

49TH & OAK

LAND ACKNOWLEDGMENT

THE CITY OF VANCOUVER ACKNOWLEDGES THAT IT IS SITUATED ON THE
UNCEDED TRADITIONAL TERRITORIES OF THE XʷMƏθKʷƏYƏM (MUSQUEAM),
SKW̱XW̱7MESH (SQUAMISH), AND Səlilwətaɫ (TSLEIL-WAUTUTH) NATIONS.

PROJECT TEAM



ELEVATE

THE ELEVATE GROUP OF COMPANIES (“ELEVATE”) IS A PRIVATELY OWNED REAL ESTATE DEVELOPMENT AND REAL ESTATE HOLDING COMPANY WITH OFFICES IN VANCOUVER AND BURNABY, BC. THE GROUP’S PORTFOLIO AND PROJECT PROFILE IS SPREAD ACROSS WESTERN CANADA AND INCLUDES DIVERSITY IN RETAIL/COMMERCIAL, RESIDENTIAL, OFFICE AND INDUSTRIAL PROPERTIES THAT VARY IN SIZE FROM LOW 7-FIGURE ASSETS TO LARGER, SELF-PERFORMED, 9-FIGURE VILLAGE PROJECTS. ELEVATE IS MANAGED BY A SEASONED, DOWN-TO-EARTH, PRAGMATIC, AND PASSIONATE TEAM OF PROFESSIONALS WHO PROUDLY

WORK TO BUILD PROJECTS THAT TIE INTO THEIR SURROUNDING COMMUNITIES AND/OR REVIVE UNDERPERFORMING ASSETS, RESTORING THEIR RELEVANCE & VALUE WITHIN THESE SAME NEIGHBORHOODS. ELEVATE WORKS ALONGSIDE TRUSTED BEST-IN-CLASS ARCHITECTS, ENGINEERS, CONTRACTORS, TRADES, CONSULTANTS, AND TENANTS, TO ENSURE A COLLABORATIVE PATH TO QUALITY AND IMPACT. ELEVATE BRINGS AN HONEST, HUMAN, AND PROFESSIONAL APPROACH TO ITS DAILY PROGRAM AND BELIEVES STRONGLY IN THE ART OF SHARED SUCCESS.

DEVELOPER / ELEVATE

6525 & 6575 OAK STREET

mckinley studios

MCKINLEY STUDIOS IS AN ARCHITECTURE AND DESIGN FIRM WITH STUDIOS IN VANCOUVER AND CALGARY, CANADA. OUR STRENGTH COMES FROM OUR UNIQUE ECOSYSTEM OF SIX STUDIOS SPANNING STRATEGY, ARCHITECTURE, INTERIORS, BRANDING, ART, AND FURNITURE, VERTICALLY INTEGRATED AND TIED TOGETHER BY COLLABORATION.

WE PRIORITIZE PROJECTS THAT UTILIZE ALL OF OUR STUDIOS TO ACKNOWLEDGE AND ENHANCE COMMUNITIES AT EVERY SCALE. OUR DESIGN APPROACH IS BASED ON A ROBUST UNDERSTANDING OF CONTEXT.

IN ADDITION TO THE PHYSICAL ATTRIBUTES OF A SITE, WE STUDY THE CULTURAL, SOCIAL AND HISTORICAL CONDITIONS THAT CONTRIBUTE TO SENSE OF PLACE. OUR DESIGNS ARE MORE THAN BUILDINGS ON A SITE, THEY ARE HOLISTIC SPATIAL EXPERIENCES DESIGNED FROM THE INSIDE OUT TO CATALYZE COMMUNITY, BOTH PRESENT AND FUTURE.

ARCHITECT / MCKINLEY ARCHITECTURE INC.

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01/

INTRODUCTION

PROPOSAL SUMMARY

THIS 18-STOREY MIXED-USE PROJECT, DESIGNED BY MCKINLEY ARCHITECTURE INC. FOR ELEVATE DEVELOPMENT CORP, AIMS TO COMBINE TWO PARCELS AT THE PROMINENT INTERSECTION OF OAK STREET AND W 49TH AVE. THE PROJECT HOLISTICALLY INCLUDES A GROUND-LEVEL GROCERY STORE, A 160-CHILD DAYCARE ON THE SECOND FLOOR, AND 189 SECURE RENTAL UNITS. 22% OF THE RENTAL UNITS ARE BELOW MARKET. THE RESIDENTIAL TOWER FEATURES TWO AMENITY FLOORS, OFFERING GENEROUS INDOOR AND OUTDOOR SPACES FOR RESIDENTS TO ENJOY.

THIS PROPOSAL IS SITUATED WITHIN THE CAMBIE CORRIDOR PLAN AND THE LANGARA NEIGHBORHOOD. THE RENTAL COMPONENT EMBRACES THE FAMILY NEIGHBORHOOD BY INCLUDING 36% FAMILY UNITS. FURTHERMORE, THE DAYCARE AND GROCERY AMENITIZE THIS PROJECT TO ADDRESS THE CITY'S GROWING NEED FOR MORE DENSELY POPULATED FAMILY LIVING.

REZONING STATISTICS

CIVIC ADDRESS	6525 & 6575 OAK STREET VANCOUVER
CURRENT ZONING	C-1 / CAMBIE CORRIDOR PLAN
PROPOSED ZONING	CD-1
SITE AREA	2,187.9 SM / 23,550 SQFT
PROPOSED FSR	8.00 (174,847 SQFT TOTAL)
GROCERY	11, 913 SQFT
DAYCARE	12,228 SF INDOOR + 5,881 SF OUTDOOR
HOMES	100% RENTAL HOMES 36% FAMILY SIZED (2 BEDROOMS AND MORE) 41 BELOW MARKET RENTAL HOMES (22%) 148 MARKET RENTAL HOMES (78%)

STORIES	1 RETAIL 1 DAYCARE 16 RESIDENTIAL
	TOTAL 18 STOREYS
VEHICLE PARKING	166 SPACES (GROCERY, DAYCARE AND RESIDENTIAL)
BICYCLE PARKING	365 CLASS A BICYCLE SPACES 39 CLASS B BICYCLE SPACES
LOADING	1 CLASS B LOADING SPACE FOR GROCERY USE 1 CLASS A + 1 CLASS B LOADING SPACE FOR RESIDENTIAL USE

POONI GROUP - COVERING MEMO



August 20, 2025

City of Vancouver
Planning, Urban Design, and Sustainability
453 W 12th Avenue
Vancouver BC V5Y 1V4

Attention: Josh White, General Manager, Planning Urban Design and Sustainability, City of Vancouver

Dear Josh,

Elevate is seeking a rezoning of 6525 to 6577 Oak Street to bring an 18-storey, mixed-use development to Vancouver’s west side. While the proposal exceeds the current height and density provisions of the Cambie Corridor Plan, we believe it warrants careful consideration given the City’s urgent housing needs, evolving policy context, and the significant community benefits it will deliver.

This project represents an opportunity to advance the City’s and Province’s shared housing objectives by delivering nearly 200 new rental homes—including 22% below-market units—along with community-serving amenities such as a childcare facility and a grocery store. In doing so, it helps address Vancouver’s housing shortfall, supports provincial housing mandates, and strengthens this intersection as an emerging neighbourhood node.

While this project deviates from the Cambie Corridor Plan, the proposal warrants consideration based on the following:

Delivery of 100% Rental Homes
The Cambie Corridor Plan likely contemplated a strata project on this site; however, the proposed residential tenure is 100% rental with 22% of the units provided as below-market rentals.

The proposal will help increase the rental housing supply and improve affordability on the city’s west side.

Helps to Address Provincial Housing Targets
The Province has set a 5-year housing target for Vancouver of just under 29,000 net new homes to be completed between October 1, 2023 and September 30, 2028. The City achieved 4,143 net new units in Year 1 (October 2023-March 2024), which fell short of the Province’s target of 5,202 net new units.

If approved, this proposal will deliver a 100% net increase in rental units, bringing nearly 200 new homes to the Langara neighbourhood. This will significantly contribute to the City’s progress toward meeting its five-year Provincial housing target.

Helps to Address Provincial Mandate
BC Bill 47 - *Housing Statutes (Transit-Oriented Areas) Amendment Act* encourages housing to be located within walking distance of rapid transit. Although the site is located outside of a defined Transit-Oriented Area (TOA), it is directly on Oak Street and 49 Avenue, both of which are part of Translink’s Frequent Transit Network (FTN) with frequent bus service.

Locating new rental housing at this location supports the Province’s mandate of locating housing near existing transit infrastructure and within walking distance to shops and services.

Creation of a new Neighbourhood Node
In addition to housing, the proposal includes community-serving uses including a new grocery store on the ground-floor and a 160-space childcare facility. The proposed commercial uses will also provide employment opportunities.

These uses will add to the commercial offerings at Oak and 49th and help strengthen this intersection as a neighbourhood node that is both walkable and accessible by transit.

Evolving Policy Context
Since the adoption of the Cambie Corridor Plan (Plan) in 2011, planning directions have evolved towards a focus on more market and below-market rental housing.

While the proposal is not fully aligned with the Plan in terms of height and density, it will be a 100% rental project, including below-market rental homes. The City has demonstrated flexibility in similar contexts by permitting greater height and density in exchange for rental housing. Applying that same approach here would help deliver close to 200 rental units that will help the City meet its housing targets.

Relevant Local Precedent
Mayfair West by Grosvenor at Oak Street and W 41 Avenue demonstrates the area’s capacity for greater density and mixed-use forms up to 26-storeys.

This proposal would complement that precedent and further strengthen the neighbourhood’s urban fabric.

We look forward to working with staff through the rezoning process to deliver a unique project that enables the delivery of nearly 200 new rental homes and essential community-serving spaces to Vancouver’s west side.

Sincerely,

Gary Pooni, MEDes, MCIP



President, Pooni Group



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02/

POLICY

CONTEXT

CAMBIE CORRIDOR PLAN PRINCIPLES

"THESE PRINCIPLES, GENERATED WITH THE COMMUNITY AND APPROVED BY COUNCIL IN 2010, PROVIDE OVERALL DIRECTION FOR THE FUTURE OF THE CAMBIE CORRIDOR. THEY INFORM COMPREHENSIVE PLANNING ALONG THE CORRIDOR, AS WELL AS SHAPE AND INFORM INDIVIDUAL LAND USE CHANGE AND FUTURE DETAILED DEVELOPMENT. THESE PRINCIPLES HAVE GUIDED ALL PHASES OF THE PLANNING PROCESS."

PROVIDE LAND USE THAT OPTIMIZES THE INVESTMENT IN TRANSIT

OUR SITE LIES JUST OUTSIDE THE 10 MINUTE (800 M) WALKING CIRCLE. THE CAMBIE CORRIDOR PLAN OUTLINES: PEOPLE ARE GENERALLY WILLING TO WALK 400M TO TRANSIT BUT THEY WILL WALK FARTHER DISTANCES WITH BETTER QUALITY OF THE BUILT ENVIRONMENT (PG. 9). THE SITE OFFERS HOUSING, CARE, EMPLOYMENT, AND RETAIL OPPORTUNITIES NEAR THE CANADA LINE AND DIRECTLY ON THE 017, 049 AND R4 RAPID BUS LINES.

PROVIDE A COMPLETE COMMUNITY

THE SURROUNDING NEIGHBOURHOOD HAS LIMITED DAYCARE AND GROCERY. BOTH OF THESE TENANTS WILL "SUPPORT RICH SOCIAL INTERACTIONS AND THE INCLUSION OF ALL RESIDENTS IN COMMUNITY LIFE" (PG. 18) AS WELL AS PROVIDE EMPLOYMENT OPENINGS. EARLY HOURS FOR THE DAYCARE AND LATER HOURS FOR THE GROCERY WILL ACTIVATE THE STREET FRONTAGE, AND ALONG WITH RESIDENTS, PROVIDE EYES ON THE STREET TO INCREASE SAFETY, WALK-ABILITY AND LIVEABILITY ALONG OAK STREET AND 49TH AVE.

CREATE A WALKABLE AND CYCLE-ABLE CORRIDOR OF NEIGHBOURHOODS SEAMLESSLY LINKED TO PUBLIC TRANSIT

THE PROJECT FOLLOWS THE CAMBIE CORRIDOR PUBLIC REALM POLICY FOR STREET AND SITE IMPROVEMENTS.

FOCUS INTENSITY AND COMMUNITY ACTIVITY AT STATIONS AND OTHER AREAS WITH STRATEGIC OPPORTUNITIES FOR SUSTAINABILITY, RENEWABLE ENERGY, AND PUBLIC AMENITY.

THE PROJECT IS WELL-SERVED BY TRANSIT. TWO AMENITY LEVELS IN THE PROJECT ARE LANDSCAPED WITH NATIVE VEGETATION AND THE PROJECT USES GEOTHERMAL AS ITS MAIN ENERGY SOURCE. THE GROCERY AND DAYCARE WILL ADD TO THE COMMUNITY'S NETWORK OF AMENITIES.

PROVIDE A RANGE OF HOUSING CHOICES AND AFFORDABILITY

THE PLANNED DEVELOPMENT WILL PROVIDE 189 NEW RENTAL HOMES WITH A PURPOSEFUL EMPHASIS ON FAMILY HOUSING, AT 36% 2-BEDROOMS OR HIGHER, MEETING THE REQUIREMENT MADE BY THE CITY.

BALANCE CITY-WIDE AND REGIONAL GOALS WITH THE COMMUNITY AND ITS CONTEXT

THE PROJECT TAKES INTO CONSIDERATION A BROAD RANGE OF CITY-WIDE POLICIES INCLUDING ACTIVE USES ALONG THE STREET, PROVIDING 100% SECURED RENTAL HOUSING, 22% BELOW-MARKET RENTAL, AND RETAIL USES AT GRADE AND DAYCARE AT LEVEL 2.

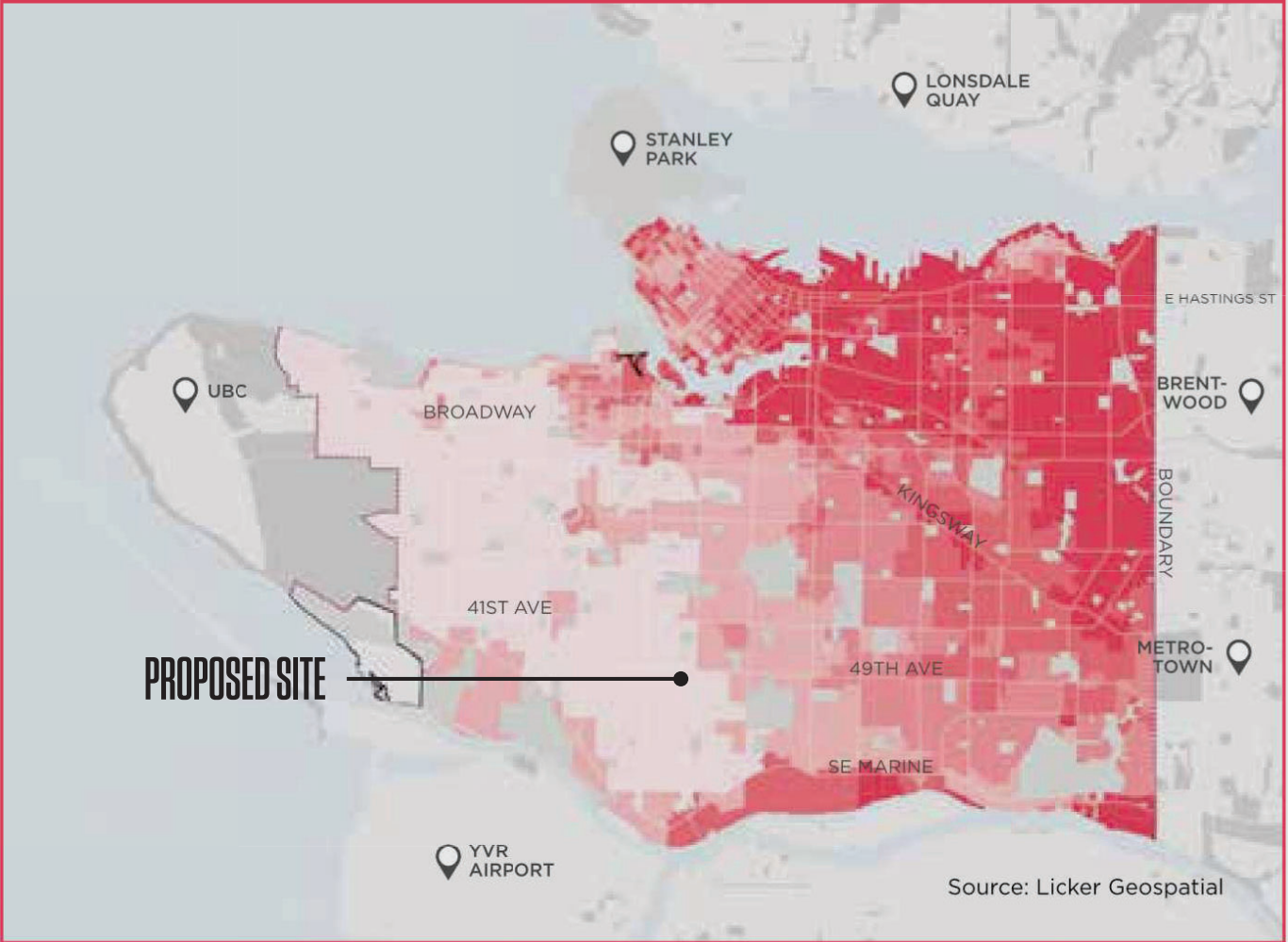
ENSURE JOB SPACE AND DIVERSITY

BOTH THE GROCERY AND DAYCARES WILL CREATE JOB OPPORTUNITIES. AN EMPHASIS ON FULLY RENTAL, AND FAMILY-ORIENTED SUITES AND INTENTIONALLY MADE TO ENCOURAGE ALL TYPES OF RENTERS.

VANCOUVER PLAN PRINCIPLES

VANCOUVER PLAN COMMITMENTS

- 01
- ENABLE COMMUNITIES TO SUPPORT EACH OTHER IN SURVIVING, ADAPTING, AND THRIVING IN THE FACE OF SHOCKS AND STRESSES. THIS MEANS BUILDING THE STRENGTH OF COMMUNITY CONNECTIONS THROUGH LAND USE AND URBAN DESIGN. THIS ALSO INCLUDES MAKING SURE COMMUNITIES HAVE THE INFRASTRUCTURE THEY NEED TO DELIVER BASIC NEEDS THROUGH UNEXPECTED CHALLENGES
- 02
- REDUCE RISK AND BETTER UNDERSTAND THE CITY'S HAZARDS, RISKS, VULNERABILITIES, AND STRENGTHS RELATED TO OUR PHYSICAL, SOCIAL, ECONOMIC, AND ECOLOGICAL SYSTEMS. THIS MEANS PROACTIVELY AND COLLABORATIVELY MANAGING SHOCKS AND STRESSES, ADOPTING NEW TECHNIQUES AND PROCESSES TO IMPROVE OUR DATA, ANTICIPATING TRENDS, AND CAPTURING EMERGING OPPORTUNITIES TO BUILD A BETTER CITY FOR GENERATIONS TO COME.
- 03
- INVEST IN SAFE AND ADAPTIVE BUILDINGS AND INFRASTRUCTURE AND IMPROVE ACCESS TO BASIC NEEDS FOR ALL. THIS MEANS IMPROVING THE SAFETY, PERFORMANCE, AND ADAPTIVE CAPACITY OF BUILDINGS AND INFRASTRUCTURE THAT WE DEPEND ON (SUCH AS BUILDINGS, CIVIC ASSETS, SOCIAL INFRASTRUCTURE, GREEN INFRASTRUCTURE AND NATURAL ASSETS, ROADS, SEWERS AND DRAINAGE TECHNOLOGY), ENSURING OUR BUILDINGS AND INFRASTRUCTURE CAN PROVIDE SAFE, RELIABLE SERVICES TODAY AND IN THE FUTURE, UNDER CHANGING CONDITIONS.



PART 2 PLAN FOUNDATIONS, MAP 2, VANCOUVER PLAN, PG.37

COMPOSITE HAZARD SCORE



VANCOUVER PLAN - NEIGHBOURHOOD CENTRES

THESE NEIGHBOURHOODS WILL INCLUDE MORE HOUSING CHOICE, INCLUDING SECURE OPTIONS FOR RENTERS AND LOW TO MODERATE-INCOME FAMILIES AND INDIVIDUALS

● NEIGHBOURHOOD CENTRE

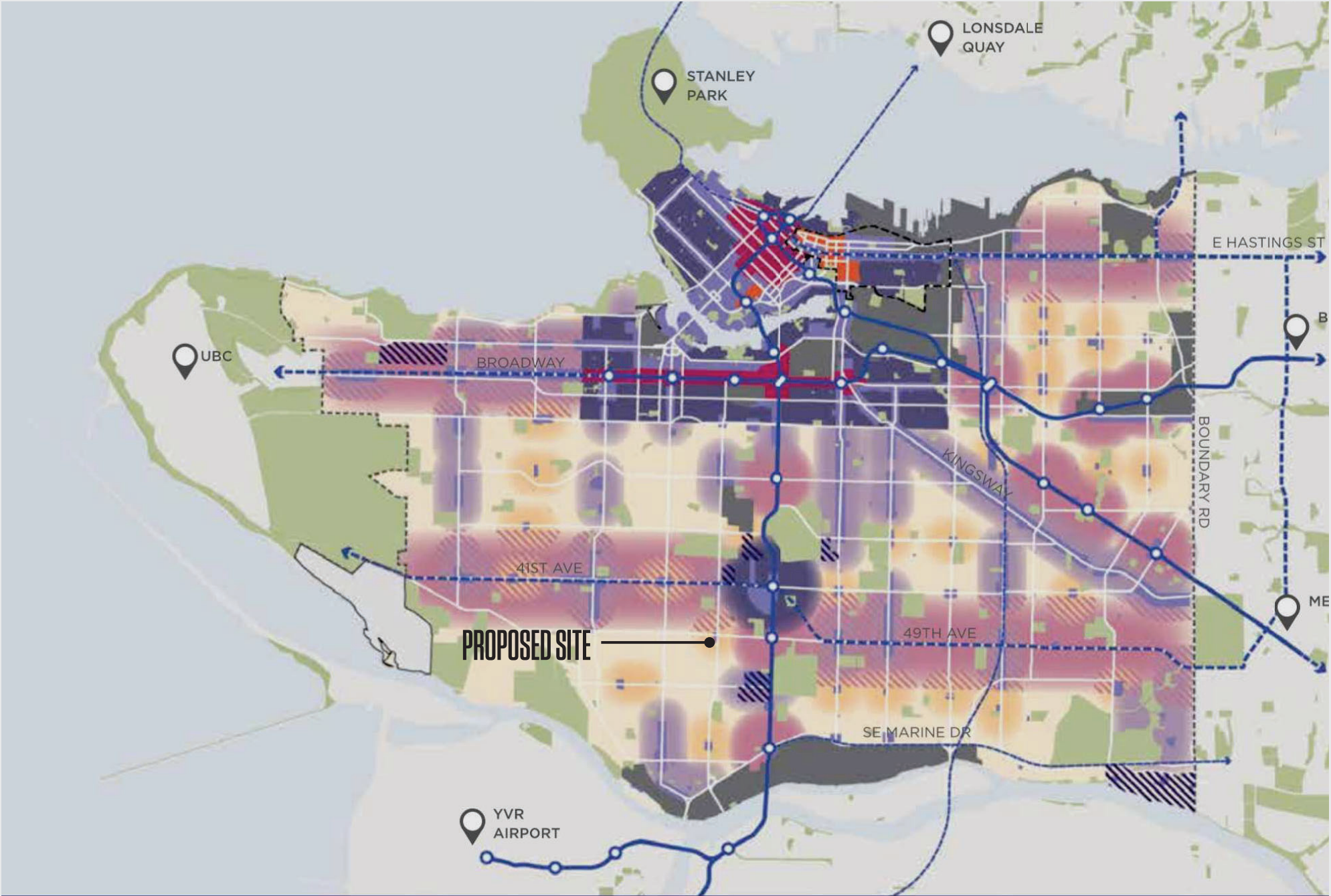
ORIENTED AROUND EXISTING LOCAL SHOPPING STREETS, THESE NEIGHBOURHOODS WILL ACCOMDATE MORE HOUSING CHOICE IN THE FUTURE

● VILLAGE

THESE AREAS WILL ADD SHOPS AND SERVICES TO PRIMARILY RESIDENTIAL NEIGHBOURHOODS WILL ACCOMMODATE MORE HOUSING CHOICE IN THE FUTURE

▨ 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



PART 4 LAND USE STRATEGY, MAP 4, VANCOUVER PLAN, PG.51

● RAPID TRANSIT AREAS ● HIGH-STREETS AND COMMERCIAL HUBS

VANCOUVER PLAN - RAPID TRANSIT AREAS

REINFORCE VIBRANT, MIXED-USE NEIGHBOURHOODS PROVIDING MORE OPPORTUNITIES FOR PURPOSE-BUILT RENTAL AND SOCIAL HOUSING, CHILDCARE, COMMUNITIY INFRASTRUCTURE, AND ARTS AND CULTURE USES

JOBS

CONSIDER REQUIREMENTS FOR GROUND FLOOR RETAIL-COMMERCIAL AND OFFICE ABOVE CLOSE TO THE TRANSIT STATION. ENABLE MIXED-USE SPACES SUCH AS BUSINESS CENTRES, CO-WORKING SPACES, AFFORDABLE INCUBATOR SPACES, AND ARTS AND CULTURE SPACES.

HOUSING

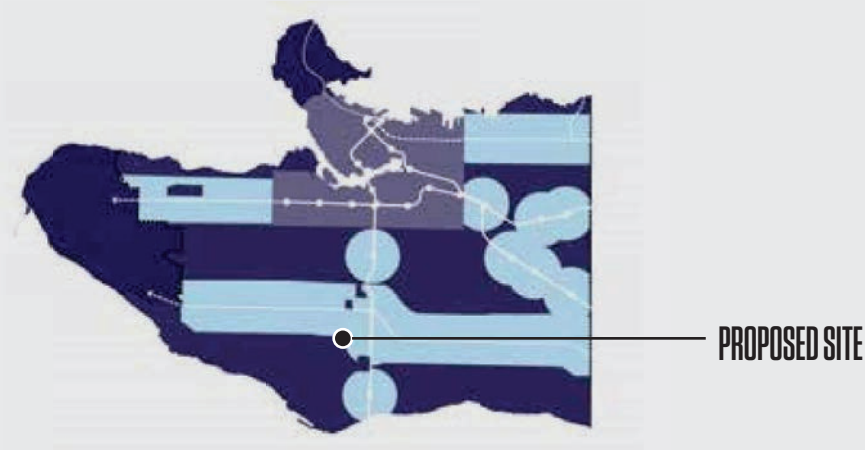
PROTECT AND RENEW EXISTING AFFORDABLE HOUSING AND EXPAND OPPORTUNITIES FOR DIVERSE HOUSING OPTIONS WITH AN EMPHASIS ON PURPOSE-BUILT MARKET AND BELOW-MARKET RENTAL AND SOCIAL HOUSING.

BUILT FORM

AIM FOR A MORE DISTRIBUTED (VERSUS CONCENTRATED) PATTERN OF DEVELOPMENT THAT ALLOWS FOR MID TO HIGH-RISE BUILDINGS (GENERALLY 12-18 STOREYS, WITH TALLER BUILDINGS IN STRATEGIC LOCATIONS) CLOSE TO THE STATION AND ALSO OFF OF MAIN STREETS. ALLOW FOR A MIX OF BUILDING TYPES AND TENTURES ON EVERY BLOCK.

AMENITIES

EXPLORE WAYS TO INTEGRATE AMENITIES SUCH AS CHILDCARE, COMMUNITY INFRASTRUCTURE, AND ARTS AND CULTURAL SPACES IN MIXED-USE DEVELOPMENTS.



PART 4 LAND USE STRATEGY, VANCOUVER PLAN, PG.61

● 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

CAMBIE CORRIDOR PUBLIC REALM PLAN

ENCOURAGES AND SUPPORTS PEOPLE TO ACCESS SUSTAINABLE TRANSPORTATION MODES

THIS PROJECT IS LOCATED TO TAKE ADVANTAGE OF THE CANADA LINE AND OTHER PUBLIC TRANSPORTATION MODES. IT WILL PROVIDE OR EXCEED THE REQUIRED DESIGN STANDARDS FOR WALKING AND CYCLING.

FACILITATE COMMUNITY GATHERING

RETAIL AT GRADE AND A CONSIDERED STREET EDGE WILL ENCOURAGE COMMUNITY-BUILDING.

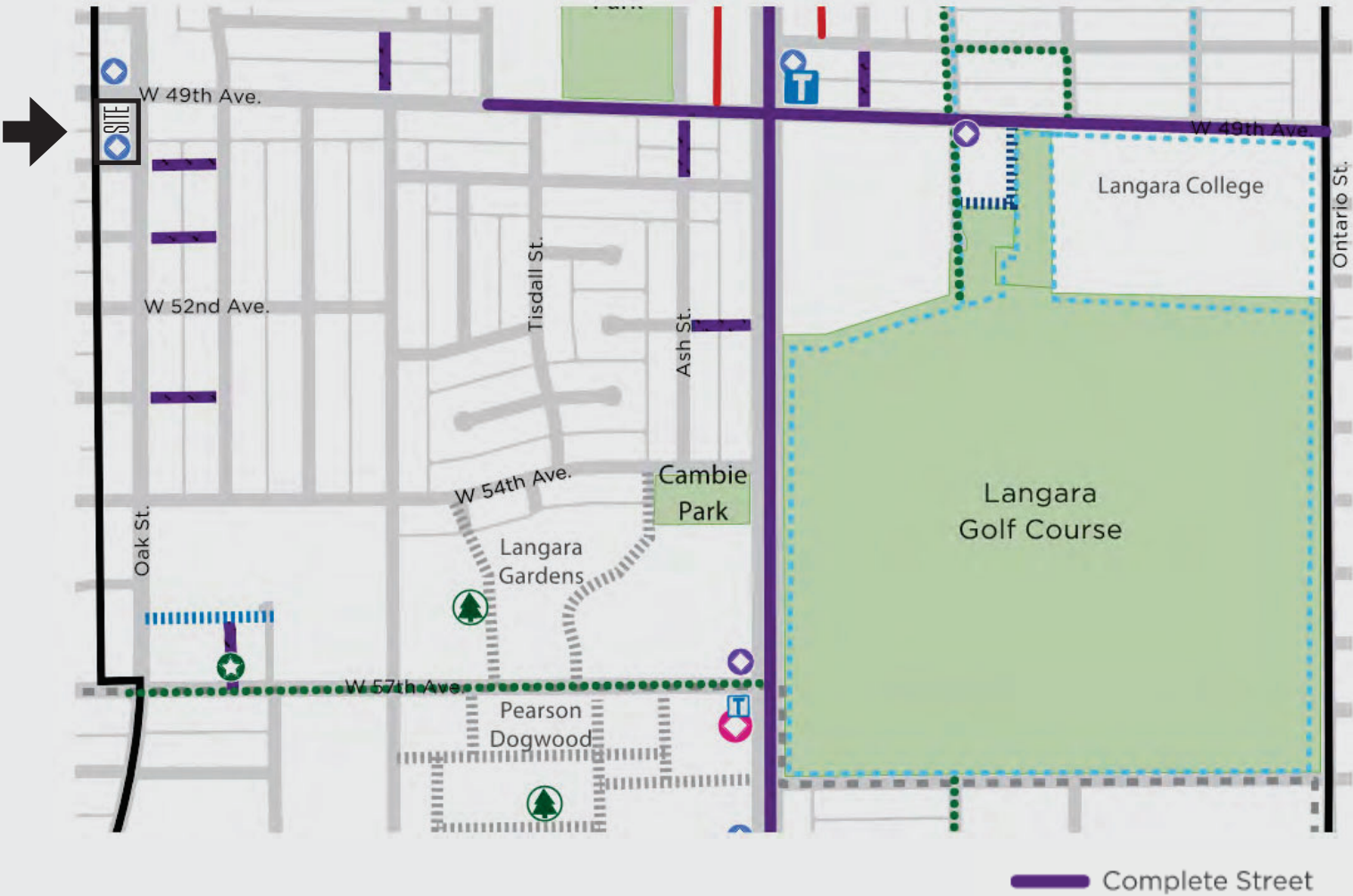
PROMOTES AND ENHANCES NEIGHBOURHOOD CHARACTER

BY PROVIDING ICONIC ARCHITECTURE AND EXCEPTIONAL HARD AND SOFT LANDSCAPING, THE PROPOSAL WILL BE A DESIRABLE PLACE TO LIVE, PLAY AND WORK.

GREENSPACE

LANDSCAPING AT GRADE, AT THE DAYCARE OUTDOOR SPACE, LEVEL 7 AMENITY AND ROOFTOP AMENITY WILL BE COORDINATED WITH THE LANDSCAPE ARCHITECT TO ENHANCE BOTH BUILDING USERS AND VISITORS TO THE SITE.

Figure 2.1.4: Overview of Langara



CAMBIE CORRIDOR PLAN - LANGARA SITE B

POLICY RESPONSE

- THIS PROJECT IS INTENDED TO ADHERE TO ALL RELEVANT CITY POLICIES INCLUDING BUT NOT LIMITED TO:
- CITY OF VANCOUVER ZONING BY-LAW (3575)
- PARKING BY-LAW 6059 (2019)
- C-1 DISTRICT SCHEDULE
- GREEN BUILDING POLICY FOR REZONINGS (2010, UPDATED 2023) + BULLETIN ON PROCESS AND REQUIREMENTS (2010, AMENDED 2023)
- PUBLIC ART POLICIES AND PROCEDURES FOR REZONED DEVELOPMENTS (2014)
- COMMUNITY AMENITY CONTRIBUTIONS (CAC) POLICY FOR REZONINGS (1999, AMENDED 2023)
- HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES (1999, AMENDED 2022)
- HOUSING DESIGN AND TECHNICAL GUIDELINES (2021, VERSION 10)
- TRANSPORTATION 2040 (2012)
- VANCOUVER'S HEALTHY CITY STRATEGY 2014-2024 PHASE 1 (2015)
- CAMBIE CORRIDOR PUBLIC REALM PLAN (2018)
- URBAN FOREST STRATEGY (2014)
- FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS (2016)
- RAINWATER MANAGEMENT BULLETIN (2018, AMENDED 2022)
- NOTE AFTER JAN 1, 2024 THIS BULLETIN NO LONGER APPLIES BUT STARTING JULY 25, 2023 NO RAINWATER MANAGEMENT PLAN WILL BE REQUIRED WITH SUBMISSION
- SECURED RENTAL POLICY: INCENTIVES FOR NEW RENTAL HOUSING (2022)

4.4.4 LOCAL COMMERCIAL AREAS

CONTIGUOUS DEVELOPMENT RESPONSE

COMPLIES. ALL PARCELS ON THE BLOCK, WITH THE EXCEPTION OF THE FURTHEST SOUTH PARCEL HAVE BEEN ACQUIRED TO PROVIDE A COHESIVE PROJECT ON THIS BLOCK.

OFFICE USES ARE SUPPORTED ABOVE THE GROUND FLOOR.

COMPLIES. A SECURED DAYCARE WILL OCCUPY THE WHOLE OF LEVEL 2, BOTH INTERIOR AND EXTERIOR AREAS.

THE NORTHERN SITE MAY BE CONSIDERED FOR UP TO 12 STOREYS AND 4.75 FSR.*

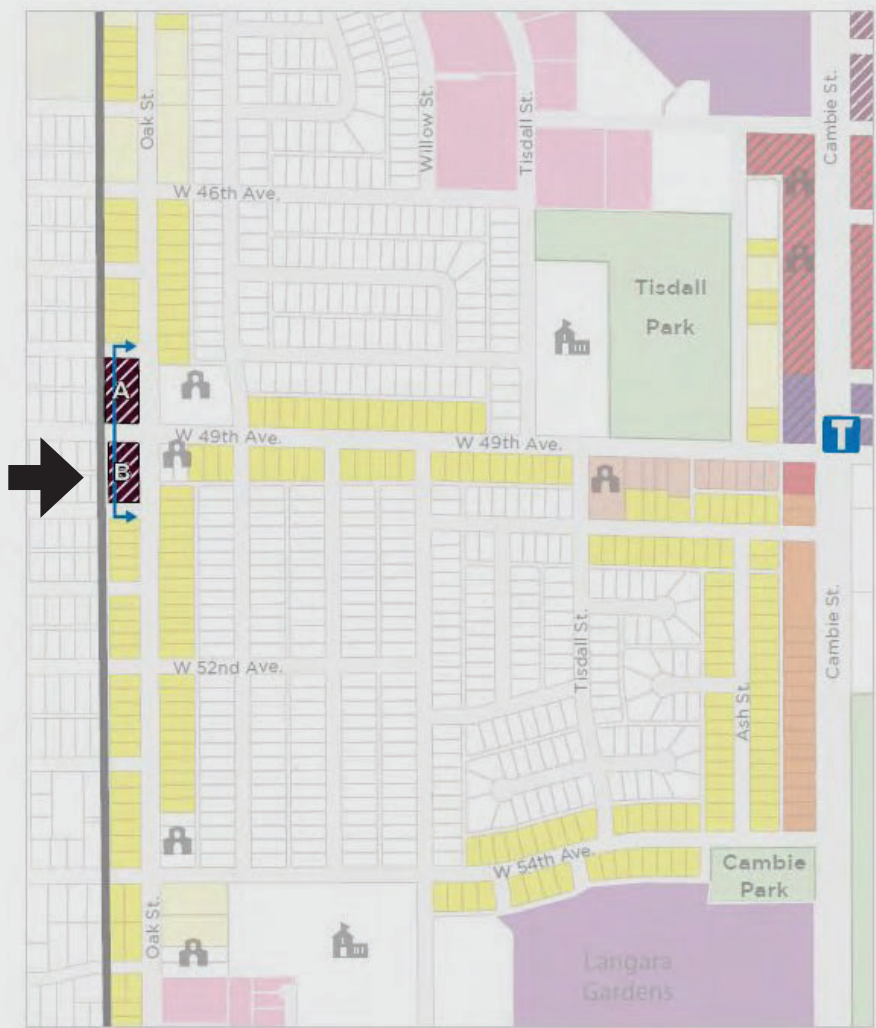
REQUIRES A VARIANCE. THIS PROPOSAL ASKS FOR 18 STOREYS AND 8.00 FSR.

WHERE 100% OF RESIDENTIAL FLOOR AREA IS SECURED RENTAL HOUSING WITH A MIN. OF 20% PROVIDED BELOW MARKET (UNLESS OFFICE USES ARE ABOVE GRADE).

COMPLIES. THIS PROPOSAL WILL PROVIDE 100% RESIDENTIAL FLOOR AREA AS SECURED RENTAL HOUSING. DAYCARE IS PROVIDED IN PLACE OF OFFICE USE ABOVE GRADE, AND THERE IS ALSO 22% BELOW MARKET PROVIDED.

* WHERE FULL BLOCK CONSOLIDATION IS NOT ACHIEVED

MAP



 Mixed-use (up to 12 storeys)

A MIX OF COMMERCIAL USES IS REQUIRED AT GRADE.

COMPLIES. A SECURED GROCER WILL OCCUPY THE MAJORITY OF LEVEL 1 AT GRADE, ACTIVATING THE OAK AND 49TH ST STREETSCAPES.

CAMBIE CORRIDOR PLAN - LANGARA SITE B CONT'D

ONE 12 STOREY ELEMENT PER BLOCK

DOES NOT COMPLY. ONE 18 STOREY TOWER ELEMENT FOR THE BLOCK IS BEING PROPOSED.

MINIMUM FRONTAGE OF 100FT

COMPLIES. PROPOSED FRONTAGE IS 106 FT ON W 49 AVE AND 183 FT ON OAK STREET.

TOWER FLOORPLATES SHOULD NOT EXCEED 6,500 SF

DOES NOT COMPLY. PROPOSED AVERAGE FLOORPLATE IS 8,153 SF.

TOWER ELEMENTS ABOVE 5 STOREYS SHOULD BE STEPPED BACK FROM THE FRONT AND SIDE YARDS.

DOES NOT COMPLY. TOWER BUILDING FACE IS NOT STEPPED BACK FROM W 49TH OR OAK BUT ADHERES TO 3.0M DEDICATION FROM P/L.

SETBACKS

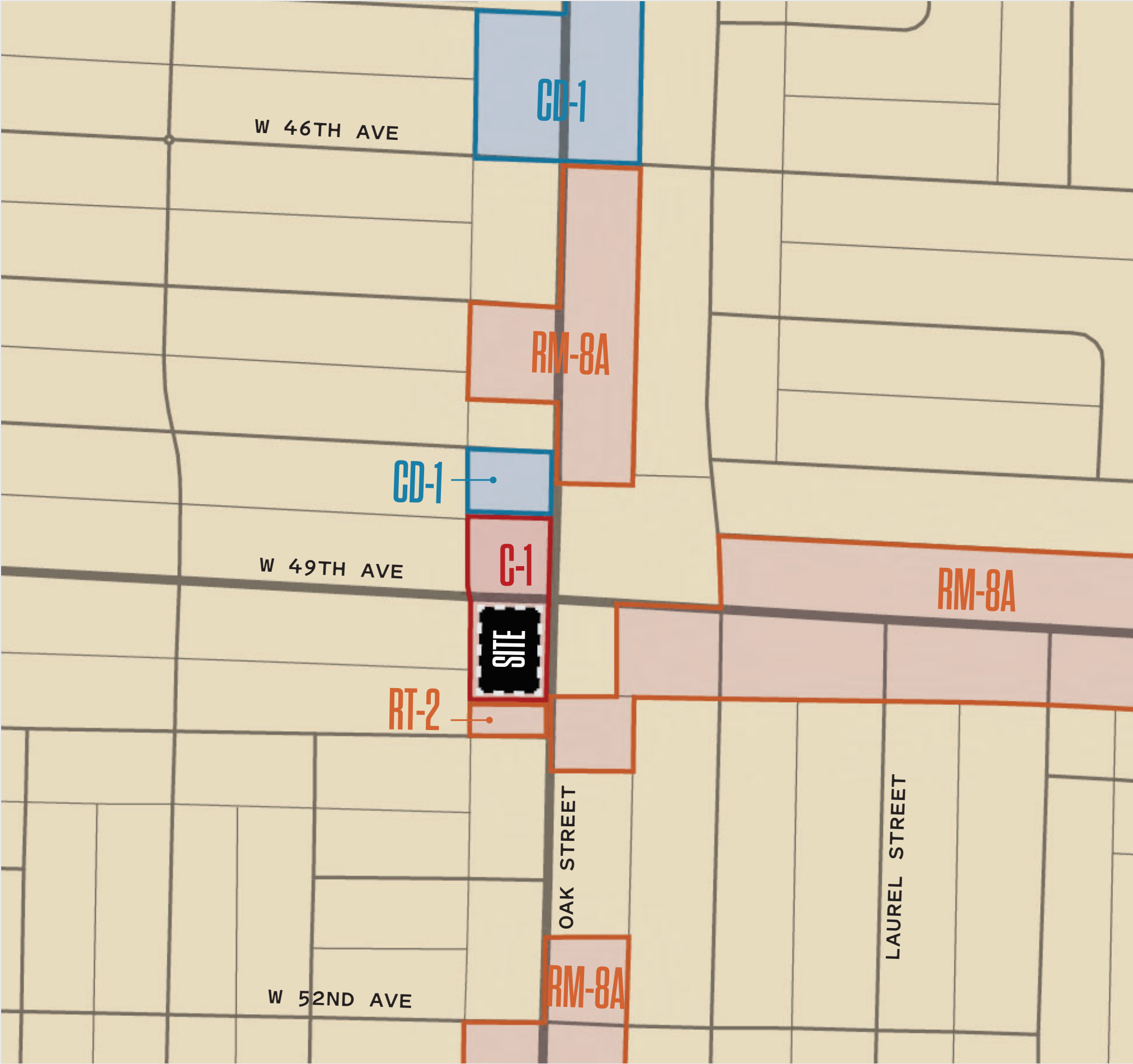
THE PROJECT **COMPLIES** WITH ALL SETBACKS AS SUMMARIZED BELOW:

- 5.5 M (18 FT) SETBACK FROM CURB TO BUILDING FACE ON 49TH AVENUE COMMERCIAL FRONTAGE (SURPASSED AS THIS IS THE LEAST RESTRICTIVE)
- 3.0 M DEDICATION FROM P/L FOR COMPLETE STREET IMPROVEMENTS + 0.6 M ADDITIONAL SETBACK TO BUILDING FACE
- 6.7 M (21.9 FT) SETBACK FROM CURB TO BUILDING FACE ON OAK STREET COMMERCIAL FRONTAGE
- PODIUMS SHOULD PROVIDE STEP BACK FROM REAR LANE, CONSISTENT WITH C-2 GUIDELINES
- 1.5M (4.9FT) LANDSCAPING SETBACK FOR SITE ADJACENT TO R-ZONES FROM PROPERTY LINE TO BUILDING FACE



ZONING MAP

-  C-1 COMMERCIAL DISTRICT
-  CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT
-  RESIDENTIAL DISTRICT
-  RESIDENTIAL INCLUSIVE DISTRICT



VANCOUVER PLAN BIG IDEAS

01 / EQUITABLE HOUSING AND COMPLETE NEIGHBOURHOODS

- 1. ENSURE MORE AFFORDABLE HOUSING CHOICES ARE AVAILABLE TO EASE THE HOUSING AFFORDABILITY CRISIS
- 2. TRANSFORM LOW-DENSITY NEIGHBOURHOODS TO INCLUDE HOUSING CHOICE FOR ALL INCOME GROUPS AND FAMILY TYPES
- 3. LEVERAGE TRANSIT INVESTMENTS TO SUPPORT GROWING NEIGHBOURHOODS
- 4. PROTECT NEIGHBOURHOOD ASSETS, LIKE AFFORDABLE RENTAL HOUSING, LOCAL BUSINESSES, ARTS AND CULTURE, AND PLACES FOR SOCIAL GATHERINGS
- 5. CREATE MORE COMPLETE, WALKABLE NEIGHBOURHOODS BY ADDING SERVICES AND AMENITIES LIKE CHILDCARE, PLAZAS, COMMUNITY FACILITIES, AND ACCESS TO AFFORDABLE, NUTRITIOUS FOOD

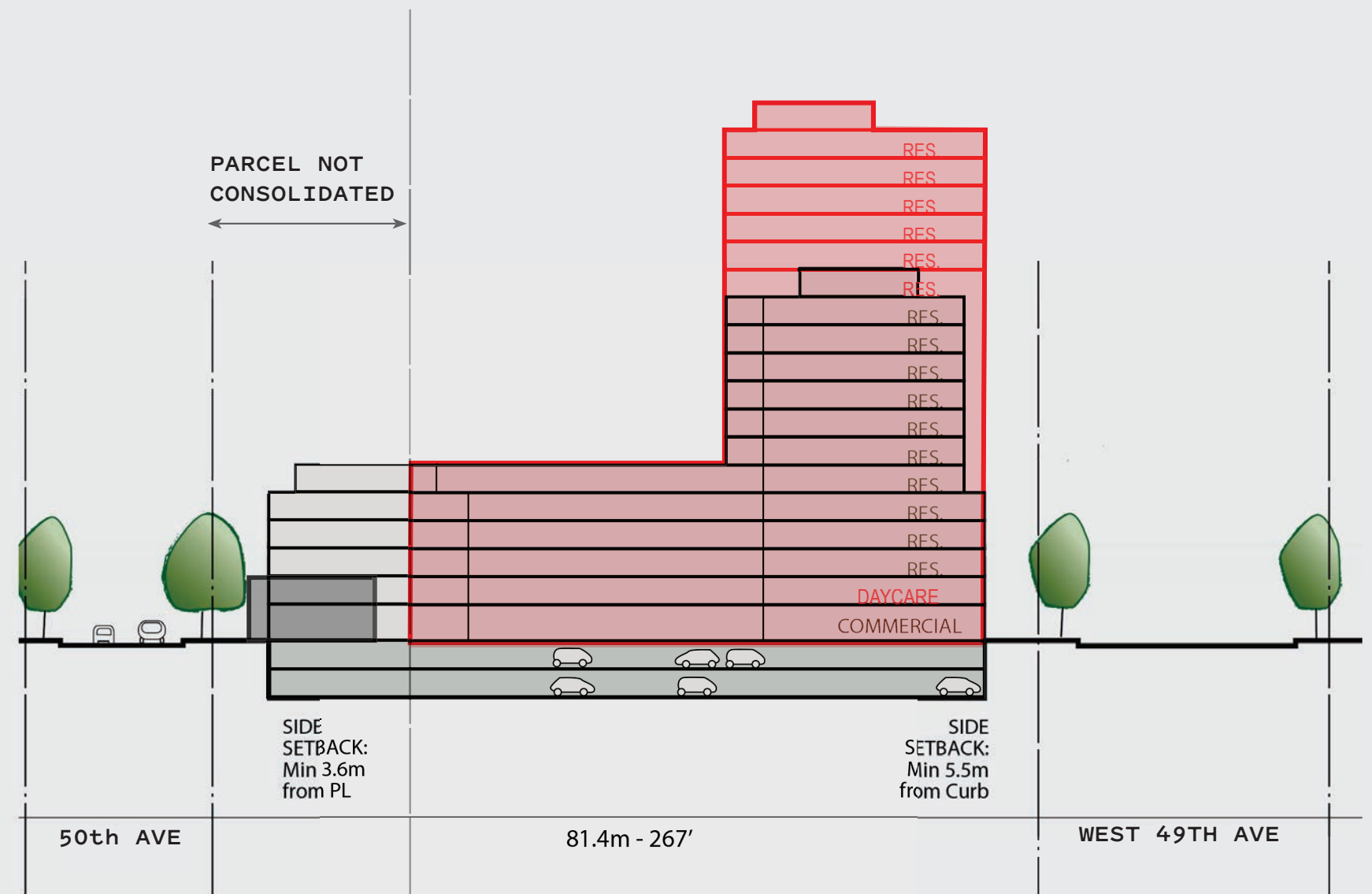
02 / AN ECONOMY THAT WORKS FOR ALL

- 1. REINFORCE VANCOUVER'S ROLE AS THE REGIONAL JOB CENTRE BY BUILDING ON ECONOMIC STRENGTHS AND WELCOMING VALUE-ALIGNED INVESTMENT, WORKERS, AND EMPLOYERS
- 2. PROTECT, EXPAND, AND SUPPORT INDUSTRIAL/ EMPLOYMENT AREAS, BUSINESS DISTRICTS, CAMPUS INSTITUTIONS, AND A BROAD AND DIVERSE BASE OF JOBS AND SERVICES
- 3. ENCOURAGE A DIVERSE AND ACCESSIBLE MIX OF LOCAL-SERVING AND SMALL BUSINESSES AND JOBS IN ALL NEIGHBOURHOODS

03 / CLIMATE PROTECTION & RESTORED ECOSYSTEMS

- 1. CREATE PEOPLE-FIRST STREETS THAT ARE SAFE, ATTRACTIVE, AND SUPPORT PEOPLE WALKING, ROLLING, BIKING, AND TAKING TRANSIT
- 2. SUPPORT CONSTRUCTION AND BUILDING METHODS THAT REDUCE ENERGY CONSUMPTION TO PROGRESS TOWARDS A ZERO CARBON CITY
- 3. SUPPORT INGIGENOUS, LAND-BASED CULTURAL PRACTICES, STEWARDSHIP, AND LEARNING
- 4. MAKE SPACE FOR NATURE, PROTECT HABITAT, AND ENSURE HEALTHY, THRIVING ECOSYSTEMS
- 5. DESIGN INFRASTRUCTURE WITH NATURE IN MIND
- 6. PLANT MORE TREES IN AREAS WITH LIMITED TREE CANOPY TO TAKE ADVANTAGE OF ALL THE NATURAL BENEFITS TREES PROVIDE

INDICATED BY THE VANCOUVER PLAN. PART 3 PLAN ASPIRATIONS, VANCOUVER PLAN, PG.39-45



	CAMBIE CORRIDOR	PROPOSAL
STOREYS	12 STOREYS	18 STOREYS
FSR	4.75	8.00

VARIANCE RATIONALE

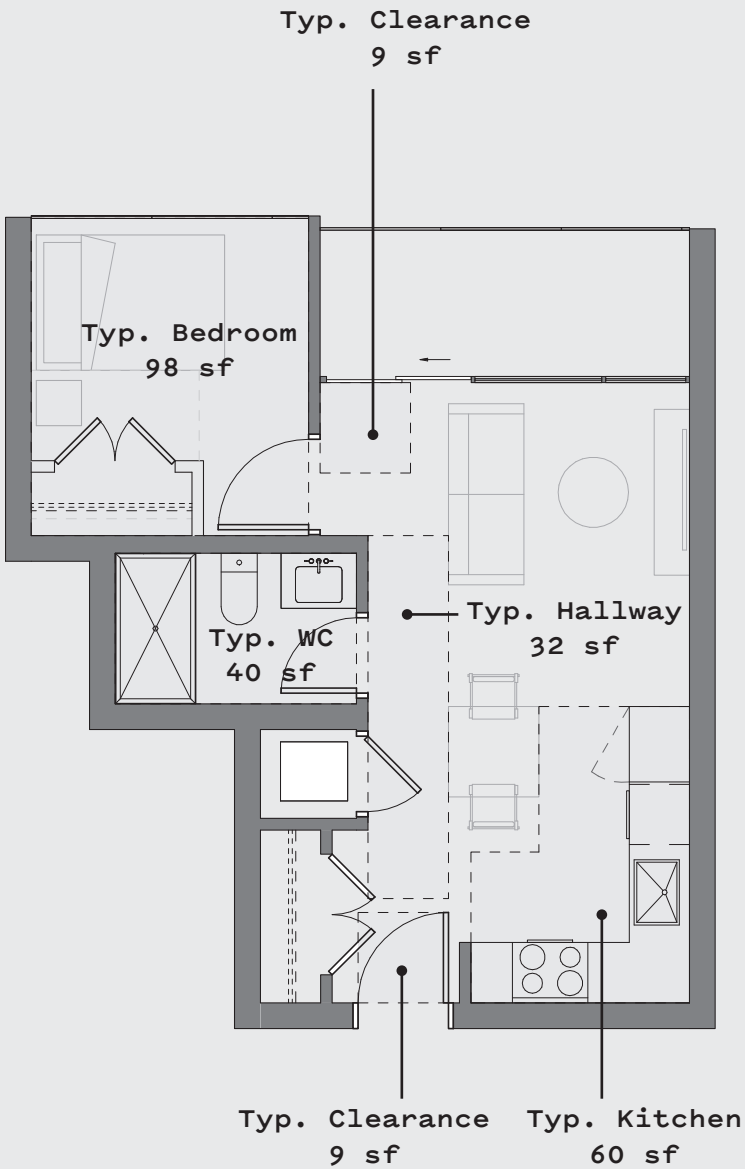
In order to meet adaptability requirements, deliver more livable units, and align with the Vancouver Plan family housing objectives, the tower floor plate has been increased from the allowed 6,500 sf to 8,100 sf. This expansion allows the project to accommodate a more generous unit mix—including a greater number of family-oriented units—without reducing the overall unit count.

Our costing analysts advised that 8000sf provides the most efficient economies of scale which helps our proforma and feasibility of the project. By increasing the floorplate, the proposal achieves its target density within an 18-storey form that fits comfortably within the emerging contextual height of the surrounding neighbourhood. This strategy maintains building efficiency, supports financial feasibility, and ensures a varied unit mix which provides housing choice for a range of income groups and family types.

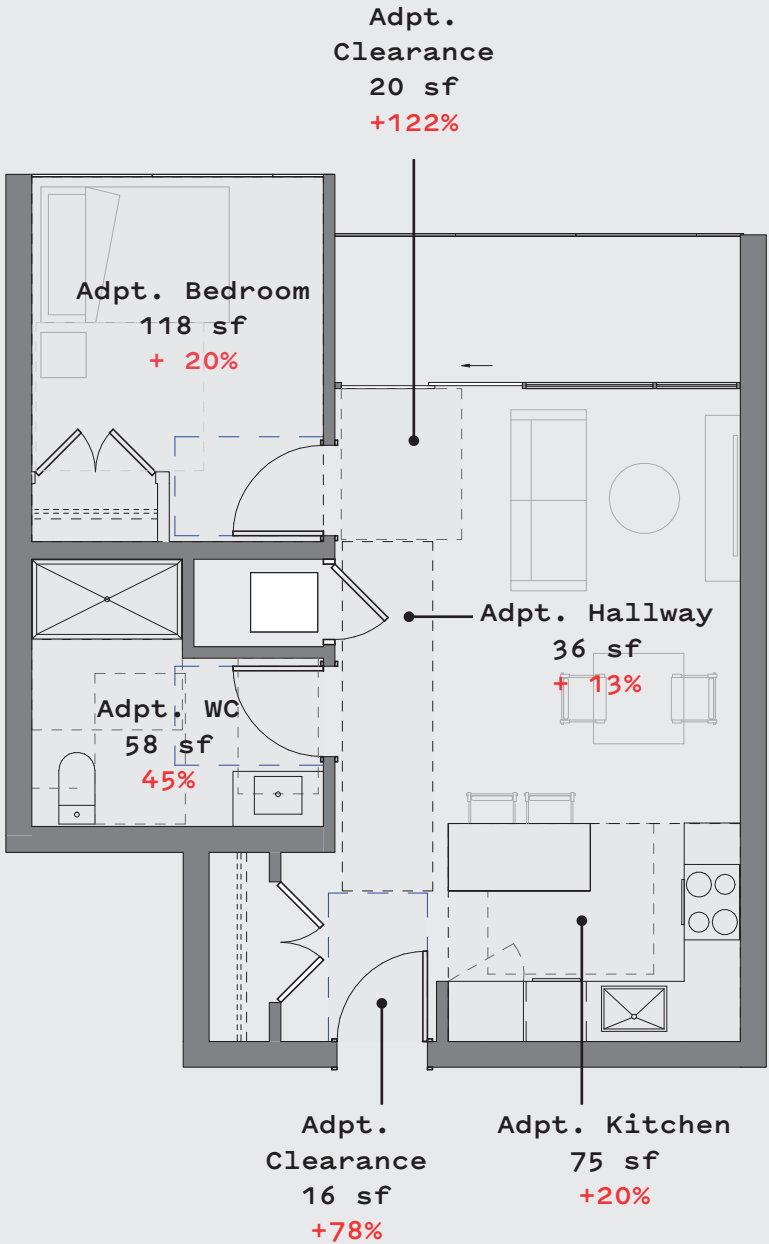
Typical Unit Area Comprison (1BD)			
	Typical Area	Typical Area	Surplus
	(sf)	(sf)	(%)
Washrooms	40	58	45%
Bedrooms	98	118	20%
Balconies	9	20	122%
Entries	9	16	78%
Circulation	32	36	13%
Kitchen	60	75	20%
Total	248	323	23%

Tower Plate Size Comparison			
	Area	Surplus	Adapable
	(sf)	(%)	Area (sf)
Units	5,235	23%	6,439
Core/Circulation	1,265	0%	1,556
Total	6,500		7,995

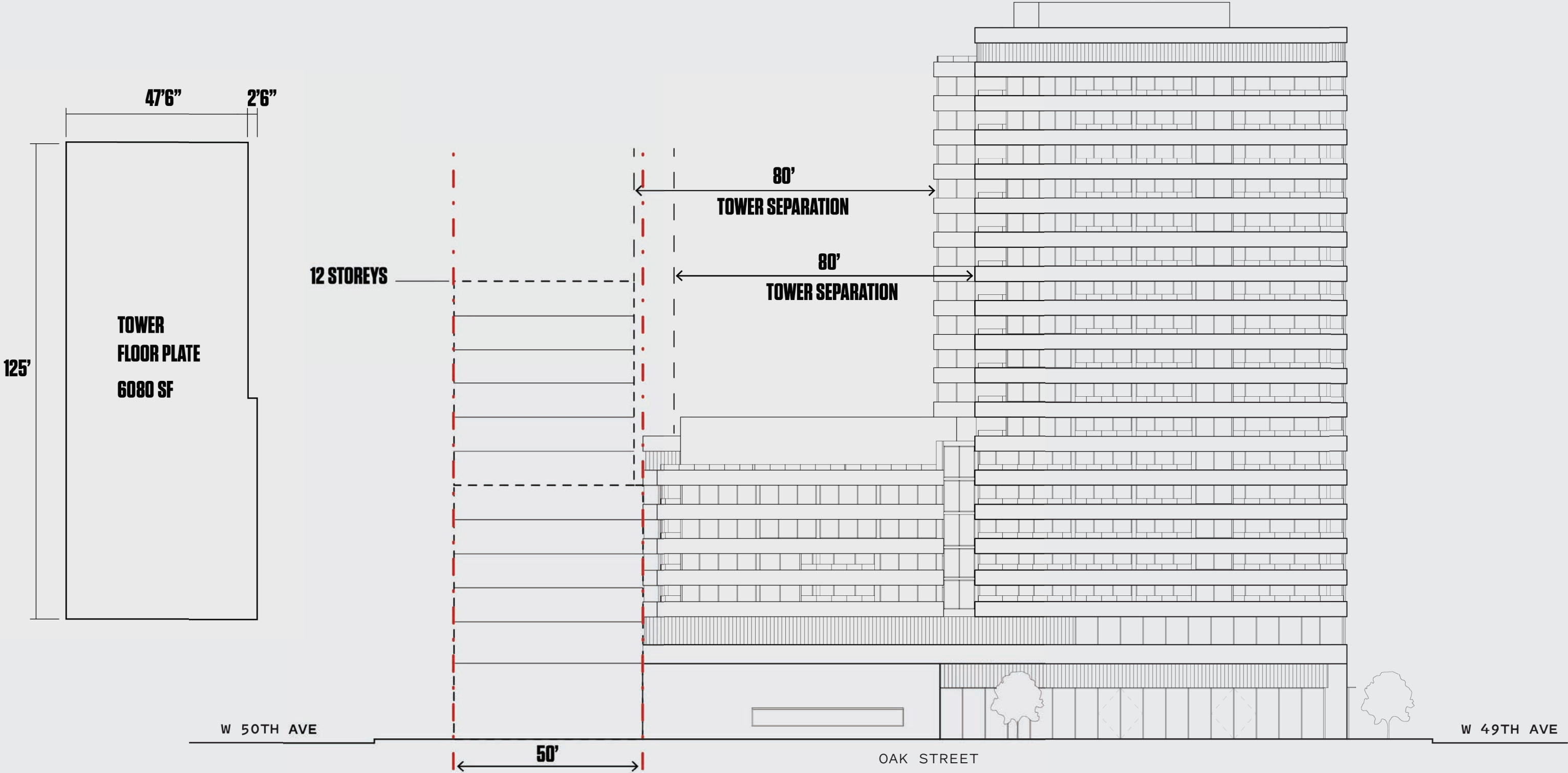
Typical 1 Bedroom Unit
450 sf



Typical 1 Bedroom Adaptable Unit
550 sf (± 23% Area Surplus)



BLOCK STUDY



03/

SITE AND

COMMUNITY

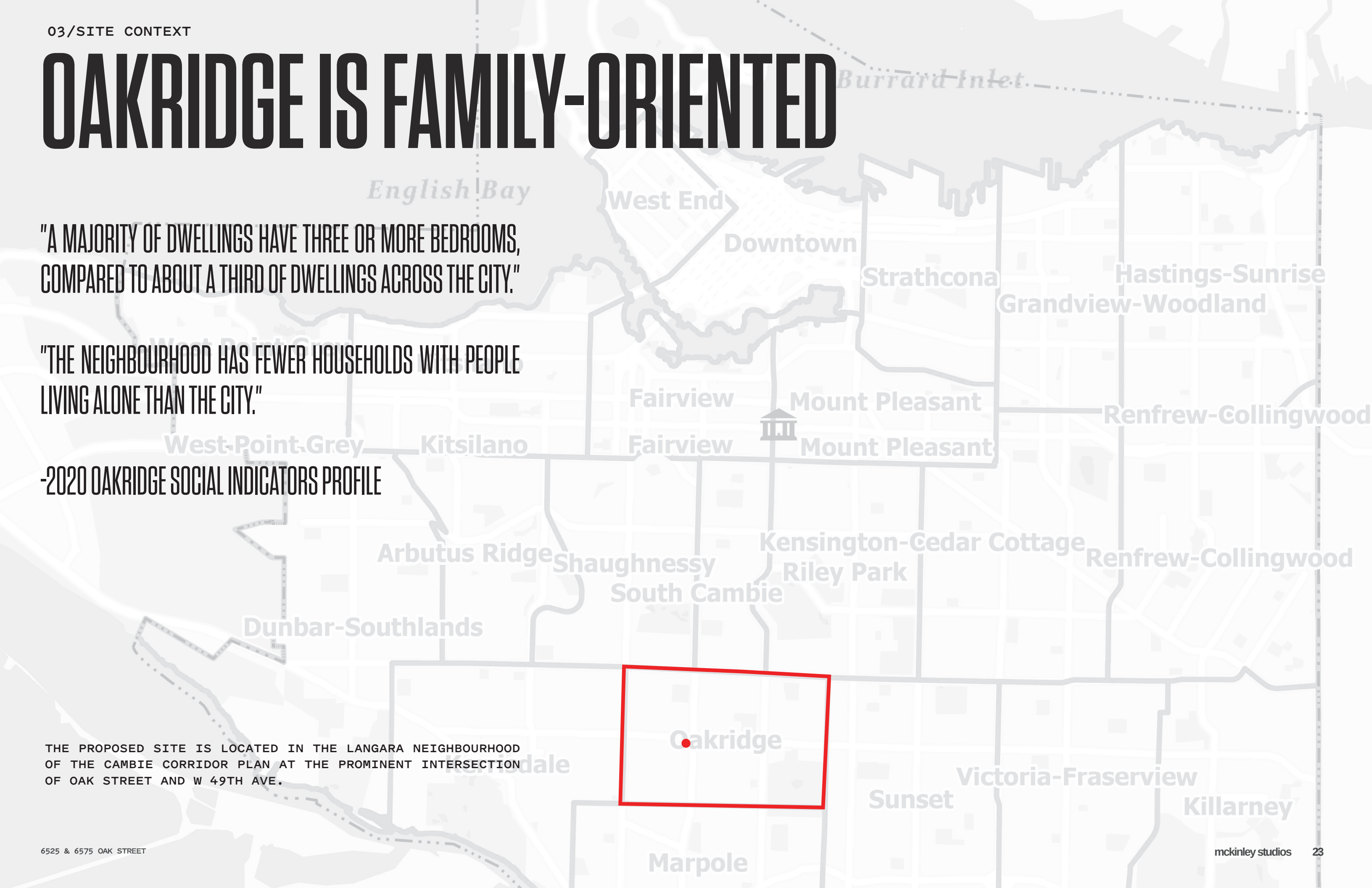
OAKRIDGE IS FAMILY-ORIENTED

"A MAJORITY OF DWELLINGS HAVE THREE OR MORE BEDROOMS, COMPARED TO ABOUT A THIRD OF DWELLINGS ACROSS THE CITY."

"THE NEIGHBOURHOOD HAS FEWER HOUSEHOLDS WITH PEOPLE LIVING ALONE THAN THE CITY."

-2020 OAKRIDGE SOCIAL INDICATORS PROFILE

THE PROPOSED SITE IS LOCATED IN THE LANGARA NEIGHBOURHOOD OF THE CAMBIE CORRIDOR PLAN AT THE PROMINENT INTERSECTION OF OAK STREET AND W 49TH AVE.



COMMUNITY BUILDINGS

THE PROPOSAL ADDS 189 UNITS TO A FAMILY-ORIENTED NEIGHBOURHOOD.

THIS AREA HAS SEVERAL SURROUNDING SCHOOLS AND MANY COMMUNITY BUILDINGS, MANY OF WHICH INCLUDE SECULAR PROGRAMMING. THIS NEIGHBOURHOOD IS IDEAL FOR YOUNG FAMILIES LOOKING FOR THESE EASILY ACCESSIBLE AMENITIES.

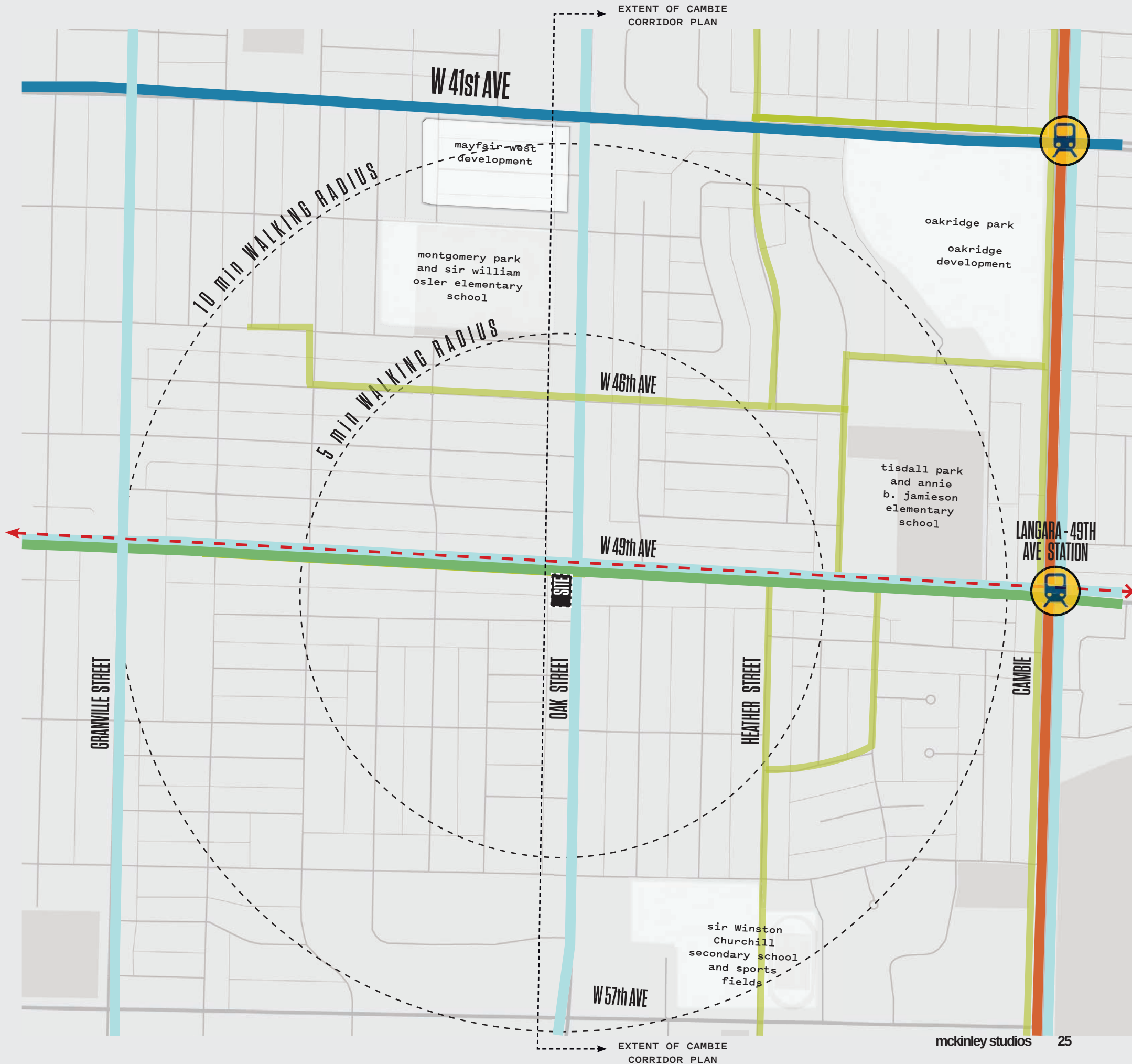


TRANSIT PLAN

THE PROPOSAL ADDS DENSITY AT A NEW COMMERCIAL NODE, CAPITALIZING ON ITS ADJACENCY TO KEY BUS ROUTES AND MAJOR TRANSIT NETWORK

THIS SITE LIES DIRECTLY ALONG TWO KEY BUS ROUTES, THE 049 AND 017, AND WITHIN WALKING DISTANCE OF THE R4 RAPIDBUS ON 41ST AVENUE, PART OF THE MAJOR TRANSIT NETWORK (MTN). 49TH AVENUE IS ONE OF FIVE CORRIDORS TARGETED FOR BUS SERVICE IMPROVEMENTS, AIMED AT INCREASING THE EFFICIENCY AND FREQUENCY OF THE 049. THE 049 ROUTE PROVIDES A DIRECT CONNECTION TO THE CANADA LINE AT LANGARA-49TH AVENUE STATION AND LINKS KEY DESTINATIONS INCLUDING UBC, LANGARA COLLEGE, VANCOUVER’S WEST SIDE, AND METROTOWN. THE 017 ROUTE CONNECTS SOUTH VANCOUVER TO DOWNTOWN, OFFERING IMPORTANT NORTH-SOUTH TRANSIT ACCESS. THE SITE IS ALSO ADJACENT TO SEVERAL BIKE LANES AND SHARED STREET BIKEWAYS, SUPPORTING A RANGE OF SUSTAINABLE TRANSPORTATION OPTIONS.

- CITY GREENWAY
- CANADA LINE
- CURRENT BUS ROUTES
- MAJOR TRANSIT NETWORK (MTN)
- BUS CORRIDOR IMPROVEMENT ROUTE
- BIKE LANES & SHARED STREET BIKEWAYS



HOUSING VISION

CURRENTLY THE AREA CONSISTS OF MOSTLY SINGLE FAMILY DWELLINGS BUILT IN THE 1950S AND 60S WHICH ARE SLATED TO CHANGE WITH THE GOALS OF THE CAMBIE CORRIDOR PLAN. THE AREA IS WELL-SUITED FOR YOUNG FAMILIES, WITH THREE PUBLIC SCHOOLS WITHIN A 10-MINUTE WALK. THE NEARBY OAKRIDGE DEVELOPMENT (OVER 5 MILLION SQUARE FEET OF RESIDENTIAL, RENTAL, OFFICE, RETAIL, CIVIC AND PUBLIC PARKS) IS ALSO SET TO OPEN NEXT YEAR AND COMPLETED IN 2029.

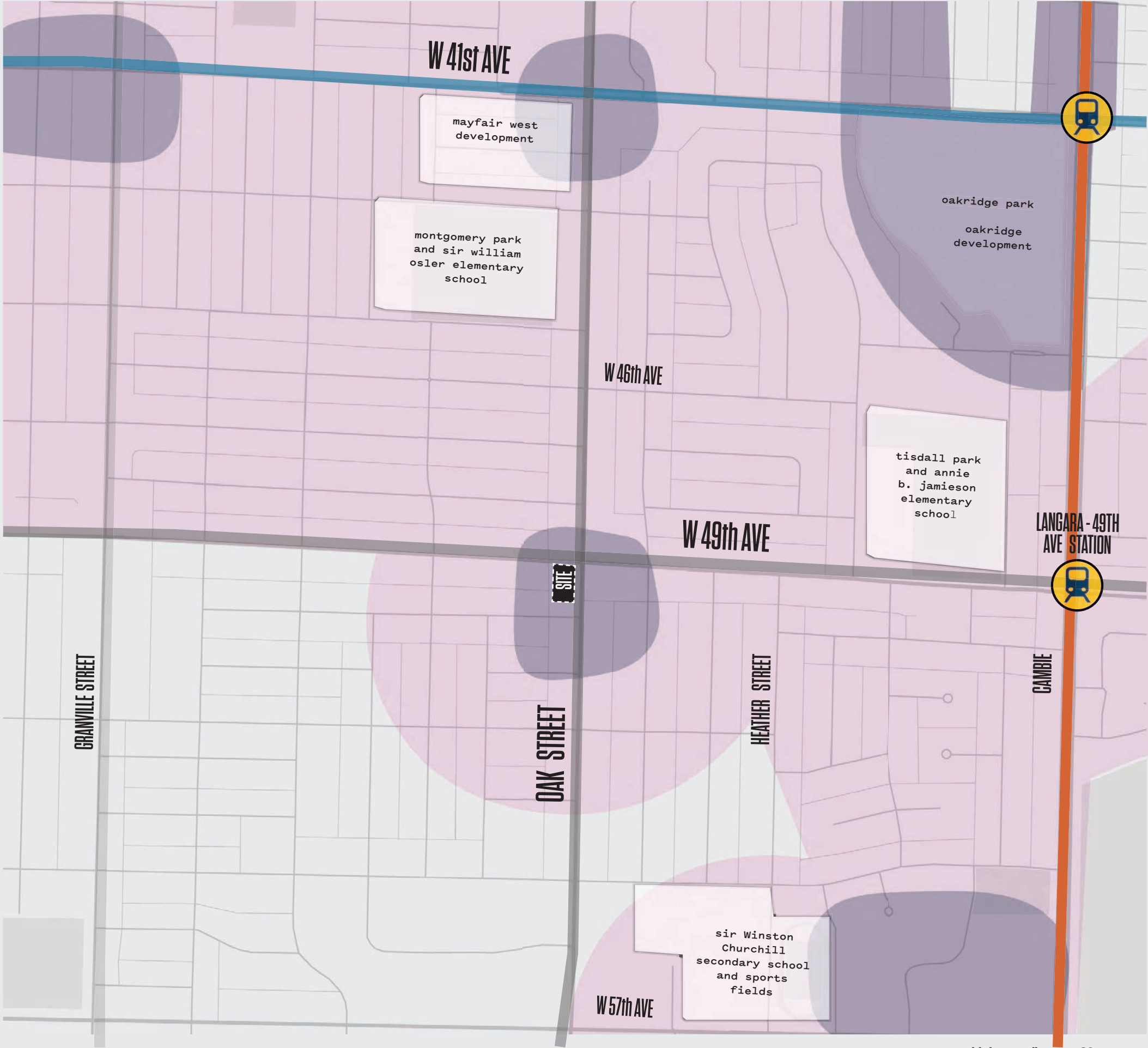
INDICATED BY THE VANCOUVER PLAN

HIGH STREETS + COMMERCIAL HUBS:

MAINLY MIXED-USE WITH STREET-LEVEL SHOPS AND RESIDENTIAL OR OFFICE ABOVE. MANY OF THESE AREAS SERVE IMPORTANT SOCIAL, CULTURAL, AND ECONOMIC FUNCTIONS AND WILL BE EXPANDED AND ENHANCED IN THE FUTURE. PLANNING FOR THESE AREAS OFTEN REQUIRES BALANCING THE NEED FOR GOODS MOVEMENT WITH NEED FOR WALKING, BIKING, TRANSIT SERVICE, AND PUBLIC SPACE.

AREAS TO EXPAND DIVERSE HOUSING OPTIONS:

CREATE NEW HOUSING OPPORTUNITIES FOR VERY LOW AND MODERATE-INCOME HOUSEHOLDS ACROSS THE CITY BY EXPANDING HOUSING OPTIONS WITH AN EMPHASIS ON NEW PURPOSE-BUILT RENTAL, SOCIAL AND SUPPORTIVE HOUSING OFF MAIN STREETS AND NEAR TRANSIT, AMENITIES, AND SERVICES.



GROCGERS AND DAYCARES

THE PROPOSAL ADDS APPROXIMATELY 12,000 SQFT OF GROCER AND 13,000 SQFT OF DAYCARE TO AN UNDER SERVED NEIGHBOURHOOD.

THIS AREA IS UNDER-SERVED FOR PUBLIC AND INSTITUTIONAL DAYCARES, AND THERE IS A CLEAR VOID OF GROCERS WITHIN A REASONABLE WALKING DISTANCE. AS THIS AREA GROWS IN DENSITY AS PRESCRIBED BY THE CAMBIE CORRIDOR PLAN, THE NEED FOR THESE AMENITIES WILL INCREASE AND MUST BE ADDRESSED BY MINDFUL DEVELOPMENTS.



PROPOSED 160-CHILD DAYCARE

IN A STUDY "EARLY CHILDHOOD EDUCATION AND CARE IN CANADA 2021" PUBLISHED APRIL 2023 BY THE CHILDCARE RESOURCE AND RESEARCH UNIT, IT WAS SHOWN THAT ONLY 21% OF BRITISH COLUMBIA'S CHILDREN 0-12 YEARS OF AGE HAD A PART- OR FULL-DAY REGULATED SPACE AVAILABLE FOR THEM IN A CHILD CARE CENTRE, BEFORE-AND AFTER-SCHOOL CHILD CARE AND FAMILY CHILD CARE FACILITY. IN RESPONSE TO THE CHILDCARE CRISIS, THIS PROJECT WILL PROVIDE AN APPROXIMATELY 12,000 SQUARE FOOT DAYCARE AT LEVEL 2 IN THE PODIUM. THE INTENDED PROGRAM WILL PROVIDE FOR ~160 FULL TIME CHILDREN'S CARE. THE DESIGN OF THIS DAYCARE SHALL ADHERE TO THE FOLLOWING RELEVANT CITY POLICIES:

CITY OF VANCOUVER CHILDCARE DESIGN GUIDELINES (1993, AMENDED JANUARY 2021)

CITY OF VANCOUVER CHILDCARE TECHNICAL GUIDELINES (2019)

VANCOUVER COASTAL HEALTH DESIGN RESOURCE FOR CHILD CARE FACILITIES (2016)

WHILE THE DEVELOPMENT OF THE DAYCARE WILL BE A CONTINUOUS PROCESS, THE FOLLOWING IS A SELECTION OF NOTABLE GUIDELINES (TAKEN DIRECTLY FROM THE ABOVE CITY POLICIES) THE PROJECT HAS ADOPTED AT ITS EARLIEST CONCEPTION.

RELATIONSHIP OF INDOOR AND OUTDOOR SPACES

THE DAYCARE'S INDOOR SPACE (~12,000 SQFT) HAS BEEN DESIGNED TO MAXIMIZE ITS FRONTAGE TO THE CONNECTED OUTDOOR SPACE (~6,000 SQFT).

ORIENTATION

THE DAYCARE'S OUTDOOR SPACE IS PRIMARILY SOUTH-FACING; ITS ADJACENCY TO THE INDOOR SPACES HAS BEEN SET TO PROVIDE MAXIMUM ACCESS TO NATURAL LIGHT.

BUILDING FORM

FLOOR-TO-FLOOR HEIGHT WILL BE A MINIMUM 12'0" AND OUTDOOR SPACES WILL BE DESIGNED SUCH THAT RISKS TO OVERHEAD DEBRIS ARE MITIGATED WITH CANOPIES AND MINIMAL OUTDOOR SPACES ABOVE.

GARBAGE AND RECYCLING

AMPLE BACK-OF-HOUSE SPACE HAS BEEN ALLOCATED FOR THE DAYCARE AT THE REAR-LOT LINE FOR GARBAGE AND RECYCLING.

EXITING AND SECURITY

THERE IS A DAYCARE LOBBY AT LEVEL 1 PARKADE, COMPLETE WITH A DROP OFF ZONE, AND 1 DAYCARE LOBBY AT GRADE. ALL STAIRS AND ELEVATORS ARE FOR THE DEDICATED USE OF THE DAYCARE.



FOUNDED IN 2010 IN NOVA SCOTIA, OUR FIRST WILLOWBRAE ACADEMY ACCOMMODATED OVER 200 SPACES FOR FAMILIES OF THE DARTMOUTH AREA. OVER THE NEXT 13 YEARS, WILLOWBRAE ACADEMY HAS EXPANDED ACROSS CANADA INTO ONTARIO, ALBERTA, AND BRITISH COLUMBIA SERVICING COMMUNITIES FROM COAST TO COAST WITH 50 LOCATIONS EITHER OPEN OR IN DEVELOPMENT. WILLOWBRAE ACADEMY EMPLOYS OVER 1,200 INCREDIBLE TEAM MEMBERS AND SERVICES OVER 4,000 FAMILIES ACROSS THE COUNTRY.

PROPOSED GROUND LEVEL GROCERY STORE

THE PROPOSED 12,000 SF GROCERY AT GRADE WILL GREATLY IMPROVE THIS PROMINENT CORNER IN TERMS OF WALKABILITY AND PROVIDING A COMPLETE COMMUNITY AS OUTLINED IN THE CAMBIE CORRIDOR PLAN. CURRENTLY THE GAS STATION ON SITE REQUIRES 3 LARGE CURB CUTS ON BOTH OAK STREET AND W 49TH AVE WHICH INTERRUPT THE PEDESTRIAN REALM. AS FURTHER DETAILED IN THE CAMBIE CORRIDOR'S "LANGARA" SECTION, IT IS INTENDED THAT A "MIXED USE DEVELOPMENT AT OAK STREET AND 49TH AVENUE WILL STRENGTHEN THIS LOCAL SHOPPING NODE AND PROVIDE NEW RENTAL HOUSING." NOT ONLY WILL THE GROCERY STORE ADD TO THE COMMUNITIES' AMENITIES, BUT IT ADDS SIGNIFICANT VALUE TO THIS FAMILY-ORIENTED PROJECT.

WHILE THE DEVELOPMENT OF THE GROCERY STORE WILL BE A CONTINUOUS PROCESS, THE FOLLOWING IS A SUMMARY OF ITS KEY FEATURES.

RELATIONSHIP OF INDOOR AND OUTDOOR SPACES

THE GROCERY'S HAS AN INDOOR SPACE OF 11,913 SQFT. WITH FLOOR-TO-CEILING WINDOWS, NATURAL LIGHT WILL ENHANCE THIS RETAIL SPACE. AT MINIMUM, ALONG W 49TH AVE, 0.6M OF LANDSCAPING SETBACK HAS BEEN ALLOWED HAS BEEN DESIGNED TO ENHANCE THIS BUILDING EDGE.

ORIENTATION

THE GROCERY HAS FULL BUILDING FRONTAGE ALONG OAK STREET AND APPROXIMATELY HALF OF THE FRONTAGE ON W 49TH AVE; THE PROMINENT CORNER INTERSECTION WILL BE ENHANCED WITH THE SINGLE ENTRANCE FACING OAK STREET.

BUILDING FORM

FLOOR-TO-FLOOR HEIGHT WILL BE A MINIMUM 20'0". HIGH QUALITY MATERIALS SUCH AS MASONRY HAVE BEEN ENVISIONED FOR THIS AT-GRADE RETAIL SPACE.

GARBAGE AND RECYCLING

A SINGLE CLASS B LOADING STALL HAS BEEN DESIGNED IN PRELIMINARY COORDINATION WITH THE SECURED GROCER'S TEAM. FURTHER DESIGN OF THE LOADING DOCK AND LANE ACCESS WILL BE COORDINATED WITH THE CITY AND TRANSPORTATION ENGINEER.

EXITS, ENTRANCES AND SECURITY

THERE IS ONE POINT OF PUBLIC ENTRY/EXIT AT GRADE AND TWO BELOW GRADE FOR THE GROCERY TO ALLOW FOR BETTER SECURITY, MONITORING AND PEDESTRIAN FLOW. THE OAK-STREET FACING ENTRY THIS WILL BE DESIGNED WITH A GENEROUS CANOPY TO PROTECT SHOPPERS FROM RAIN.

SITE PHOTOS



1/ ON W 49TH AVE LOOKING SOUTH EAST



2/ FROM LANE LOOKING NORTH



3/ FROM OAK AND 49TH INTERSECTION



4/ FROM OAK STREET LOOKING NORTHWEST

CONTEXT PHOTOS



1/ ON W 49TH LOOKING EAST



2/ ON W 49TH LOOKING WEST



3/ ON OAK STREET LOOKING NORTH



4/ ON OAK STREET LOOKING SOUTH

04/

FORM OF

DEVELOPMENT

DESIGN RATIONALE



ARTIST RENDITION LOOKING NORTH UP OAK STREET



ARTIST RENDITION LOOKING WEST ON 49TH AVENUE

FORM AND MASSING

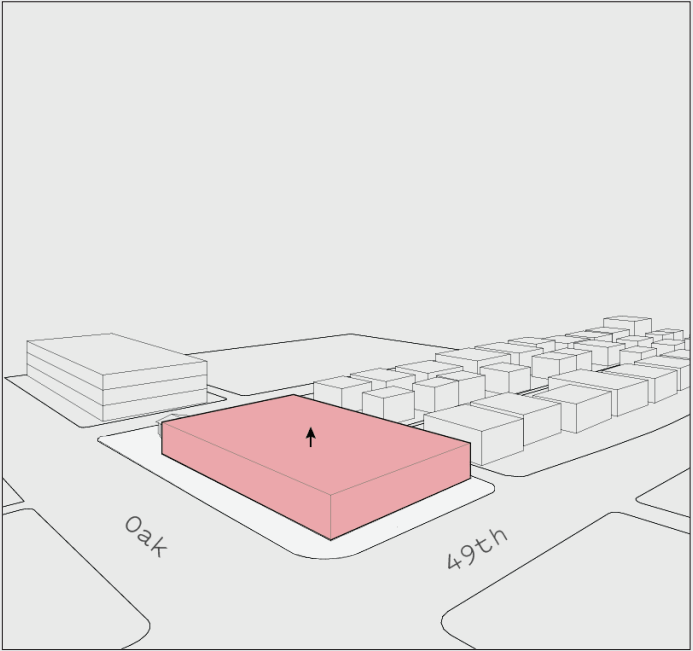
THE FORM AND MASSING OF THE PROPOSED DEVELOPMENT HAS BEEN CAREFULLY DEVELOPED TO ENGAGE WITH THE 49TH AND OAK INTERSECTION: THE GROCERY STORE AT GRADE ACTIVATES THE CORNER, WHILE THE DAYCARE SITS ABOVE IT OVERLOOKING THE NEIGHBOURHOOD THROUGH ITS OUTDOOR PLAY AREAS. THE MASSING IS BROKEN DOWN INTO 4 DIFFERENT BLOCKS TO ENHANCE THE VISUAL APPEAL. TWO OF THE BLOCKS CONTINUE VERTICALLY TO FORM THE TOWER, TOTALING AT 18 STOREYS. THE FACADE HAS BEEN DESIGNED WITH CONSISTENT HORIZONTAL BANDING AT ALL FLOORPLATES TO KEEP THE ARCHITECTURAL LANGUAGE CONSISTENT AND ELEGANTLY SIMPLE. THE ROUNDED BALCONY EDGES AND OFF-SET TOP LEVEL SOFTENS THE TOWER'S MASS.

THE PROPOSED DEVELOPMENT (AREA B IN THE LANGARA SECTION OF THE CAMBIE CORRIDOR PLAN 4.4.4.) HAS A 6-STOREY PODIUM IN ACCORDANCE WITH THE PRESCRIBED ZONING, AS WELL TO BE CONTEXTUAL WITH THE POTENTIAL BUILD OF AREA A ACROSS 49TH AVE.

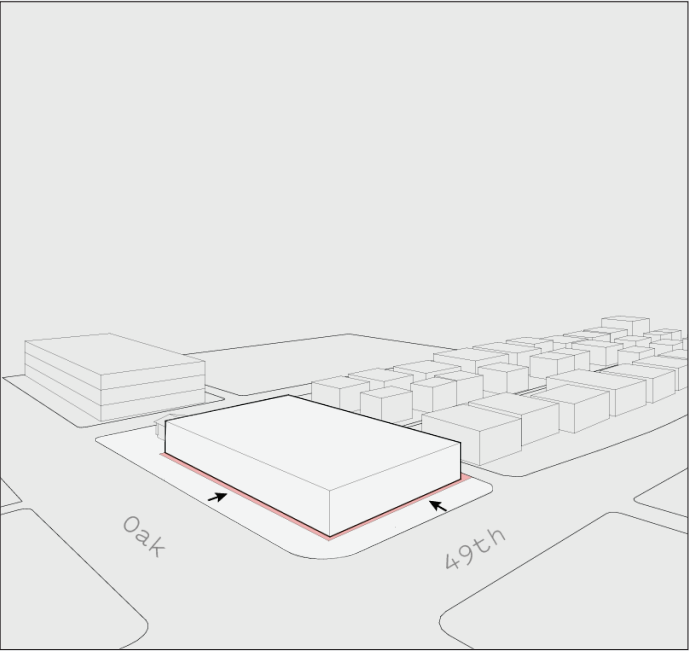
NOTABLY THE PROPOSED DEVELOPMENT STEPS BACK FROM OAK STREET TO CREATE ITS SOUTH-FACING DAYCARE OUTDOOR SPACE AT LEVEL 2. THIS STEP BACK ACHIEVES A MORE CONTEXTUAL 2-STOREY PODIUM ALONG OAK STREET WHICH RESPONDS TO THE EXISTING AND FUTURE TOWNHOMES ZONED HERE; THIS MINIMIZES THE PODIUM FROM THE STREET AND ENHANCES THE SLENDERNESS OF THE OVERALL DEVELOPMENT TO APPEAL TO A PEDESTRIAN SCALE.

THE 18-STOREY TOWER RESPONDS TO THE DEVELOPMENTS AT OAKRIDGE PARK AND IN PARTICULAR AT 41ST AND OAK STREET. HERE, THE LOUIS BRIER SITE, JEWISH COMMUNITY CENTRE, OAKRIDGE TRANSIT CENTER AND THE 2-TOWER MULTI-FAMILY COMPLETING THAT CORNER ALL PROPOSE TOWERS ABOVE 18 STOREYS AND PROVIDE A CONTEXTUAL HEIGHT FOR THIS MIXED-USE PROPOSAL.

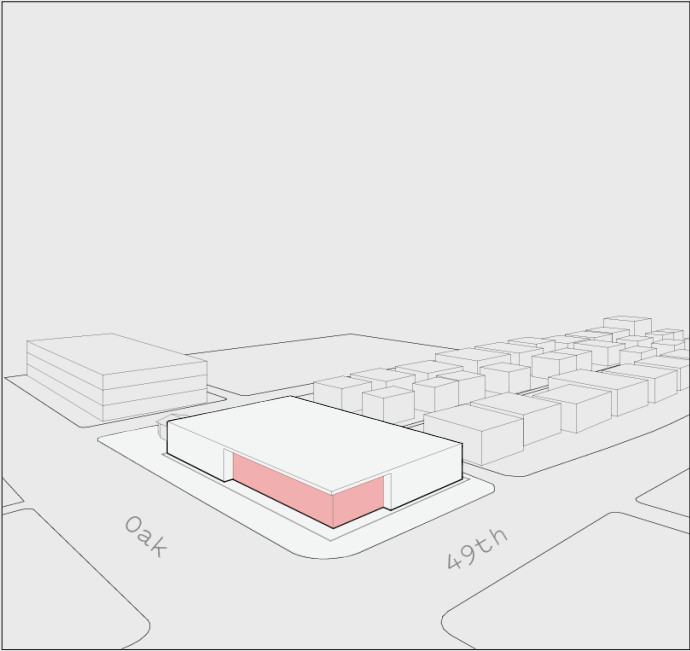
FORM AND MASSING



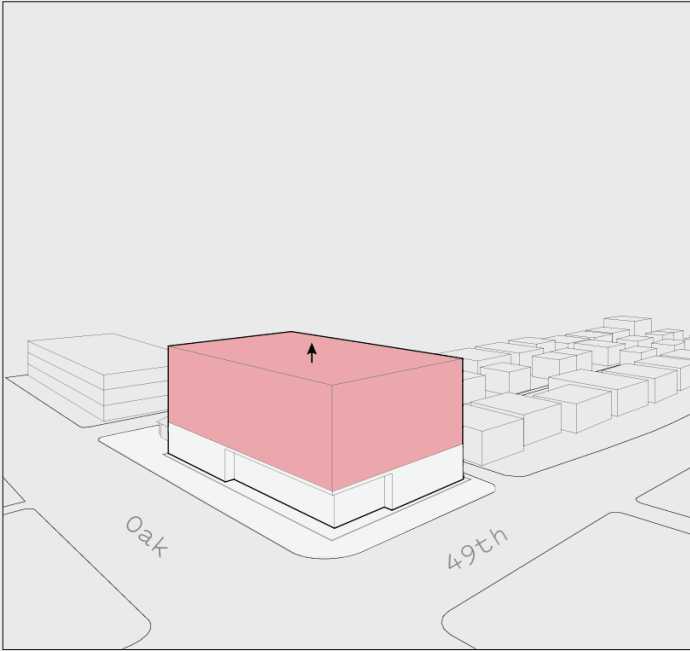
01 SITE EXTRUSION



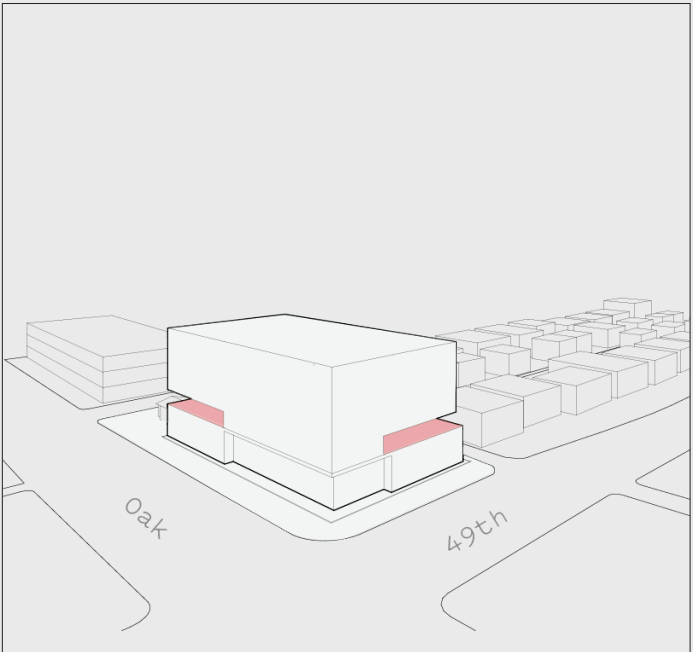
02 SITE SETBACKS



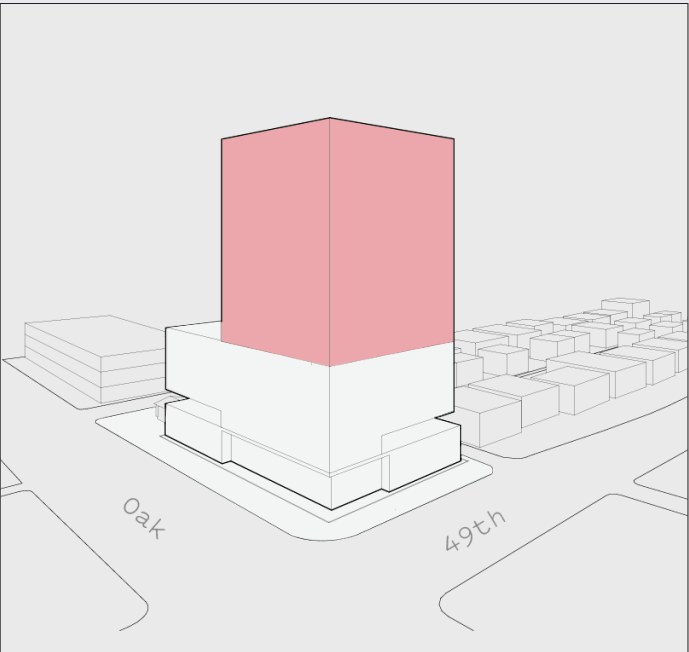
03 ENGAGE STREET CORNER



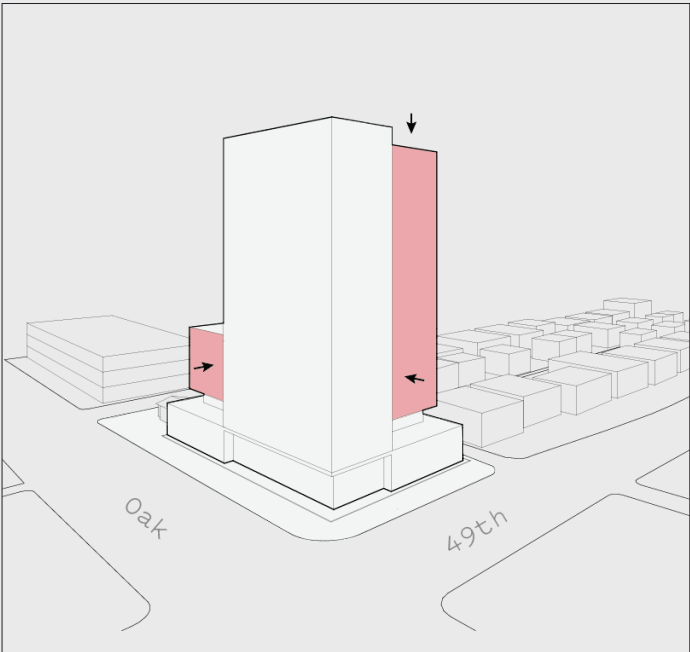
04 MAXIMIZE PODIUM HEIGHT



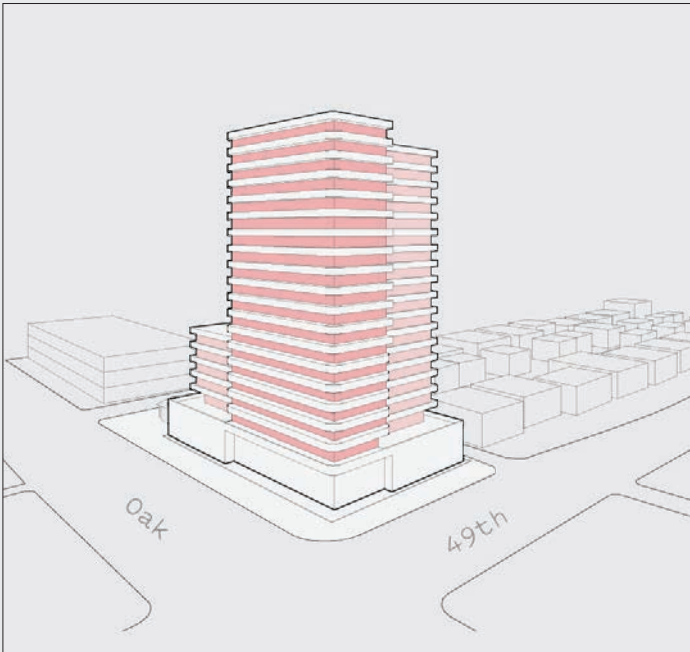
05 CARVE OUT DAYCARE OPENINGS



06 PLACE TOWER AT INTERSECTION



07 BREAK DOWN VOLUMES



08 CARVE BALCONIES & SOFTEN EDGES



OUTDOOR DAYCARE
AREA

GROCERY ENTRY

EXISTING BUS
STOP

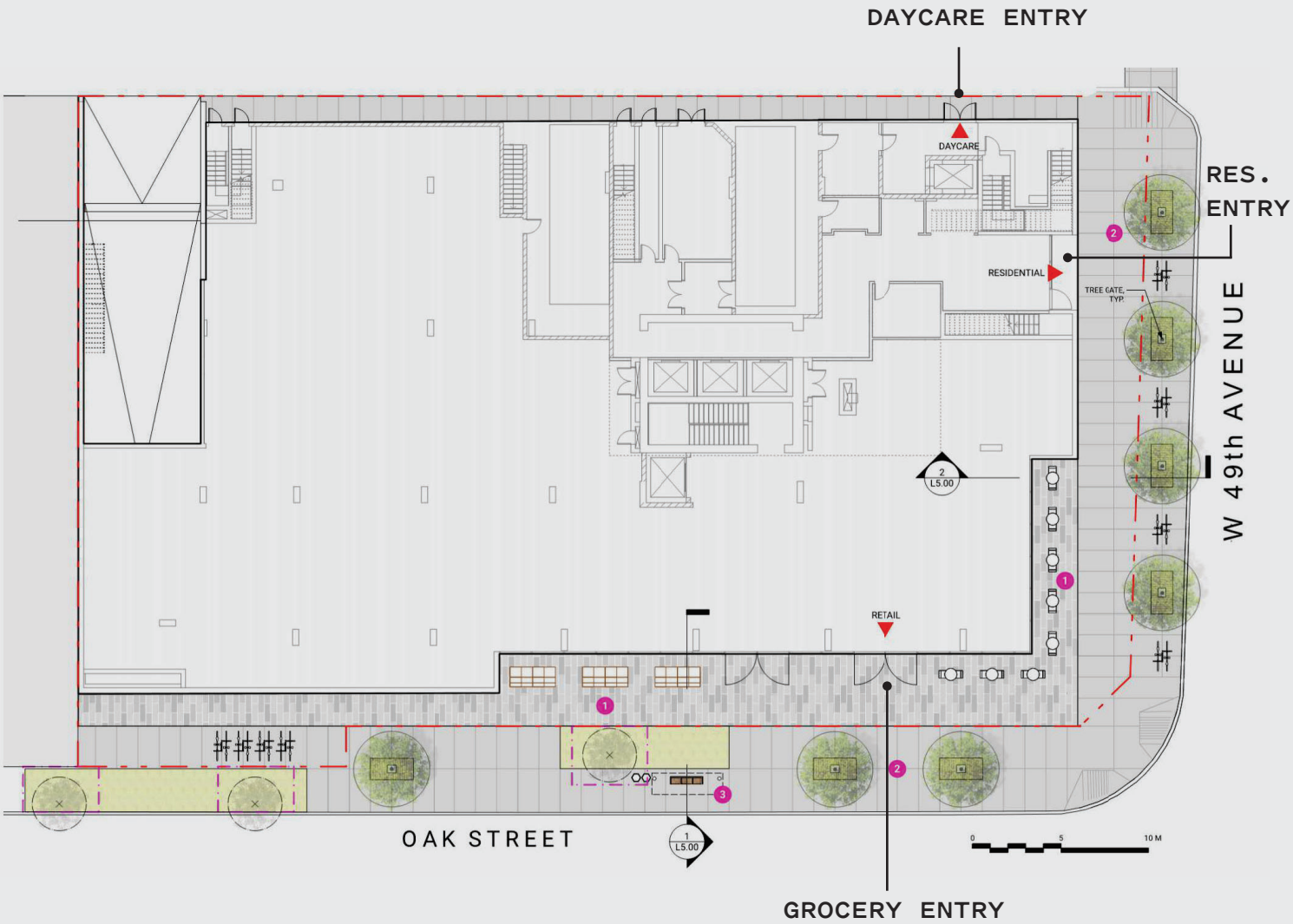
ARTIST RENDITION LOOKING AT THE PROPOSAL ON OAK STREET



RESIDENTIAL
ENTRY

DAYCARE
ENTRY

ARTIST RENDITION OF ENTRY AT 49TH AVE AND LANE ACCESS

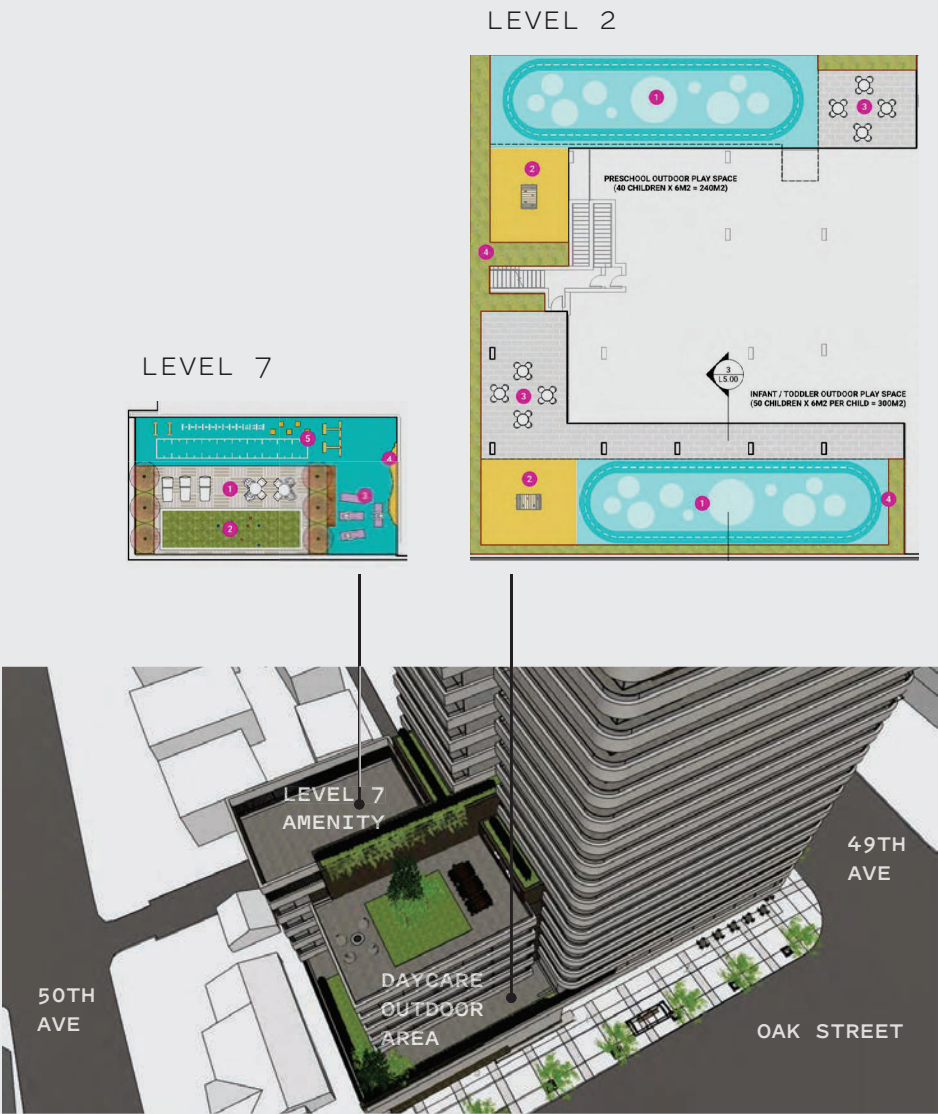


PODIUM AND AT GRADE LANDSCAPING

THE PODIUM CONSISTS OF THE GROCERY STORE AT LEVEL 1, DAYCARE AT LEVEL 2, WITH RESIDENTIAL UNITS ABOVE. THE DAYCARE IS SCREENED BY LOUVERS ALONG THE PERIMETER TO PROVIDE PRIVACY, WHILE ALSO ALLOWING VISUAL CONNECTION TO THE STREET THROUGH WINDOWS FRAMED BY PLANTING.

THE GROUND FLOOR STANDS AS A SOLID MASS, OPENING UP AT THE CORNER TO TO ENHANCE THE PEDESTRIAN AND PUBLIC REALM WHILE ADDING VARIETY TO THE STREETScape. THE RESIDENTIAL ENTRY IS THOUGHTFULLY PLACED ON 49TH AVENUE, AWAY FROM THE GROCERY ENTRY; IT IS GIVEN ARCHITECTURAL INTEREST AND WEATHER PROTECTION WITH A CANOPY. THE DAYCARE ENTRY IS ACCESSED THROUGH THE LANE THOUGH THE MAIN DAYCARE ENTRY IS BELOW GRADE AT P1.

TO FURTHER ENHANCE THE PUBLIC REALM, THE LANDSCAPE DESIGN AT GRADE INCORPORATES NEW TREES ON OAK AND 49TH AVENUE, WITH A CONCRETE PAVING PATTERN THAT COMPLEMENTS THE ARCHITECTURAL PILASTER AND WINDOW RHYTHM. STREET FURNITURE SUCH AS BENCHES, BIKE RACKS, AND SEATING FOR THE GROCERY CAFE WILL ADD TO THE STREETS' ACTIVATION.



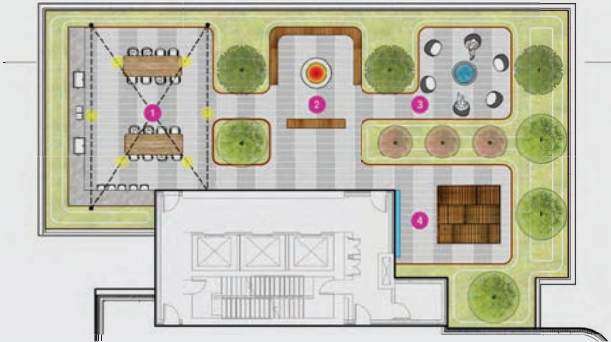
ARTIST RENDITION LOOKING AT DAYCARE AND LEVEL 7 OUTDOOR AREAS

RESIDENTIAL AMENITY AND ABOVE GRADE LANDSCAPING

THE AMENITY SPACES HAVE BEEN DESIGNED TO ENHANCE THIS FAMILY-ORIENTED DEVELOPMENT. THEY ARE ORGANIZED AS A GRADIENT OF AGE AND ACTIVITY: THE YOUNGEST, MOST ACTIVE DAYCARE AMENITY IS LOCATED AT THE LOWEST LEVEL 2, THE FAMILY-ORIENTED, ALL-AGES AMENITY AT MID-BUILDING, LEVEL 7, AND FINALLY THE MATURE AMENITY AT THE TOP, LOCATED AT LEVEL 19.

THE LEVEL 2 DAYCARE HAS SIGNIFICANT SOUTH-FACING OUTDOORS SPACE AND ENCOURAGES PLAY IN COVERED, SHADED AND OPEN AREAS WITH A VARIETY OF SURFACE TREATMENTS AND ENGAGING TOPOGRAPHY AND FURNITURE. NOTE THAT THE DAYCARE DESIGN IS SHOWN FOR CONCEPT ONLY AND THE FINAL DESIGN WILL BE BY THE DAYCARE OPERATOR.

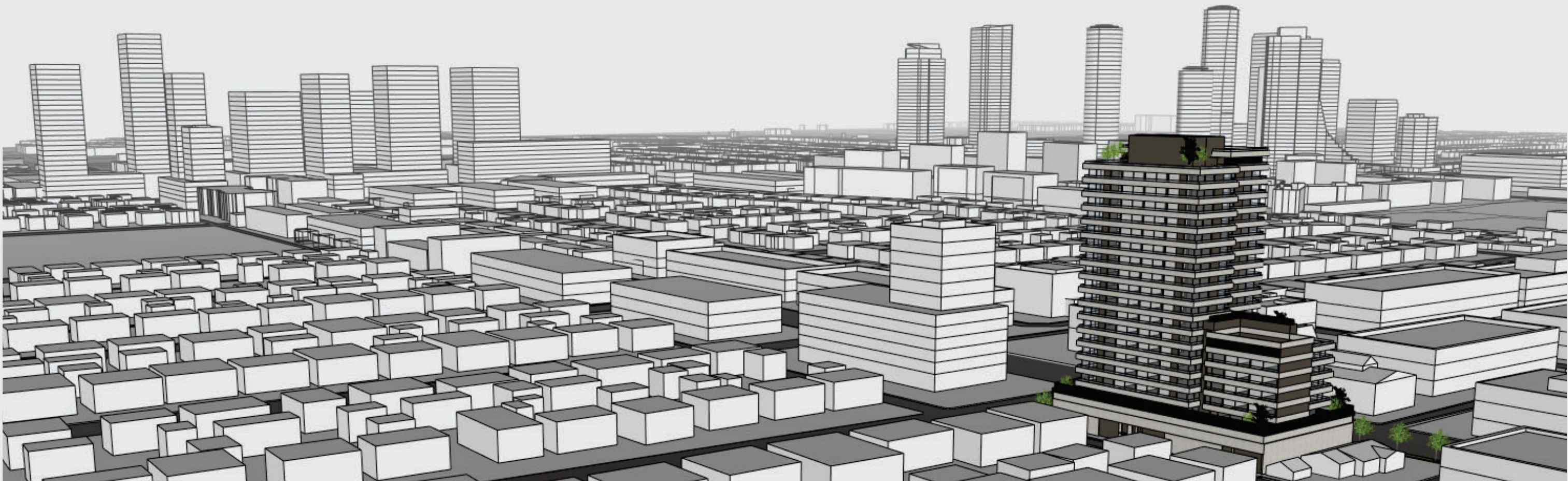
LEVEL 19



ARTIST RENDITION OF LEVEL 18 AMENITY

THE LEVEL 7 AMENITY SPACES INDOORS AND ACTIVITY DECK OUTDOORS IS GEARED TOWARDS FAMILY USE. IN THE CENTRE IS A MULTI-PURPOSE DECK WITH A FEATURE SEATING AREA AND THE POTENTIAL FOR MOVIE SCREENING ON THE MECHANICAL ENCLOSURE WALL. THE EASTERN PORTION OF THE DECK IS A SOCIAL OUTDOOR KITCHEN AND DINING AREA THAT CAN BE USED FOR GATHERINGS AND EVENTS. INDOOR SPACES SUPPORT, AND HAVE VISUAL AND PHYSICAL CONNECTION TO THESE OUTDOORS' FAMILY-ORIENTED SPACES.

THE ROOF LEVEL AMENITY IS AIMED AT MATURE RESIDENTS AND ENCOURAGES QUIET, LOWER ENERGY ACTIVITIES. THE EXTERIOR SERENITY DECK IS THEMED AFTER THE ELEMENTS - WATER, AIR, EARTH AND FIRE. THE LANDSCAPE PLANTING AREAS REPRESENT EARTH, WHILE AIR IS SYMBOLIZED IN THE SKY POD WHICH IS ELEVATED ABOVE THE SURROUNDING GRADE TO MAXIMIZE VIEWS. THE FIRE AND WATER PODS CREATE AN INTIMATE SETTING TO RELAX WITH A SMALL GROUP OF PEOPLE.



SUSTAINABILITY

IN ORDER TO SATISFY THE REQUIREMENTS FOR THE CITY OF VANCOUVER'S GREEN BUILDINGS POLICY FOR REZONING, THE PROJECT TEAM HAS UNDERTAKEN THE FOLLOWING EXERCISES TO ENSURE ONGOING COMPLIANCE WITH THE VANCOUVER BUILDING BY LAW (VBBL) THAT IS ANTICIPATED TO BE IN PLACE WHEN THE BUILDING PERMIT APPLICATION IS MADE FOR THE PROJECT.

- ENERGY MODELING HAS BEEN COMPLETED FOR THE BUILDING TO DETERMINE THE REQUIRED ENVELOPE THERMAL PERFORMANCE (ROOFS, WALLS, FLOORS, GLAZING, WINDOW-TO-WALL RATIO); AND MECHANICAL AND ELECTRICAL SYSTEMS EFFICIENCIES TO MEET THE VBBL TEDI, TEUI AND GHGI LIMITS.
- LCA MODELING HAS BEEN COMPLETED TO ENSURE THAT THE PROPOSED BUILDING IS NOT MORE THAN DOUBLE A FUNCTIONALLY EQUIVALENT BASELINE BUILDING. EMBODIED CARBON MODELING WILL BE USED IN FURTHER STAGES IN THE PROJECT TO IDENTIFY MATERIAL HOTSPOTS AND STRATEGIES TO REDUCE EMISSIONS THROUGH MATERIAL MINIMIZATION AND SUBSTITUTION.

- A CLIMATE RESILIENCE WORKSHOP WAS COMPLETED WITH THE PROJECT TEAM AND THE BUILDING OWNER TO IDENTIFY RISKS OF A CHANGING CLIMATE ON THE BUILDING SYSTEMS, AND IDENTIFY MEASURES TO MITIGATE THESE RISKS THROUGH DESIGN.
- THE OWNER HAS COMMITTED TO ENHANCED COMMISSIONING AND ENERGY METERING OF THE BUILDING SYSTEMS TO ENSURE THAT ENERGY IS METERED ACCURATELY AND BUILDING SYSTEMS ARE COMMISSIONED TO ENSURE THEIR EFFICIENT AND EFFECTIVE OPERATION.

RENDERING LOOKING WEST DOWN
49TH AVENUE



STATISTICS AND BYLAW ANALYSIS

DESCRIPTION	CIVIC ADDRESSES LEGAL ADDRESSES (2)	6525 & 6575 OAK STREET VANCOUVER BLOCK D OF BLOCKS 12 AND 17A DISTRICT LOT 526: LOT 1 (EXCEPT PART IN PLAN BCP9707) GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP9706) BLOCK D OF BLOCKS 12 AND 17A DISTRICT LOT 526: LOT E PLAN 7473
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SITE AREA	23,540.67 sf 2,187 sm
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ZONING	BYLAW	CURRENT	PROPOSED
	C-1 Langara Area B	City of Vancouver Zoning & Development Bylaw District Schedule: Commercial District Cambie Corridor Plan Section 4.4.4: Local Commercial Areas	CD-1
USE	BYLAW	PERMITTED	PROPOSED
	Langara Area B	Mixed-use with rental housing	Mixed-use with 100% residential floor area secured rental housing with 20% below market
DENSITY	BYLAW	PERMITTED	PROPOSED
	Langara Area B full block consolidation not achieved	12 Storeys 4.75 FSR* * 100% of residential floor area is secured rental housing with a min. 20% provided below market	18 Storeys 188,314 sf 17494.9 sm 8.00 FSR

PROGRAM SEE PLANS FOR FURTHER BREAKDOWN AND ANCILLARY USES	LEVEL	MAJOR USE	PROPOSED MAJOR USE AREA			
			GROSS AREA		NET AREA	
	1	Grocery	12,998 sf	1208 sm	11,913 sf	1,106.8 sm
	2	Daycare	13,381 sf	1,243 sm	12,228 sf	1,136.0 sm
	3 -4, & 6 (2.5 levels)	Residential Below Market Rental (41 units)	48,558 sf	4,511 sm	26,683 sf	2,478.9 sm
	5-18 (14 levels)	Residential Secured Market Rental (148 units)	196,259 sf	18,233 sm	102,618 sf	9,533.5 sm

SETBACKS AND DEDICATIONS	BYLAW	DESCRIPTION	PERMITTED	PROPOSED			
	Langara Area B		setback from curb to building face commercial frontage	18 ft 5.486 m			
	Cambie Corridor Section 5.2	49TH AVENUE	dedication from P/L for complete street	10 ft 3.048 m	setback from P/L	11.8 ft 3.6 m	
	Cambie Corridor Section 5.2		setback to building face 3.6m total setback from P/L	2 ft 0.61 m			
	Langara Area B	OAK STREET	setback from curb to building face commercial frontage	22 ft 6.706 m	setback from curb	22 ft 6.7 m	
	Langara Area B, referencing C2 Guidelines (Section 4.5)	LANE	setback from P/L intended to provide space for landscaping / lane improvements	5 ft 1.524 m		4.9 ft 1.5 m	

DIMENSIONAL STATISTICS	BYLAW	DESCRIPTION	PERMITTED	PROPOSED			
	Langara Area B	TOWER ELEMENT COUNT	1 TOWER ELEMENT	1 TOWER ELEMENT			
	Langara Area B	FRONTAGE (PARTIAL BLOCK CONSOLIDATION)	MIN.	100 ft 30.5 m	on 49th Ave	105 ft 32.0 m	
					on Oak St	186 ft 56.7 m	
	Langara Area B	TOWER FLOORPLATE	AVG. MAX	6500 sf 603.9 m		8157 sf 757.8 sm	
	Langara Area B	BUILDING HEIGHT	MAX. STOREYS	12 storeys **height not specified		194 ft 9 in 59.4 m 18 storeys ** height includes mech roof	

AMENITY	BYLAW	DESCRIPTION	PERMITTED	PROPOSED		
	City of Vancouver Housing Design and Technical Guidelines	INDOOR	MIN. 15 SF/UNIT	2835 sf 263.4 sm	3,329 sf 309.3 sm	
	n/a	OUTDOOR	189 TOTAL		6,687 sf 621.2 sm	

STATISTICS AND BYLAW ANALYSIS CONT'D

	USE	BYLAW	PERMITTED CALCULATION	REQUIRED	PROPOSED
OFF-STREET PARKING	GROCERY	CoV Parking By-law 6059 Section 4.1.1		NONE	34 Spaces
	GROCERY ACCESSIBLE	CoV Parking By-law 6059 Section 4.1.4 (b)	1 acc. space/first 500SM + 0.4 spaces / each additional 1000 SM	1 Accessible Space	1 Grocery Accessible Spaces
	DAYCARE PASSENGER CLASS A	CoV Parking By-law 6059 Section 7.2.1	1 space per every 8 full time equivalent childcare spaces	20 spaces	20 Spaces
	DAYCARE ACCESSIBLE	CoV Parking By-law 6059 Section 4.1.4 (b)	1 acc. space/first 500SM + 0.4 spaces / each additional 1000 SM	1 Accessible Space	1 Daycare Accessible Space
	RESIDENTIAL (MARKET/BMR)	CoV Parking By-law 6059 Section 4.3.2		NONE	96 Residential Spaces
	RESIDENTIAL ACCESSIBLE PARKING* VISITOR	CoV Parking By-law 6059 Section 4.1.4 (a) CoV Parking By-law 6059 Section 4.1.3	1 Space / first 7 dwelling units + 0.034 additional dwelling units Min. = 0.05 Spaces/1 dwelling unit, Max. 0.1 Spaces/1 dwelling Unit	6 Spaces Min. = 8 Spaces, Max. 15 Spaces	6 Residential Accessible Spaces (3 are van-accessible @3.5m wide + 1.5 loading space) 8 Visitor Spaces
				36 total spaces required	166 TOTAL VEHICLE SPACES PROPOSED
SMALL CAR SPACES				Max. 42 Spaces	24 Small Car Spaces inclusive of total
OFF-STREET BICYCLE (CLASS A)	BYLAW		PERMITTED CALCULATION	REQUIRED	PROPOSED
	DAYCARE OFF-STREET BICYCLE	CoV Parking By-law 6059 Section 6.2.2.6	Min 1 space/17 employees	2 Spaces	2 Spaces
	GROCERY OFF-STREET BICYCLE SPACES	CoV Parking By-law 6059 Section 6.2.5.1	Min. 1 space/340sm GFA	4 Spaces	10 Spaces
	DWELLING UNIT (DU) OFF-STREET BICYCLE SPACES	CoV Parking By-law 6059 Section 6.2.1.2	1.5 Spaces/ DU <65 SM (120 units) 2.5 Spaces / DU >65 SM and <105 SM (69 units)	180 Spaces 173 Spaces	353 spaces
					359 total spaces required
					365 TOTAL CLASS A BICYCLE SPACES PROPOSED
			type	size	ratio
RATIOS AND SIZES			HORIZONTAL	1.8M (L) x 0.6M (W) x 1.9M (H)	
			VERTICAL	1.0M (L) x 0.6M (W) x 1.9M (H)	<30%
			OVERSIZED	2.4M (L) x 0.9M (W) x 1.9M (H)	5%
Note: no stacked spaces proposed			LOCKERS	1.8M(L) x 0.6M (W)/0.2M(W) x 1.2m (H)	min 10%
					194 horizontal spaces, all at P0 90 vertical spaces, all at P0 25oversized spaces, 19 at P0, +6 at P1 50 lockers, all at P0
OFF-STREET BICYCLE (CLASS B)	BYLAW		PERMITTED CALCULATION	REQUIRED	PROPOSED
	DAYCARE OFF-STREET BICYCLE	CoV Parking By-law 6059 Section 6.2.2.6	Min 1	22 Spaces	22 spaces
	GROCERY OFF-STREET BICYCLE SPACES	CoV Parking By-law 6059 Section 6.2.5.1	Min. 6 spaces	6 Spaces	6 Spaces
	DWELLING OFF-STREET BICYCLE SPACES	CoV Parking By-law 6059 Section 6.2.1.2	2 spaces for first 20 units + 1 space / each 20 additional dwelling units	11 Spaces	11 Spaces
					39 total spaces required
					39 TOTAL CLASS B BICYCLE SPACES PROPOSED
LOADING	USE	BYLAW	REQUIRED		PROPOSED
	GROCERY	CoV Parking By-law 6059 Section 5.2.6	1 class B for space 100-2,325 SM		1 loading space
	RESIDENTIAL	CoV Parking By-law 6059 Section 5.2.1	1 class A for 50-299 dwelling units, 1 class B for 100-299 dwelling units		2 loading spaces
DWELLING UNIT STORAGE	USE	BYLAW	REQUIRED		PROPOSED
	IN SUITE STORAGE (ABOVE BASE SURFACE)	Bulletin: BulkStorage and in-suite storage - multiple dwelling residential developments	5.7 cubic meters storage provided for every dwelling unit (in combination with below base surface)		189 in-suite storage spaces
	BULK STORAGE BELOW BASE SURFACE	Bulletin: BulkStorage and in-suite storage - multiple dwelling residential developments	5.7 cubic meters storage provided for every dwelling unit (in combination with above base surface)		

STATISTICS AND BYLAW ANALYSIS CONT'D

AREA BREAKDOWN PER FLOOR

Level	Area Type (MS)	Area
LEVEL P4	PARKING	4,796 SF
LEVEL P4	RESIDENTIAL COMMON	166 SF
LEVEL P4	RESIDENTIAL COMMON (SERVICE)	569 SF
LEVEL P4		5,532 SF
LEVEL P3	PARKING	19,910 SF
LEVEL P3	RESIDENTIAL COMMON	622 SF
LEVEL P3	RESIDENTIAL COMMON (SERVICE)	1,319 SF
LEVEL P3		21,850 SF
LEVEL P2	PARKING	20,165 SF
LEVEL P2	RESIDENTIAL COMMON	619 SF
LEVEL P2	RESIDENTIAL COMMON (SERVICE)	1,066 SF
LEVEL P2		21,850 SF
LEVEL P1	DAYCARE	357 SF
LEVEL P1	GROCERY	873 SF
LEVEL P1	PARKING	12,185 SF
LEVEL P1	RESIDENTIAL COMMON	864 SF
LEVEL P1	RESIDENTIAL COMMON (SERVICE)	5,261 SF
LEVEL P1		19,540 SF
LEVEL P0	RESIDENTIAL COMMON	618 SF
LEVEL P0	RESIDENTIAL COMMON (SERVICE)	13,522 SF
LEVEL P0		14,140 SF
LEVEL 1	DAYCARE	657 SF
LEVEL 1	GROCERY	12,125 SF
LEVEL 1	RESIDENTIAL COMMON	2,006 SF
LEVEL 1	RESIDENTIAL COMMON (SERVICE)	2,408 SF
LEVEL 1		17,195 SF
LEVEL 2	DAYCARE	12,367 SF
LEVEL 2	DAYCARE OUTDOOR	6,668 SF
LEVEL 2	RESIDENTIAL COMMON	259 SF
LEVEL 2	RESIDENTIAL COMMON (SERVICE)	998 SF
LEVEL 2		20,292 SF

Level	Area Type (MS)	Area
LEVEL 3	RESIDENTIAL BALCONY	1,689 SF
LEVEL 3	RESIDENTIAL BELOW MARKET RENTAL	11,342 SF
LEVEL 3	RESIDENTIAL COMMON	1,590 SF
LEVEL 3	RESIDENTIAL COMMON (SERVICE)	285 SF
LEVEL 3		14,905 SF
LEVEL 4	RESIDENTIAL BALCONY	1,689 SF
LEVEL 4	RESIDENTIAL BELOW MARKET RENTAL	11,342 SF
LEVEL 4	RESIDENTIAL COMMON	1,590 SF
LEVEL 4	RESIDENTIAL COMMON (SERVICE)	285 SF
LEVEL 4		14,905 SF
LEVEL 5	RESIDENTIAL BALCONY	1,568 SF
LEVEL 5	RESIDENTIAL COMMON	1,584 SF
LEVEL 5	RESIDENTIAL COMMON (SERVICE)	268 SF
LEVEL 5	RESIDENTIAL MARKET RENTAL	11,458 SF
LEVEL 5		14,877 SF
LEVEL 6	RESIDENTIAL BALCONY	1,569 SF
LEVEL 6	RESIDENTIAL BELOW MARKET RENTAL	3,999 SF
LEVEL 6	RESIDENTIAL COMMON	1,585 SF
LEVEL 6	RESIDENTIAL COMMON (SERVICE)	268 SF
LEVEL 6	RESIDENTIAL MARKET RENTAL	7,458 SF
LEVEL 6		14,878 SF
LEVEL 7	OUTDOOR MECHANICAL	616 SF
LEVEL 7	RESIDENTIAL BALCONY	1,355 SF
LEVEL 7	RESIDENTIAL COMMON	1,067 SF
LEVEL 7	RESIDENTIAL COMMON (SERVICE)	274 SF
LEVEL 7	RESIDENTIAL INDOOR AMENITY	3,329 SF
LEVEL 7	RESIDENTIAL MARKET RENTAL	6,159 SF
LEVEL 7	RESIDENTIAL OUTDOOR AMENITY	2,343 SF
LEVEL 7		15,143 SF

Level	Area Type (MS)	Area
LEVEL 8	OUTDOOR MECHANICAL	479 SF
LEVEL 8	RESIDENTIAL BALCONY	3,098 SF
LEVEL 8	RESIDENTIAL COMMON	854 SF
LEVEL 8	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 8	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 8		11,735 SF
LEVEL 9	RESIDENTIAL BALCONY	1,577 SF
LEVEL 9	RESIDENTIAL COMMON	854 SF
LEVEL 9	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 9	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 9		9,735 SF
LEVEL 10	RESIDENTIAL BALCONY	1,577 SF
LEVEL 10	RESIDENTIAL COMMON	854 SF
LEVEL 10	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 10	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 10		9,735 SF
LEVEL 11	RESIDENTIAL BALCONY	1,577 SF
LEVEL 11	RESIDENTIAL COMMON	854 SF
LEVEL 11	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 11	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 11		9,735 SF
LEVEL 12	RESIDENTIAL BALCONY	1,577 SF
LEVEL 12	RESIDENTIAL COMMON	854 SF
LEVEL 12	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 12	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 12		9,735 SF
LEVEL 13	RESIDENTIAL BALCONY	1,577 SF
LEVEL 13	RESIDENTIAL COMMON	854 SF
LEVEL 13	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 13	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 13		9,735 SF

Level	Area Type (MS)	Area
LEVEL 14	RESIDENTIAL BALCONY	1,577 SF
LEVEL 14	RESIDENTIAL COMMON	854 SF
LEVEL 14	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 14	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 14		9,735 SF
LEVEL 15	RESIDENTIAL BALCONY	1,577 SF
LEVEL 15	RESIDENTIAL COMMON	854 SF
LEVEL 15	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 15	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 15		9,735 SF
LEVEL 16	RESIDENTIAL BALCONY	1,577 SF
LEVEL 16	RESIDENTIAL COMMON	854 SF
LEVEL 16	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 16	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 16		9,735 SF
LEVEL 17	RESIDENTIAL BALCONY	1,577 SF
LEVEL 17	RESIDENTIAL COMMON	854 SF
LEVEL 17	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 17	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 17		9,735 SF
LEVEL 18	RESIDENTIAL BALCONY	1,577 SF
LEVEL 18	RESIDENTIAL COMMON	854 SF
LEVEL 18	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 18	RESIDENTIAL MARKET RENTAL	7,049 SF
LEVEL 18		9,735 SF
MECH ROOF	OUTDOOR MECHANICAL	1,599 SF
MECH ROOF	RESIDENTIAL COMMON	1,057 SF
MECH ROOF	RESIDENTIAL COMMON (SERVICE)	2,825 SF
MECH ROOF	RESIDENTIAL OUTDOOR AMENITY	4,344 SF
MECH ROOF		9,826 SF

TOTAL AREAS BELOW AND ABOVE GRADE

BELOW GRADE AREA TOTALS PER FLOOR	
Level	Area
LEVEL P4	5,532 SF
LEVEL P3	21,850 SF
LEVEL P2	21,850 SF
LEVEL P1	19,540 SF
LEVEL P0	14,140 SF
TOTAL:	82,913 SF

ABOVE GRADE GFA TOTALS PER FLOOR	
Level	Area
LEVEL 1	17,195 SF
LEVEL 2	13,624 SF
LEVEL 3	13,216 SF
LEVEL 4	13,216 SF
LEVEL 5	13,310 SF
LEVEL 6	13,310 SF
LEVEL 7	10,829 SF
LEVEL 8	8,157 SF
LEVEL 9	8,157 SF
LEVEL 10	8,157 SF
LEVEL 11	8,157 SF
LEVEL 12	8,157 SF
LEVEL 13	8,157 SF
LEVEL 14	8,157 SF
LEVEL 15	8,157 SF
LEVEL 16	8,157 SF
LEVEL 17	8,157 SF
LEVEL 18	8,157 SF
MECH ROOF	3,882 SF
TOTAL:	188,314 SF

AREA BREAKDOWN PER USE

Level	Area
DAYCARE	
LEVEL P1	357 SF
LEVEL 1	657 SF
LEVEL 2	12,367 SF
	13,381 SF
DAYCARE OUTDOOR*	
LEVEL 2	6,668 SF
	6,668 SF
GROCERY	
LEVEL P1	873 SF
LEVEL 1	12,125 SF
	12,998 SF
OUTDOOR MECHANICAL*	
LEVEL 7	616 SF
LEVEL 8	479 SF
MECH ROOF	1,599 SF
	2,695 SF
PARKING	
LEVEL P4	4,796 SF
LEVEL P3	19,910 SF
LEVEL P2	20,165 SF
LEVEL P1	12,185 SF
	57,057 SF

Level	Area
RESIDENTIAL BALCONY	
LEVEL 3	1,689 SF
LEVEL 4	1,689 SF
LEVEL 5	1,568 SF
LEVEL 6	1,569 SF
LEVEL 7	1,355 SF
LEVEL 8	3,098 SF
LEVEL 9	1,577 SF
LEVEL 10	1,577 SF
LEVEL 11	1,577 SF
LEVEL 12	1,577 SF
LEVEL 13	1,577 SF
LEVEL 14	1,577 SF
LEVEL 15	1,577 SF
LEVEL 16	1,577 SF
LEVEL 17	1,577 SF
LEVEL 18	1,577 SF
	26,740 SF

Level	Area
RESIDENTIAL COMMON	
LEVEL P4	166 SF
LEVEL P3	622 SF
LEVEL P2	619 SF
LEVEL P1	864 SF
LEVEL P0	618 SF
LEVEL 1	2,006 SF
LEVEL 2	259 SF
LEVEL 3	1,590 SF
LEVEL 4	1,590 SF
LEVEL 5	1,584 SF
LEVEL 6	1,585 SF
LEVEL 7	1,067 SF
LEVEL 8	854 SF
LEVEL 9	854 SF
LEVEL 10	854 SF
LEVEL 11	854 SF
LEVEL 12	854 SF
LEVEL 13	854 SF
LEVEL 14	854 SF
LEVEL 15	854 SF
LEVEL 16	854 SF
LEVEL 17	854 SF
LEVEL 18	854 SF
MECH ROOF	1,057 SF
	23,016 SF

Level	Area
RESIDENTIAL COMMON (SERVICE)	
LEVEL P4	569 SF
LEVEL P3	1,319 SF
LEVEL P2	1,066 SF
LEVEL P1	5,261 SF
LEVEL P0	13,522 SF
LEVEL 1	2,408 SF
LEVEL 2	998 SF
LEVEL 3	285 SF
LEVEL 4	285 SF
LEVEL 5	268 SF
LEVEL 6	268 SF
LEVEL 7	274 SF
LEVEL 8	254 SF
LEVEL 9	254 SF
LEVEL 10	254 SF
LEVEL 11	254 SF
LEVEL 12	254 SF
LEVEL 13	254 SF
LEVEL 14	254 SF
LEVEL 15	254 SF
LEVEL 16	254 SF
LEVEL 17	254 SF
LEVEL 18	254 SF
MECH ROOF	2,825 SF
	32,145 SF

Level	Area
RESIDENTIAL MARKET RENTAL	
LEVEL 5	11,458 SF
LEVEL 6	7,458 SF
LEVEL 7	6,159 SF
LEVEL 8	7,049 SF
LEVEL 9	7,049 SF
LEVEL 10	7,049 SF
LEVEL 11	7,049 SF
LEVEL 12	7,049 SF
LEVEL 13	7,049 SF
LEVEL 14	7,049 SF
LEVEL 15	7,049 SF
LEVEL 16	7,049 SF
LEVEL 17	7,049 SF
LEVEL 18	7,049 SF
	102,618 SF

RESIDENTIAL BELOW MARKET RENTAL	
LEVEL 3	11,342 SF
LEVEL 4	11,342 SF
LEVEL 6	3,999 SF

RESIDENTIAL TOTAL: 26,683 SF 129,300 SF

RESIDENTIAL INDOOR AMENITY	
LEVEL 7	3,329 SF
	3,329 SF

RESIDENTIAL OUTDOOR AMENITY	
LEVEL 7	2,343 SF
MECH ROOF	4,344 SF
	6,687 SF

RESIDENTIAL UNIT BREAKDOWN

RESIDENTIAL MARKET RENTALS		
Name	Count	ratio
1 BD	46	31%
2 BD	41	28%
3 BD	14	9%
STUDIO	47	32%
Grand total: 148	148	100%

RESIDENTIAL BELOW MARKET RENTALS		
Name	Count	Ratio
1 BD	14	34%
2 BD	12	29%
3 BD	2	5%
STUDIO	13	32%
Grand total: 41	41	100%

RESIDENTIAL RENTAL UNIT TOTALS		
Name	Count	Ratio
1 BD	60	32%
2 BD	53	28%
3 BD	16	8%
STUDIO	60	32%
Grand total: 189	189	100%

RESIDENTIAL UNIT SIZES	
Unit Type	Average Size (SF)
1 BD	615 SF
2 BD	863 SF
3 BD	1063 SF
STUDIO	494 SF

* NOT INCLUDED IN FSR, FOR BALCONIES, ALL AREAS ARE BELOW 8% FLOOR AREA

** FINISHED AREAS

*** UNFINISHED AREAS INCLUDING MECHANICAL / ELECTRICAL ROOMS AND SHAFTS



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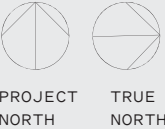
ARCHITECTURE

DRAWINGS

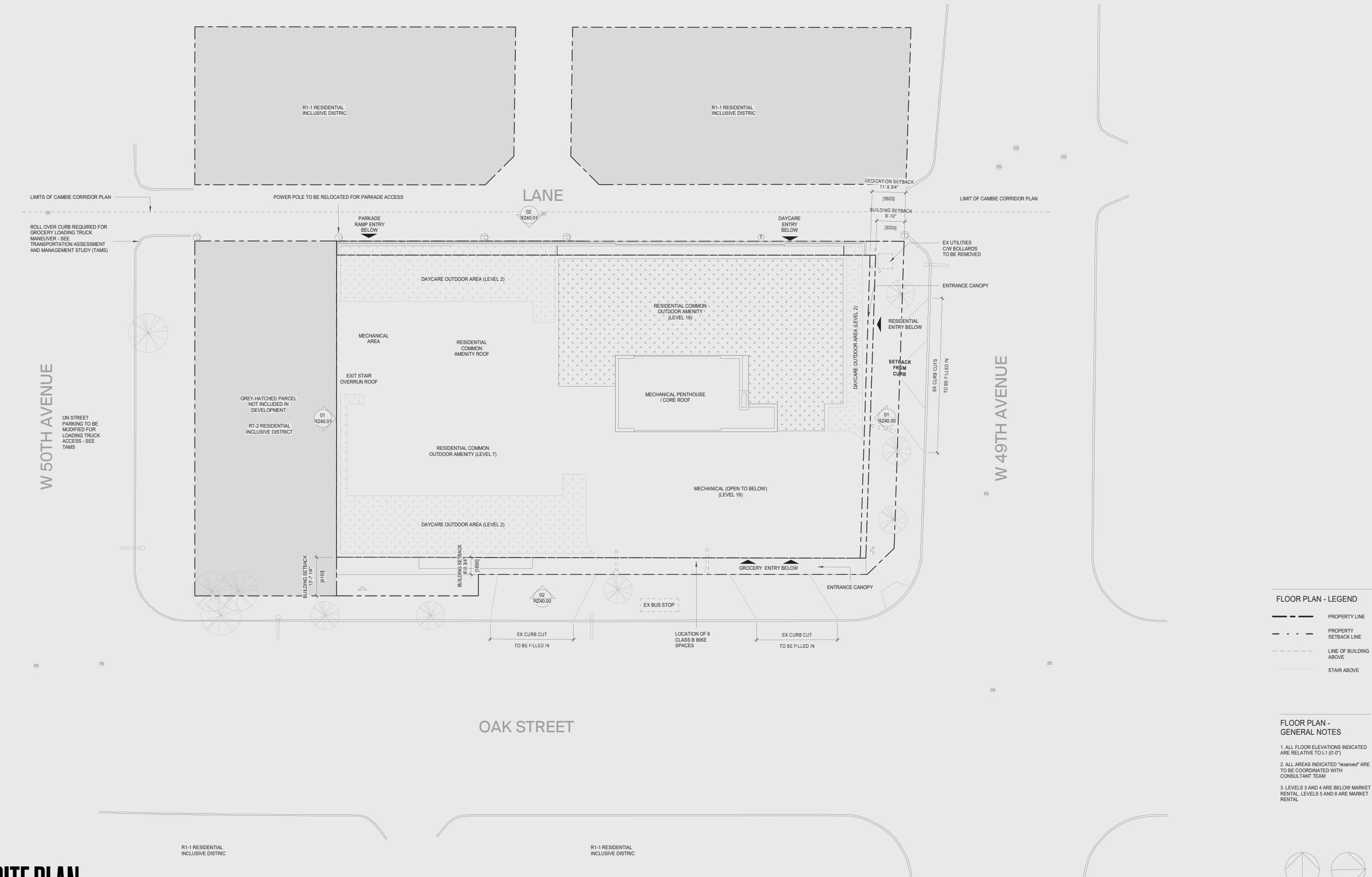


- FLOOR PLAN - LEGEND
- PROPERTY LINE
 - - - PROPERTY SETBACK LINE
 - - - - LINE OF BUILDING ABOVE
 - - - - STAIR ABOVE

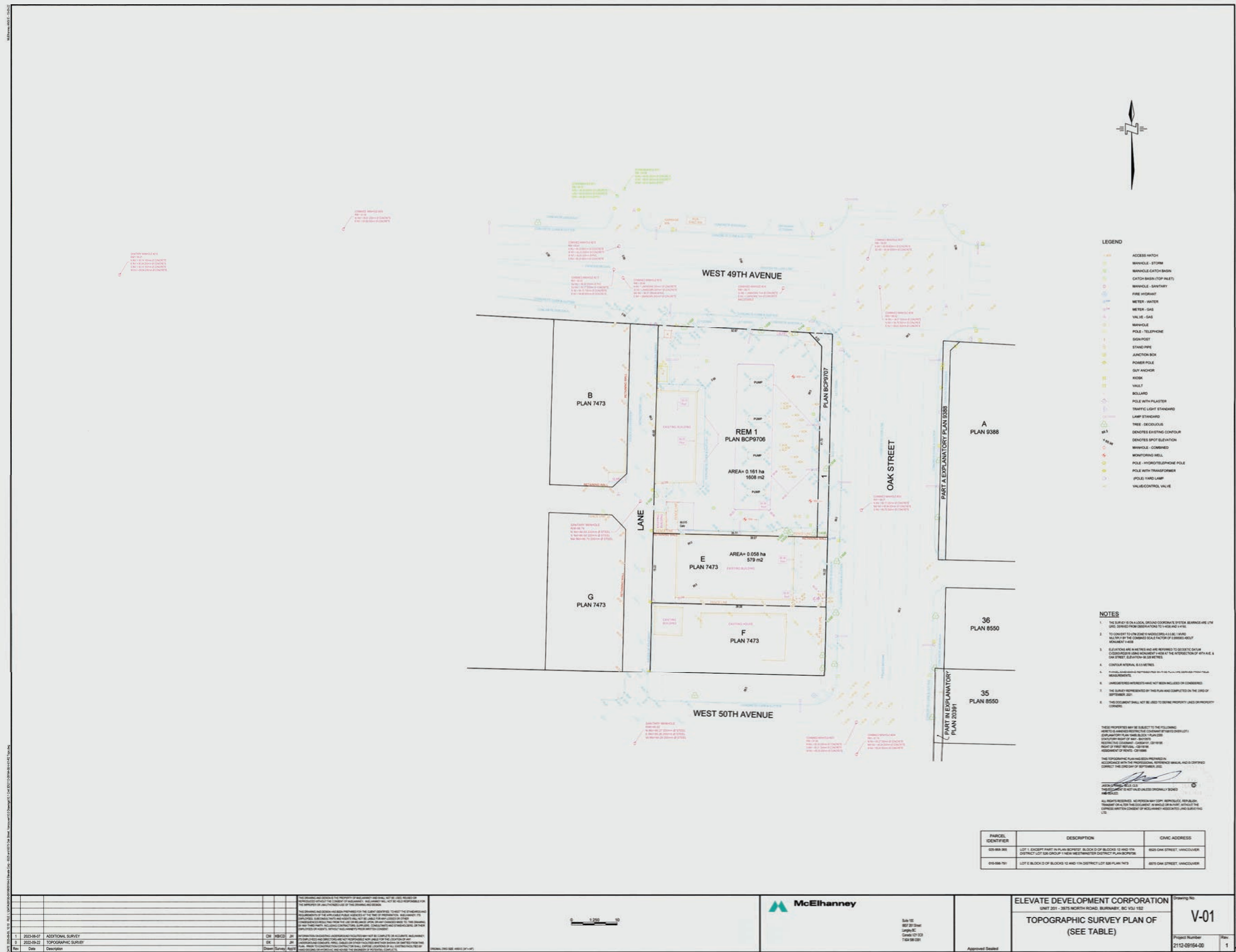
- FLOOR PLAN - GENERAL NOTES
1. ALL FLOOR ELEVATIONS INDICATED ARE RELATIVE TO L1 (0'-0")
 2. ALL AREAS INDICATED "reserved" ARE TO BE COORDINATED WITH CONSULTANT TEAM
 3. LEVELS 3 AND 4 ARE BELOW MARKET RENTAL. LEVELS 5 AND 6 ARE MARKET RENTAL.

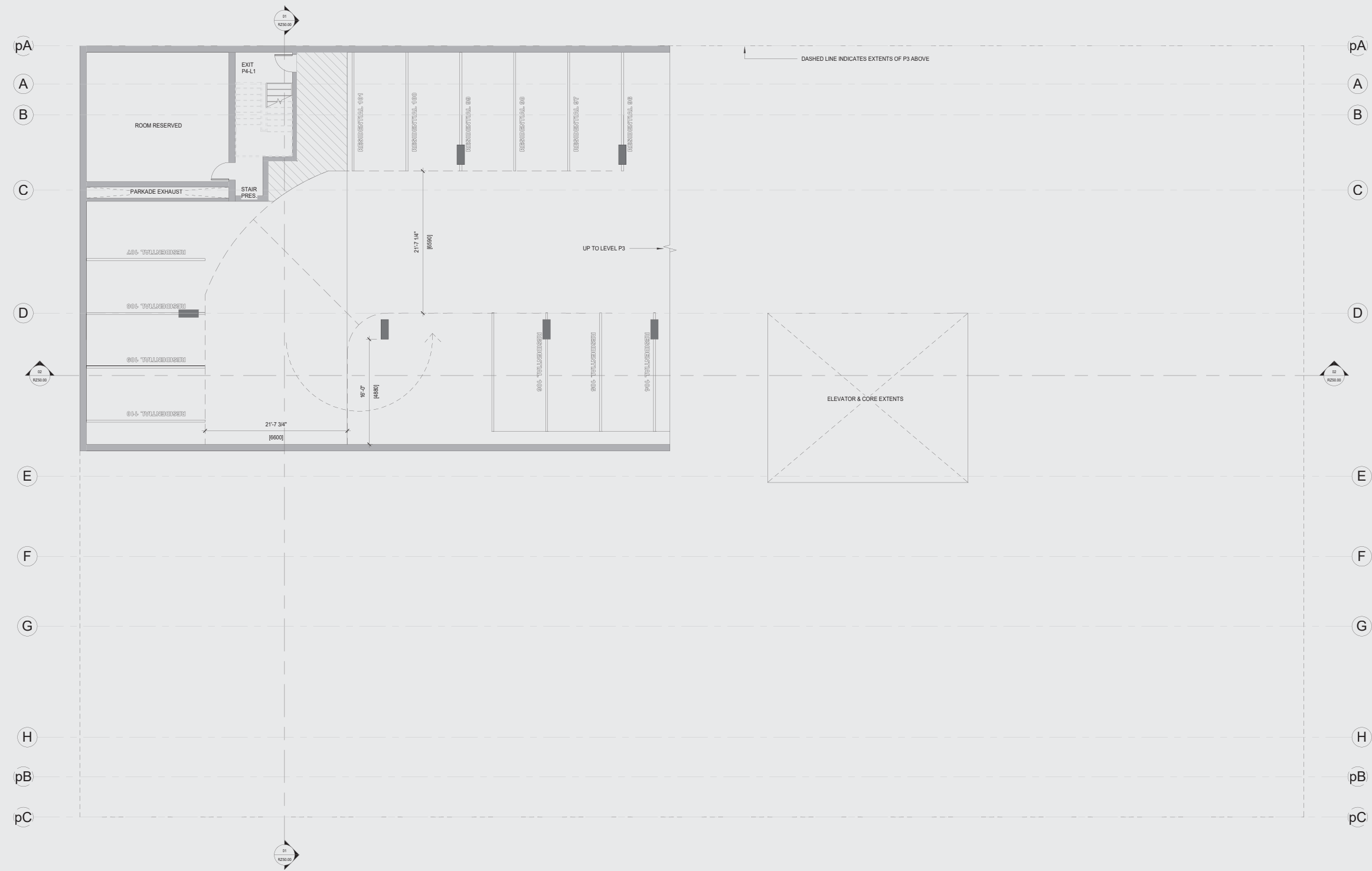


CONTEXT PLAN 1/32" = 1'-0"



SITE PLAN 1/32" = 1'-0"





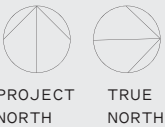
PARKING COUNT

14	RESIDENTIAL
0	RESIDENTIAL SMALL
0	RESIDENTIAL ACCESSIBLE
0	GROCERY
0	GROCERY ACCESSIBLE
0	DAYCARE
0	DAYCARE SMALL
0	DAYCARE ACCESSIBLE

FLOOR PLAN - LEGEND

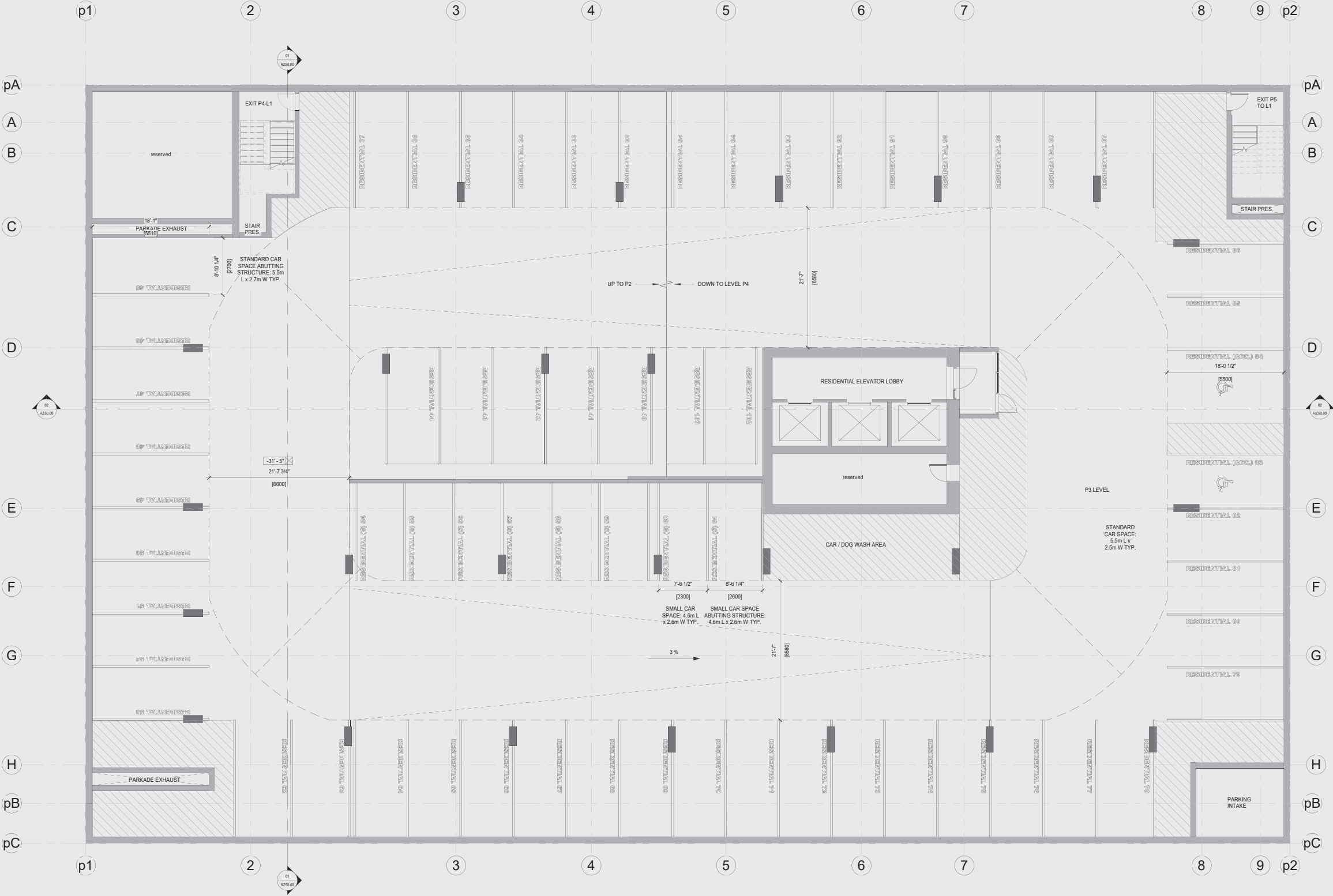
---	PROPERTY LINE
- - -	PROPERTY SETBACK LINE
---	LINE OF BUILDING ABOVE
---	STAIR ABOVE

- FLOOR PLAN - GENERAL NOTES
1. ALL FLOOR ELEVATIONS INDICATED ARE RELATIVE TO L1 (0'-0")
 2. ALL AREAS INDICATED "reserved" ARE TO BE COORDINATED WITH CONSULTANT TEAM
 3. LEVELS 3 AND 4 ARE BELOW MARKET RENTAL. LEVELS 5 AND 6 ARE MARKET RENTAL



PARKING LEVEL 4

1/16" = 1'-0"

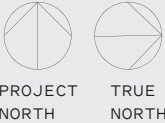


PARKING COUNT

14	RESIDENTIAL
0	RESIDENTIAL SMALL
0	RESIDENTIAL ACCESSIBLE
0	GROCERY
0	GROCERY ACCESSIBLE
0	DAYCARE
0	DAYCARE SMALL
0	DAYCARE ACCESSIBLE

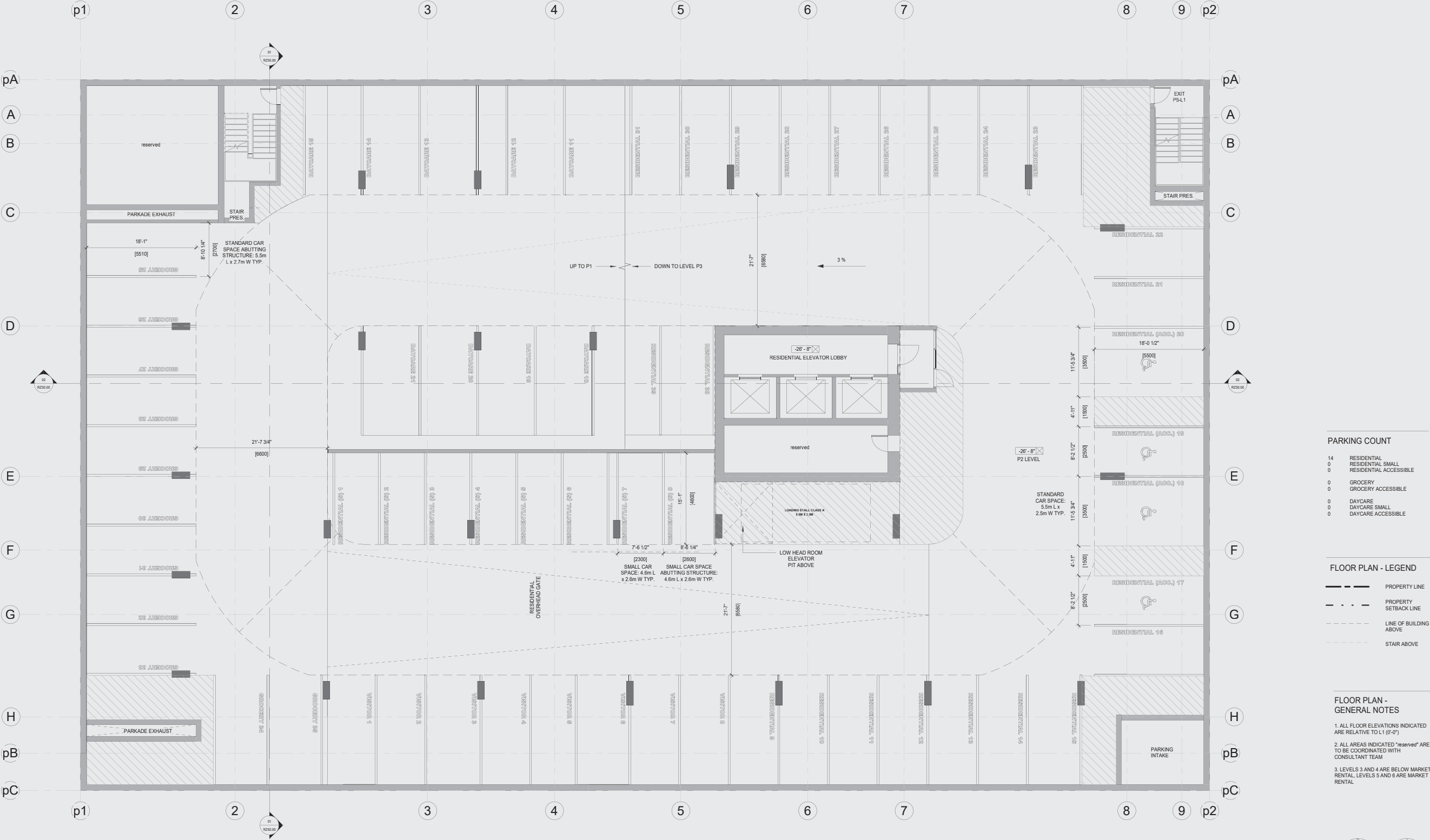
- FLOOR PLAN - LEGEND
- PROPERTY LINE
 - - - - - PROPERTY SETBACK LINE
 - - - - - LINE OF BUILDING ABOVE
 - - - - - STAIR ABOVE

- FLOOR PLAN - GENERAL NOTES
1. ALL FLOOR ELEVATIONS INDICATED ARE RELATIVE TO L1 (0'-0")
 2. ALL AREAS INDICATED "reserved" ARE TO BE COORDINATED WITH CONSULTANT TEAM
 3. LEVELS 3 AND 4 ARE BELOW MARKET RENTAL. LEVELS 5 AND 6 ARE MARKET RENTAL



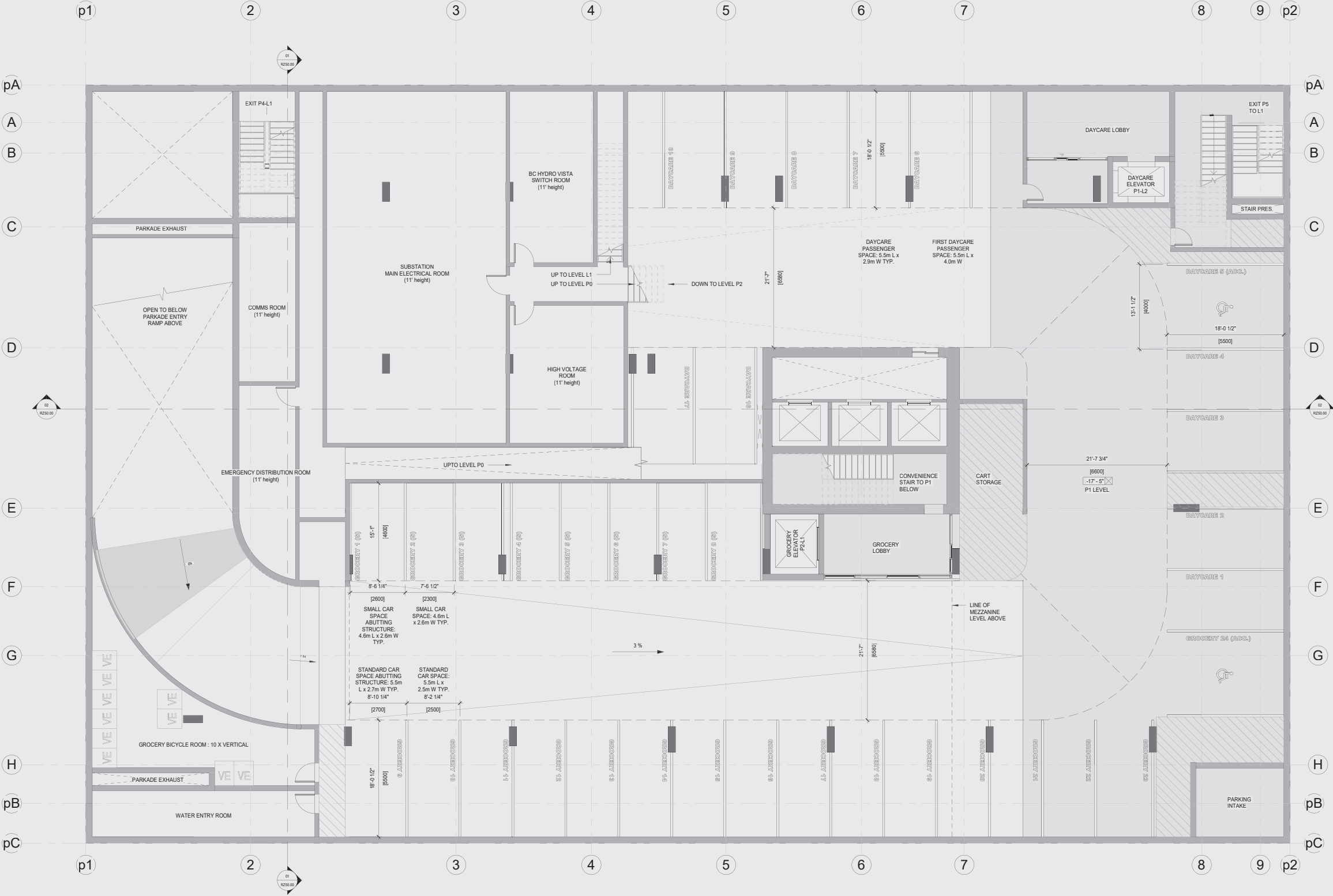
PARKING LEVEL 3

1/16" = 1'-0"



PARKING LEVEL 2

1/16" = 1'-0"

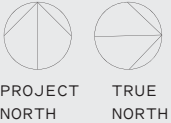


PARKING COUNT

14	RESIDENTIAL
0	RESIDENTIAL SMALL
0	RESIDENTIAL ACCESSIBLE
0	GROCERY
0	GROCERY ACCESSIBLE
0	DAYCARE
0	DAYCARE SMALL
0	DAYCARE ACCESSIBLE

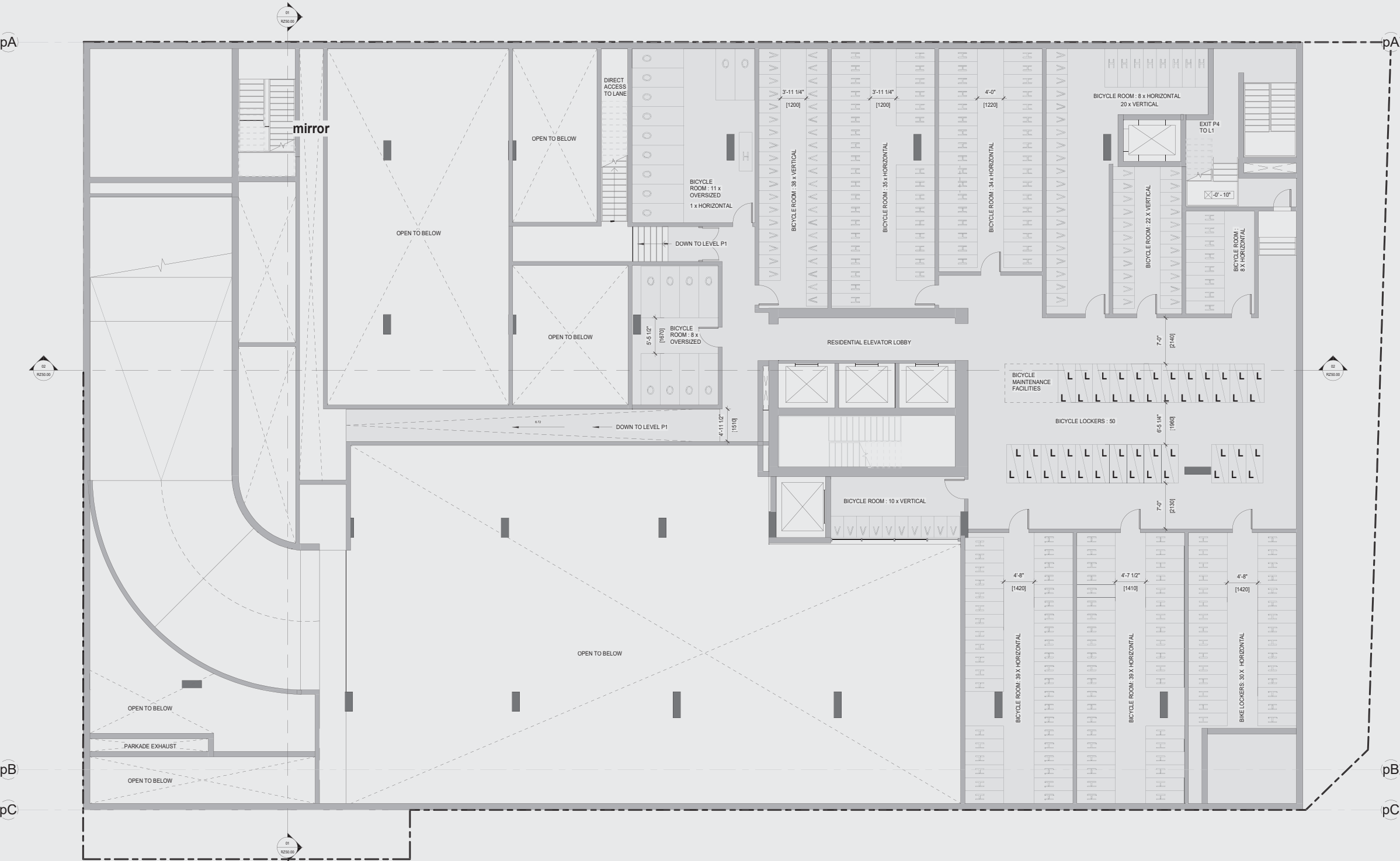
- FLOOR PLAN - LEGEND
- PROPERTY LINE
 - PROPERTY SETBACK LINE
 - LINE OF BUILDING ABOVE
 - STAIR ABOVE

- FLOOR PLAN - GENERAL NOTES
- ALL FLOOR ELEVATIONS INDICATED ARE RELATIVE TO L1 (0'-0")
 - ALL AREAS INDICATED "reserved" ARE TO BE COORDINATED WITH CONSULTANT TEAM
 - LEVELS 3 AND 4 ARE BELOW MARKET RENTAL. LEVELS 5 AND 8 ARE MARKET RENTAL



PARKING LEVEL 1

1/16" = 1'-0"

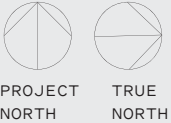


PARKING COUNT

14	RESIDENTIAL
0	RESIDENTIAL SMALL
0	RESIDENTIAL ACCESSIBLE
0	GROCERY
0	GROCERY ACCESSIBLE
0	DAYCARE
0	DAYCARE SMALL
0	DAYCARE ACCESSIBLE

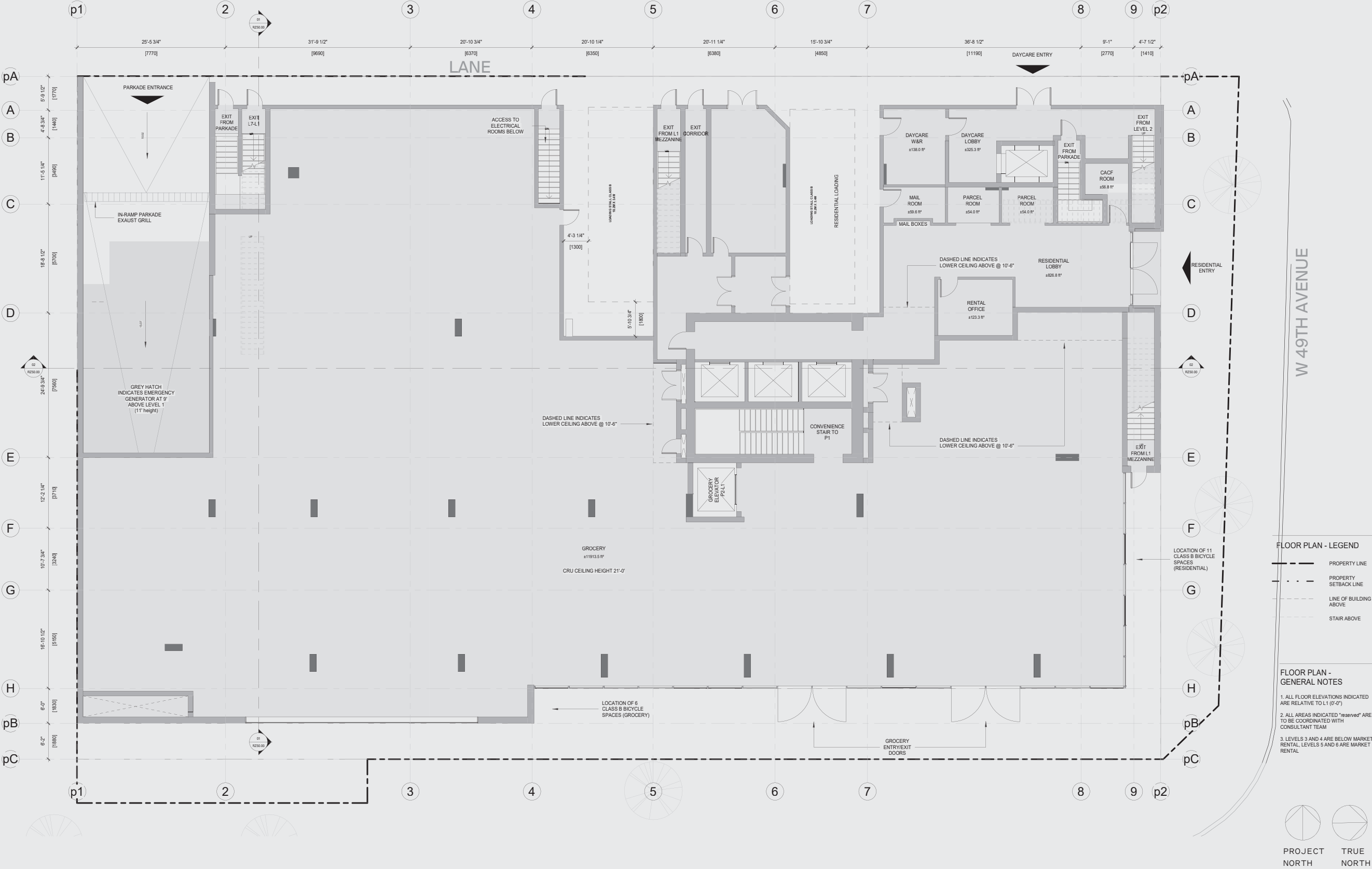
- FLOOR PLAN - LEGEND
- PROPERTY LINE
 - PROPERTY SETBACK LINE
 - LINE OF BUILDING ABOVE
 - STAIR ABOVE

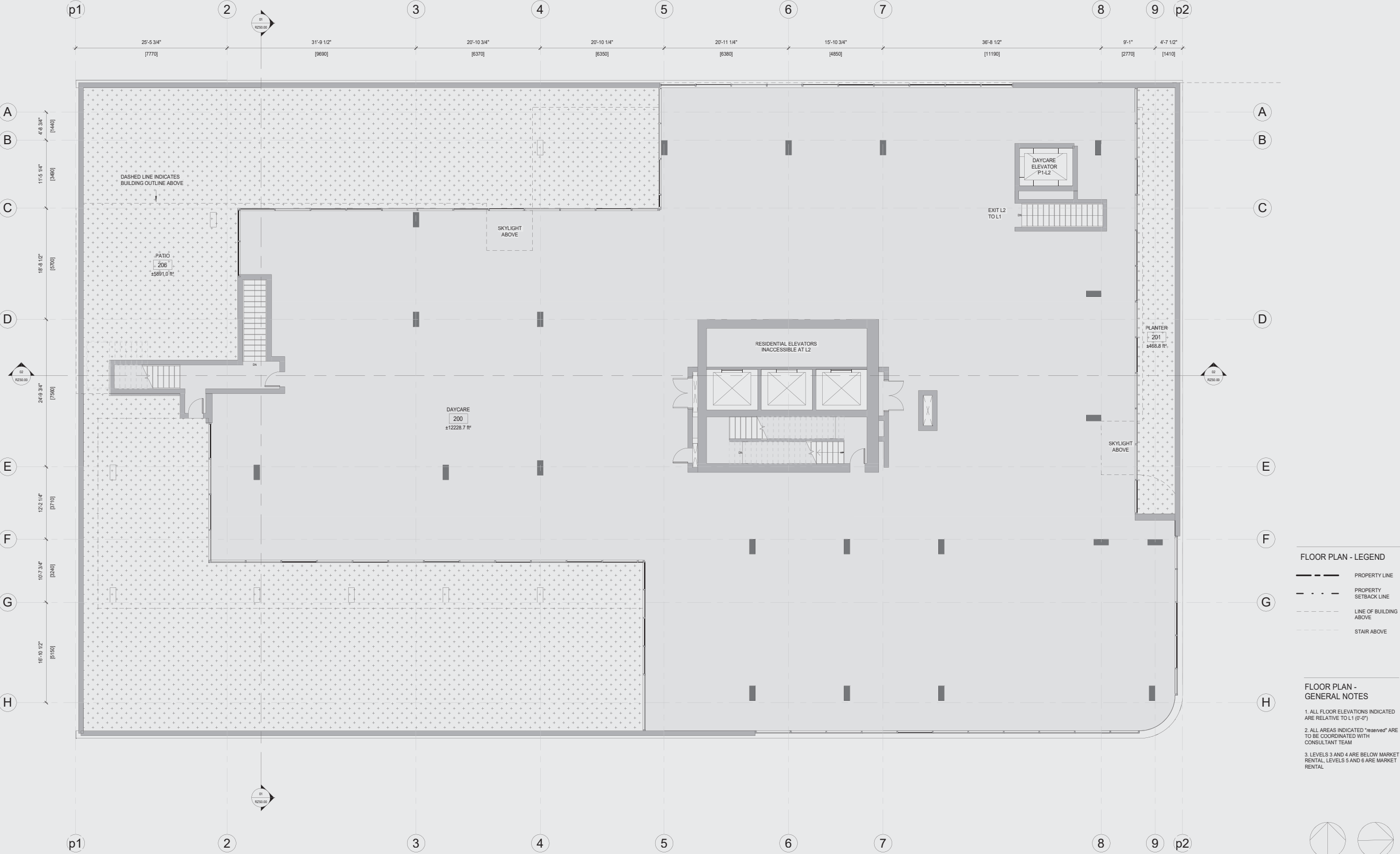
- FLOOR PLAN - GENERAL NOTES
- ALL FLOOR ELEVATIONS INDICATED ARE RELATIVE TO L1 (0'-0")
 - ALL AREAS INDICATED "reserved" ARE TO BE COORDINATED WITH CONSULTANT TEAM
 - LEVELS 3 AND 4 ARE BELOW MARKET RENTAL. LEVELS 5 AND 8 ARE MARKET RENTAL



PARKING LEVEL 0

1/16" = 1'-0"





LEVEL 2

1/16" = 1'-0"



LEVEL 3-4

1/16" = 1'-0"



LEVEL 5

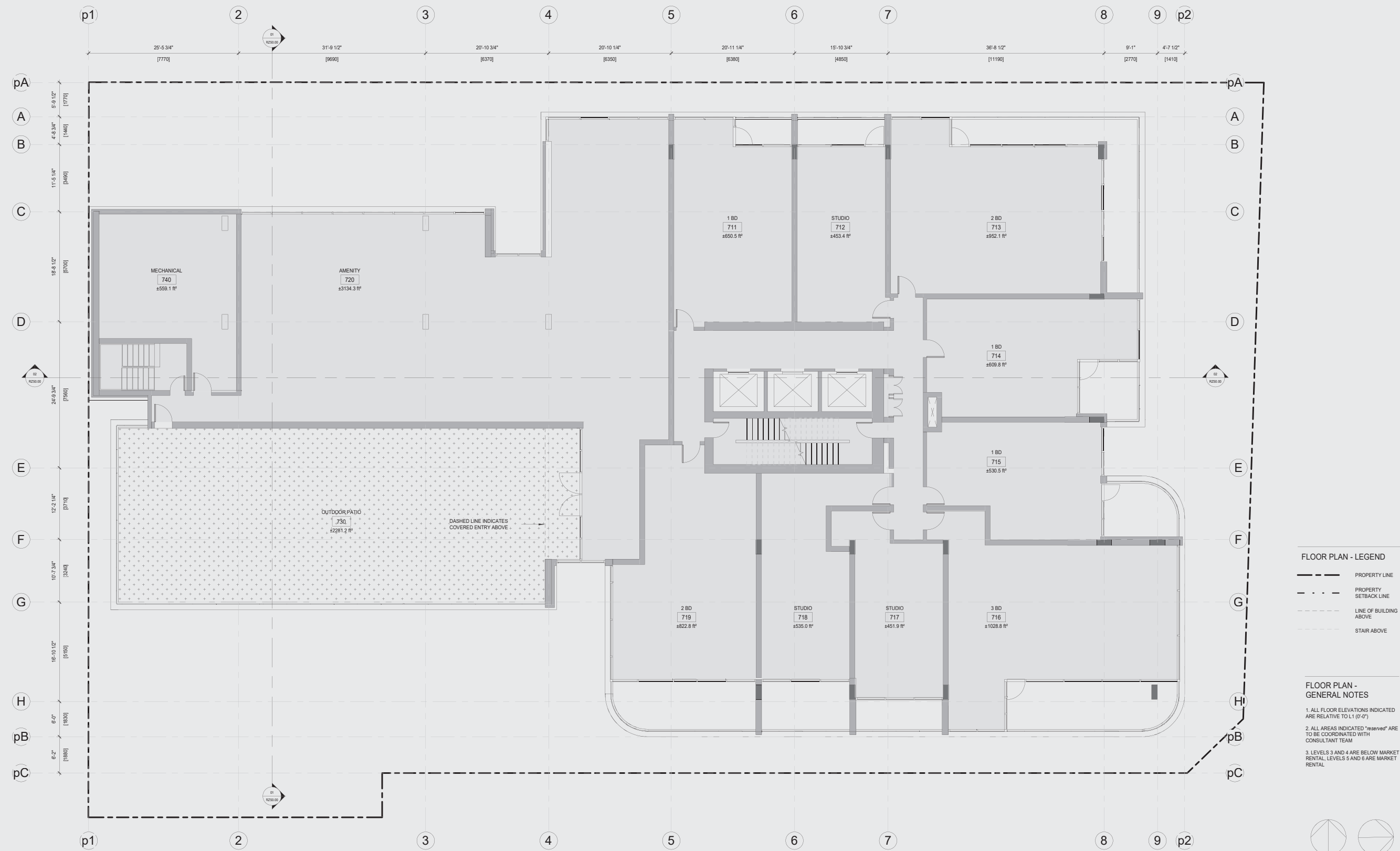
1/16" = 1'-0"

LEVEL 6

6525 & 6575 OAK STREET

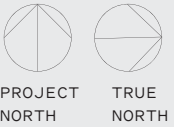
1/16" = 1'-0"





LEVEL 7

1/16" = 1'-0"





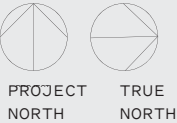
LEVEL 8

1/16" = 1'-0"



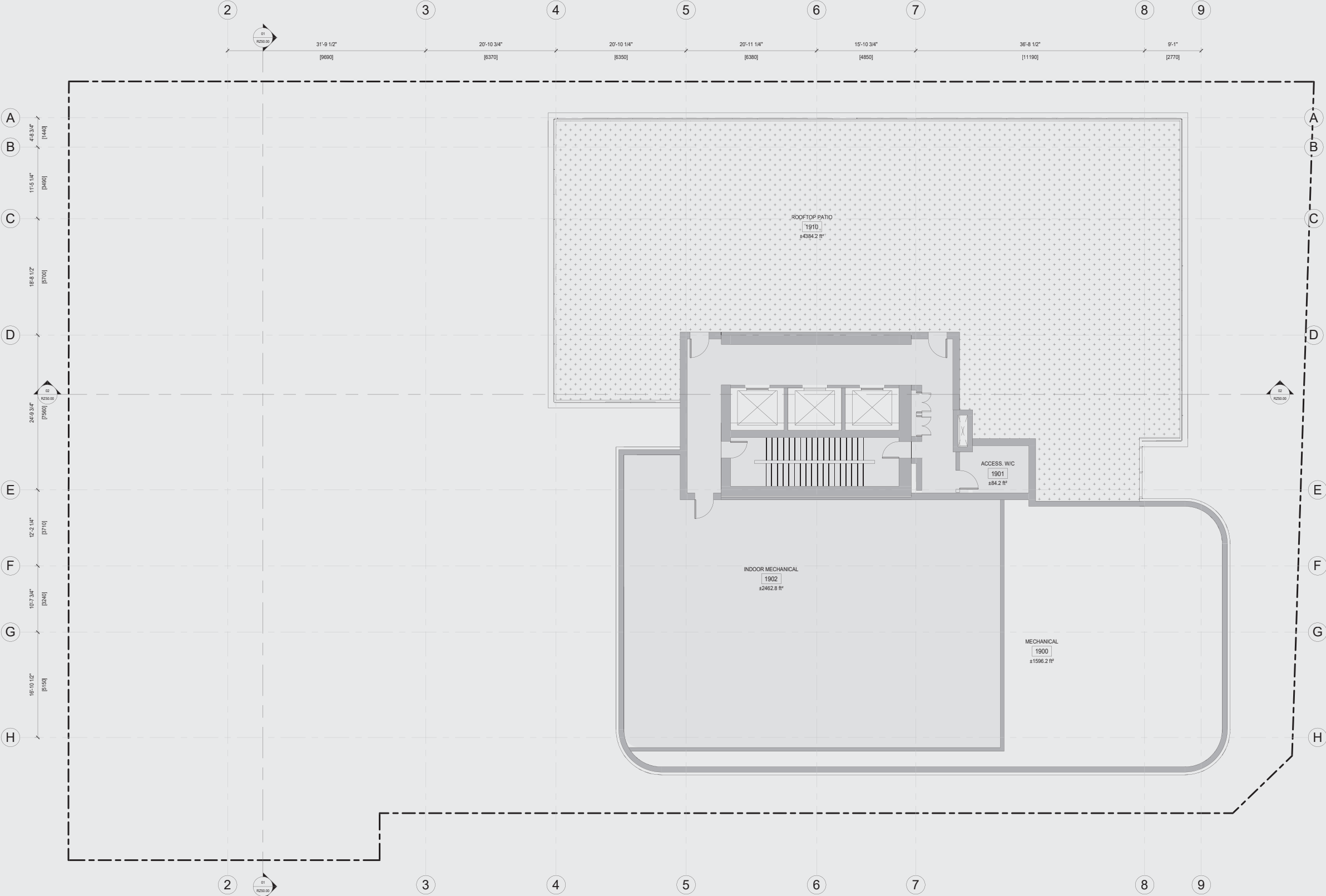
- FLOOR PLAN - LEGEND
- PROPERTY LINE
 - PROPERTY SETBACK LINE
 - LINE OF BUILDING ABOVE
 - STAIR ABOVE

- FLOOR PLAN - GENERAL NOTES
- 1. ALL FLOOR ELEVATIONS INDICATED ARE RELATIVE TO L1 (0'-0")
 - 2. ALL AREAS INDICATED "reserved" ARE TO BE COORDINATED WITH CONSULTANT TEAM
 - 3. LEVELS 3 AND 4 ARE BELOW MARKET RENTAL. LEVELS 5 AND 8 ARE MARKET RENTAL



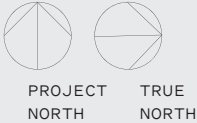
LEVEL 9-18

1/16" = 1'-0"



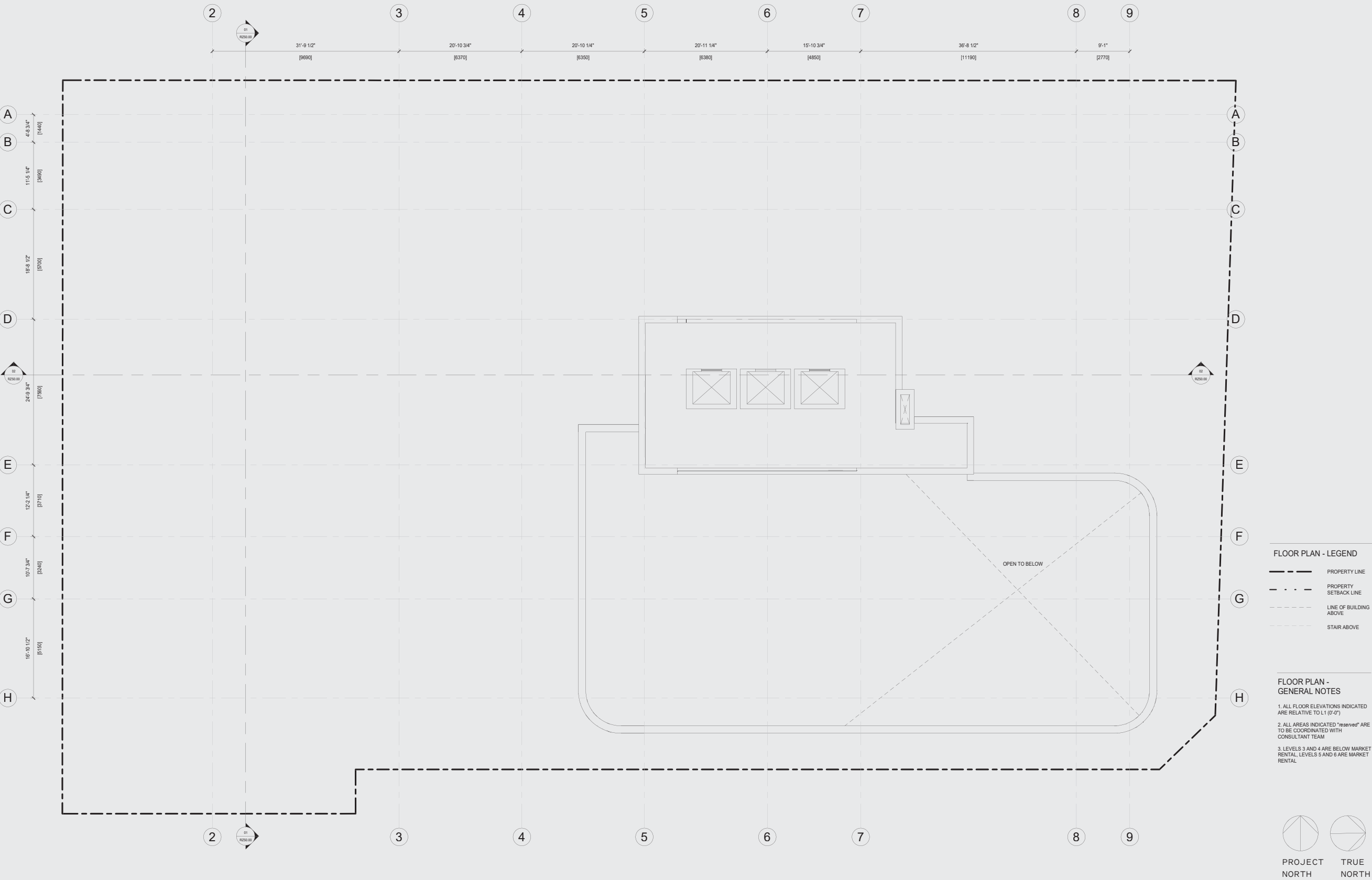
- FLOOR PLAN - LEGEND
- PROPERTY LINE
 - PROPERTY SETBACK LINE
 - LINE OF BUILDING ABOVE
 - STAIR ABOVE

- FLOOR PLAN - GENERAL NOTES
1. ALL FLOOR ELEVATIONS INDICATED ARE RELATIVE TO L1 (0'-0")
 2. ALL AREAS INDICATED "reserved" ARE TO BE COORDINATED WITH CONSULTANT TEAM
 3. LEVELS 3 AND 4 ARE BELOW MARKET RENTAL. LEVELS 5 AND 8 ARE MARKET RENTAL



LEVEL 19

1/16" = 1'-0"



EXTERIOR ELEVATION - KEY NOTES

- 01

BEIGE MATTE CEMENTITIOUS PANEL
- 02

BEIGE TEXTURED CEMENTITIOUS PANEL
- 03

BROWN POWDER COATED METAL FRAMES
- 04

BROWN POWDER COATED METAL SLATS
- 05

ENTRANCE CANOPY, BROWN POWDER COATED METAL

06

DOOR, COMMERCIAL GRADE SWING, BROWN POWDER COATED METAL

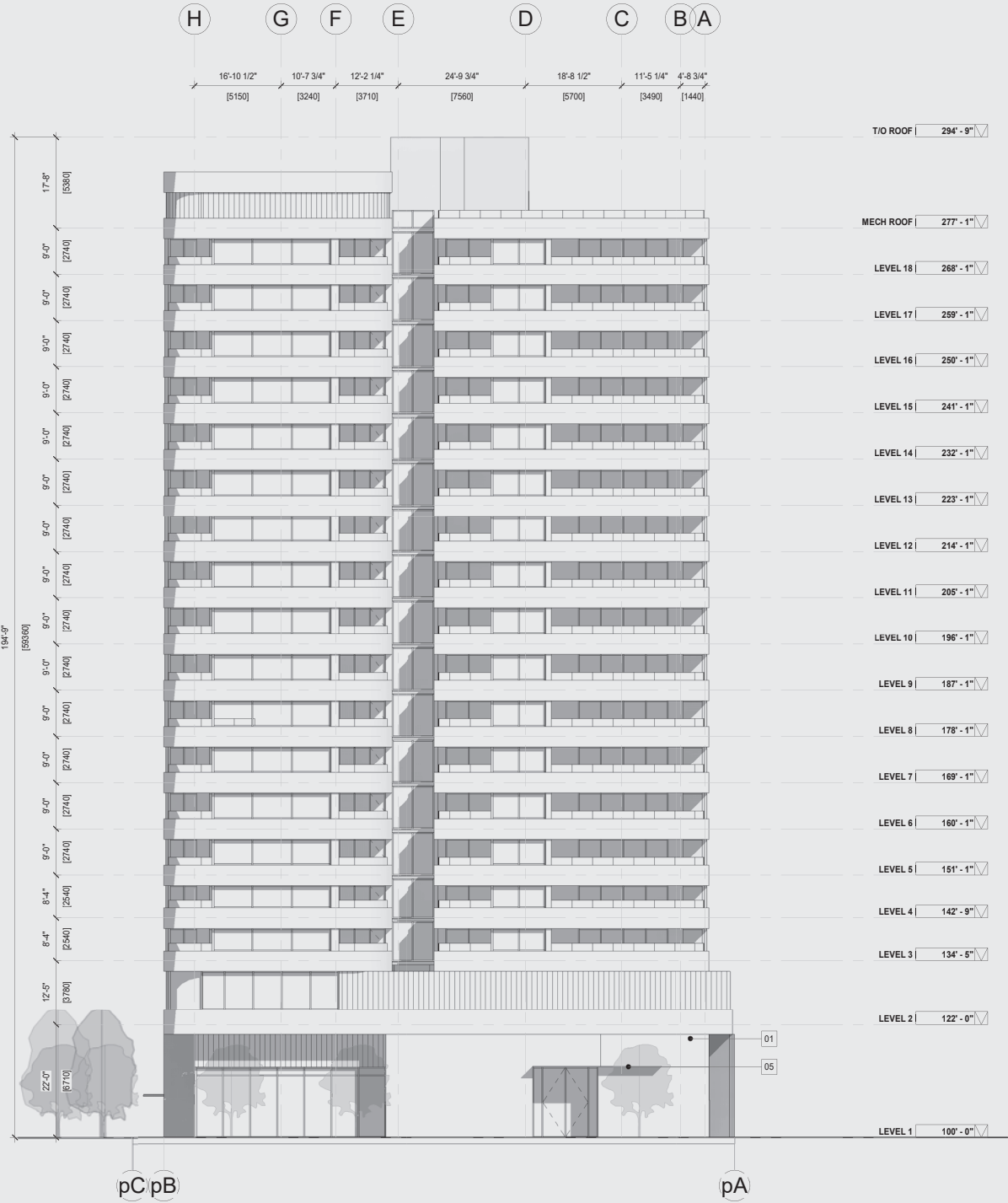
07

CLEAR GLASS GUARD - CLEAR GLAZING AND POWDER COATED BROWN TOP RAIL

08

CURTAIN WALL - BROWN POWDER COATED FRAME W/ VERTICAL SSG, CLEAR GLAZING

09

OPERABLE WINDOW, BROWN POWDER COATED METAL FRAME

NORTH BUILDING ELEVATION

1/16" = 1'-0" 1/8" = 1'-0"



EAST BUILDING ELEVATION

1/16" = 1'-0"

EXTERIOR ELEVATION - KEY NOTES

- 01

BEIGE MATTE CEMENTITIOUS PANEL
- 02

BEIGE TEXTURED CEMENTITIOUS PANEL
- 03

BROWN POWDER COATED METAL FRAMES
- 04

BROWN POWDER COATED METAL SLATS
- 05

ENTRANCE CANOPY, BROWN POWDER COATED METAL

06

DOOR, COMMERCIAL GRADE SWING, BROWN POWDER COATED METAL

07

CLEAR GLASS GUARD - CLEAR GLAZING AND POWDER COATED BROWN TOP RAIL

08

CURTAIN WALL - BROWN POWDER COATED FRAME W/ VERTICAL SSG, CLEAR GLAZING

09

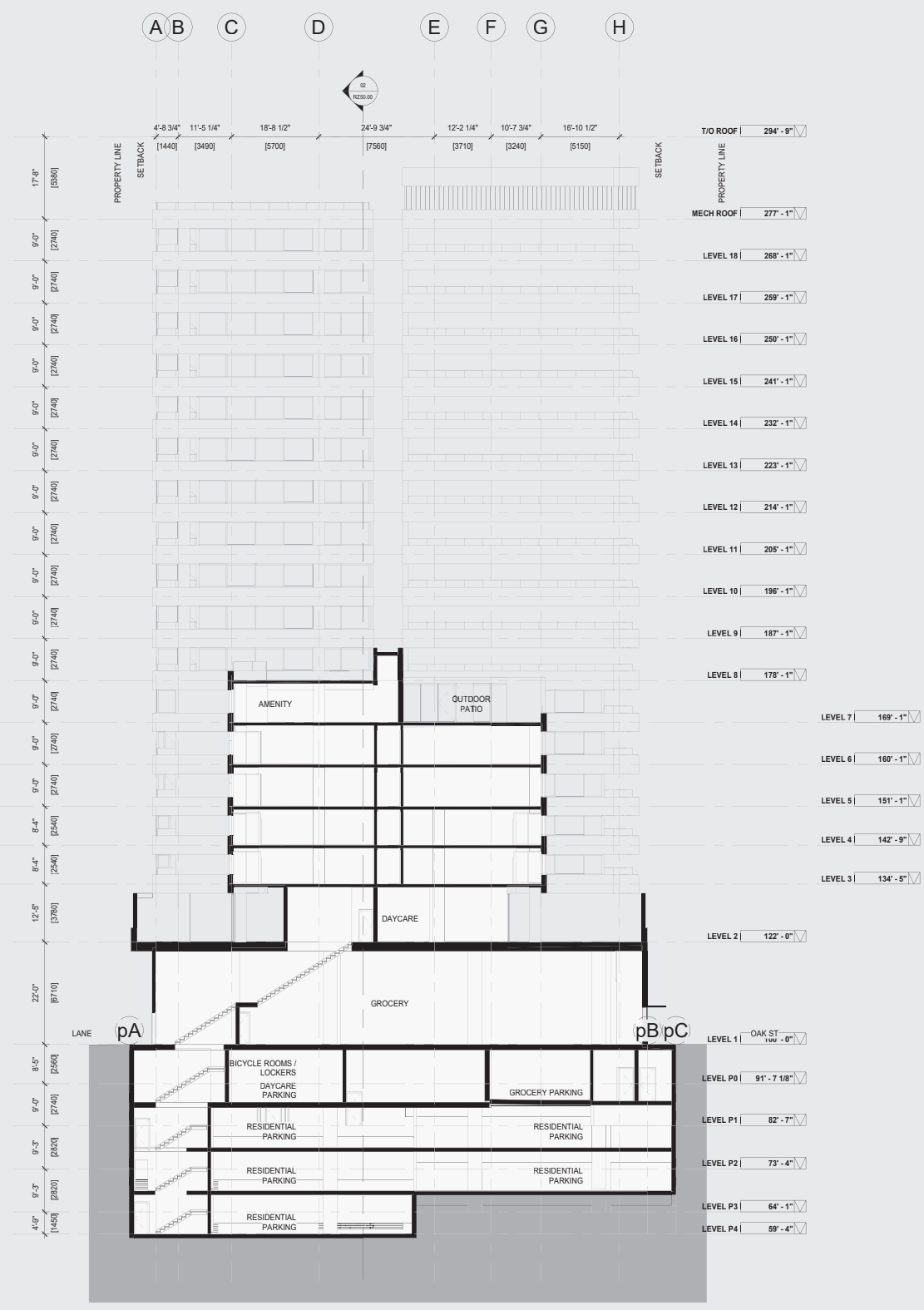
OPERABLE WINDOW, BROWN POWDER COATED METAL FRAME

SOUTH BUILDING ELEVATION

1/16" = 1'-0"

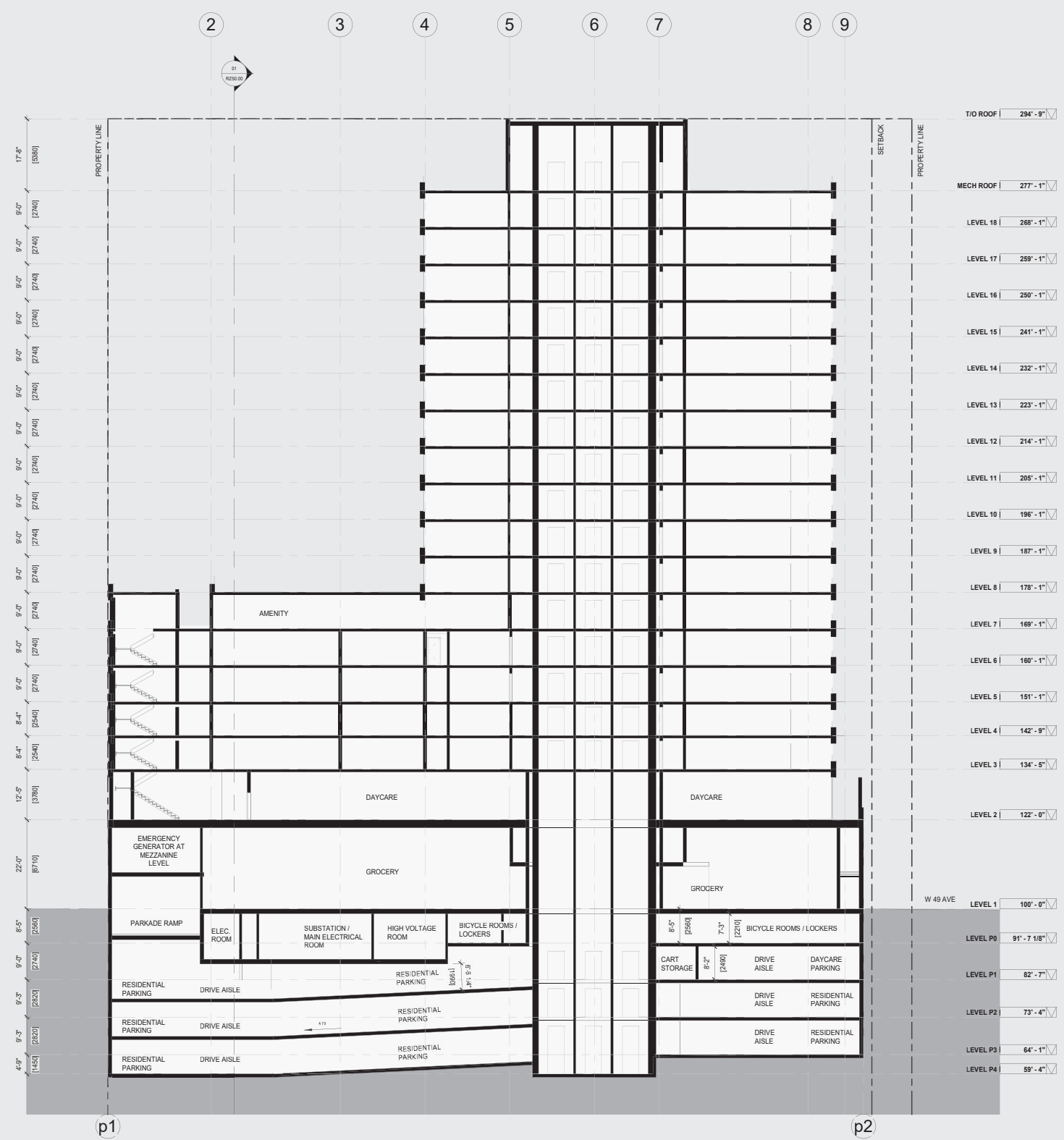
WEST BUILDING ELEVATION

1/16" = 1'-0"



EAST-WEST BUILDING SECTION

1/16" = 1'-0"

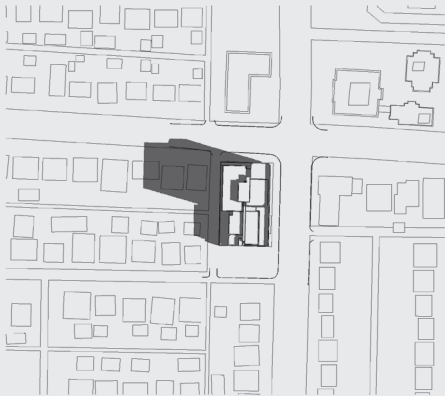


NORTH-SOUTH BUILDING SECTION

1/16" = 1'-0"

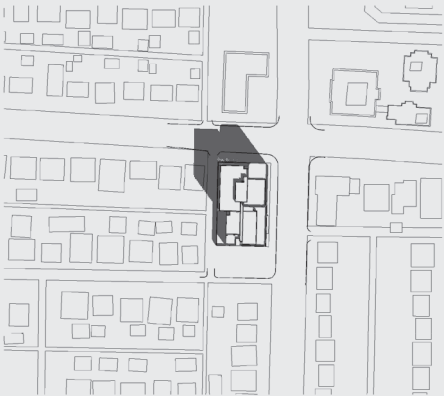
JUNE 21

10 AM



01 RZ60.00 | SHADOW STUDY- JUNE 21 @ 10am

12 PM



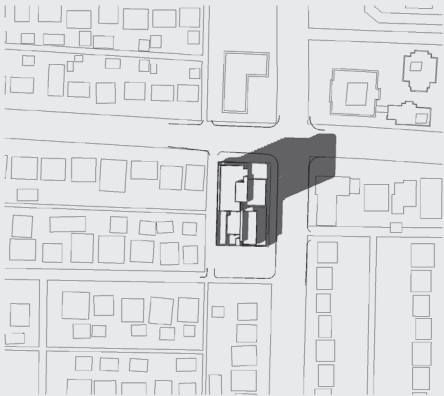
02 RZ60.00 | SHADOW STUDY- JUNE 21 @ 12pm

2 PM



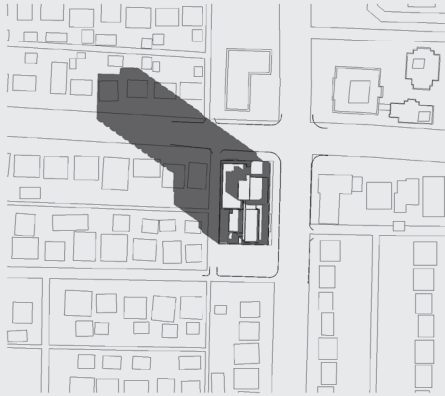
03 RZ60.00 | SHADOW STUDY- JUNE 21 @ 2pm

4 PM

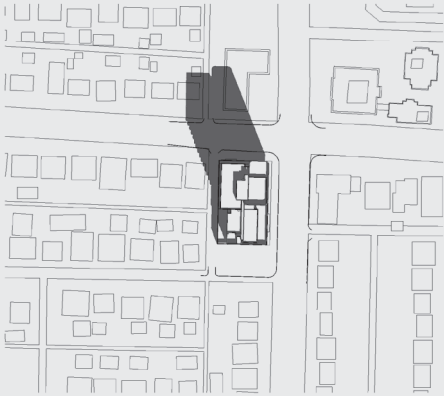


04 RZ60.00 | SHADOW STUDY- JUNE 21 @ 4pm

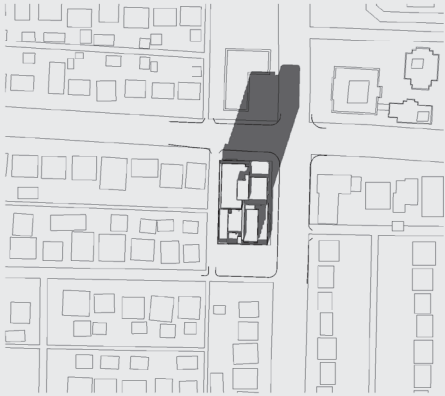
SEPT 21



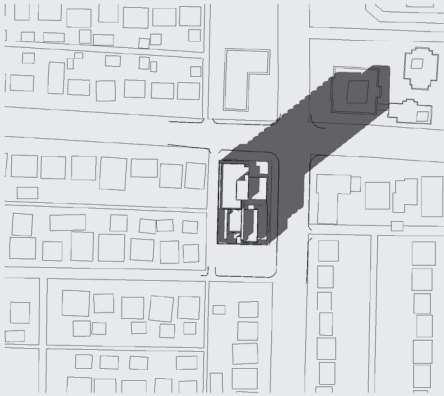
05 RZ60.00 | SHADOW STUDY- SEPTEMBER 22 @ 10am
1" = 200'-0"



06 RZ60.00 | SHADOW STUDY- SEPTEMBER 22 @ 12pm
1" = 200'-0"

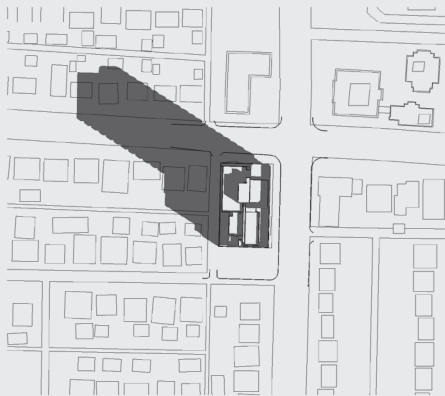


07 RZ60.00 | SHADOW STUDY- SEPTEMBER 22 @2pm
1" = 200'-0"

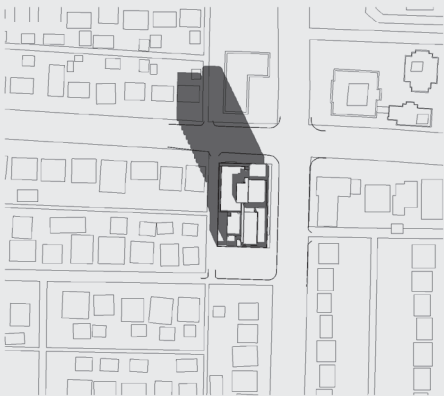


08 RZ60.00 | SHADOW STUDY- SEPTEMBER 22 @4pm
1" = 200'-0"

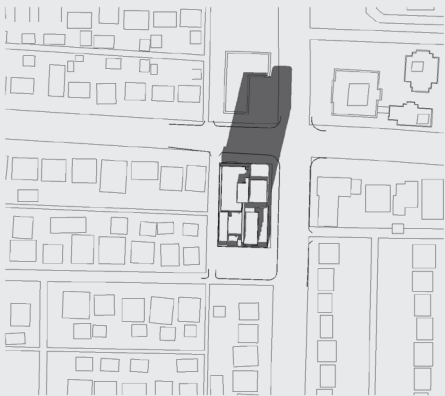
MARCH 21



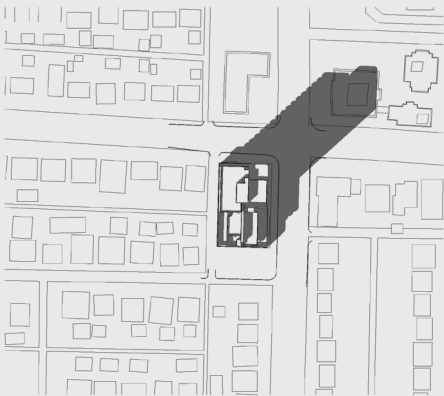
09 RZ60.00 | SHADOW STUDY- MARCH 21 @ 10am
1" = 200'-0"



10 RZ60.00 | SHADOW STUDY- MARCH 21 @ 12pm
1" = 200'-0"



11 RZ60.00 | SHADOW STUDY- MARCH 21 @ 2pm
1" = 200'-0"

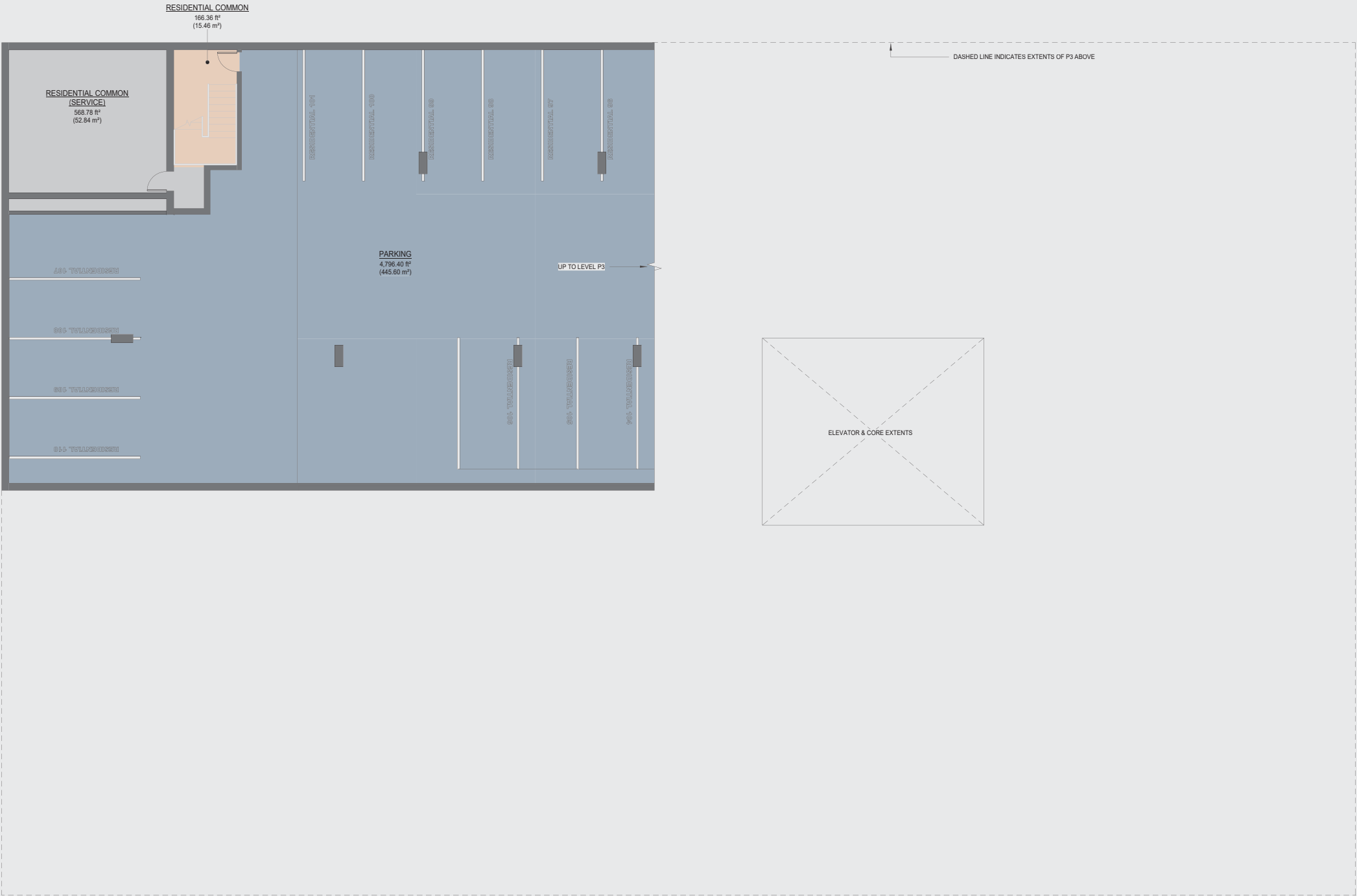


12 RZ60.00 | SHADOW STUDY- MARCH 21 @ 4pm
1" = 200'-0"

ALL SHADOWS TAKEN
AT THE TIME
INDICATED PDT/UTC-7



SHADOW STUDY



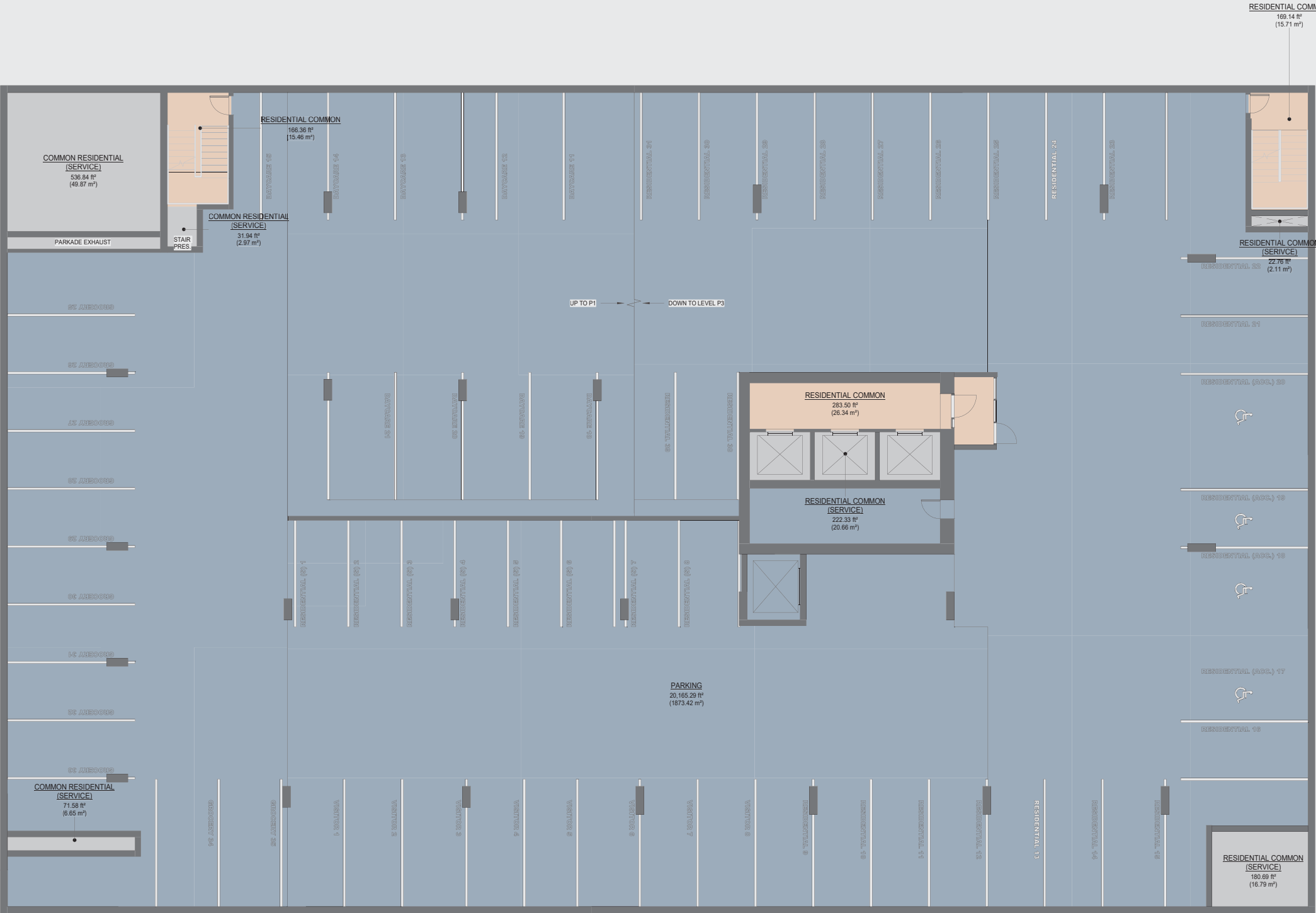
Area Legend

- PARKING
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)

AREA SCHEDULE P4		
Level	Area Type (MS)	Area
LEVEL P4	PARKING	4,796 SF
LEVEL P4	RESIDENTIAL COMMON	166 SF
LEVEL P4	RESIDENTIAL COMMON (SERVICE)	569 SF

BELOW GRADE AREA TOTALS PER FLOOR		
Level	Area	
LEVEL P4	5,532 SF	
LEVEL P3	21,850 SF	
LEVEL P2	21,850 SF	
LEVEL P1	19,540 SF	
LEVEL P0	14,140 SF	
TOTAL:	82,913 SF	





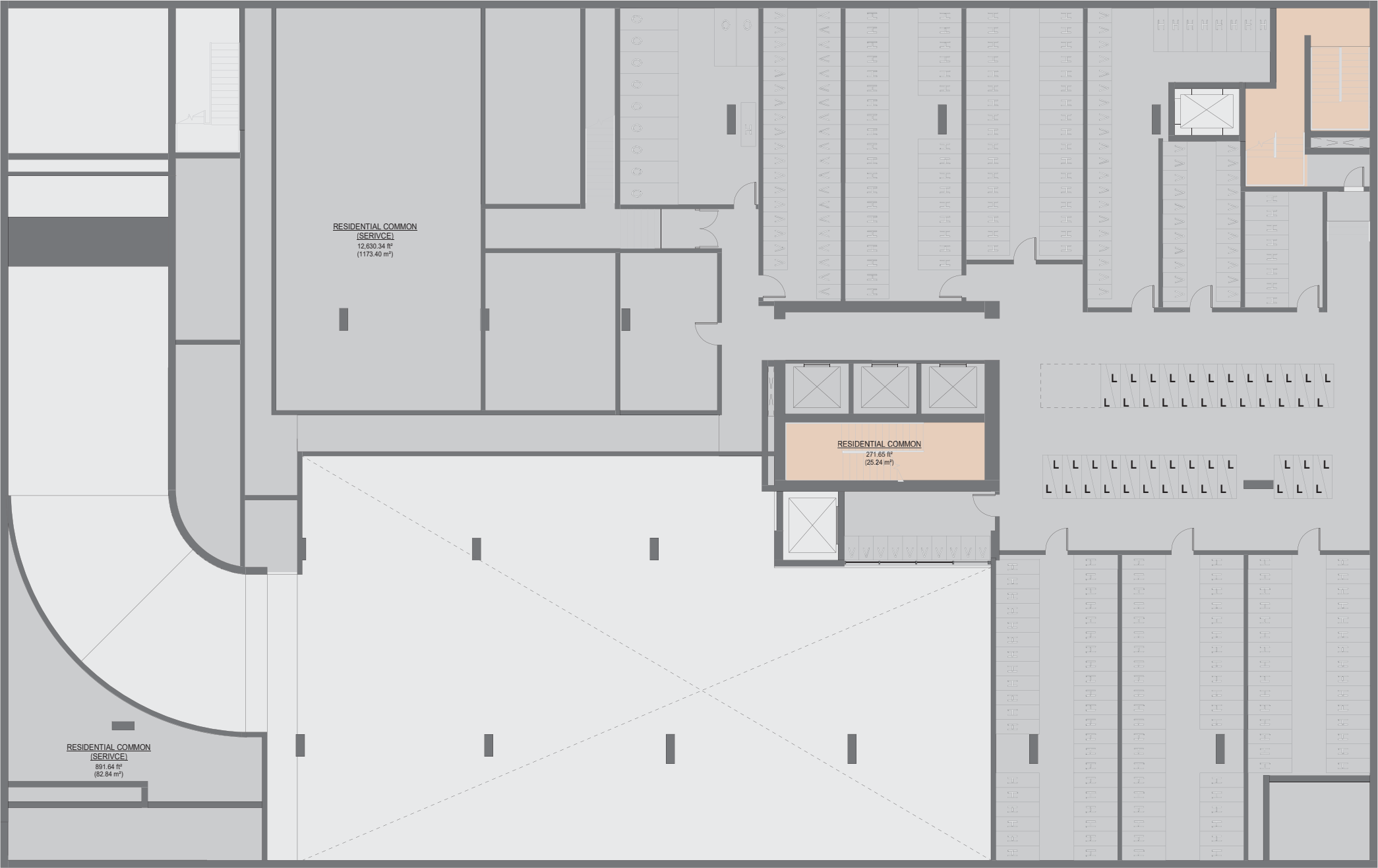
Area Legend

- PARKING
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)

AREA SCHEDULE P2		
Level	Area Type (MS)	Area
LEVEL P2	PARKING	20,165 SF
LEVEL P2	RESIDENTIAL COMMON	619 SF
LEVEL P2	RESIDENTIAL COMMON (SERVICE)	1,066 SF

BELOW GRADE AREA TOTALS PER FLOOR		
Level	Area	
LEVEL P4	5,532 SF	
LEVEL P3	21,850 SF	
LEVEL P2	21,850 SF	
LEVEL P1	19,540 SF	
LEVEL P0	14,140 SF	
TOTAL	82,913 SF	



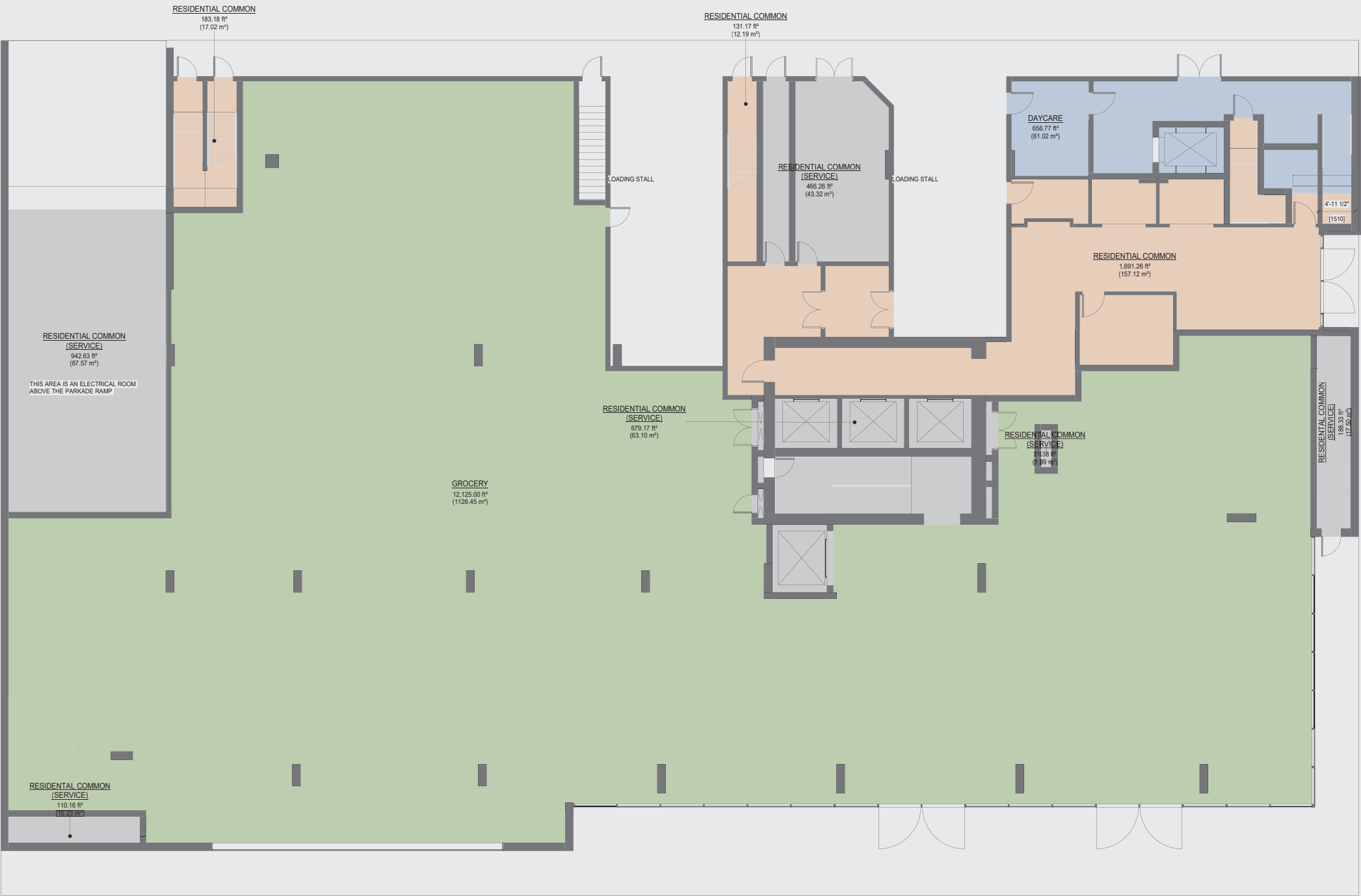


Area Legend

- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)

AREA SCHEDULE P0		
Level	Area Type (MS)	Area
LEVEL P0	RESIDENTIAL COMMON	616 SF
LEVEL P0	RESIDENTIAL COMMON (SERVICE)	13,522 SF

BELOW GRADE AREA TOTALS PER FLOOR		
Level	Area	
LEVEL P4	5,532 SF	
LEVEL P3	21,850 SF	
LEVEL P2	21,850 SF	
LEVEL P1	19,540 SF	
LEVEL P0	14,140 SF	
TOTAL:	82,913 SF	

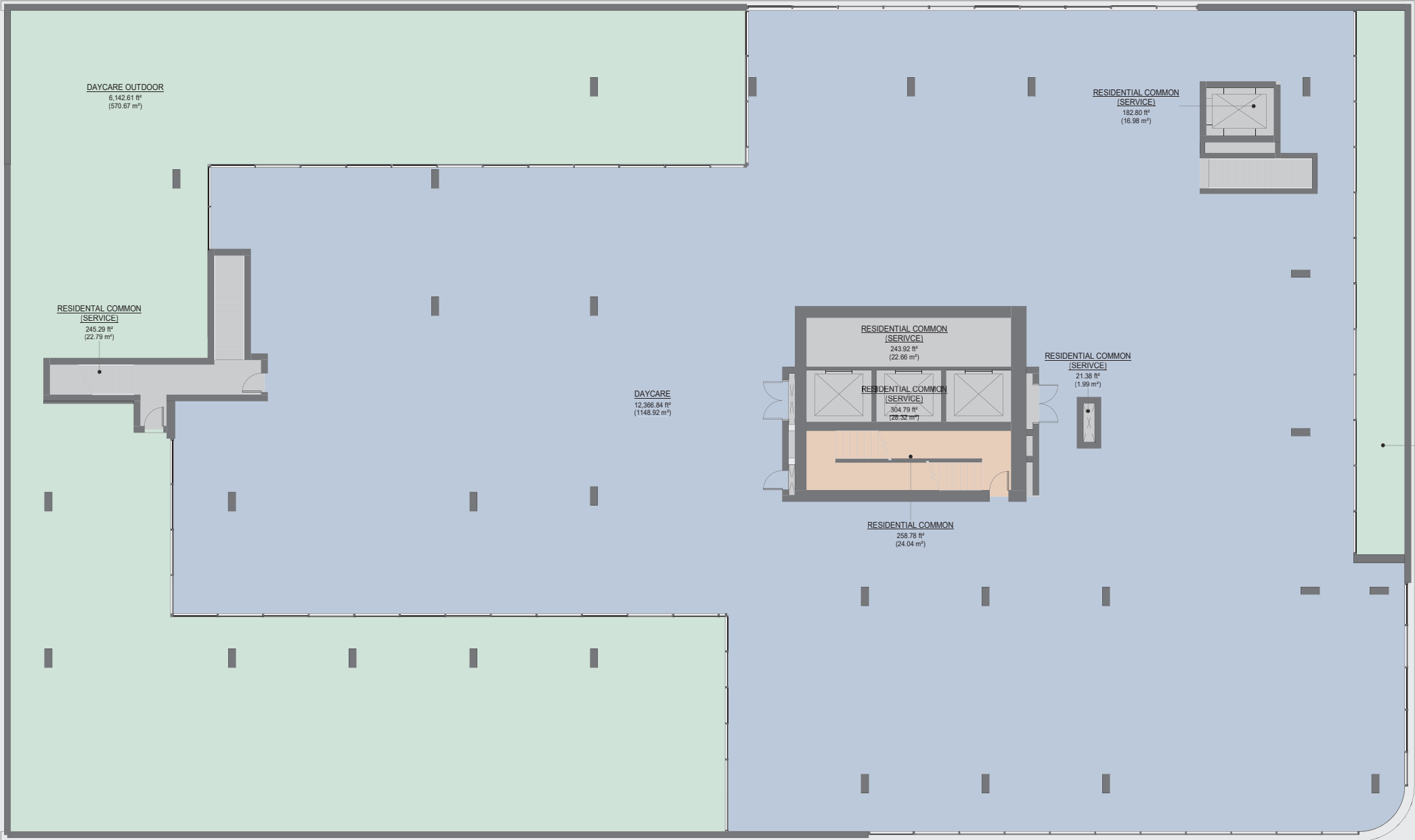


Area Legend

- DAYCARE
- GROCERY
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)

AREA SCHEDULE L1		
Level	Area Type (MS)	Area
LEVEL 1	DAYCARE	657 SF
LEVEL 1	GROCERY	12,125 SF
LEVEL 1	RESIDENTIAL COMMON	2,006 SF
LEVEL 1	RESIDENTIAL COMMON (SERVICE)	2,408 SF

ABOVE GRADE GFA TOTALS PER FLOOR		
Level	Area	
LEVEL 1	17,195 SF	
LEVEL 2	13,624 SF	
LEVEL 3	13,216 SF	
LEVEL 4	13,216 SF	
LEVEL 5	13,310 SF	
LEVEL 6	13,310 SF	
LEVEL 7	10,829 SF	
LEVEL 8	8,157 SF	
LEVEL 9	8,157 SF	
LEVEL 10	8,157 SF	
LEVEL 11	8,157 SF	
LEVEL 12	8,157 SF	
LEVEL 13	8,157 SF	
LEVEL 14	8,157 SF	
LEVEL 15	8,157 SF	
LEVEL 16	8,157 SF	
LEVEL 17	8,157 SF	
LEVEL 18	8,157 SF	
MECH ROOF	3,882 SF	
TOTAL:	188,314 SF	

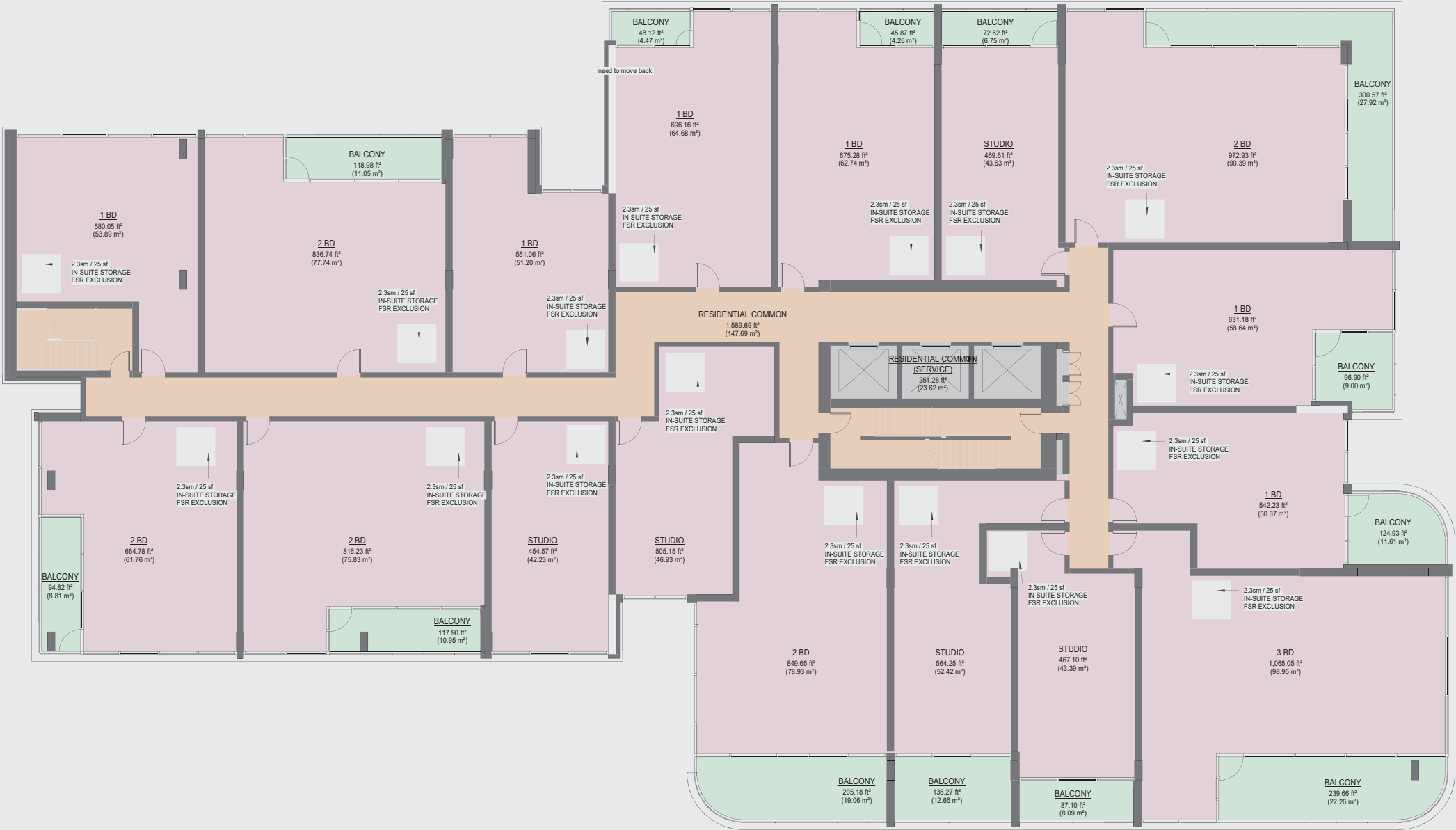


Area Legend

- DAYCARE
- DAYCARE OUTDOOR
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)

AREA SCHEDULE L2		
Level	Area Type (MS)	Area
LEVEL 2	DAYCARE	12,367 SF
LEVEL 2	DAYCARE OUTDOOR	6,668 SF
LEVEL 2	RESIDENTIAL COMMON	259 SF
LEVEL 2	RESIDENTIAL COMMON (SERVICE)	998 SF

ABOVE GRADE GFA TOTALS PER FLOOR		
Level	Area	
LEVEL 1	17,185 SF	
LEVEL 2	13,624 SF	
LEVEL 3	13,216 SF	
LEVEL 4	13,216 SF	
LEVEL 5	13,310 SF	
LEVEL 6	13,310 SF	
LEVEL 7	10,829 SF	
LEVEL 8	8,157 SF	
LEVEL 9	8,157 SF	
LEVEL 10	8,157 SF	
LEVEL 11	8,157 SF	
LEVEL 12	8,157 SF	
LEVEL 13	8,157 SF	
LEVEL 14	8,157 SF	
LEVEL 15	8,157 SF	
LEVEL 16	8,157 SF	
LEVEL 17	8,157 SF	
LEVEL 18	8,157 SF	
MECH ROOF	3,882 SF	
TOTAL:	188,314 SF	



Area Legend

- RESIDENTIAL BALCONY
- RESIDENTIAL BELOW MARKET RENTAL
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)

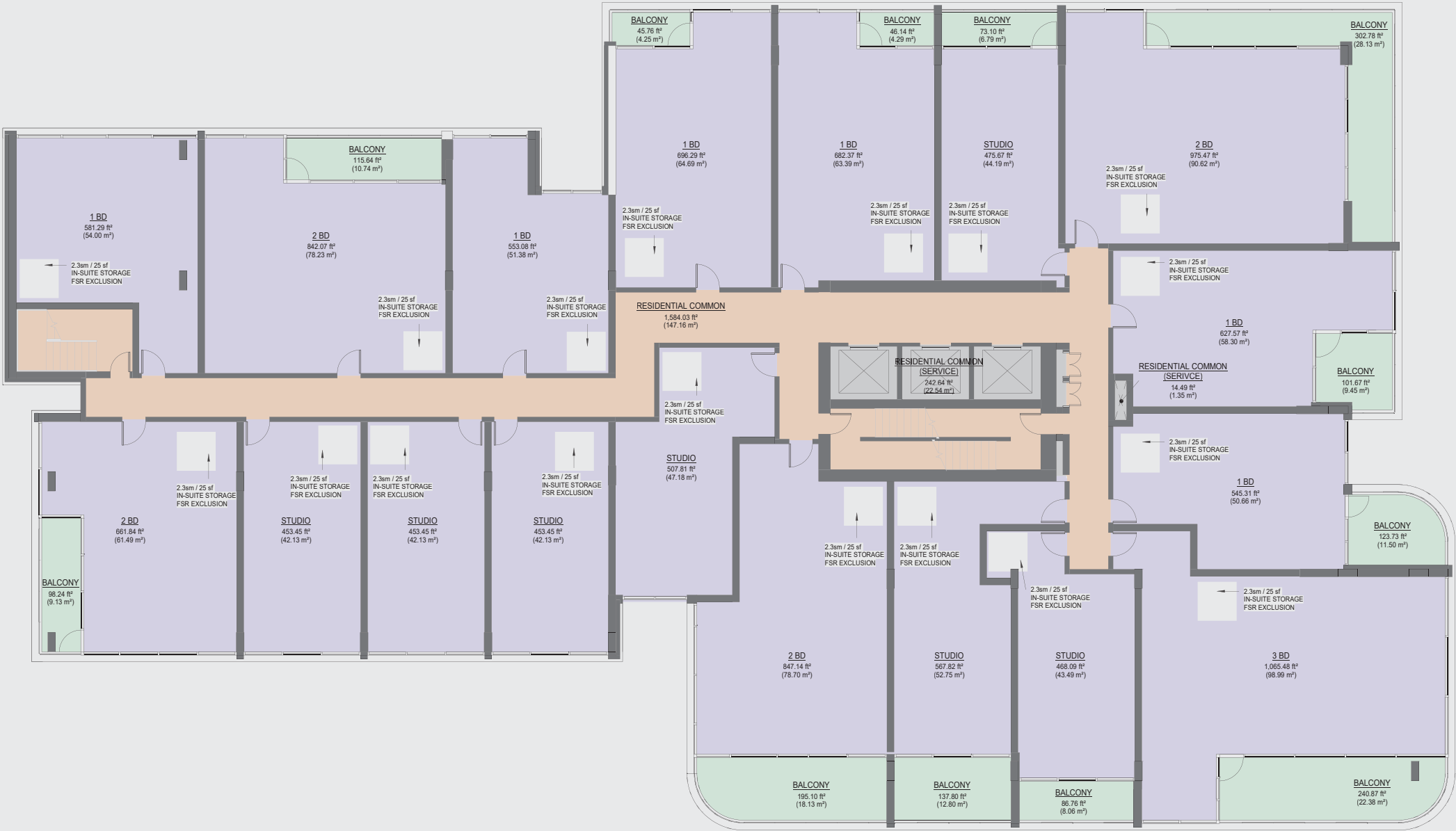
AREA SCHEDULE L3 + L4		
Level	Area Type (MS)	Area
LEVEL 3	RESIDENTIAL BALCONY	1,689 SF
LEVEL 3	RESIDENTIAL BELOW MARKET RENTAL	11,342 SF
LEVEL 3	RESIDENTIAL COMMON	1,590 SF
LEVEL 3	RESIDENTIAL COMMON (SERVICE)	285 SF
LEVEL 4	RESIDENTIAL BALCONY	1,689 SF
LEVEL 4	RESIDENTIAL BELOW MARKET RENTAL	11,342 SF
LEVEL 4	RESIDENTIAL COMMON	1,590 SF
LEVEL 4	RESIDENTIAL COMMON (SERVICE)	285 SF

NOTE: RESIDENTIAL BALCONY AREAS NOT INCLUDED IN GFA, AS THEY ARE UNDER 8% FLOOR AREA

ABOVE GRADE GFA TOTALS PER FLOOR		
Level	Area	
LEVEL 1	17,195 SF	
LEVEL 2	13,624 SF	
LEVEL 3	13,216 SF	
LEVEL 4	13,216 SF	
LEVEL 5	13,310 SF	
LEVEL 6	13,310 SF	
LEVEL 7	10,829 SF	
LEVEL 8	8,157 SF	
LEVEL 9	8,157 SF	
LEVEL 10	8,157 SF	
LEVEL 11	8,157 SF	
LEVEL 12	8,157 SF	
LEVEL 13	8,157 SF	
LEVEL 14	8,157 SF	
LEVEL 15	8,157 SF	
LEVEL 16	8,157 SF	
LEVEL 17	8,157 SF	
LEVEL 18	8,157 SF	
MECH ROOF	3,882 SF	
TOTAL:	188,314 SF	

FSR OVERLAY LEVEL 3-4

1/16" = 1'-0"



Area Legend

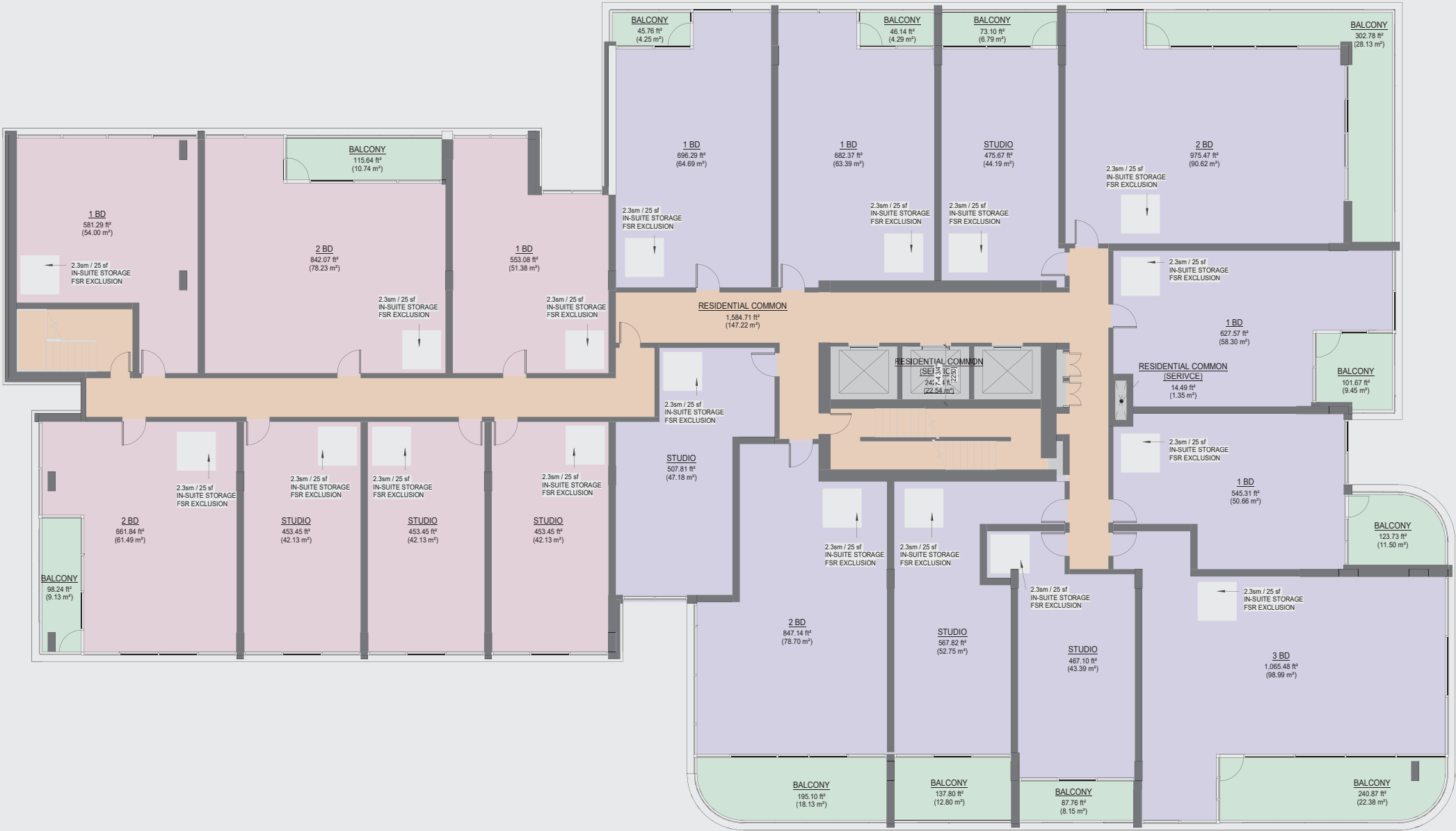
- RESIDENTIAL BALCONY
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)
- RESIDENTIAL MARKET RENTAL

AREA SCHEDULE L5		
Level	Area Type (MS)	Area
LEVEL 5	RESIDENTIAL BALCONY	1,568 SF
LEVEL 5	RESIDENTIAL COMMON	1,584 SF
LEVEL 5	RESIDENTIAL COMMON (SERVICE)	268 SF
LEVEL 5	RESIDENTIAL MARKET RENTAL	11,458 SF

ABOVE GRADE GFA TOTALS PER FLOOR		
Level	Area	
LEVEL 1	17,195 SF	
LEVEL 2	13,624 SF	
LEVEL 3	13,216 SF	
LEVEL 4	13,216 SF	
LEVEL 5	13,310 SF	
LEVEL 6	13,310 SF	
LEVEL 7	10,829 SF	
LEVEL 8	8,157 SF	
LEVEL 9	8,157 SF	
LEVEL 10	8,157 SF	
LEVEL 11	8,157 SF	
LEVEL 12	8,157 SF	
LEVEL 13	8,157 SF	
LEVEL 14	8,157 SF	
LEVEL 15	8,157 SF	
LEVEL 16	8,157 SF	
LEVEL 17	8,157 SF	
LEVEL 18	8,157 SF	
MECH ROOF	3,882 SF	
TOTAL:	188,314 SF	

FSR OVERLAY LEVEL 5

1/16" = 1'-0"



Area Legend

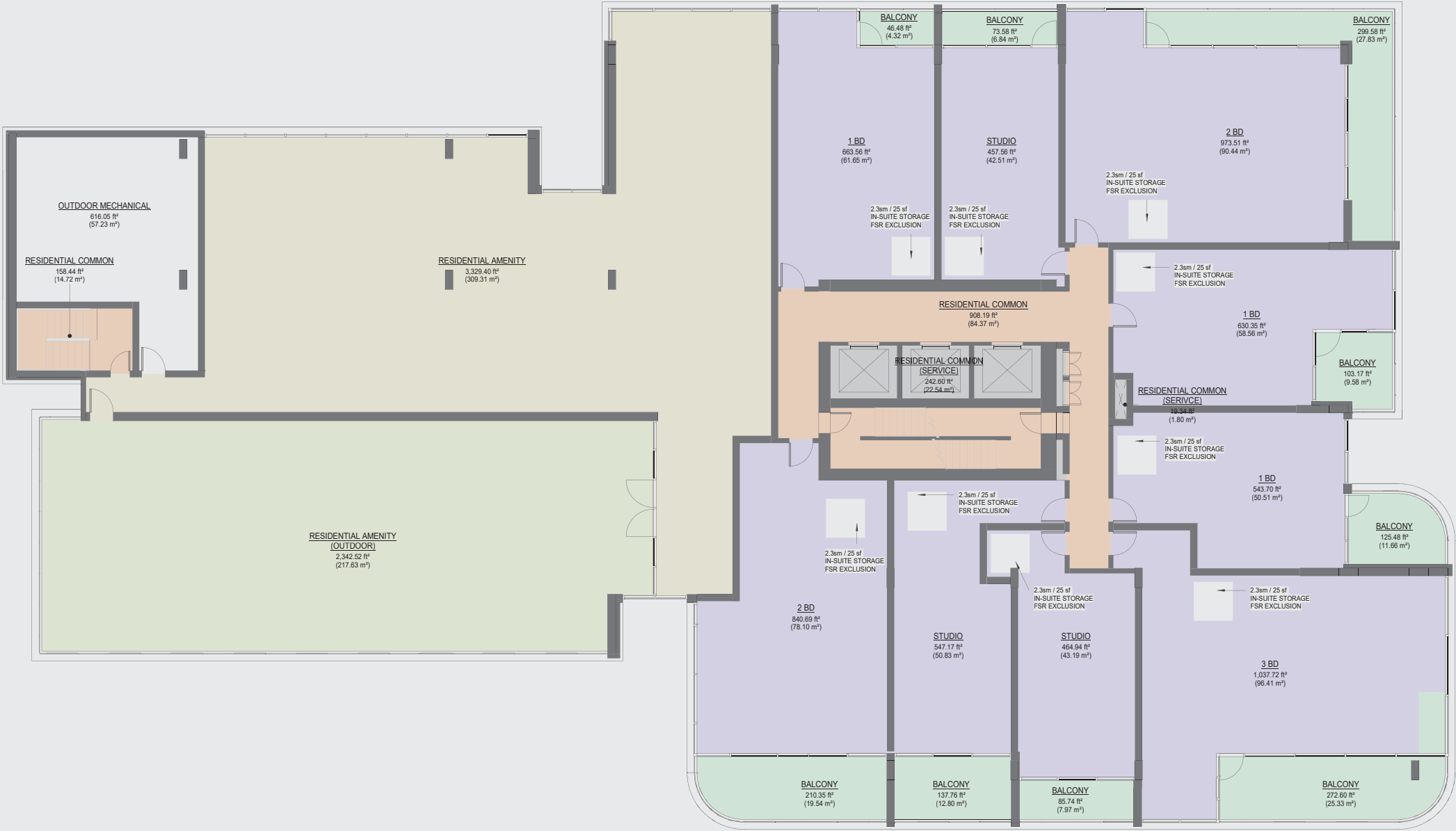
- RESIDENTIAL BALCONY
- RESIDENTIAL BELOW MARKET RENTAL
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)
- RESIDENTIAL MARKET RENTAL

AREA SCHEDULE L6		
Level	Area Type (MS)	Area
LEVEL 6	RESIDENTIAL BALCONY	1,569 SF
LEVEL 6	RESIDENTIAL BELOW MARKET RENTAL	3,999 SF
LEVEL 6	RESIDENTIAL COMMON	1,585 SF
LEVEL 6	RESIDENTIAL COMMON (SERVICE)	289 SF
LEVEL 6	RESIDENTIAL MARKET RENTAL	7,458 SF

ABOVE GRADE GFA TOTALS PER FLOOR		
Level	Area	
LEVEL 1	17,195 SF	
LEVEL 2	13,624 SF	
LEVEL 3	13,216 SF	
LEVEL 4	13,216 SF	
LEVEL 5	13,310 SF	
LEVEL 6	13,310 SF	
LEVEL 7	10,829 SF	
LEVEL 8	8,157 SF	
LEVEL 9	8,157 SF	
LEVEL 10	8,157 SF	
LEVEL 11	8,157 SF	
LEVEL 12	8,157 SF	
LEVEL 13	8,157 SF	
LEVEL 14	8,157 SF	
LEVEL 15	8,157 SF	
LEVEL 16	8,157 SF	
LEVEL 17	8,157 SF	
LEVEL 18	8,157 SF	
MECH ROOF	3,882 SF	
TOTAL:	188,314 SF	

FSR OVERLAY LEVEL 6

1/16" = 1'-0"

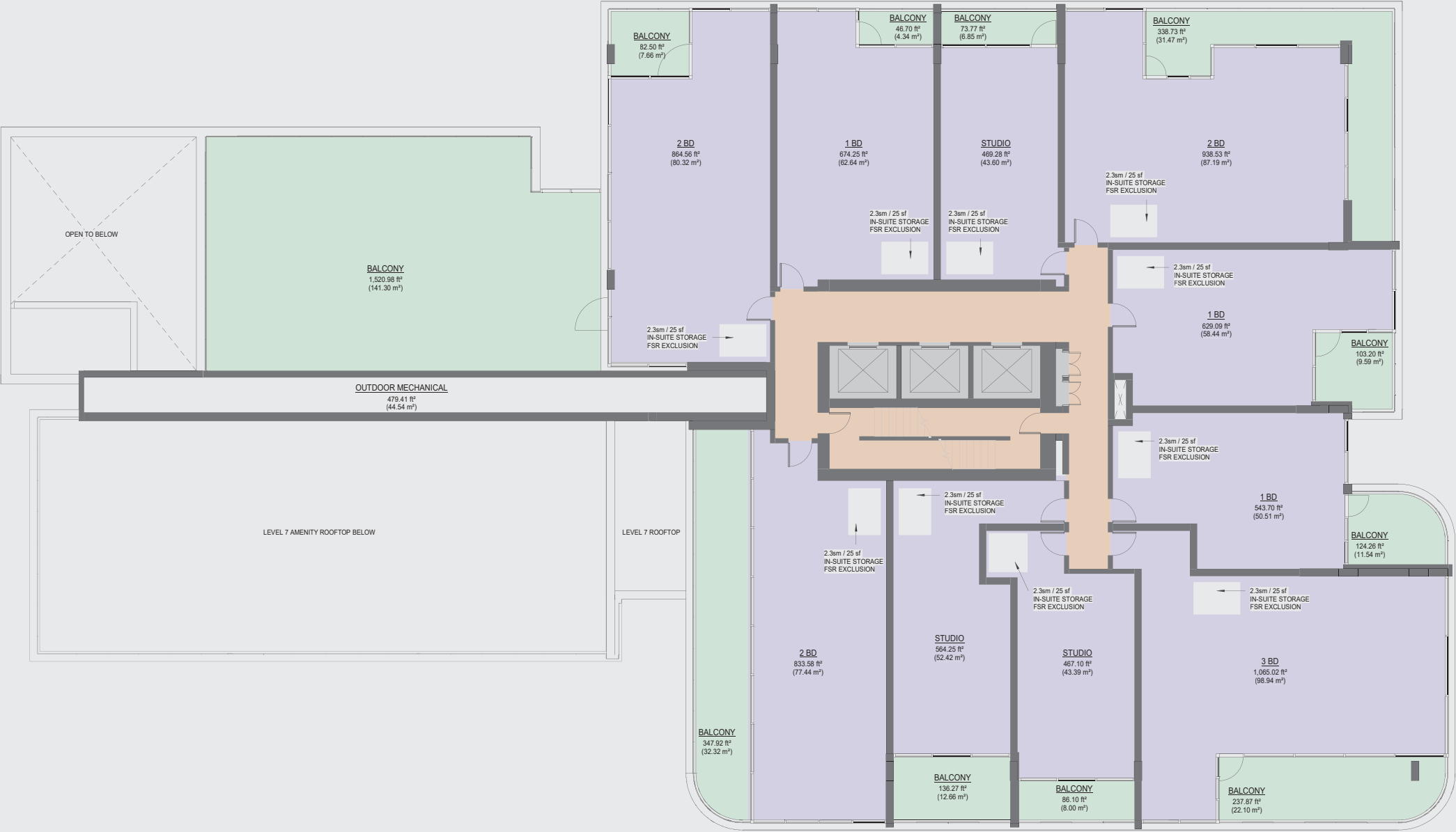


Area Legend

- OUTDOOR MECHANICAL
- RESIDENTIAL BALCONY
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)
- RESIDENTIAL INDOOR AMENITY
- RESIDENTIAL MARKET RENTAL
- RESIDENTIAL OUTDOOR AMENITY

AREA SCHEDULE L7		
Level	Area Type (MS)	Area
LEVEL 7	OUTDOOR MECHANICAL	616 SF
LEVEL 7	RESIDENTIAL BALCONY	1,355 SF
LEVEL 7	RESIDENTIAL COMMON	1,067 SF
LEVEL 7	RESIDENTIAL COMMON (SERVICE)	274 SF
LEVEL 7	RESIDENTIAL INDOOR AMENITY	3,329 SF
LEVEL 7	RESIDENTIAL MARKET RENTAL	8,159 SF
LEVEL 7	RESIDENTIAL OUTDOOR AMENITY	2,343 SF

ABOVE GRADE GFA TOTALS PER FLOOR		
Level	Area	
LEVEL 1	17,195 SF	
LEVEL 2	13,624 SF	
LEVEL 3	13,216 SF	
LEVEL 4	13,216 SF	
LEVEL 5	13,310 SF	
LEVEL 6	13,310 SF	
LEVEL 7	10,829 SF	
LEVEL 8	8,157 SF	
LEVEL 9	8,157 SF	
LEVEL 10	8,157 SF	
LEVEL 11	8,157 SF	
LEVEL 12	8,157 SF	
LEVEL 13	8,157 SF	
LEVEL 14	8,157 SF	
LEVEL 15	8,157 SF	
LEVEL 16	8,157 SF	
LEVEL 17	8,157 SF	
LEVEL 18	8,157 SF	
MECH ROOF	3,882 SF	
TOTAL:	188,314 SF	



Area Legend

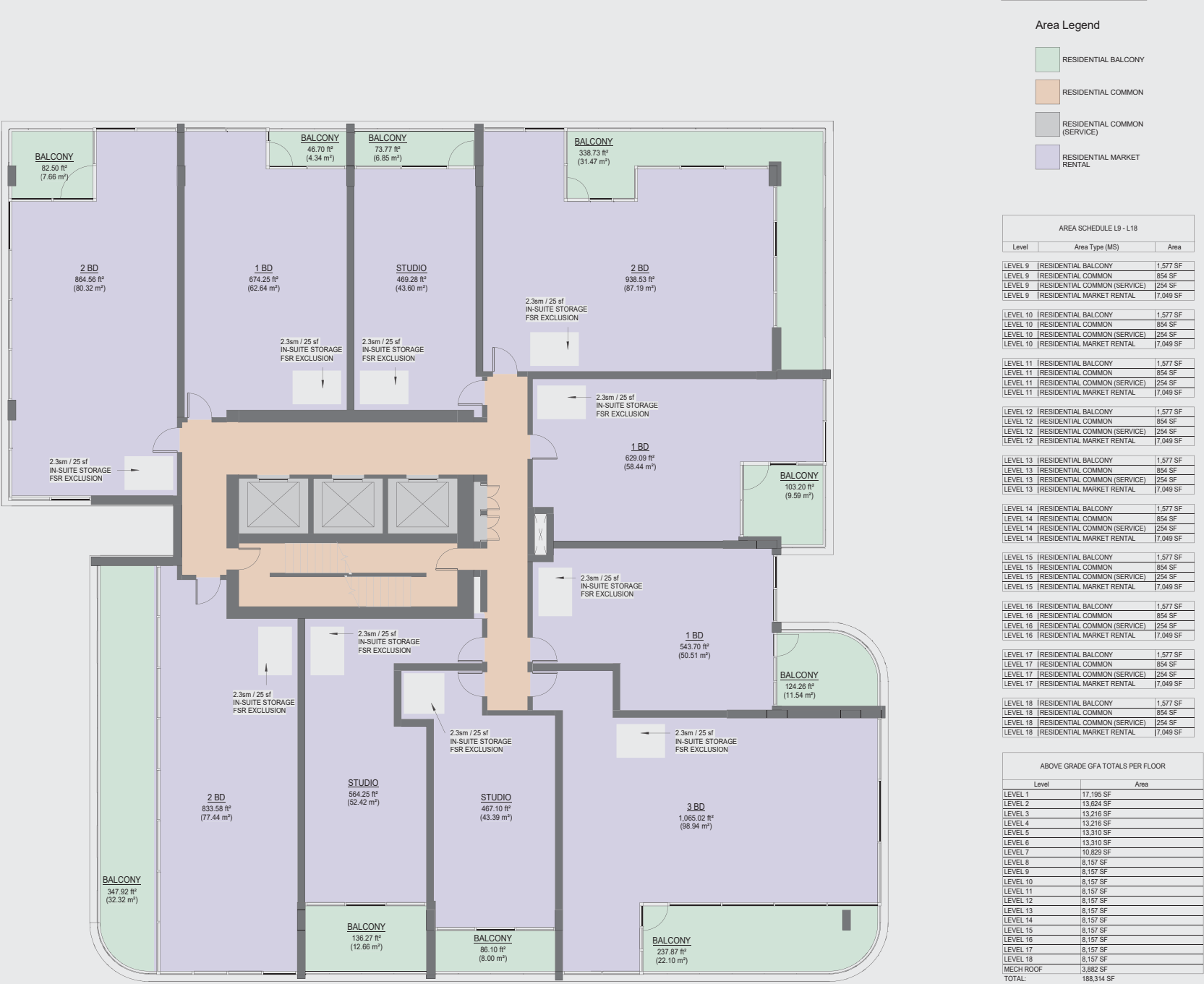
- OUTDOOR MECHANICAL
- RESIDENTIAL BALCONY
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)
- RESIDENTIAL MARKET RENTAL

AREA SCHEDULE L8		
Level	Area Type (MS)	Area
LEVEL 8	OUTDOOR MECHANICAL	479 SF
LEVEL 8	RESIDENTIAL BALCONY	3,098 SF
LEVEL 8	RESIDENTIAL COMMON	854 SF
LEVEL 8	RESIDENTIAL COMMON (SERVICE)	254 SF
LEVEL 8	RESIDENTIAL MARKET RENTAL	17,049 SF

ABOVE GRADE GFA TOTALS PER FLOOR	
Level	Area
LEVEL 1	17,195 SF
LEVEL 2	13,624 SF
LEVEL 3	13,216 SF
LEVEL 4	13,216 SF
LEVEL 5	13,310 SF
LEVEL 6	13,310 SF
LEVEL 7	10,829 SF
LEVEL 8	8,157 SF
LEVEL 9	8,157 SF
LEVEL 10	8,157 SF
LEVEL 11	8,157 SF
LEVEL 12	8,157 SF
LEVEL 13	8,157 SF
LEVEL 14	8,157 SF
LEVEL 15	8,157 SF
LEVEL 16	8,157 SF
LEVEL 17	8,157 SF
LEVEL 18	3,892 SF
MECH ROOF	
TOTAL	188,314 SF

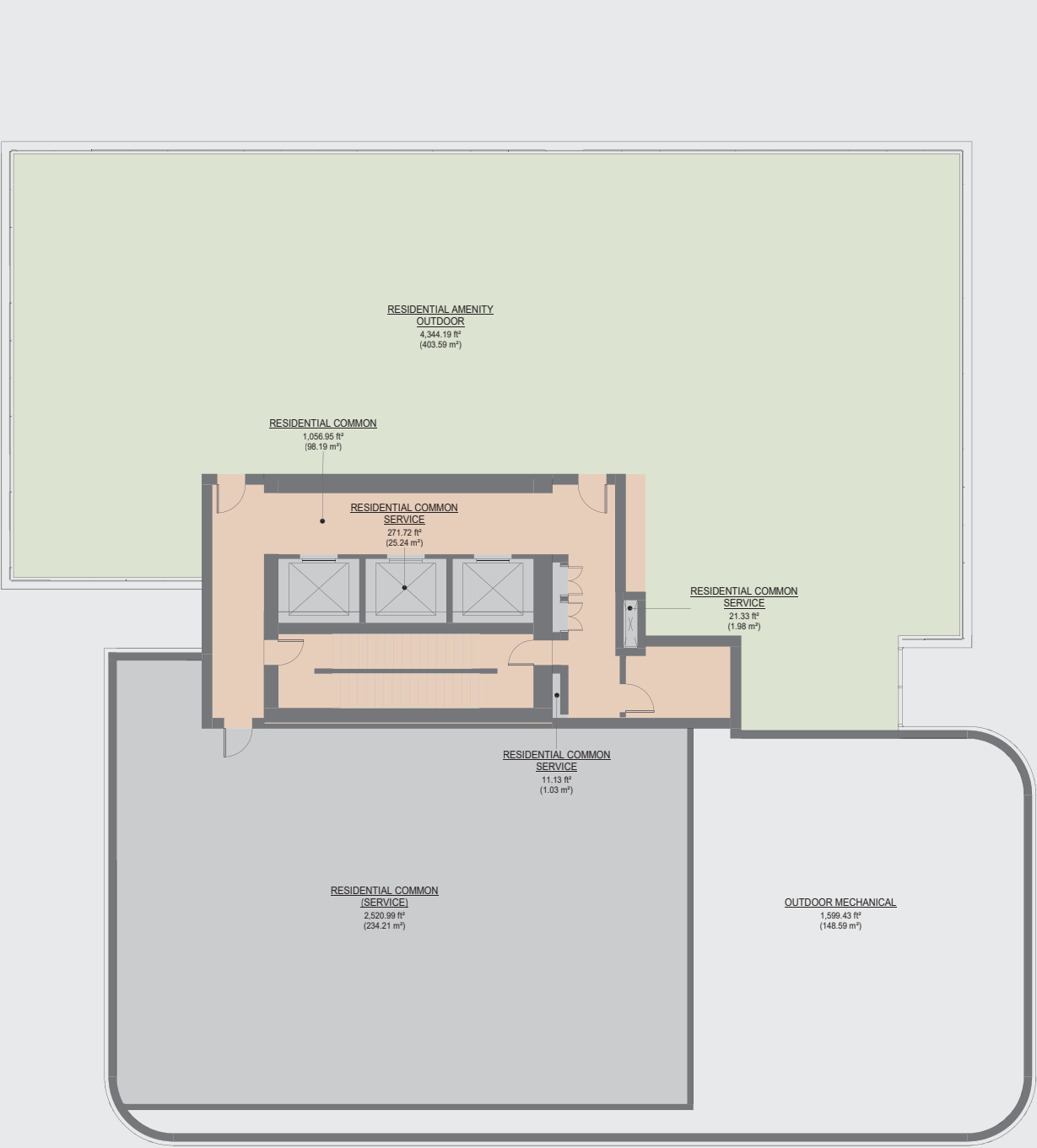
FSR OVERLAY LEVEL 8

1/16" = 1'-0"



FSR OVERLAY LEVEL 9-18

1/16" = 1'-0"



Area Legend

- OUTDOOR MECHANICAL
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON (SERVICE)
- RESIDENTIAL OUTDOOR AMENITY

AREA SCHEDULE L19		
Level	Area Type (MS)	Area
T/O ROOF	RESIDENTIAL BALCONY	418 SF
T/O ROOF	RESIDENTIAL COMMON	889 SF
T/O ROOF	RESIDENTIAL COMMON (SERVICE)	255 SF
T/O ROOF	RESIDENTIAL OUTDOOR AMENITY	1,826 SF

ABOVE GRADE GFA TOTALS PER FLOOR		
Level	Area	
LEVEL 1	17,195 SF	
LEVEL 2	13,624 SF	
LEVEL 3	13,216 SF	
LEVEL 4	13,216 SF	
LEVEL 5	13,310 SF	
LEVEL 6	13,310 SF	
LEVEL 7	10,929 SF	
LEVEL 8	8,157 SF	
LEVEL 9	8,157 SF	
LEVEL 10	8,157 SF	
LEVEL 11	8,157 SF	
LEVEL 12	8,157 SF	
LEVEL 13	8,157 SF	
LEVEL 14	8,157 SF	
LEVEL 15	8,157 SF	
LEVEL 16	8,157 SF	
LEVEL 17	8,157 SF	
LEVEL 18	8,157 SF	
MECH ROOF	3,882 SF	
TOTAL:	188,314 SF	

06/

LANDSCAPE

DRAWINGS

VISION

The landscape design takes inspiration from its urban context on western the edge of the Oakridge neighbourhood - represented by a mix of people across all ages and cultural backgrounds. The principles of identity, urban nature and community inform the landscape concept - providing a framework for design of meaningful places for renters, businesses and families to thrive.



IDENTITY

TRADITIONAL <--> MODERN
ALL AGES AND CULTURES
PACIFIC NORTHWEST



COMMUNITY

CONTEMPORARY LIFESTYLE
FROM PLAY TO MEDITATIVE
COMMERCIAL <--> RENTAL <---> CHILDCARE



URBAN NATURE

SANCTUARY IN THE CITY
RESILIENT & SUSTAINABLE
NATURAL FORMS



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604 681 3303 / www.connectla.ca

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KEYPLAN

SEAL

2	ISSUED FOR REZONING	2025-08-15
1	ISSUED FOR REZONING	2024-08-28
ISSUE		

ELEVATE - OAK & 49TH
6525 & 6575 Oak Street
Vancouver, British Columbia

Scale:	NTS
Drawn:	OM
Reviewed:	OM
Project No.	24-137

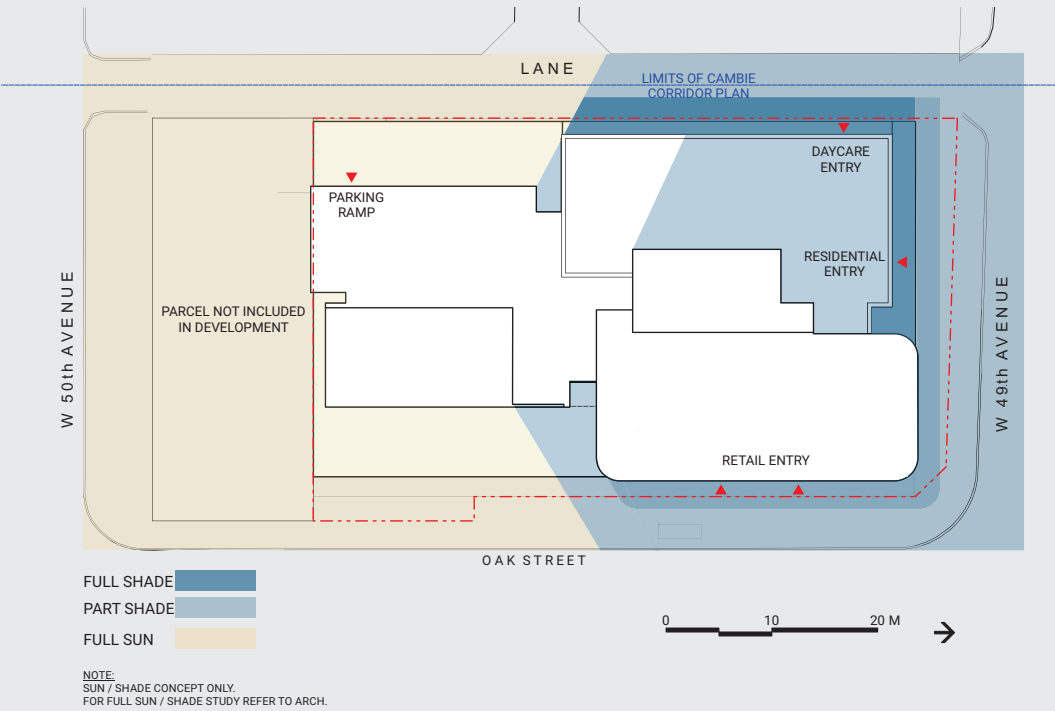
INSPIRATION AND PRINCIPLES

L0.01

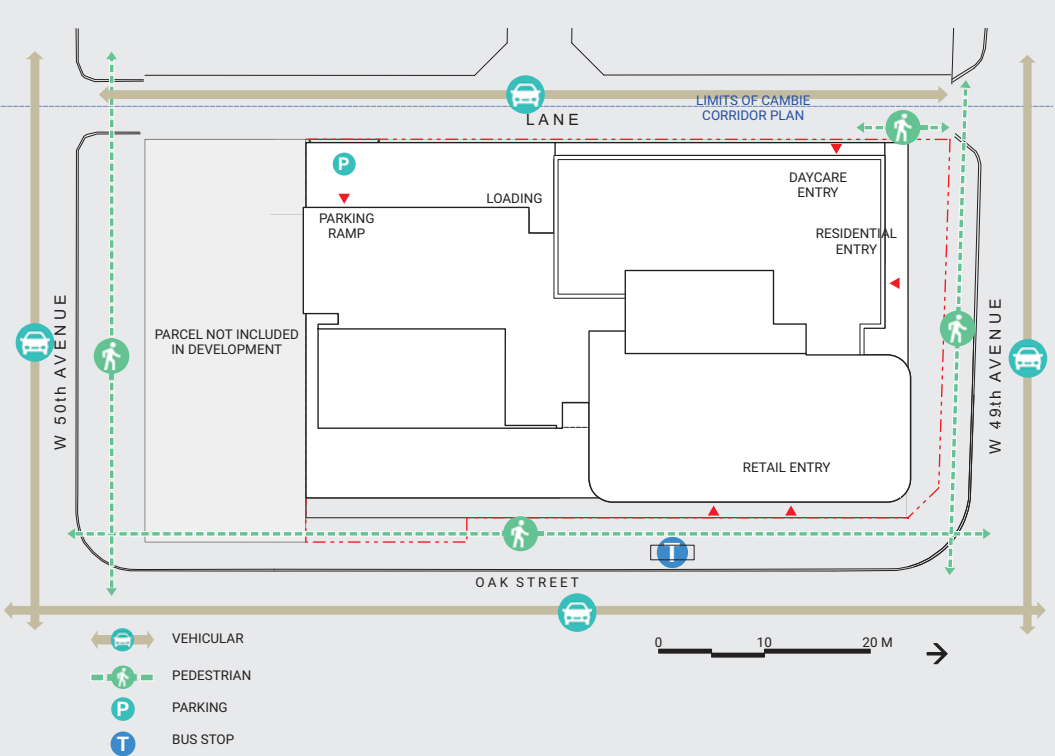
CONTEXT



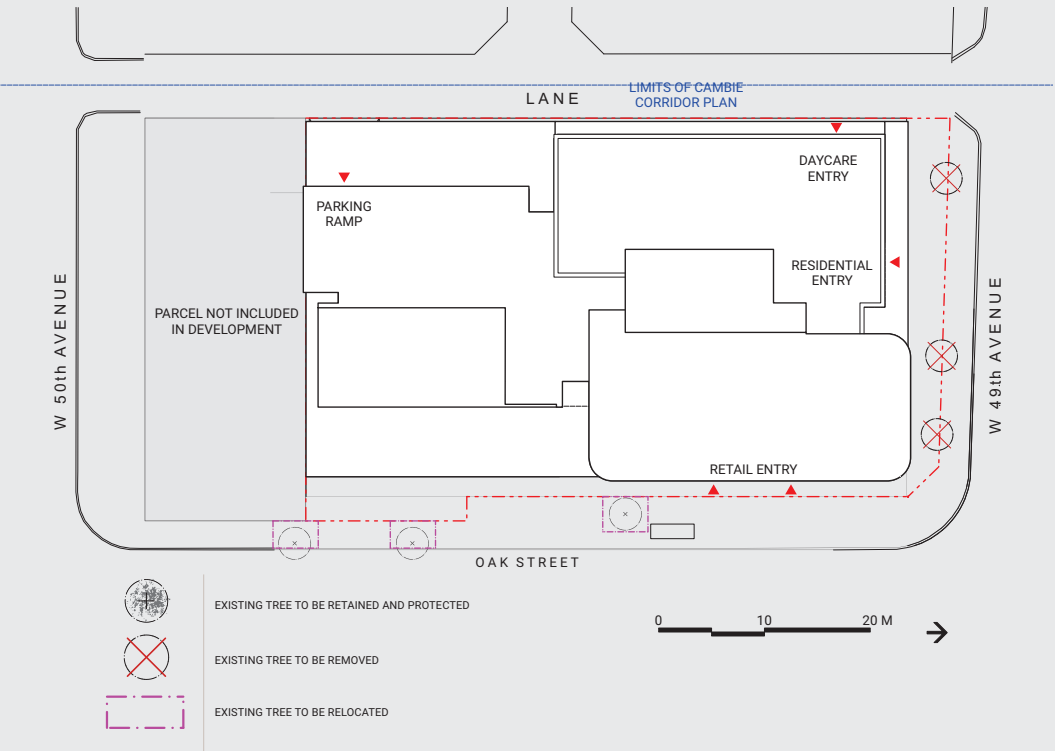
SUN / SHADE



CIRCULATION



TREE PROTECTION



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KEYPLAN

SEAL

2	ISSUED FOR REZONING	2025-08-15
1	ISSUED FOR REZONING	2024-08-28
ISSUE		

ELEVATE - OAK & 49TH
6525 & 6575 Oak Street
Vancouver, British Columbia

Scale:	AS SHOWN
Drawn:	OM
Reviewed:	OM
Project No.	24-137

DIAGRAMS

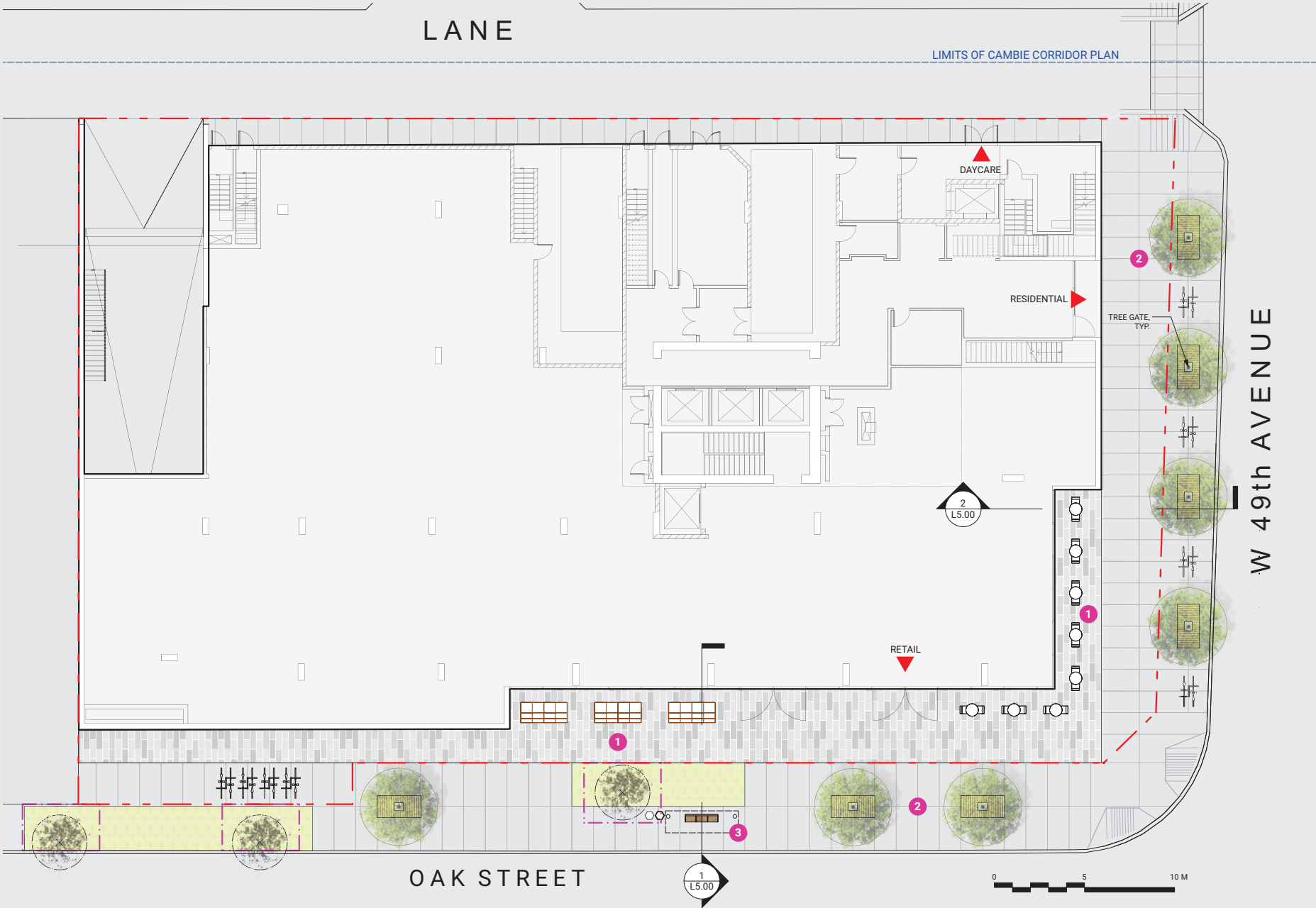
L0.02

PROGRAM LEGEND

- 1. ACIVITY ZONE
- 2. STREETScape
- 3. BUS STOP

MATERIALS LEGEND (GROUND LEVEL)

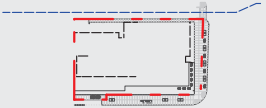
KEY	DESCRIPTION
HARDSCAPE	
	CIP CONCRETE PAVING
SOFTSCAPE	
	SOD LAWN
	EXISTING TREE TO RETAIN REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLANS
	PROPOSED TREE REFER TO PLANT LIST / PLANTING PLANS
FURNISHING	
	BIKE RACK QTY: 8 (16 SPACES)
	TABLES & CHAIRS (BY THE OWNERS)
	TREE GRATE
	OUTDOOR RETAIL DISPLAY (BY THE OWNERS)



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KEYPLAN

SEAL

2	ISSUED FOR REZONING	2025-08-15
1	ISSUED FOR REZONING	2024-08-28

ISSUE

ELEVATE - OAK & 49TH
6525 & 6575 Oak Street
Vancouver, British Columbia

Scale:	1:125
Drawn:	OM
Reviewed:	OM
Project No.	24-137

**MATERIALS PLAN -
GROUND LEVEL**

→ **L1.00**



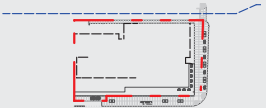
ANIMATE STREETSCAPE



ACTIVITY



OUTDOOR MARKET



2	ISSUED FOR REZONING	2025-08-15
1	ISSUED FOR REZONING	2024-08-28
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Project No.	24-137

MATERIALS PLAN - LEVEL 2 (DAYCARE)

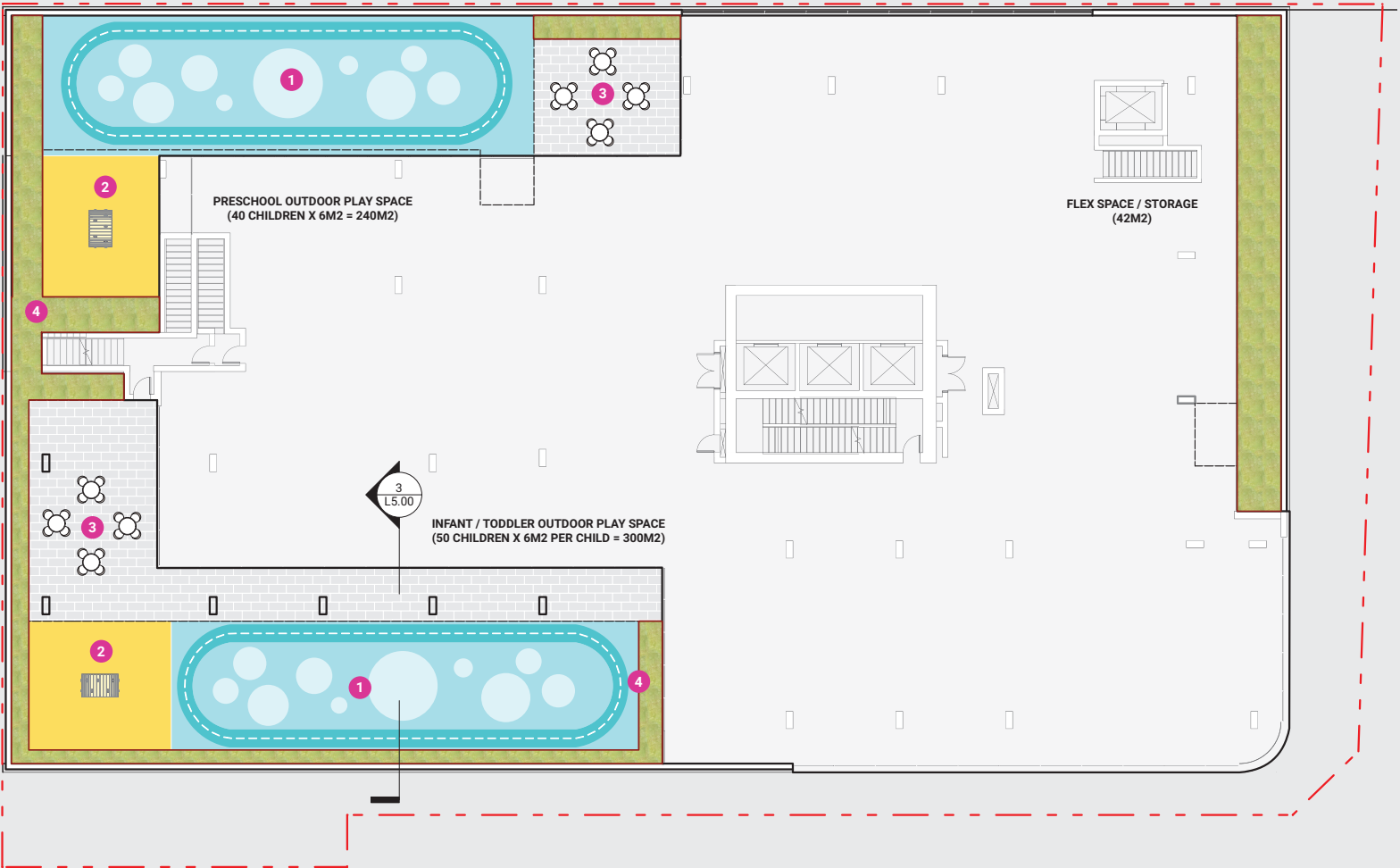
→ **L1.01**

PROGRAM LEGEND

- 1. ACTIVE ZONE / TRIKE PATH
- 2. CREATIVE ZONE
- 3. COVERED SOCIAL SPACE
- 4. LOW PLANTING

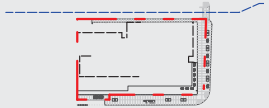
MATERIALS LEGEND (LVL 2)

KEY	DESCRIPTION
HARDSCAPE	
	PORCELAIN PAVER
	POURED-IN-PLACE RUBBER PLAYFALL SURFACE
SOFTSCAPE	
	PLANTING AREA
FURNISHING	
	PLAY STRUCTURE
	TABLES & CHAIRS



NOTE: DESIGN INTENTION FOR REFERENCE. FINAL DESIGN BY DAYCARE OPERATOR.





2	ISSUED FOR REZONING	2025-08-15
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Scale:	1:125
Drawn:	OM
Reviewed:	OM
Project No.	24-137

MATERIALS PLAN - LEVEL 7
(ACTIVITY DECK)

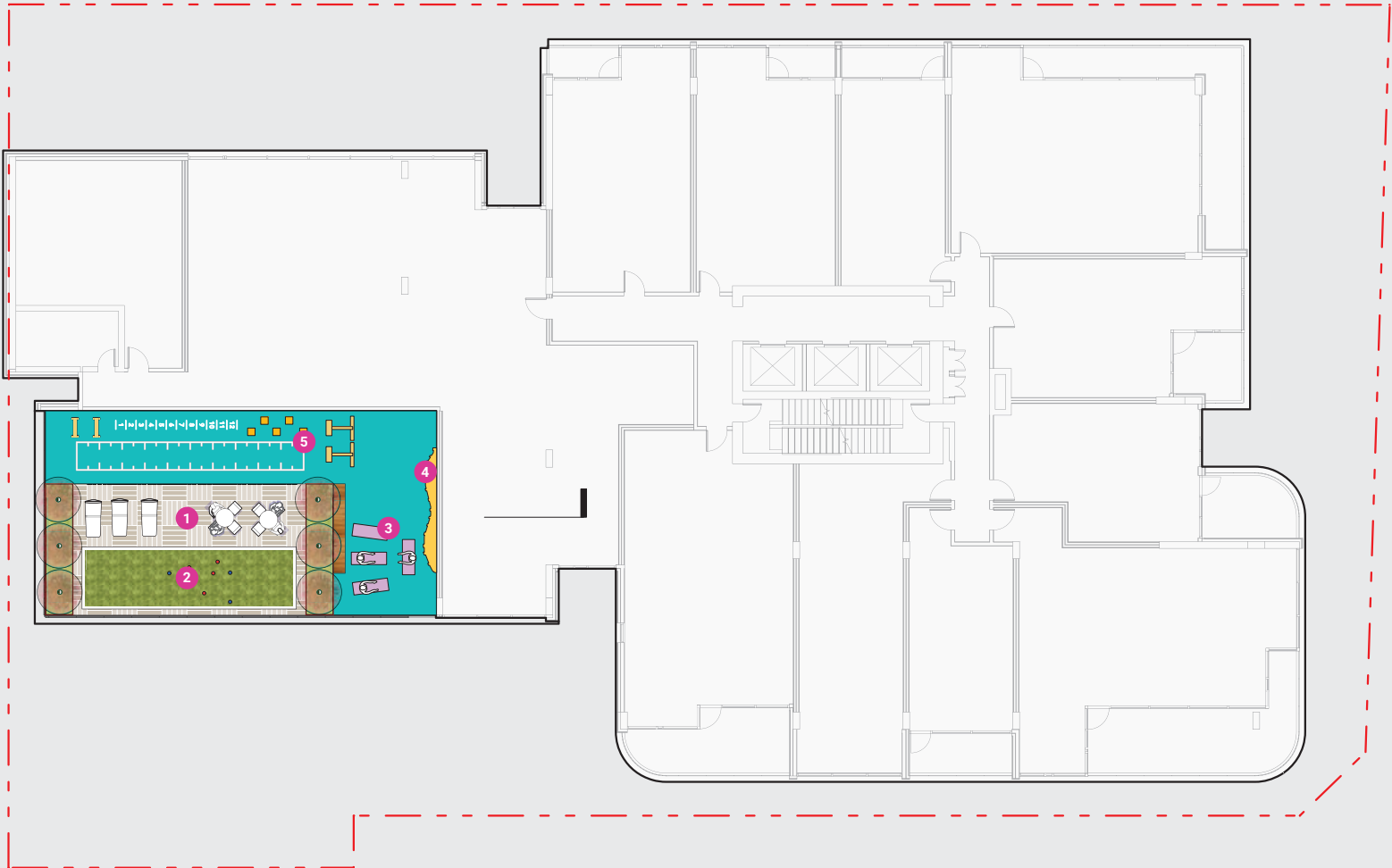
→ L1.02

PROGRAM LEGEND

- 1. LOUNGE DECK
- 2. BOCCE COURT
- 3. YOGA
- 4. CLIMBING WALL
- 5. FITNESS EQUIPMENT

MATERIALS LEGEND (LVL 7)

KEY	DESCRIPTION
HARDSCAPE	
	WOOD DECKING
	POURED-IN-PLACE RUBBER SURFACE
	ARTIFICIAL TURF
SOFTSCAPE	
	PLANTING AREA
	PROPOSED TREE REFER TO PLANT LIST / PLANTING PLANS
FURNISHING	
	CLIMBING WALL
	BENCH
	LOUNGE SEATING
	TABLES AND CHAIRS
	FITNESS EQUIPMENT



BOCCE COURT



CLIMBING WALL



YOGA



FITNESS EQUIPMENT

PROGRAM LEGEND

- 1. OUTDOOR KITCHEN & DINING
- 2. FIRE LOUNGE
- 3. WATER LOUNGE
- 4. WAVE BENCH & OUDOOR THEATRE

MATERIALS LEGEND (ROOF LEVELS)

KEY

DESCRIPTION

HARDSCAPE

PORCELAIN PAVER

SOFTSCAPE

PLANTING AREA

PROPOSED TREE
REFER TO PLANT LIST / PLANTING PLANS

FURNISHING

BENCH

SEATING

FIRE BOWL

WATER BOWL

PROJECTION SCREEN

OUTDOOR KITCHEN

DINING TABLE

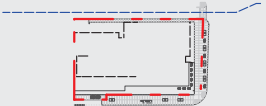
WAVE BENCH



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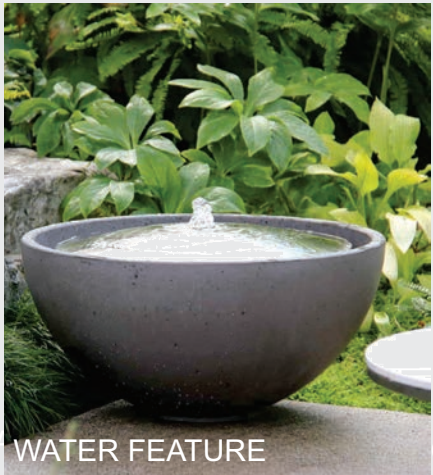
ISSUE

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Scale:	1:125
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MATERIALS PLAN - ROOF
(SERENE DECK)

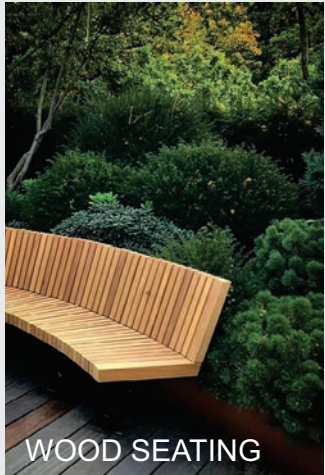
→ L1.03



PL WATER FEATURE



SOCIAL SPACE



WOOD SEATING



DINING



THEATER



WAVE BENCH

TREE LIST - GROUND LEVEL

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AD	1	<i>Acer circinatum</i>	Vine Maple	#15 pot	s3
AP	10	<i>Acer palmatum 'Osakazuki'</i>	Osakazuki Japanese Maple	2-4m Ht.	s3
CC	4	<i>Cercis canadensis</i>	Eastern Redbud	Mix 3-4m. ht.	s3
CN	1	<i>Cornus nuttallii</i>	Pacific flowering dogwood	2-3m. Ht.	s3
EVERGREEN TREES					
PC	3	<i>Pinus contorta ssp. contorta</i>	Shore Pine	3m Ht.	s3
OFFSITE TREES					
	6	Per City of Vancouver Standard			

PLANT LIST - LEVEL 2 (DAYCARE)

QTY	%	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
45	9.6%	<i>Calamagrostis x acutiflora 'Karl Foeste'</i>	Foester's Feather Reed Grass	#3 pot	650 o.c.
103	14.5%	<i>Deschampsia cespitosa 'Goldtau'</i>	Golden Dew Tufted Hair Grass	#1 pot	450 o.c.
45	9.6%	<i>Echinacea purpurea 'Magnus'</i>	Magnus Coneflower	#1 pot	450 o.c.
411	28.9%	<i>Fragaria chiloensis</i>	Coastal Strawberry	10cm	300 o.c.
26	7.2%	<i>Lavandula angustifolia 'Hidcote Blue'</i>	Lavender	#1 pot	450 o.c.
45	9.6%	<i>Lonicera nitida 'elegans'</i>	Elegans Box Honeysuckle	#3 pot	750 o.c.
13	4%	<i>Ribes nigrum 'Ben Connan'</i>	Ben Connan Blackcurrant	#2 pot	600 o.c.
11	4.8%	<i>Rosemarinus officinalis</i>	Rosemary	#1 pot	450 o.c.
11	4.8%	<i>Rubus idaeus</i>	Everbearing Raspberry	#1 pot	450 o.c.
11	4.8%	<i>Rubus parviflorus</i>	Thimbleberry	#2 pot	450 o.c.
2	1.9%	<i>Vaccinium angustifolium</i>	Lowbush Blueberry	#2 pot	600 o.c.

PLANT LIST - LEVEL 7

QTY	%	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
2	4.8%	<i>Achillea 'Terracotta'</i>	Terracotta Yarrow	#1 pot	450 o.c.
4	6.4%	<i>Agastache 'Black Adder'</i>	Giant Hyssop	#1 pot	450 o.c.
8	9.6%	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300 o.c.
0	0.8%	<i>Artemisia 'Nana Silver Mound'</i>	Silvermound	#2 pot	450 o.c.
4	6.4%	<i>Calamagrostis x acutiflora 'Karl Foeste'</i>	Foester's Feather Reed Grass	#3 pot	650 o.c.
4	6.4%	<i>Coreopsis 'Moonlight'</i>	Moonlight Tickseed	#1 pot	450 o.c.
2	4.8%	<i>Deschampsia cespitosa 'Goldtau'</i>	Golden Dew Tufted Hair Grass	#1 pot	450 o.c.
8	9.6%	<i>Echinacea purpurea 'Orange Skipper'</i>	Orange Skipper Echinacea	#1 pot	450 o.c.
4	6.4%	<i>Lonicera nitida 'elegans'</i>	Elegans Box Honeysuckle	#3 pot	750 o.c.
4	6.4%	<i>Mahonia nervosa</i>	Dull Oregon Grape	#1 pot	450 o.c.
4	6.4%	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot	450 o.c.
2	4.8%	<i>Mentha spicata 'Spearmint'</i>	Spearmint		150 o.c.
2	4.8%	<i>Origanum vulgare 'Thumble's Variety'</i>	Rosemary	P9	200 o.c.
2	4.8%	<i>Rosemarinus officinalis</i>	Rosemary	#1 pot	450 o.c.
6	8%	<i>Rudbeckia laciniata 'Herbstsonne'</i>	Autumn Sun Coneflower	#1 pot	450 o.c.
8	9.6%	<i>Salvia officinalis</i>	Common Sage	#1 pot	450 o.c.

PLANT LIST - ROOF

QTY	%	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
35	5.9%	<i>Achillea 'Terracotta'</i>	Terracotta Yarrow	#1 pot	450 o.c.
35	5.9%	<i>Agastache 'Black Adder'</i>	Giant Hyssop	#1 pot	450 o.c.
136	11.8%	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#1 pot	300 o.c.
35	5.9%	<i>Calamagrostis x acutiflora 'Karl Foeste'</i>	Foester's Feather Reed Grass	#3 pot	650 o.c.
94	9.8%	<i>Coreopsis 'Moonlight'</i>	Moonlight Tickseed	#1 pot	450 o.c.
60	7.8%	<i>Deschampsia cespitosa 'Goldtau'</i>	Golden Dew Tufted Hair Grass	#1 pot	450 o.c.
35	5.9%	<i>Echinacea purpurea 'PowWow Wild Ber'</i>	PowWow Coneflower	#1 pot	450 o.c.
543	23.5%	<i>Fragaria chiloensis</i>	Coastal Strawberry	10cm	300 o.c.
4	2%	<i>Hydrangea paniculata 'Little Lime'</i>	Little Lime Hydrangea	#5 pot	900 o.c.
60	7.8%	<i>Lavandula angustifolia 'Hidcote Blue'</i>	Lavender	#1 pot	450 o.c.
35	5.9%	<i>Lonicera nitida 'elegans'</i>	Elegans Box Honeysuckle	#3 pot	750 o.c.
35	5.9%	<i>Pennisetum alopecuroides 'Hamel'</i>	Fountain Grass	#1 pot	600 o.c.
4	2%	<i>Ribes sanguineum</i>	Red Flowering Currant	#2 pot	750 o.c.



SHORE PINE



OSAKAZUKI MAPLE



PACIFIC DOGWOOD



SWORD FERN



KELSEY'S DOGWOOD



VINE MAPLE



FEATHER REED GRASS



RED FLOWERING CURRANT



TERRACOTA YARROW



CONEFLOWER



RASPBERRY



KINNIKINNICK



HELLEBORUS



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2 ISSUED FOR REZONING 2025-08-15

1 ISSUED FOR REZONING 2024-08-28

ISSUE

ELEVATE - OAK & 49TH

6525 & 6575 Oak Street
Vancouver, British Columbia

Scale: NTS

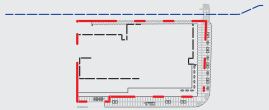
Drawn: OM

Reviewed: OM

Project No. 24-137

PLANT LIST AND IMAGES

→ L3.00

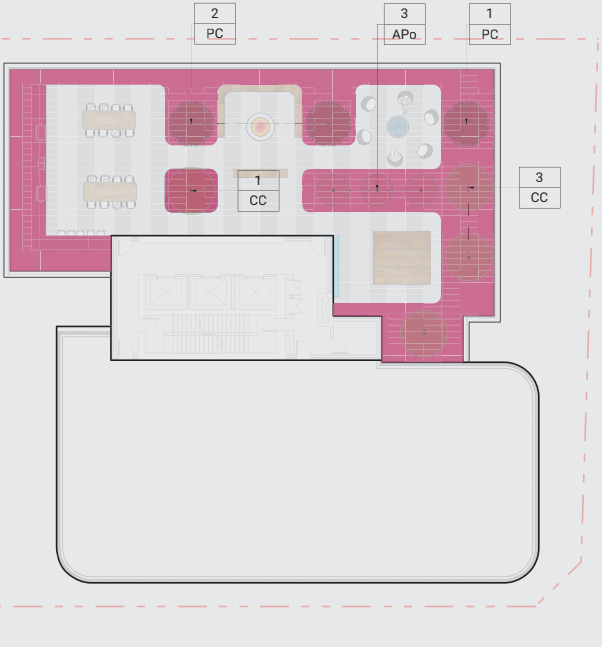
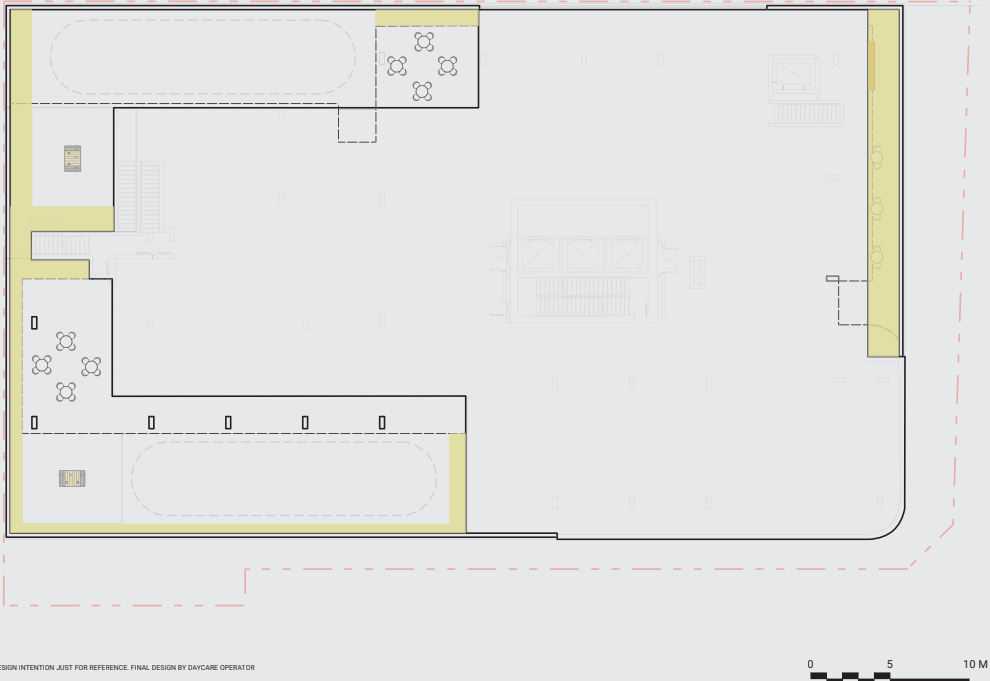
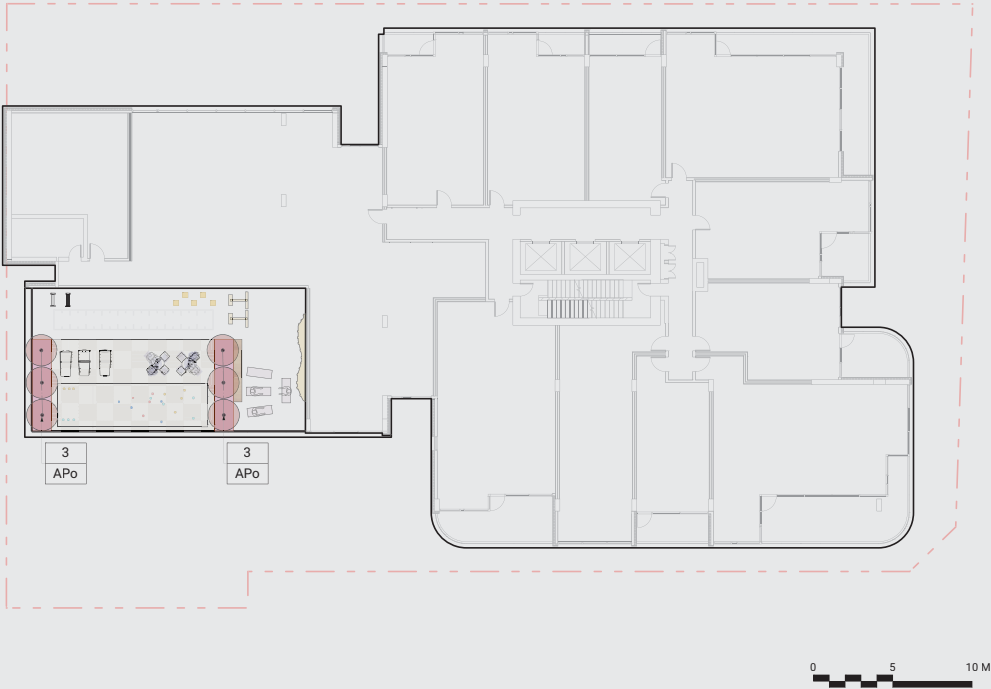


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ELEVATE - OAK & 49TH
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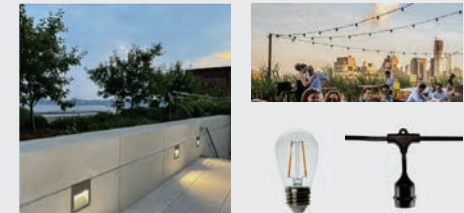
Scale:	1:200
Drawn:	OM
Reviewed:	OM
Project No.	24-137

PLANTING STRATEGY



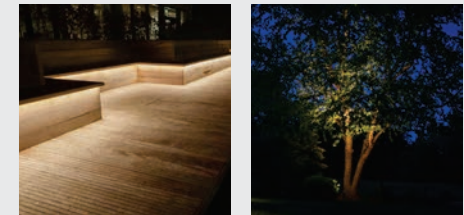
LIGHTING LEGEND	
KEY	DESCRIPTION
	LIGHT TYPE 1: WALL LIGHT
	LIGHT TYPE 2: CATENARY LIGHTING
	LIGHT TYPE 3: LED STRIP LIGHT
	LIGHT TYPE 4: TREE UPLIGHT

NOTE:
LIGHTS AS PER ELECTRICAL. SHOWN FOR REFERENCE ONLY.



LIGHT TYPE 1

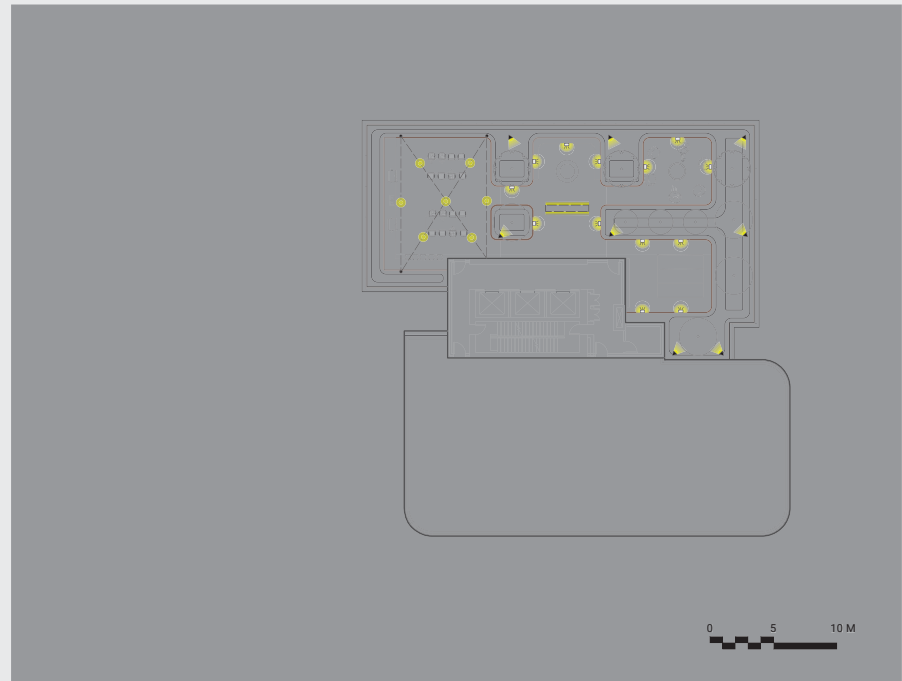
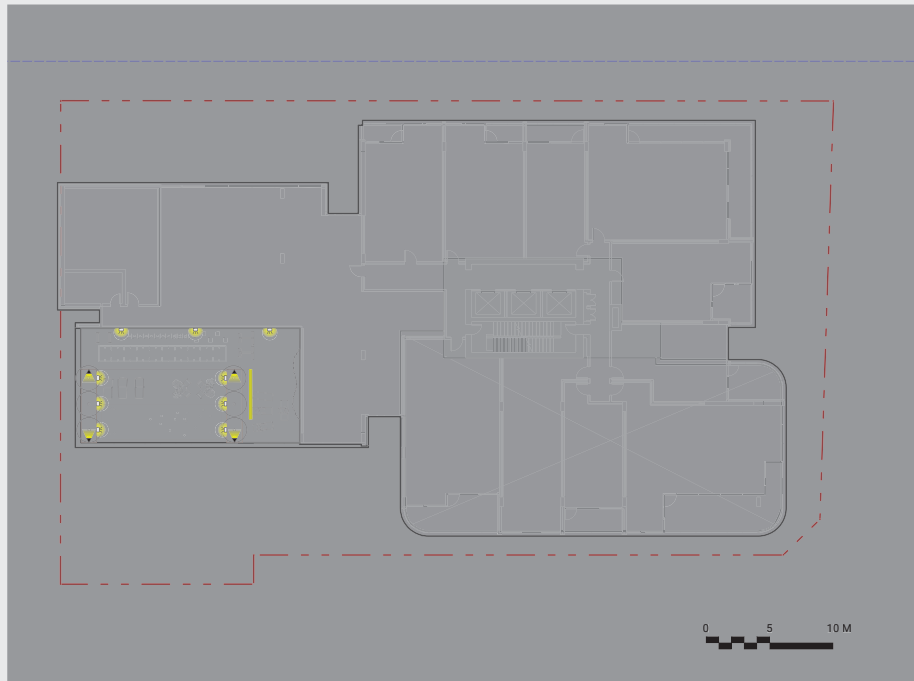
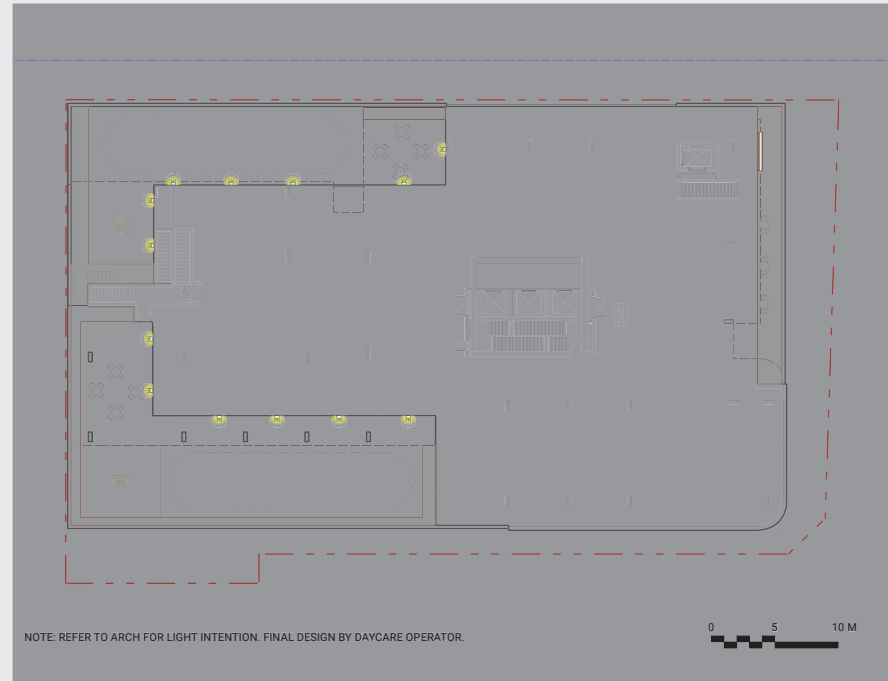
LIGHT TYPE 2



LIGHT TYPE 3

LIGHT TYPE 4

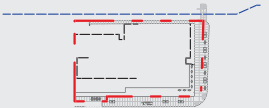
NOTE: LIGHTING BY ARCHITECT AND ELECTRICAL



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ISSUE

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Scale: 1:250

Drawn: OM

Reviewed: OM

Project No. 24-137

LIGHTING PLAN

→ L4.00



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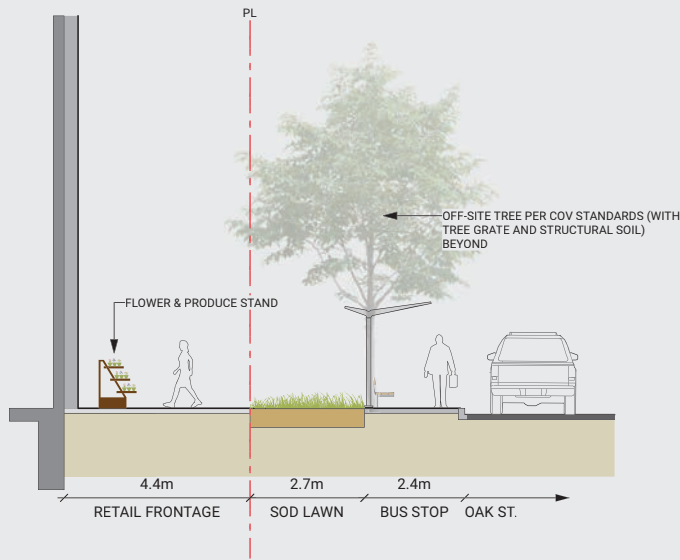
2	ISSUED FOR REZONING	2025-08-15
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Vancouver, British Columbia

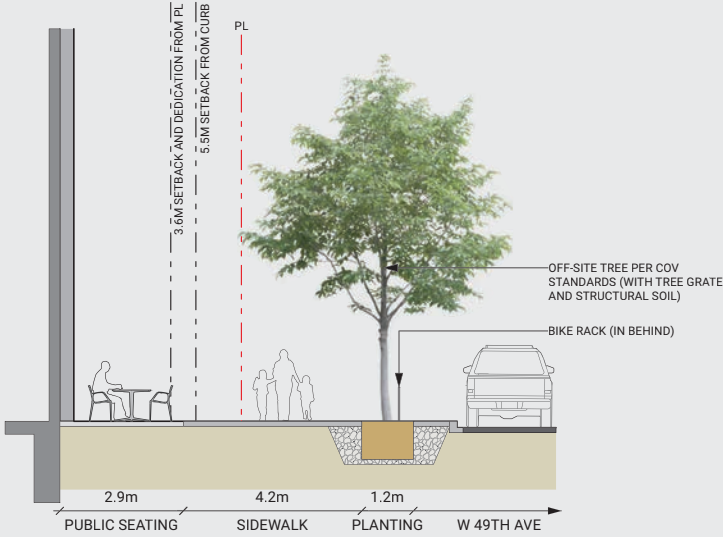
Scale:	AS SHOWN
Drawn:	OM
Reviewed:	OM
Project No.	24-137

SECTIONS + ELEVATIONS

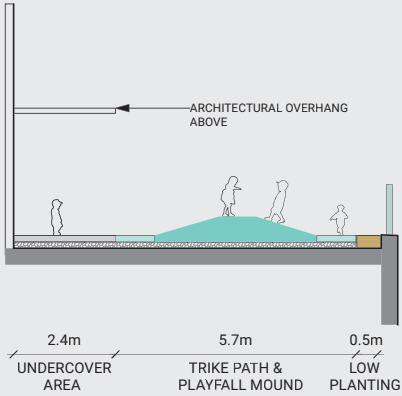
L5.00



1 SECTION ON OAK STREET
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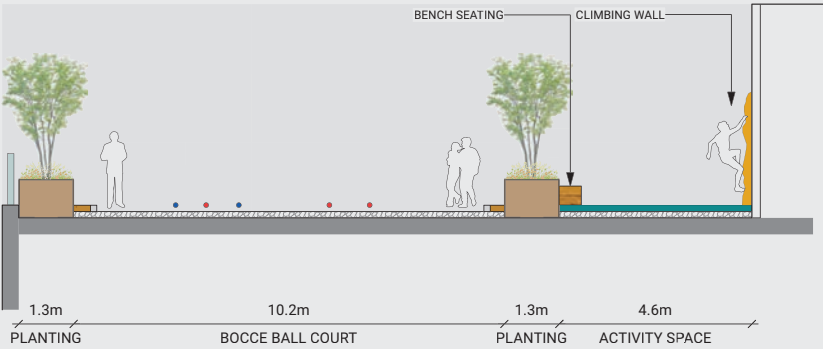


2 SECTION ON 49TH STREET
Scale: 1:75

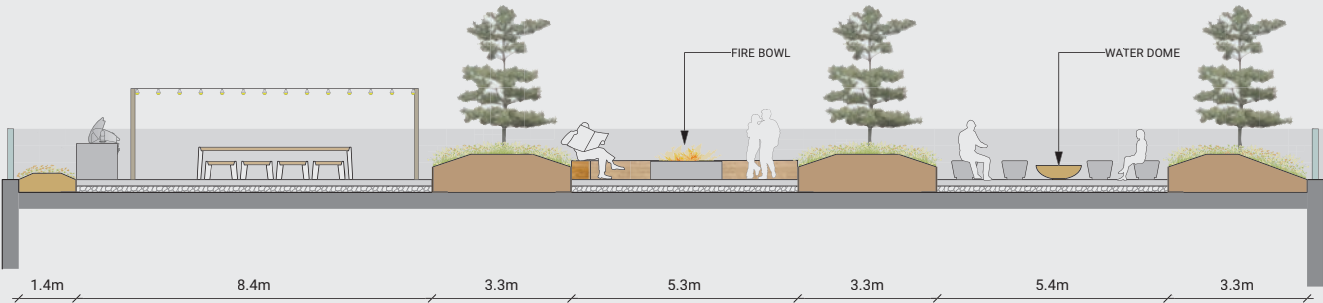


3 SECTION ON LEVEL 2 DAYCARE
Scale: 1:75

NOTE: DESIGN INTENTION JUST FOR REFERENCE. FINAL DESIGN BY DAYCARE OPERATOR

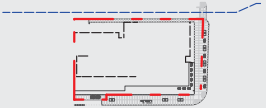


4 SECTION ON LEVEL 7
Scale: 1:75



6 SECTION ON ROOF
Scale: 1:75

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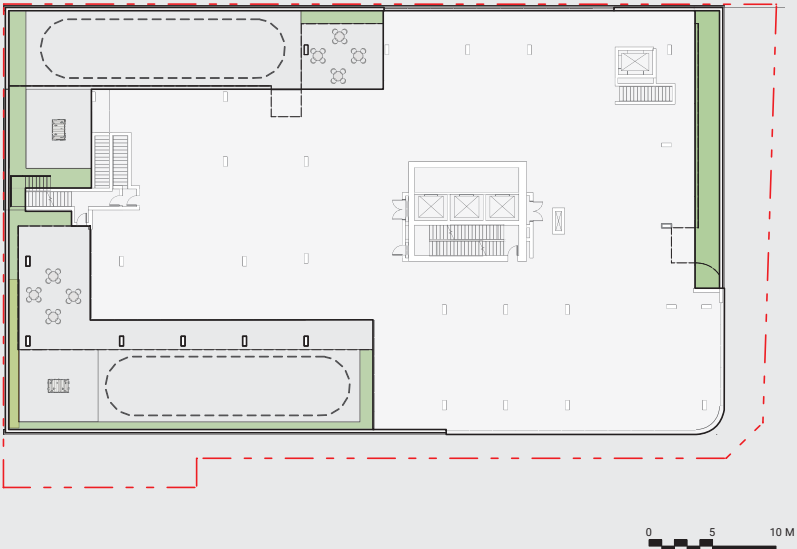
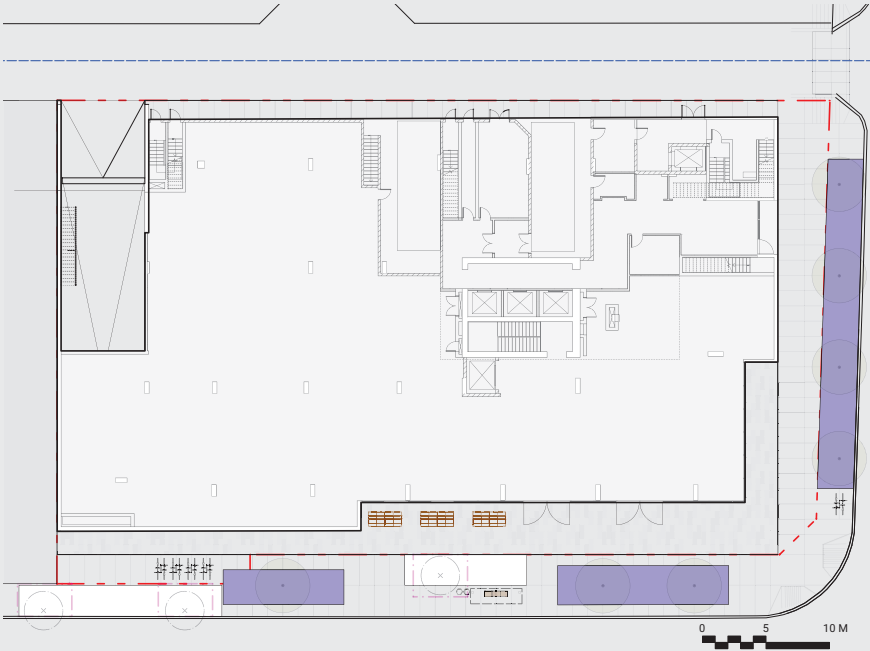
Scale:	1:200
Drawn:	OM
Reviewed:	OM
Project No.	24-137

SOIL VOLUME

→ L6.00

SOILS LEGEND

KEY	DESCRIPTION
	GROWING MEDIUM DESCRIPTION, 300MM DEPTH
	GROWING MEDIUM DESCRIPTION, 450MM DEPTH
	GROWING MEDIUM DESCRIPTION, 600MM DEPTH
	GROWING MEDIUM DESCRIPTION, 900MM DEPTH
	STRUCTURAL SOIL DESCRIPTION, 900MM DEPTH



NOTE: SOIL VOLUME JUST FOR REFERENCE. FINAL DESIGN BY DAYCARE OPERATOR

