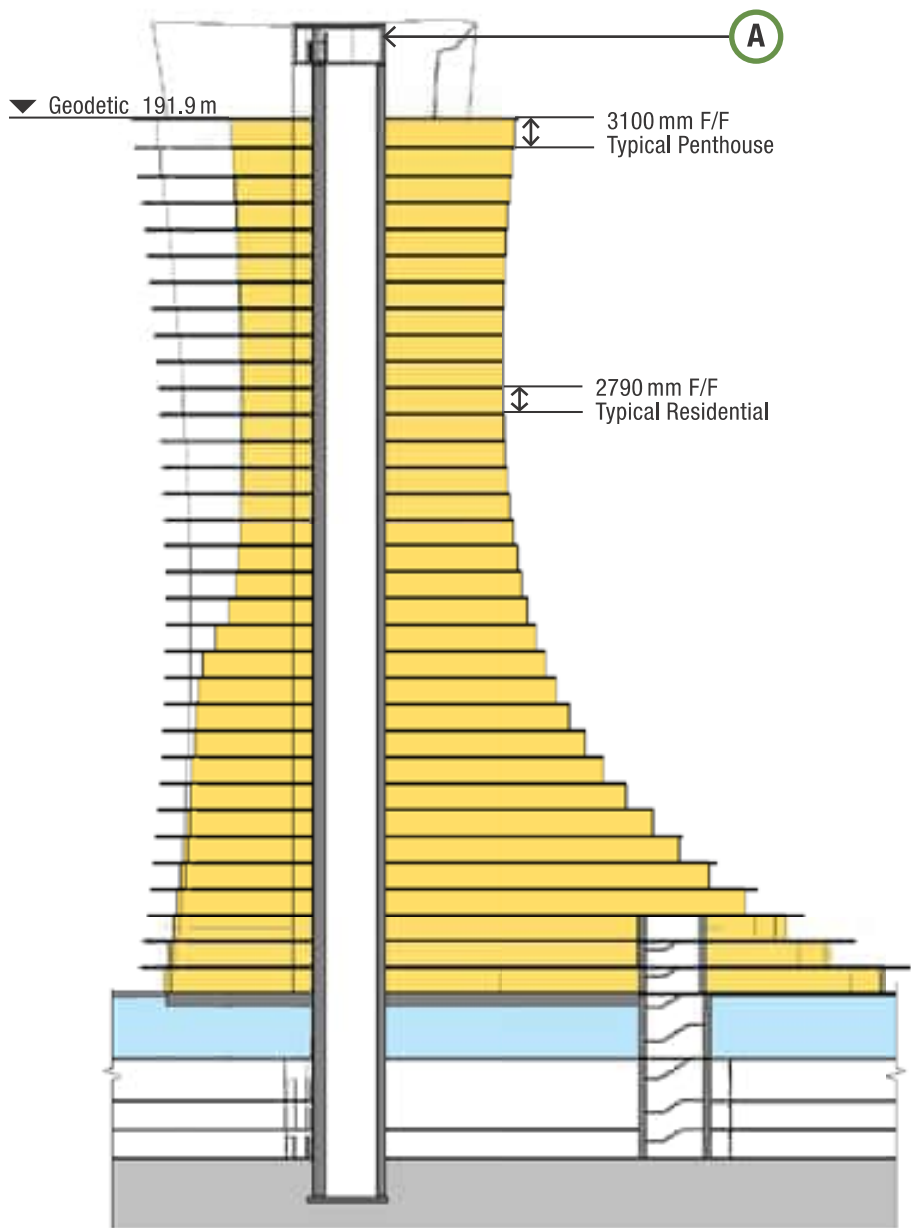


Key Plan

Not to Scale



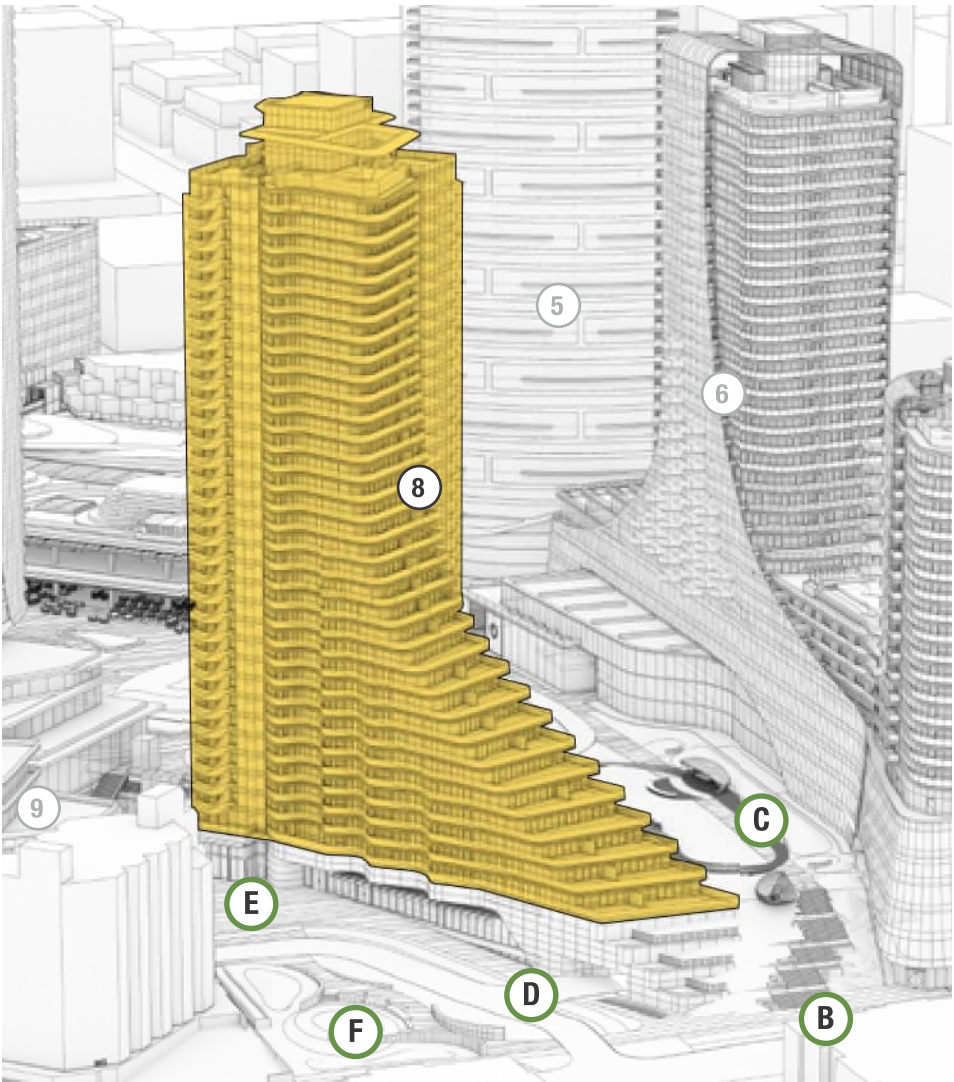
BUILDING 8 Plan Diagram
1:1000



BUILDING 8 Section Diagram
1:800

Residential

Retail



BUILDING 8 Perspective

View of Building 8 looking south east

- | | | | |
|----------|---------------------------|----------|-------------|
| A | Constrained Core Location | E | South Plaza |
| B | Stair Access to New Park | F | Pocket Park |
| C | New Park | | |
| D | Parkade Entry | | |

Design Narrative

- This building relates to the South Plaza directly to the west of the building.
- The east side of the midrise portion should have residential units that have direct access to the Park. Consider maximizing the number of units with ‘ground’ orientation. A secondary lobby access should be provided at the New Park level.
- The detailed design and configuration of the tower and the mid-rise portion of the building should consider solar access on the South Plaza and the New Park. The design of the mid-rise portion of the building should be stepped and terraced in consideration of solar access on these important public spaces and provide an opportunity to extend landscaping from the New Park to the upper levels. Partial mid-rise residential levels may be considered, to assist in achieving a superior response.
- Building 8 is on axis with Ash St and the High Street, important vistas should be acknowledged in the massing of the building.

Major Constraints

- The stair/elevator core cannot shift east/west due to of the location of the drive aisles on the parking levels.
- Anchor tenant requirements dictate additional restrictions to the location of the stair/elevator core.

Building 9

Gross Floor Approx. Area (m² / ft²):

Retail: 4,724 / 50,846

Residential: 11,528 / 124,082

Number of Levels: 10

Retail: 2

Residential: 10

Framework Family:

Terraced Streetwall

Affordable Housing:

Non-market

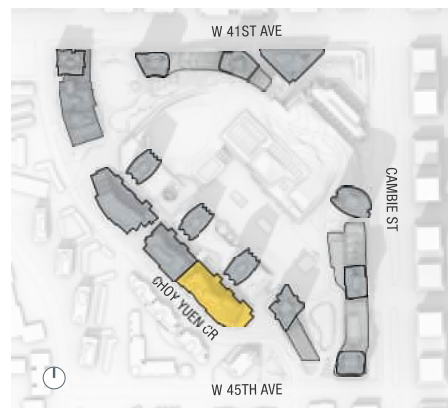
Maximum Height [m]*:

132.80m Geodetic

Average Tower Floorplate size (m² / ft²):

N/A

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

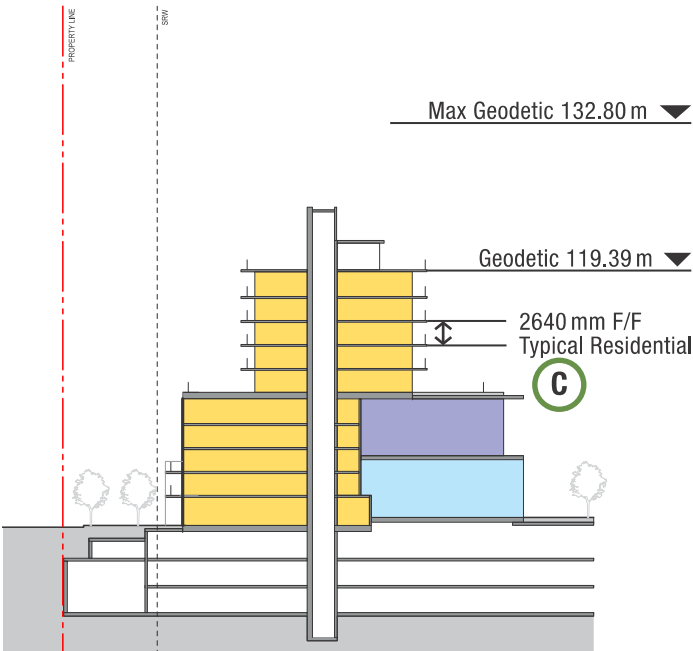


Key Plan

Not to Scale

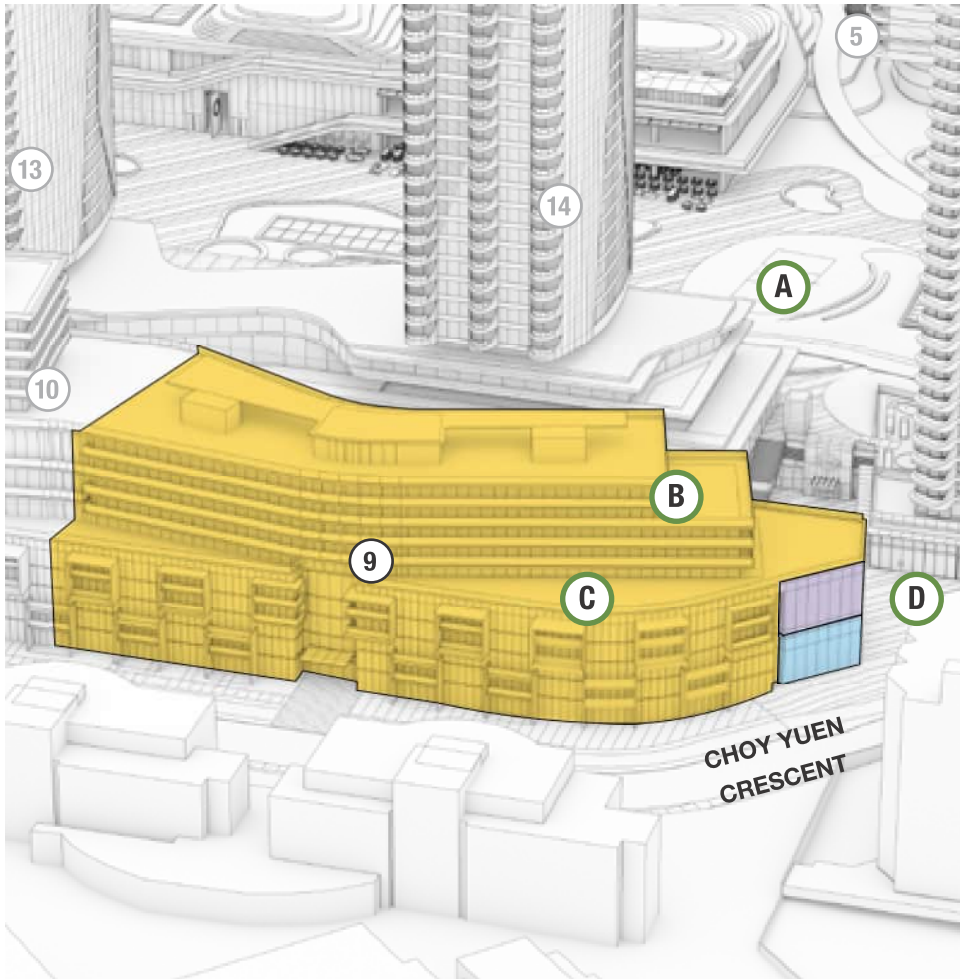


BUILDING 9 Plan Diagram
1:1000



BUILDING 9 Section Diagram
1:500

- Residential
- Service
- Retail



BUILDING 9 Perspective

View of Building 9 looking east

- A New Park
- B Terraced Upper Levels
- C Rooftop Semi-Private Space
- D Plaza

Design Narrative

- This building, along with Buildings 10 and 11 relate directly to the existing residential buildings to the southwest across Choy Yuen Crescent.
- The massing of the upper levels (above the 5th floor) should be set back from Choy Yuen Crescent to reduce the apparent massing at street level.
- The building should incorporate multiple terraces along the length of the buildings. This terracing reinforces the Earthwork Concept Design (Refer to Section 2.12.1).
- The terracing further reduces upper level massing of the building. Terracing will allow for private residential roofdecks on upper levels, also increasing the penetration of light to High Street.
- The lowest level of the residential units facing High Street should have direct access to the adjacent roofdeck.
- The at-grade residential units facing Choy Yuen Crescent should establish a consistent vertical rhythm of building elements that continue to Building 10 and 11. This vertical rhythm will help to create a comfortable pedestrian path along Choy Yuen Crescent.
- The residential portion of the building facing High Street should be set back and have a different character from the retail below to accentuate that the upper massing at High Street is residential in character.
- The language of the building facing Choy Yuen Crescent (above the fifth residential level) should be horizontal in nature to accentuate the slow sweeping curve of High Street. With the predominant façade facing southwest, the horizontal language should provide sun-shading devices.
- Outdoor Amenity Space to be located on a rooftop to maximize solar access and be directly accessed from the indoor amenity space as per the Housing Design and Technical Guidelines.

Major Constraints

- The elevator/stair core is somewhat constrained because of the drive aisles/ service rooms on the parking levels. There is some flexibility in the east/west directions.
- The building is to be designed and setback to ensure that all private outdoor space, railings, balconies, steps, etc. serving the units are located outside of the designated right of way for Choy Yuen Crescent.

Building 10

Gross Floor Approx. Area (m²/ft²):

Retail: 2,353/25,329

Office: 5,604 / 60,317

Residential: 9,899 / 106,552

Number of Levels: 13

Retail: 2

Office: 3

Residential: 10

Framework Family:

Terraced Streetwall

Affordable Housing:

MIRHPP

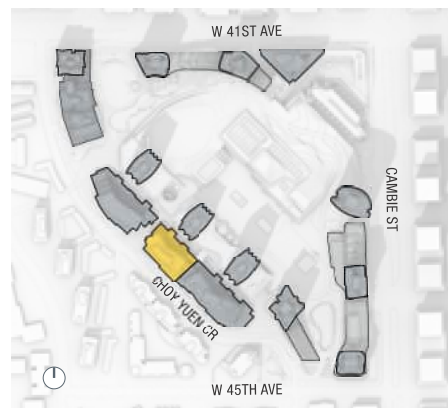
Maximum Height [m]*:

132.80m Geodetic

Maximum Tower Floorplate size (m²/ft²):

N/A

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

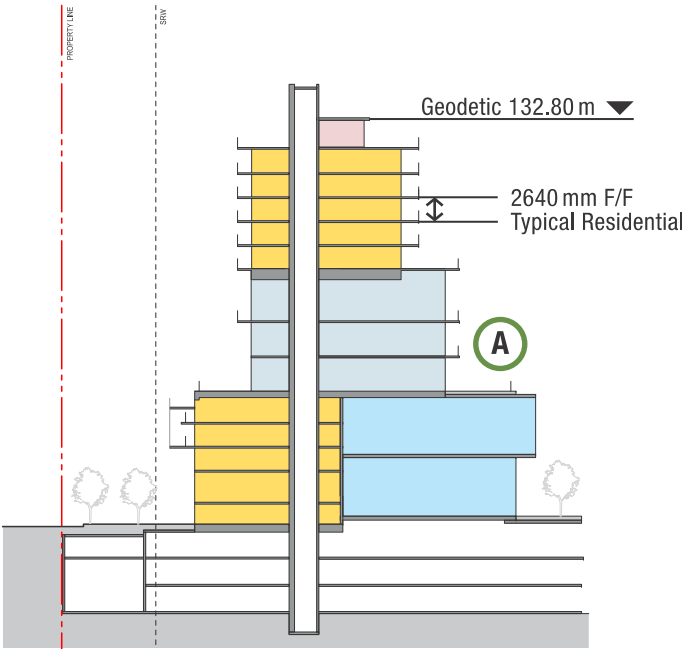


Key Plan

Not to Scale

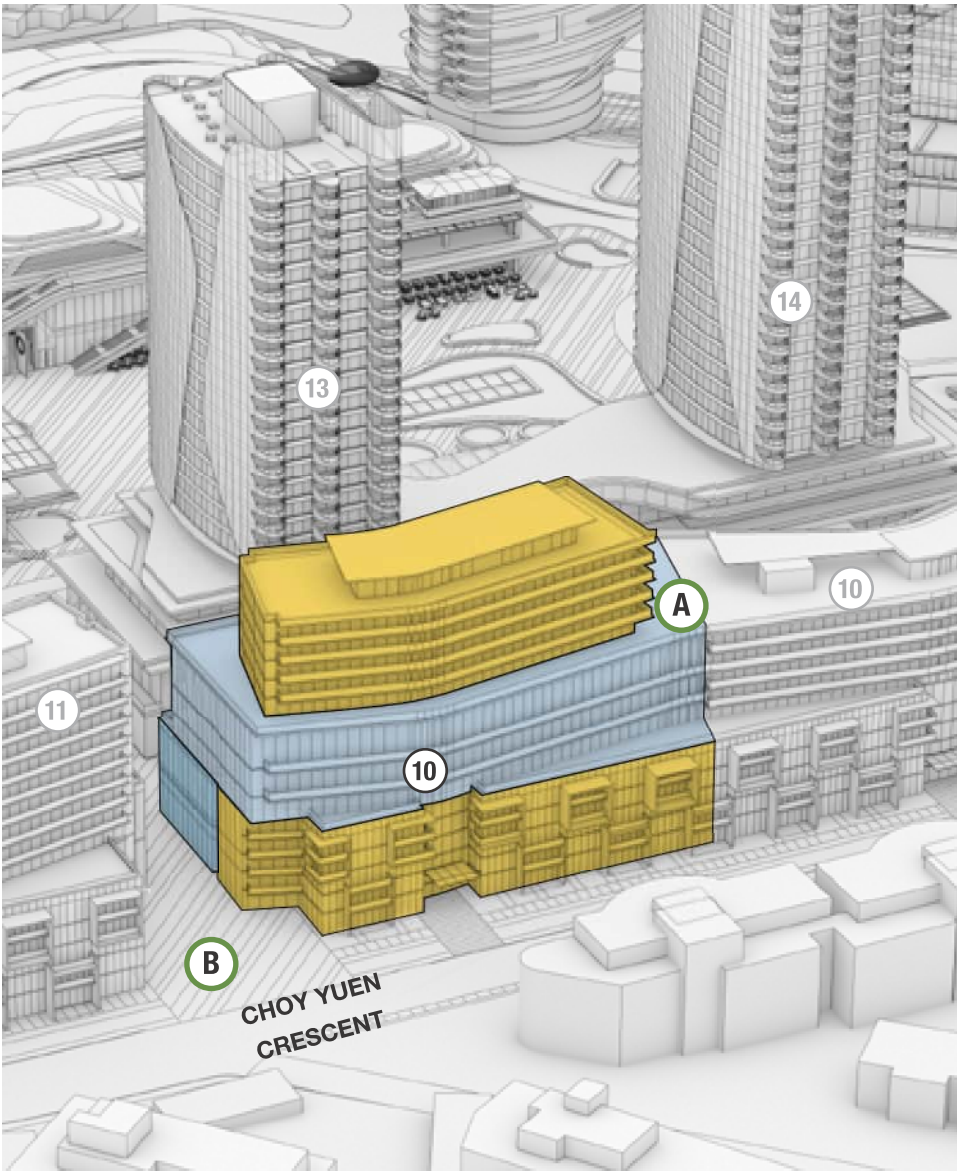


BUILDING 10 Plan Diagram
1:1000



BUILDING 10 Section Diagram
1:500

- Residential
- Office
- Retail
- Amenity



BUILDING 10 Perspective

View of Building 10 looking east

- A Rooftop Semi-Private Space
- B North Plaza

Design Narrative

- This building, along with Buildings 9 and 11 relate directly to the existing residential buildings to the southwest across Choy Yuen Crescent.
- The massing of the upper levels (above the 5th floor) should be set back from Choy Yuen Crescent to reduce the apparent massing at street level.
- The lowest level of the residential units facing High Street should have direct access to the adjacent roofdeck.
- The at-grade residential units facing Choy Yuen Crescent should establish a consistent vertical rhythm of building elements that continue to Building 10 and 11. This vertical rhythm will help to create a comfortable pedestrian path along Choy Yuen Crescent. Portions of the residential tower should meet grade.
- The residential and office portion of the building facing High Street should be set back and have a different character from the retail below to accentuate that the upper massing at High Street is residential in character.
- The language of the building facing Choy Yuen Crescent (above the fifth residential level) should be horizontal in nature to accentuate the slow sweeping curve of High Street. With the predominant façade facing southwest, the horizontal language should provide sun-shading devices.
- 3 levels of office separate the residential podium and the upper levels. The architectural expression of the office to relate to the adjacent B9 residential.

Major Constraints

- The elevator/stair core is somewhat constrained because of the drive aisles/service rooms on the parking levels. There is some flexibility in the east/west directions.
- The building is to be designed and setback to ensure that all private outdoor space, railings, balconies, steps, etc. serving the units are located outside of the designated right of way for Choy Yuen Crescent.

Building 11

Gross Floor Approx. Area (m²/ft²):

Retail: 4,724 / 50,846

Residential: 15,356 / 165,286

Number of Levels: 14

Retail: 2

Residential: 14

Framework Family:

Terraced Streetwall

Affordable Housing:

None

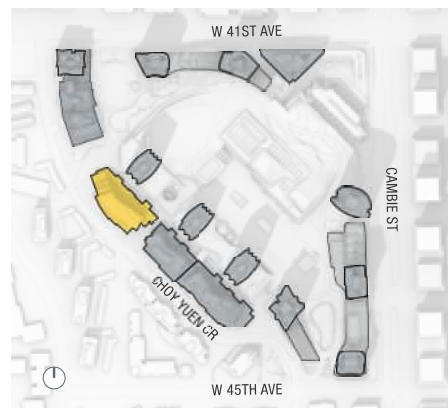
Maximum Height [m]*:

130.1m Geodetic

Maximum Tower Floorplate size (m²/ft²):

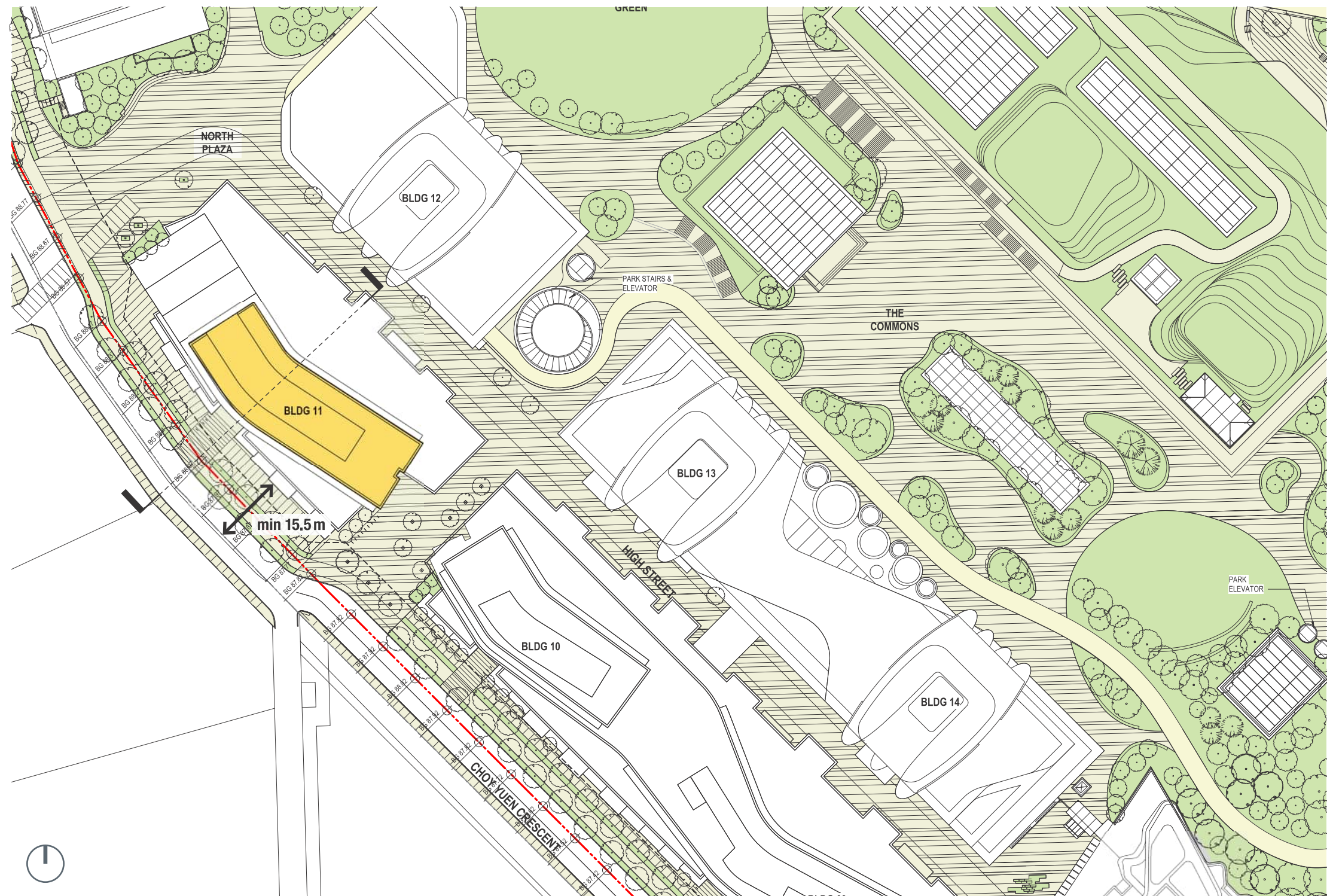
N/A

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

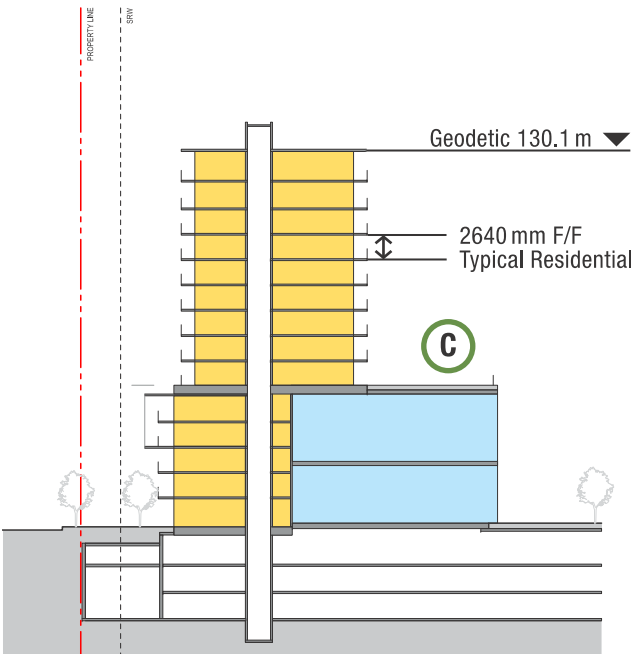


Key Plan

Not to Scale



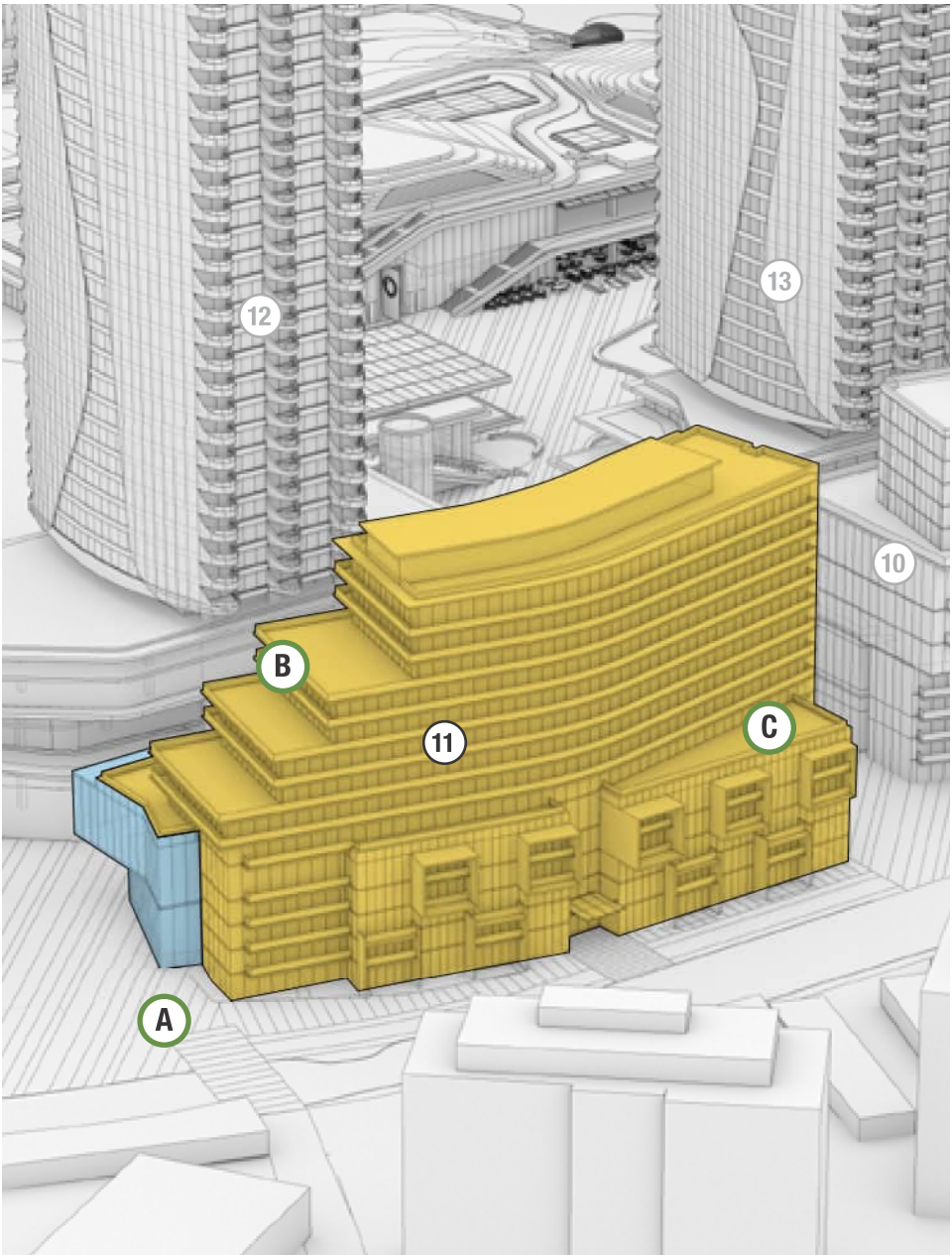
BUILDING 11 Plan Diagram
1:1000



BUILDING 11 Section Diagram
1:500

Residential

Retail



BUILDING 11 Perspective View of Building 11 looking north east

- A

 Crossroads
- B

 Terraced Upper Levels
- C

 Rooftop Semi-Private Space

Design Narrative

- This building, along with Buildings 9 and 10 relate directly to the existing residential buildings to the southwest across Choy Yuen Crescent.
- The massing of the upper levels (above the 5th floor) should be set back from Choy Yuen Crescent to reduce the apparent massing at street level.
- The building should incorporate multiple terraces along the length of the buildings. This terracing reinforces the Earthwork Concept Design (Refer to Section 2.12.1).
- The terracing further reduces upper level massing of the building. Terracing will allow for private residential roofdecks on upper levels, also increasing the penetration of light to High Street.
- The lowest level of the residential units facing High Street should have direct access to the adjacent roofdeck.
- The at-grade residential units facing Choy Yuen Crescent should establish a consistent vertical rhythm of building elements that continue to Building 10 and 11. This vertical rhythm will help to create a comfortable pedestrian path along Choy Yuen Crescent. Portions of the residential tower should meet grade.
- The residential portion of the building facing High Street should be set back and have a different character from the retail below to accentuate that the upper massing at High Street is residential in character.
- The language of the building facing Choy Yuen Crescent (above the fifth residential level) should be horizontal in nature to accentuate the slow sweeping curve of High Street. With the predominant façade facing southwest, the horizontal language should provide sun-shading devices.

Major Constraints

- The elevator/stair core is somewhat constrained because of the drive aisles/ service rooms on the parking levels. There is some flexibility in the east/west directions.
- The building is to be designed and setback to ensure that all private outdoor space, railings, balconies, steps, etc. serving the units are located outside of the designated right of way for Choy Yuen Crescent.

Building 12

Gross Floor Approx. Area (m² / ft²):

Office: 12,258 / 131,940

Residential: 26,172 / 281,715

Number of Levels: 35

Retail: 1

Office: 4

Residential (midrise/highrise): 8 / 22

Framework Family:

Podiums & Towers in the Park

Affordable Housing:

None

Maximum Height [m]*:

197.6m Geodetic

Average Tower Floorplate size (m² / ft²):

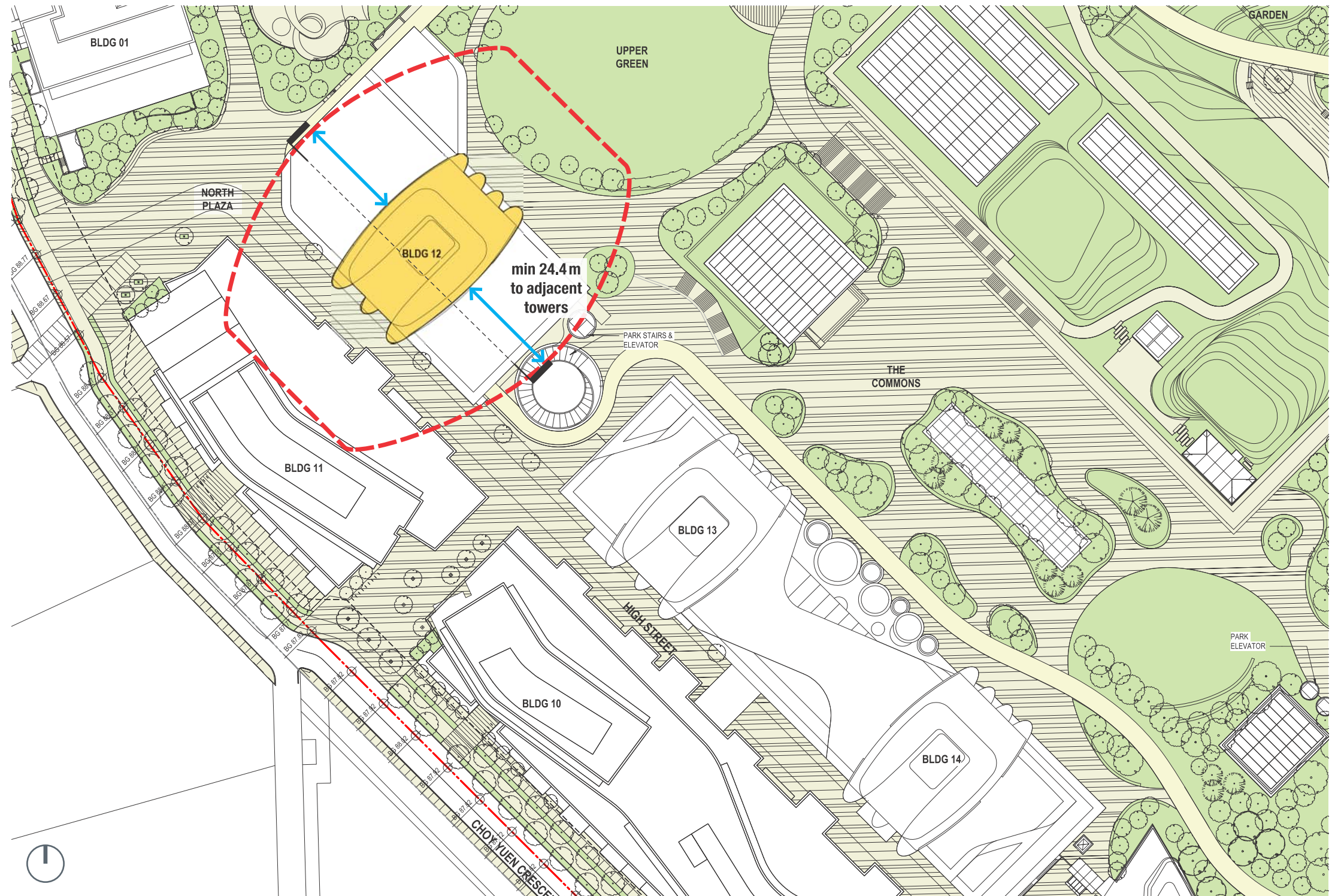
836.1 / 9,000

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

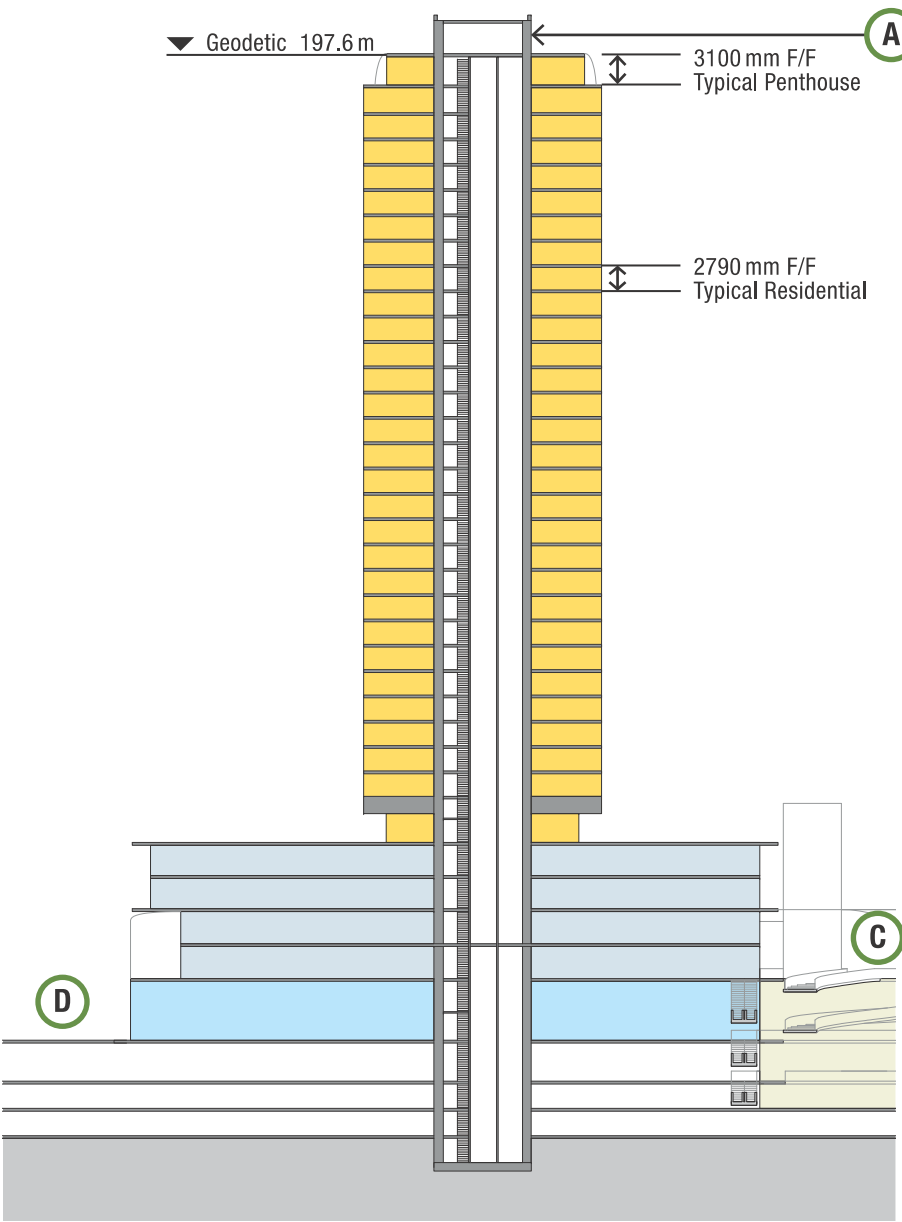


Key Plan

Not to Scale

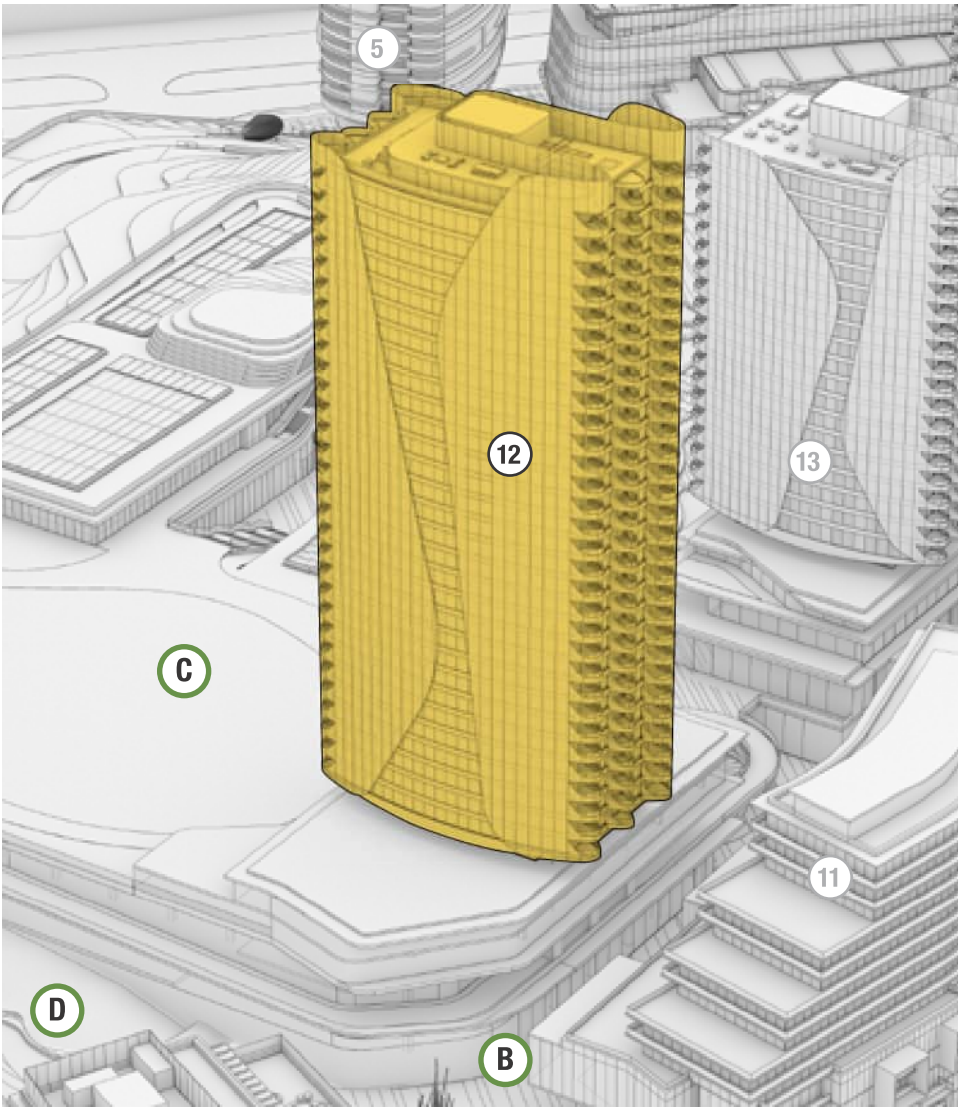


BUILDING 12 Plan Diagram
1:1000



BUILDING 12 Section Diagram
1:800

- Residential
- Retail



BUILDING 12 Perspective View of Building 12 looking south east

- A

Constrained Core Location
- B

High Street
- C

New Park
- D

Park at Grade

- Design Narrative**
- This building will anchor one end of the High Street extension.
 - Together with Tower 13, Building 12 frames the intersection of High Street and the main mall run leading to the transit plaza. It also marks the location of the "Mixing Chamber" the vertical "room" that connects the retail parking levels to High Street and the Park.
 - The side of the tower facing the street should align with the edge of the Anchor tenant below.
 - The lowest level of residential units should allow direct access onto the Elevated New Park with a secondary lobby access.
- Major Constraints**
- The elevator/stair core of the building is highly constrained being surrounded by the surrounding Anchor tenant on three sides and the extension of High Street to the west. As a result there is little opportunity to shift this core. Parking drive aisles also constrain the location of the core.

Building 13

Gross Floor Approx. Area (m²/ft²):

Office: 6,640 / 71,482

Residential: 17,836 / 191,984

Number of Levels: 24

Retail: 3

Residential (midrise/highrise): 10 / 11

Framework Family:

Podiums & Towers in the Park

Affordable Housing:

None

Maximum Height [m]*:

169.3m Geodetic

Average Tower Floorplate size (m²/ft²):

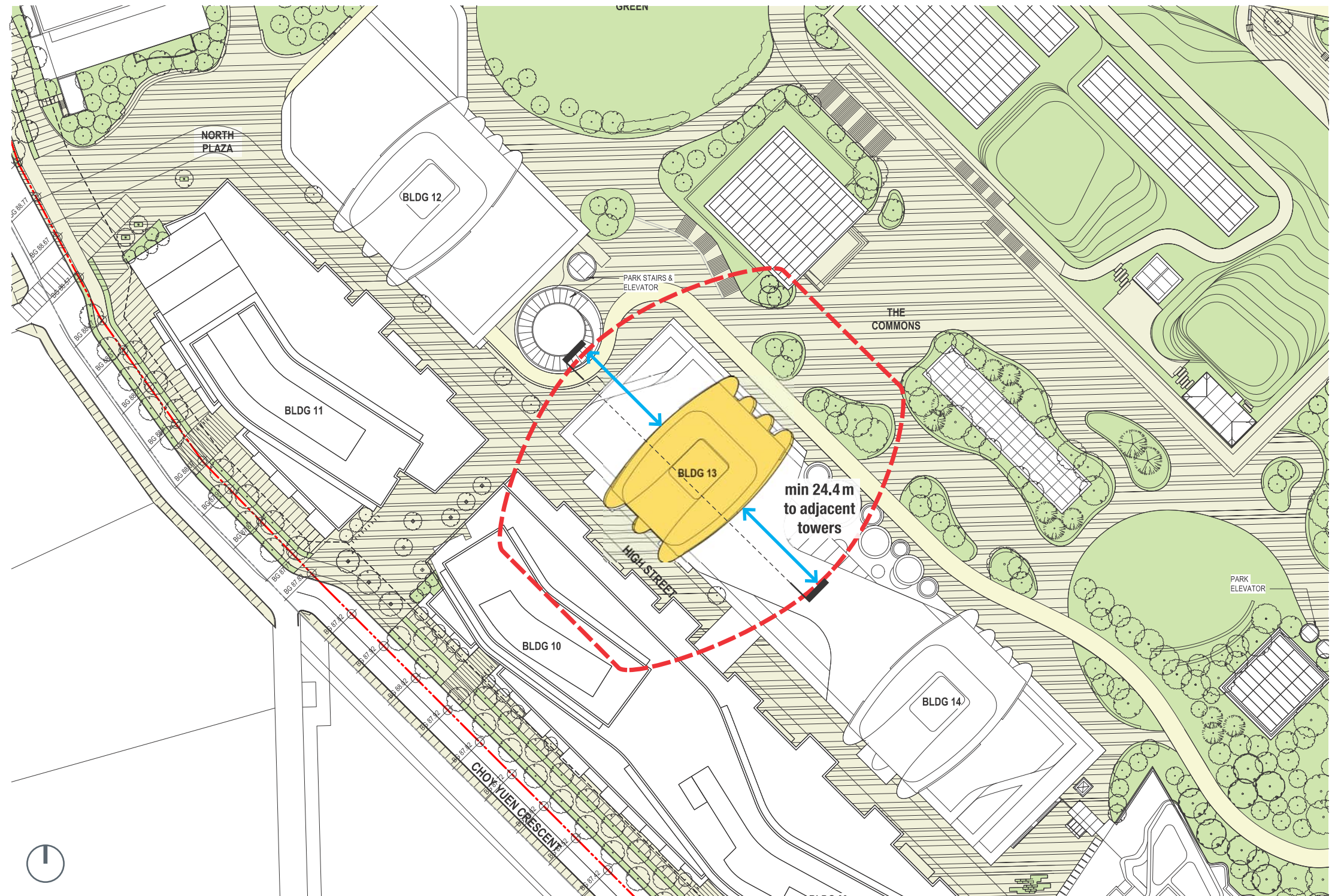
789.7 / 8,500

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

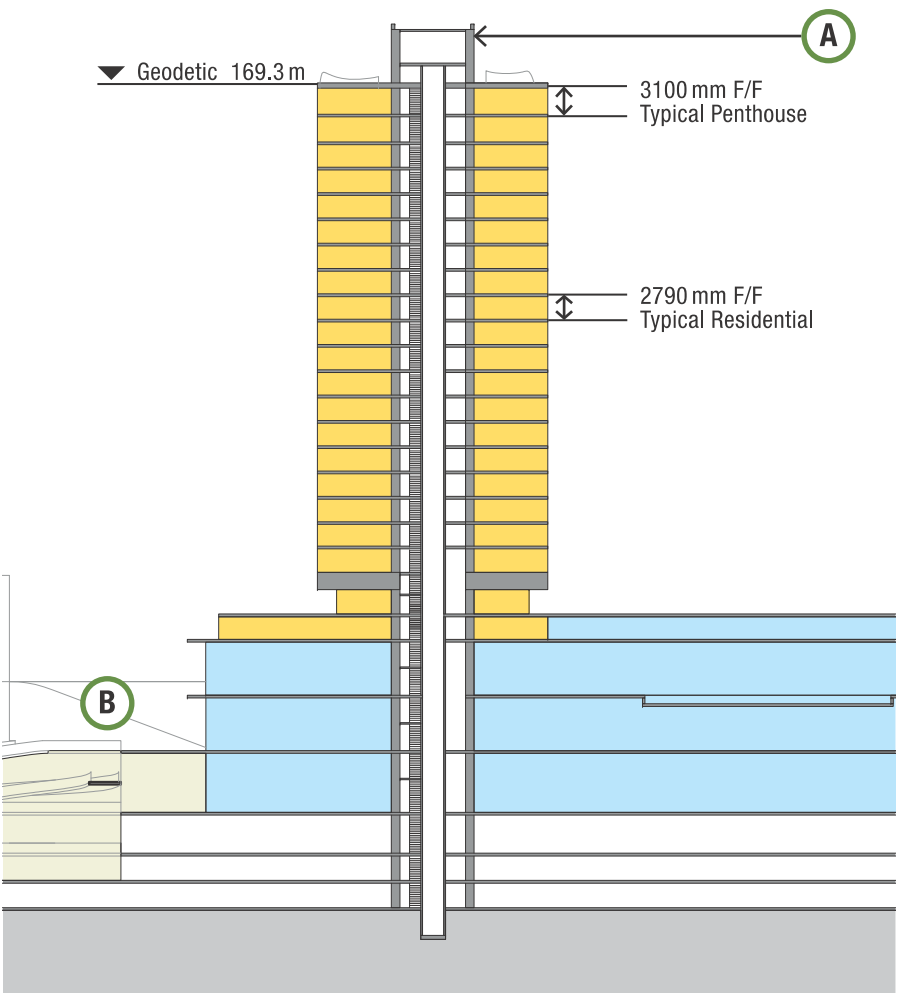


Key Plan

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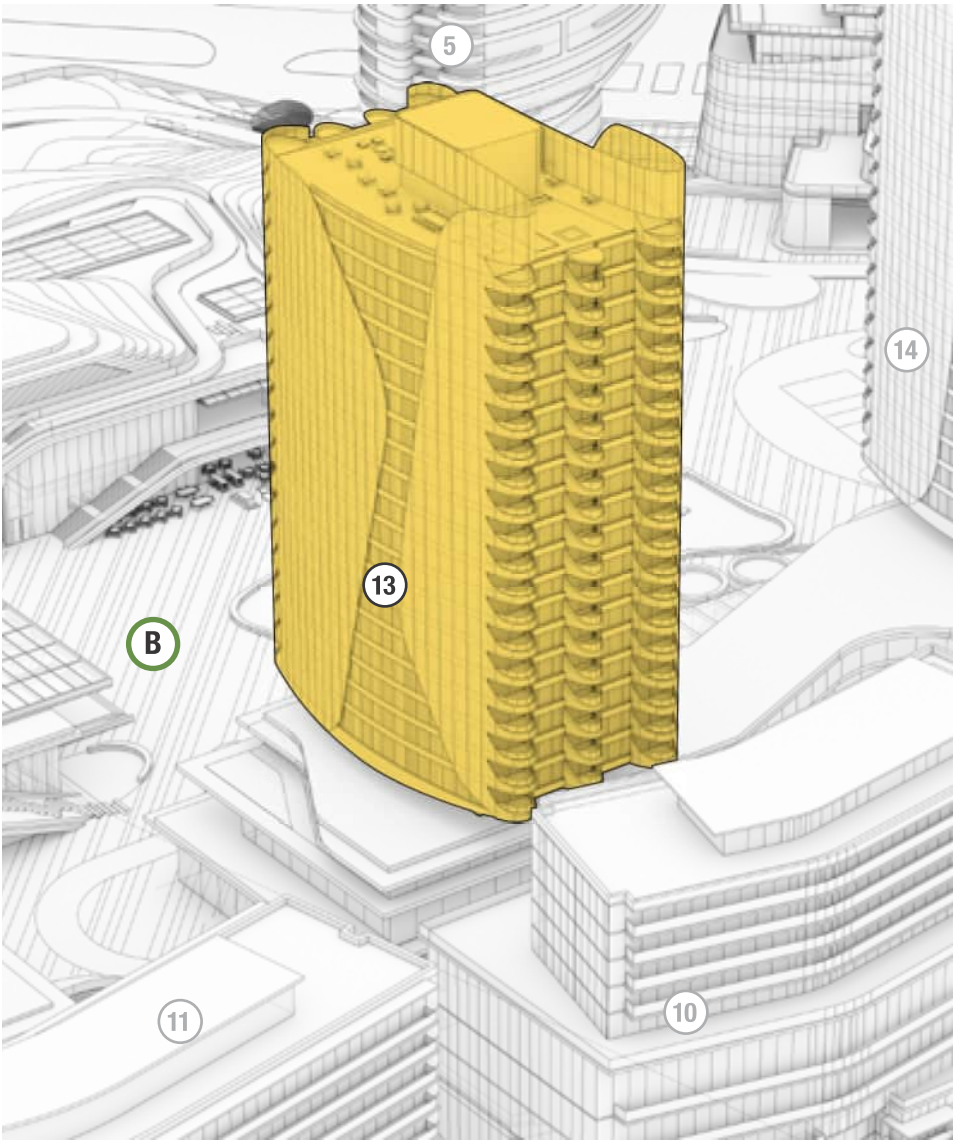


BUILDING 13 Plan Diagram
1:1000



BUILDING 13 Section Diagram
1:800

- Residential
- Retail



BUILDING 13 Perspective

View of Building 13 looking west

- A

Constrained Core Location
- B

New Park

Design Narrative

- Together with Tower 12, Building 13 frames the intersection of High Street and the main mall run leading to the transit plaza, and marks the location of the "Mixing Chamber" the vertical "room" that connects the retail parking levels to High Street and the Park.
- Building 13 also forms a pairing with Tower 14 and is connected at the base with a common amenity facility.
- The northern face of this mass should form a strong, animated edge to the New Park. A secondary lobby access should be provided at the Park level.
- The lowrise retail podium also forms a consistent urban street wall along High Street.
- The tower should be sculpted and oriented to minimize shadowing on the park.

Major Constraints

- The elevator/stair core is highly constrained by High Street , the mall entry plaza to the west and spatial separation to Building 14, and 12.

Building 14

Gross Floor Approx. Area (m² / ft²):

Residential: 32,001 / 344,456

Number of Levels: 40

Retail: 3

Residential (midrise/highrise): 10 / 27

Framework Family:

Podiums & Towers in the Park

Affordable Housing:

None

Maximum Height [m]*:

213.9m Geodetic

Average Tower Floorplate size (m² / ft²):

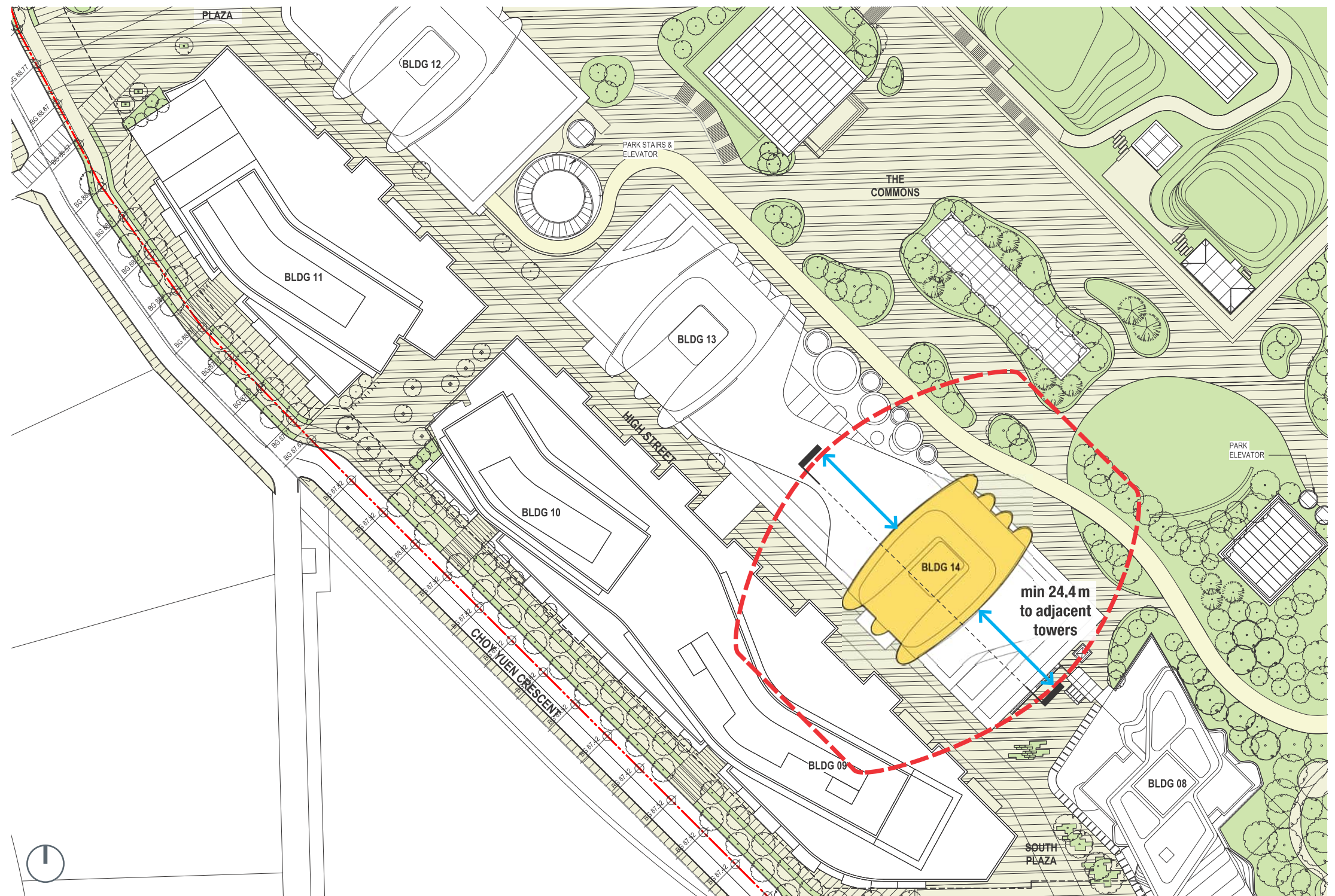
836.1 / 9,000

* Maximum building height is provided as a geodetic elevation and is to be measured to the top of the roof slab above the uppermost habitable floor, excluding parapet wall.

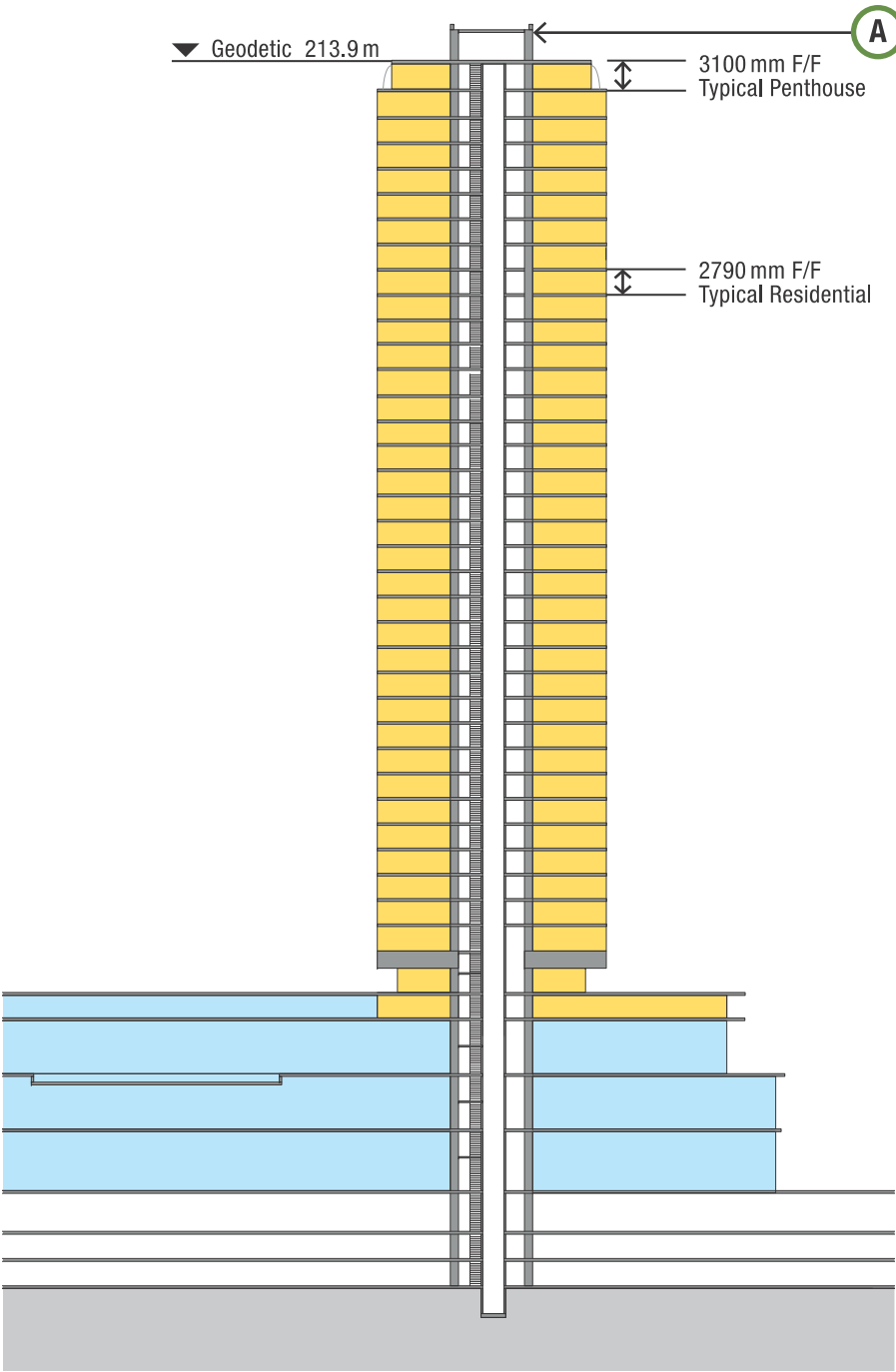


Key Plan

Not to Scale

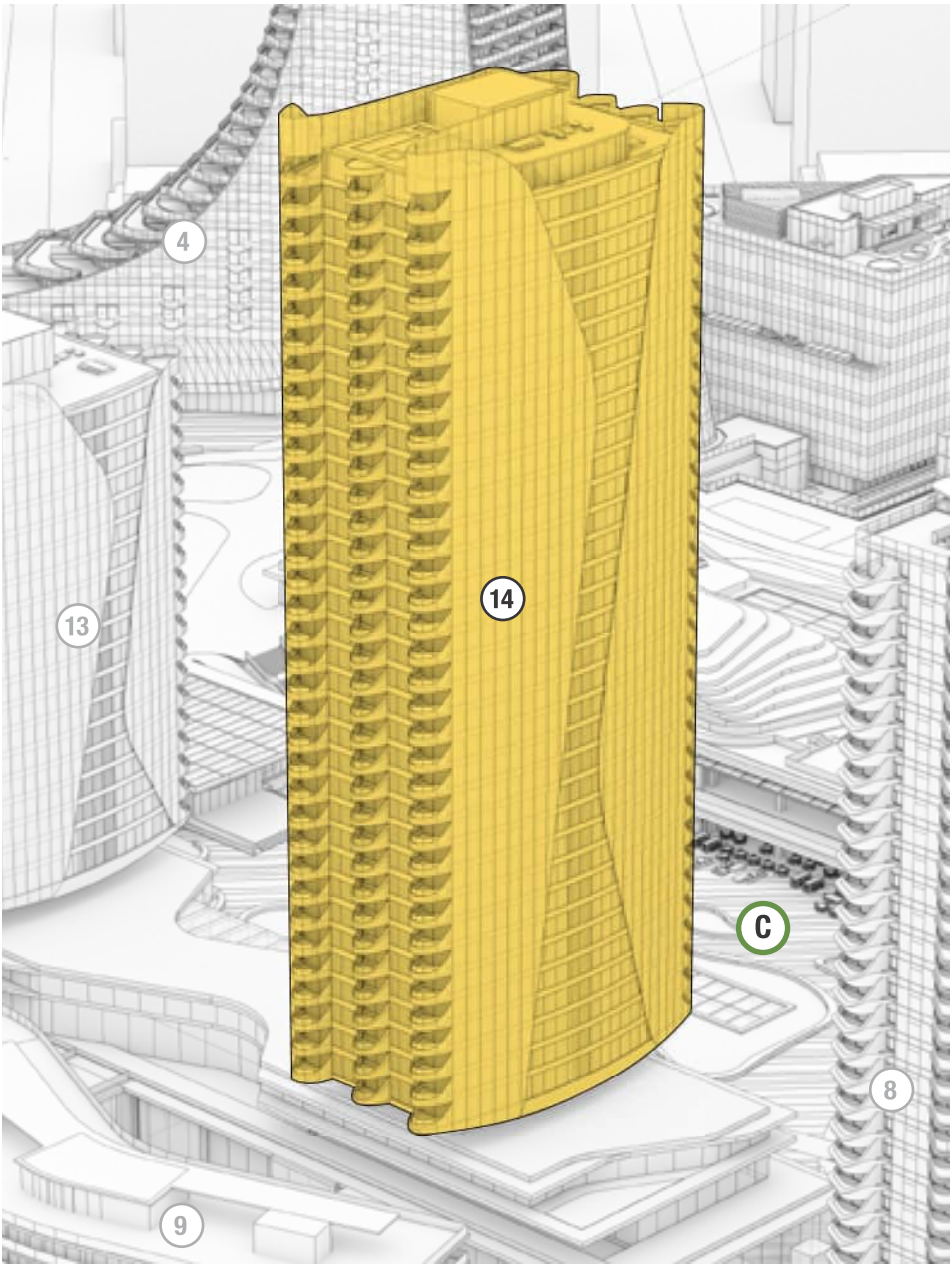


BUILDING 14 Plan Diagram
1:1000



BUILDING 14 Section Diagram
1:800

- Residential
- Retail



BUILDING 14 Perspective View of Building 14 looking north east

- A

Constrained Core Location
- B

New Park

- Design Narrative**
- Together with Tower 8, Building 14 frames the intersection of High Street and the secondary mall run that forms the south east end of High street.
 - Building 14 also forms a pairing with Tower 13 and is connected at the base with a common amenity facility.
 - The northern face of this mass forms a strong, animated edge to the New Park. A secondary lobby access should be provided at the New Park level.
 - The tower should be sculpted and oriented to minimize shadowing on the park.
 - The lowrise retail podium forms a consistent urban street wall along High Street.
- Major Constraints**
- The elevator/stair core is highly constrained by High Street , the mall entry plaza to the west and spatial separation to Building 13.

8.4.21 Precinct Building Heights
(Per Policy Report)

Sub-Area	Geodetic Roof Slab Elevation (m)
1	162.3
2	169.3
3	191.9
4	N/A
5	234.3
6	191.4
7	191.9
8	149.0
9	116.0
10	130.1
11	132.8
12	197.6
13	221.5
14	213.9
15	112.9
16	130.7

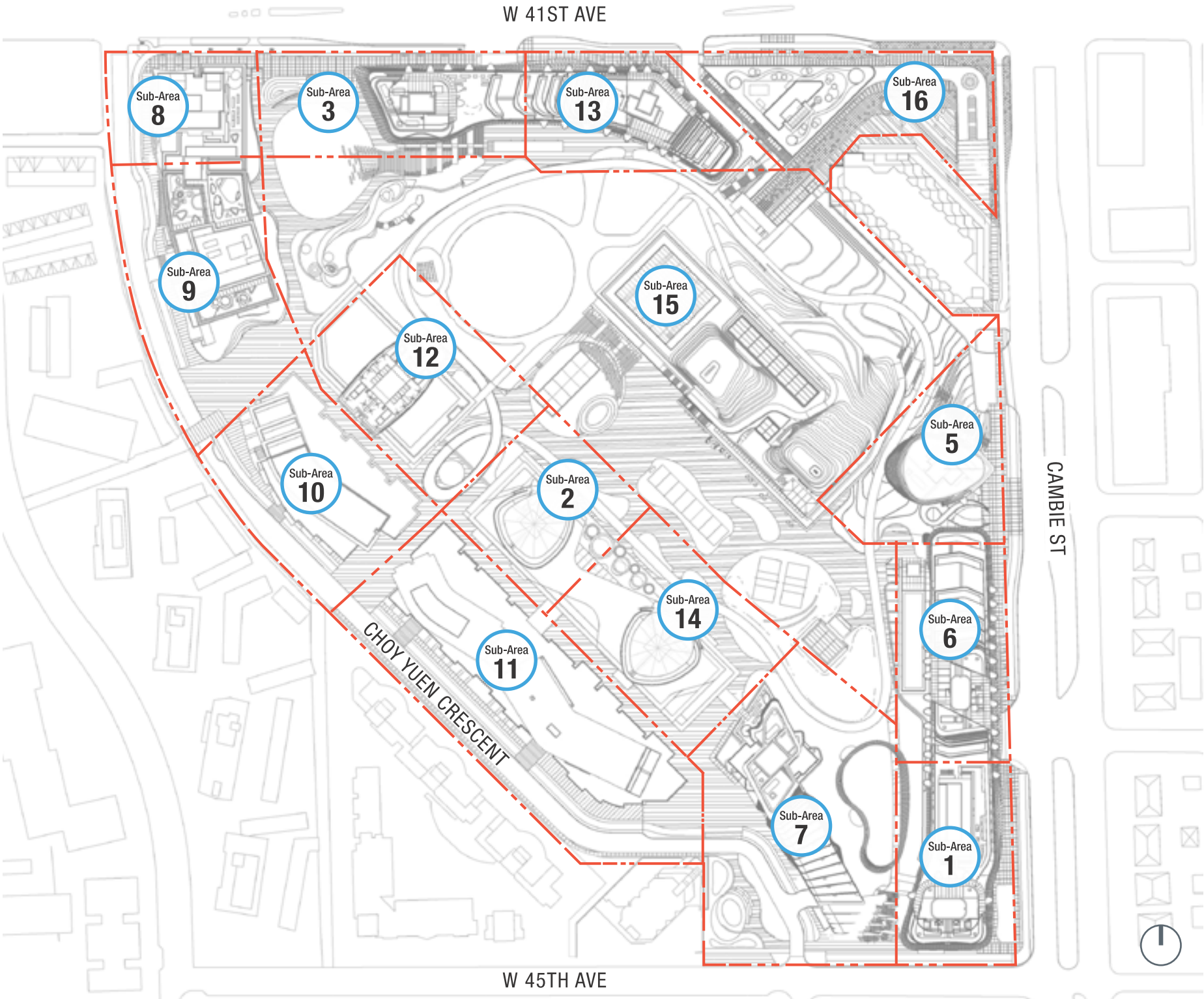


Figure 8.3.21: Proposed Building Height Precinct Diagram

All drawings/renderings are approximate and are subject to change.

