

Mayfair West Masterplan

Submitted for Rezoning

June 1st, 2026





View looking South along Collins Street from W 38th Ave

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VEHICLE MASTER PLAN 949 W41st AVE NE VANCOUVER

Oak Street

W. 41st Ave.

W. 38th Ave.

Willow Street

Section 1.0

Introduction

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1.1 Executive Summary

Introduction to the Revised Submission for Mayfair West (Former Oakridge Transit Centre Development)

In December 2020, City of Vancouver Council approved in principle a rezoning application for the Oakridge Transit Centre (Mayfair West) site, a key development project aimed at providing a mixed-use, sustainable, and vibrant transformational urban environment on a vacant 14-acre site. The approved plan envisioned a comprehensive development across 17 buildings, featuring a mix of residential, commercial, social housing, and public spaces at an overall FSR of 2.36. The overall design strategy focused on creating a balanced and inclusive community, fostering connections with the surrounding neighborhood and the broader city.

Original Rezoning Approval (December 2020)

The original rezoning application proposed a mixed-use development that included the following key components:

- **Residential Units:** A total of 1,630 residential units, including a combination of strata, rental (market and below market) and social housing.
- **Public Park:** A central, two-acre public park designed to be the focal point of the development, providing significant green space and recreational opportunities for residents and the broader community.
- **Commercial and Community Amenities:** Approximately 24,000 sq. ft. of commercial space, a 69-space childcare facility, and other community-oriented amenities designed to support a thriving urban environment.
- **Sustainability Features:** A strong emphasis on sustainable design strategies, including green mobility options, rainwater management systems, and an energy-efficient building envelope.

The original rezoning plan is no longer economically viable due to economic conditions that have deteriorated significantly since the 2020 approval and a new rezoning submission is required in order to enable development of the site. The low density of the previous rezoning along with the positive build covenants associated with amenity delivery exacerbates the financial challenges, rendering the original rezoning plan undeliverable.

New Rezoning Submission

The new rezoning submission builds upon the foundation of the December 2020 approval, incorporating Urban Design Panel advice, and the results of further staff review while helping to enable development viability. Rebranded as Mayfair West in 2023, the project has evolved in response to changes in the housing market and broader urban context, making this new submission necessary and providing an opportunity to better address current housing needs, density expectations, and affordability priorities while making meaningful improvements to public realm and placemaking opportunities.

The revisions expand rental and below market housing, strengthen the overall urban design framework, and enhance constructability of the masterplan through changes to site parcelization and geometry. These updates are essential to ensure that the project remains economically viable over what will be a multi-phase, multi-year buildout.

While the core design principles established in the original approval have been maintained, the following key revisions have been incorporated:

- **Increased Density:** Overall density and floor space ratio (FSR) have increased from an overly modest 2.36 to 3.98 to reflect the current development context and projected housing demand, as outlined in the Interim Housing Needs Report 2022, which anticipates 50,000 additional households over the next 10 years. This adjustment brings Mayfair West into closer alignment with nearby master-planned communities such as Oakridge Park, Cambie Gardens, and Langara Gardens. While taller buildings remain concentrated along 41st Avenue, the site now features a varied distribution of building heights, balancing the goal of minimizing shadow on the park with the opportunity to provide additional density where most appropriate.
- **Expanded Rental Housing:** A significant increase in purpose-built rental housing is proposed. There will be a total of 1404 units provided (compared to 170 under the previous rezoning), including both market rental and below market rental homes. This reflects the City’s housing priorities outlined in the Housing Vancouver - 10 Year Housing Targets 2024, which targets the creation of 35,500 new purpose-built rental unit and ensures that Mayfair West delivers a more inclusive mix of tenures than previously planned.
- **Building E2 As Social Housing:** Social Housing delivery will occur in Building E2, which will be transferred to the City as a site on which an estimated 361 homes could be built.
- **Improved Daycare Location:** The childcare facility has been relocated to Building E2, alongside the social housing, to improve integration with the community and strengthen family-oriented living on site, while maintaining prominent adjacency to the park. The facility will be funded through a cash contribution from the owner and delivered as part of the social housing building.
- **Refined Massing and Enhanced Public Realm:** The form of development has evolved toward a slender tower-and-podium configuration, creating a reduced building footprint, more open space at grade, and improved site porosity, while better aligning with recent Cambie Corridor approvals.
- **Low-Scale Housing providing Softer Transitions:** In response to neighbourhood interface concerns, the plan includes low-scale housing along 38th Avenue at the north edge of the site and Willow Street on the eastern periphery. This provides a softer transition to existing adjacent housing forms.

Together, these changes establish a thoughtful and flexible development framework that responds to current market realities and the City’s housing objectives. Mayfair West will provide a vibrant, inclusive, and well-connected community, integrating new housing, amenities, and open space while maintaining strong urban design principles, site porosity, and neighborhood connectivity.



View looking Southwest of Building E1 and C1

Design Rationale for the Revised Submission

Housing Delivery and Affordability

- **Expanded Rental Housing:** The most notable evolution of the plan is the expansion of purpose-built rental housing. The revised proposal introduces a total of 1404 rental homes, including a meaningful proportion of below-market units. The City of Vancouver’s 10 years Housing Targets (2024-2033) goal is to deliver 35,500 purpose-built market and below market rental housing units. Mayfair West therefore delivers a more inclusive mix of tenures than previously planned while aligning with the City’s housing priorities.
- **Streamlined Social Housing Delivery:** Consolidating social housing within a single building, Building E2, simplifies delivery and enables the City and its partners to bring these units forward in coordination with other projects and priorities. Prominently located adjacent to the park, Building E2 is a visible and integrated part of the larger community, and the co-location of the daycare creates a single City owned asset which can be managed more efficiently.

Public Realm and Community Amenities

- **Central Park as Anchor:** The two-acre public park remains the focal point of the neighbourhood, reinforced by new pedestrian connections and opportunities for active and passive programming to serve all age groups. This responds to the growing demand for public space identified in the Vancouver Plan 2022, ensuring the park continues to meet the evolving needs of the community.
- **Daycare on Parcel E:** The relocation of the daycare to Parcel E, adjacent to family-oriented social housing, enhances accessibility and supports a child-friendly urban environment.
- **Neighbourhood Transitions:** The introduction of low-scale housing along 38th Avenue ensures a respectful transition to the adjacent neighbourhood, minimizing shadow impacts and reinforcing a human-scaled streetscape.
- **Enhanced Retail Opportunities:** Retail is primarily focused on Parcels C and D, but the design now allows for potential retail expansion deeper into the site to animate streets and park frontage. This approach allows the masterplan to respond to market opportunities, enhances the neighbourhood’s vitality, improves placemaking and aligns with job growth objectives outlined in the Vancouver Plan 2022.

Development Feasibility and Contextual Fit

- **Market Responsiveness:** The revised massing and tenure mix reflect current market dynamics, ensuring the project remains financially viable while delivering on public benefits.
- **Tenure Flexibility:** Flexibility between strata and rental tenure would allow the project to adapt to changing market conditions, accelerating housing delivery while maintaining affordability targets.
- **Alignment with Emerging Context:** Since the OTC rezoning in 2020, surrounding master-planned developments have advanced with significantly higher densities, reshaping the area’s urban fabric. The proposed FSR increase at Mayfair West from 2.36 to 3.98 strikes a balance—bringing the project into alignment with the scale of neighbouring masterplans while remaining notably below the 5.0 to 6.6 FSR targets approved under for City initiated rezonings for nearby sites within the Oakridge Municipal Town Centre. This measured approach supports transit-oriented growth while maintaining an appropriate transition within the emerging context.

Sustainability and Resilience

- **Low-Carbon Design Commitments:** The masterplan incorporates low-carbon building strategies, including high-performance envelopes, electrified building systems, and potential for district energy connection, aligning with the City’s Climate Emergency Action Plan and Grosvenor’s Net Zero Commitment.
- **Green Infrastructure and Biodiversity:** The landscape design integrates green infrastructure such as rain gardens, native plantings, and pollinator corridors, enhancing ecological resilience and contributing to urban biodiversity.

Mobility and Connectivity

- **Transit Integration:** The site’s proximity to major transit corridors is leveraged through improved pedestrian and cycling infrastructure, reducing car dependency and supporting sustainable mobility.
- **Active Transportation Enhancements:** New mid-block connections, widened sidewalks, and secure bike parking facilities promote walkability and cycling, fostering a healthy and connected community.

- **Translink Recifier:** Partnering with TransLink to deliver critical infrastructure—such as paying for and delivering a much-needed new rectifier to supply power to the city’s overhead transit lines which are relied upon by Translink’s fleet of trolley busses — supports key goals of the Transportation 2040 Plan. These include achieving mode shift targets (with two-thirds of trips by walking, cycling, or transit by 2040), prioritizing active transportation and transit over private vehicles, and promoting transportation equity for all residents.

Equity and Inclusion

- **Inclusive Design Principles:** Universal design principles are embedded throughout the public realm and building entries, ensuring accessibility for people of all ages and abilities.
- **Cultural and Social Inclusion:** Opportunities for public art, community gathering spaces, and flexible programming support cultural expression and social cohesion.

Conclusion

The revised submission for Mayfair West represents an evolution of the original Oakridge Transit Centre plan. By expanding the amount of rental housing, dedicating land for social housing, relocating amenities for better integration, and refining the massing to reflect current urban design best practices, the project advances both the City’s housing priorities and the broader vision of a complete, sustainable community.

Mayfair West will emerge as a flagship new neighbourhood in Vancouver: dense yet livable, inclusive yet aspirational, and a model for how large urban redevelopment sites can deliver on affordability, sustainability, and quality of life.



View looking North from W 41st Ave toward Parcel C

1.2 Site Plan Comparison

Previously Approved OTC Massing 2020, evolved with Parcel C Development Permit Massing February 2023



Proposed Zoning Site Plan 2026



1.3 Parcels Comparison

Previously Approved OTC Massing 2020, evolved with Parcel C
Development Permit Massing February 2023



Proposed Zoning Site Plan 2026



1.4 Massing Comparison

Previously Approved OTC Massing 2020, evolved with Parcel C Development Permit Massing February 2023



Proposed Massing 2026



Legend:

	Market Condominium	1,010,792 Sq.ft.		Childcare	8,500 Sq.ft.
	Social Housing	277,589 Sq.ft.	Total GFA: 1,474,324 Sq.ft.		
	Rental / BMR	143,785 Sq.ft.			
	Retail	24,000 Sq.ft.			

Legend:

	Market Condominium	1,011,285 Sq.ft		Retail	52,975 Sq.ft
	Market Condominium/Senior	147,180 Sq.ft		Childcare	8,500 Sq.ft
	Rental / BMR	1,019,816 Sq.ft	Total GFA: 2,481,787 Sq.ft.		
	Social Housing	242,032 Sq.ft			

Section 2.0

Zoning & Bylaws

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2.1 Rezoning & Design Rationale

Grosvenor is proposing to transform the former Oakridge Transit Centre site into a vibrant new neighbourhood in central on Vancouver's West Side. The site is within walking distance of both VanDusen Botanical Gardens and Queen Elizabeth Park and is also conveniently close to Oakridge Park and the 41st Avenue Canada Line station. As one of Vancouver's last undeveloped vacant sites of significant scale at 14 acres, it is uniquely positioned to become an integral part of the Oakridge Municipal Town Centre, supporting a dynamic mix of housing types, tenures, and incomes, and contributing to the creation of a complete, livable, and sustainable community. This aligns with the Metro 2050: Regional Growth Strategy, which emphasizes the development of diverse, compact urban areas across the region.

Mayfair West plays a critical function as a secondary node within the Oakridge Municipal Town Centre framework relative to the primary node at Cambie and 41st Avenue:

- It provides additional density and mixed-use development to extend the Town Centre westward.
- It serves as a transition area between the very high-intensity Oakridge core (up to 52 storeys) and the surrounding lower-density neighbourhoods.
- It helps distribute housing and job retail space beyond the core, while maintaining connectivity and walkability.



View looking Northwest toward Parcel B

2.2 City Policies

The planning & design of the former Mayfair West site has been guided by the City of Vancouver’s policies & studies.

Planning Documents

Transit-Oriented Areas Rezoning Policy 2024
Vancouver Plan 2022
Transportation 2040 Plan – 2012
Transport 2050 2022
Cambie Corridor Plan – 2011
Cambie Corridor Public Realm Plan 2021

Guidelines & Strategies

Housing Vancouver 3-Year Action Plan 2024
Climate Emergency Action Plan 2020
VanPlay - Parks and Recreation Services Master Plan 2019
High-Density Housing for Families with Children Guidelines 2022
BC Design Guidelines for Child Care Centres 2024
Housing Vancouver Strategy - Appendix A 2024
Interim Housing Needs Report 2022
Metro 2050: Regional Growth Strategy 2022
Housing Vancouver - 10 Year Housing Targets 2024

City of Vancouver Policies

Oakridge Transit Centre and Adjacent Sites Policy Statement – December 2015
Guidelines for Redevelopment in Riley Park/South Cambie 2016
Oakridge Langara Policy Statement – 1995
Green Buildings Policy for Rezoning – 2025
Climate Emergency Action Plan 2020
Housing Vancouver 3-Year Action Plan 2024
Rezoning Policy for Sustainable Large Developments – 2023
Report: “Direction for Intensification of Large Sites to Include Moderate Income Rental Housing” – 2019
TOA – Bylaw 2024
Community Amenity Contributions Policy for Rezoning 2025
Public Art Policy and Procedures for Rezoned Developments 2014

Provincial Policies

Bill 47 – 2023: Housing Statutes (Transit-Oriented Areas) Amendment Act 2023



2.3 Policy Statement Variance Analysis

	Oakridge Transit Centre & Adjacent Sites Policy Statement (2015)	Mayfair West Proposed Masterplan	Variance
Density & Massing			
Height	Allows mid-rise buildings with some higher elements, generally up to 15 storeys along 41st Avenue. Emphasizes transitions to lower-density areas.	Proposes towers ranging from 6 to 33 storeys, with the tallest buildings concentrated along 41st Avenue (e.g., 33 storeys in Parcel D, 29 storeys in Parcel C). Lower forms are provided at the northern site edge for transition.	The rezoning increases maximum building heights from 15 to 33 storeys, reflecting a shift toward higher-density, transit-oriented development. The Issues Report: Direction for Intensification of Large Sites to include Moderate Income Rental Housing suggested an increase in height up to 23 storeys to accommodate rental and moderate income rental housing. The tallest towers in the rezoning proposal are both rental with below market rental which aligns with the principles of this intensification policy report”
Density	Sets an overall density target of 2.1 FSR across the site, delivering approximately 1.27 million sq.ft. of floor area.	Increases overall density to 3.98 FSR, delivering approximately 2.48 million sq.ft. of floor area. This includes expanded rental and below-market rental to meet updated city housing targets.	The new plan nearly doubles the density from 2.1 to 3.98 FSR, aligning with citywide housing goals and neighbouring masterplans.
Built Form	Encourages distinctive buildings, terracing and street walls stepping back from the 5th floor. Discourages long frontages without break.	Design promotes more slender tower and podium footprints to increase the public realm area on each parcel. Buildings are designed to be distinctive through the proposed use of brick and articulated architectural elements along the ground floor. The provision of a mid-block connection on Parcel C avoids a long, unbroken frontage and encourages pedestrian permeability.	Many built form principles are maintained while the transition to more slender podiums with towers to increase public realm area is considered an improvement on the policy statement intent. The revised rezoning suggests a more cohesive master plan with greater consistency in building materials.
Transitional Edges	Encourages transitions to adjacent lower-density areas, using setbacks, step-downs, and landscaping.	Provides low-scale housing along 38 th Avenue and Willow Street varied tower heights to ensure sensitive transitions. The plan minimizes shadow impacts and reinforces a human-scaled streetscape.	The higher density masterplan naturally creates more dramatic transitions along the east and west boundaries of the site than the policy sets out. 6 storey buildings on Parcels G and H are intentionally lower density to provide a more sensitive transition to the north and east.
Retail	Encourages 10-20,000 sf neighbourhood-serving retail, particularly along 41st Avenue and key frontages.	Expands retail to 52,975 sq.ft., with flexible integration along park edges and internal streets. Retail is focused in Parcels C and D but can expand based on market demand.	Exceeds policy objectives by providing more opportunities for vibrant and community serving retail throughout the site as well as increasing the number of jobs that the masterplan will create. There are opportunities to deliver retail adjacent to the park which would benefit this public amenity and is rare in the City of Vancouver.
Service Uses	Allows for a non-retail commercial floorspace component of up to 50% of the retail floorspace as locally oriented office space or a community bank.	Proposal does not explicitly include office space but could include medical/dental and bank uses as part of the retail use plan.	The proposal does not exceed this policy maximum.
Childcare	Requires provision of a 8,500 sf childcare facility to support families in the new community. Proposes co-location with the park or affordable housing buildings.	Locates the 8,500 sq.ft. childcare facility within a rental building in Parcel E, adjacent to the park.	Meets policy objectives by providing childcare facility alongside required outdoor play space in one of the locations suggested.
Parks & Public Spaces			
Neighbourhood Park	Requires a 2.0 acre central park as a focal point for the community, accessible to all residents to include a youth-sized playfield, areas for passive recreation and the required outdoor place space for the childcare centre.	Delivers a 1.9-acre park that will be a focal point of the community and is intended to be programmed for flexibility in use to ensure it is an attractive, desirable and animated outdoor space. Outdoor play space for the childcare centre relocated to Parcel E leaving more space for public recreation.	Meets policy objectives. The final design of the park will be achieved in collaboration with the Parks Board.
Public Spaces	Encourages a network of public spaces, including plazas, greenways, and gathering areas.	Provides multiple plazas, pedestrian mews, sustainable bioswale and courtyards, with landscaping and public art. Public spaces are designed for year-round use and social interaction.	Meets policy objectives with more advanced thinking on how to create activation and vibrancy throughout the site.

	Oakridge Transit Centre & Adjacent Sites Policy Statement (2015)	Mayfair West Proposed Masterplan	Variance
Circulation & Transportation			
Connections and Permeability	Encourages site permeability and strong connections to the surrounding neighbourhood. Suggests the site is designed around a new gently curved primary street connecting 41 st to 38 th Avenue, designed to accommodate pedestrians and cyclists. A new secondary street along the east side of the park is suggested.	Maintains the gently curved central street (Collins Street) with a full bike lane and generous pedestrian sidewalks as well as the secondary street to the east of the park (Nemetz Drive). A series of lanes come off the main streets to enhance site permeability.	Meets policy objectives by maintaining the principles of the road network that was established by policy.
Pedestrian and Cyclist Connections	Prioritizes pedestrian and cyclist routes, with direct connections to transit and local amenities. Encourages non-vehicular links to connect pedestrians from Oak Street through to Willow Street in alignment with 39 th Avenue.	Provides pedestrian and cycling connections from Oak Street to Willow Street broadly in alignment with 39 th Avenue. Adds mid-block connections, bike infrastructure, and secure bike parking throughout the site. The provision of a new signalized intersection at 41st and Collins Street enhances connections to Oakridge-41 st skytrain station. Active transportation is prioritized in the movement network.	Meets policy objectives by continuing to prioritise pedestrian and cyclist movements while encouraging vehicles to remain on the edges of the site. This has been further refined since the policy statement was written with items such as signalized crossings now fully contemplated and not just a consideration.
Permeable Parcels	Encourages permeability within and between development parcels.	Provides pathways, visual connections, and open spaces that weave across and within parcels. Parcel design supports permeability and accessibility.	Exceeds policy objectives by reducing the closed courtyard design of parcels which reduced permeability and instead introducing new paths throughout the masterplan.
Housing Variety & Affordability			
Family Housing	Sets target minimum of 50% of affordable housing units will be for families and 35% of condo units are for families, with at least 10% three bedroom units.	Commits to designing 35% of all homes as family-oriented, with at least 10% of condos being three-bedroom homes. 50% of social housing homes will be designed for families.	Meets policy objectives to provide family housing options.
Condo	Encourages the provision of housing to accommodate a range of household incomes, including condo. Suggests a minimum of 10% of condo units will have at least 3 bedrooms.	Proposes 1,230 market condos units with a minimum of 10% 3-bedroom homes. The plan allows for tenure flexibility to respond to market conditions.	Exceeds policy objectives by providing more homes than envisioned.
Rental	Encourages the provision of housing to accommodate a range of household incomes, including rental housing.	Expands market rental housing to 1247 market rental a 10x increase. Rental units are distributed across multiple parcels.	Greatly exceeds policy objectives and contributes significantly to the City of Vancouver’s 10 year Housing Targets to deliver 30,000 purpose built market rental units.
Affordable Rental	Encourages the provision of housing to accommodate a range of household incomes.	Proposes 157 below market rental homes that will be fully integrated with the market rental. Residents will have access to the same lobby and amenities.	Meets policy objectives to encourage provision of housing for a range of household incomes.
Social Housing	20% of housing units are required to be affordable housing with a priority on social housing targeted towards low to moderate income households.	Dedicates building E2 as a dirt site for social housing, enabling the City to deliver approximately 361 social housing units	Overall proportion of affordable housing (as defined by the CoV’s Housing and Homelessness Strategy 2011 and CoV Rezoning Policy for Sustainable Large Developments 2025) exceeded through a mix of market rental, below market rental and social housing (35% of total floor area provided as affordable housing).
Sustainable Systems & Green Infrastructure			
Sustainable Large Development Policy	Requires compliance with the City’s sustainability policies for large developments, including energy, water, and waste management.	Meets policy requirements with green infrastructure (rain gardens, bioswales, green roofs), food systems (community gardens, food market), and zero-carbon readiness. The plan includes robust energy, water, and waste management strategies.	Meets policy objectives and will align with the latest version of the policy.
Green Buildings Policy	Requires green building standards, energy efficiency, and reduced greenhouse gas emissions.	Targets zero-carbon readiness, ongoing building performance monitoring, and enhanced energy efficiency. The plan includes airtightness testing, enhanced commissioning, and energy sub-metering.	Meets policy objectives and will align with the latest version of the policy.

2.4 Zoning

Current Zoning

The site’s current zoning is R1-1.

Gross Site Area (including Willow St. areas):
623,275 sq.ft.

FSR: 0.70 with potential to increase to **1.0** with density bonus payments

* Oakridge Transit Centre Policy Statement 2015 permits 2.1 FSR.

Requested Zoning

The areas below represent FSR & gross building areas. Exclusions (to be described in detail in design development) will include but will not be limited to balconies, roof terraces, in suite storage, mechanical, electrical, utility space, and amenities. The requested CD-1 text amendment would permit mixed-use with residential, commercial, and community use.

Site

Total Site Area (including Willow St. areas):
623,275 sq.ft. (57,904.1 sq.m.)

FSR: 3.98

Proposed scheme

Residential Use: 2,420,312 sq.ft. (224,855 sq.m.)

Retail Use: 52,975 sq.ft. (4,921.5 sq.m.)

Child Care: 8,500 sq.ft. (789.7 sq.m.)

Social Housing: 242,032 sq.ft. (22,486 sq.m.)

Gross Building Area: 2,481,787 sq.ft.



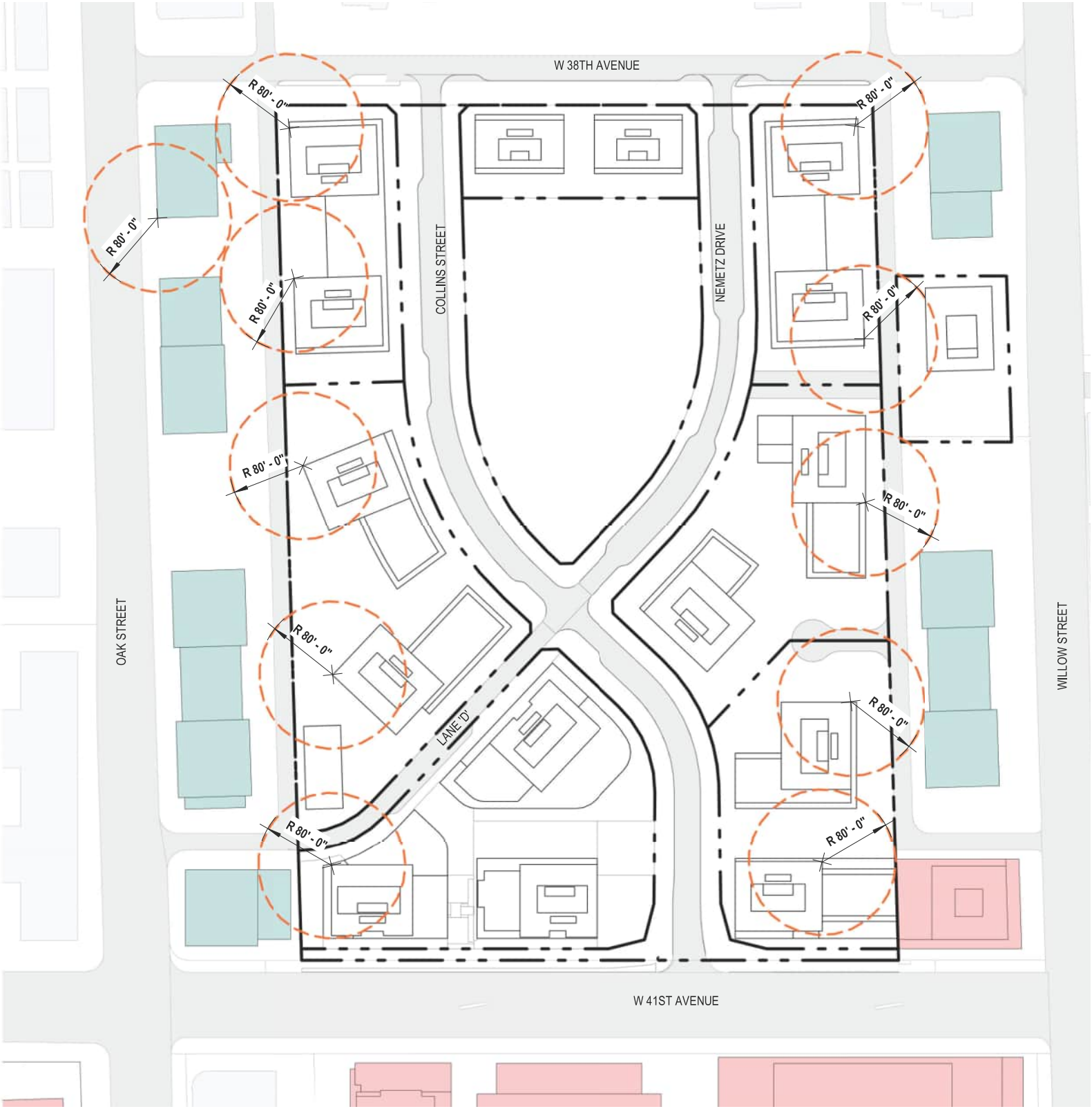
Aerial view looking South from W 38th Ave

2.5 Zoning Context



2.6 Block Tower Study

A block study has been prepared to evaluate the potential for future tower development on surrounding parcels along Oak Street, Willow Street, West 38th Avenue, and West 41st Avenue. The analysis confirms that several towers can be accommodated along these edges while maintaining the City’s required 80-foot tower separation. The proposed tower locations within this proposal site have been carefully arranged to respect these separations and ensure that future redevelopment opportunities on adjacent sites are not constrained as had been an issue with the previously approved masterplan.



- Legend:**
- 80 Ft. Clearance
 - Future Development Block
 - Proposed Development Block

Section 3.0

Urban Analysis

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3.1 Site Photos



Oakmount Medical Centre on W 41st Ave.



Rectifier Station on W 41st Ave.



Existing Entrance of the site on W 41st Ave.



Gas Station on W 41st Ave.



East Lane, Looking North



East Lane, Looking North



West Lane, Looking South.



West Lane to Oak



W 38th Ave., Looking West



W 38th Ave., Looking East

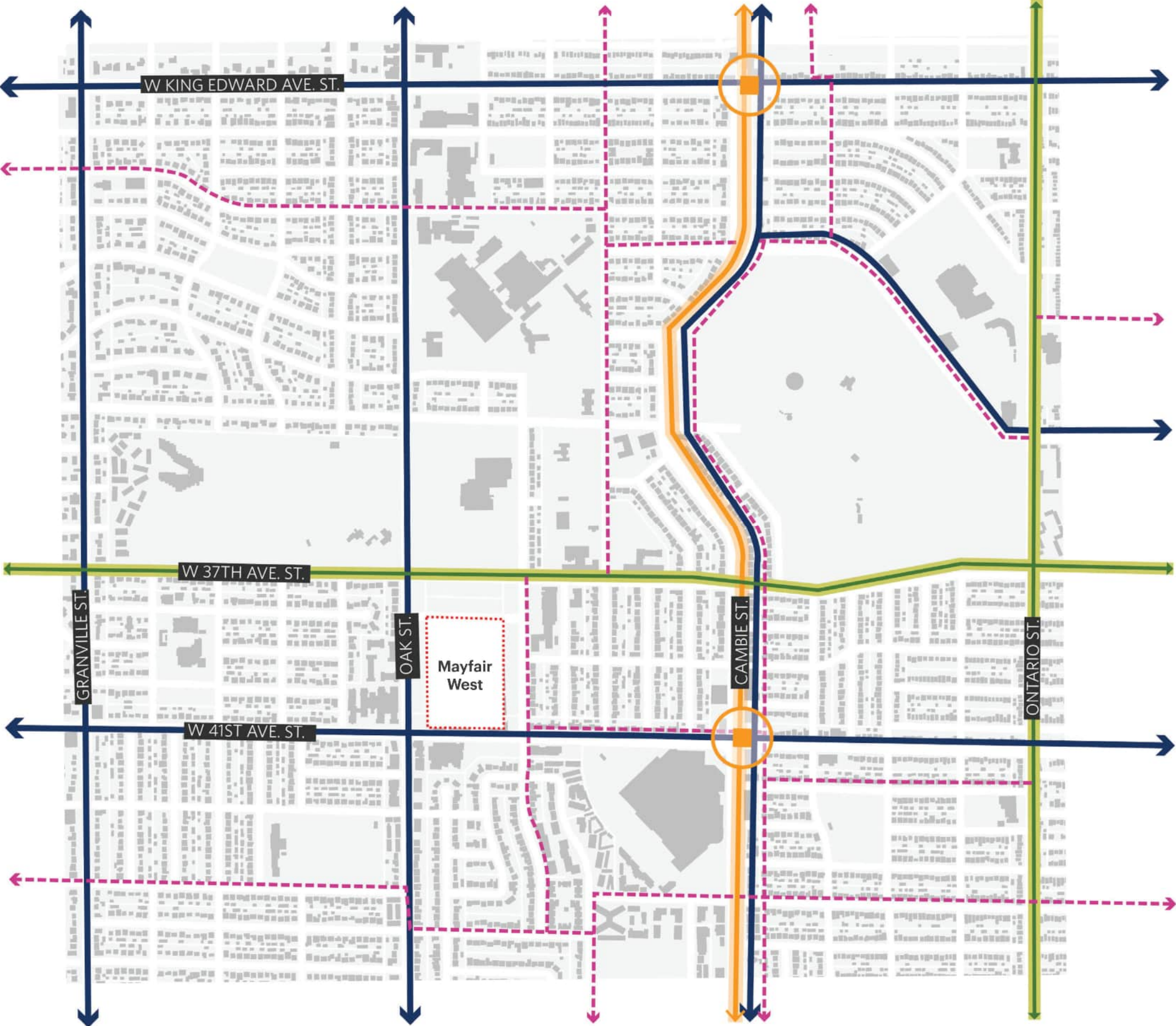


Inside the Site, Looking North



Inside the Site, Looking North

3.2 Transportation



- Legend:
- Canada Line
 - Bus Route
 - Greenway
 - Bike Route
 - Transit Station

3.3 Connectivity

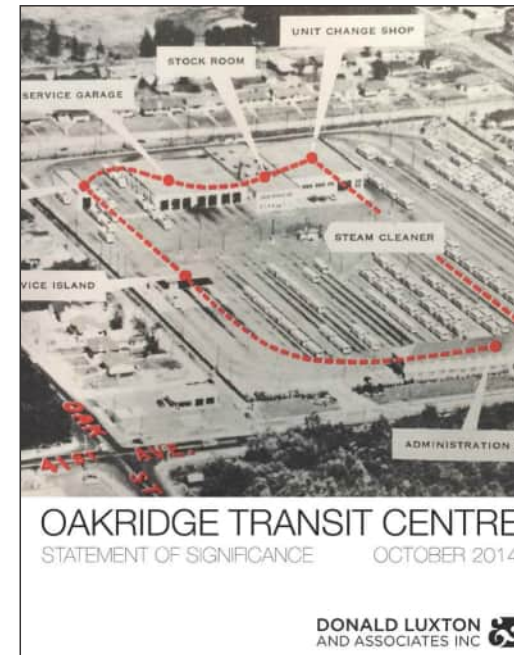


3.4 Heritage Integration

Statement of Significance

The Statement of Significance for the Oakridge Transit Centre (Mayfair West) was prepared in October 2014 by Donald Luxton and Associates. At that time, the site still retained many features of its former use as a transit centre, including buildings and other operational elements. Since then, these structures and features have been removed, and the site has been prepared for redevelopment.

Currently, the only remaining facility on the site is the two-storey concrete rectifier substation at the southeast corner, which was constructed in the early 1950s. The substation is noted as a character-defining element in the Statement of Significance. It will be relocated to the west lane during the first phase of redevelopment and ultimately replaced with street-fronting commercial space along the 41st Avenue frontage in a future phase. A few artifacts are also in storage, including several large industrial light poles, which may be reinstalled on site as a reference to its transit centre history.



The Substation and Trolley Buses in 1955

Oakridge Transit Centre in 1952, Vancouver Public Library (VPL) 817774 and 81774A

Approaches to Heritage Interpretation

Three potential approaches for the interpretation of the Transit Centre are proposed:

1. Interpretive Panels

Install interpretive panel(s) within the corner plaza in the Park adjacent to Collins Street and Nemetz Drive. These panels would be integrated into the overall plaza design and tell the story of its former use as the Oakridge Transit Centre based on the material in the Statement of Significance and utilizing some of the key historic photographs and graphics.

- Paving patterns inspired by historic aerial photographs of buses parked in lines on the asphalt yard, abstracted into a pattern of light rectangles on a dark background.
- Application of 1950s graphic bus promotional ads, either in colour or stamped into surfaces, as decorative elements on vertical or horizontal surfaces in the public realm.

2. Decorative and Functional Furnishings and Materials

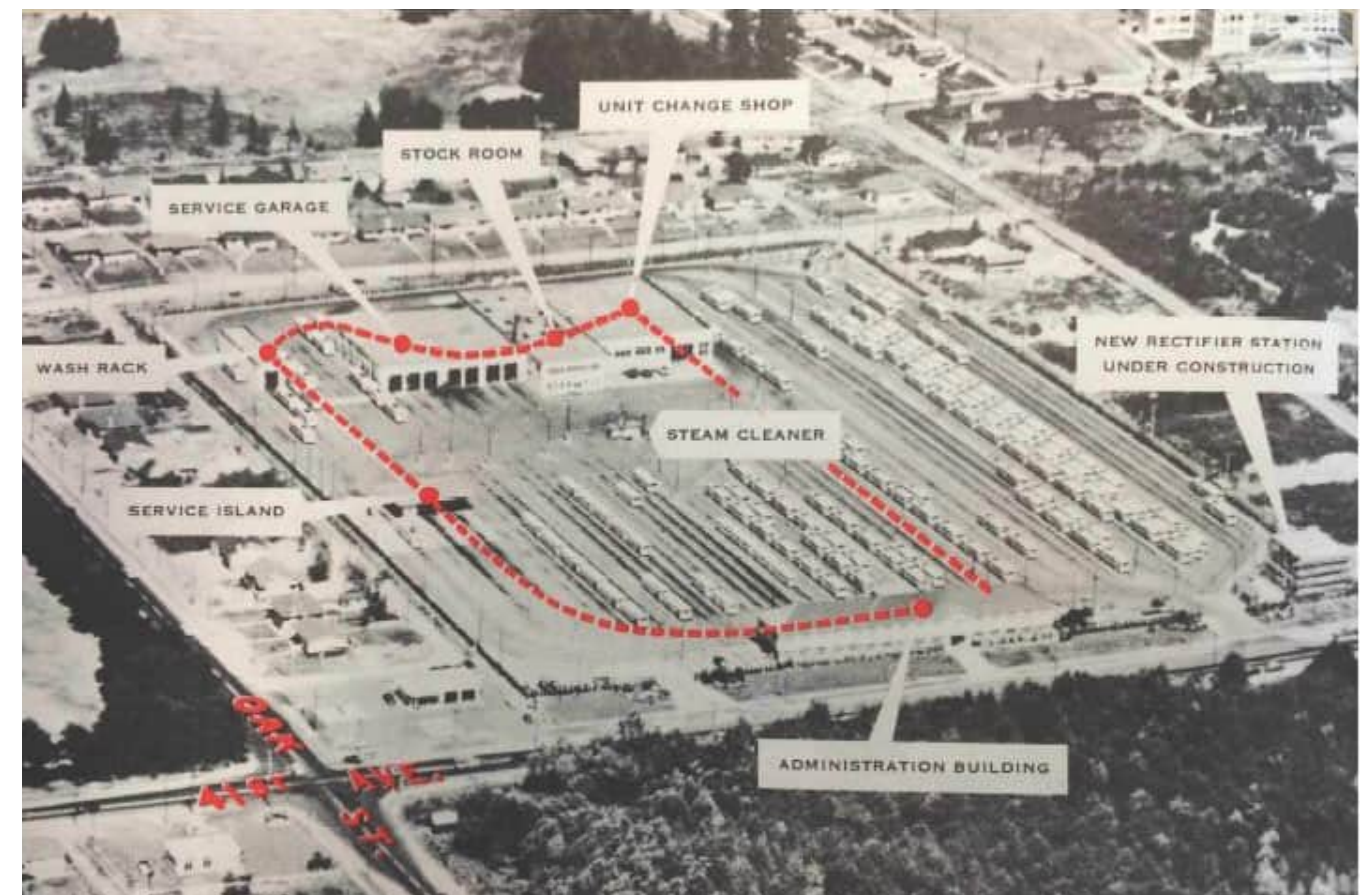
Incorporate furnishings and materials across the site that replicate or reference the character of the Transit Centre, such as:

- Cast replicas of the OTC sewer grates once used throughout the site.

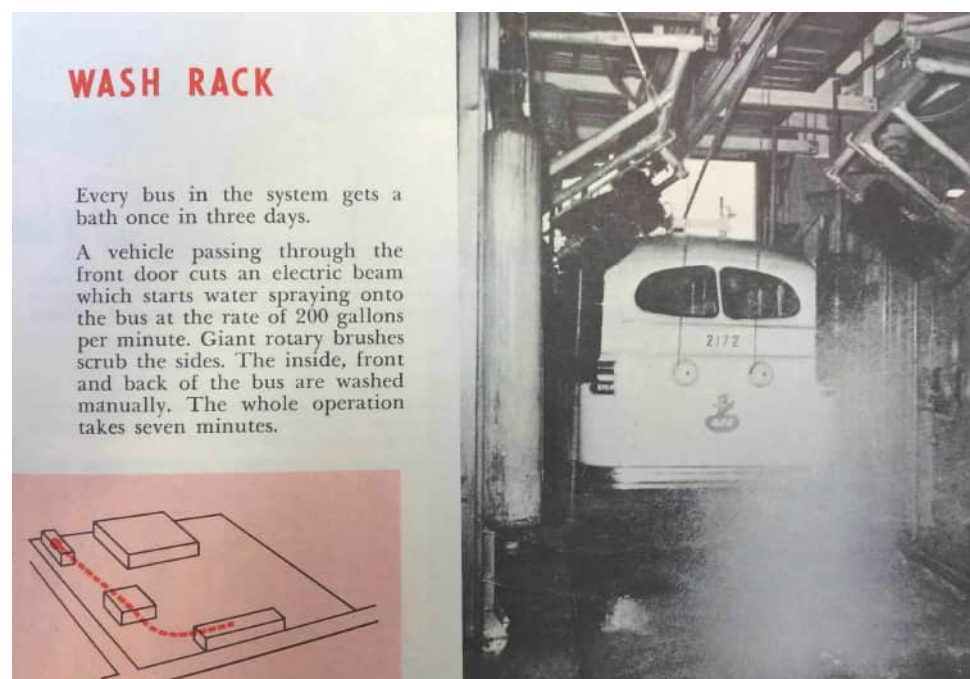
3. Site-Specific References to Past Design Elements

Integrate references to original design features, including:

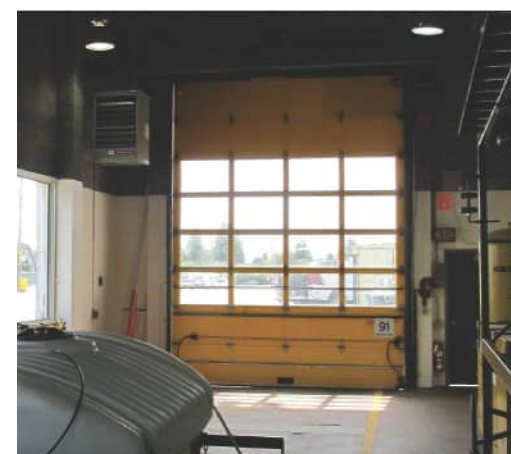
- Large garage doors with glazed panels.
- Light standards with an industrial character.



Oakridge Transit Centre brochure, circa 1952, City of Vancouver Archives. From Oakridge Transit Centre: Statement of Significance. October 2014. Donald Luxton and Associates Inc.



Steam Cleaning Buses at the Oakridge Transit Centre



Examples of Garage Doors with Gridded Glazing from the Oakridge Transit Centre



Play Structure with a Bus Theme



Mist Feature Inspired by the Bus Steam Cleaning



Large Garage Doors with Glazing



Paving Pattern Inspired by Image of Lines of Buses



Light Sculpture



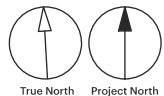
Replicated OTC Drains



Murals and Signage Based on Heritage Graphics



- Potential Heritage Interpretation Elements
- Play Structure
- Garage Doors on Commercial Buildings and /or Daycare Building
- Paving, Light Sculptures, OTC Drains, and Murals and Signage located throughout site



3.5 Guiding Principles - Design Approach

The design of Mayfair West establishes a cohesive, high-quality residential neighbourhood that responds to Vancouver’s evolving urban context, urgent housing needs, and public realm aspirations. The overall masterplan prioritizes height along 41st Avenue while introducing a variety of tower scales across the site, including lower-scale forms at the north edge, creating a uniquely comfortable neighbourhood scale, shaping open spaces to optimize daylight where possible, and supporting a well-connected, pedestrian-friendly environment.

The following design strategies guide the character, massing and public realm of the development:

Housing Variety

- A minimum of 35% of residential units are designed as family-oriented homes, with at least 10% of strata units as three-bedroom units, supporting multi-generational and family living.
- Ground-oriented townhomes are thoughtfully integrated throughout the masterplan where practical, offering an alternative to vertical living. These homes combine the privacy and autonomy of low-scale housing with direct access to the rich amenities, services, and connectivity of a vibrant, high-density urban neighbourhood.
- Unit layouts follow the City’s High-Density Housing for Families with Children guidelines, ensuring livability, flexibility, and access to outdoor space.

Housing Affordability

- The masterplan delivers a significant increase in purpose-built rental housing, including Below Market Rental (BMR) and a dedicated site for social housing (Building E2), supporting the City’s affordability targets.
- Tenure flexibility between strata and rental allows the project to respond to market conditions while maintaining affordability commitments.

Neighbourhood Identity

- A cohesive architectural language is established through articulated podiums, shared massing principles, and a carefully considered material palette that will create a unified yet varied character across the site

- Variation in colour, texture, and detailing across blocks allows for individual expression while maintaining a consistent neighbourhood character.
- Balconies, terraces, and articulated façades provide private outdoor space, manage solar exposure, and animate the public realm.

Tower-and-Podium Typology

- The revised plan adopts a tower-and-podium typology, replacing the previous mid-rise concept to improve site porosity and sunlight access.
- The tallest towers are envisioned along 41st Avenue, arranged to minimize shadow impacts on the central park, while podiums ranging from 1 to 6 storeys provide a distinct character that sensitively transition the towers to the street.
- This approach balances urban density with human-scaled design, enhancing views, sunlight, and livability throughout the site.

Neighbourhood-Serving Retail

- Approximately 50,000 sq.ft. of retail space is focused in Parcels C and D, activating the public realm and providing essential services for residents and the broader community.
- A pedestrianized commercial mews, beautifully landscaped and framed by retail patios, runs through Parcel C and continues into Parcel D, offering flexible space for seasonal programming, community markets, and informal gathering.
- Buildings along 41st Avenue are set back to accommodate retail patios, contributing to a lively, accessible, and pedestrian-friendly streetscape.
- The plan allows for retail expansion deeper into the into Parcels A, B and F, particularly along park frontages, to provide flexibility to respond to market demand and enhance vibrancy.

Community Connections

- A robust circulation network prioritizes walking, cycling, and public transit while accommodating local vehicle access.
- Pedestrian and bicycle pathways connect residential parcels, public spaces, and retail areas, promoting community interaction.



View of Parcel C Grade Units looking South from Central Lane



View from Mews looking at Building C1



Aerial view looking North across Park



View looking Northwest of Parcel A and H

Green Space and Public Realm

- The current site, formerly used as a bus depot and dominated by hard pavement with little public benefit, will be transformed through the proposal into a rich and diverse landscape and public realm.
- Buildings are sited to frame a variety of common green spaces, including a central park, landscaped courtyards, pedestrianized commercial mews, and a new public plaza.
- These spaces support both active uses (play areas, gathering spots, outdoor dining, recreational amenities) and quieter moments (seating, gardens, shaded areas), creating a diverse public realm for all ages.
- The open spaces are visually and physically connected through a network of streets, mews, and walkways, ensuring permeability across the site and strong connections to the surrounding neighbourhood.
- Ground floors are animated with retail, community amenities, and residential frontages that create lively, welcoming edges and contribute to a safe, well-used public realm.
- A mix of hardscape and landscape design integrates stormwater management, urban tree canopy, and seasonal planting, reinforcing the project’s sustainability goals.
- The central park anchors the master plan as a community focal point, while the network of smaller green spaces ensures everyday opportunities for outdoor use and social connection within a short walk from every building.

Sustainable Systems and Green Infrastructure

- Mayfair West is designed to meet the Rezoning Policy for Sustainable Large Developments and the Green Buildings Policy for Rezoning, targeting exceptional sustainability through high performance building envelopes and electrified systems, integrated rainwater management, and urban waste and food systems.
- The delivery of all electric homes with the potential to connect to a district energy systems aligns with Grosvenor’s Net Zero Commitment.

Section 4.0

Urban Design

Content

- 4.1. Introduction
- 4.2. Public Realm & Connectivity
- 4.3. Movement Networks
- 4.4. Land Use
- 4.5. Massing

4.1 Introduction

Connecting the Community with the Former Mayfair West Site

Centrally located in Vancouver at the south end of the South Cambie neighbourhood, the former Oakridge Transit Centre (Mayfair West) site represents approximately 13.8 acres of land located north of 41st Avenue and east of Oak Street, together with an additional 0.5 acres from three single-family lots along Willow Street, for a total of 14.3 acres. The site is framed by 41st Avenue to the south, with Oak Meadows Park and VanDusen Botanical Gardens to the north, and the Jewish Community Centre (currently planned for redevelopment) directly across 41st Avenue. Oakridge Park and the 41st Avenue Canada Line Station are within a ten-minute walk to the Oakridge Park, and Queen Elizabeth Park is within a further ten-minute walk to the north.

Having operated as a transit facility since 1948, the site is now being reimagined as Mayfair West — a complete, inclusive, and transit-oriented community. The redevelopment presents a major city-building opportunity, integrating housing, retail, childcare, and open space into a vibrant new neighbourhood.

Key benefits of the plan include:

- A reconnected pedestrian and cycling network through and beyond the site.
- A welcoming public plaza at the 41st Avenue gateway.
- Delivery of 7 acres of open space, including a new public park.
- A significant share of rental and below-market housing, with family-oriented units.
- A new childcare centre to support young families.
- A retail network focused on Parcels C and D, with potential expansion to animate internal streets and park edges.
- Opportunity to provide Senior Focused Living on Parcel B.



4.2 Public Realm & Connectivity

Activating The Public Realm at Mayfair West

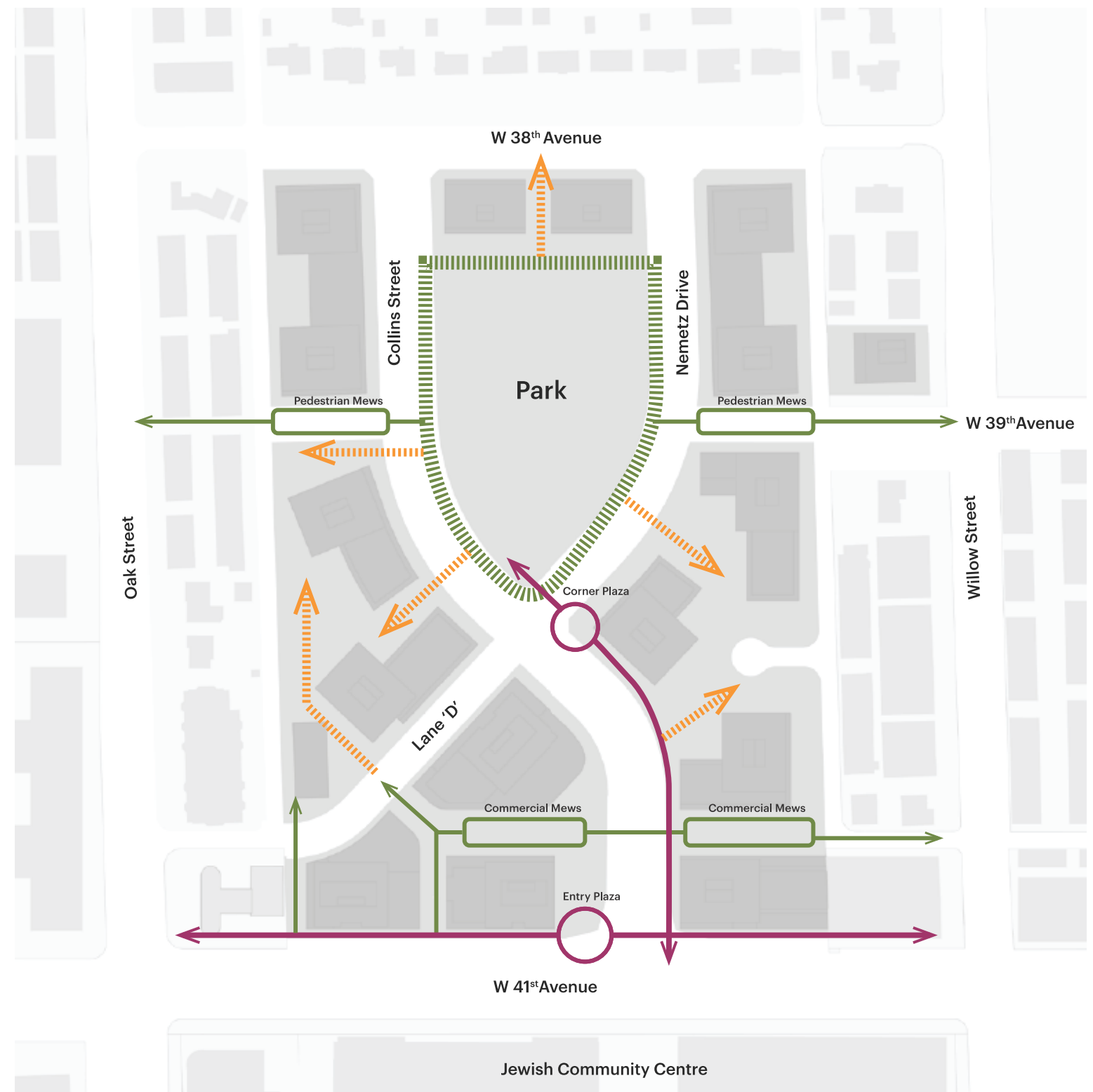
The public realm of Mayfair West is structured around a hierarchy of streets, pathways, and open spaces that prioritize walkability and community interaction. At its heart is a two-acre central park, framed by residential buildings and connected to the broader neighbourhood through a network of pedestrian and cycling routes.

Key public realm elements include:

- A public entry plaza at 41st Avenue and Collins Street, serving as a gateway and urban forecourt.
- Collins Street, the primary north–south spine, linking the plaza, park, and internal parcels with surrounding streets.
- A 5.0-metre landscaped greenway along Collins Street’s east side, offering a generous pedestrian and cycling corridor.
- Two east–west mews aligned with 39th Avenue, enhancing permeability and providing frontage for Parcel G.
- A legible and connected framework that embeds open space and movement as defining features of the neighbourhood.

Legend:

-  Plaza
-  Mews
-  Park
-  Access to Park and Retail Frontage
-  Access to Mews
-  Access to Courtyards



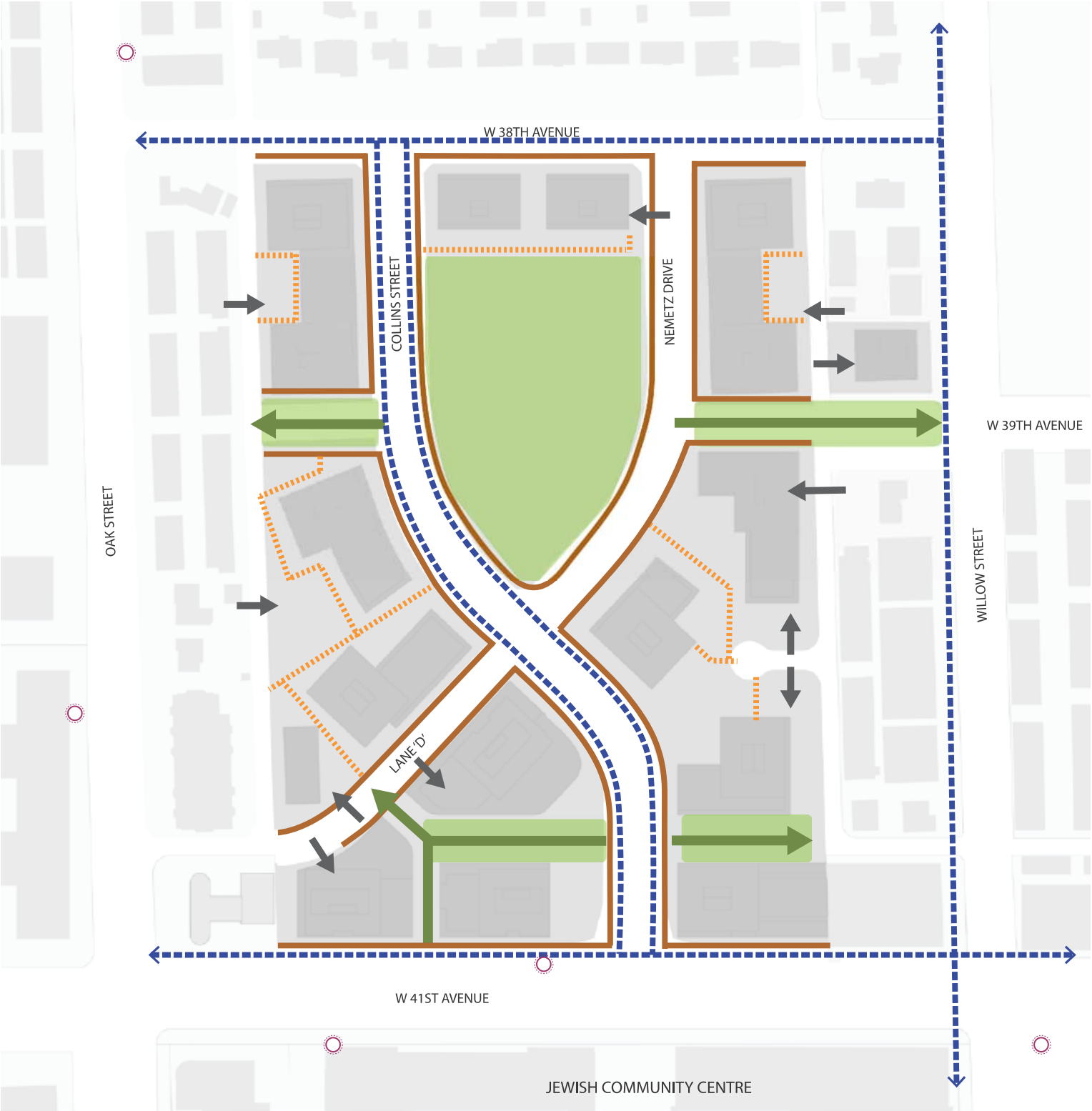
4.3 Movement Networks

Movement Networks (Pedestrian & Cycling)

Mayfair West prioritizes active transportation through a fine-grained network of sidewalks, mews, and pathways. Collins Street serves as the main north–south connector, while east–west mews and landscaped corridors ensure all parcels are easily accessed. These routes double as shared public spaces, enhancing permeability and supporting everyday movement.

Legend:

-  Bus Stop
-  Pedestrian Only Public Open Space
-  Bike Access to Underground Parking
-  Bikeway
-  Sidewalks
-  Public Pedestrian Paths
-  Shared Semi Private Residential Paths

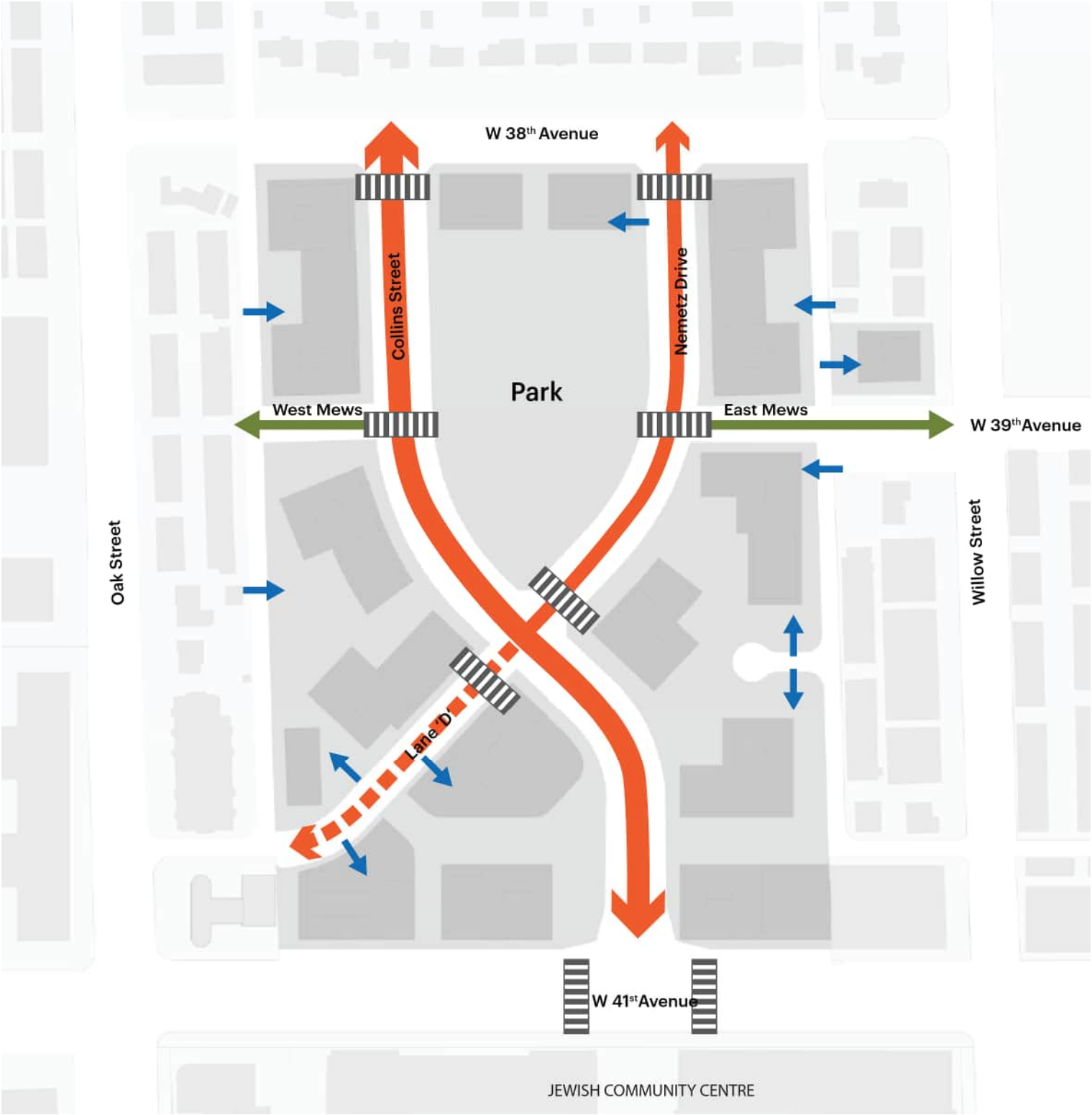


Movement Networks
(Vehicular)

Vehicle access is accommodated via Collins Street and minor lanes, with underground parking entries located at site edges to minimize vehicular presence within the interior. This approach preserves the central park and open spaces as pedestrian-focused amenities.

Legend:

-  Public Street
-  New Lane
-  Access to Parking
-  Mews (Emergency Vehicular Access)
-  Pedestrian Crossing



4.4 Land Use

Land Use

Mayfair West is envisioned as a predominantly residential neighbourhood, organized around a mix of tower-and-podium buildings and low-scale housing at the edges. The plan delivers approximately 2.4 million sq.ft. of residential GFA across Parcels A–H, including:

- **Market condominiums**
- **Purpose-built rental and Below Market Rental (BMR) housing**
- **City-delivered social housing on Building E2**

Housing is designed to meet diverse needs, with 35% of units designed for families. Townhouses, podiums, and lower-scale buildings along the site edges are thoughtfully arranged to respond to the scale, character, and rhythm of the surrounding neighbourhood, ensuring a gradual and harmonious transition.

Commercial & Retail

Approximately **50,000 sq.ft. of retail space** is concentrated in Parcels C and D along 41st Avenue and the adjacent mews, activating the street and complementing the public realm. Additional retail may extend into the site to animate internal streets and park edges, subject to market demand.

Public Realm & Open Space

At the heart of the public realm is a two-acre park designed to offer a wide range of recreational opportunities. Open lawns provide space for sports and informal play, while shaded areas and picnic spots create places for relaxation and social gathering. Children’s play facilities, walking paths, and flexible green spaces ensure year-round activity for all ages. The park is complemented by landscaped courtyards, greenways, and a public plaza, together forming a connected network of spaces that balance active and passive uses while prioritizing visibility, accessibility, and community connection.

Circulation & Connectivity

The site is designed to prioritize walking and cycling, with Collins Street serving as the primary north-south connector. East-west pedestrian and cycling connections are provided through a series of mews along the south and middle of the site and through landscaped pathways, enhancing permeability and linking to surrounding streets. Vehicular access is concentrated at the perimeter, with underground parking provided to minimize surface impacts near open spaces.

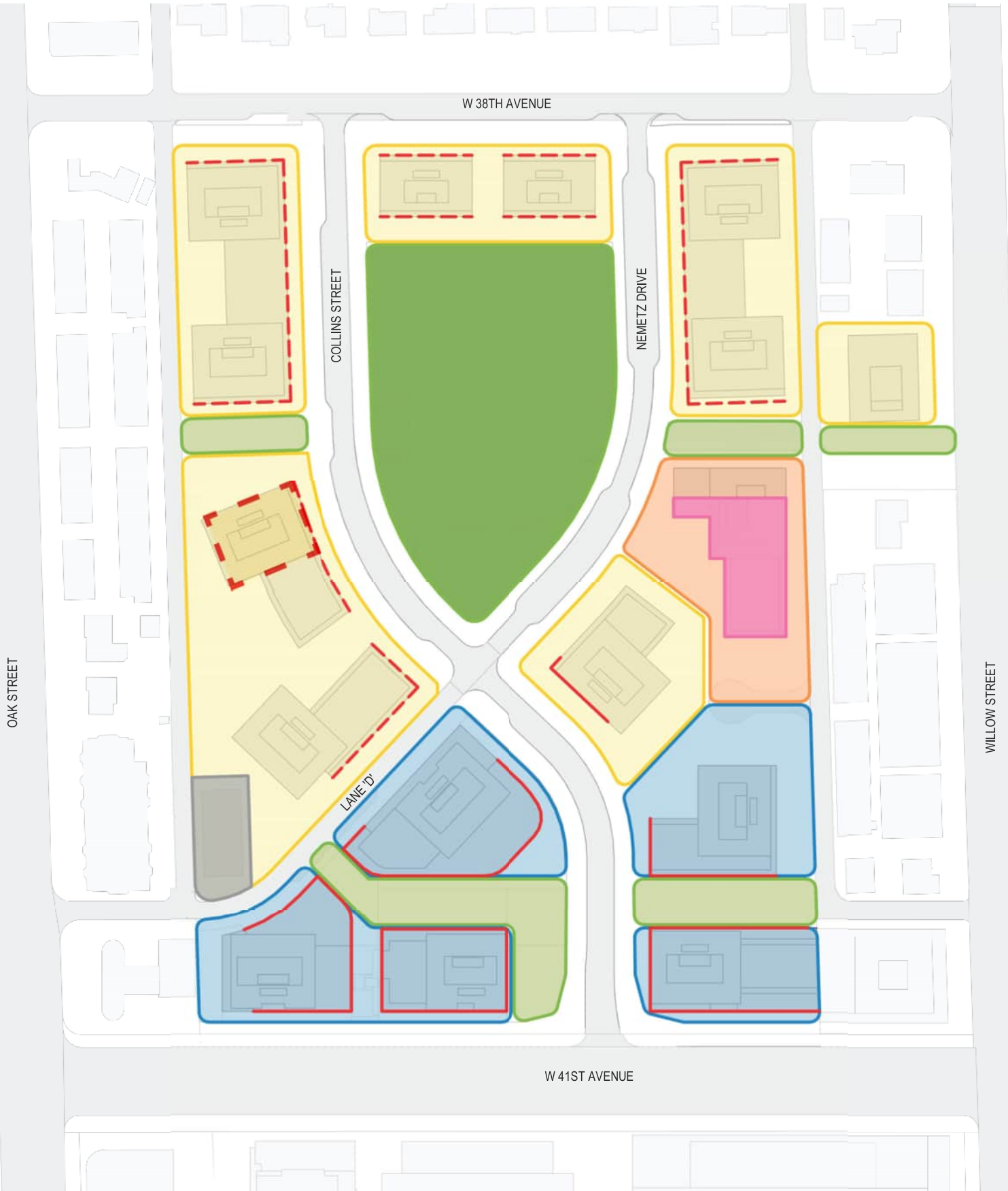
Key Features

- Residential GFA: 2,420,312 sq.ft.
- Retail/Commercial GFA: 52,975 sq.ft.
- Childcare: 8,500 sq.ft.
- Total Residential Units: 2,995
- FSR: 3.98
- Rental & BMR units: distributed across Parcels C and D
- Dedicated City-owned dirt site for social housing at Building E2

Mayfair West establishes a cohesive and legible neighbourhood through its careful massing, articulated base treatments using natural and complementary materials, varied building heights, and a well-connected public realm that balances density with livability.

Legend:

	Market Housing
	Marketing /Senior Housing
	Social Housing
	Rental Housing
	Publicly Accessible Open Space
	Public Park
	Childcare
	Retail Frontage
	Potential Retail Frontage
	Rectifier



4.5 Massing

Massing

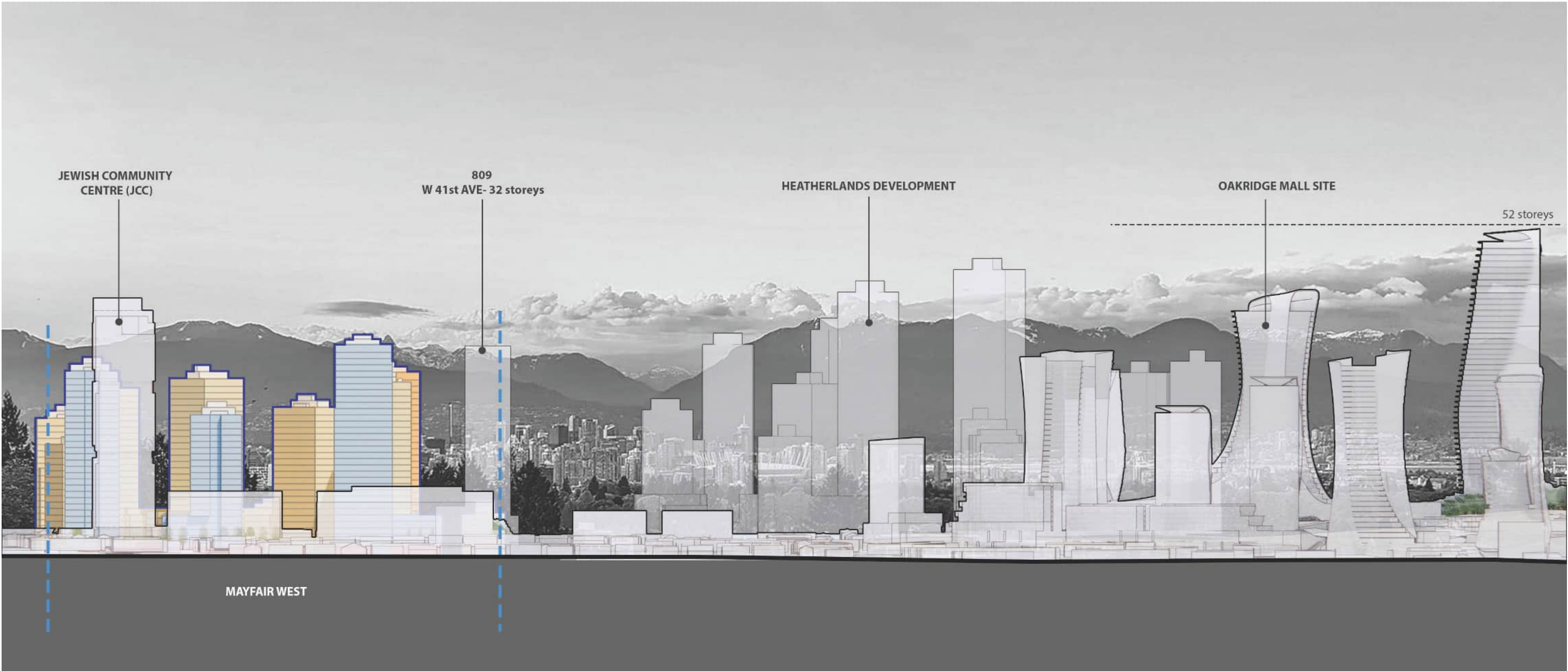
The massing strategy for Mayfair West is based on a tower-and-podium typology, evolving from the original mid-rise concept to better support open space, sunlight access, and housing delivery.

Key massing principles:

- Taller towers are strategically concentrated along 41st Avenue, reinforcing the site's urban frontage while accommodating a significant share of rental and Below Market Rental (BMR) housing in proximity to transit and retail.
- A deliberate variation in tower heights across Parcels B, C, D, and E creates a dynamic skyline and allows sunlight to filter through the site, enhancing visual permeability and strengthening connections between buildings, streets, and open spaces.
- Buildings are arranged in scale and position to preserve long-range views toward downtown Vancouver and the North Shore mountains, while providing a respectful transition to adjacent low-rise neighbourhoods.
- Additional height and density are focused in A-1 and F-2, where tower placement minimizes shadowing on the central park, ensuring sunlight access and comfort for park users.
- Podiums and townhouses define streets and courtyards, creating a walkable, intimate scale at grade that supports active frontages and community interaction.
- Articulated base treatments using natural and complementary materials establish a unified visual identity across parcels, while allowing for variation in detailing and expression between buildings.
- Balconies and terraces are integrated throughout the massing to provide private outdoor space, manage solar exposure, and contribute to the animation and texture of building façades.

This massing approach ensures Mayfair West delivers density with livability, providing family-friendly units, and supporting the delivery of rental and BMR housing. It establishes a clear hierarchy of buildings, maximizes open space, and contributes positively to the surrounding urban context.





Context Skyline View looking North from W. 41th Ave.



View looking West at Parcel B



View looking West at Building C2 from Midblock Connection

Section 5.0

Public Realm

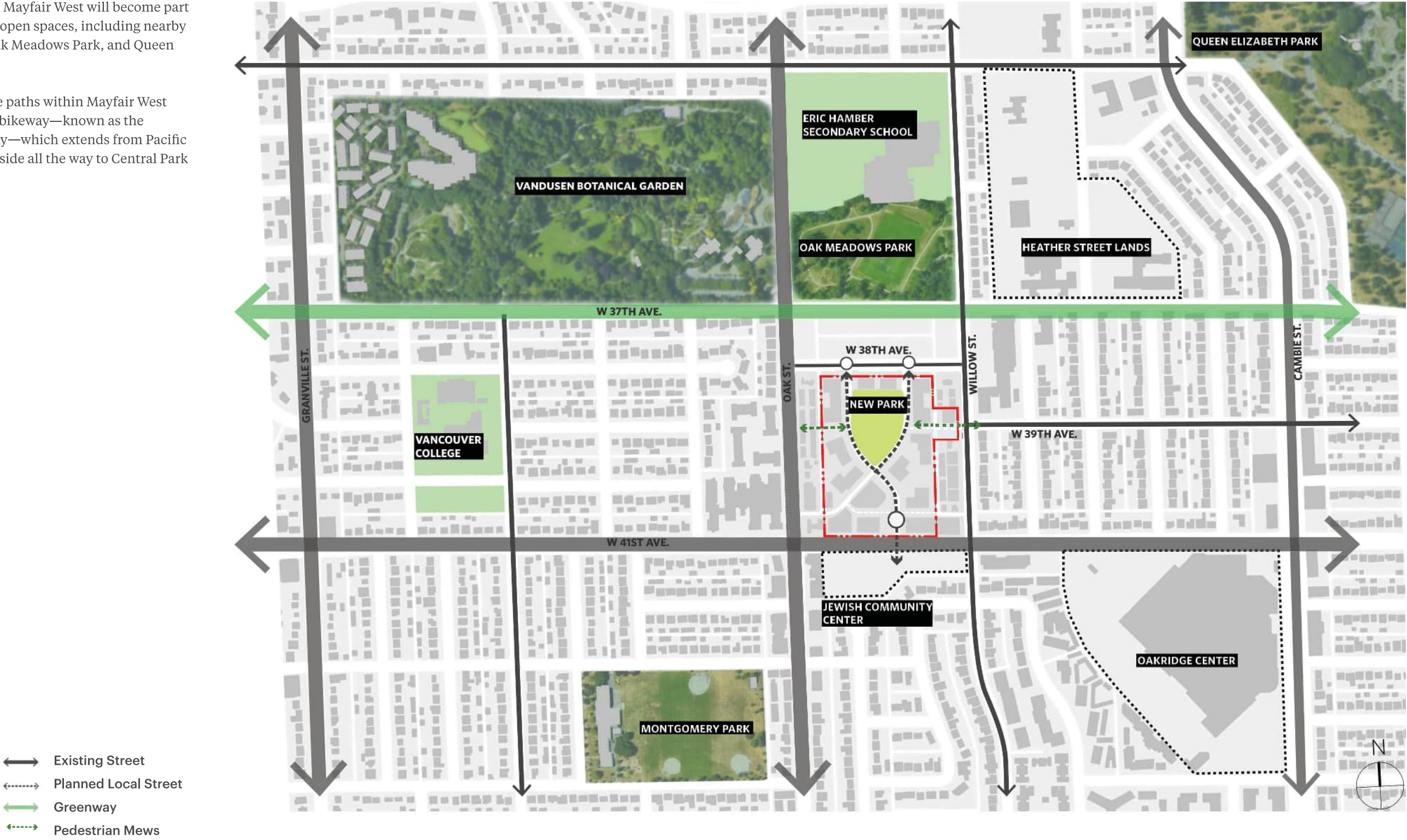
Contents

5.1	Open Space Context Plan	5.4	Streets	5.5	Semi-private / Private Open Spaces	5.8	Landscape Sustainability
5.2	Open Space Plan	- West 41st Ave	- Building Entrances	- Courtyards	- Strategy		
5.3	Public Open Space	- Collins Street	- Rooftop Gardens	- Private Patios	- Rainwater Management		
	- New Park	- West 38th Ave	- Childcare	- Rooftop Gardens	- Food Systems		
	- West 39th Mews	- Nemetz Drive				5.9	Public Art
	- Entry Corner Plaza	- Lane D					
	- Commercial Mews	- Existing East Lane	5.6	Landscape Planting Strategy			
	- Park Retail Plaza	- Existing West Lane	5.7	Landscape Lighting Concept Plan			

5.1 Open Space

The new neighbourhood park at Mayfair West will become part of a larger network of parks and open spaces, including nearby VanDusen Botanical Garden, Oak Meadows Park, and Queen Elizabeth Park.

In addition to the new park, bike paths within Mayfair West will connect to the 37th Avenue bikeway—known as the 13-kilometre Ridgeway Greenway—which extends from Pacific Spirit Park on Vancouver’s west side all the way to Central Park in Burnaby to the east.



5.2 Open Space Plan

The public realm concept for Mayfair West integrates a clear, permeable, and accessible movement network with public spaces that support sustainable urban ecology and social engagement.

As established in the Policy Statement, a new internal movement network introduces a central north-south Collins Street intersected by a Nemetz Drive to provide access to all development sites within Mayfair West.

A new neighbourhood park is positioned along the site's northern parcel, fronting both Collins Street and Nemetz Drives accessed from West 38th Avenue.

Corner plazas, commercial mews, pedestrian mews, and publicly accessible courtyards further enrich the site, offering a diverse range of open spaces across Mayfair West.

Permeability within the site is reinforced through a network of interconnected open spaces and pedestrian paths that weave across and within individual parcels. These pathways establish clear and intuitive connections between courtyards, plazas, and landscaped areas, encouraging walkability and creating a sense of cohesion throughout the development. By linking larger public gathering spaces with smaller, more intimate green pockets, the design promotes accessibility, visual continuity, and ease of movement for residents and visitors alike. This layered approach to permeability ensures that open spaces do not function as isolated elements, but rather as an integrated system of circulation and experience.



5.3 Public Open Space - New Park

The new park is a 1.9-acre dedicated public neighbourhood park located at the north end of the site, near West 38th Avenue. Proposed features may include natural play areas, an open lawn for events and informal sports, enhanced plantings, rainwater management elements, and gathering spaces.

Parking spaces for food trucks are proposed along Nemetz Drive layby areas directly adjacent to the park. Pedestrian mews aligned with West 39th Avenue, on both the east and

west sides of the park, will provide access for the surrounding neighbourhood. Private spaces facing the park will incorporate patios and landscaped buffers to provide privacy and separation, and also allowing for potential retail servicing of the park.

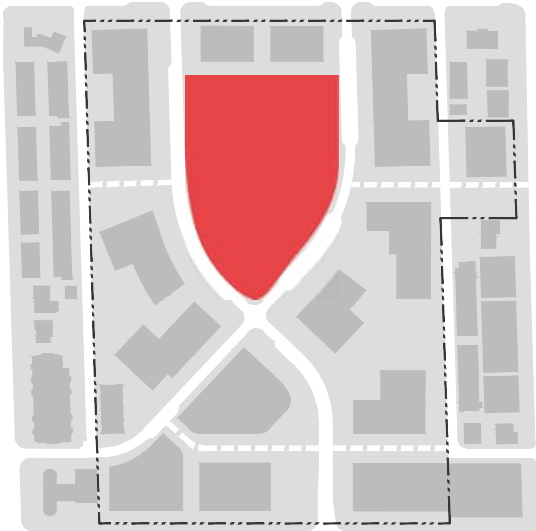
The park will be planned and designed with the Vancouver Park Board through a separate process that includes community consultation.



Precedent Image - Open Lawn



Precedent Image - Grosvenor Square project, London



Key Plan

Park Programming

The park will be designed in collaboration with the Vancouver Park Board. The size of the park is appropriately scaled for an under 12 soccer practice field and performances and special events such as a harvest festival, as illustrated by the size exploration diagrams below.

These diagrams estimate event space capacity based on:

Licensed event = 1.2 sqm / person.

Standing, room concerts = 0.66 sqm/ person

Unlicensed event - mix of standing and seating = 1 sqm/ person

Tent size = 1.73m x1.73m = 3 sqm



Precedent Image - Community Concert



Precedent Image - Kid's Soccer



Precedent Image - Community Feast



Performance Event



Soccer -U12 42x60m



Community Feast

5.3 Public Open Space - West 39th Ave Mews

The east and west pedestrian mews are designed as extensions of the existing residential character of tree-lined boulevards and sidewalks. Both mews incorporate trees, plantings, and seating to create inviting and accessible public open spaces for informal social gatherings. They are lined with residences and private patios to the north and south and feature paving that could be patterned to reflect the heritage of the former transit centre site. The mews occupy rights-of-way that can be converted into emergency truck access lanes through the use of movable bollards.



Grosvenor’s Trumpington Meadows project, UK



Precedent Image - Patterned Paving



Key Plan



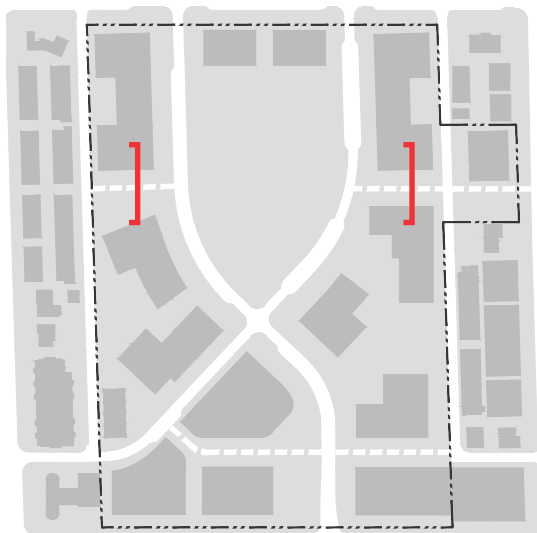
West Mews



East Mews



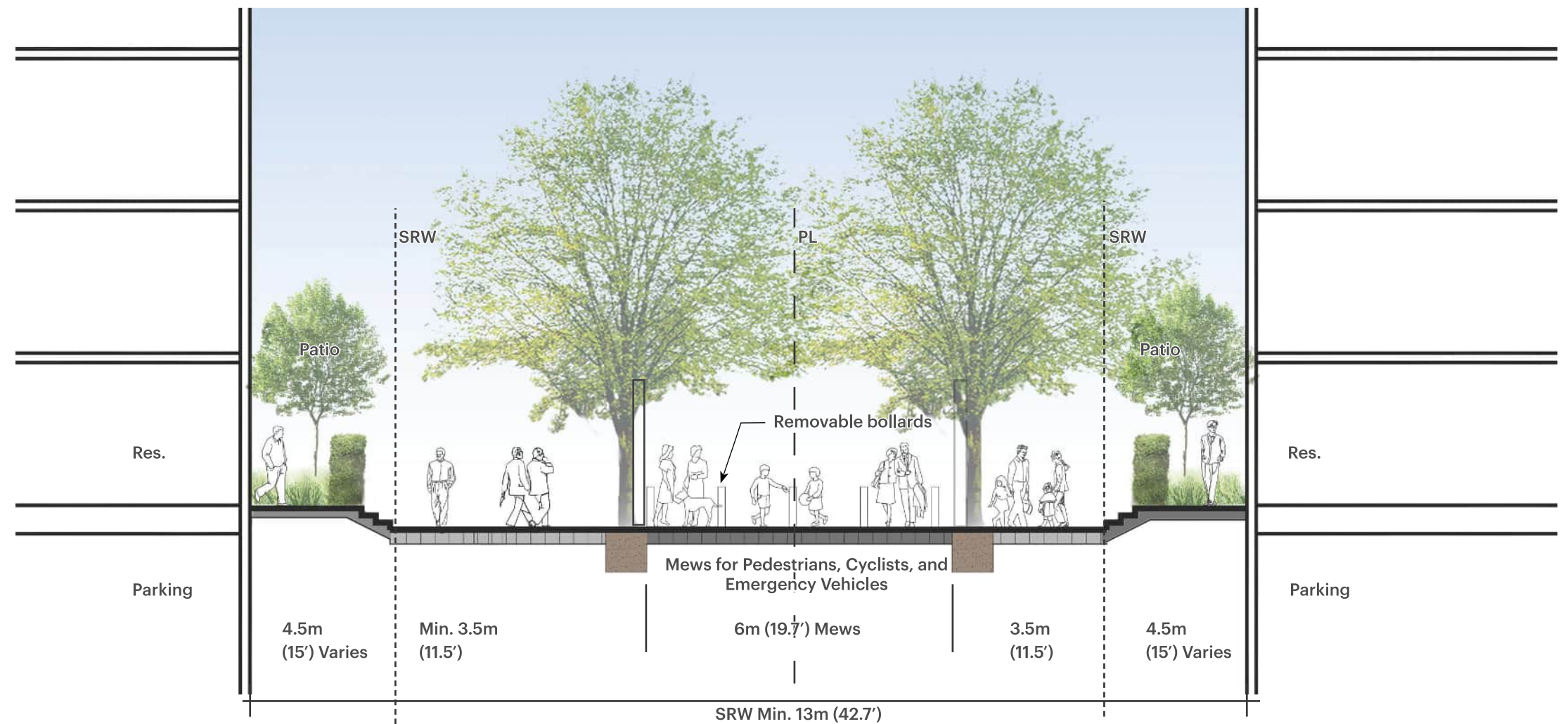
Precedent Image - Treed Mews



Key Plan

Note:

Parkade walls are within the property lines and the final locations will be decided at the time of each parcel's DP application.



East & West Mews

5.3 Public Open Space - Entry Corner Plaza

The Entry Corner Plaza is located at the northwest corner of Collins Street and West 41st Avenue. It is framed by buildings with retail and restaurant uses at the ground floor, complemented by lush plantings and seating areas. The design accommodates outdoor dining that can extend from adjacent food outlets.

The plaza is envisioned as a focal point, incorporating public art, way-finding signage, rainwater management features, and a public bike-share station, all surrounded by plantings and a variety of seating opportunities for people to enjoy the space.



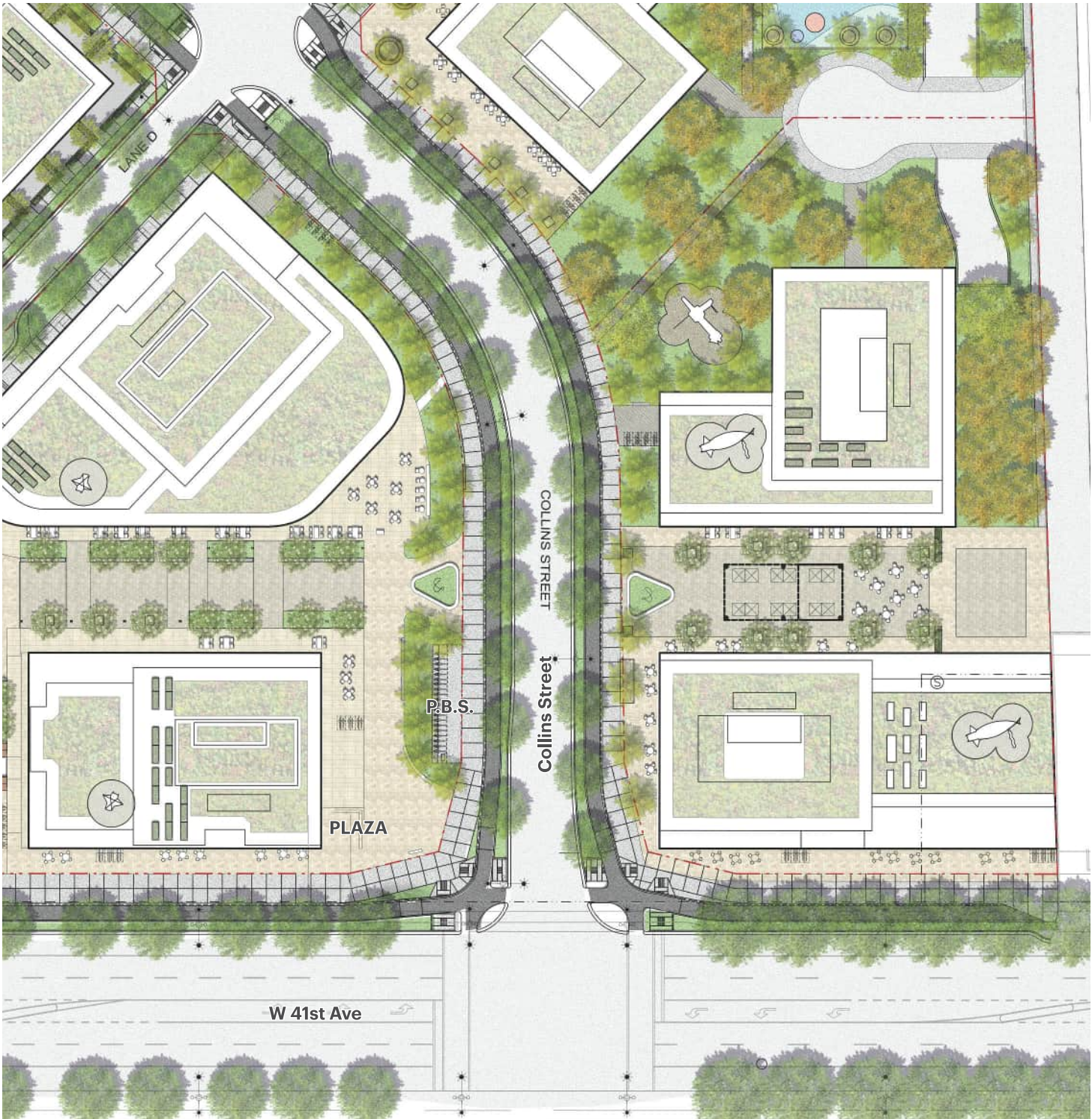
Grosvenor Ambleside, West Vancouver



Precedent Image - Patterned Paving



Key Plan



5.3 Public Open Space - Commercial Mews

The east and west commercial mews to the north of 41st Avenue are envisioned as activated urban outdoor spaces featuring character lighting, outdoor seating, patterned paving and lush plantings.

It is intended to function as a visually contiguous public space extending across Collins Street. The west commercial mews serves the adjacent retail and restaurants as a social hub for residents, visitors, and customers. The east commercial mews will support retail activities and community events such as occasional food markets, seasonal events, and informal stage performances.

Planting buffers will be placed at the ends of both mews, adjacent to Collins Street, to discourage jaywalking and address safety concerns while still maintaining visual connections across the road.



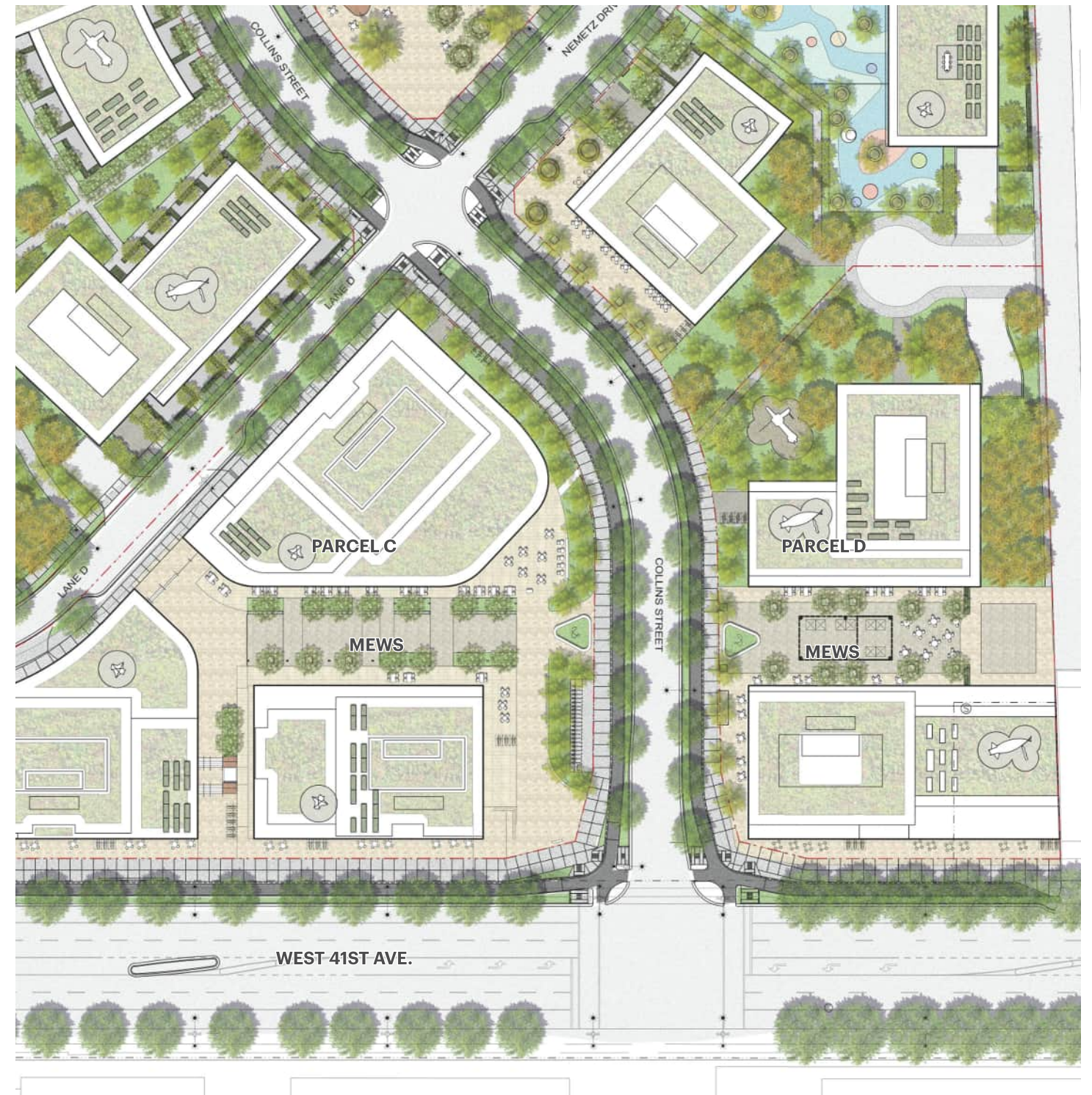
Precedent Image- Catenary Light



Precedent Image - Outdoor Seating



Key Plan



Commercial Mews Programming

The commercial mews is programmed for daily uses, community food market, and small community events. The community food market fulfills the City of Vancouver’s Sustainable Large Sites Policy by supporting local food access and food security. It will provide fresh, locally sourced products close to home, reduce the need for vehicle trips, and create a lively social hub that strengthens community connections. These diagrams estimate event space capacity based on:

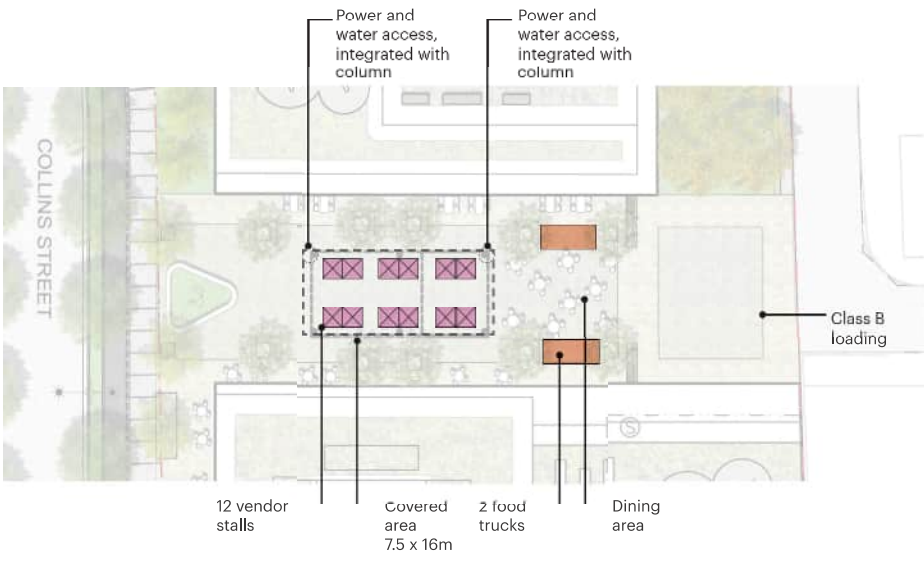
- Licensed event = 1.2 sqm / person.
- Standing, room concerts = 0.66 sqm/ person
- Unlicensed event - mix of standing and seating = 1 sqm/ person
- Tent size = 1.73m x1.73m = 3 sqm



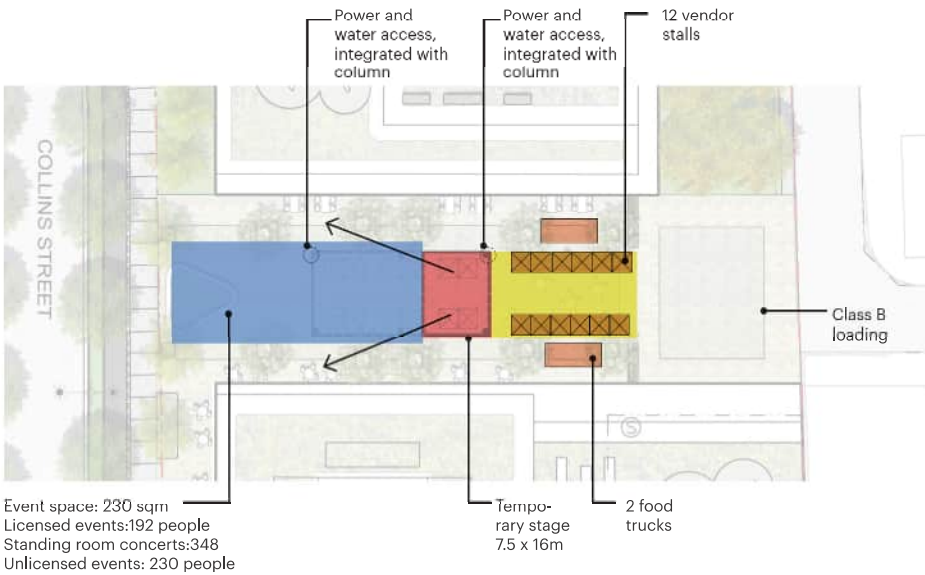
Precedent Image - Food Market



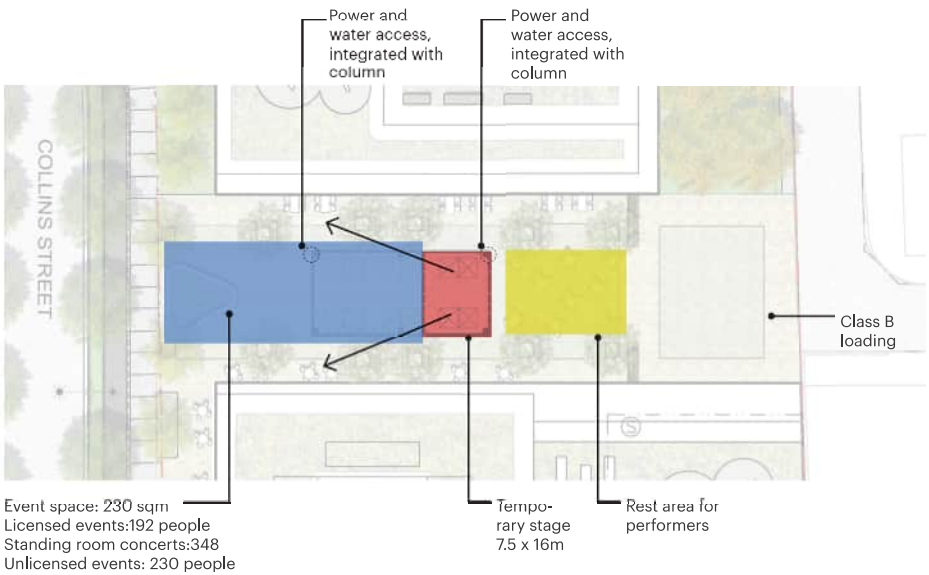
Precedent Image - Performance



Food Market



Community Event including Food and Performance



Stage Performance

5.3 Public Open Space - Park Retail Plaza

Across the street from the park, commercial retail units will front a plaza at the south intersection of Collins Street and Nemetz Drives in Mayfair West. There is potential for additional retail to extend along the Collins Street frontage. The plaza will be visible from the park and surrounding roads, offering views of the North Shore mountains and the park, while serving as a venue for social gatherings.

Featured paving, furniture and lighting will enhance the pedestrian experience and assist with way-finding. Particular attention will be given to changes in ground surface treatments, with materials such as precast concrete pavers, paving stones, or high-finish concrete helping to define the retail plaza, front doors, and social places.



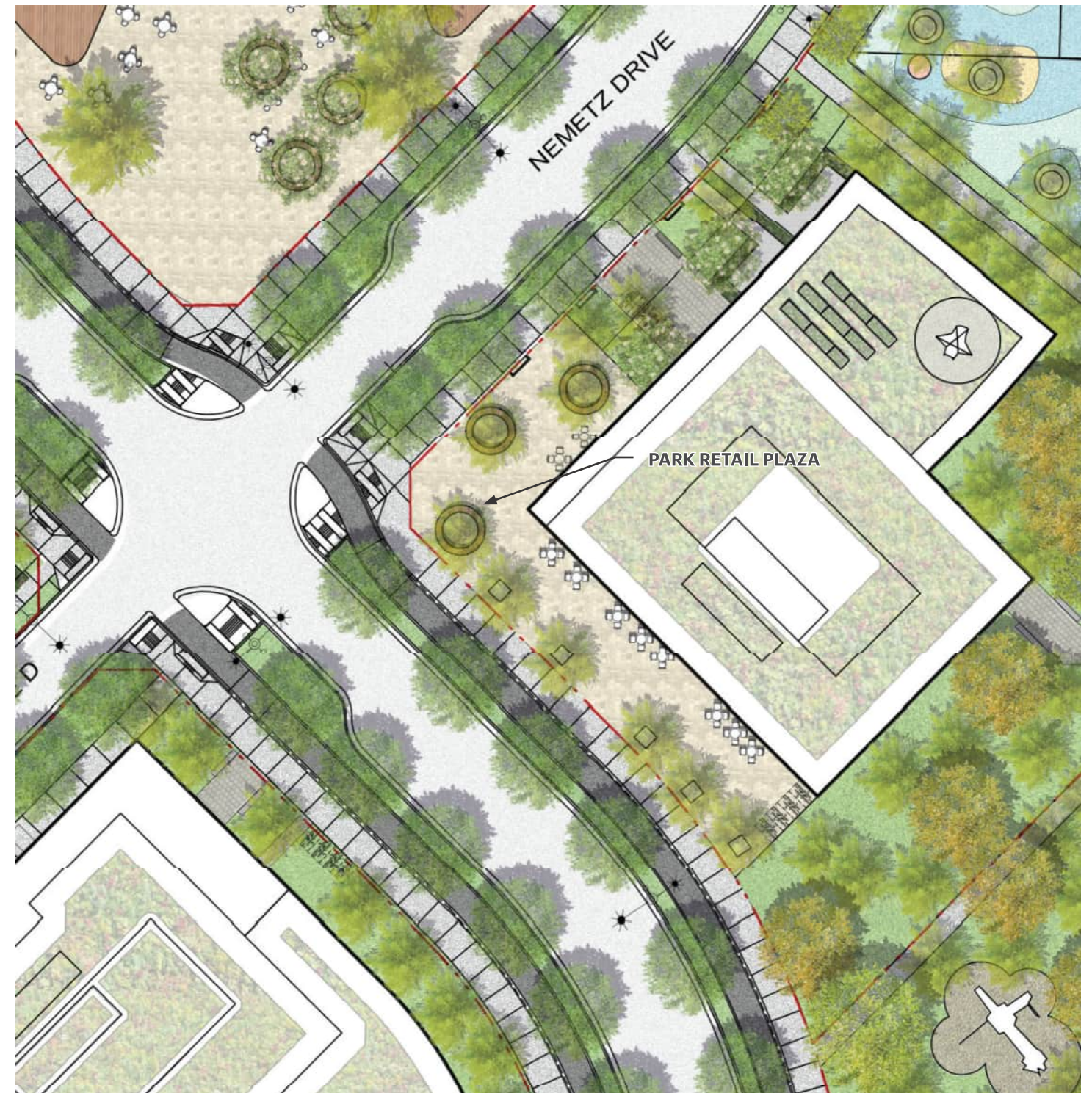
Grosvenor's Connaught Project, North Vancouver



Grosvenor Ambleside, West Vancouver



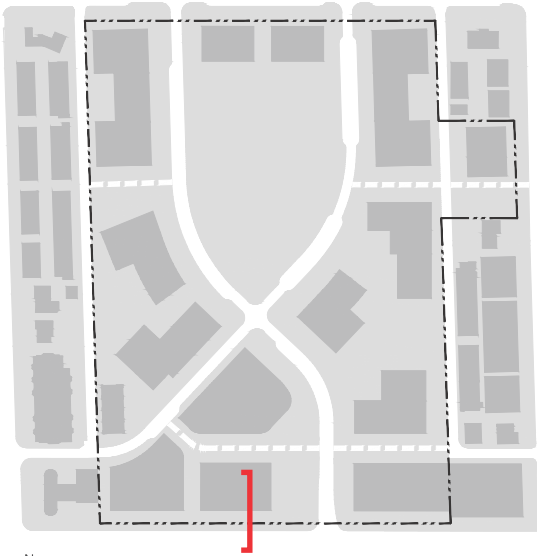
Key Plan



5.4 Streets - West 41st Avenue

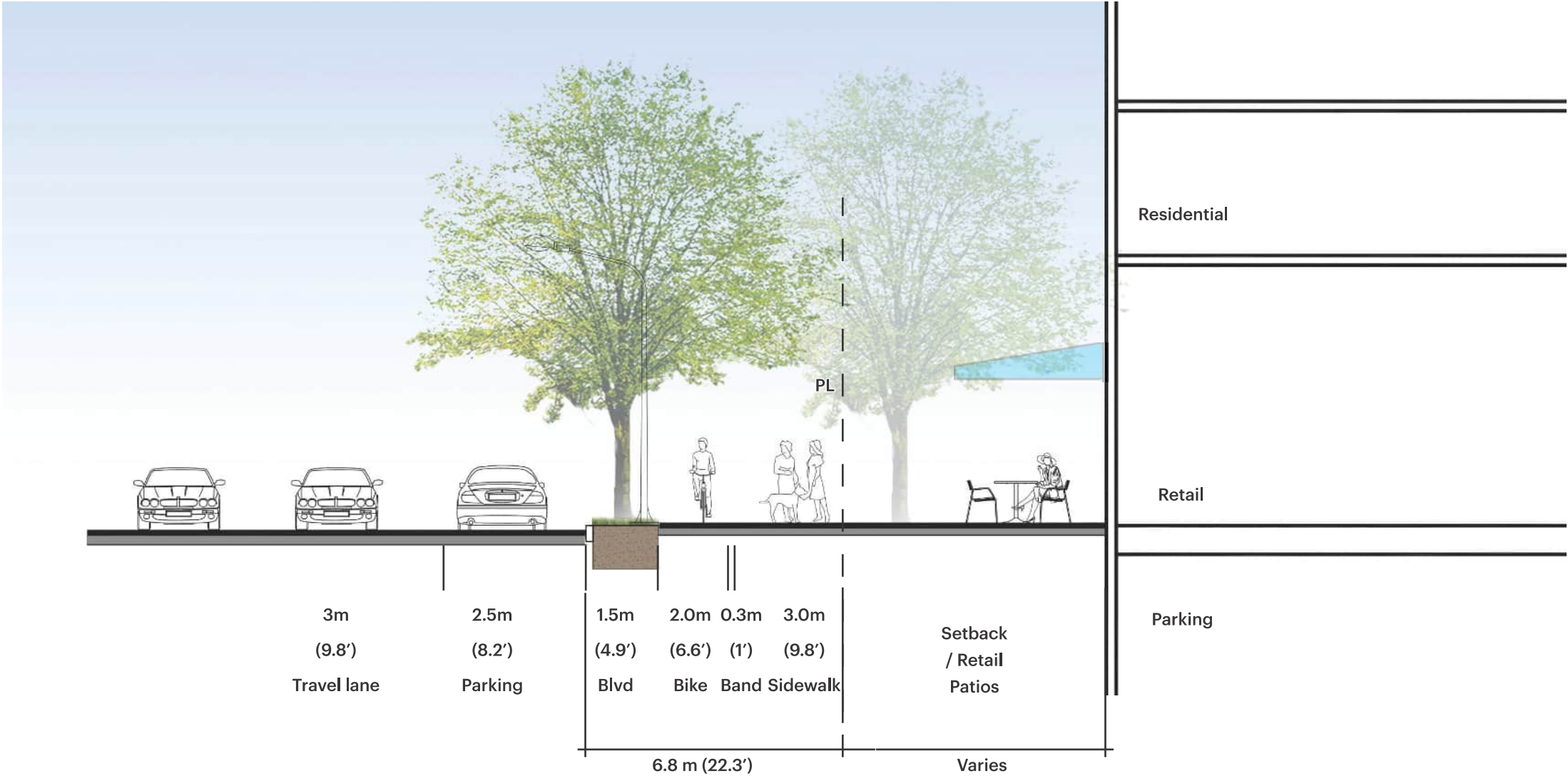


Grosvenor Ambleside, West Vancouver



Key Plan

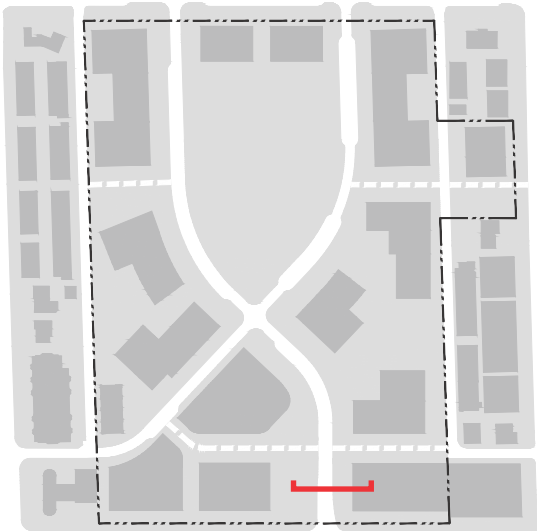
Note:
Parkade walls are within the property lines and the final locations will be decided at the time of each parcel’s DP application.



5.4 Streets - Collins Street

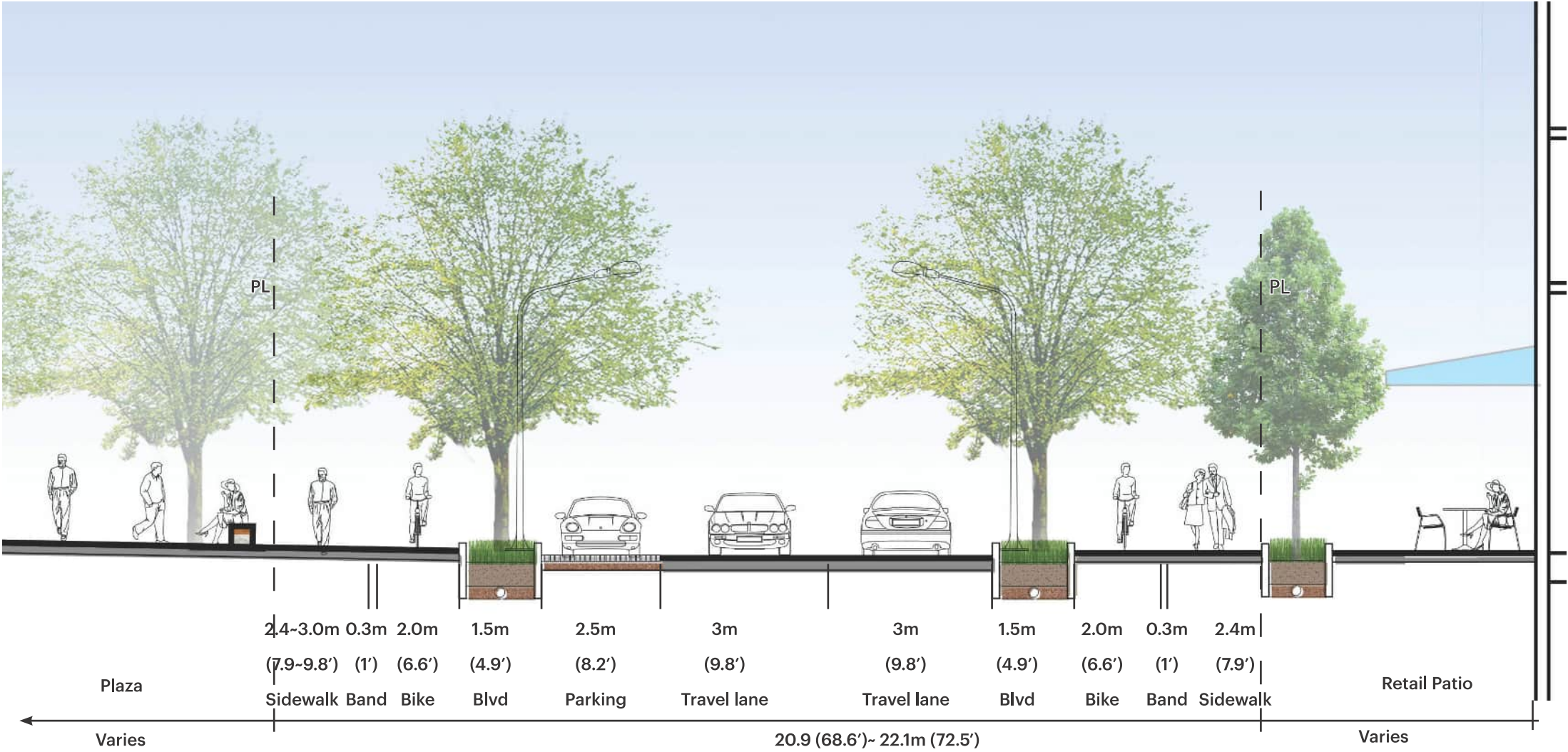


Precedent Image - Outdoor Seating



Key Plan

Note:
Parkade walls are within the property lines and the final locations will be decided at the time of each parcel's DP application.



Collins Street - South

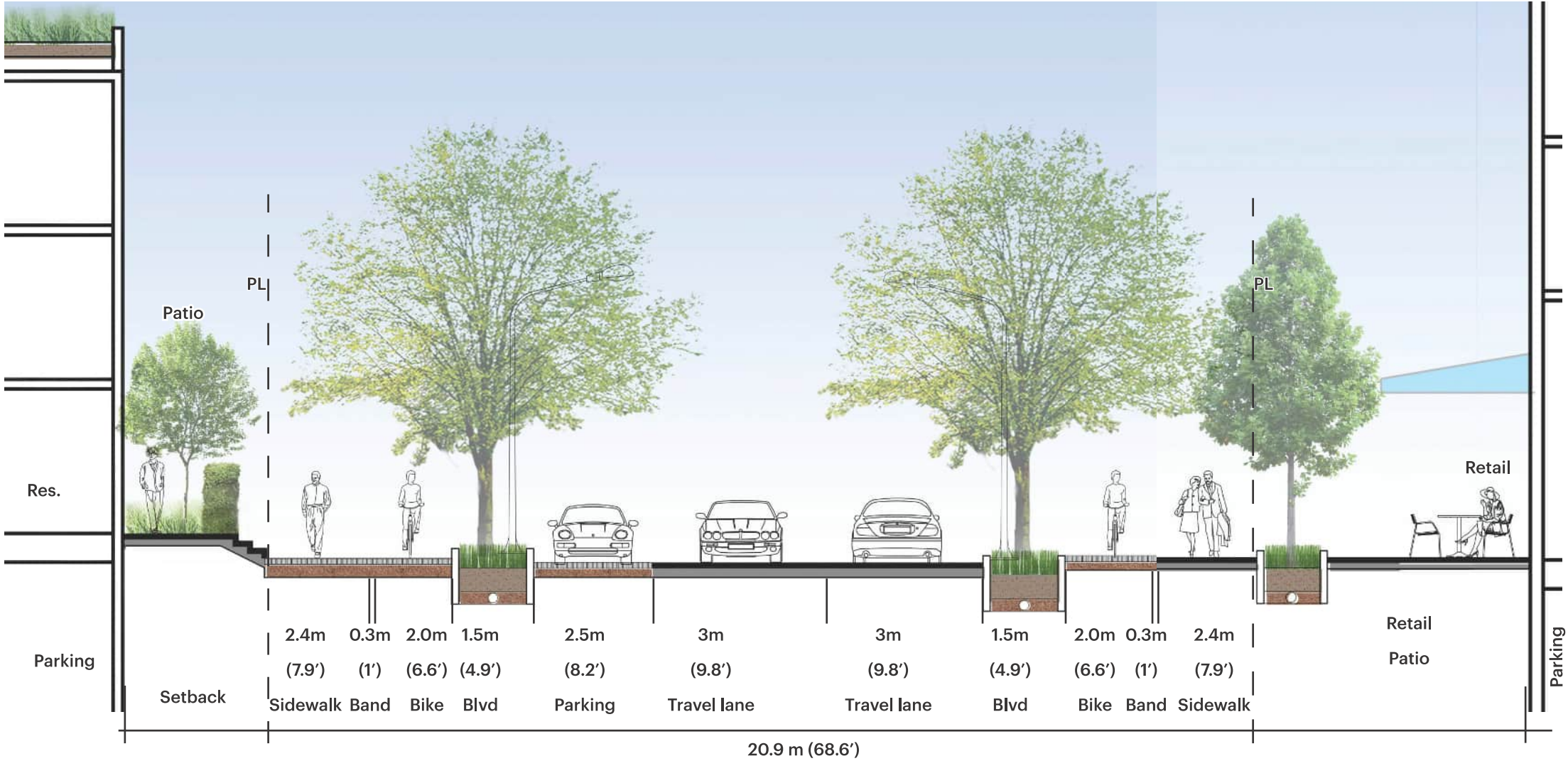


Precedent Image - Bike Lane



Key Plan

Note:
Parkade walls are within the property lines and the final locations will be decided at the time of each parcel’s DP application.



Collins Street - Middle

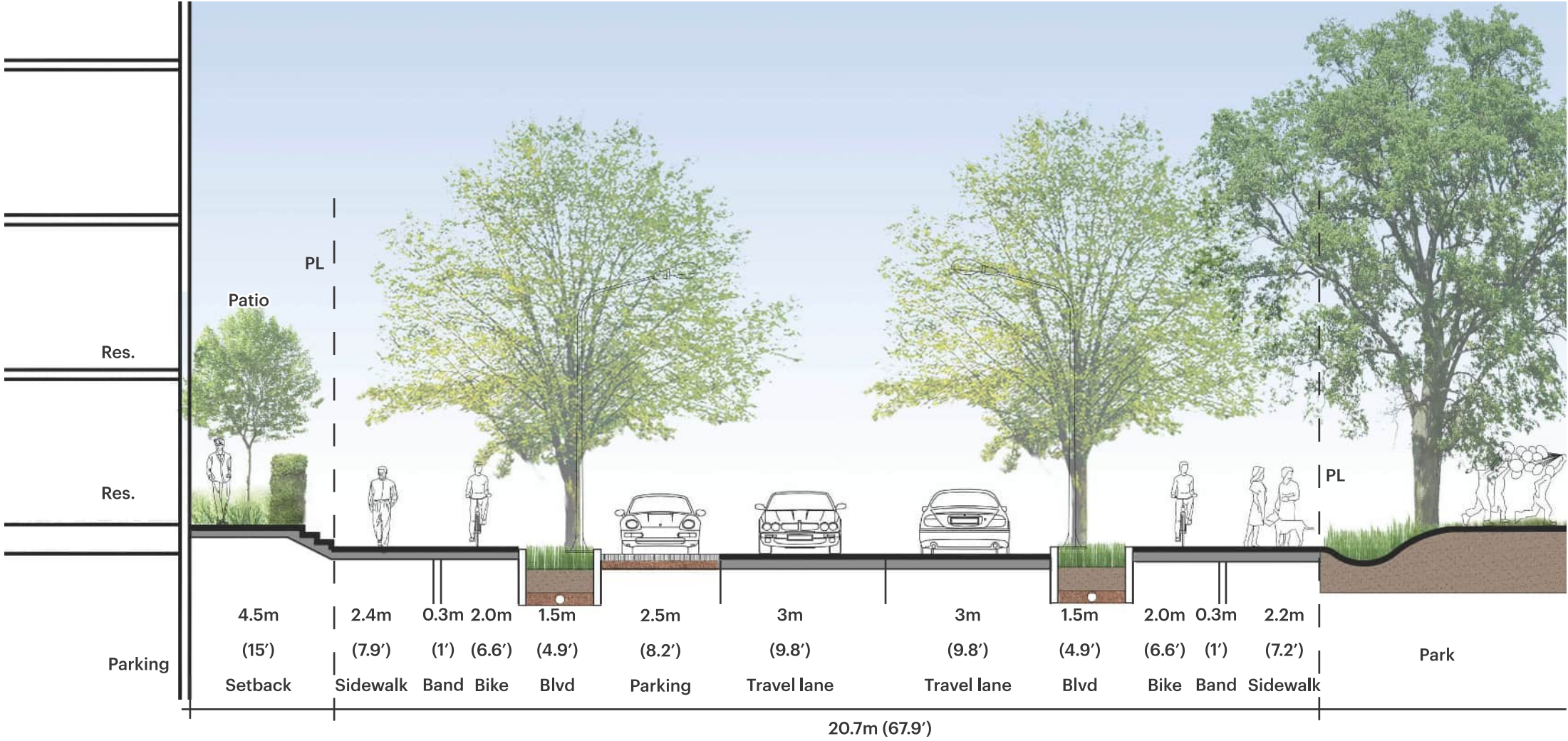


Precedent Image -Sidewalk and Bike Lane



Key Plan

Note:
Parkade walls are within the property lines and the final locations will be decided at the time of each parcel’s DP application.



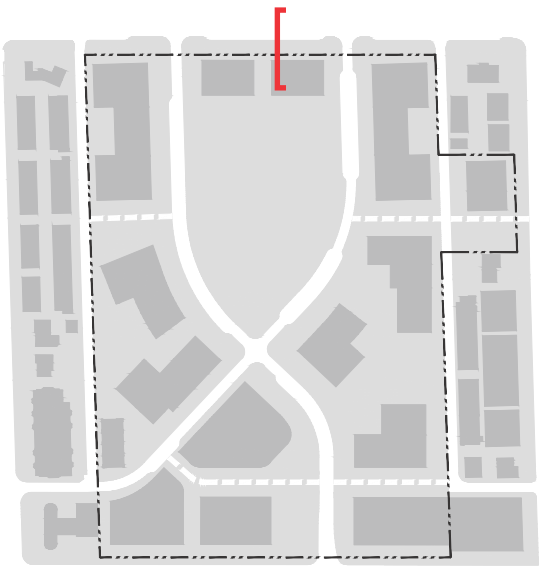
Collins Street - North

5.4 Streets - West 38th Avenue

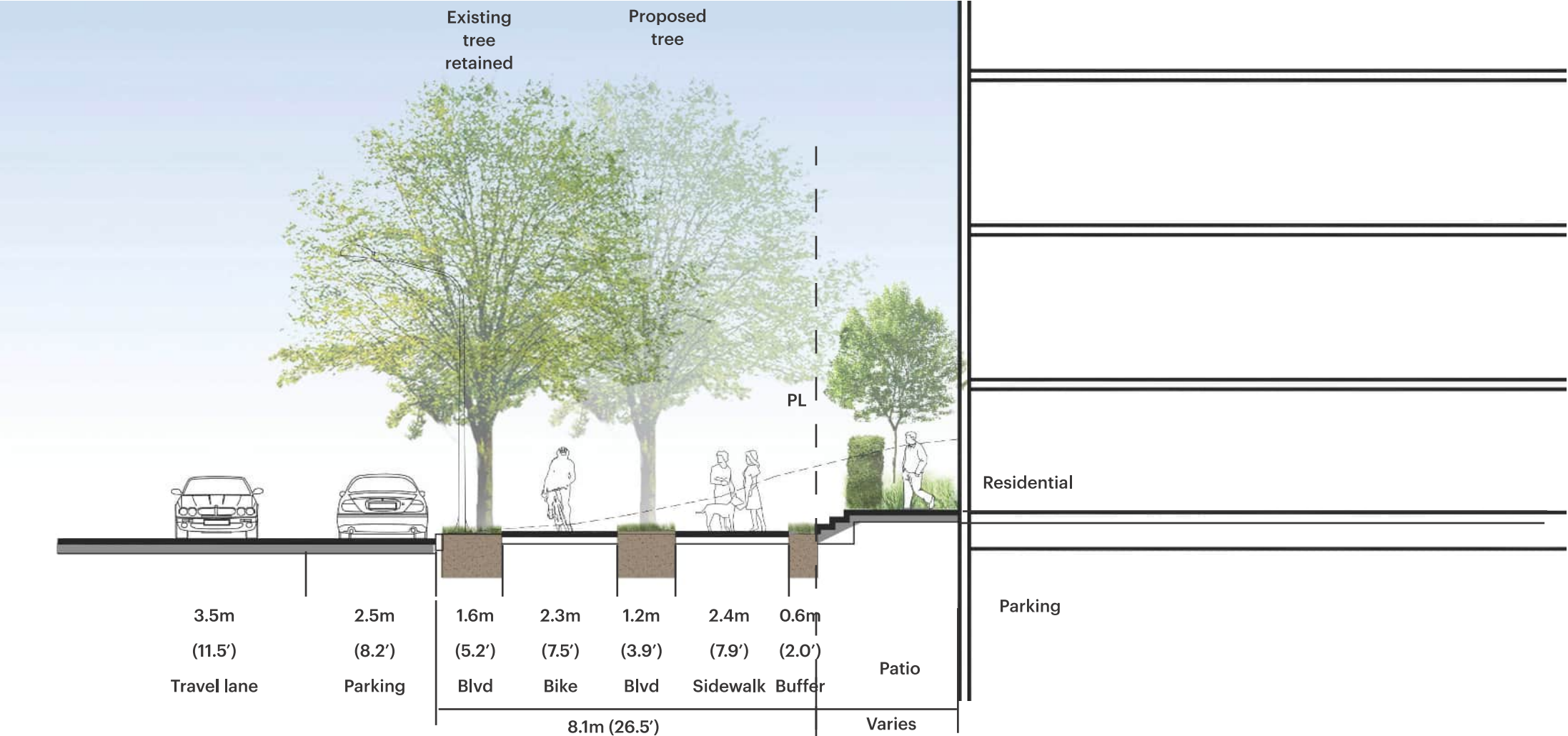


Precedent Image - Treed Boulevard

Note:
Parkade walls are within the property lines and the final locations will be decided at the time of each parcel’s DP application.



Key Plan

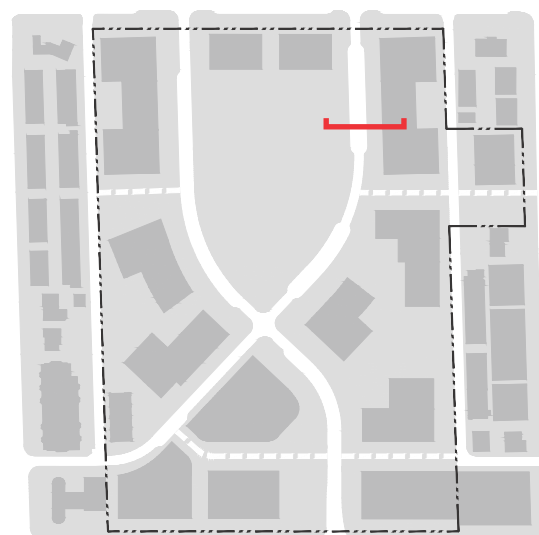


West 38th Avenue - Residential

5.4 Streets - Nemetz Drive



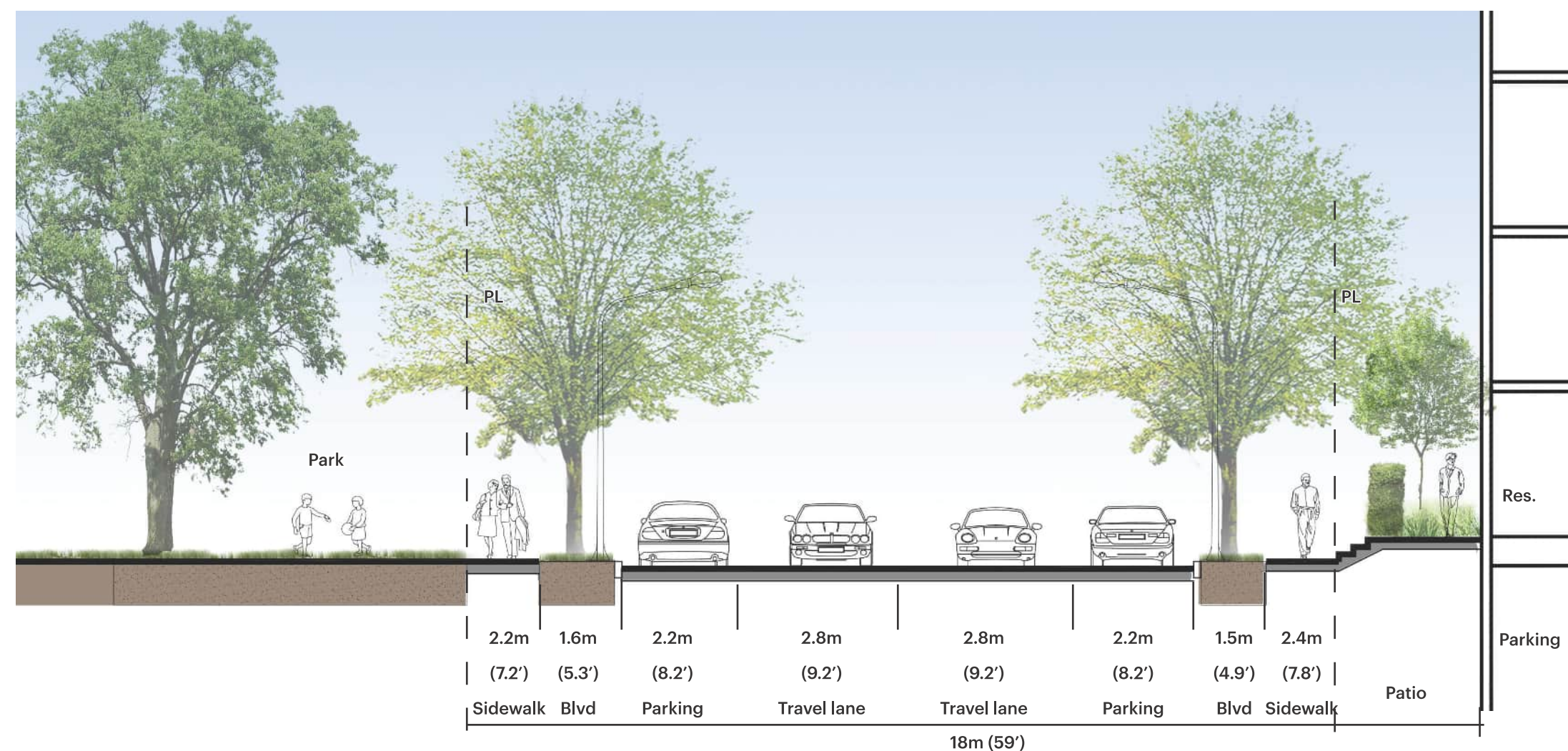
Precedent Image - Sidewalk with Tree Canopies



Key Plan

Note:

Parkade walls are within the property lines and the final locations will be decided at the time of each parcel's DP application.



Nemetz Drive

5.4 Streets - Lane D

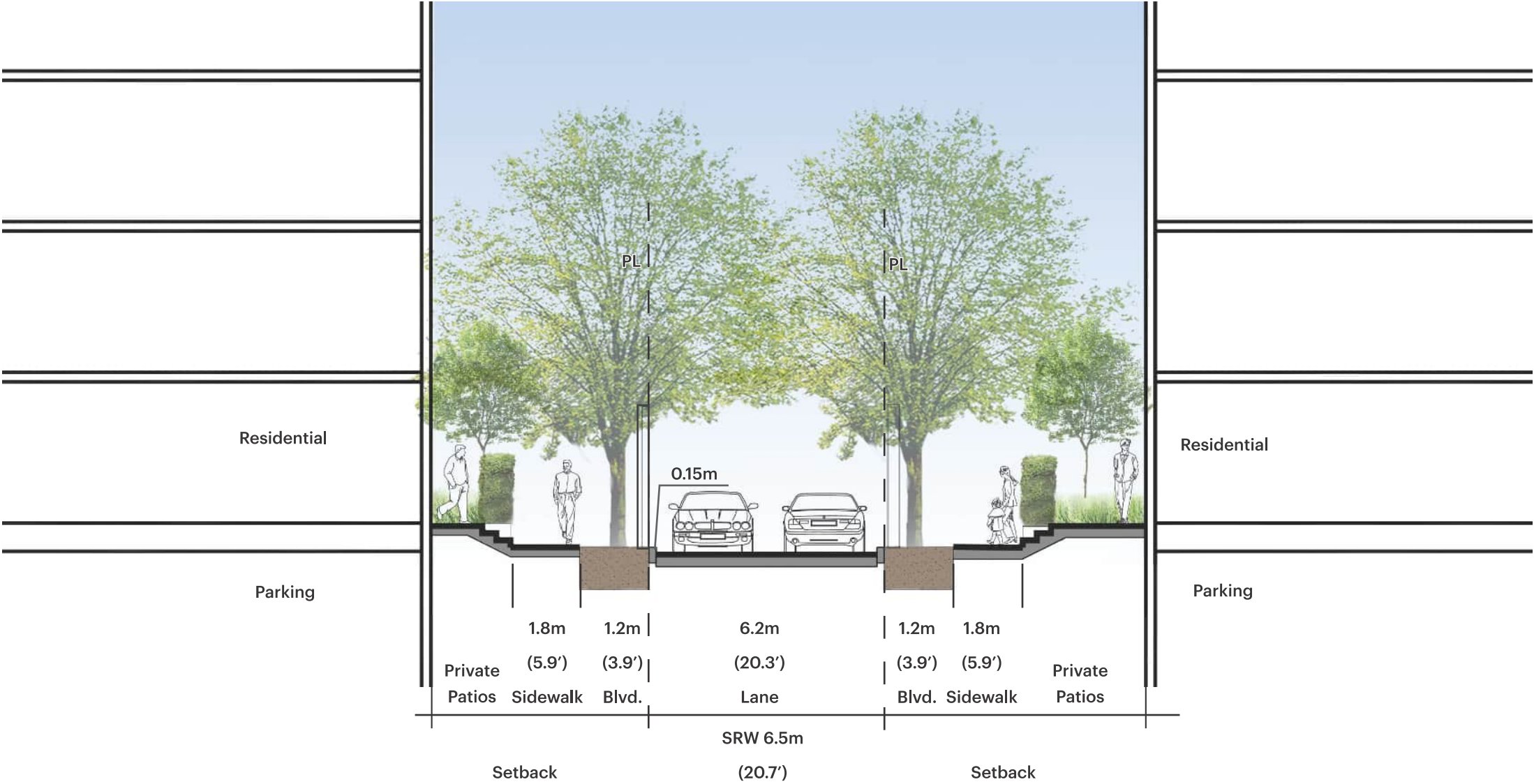


Precedent Image - Lane



Key Plan

Note:
Parkade walls are within the property lines and the final locations will be decided at the time of each parcel’s DP application.



Lane D

5.4 Streets - Existing East Lane

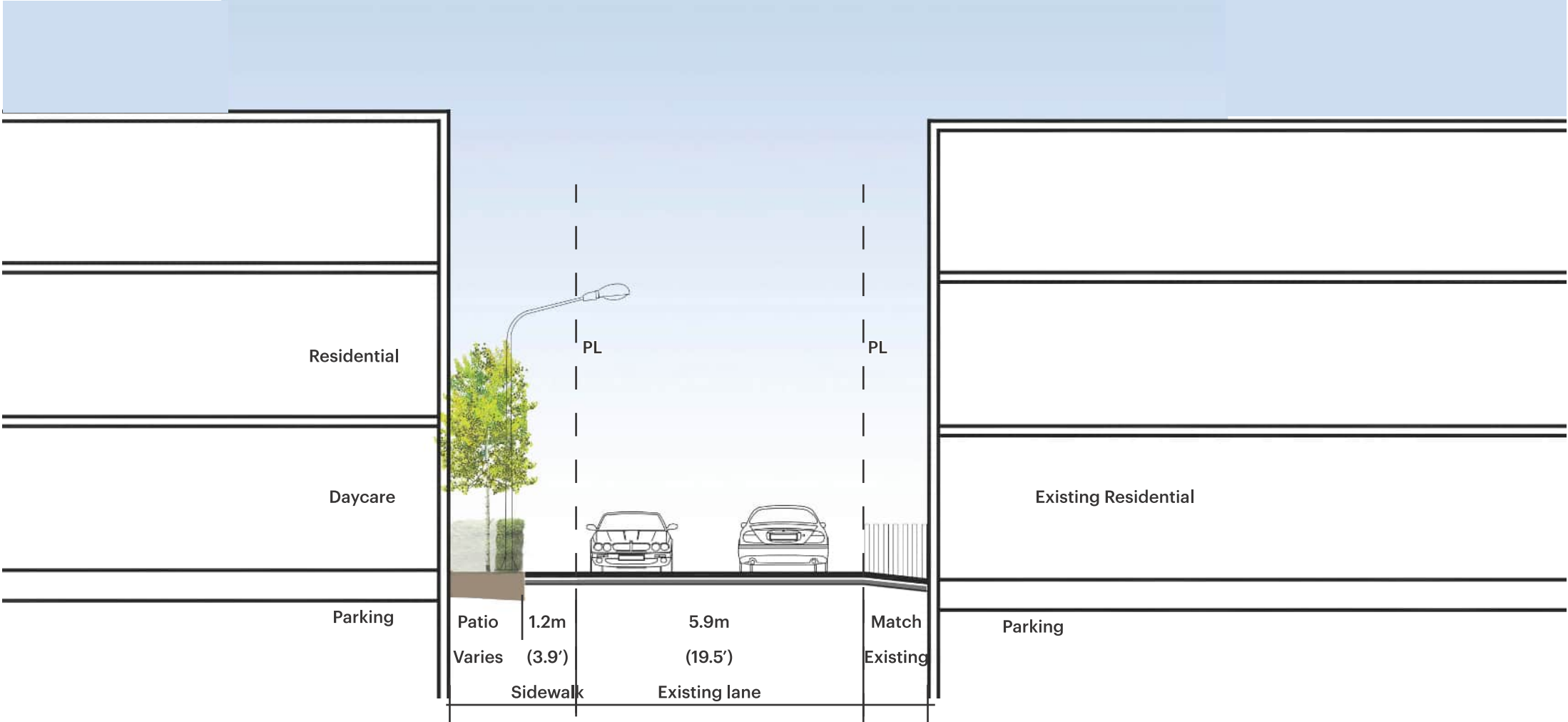


Site Photo - Existing East Lane



Key Plan

Note:
Parkade walls are within the property lines and the final locations will be decided at the time of each parcel’s DP application.



East Lane

5.4 Streets - Existing West Lane

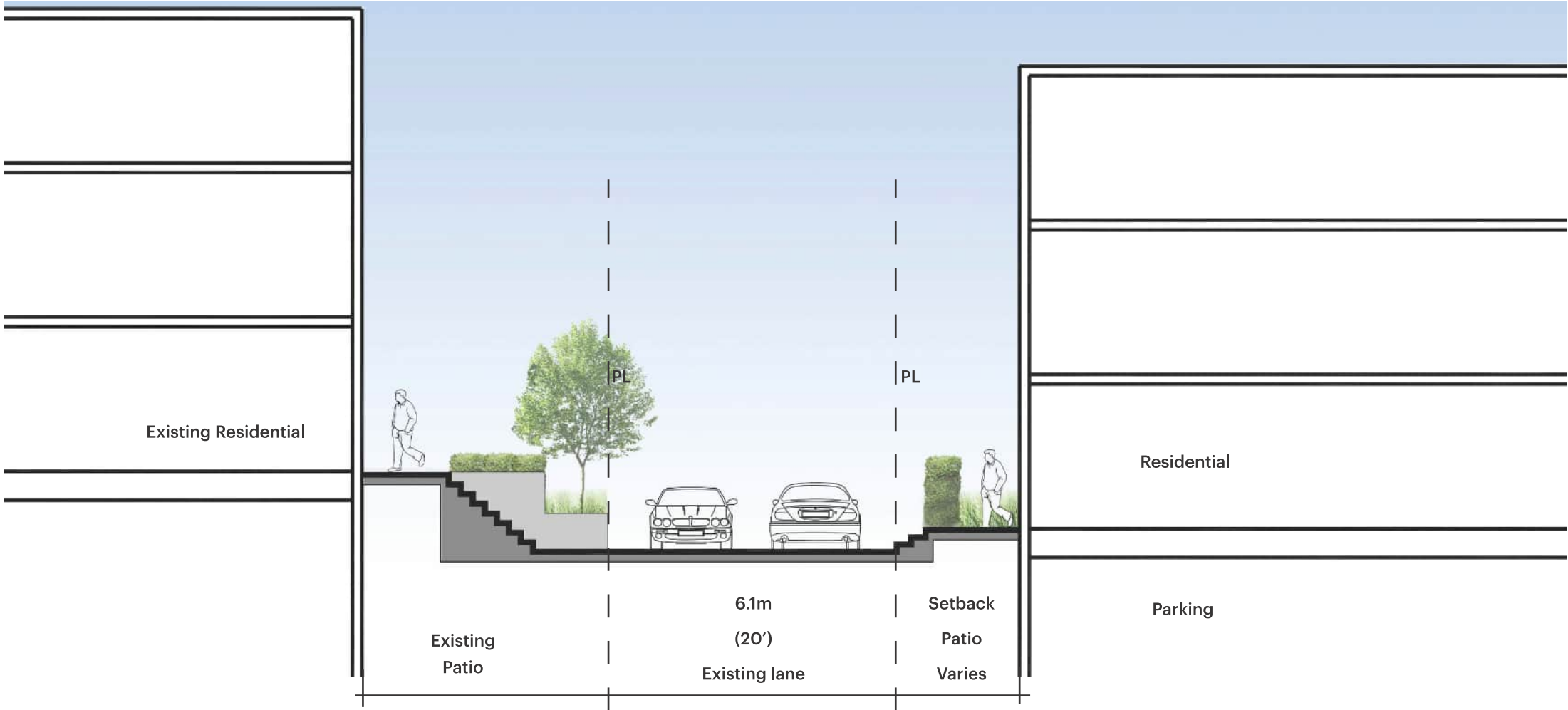


Site Photo - Existing West Lane



Key Plan

Note:
Parkade walls are within the property lines and the final locations will be decided at the time of each parcel’s DP application.



West Lane

5.5 Semi-Private / Private Open Spaces - Building Entrances

Paved areas at building entrances are treated with differentiated paving to add interest to the pedestrian experience and assist with way-finding.

Material changes—such as precast concrete pavers, stone, or high-finish concrete—will be used to define entrance open spaces at front doors. Seating and plantings will create opportunities for social interaction in a safe and relaxed environment.



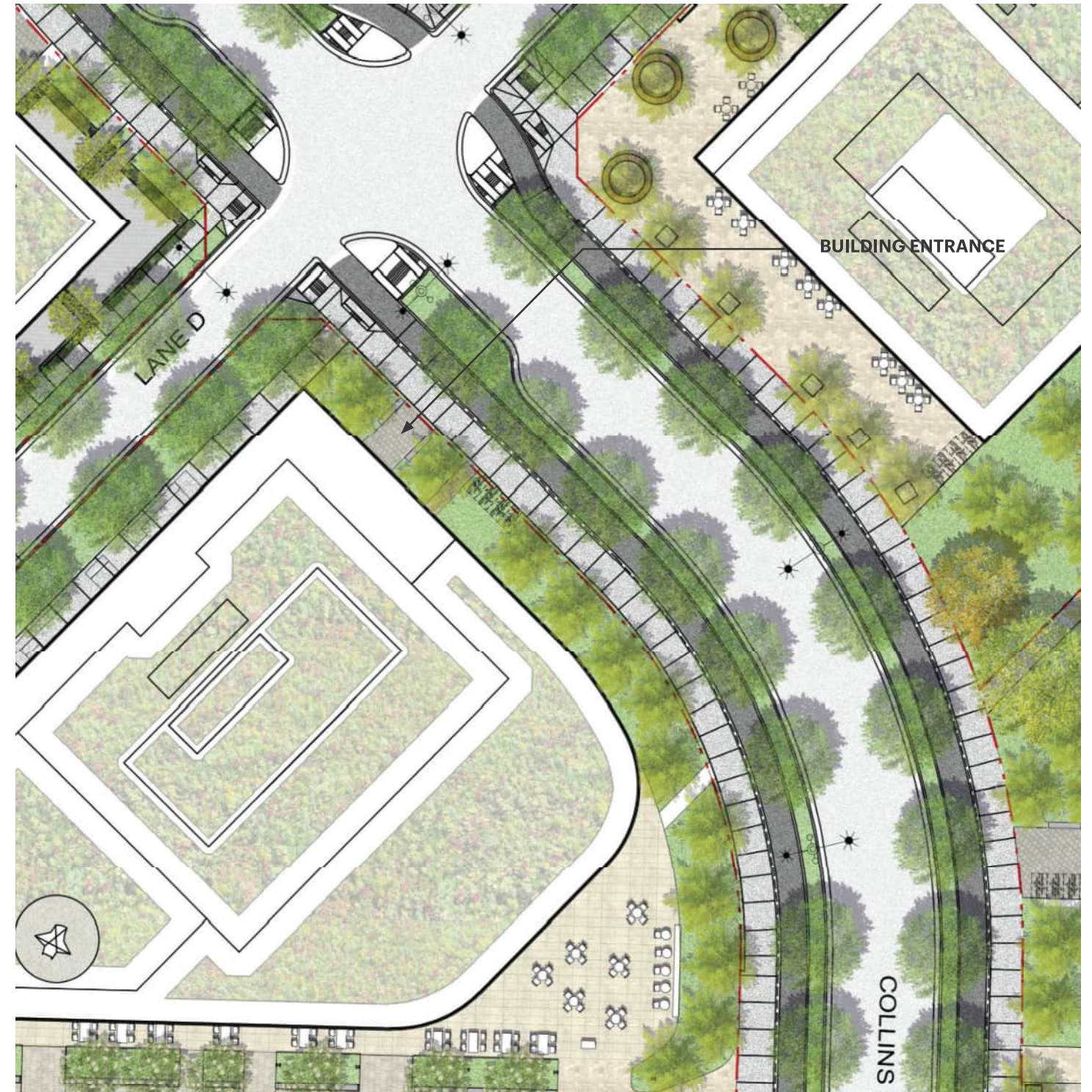
Precedent Image - Paving Patterning



Precedent Image - Lobby Entrance



Key Plan



5.5 Semi-Private / Private Open Spaces - Courtyards

Internal courtyards serve as shared spaces for residents while enhancing site permeability. They may include gardens, play areas, social spaces, and walkways alongside ground-floor units with patios opening directly onto the courtyard. The pathways connect courtyards, landscaped areas and other public open spaces, supporting walkability and a cohesive neighbourhood character.



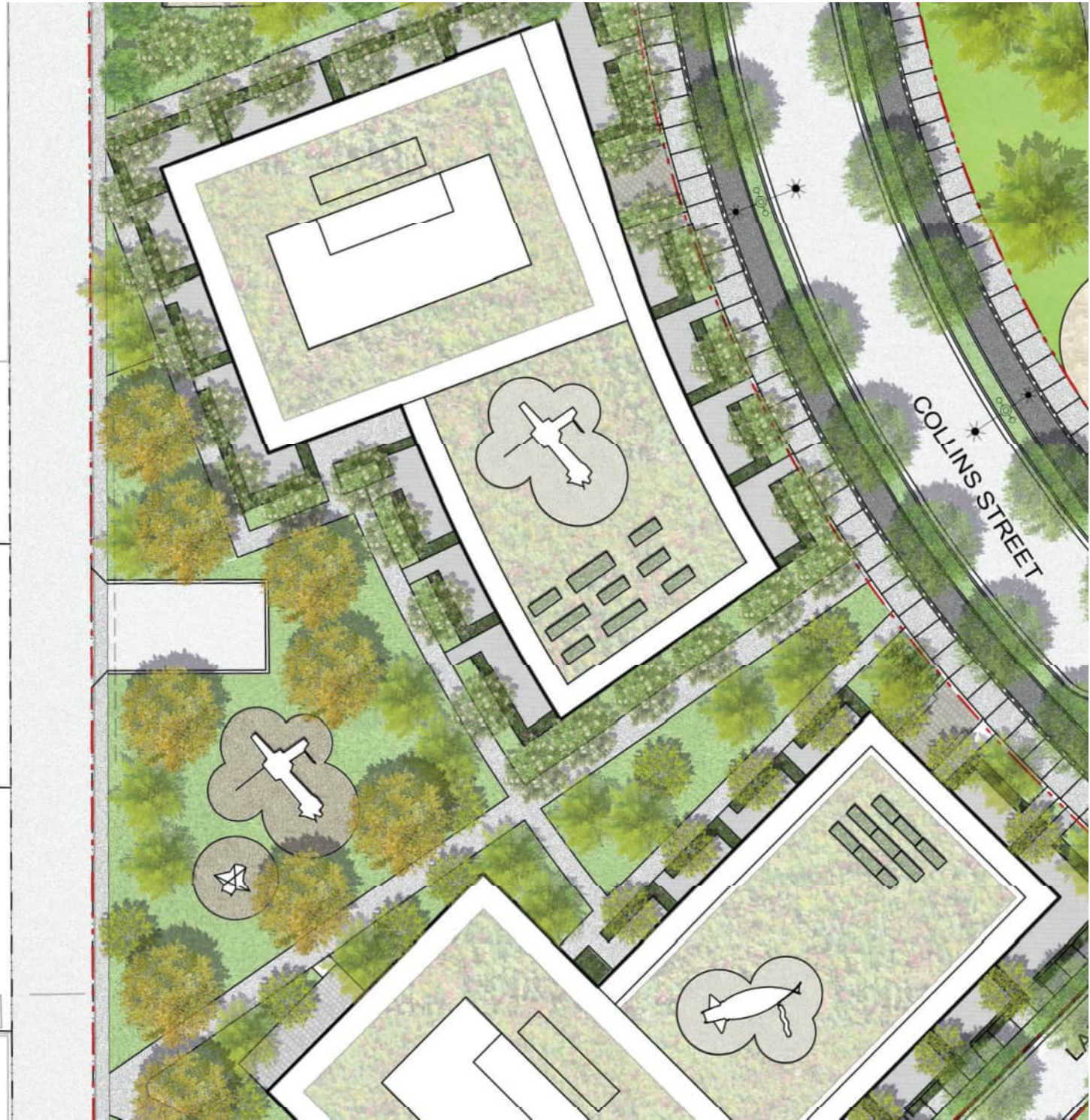
Precedent Image - Community Garden



Precedent Image - Courtyard with Children's Play



Key Plan



5.5 Semi-Private / Private Open Spaces - Private Patios

Direct access from the walkway or sidewalk to each ground-level patio will be provided, with grade differences and planting buffers, such as hedges and shrubs, used to enhance privacy while preserving visibility and safety. Where possible, each front patio should include a new tree to help demarcate the individual dwelling unit. Edible landscaping, such as fruit- and berry-bearing shrubs, is also encouraged within private patios to complement the plantings provided in the community garden plots.



Precedent Image - Private Patio Entrance



Precedent Image - Private Patios along a Public Walkway



Key Plan



5.5 Semi-Private / Private Open Spaces - Rooftop Gardens

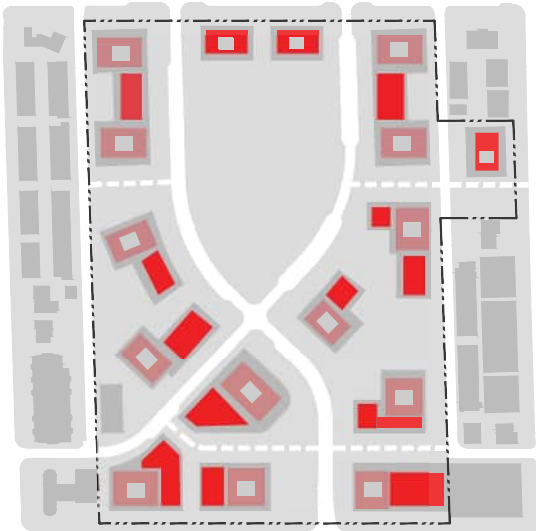
Rooftop spaces with vegetative cover will be encouraged across the development parcels to support biodiversity, rainwater management, informal kids’ play areas and community garden plots. These semi-private spaces will be accessible to each building’s residents and will be designed to optimize planted roof treatments in order to meet both citywide and site-specific objectives for rainwater management, access to nature, and urban food production. Each parcel will be required to provide a higher level of detail at the time of development permit application, at which point the intent, extent, and enhancement of these provisions will be further refined.



Precedent Image - Rooftop Social Space



Precedent Image - Green spaces at Rooftop



Key Plan

ROOFTOP GARDEN

ROOFTOP GARDEN



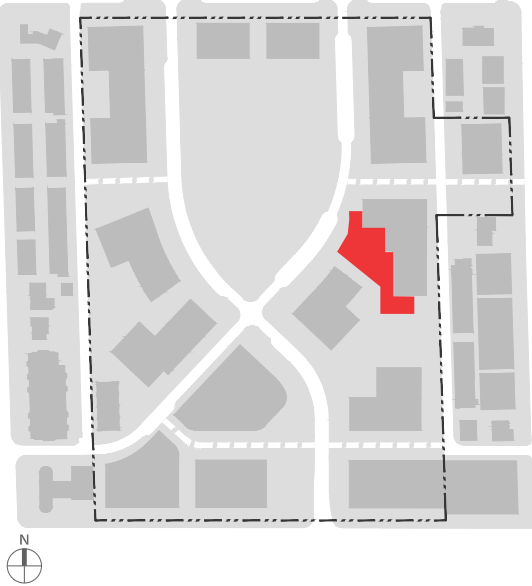
5.5 Semi-Private / Private Open Spaces - Childcare

A City-owned 69-space childcare facility will be built within Parcel E, across Nemetz Drive from the park, and will include a 1,086 sqm. (11,690 sq. ft.) outdoor play area. Two on-site parking stalls will be provided for staff, along with seven drop-off stalls located on the adjacent Nemetz Drive. The childcare facility will be integrated into the Parcel E building at the northeast corner and will be constructed in accordance with the BC Design Guidelines for Child Care Centres.



Playground Reference Pictures

OUTDOOR PLAY AREA SUMMARY		
	Required	Proposed
Group 1: Age 0-3 (12 spaces)		
Outdoor Area (m2)	135	135
Covered	33	33
Storage + Stroller Storage	13	13
Total	181	181
Group 2: Age 0-3 (12 spaces)		
Outdoor Area (m2)	135	135
Covered	33	33
Storage + Stroller Storage	13	13
Total	181	181
Group 3: Age 3-5 (25 spaces)		
Outdoor Area (m2)	305	305
Covered	45	45
Storage	12	12
Total	362	362
Group 4: Age 3-5 (25 spaces)		
Outdoor Area (m2)	305	305
Covered	45	45
Storage	12	12
Total	362	362
TOTAL (m2)	1086	1086
TOTAL (ft2)	11690	11690



Key Plan



5.6 Landscape Planting Strategy



**Park - Amelanchier Canadensis,
Serviceberry**



City Street - Zelcova serrata
'Green Vase', Zelcova tree



Road - *Cercidiphyllum Japonicum*,
Katsura



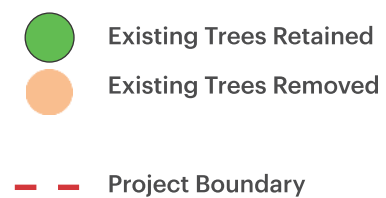
Lane - *Fagus sylvatica* Dawyck,
Fastigate Beech



Mews - Courtyard- *Prunus serrulata*,
Cherry



Patio - Magnolia Tree



Note: Refer to the Arborist report and plans for tree management



Legend:

Large Trees

- Faxinus omus
- Quercus palustris
- Acer cappadocium 'Rubrum'
- Zelcova serrata 'Green Vase'
- Carpinus betulus

Medium Trees

- Cercidiphyllum japonica
- Fraxinus ornus
- Davidia Involucrata
- Parrotia persica

Small Trees

- Cornus 'Venus'
- Magnolia virginiana
- Amelanchier canadensis 'Princess Dianna'
- Styrax obassia
- Hibiscus Syriaca
- Cercis canadensis
- Styrax japonica

Conifers & Columnar Trees

- Fagus sylvatica 'Dawycki'
- Chamaecyparris nootkatensis
- Thuja picata

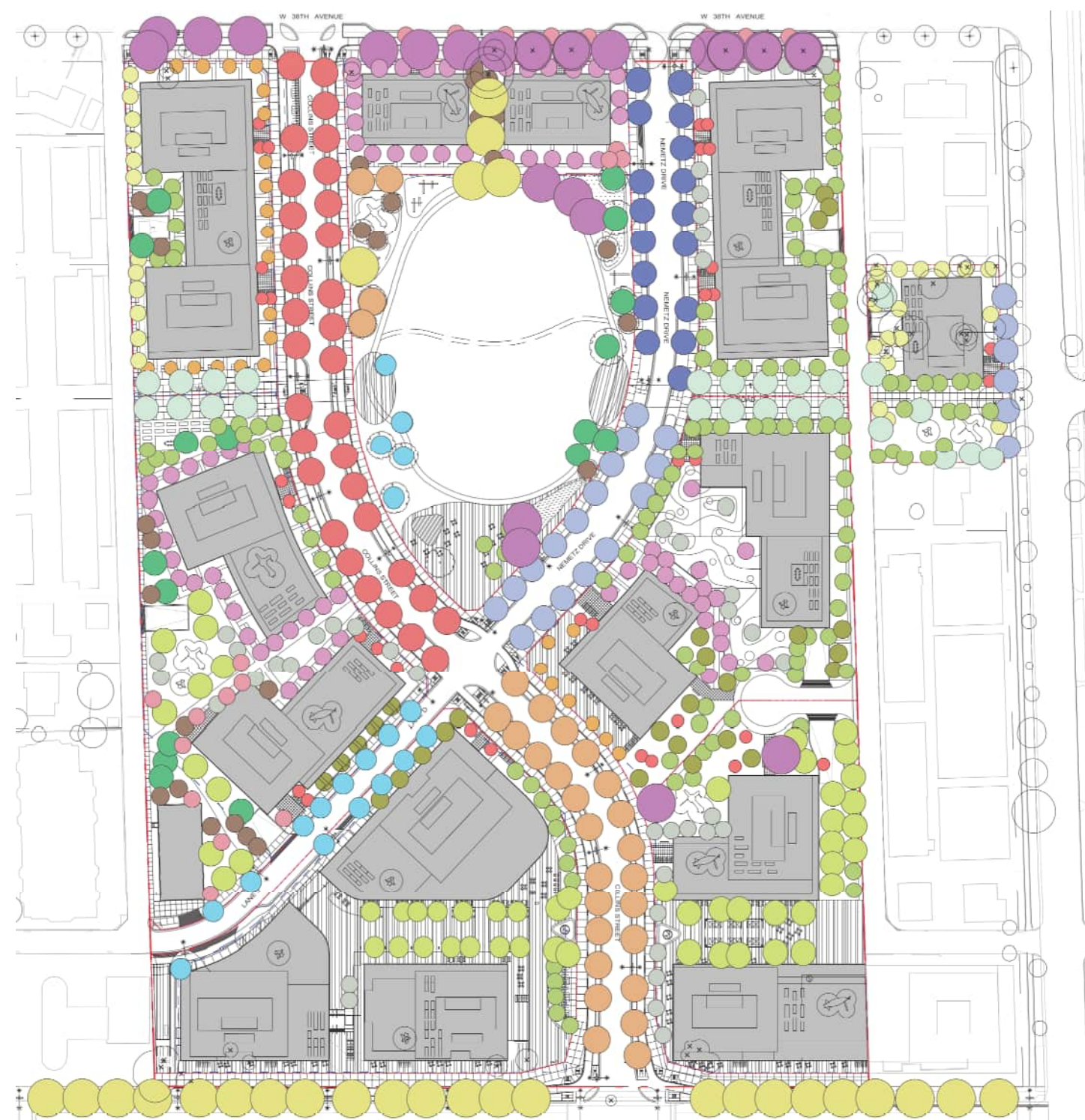
Existing Tree Legend:

- × Trees to be Removed
- + Trees to be Retained
- Project Boundary

Note: Refer to the Arborist report and plans for tree management. Final planting plan to be determined in subsequent Development Permit phases.

Edible / Fruit Trees:

Species selection will align with the City's Urban Agriculture Guidelines for the Private Realm in DP stage.



5.7 Landscape Lighting Concept Plan



Lighting Fixture - Street / Road Light



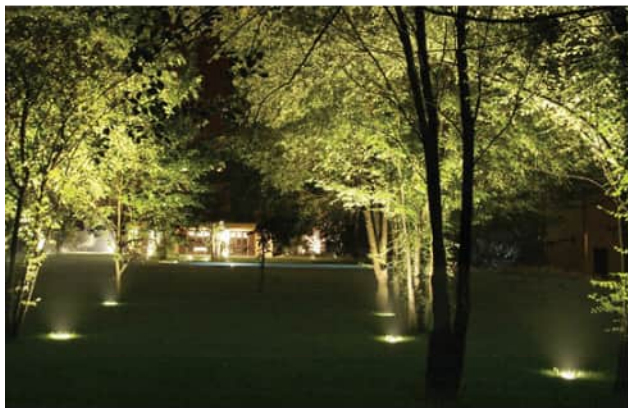
Bollard



Lighting Fixture - Park / Pedestrian Light



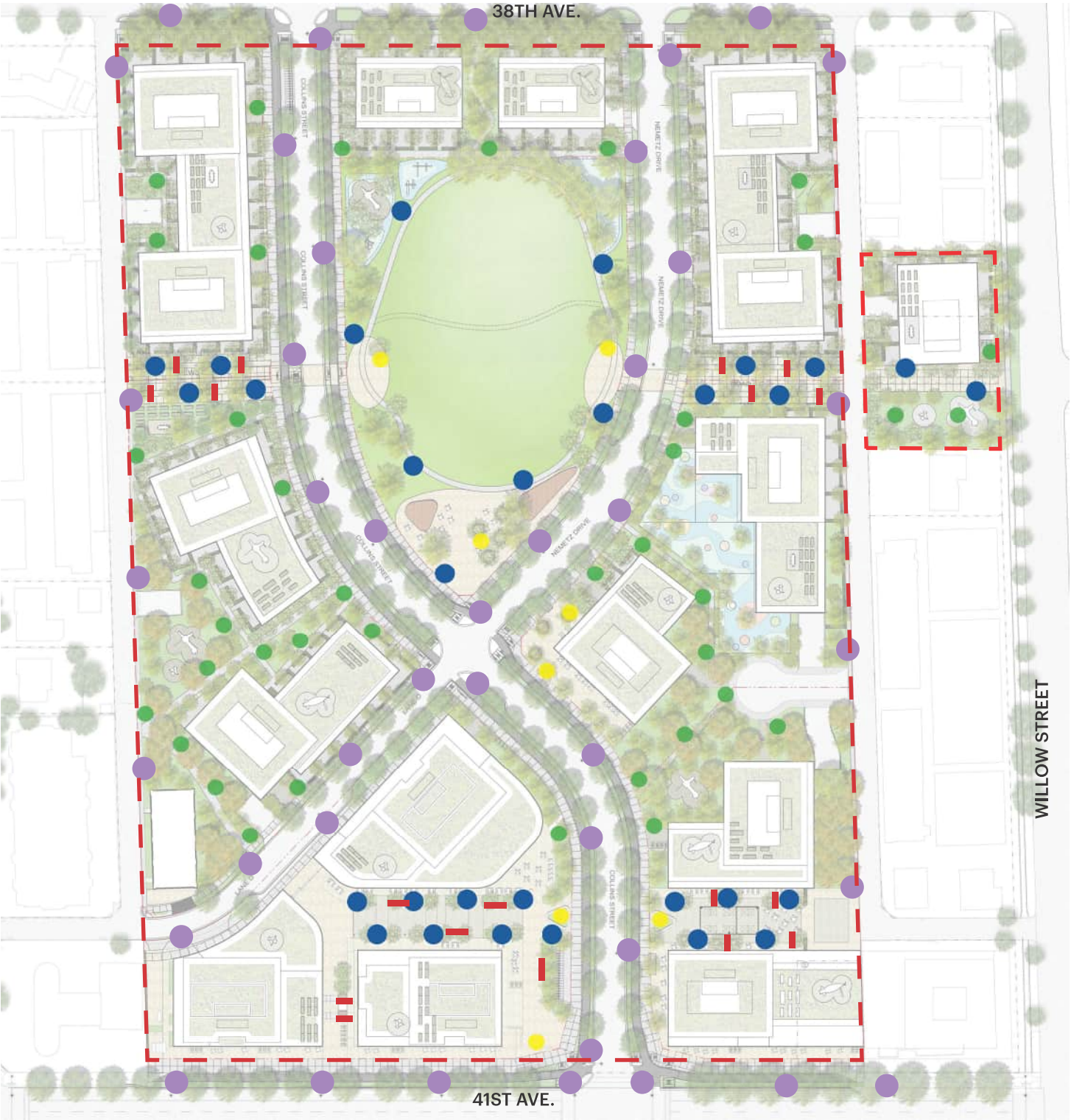
Recessed Light



Lighting Fixture - Feature Light

*Note that these are reference and may change or approved other lighting standards.

- Street Light
- Park / Laneway Light
- Bollard
- Recessed Light
- Featured Light
- Project Boundary



5.8 Landscape Sustainability - Strategy

Landscape sustainability at Mayfair West takes a holistic approach that supports ecology, climate resilience, and community well-being. Open spaces are designed to promote urban ecology and social interaction while reducing heat island effects and improving permeability. Measures such as light pollution reduction, rainwater management, bird-friendly design, and resilient planting protect the environment and conserve resources. Vibrant community spaces further strengthen sustainability, health, and connections between people and nature.

Habitat Restoration

- Prioritize the retention of healthy existing trees
- Select native and adaptive planting to support local ecology
- Provide diverse planting and different heights
- Enhance existing habitat corridors to the surrounding community
- Improve upon the existing site condition of vegetation

Open Space

- Provide exciting and encouraging outdoor spaces for occupants
- Provide different ecologies to engage people
- Improve site permeability and accessibility
- Provide community connection spaces like plazas, green way, community gardens, and courtyards
- Bird-friendly design with diverse planting to provide habitats, edible species, and ecological connectivity.

Rainwater Management

- Provide an opportunity to maintain and enhance the existing site hydrology
- Celebrate rainwater on site through rain gardens, bioswales, and pervious pavement
- Improve rainwater quality and retention through landscape first and through retention and treatment systems after
- Educate occupants to the benefits of the rainwater management



Heat Island Mitigation

- Transform the existing concrete-dominated site into biodiverse, landscaped areas that provide significant public benefit
- Replace hard, heat-retaining surfaces with a higher mix of vegetation and shaded areas
- Utilize landscaping and light-colored hardscape materials to reduce solar gains
- Introduce vegetated roofing to further mitigate the Urban Heat Island Effect and contribute to ecological resilience

Light Pollution Mitigation

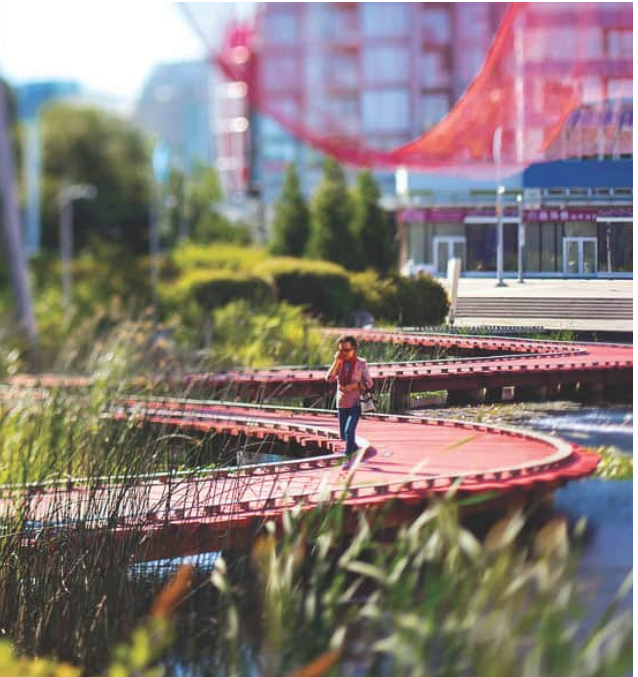
- * Selecting lighting to reduce light spillage onto the adjacent neighborhoods
- * Eliminate direct up-lighting to reduce night-time light pollution

Landscape Resiliency

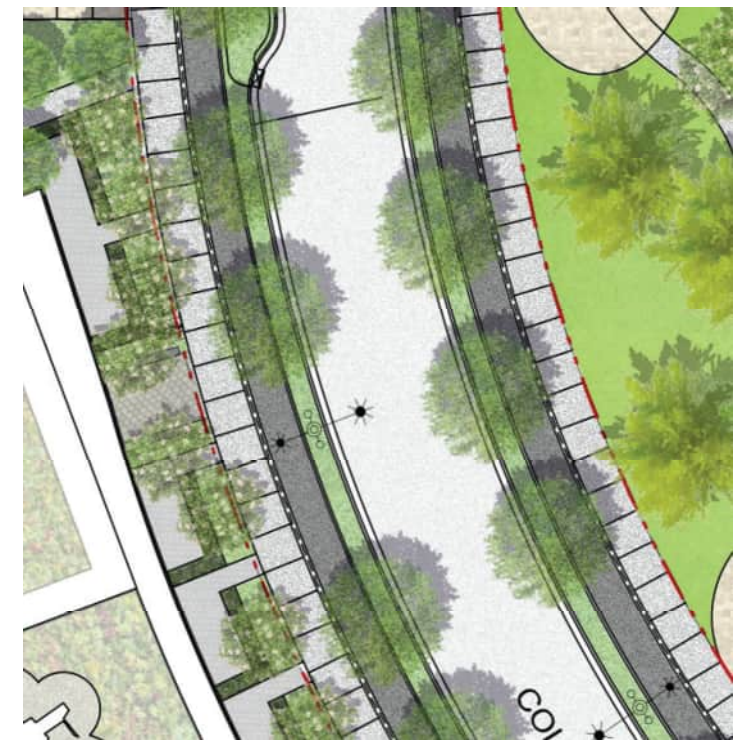
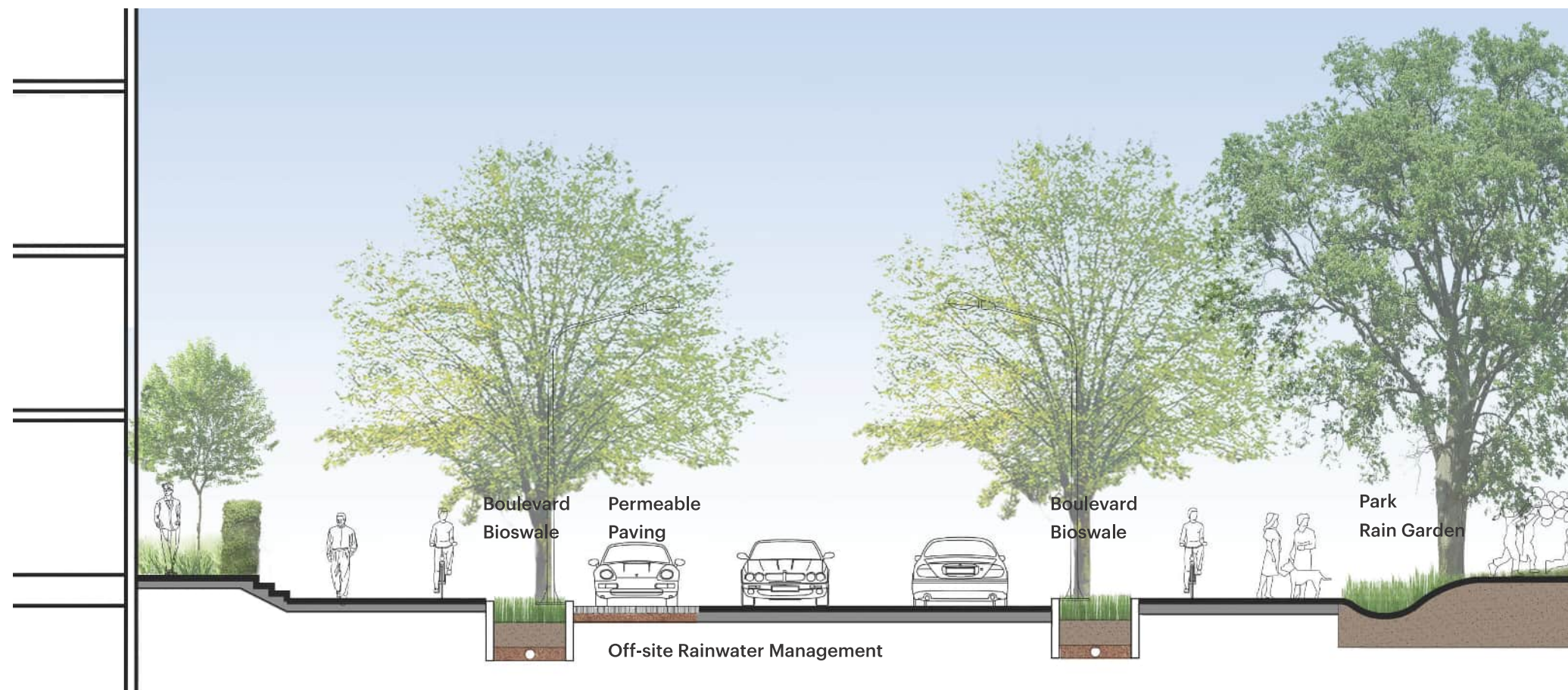
- Select planting accustomed to the local climate and available rainwater sources
- Utilize efficient irrigation and controller selection to reduce water usage for irrigation
- Identify rainwater harvest and re-use opportunities for irrigation

Social Sustainability

- Supporting the community sustainability through an extended review of the design elements, including:
 - * Social gathering spaces
 - * Pedestrians and cyclist emphasis
 - * Linkage to public amenities, parks, transits and retails



5.8 Landscape Sustainability - Rainwater Management



Plan - Collins Street and Park



Precedent Image - Bioswale Boulevard



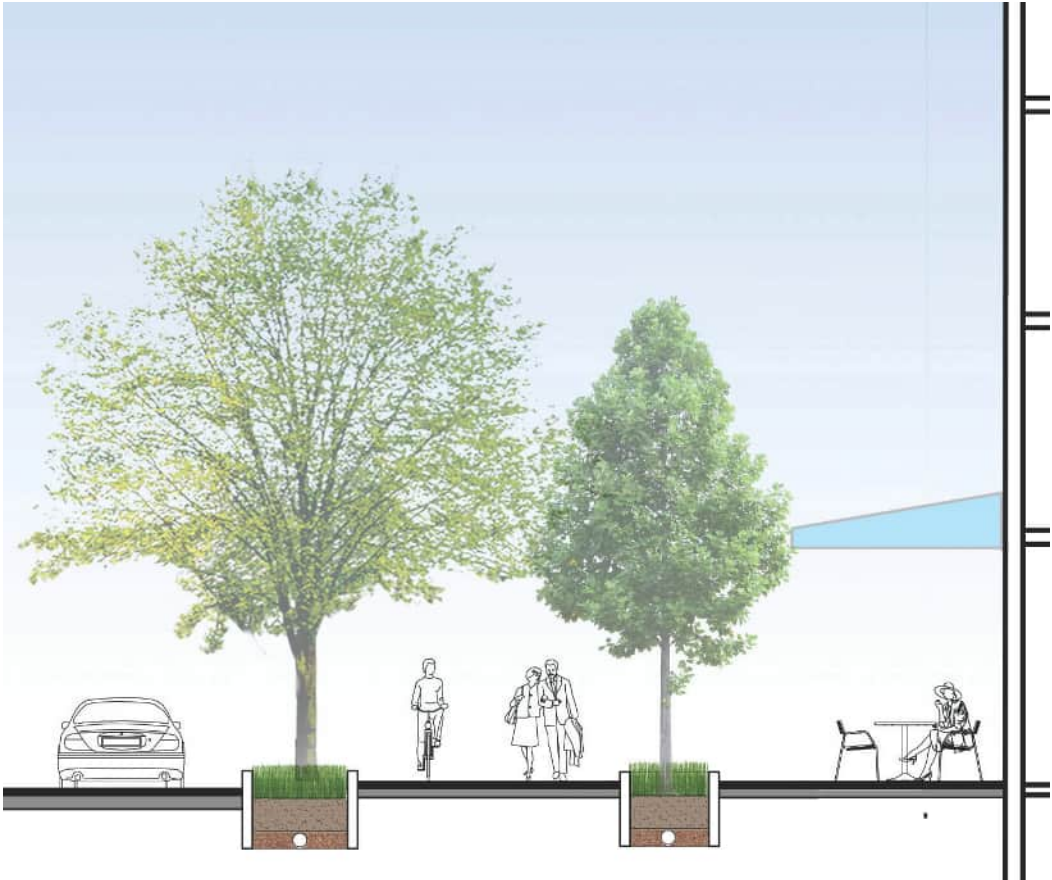
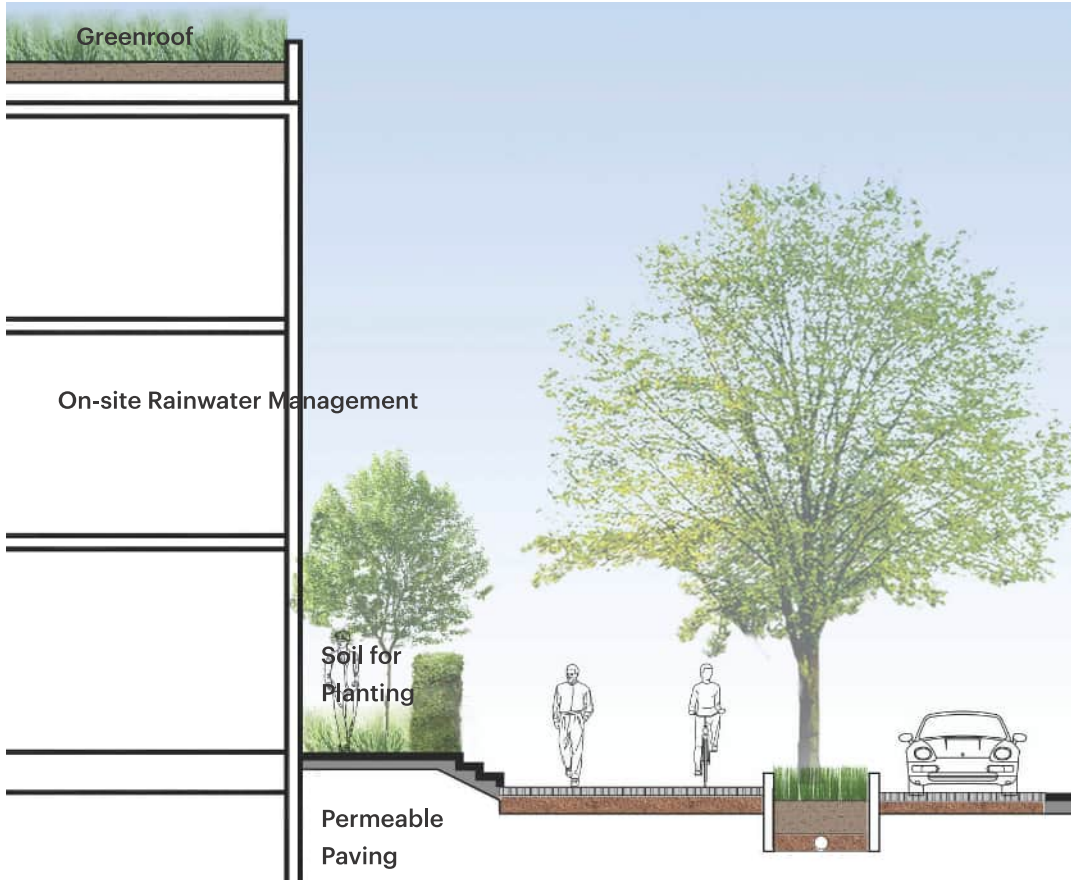
Precedent Image - Permeable Paving on Parking



Precedent Image - Rain Garden at the Park



Precedent Image - Rain Garden at the Curb Bulge



Precedent Image - Green Roof



Precedent Image - On-site Rain Garden



Precedent Image - Permeable Paving / Bioswale

5.8 Landscape Sustainability - Food System

Edible planting throughout terraces, rooftops, and at-grade landscape areas will provide a local source of harvestable food for building occupants and site users. Community garden beds will be provided for residential buildings at available locations.



Precedent Image - Food Market

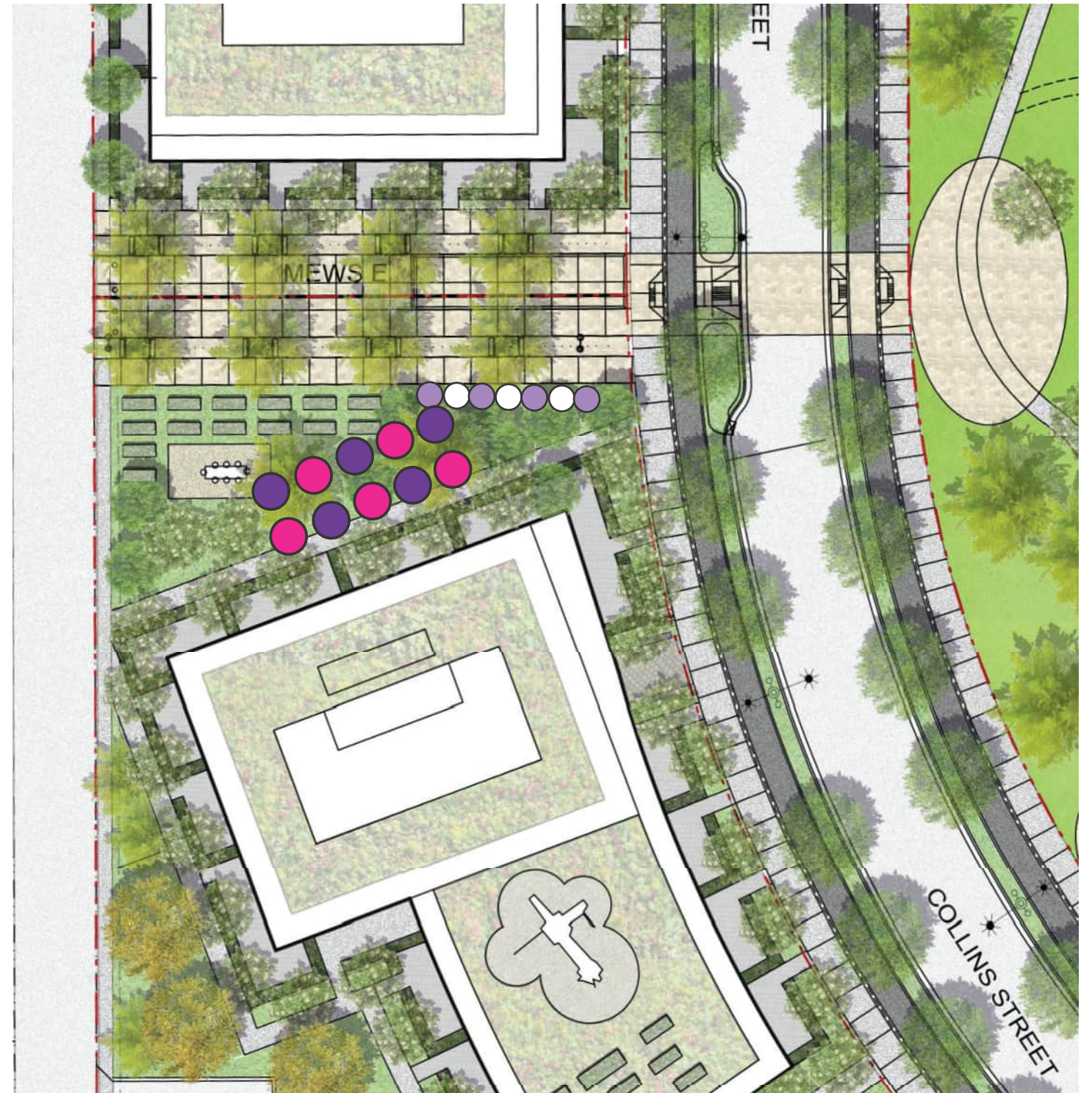


Precedent Image - Community Garden



Precedent Image - Edible Landscape

- Garden plot
- Saskatoon Berry
- Fig
- Cherry
- Plum



5.9 Public Art

As per the City of Vancouver’s Public Art Policy and Procedures for Rezoned Developments, Mayfair West will commit to and maintain a public art program consistent with the City’s policies and procedures. Public art in private development provides an opportunity to contribute to the creative process and enhance the overall experience of the site. At Mayfair West, the intent is to identify art opportunities at the earliest stages of development and to oversee the commissioning of site-specific artworks through an objective, professional selection process involving both the developer, consultants and public art professionals.

The objectives of the public art program, as outlined in the Policy Statement, will reflect the memory and living culture of the Musqueam, Squamish, and Tsleil-Waututh Nations, as well as the history of the former transit centre, with the overarching goal of creating vibrancy and enhancing the character of the new neighbourhood. With its network of open spaces—including mews, courtyards, and thoroughfares—Mayfair West offers multiple opportunities to activate public and semi-private outdoor areas with public art, exterior lighting, material expression, and landscaping. These thoughtful activations will enrich social nodes across the site while reinforcing the articulation and identity of the buildings themselves.



Grosvenor Connaught, North Vancouver



Grosvenor Ambleside, West Vancouver



Grosvenor Ambleside, West Vancouver



Grosvenor Pacific, Vancouver

Section 6.0

Sustainability

Contents

- 6.1 Overcharging Project Objectives
- 6.2 Sustainable Large Development Objectives
- 6.3 Green Building Policy For Rezoning

6.1 Overarching Project Objectives

Mayfair West will be a high-performance sustainable and resilient community, designed to meet and exceed future standards of design and livability. The overall approach has been to anticipate the needs of a sustainable community ten or twenty years into the future, with the goal to future-proof the site for many years to come. Mayfair West aims to provide for the next generation an exemplar of sustainable community design.

A Low Carbon Community

The proposed high performance building design and energy systems support the goal of developing a carbon neutral community. Energy demand will be significantly reduced by way of sophisticated envelope design, passive considerations on each façade, heat recovery and other potential on-site energy efficiency solutions.

Childcare Space to support social sustainability

The development will include 8,500 sf childcare space to allowing families to access childcare within walkable, mixed-use neighborhoods and reduce vehicle dependence. The space along side other community amenities will strengthen social cohesion and local resilience by creating safe, inclusive spaces that serve families and support long-term community vitality.

Low Emission Green Buildings for Neighbourhood Developments

As per the City of Vancouver’s Green Building Policy for Rezoning’s amended February 2025, along with the objectives under the Rezoning Policy for Sustainable Large Developments, Mayfair West will apply the rigour, metrics and globally accepted standards to support achieving development-scale and ultimately city-wide social, environmental and resiliency objectives. Special focus will be paid to support neighbourhood-wide holistic strategies to address the future needs of South Cambie and other adjacent neighbourhoods, including transportation, habitat restoration, carbon neutral, social sustainability and community resiliency.



View looking West along Parcel C Mews

6.2 Sustainable Large Developments Objectives



Sustainable Site Design

Mayfair West intends to improve the health and well-being of the community, making space for new and existing habitats to enhance ecosystem functions and services, while improving public access to nature and creating spaces for socialization. Mayfair West intends on greatly improving the current underutilized site condition by satisfying the latest in City of Vancouver vegetative coverage, tree canopy, and at-grade soil targets. Elements in consideration include the following:

- Diversity of local tree plantings in accordance with City requirements along street and public spaces, will provide shading, aesthetic and habitat benefits.
- Intensive and extensive vertical greening of the built environment will help to meet vegetative coverage requirements.
- Residents of the development and surrounding community will benefit from the improved site condition and substantially enhanced biodiversity.



Sustainable Food Systems

The City's goal to guarantee resiliency of local food mandates an increase in city and neighbourhood food assets by 50% over 2010 levels. To contribute to the City's goal to be global leaders in urban food systems, Mayfair West is considering three key areas in which local and sustainable food will be provided to boost social sustainability and improve resiliency within the community:

- **Community Gardens and Edible Landscapes:** Edible plant species throughout terraces to provide a local source of harvestable food for building occupants. Community gardening workshops may be held in the plaza and amenity areas.
- **Community Food Market:** Located in the Commercial Mews on Parcel D, the Food Market will host up to 12 vendors with access to water and electricity, supporting affordable local food access and food security. It will offer fresh, locally sourced products close to home, reduce the need for vehicle trips, and create a vibrant social hub that strengthens community connections.
- **Food Trucks:** The project is planning to incorporate provisions for two food trucks near seating and waste receptacles in the Commercial Mews area near the proposed Community Food Market space to provide access to food while people are gathering and dwelling around the site. This will offer pedestrians a variety of food options near other public amenities on site.

Green Mobility

The project team has paid special attention to the site design and enhanced sustainable travel to and from the site, including the prioritization of walking, cycling, and public transit over automobile use, and support for low-carbon vehicles, such as electric vehicles. The site is well located adjacent to the 37th Avenue bicycle corridor and is close to current bus routes and the Oakridge Canada Line station. Bike share infrastructure will also support the redevelopment's aspiration to be a showcase sustainable community. Additional elements in consideration include:

- Easily accessible reserved car share parking locations, around the site.

- Ample secure bike parking, both in the public and private realms, charging infrastructure for electric bikes, end-of-trip facilities, and bicycle share infrastructure.
- The supply of Level 3 electric charging stations, as per the City's existing requirements for electric vehicle infrastructure.
- Strong pedestrian connectivity throughout public areas, promoting the use of various alternative modes of transportation and incorporation of bus shelter facilities to the site design as required.

Potable Water Management

The project will carefully consider the use of potable water and work to limit its use around site. This includes targets for reducing indoor water use by 20% and outdoor water use by 50% in line with SLD policy.

Zero Waste Planning

The City requires a Zero Waste Design and Operations Plan that considers deconstruction, infrastructure design, and post-construction operations, to contribute to the Greenest City target on Zero Waste to reduce solid waste going to the landfill or incinerator by 50% from 2008 levels. The Mayfair West redevelopment seeks to be a model for waste diversion, and will support the regional and Greenest City target of achieving a minimum of 70% waste diversion on site.

Affordable Housing

To address the demand for more housing in the city, the project will introduce a range of unit types to accommodate individuals and families of all ages and abilities. The project will provide in excess of 35% of the residential GFA as affordable housing through a combination of market rental, BMR and social housing. This includes in excess of 1350 rental homes and a social housing dirt site which is capable of delivering approximately 361 homes.

6.3 Green Building Policy for Rezoning

Green Building

In keeping with the City’s goals for net zero and low emission buildings, Mayfair West will meet all applicable City of Vancouver sustainable building standards for City-owned facilities, along with other opportunities to be explored to ensure the sustainability goals of Mayfair West will shine a spotlight on sustainable design. This community aims to incorporate successful sustainability strategies throughout its design.

As per the City’s Green Buildings Rezoning policy, Mayfair West will be comprised of low emission green buildings, which will meet the energy targets as outlined in the City of Vancouver Energy Modeling Guidelines.

Additionally, a strategy would be shaped by the development’s overarching areas of focus, which include:

- **Green Transportation Development:** public EV fast charging, provision of bicycle facilities, expanding bicycle networks, subsidizing transit passes, and providing vehicle sharing and bicycle sharing infrastructure.
- **Zero Carbon Design and Energy Efficiency:** energy performance optimization, energy use reduction, renewable energy production, community-scale central heating and cooling, and infrastructure energy efficiency.
- **Social Sustainability** through enhanced site and amenity design; housing and jobs proximity; façade, building entry, plaza and accessible space design catering to the human scale; access to civil, public, recreation and natural amenities; accessibility and universal design considerations; and solid waste management.
- **Rainwater Management:** reduce runoff volumes and improve water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region.
- **Community Resiliency:** Increased tree canopy on-site to provide shade and reduce UHI effects and help with stormwater management, restoration of habitat, contamination remediation, local food production, and on-site wastewater treatment.

Performance Limits

Upon completion, Mayfair West aims to be Zero Carbon-ready and to be seen as a sustainable community ten or twenty years into the future. The design of buildings within Mayfair West will meet the current performance limits related to total energy use intensity, thermal energy demand intensity and greenhouse gas intensity as identified in the Green Building Policy for Rezoning and applicable Vancouver Building By-laws. Preliminary and robust energy analyses conducted early in the design will drive the parameters related to envelope, electrical and mechanical system, orientation and shading, along with fuel source selections.

Enhanced & Ongoing Building Performance

The importance related to ongoing building performance and access to performance feedback regarding potential areas of future improvement are paramount to ensure the community remains a beacon of sustainable innovation. The design, construction and operations of Mayfair West would be supported through the following possible programs:

- **Airtightness Testing:** The airtightness of entire buildings, paired with suite-to-suite compartmentalization verification will be addressed in design and construction to guarantee envelope performance and limit the possibility of indoor air contamination.

- **Enhanced Commissioning:** Through integrated activities intended to ensure project targets are met and building systems perform as intended, enhanced commissioning will verify performance expectations are met and future recommissioning will identify areas for further improvement.
- **Energy System Sub-Metering and Reporting:** This level of energy monitoring allows access to a continual stream of information to help identify operational issues as they occur.



View looking North at Midblock Connection of Parcel C



Aerial view of Masterplan looking North

Refrigerant Emissions & Embodied Emissions

In pursuit of Zero Carbon design, Mayfair West will utilize life cycle assessment of building materials and refrigerants to minimize the impact of embodied emissions in relation to global warming potential, along with other deleterious environmental impacts such as acidification of land and water sources and eutrophication.

Mayfair West will endeavour to go beyond the City's requirements and utilize these life cycle assessments to identify the most appropriate and impactful areas for material and refrigerant substitutions to verify embodied emissions related to the development's construction are minimized.

Integrated Rainwater Management And Green Infrastructure

Additional green infrastructure will be utilized throughout the site to ensure the project's rainwater management goals can be met. Green Infrastructure considerations at Mayfair West include the following measures:

- Absorbent Landscapes & Rooftop Gardens: Rooftop Gardens and Terraces will include sufficient soil and plant species quality, depth and variety to successfully intercept and retain rainwater.



View of Parcel H looking North from Park

- Tree Well Structures: To optimize tree growth and manage stormwater from adjacent hardscape areas, this strategy provides benefits to the health of trees while contributing to overall rainwater management.
- Greenway: This on-site bioswale will facilitate the capture, filtering, and release of stormwater runoff from adjacent impervious surfaces.



Park Plaza looking Southwest

Section 7.0

Architectural Drawings

Contents

7.1	Context Plan	7.7	Phasing
7.2	Site Plan	7.8	Subdivision Plan
7.3	Elevations	7.9	Shadow Diagram
7.4	Parcels	7.10	Topographical Surveys
7.5	Project Stats & Data	7.11	Building Grades
7.6	Landscape Plan	7.12	Comparison Plans and Stats

7.1 Context Plan



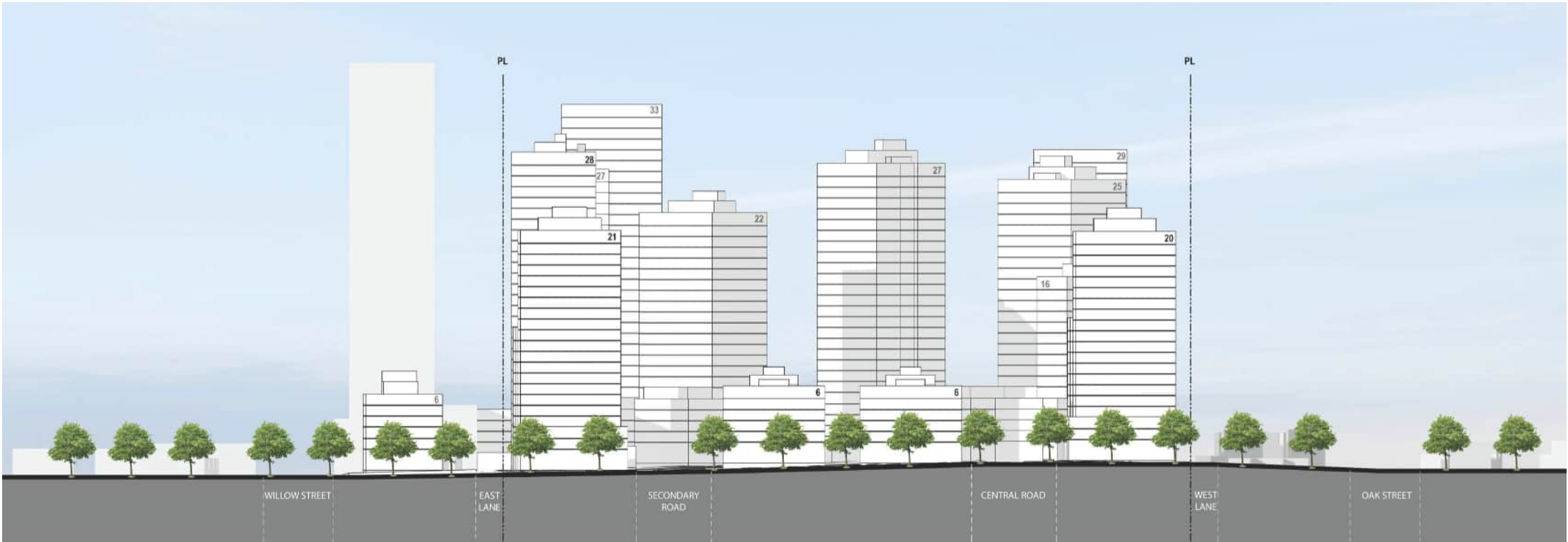
7.2 Site Plan



7.3 Site Elevations



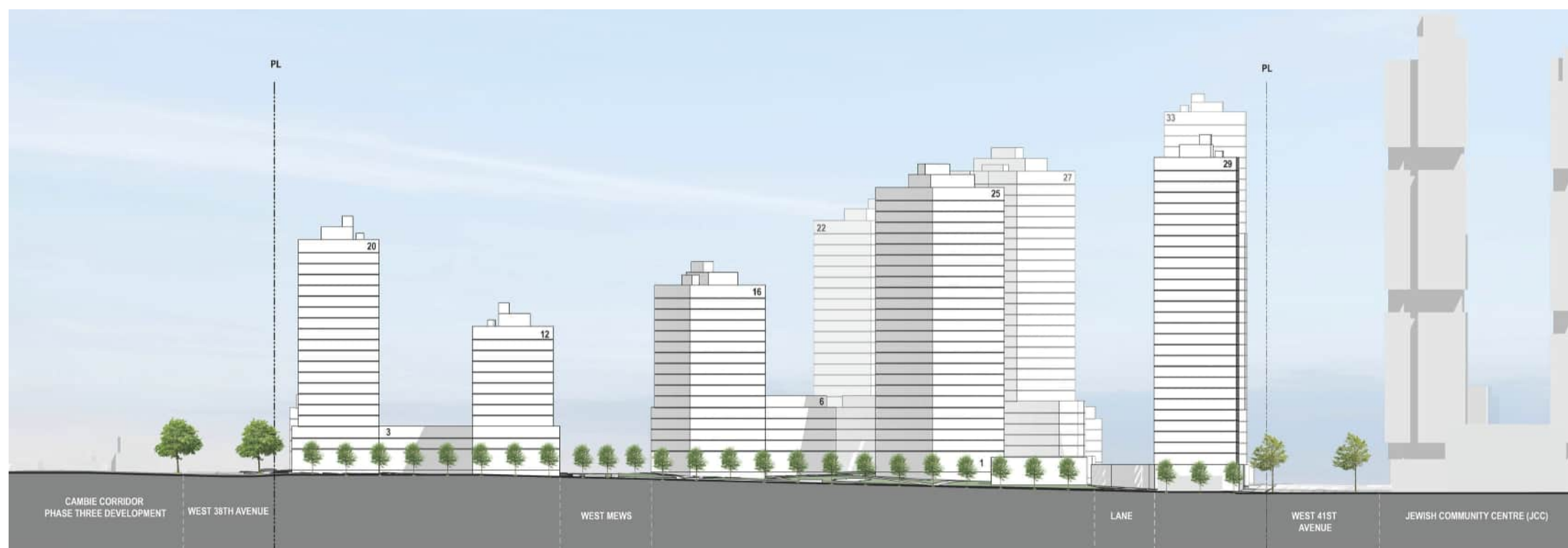
East Elevation



North Elevation



South Elevation



West Elevation

7.4 Parcels

The Mayfair West masterplan is organized into eight development parcels (A–H), each contributing to the neighbourhood’s residential diversity, public realm, and urban character. The parcels vary in scale, tenure, and program, but share a consistent design language: articulated podiums, tower-and-podium massing, and a strong relationship to open space and pedestrian connectivity.

Parcel A

Parcel A anchors the northwest corner of the site, adjacent to the new central park. It includes two residential towers (20 and 12 storeys) atop a three-storey podium that defines the park edge and frames the neighbourhood entry. A public bike share kiosk along the primary road frontage supports active transportation connections.

The tower podium provides a human-scale street frontage and helps to minimize shadowing impacts on the central park. The towers are separated by approximately 80 feet, ensuring generous spacing and light access between buildings.

At grade, ground-floor units include patios with landscaped semi-private spaces. The architectural language uses an articulated base with natural and complementary materials, while balconies and terraces are thoughtfully modulated to provide outdoor space, privacy, and solar comfort.

Buildings & Storeys / Height:

- A-1: 20 storeys / 216’ (65.8 m)
– market condominium,
- A-2: 12 storeys / 135’ (41.0 m)
– market condominium,

Residential GFA: 252,240 sq.ft.
(23,434 sq.m.)

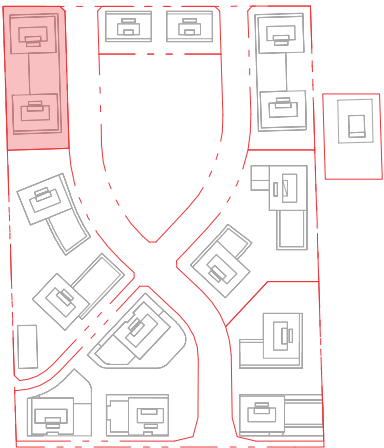
Units: 268

Retail: Potential for some retail units

Podium Height: 3 storeys

Site Area: 39,047 sq.ft. (3,629 sq.m.)

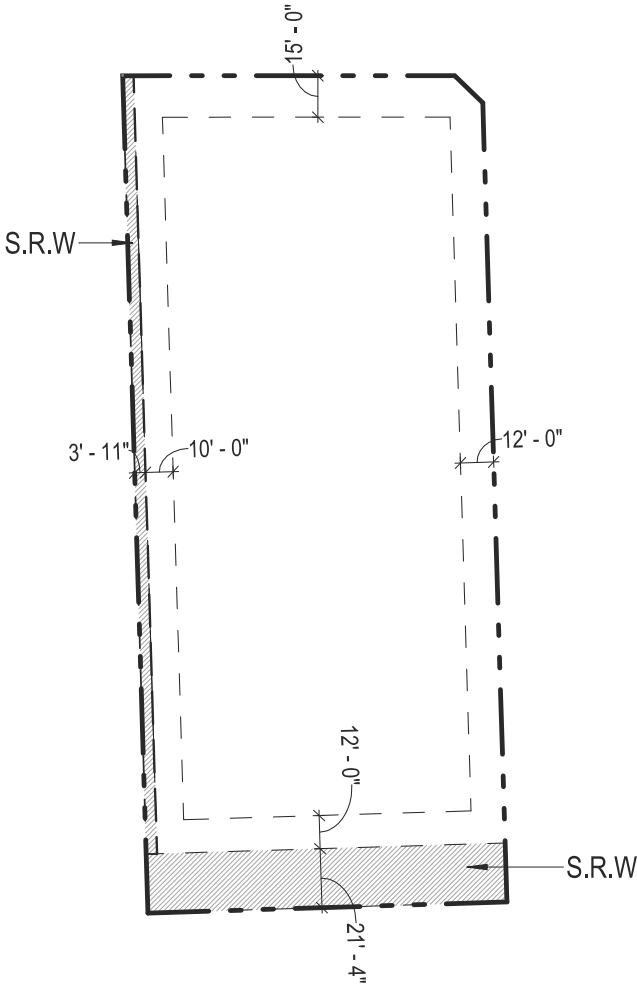
FSR: 6.46



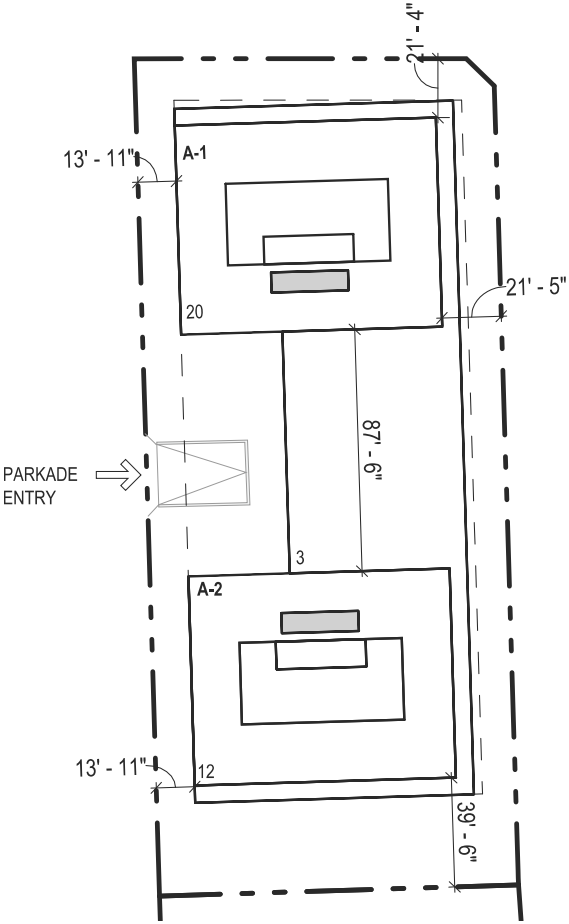
Landscape Plan

Parcel A Statistics						
Parcel & Building		Total Floor Area sq.ft.		Total Floor Area sq.m.	No. of Units	Usage
A-1		154,720 sq.ft.		14,375 sq.m.	164	Market Condo
A-2		97,520 sq.ft.		9,060 sq.m.	104	Market Condo
Grand total		252,240 sq.ft.		23,434 sq.m.	268	
*Unit Mix						
		Studio	1 Bed	2 Bed	3 Bed	Total
A-1	Market Condo	0	57	90	16	164
		0%	35%	55%	10%	100%
A-2	Market Condo	0	36	57	10	104
		0%	35%	55%	10%	100%
Average Unit Size		800 sq.ft.				
*Final unit mix will be determined at the development permit stage						

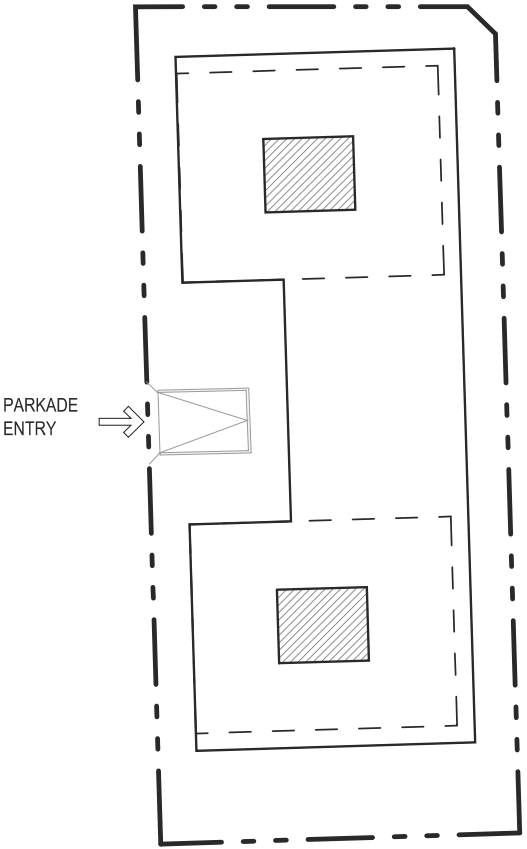




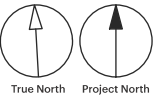
Parcel A Setback

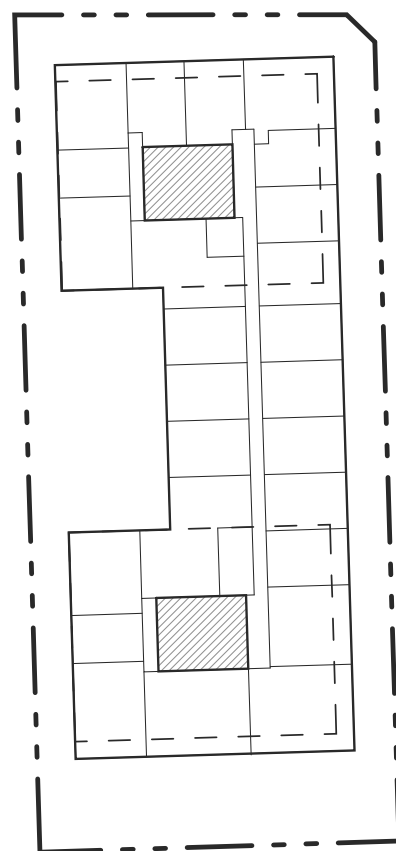


Roof Plan

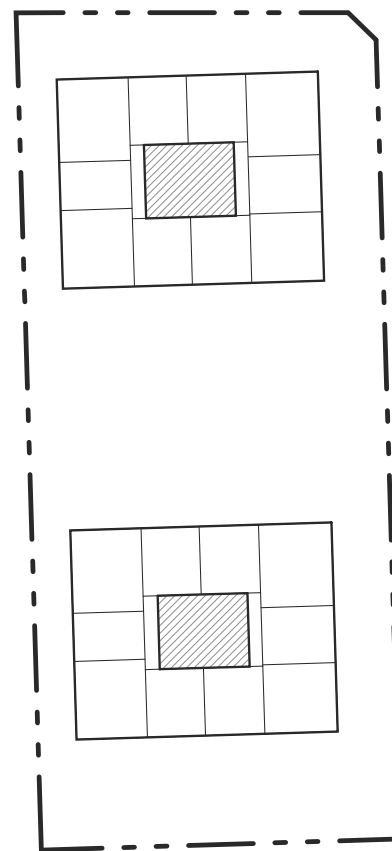


Ground Floor Plan

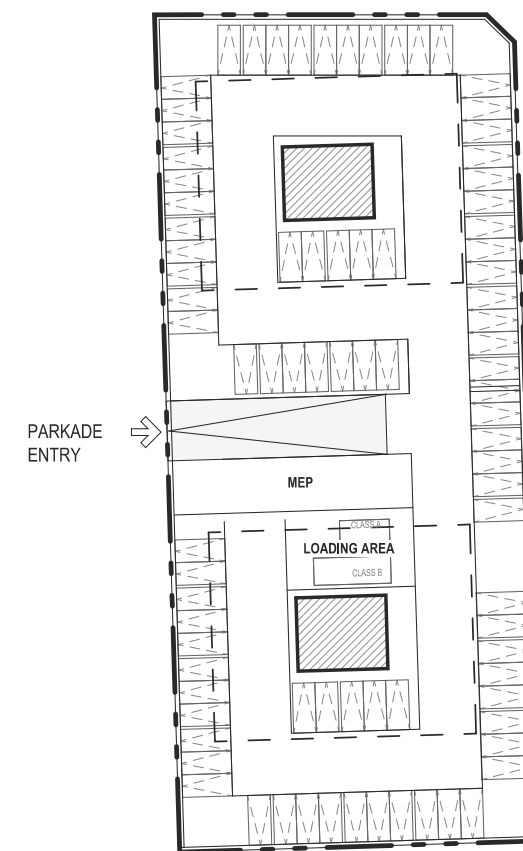




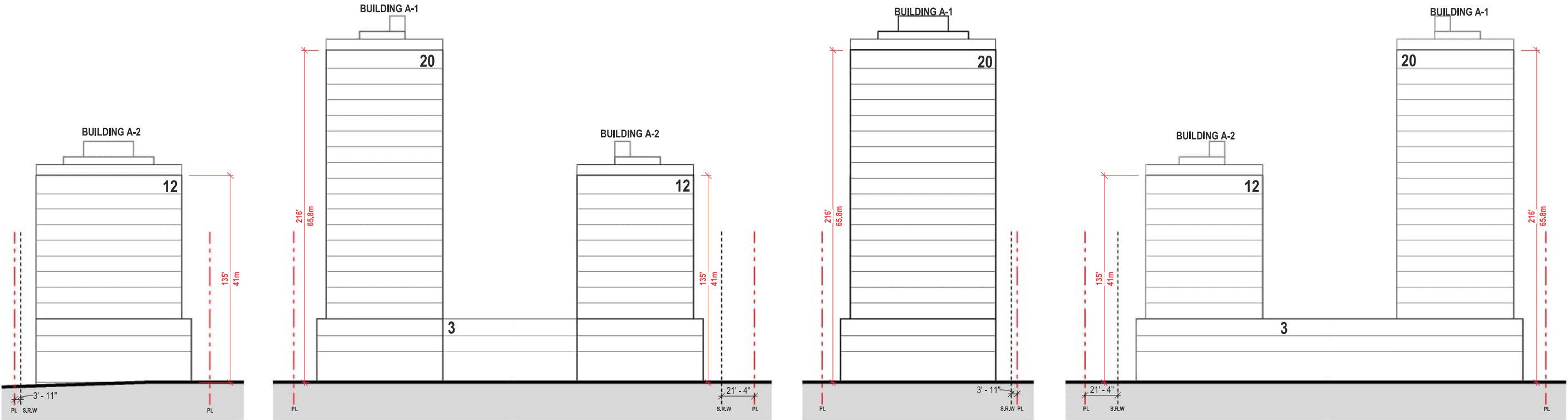
Typ. Podium Plan



Typ. Floor Plan



Parking Plan

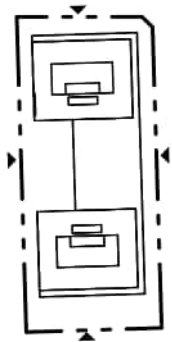


South Elevation

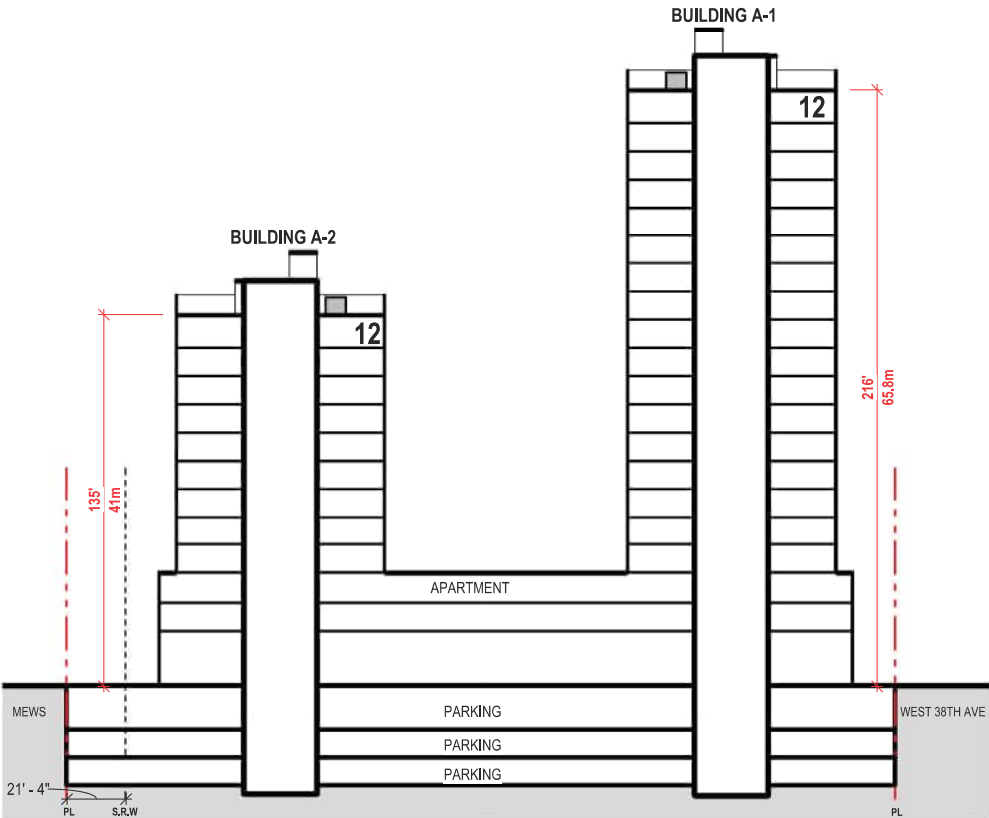
West Elevation

North Elevation

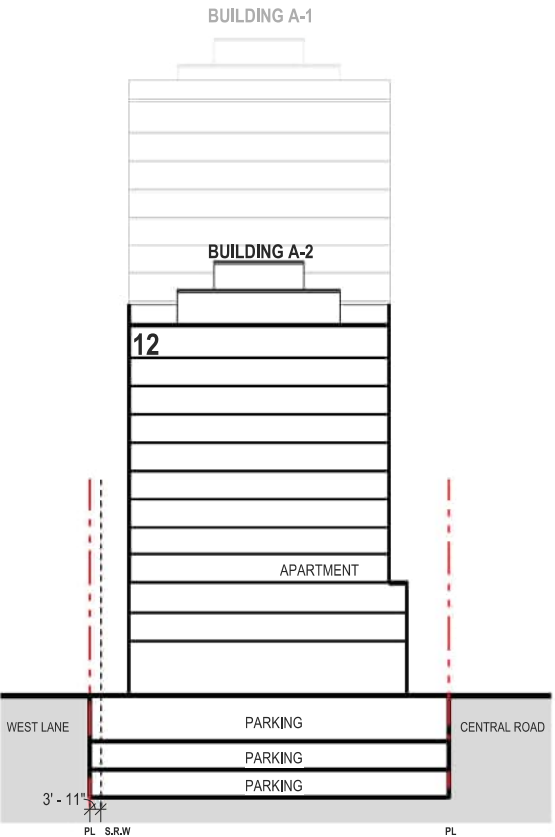
East Elevation



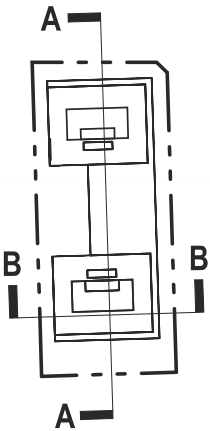
Parcel A Elevations



Section A-A



Section B-B



Parcel B

Parcel B anchors the western edge of the site and includes two towers — 16 and 25 storeys — each rising from a six-storey podium. The buildings frame the western edge of the park and transition to the surrounding residential context. There is an opportunity to operate one of the towers (B1 or B2) as senior-focused living, taking advantage of the parcel’s prominent park-side location, human-scaled podium, and strong connectivity to community amenities — making it well-suited to this housing type.

A new above-grade rectifier building is located at the southwest portion of the parcel. It is sensitively designed to blend with the architectural character of the surrounding residential buildings. The rectifier is supplied by new duct banks running from 41st Avenue along the west side of Parcel C, ensuring continued service to the trolley bus network and surrounding area while remaining integrated with the development.

Each tower is oriented to maximize sunlight penetration and views both within the parcel and across the broader development. The six-storey podiums provide a continuous human-scaled base along the park and streetscape, while terraces and setbacks reduce solar gain and create outdoor amenity space. At grade, ground-floor units include landscaped patios that create semi-private outdoor spaces.

Vehicular access to underground parking is provided via the lane along the southern and western edges of the parcel, minimizing the impact of vehicles near the park and pedestrian routes.

Pedestrian connectivity is emphasized, with pathways linking to the central park and surrounding streets, supporting the fine-grain network of mews and circulation established across Mayfair West

Buildings & Storeys / Height:

- B-1: 16 storeys / 175’ (53.4 m)
– opportunity to operate as Senior Focused Living
- B-2: 25 storeys / 267’ (81.3 m)
– market condominium,

Residential GFA: 364,130 sq.ft. (33,829 sq.m.)

Rectifier: 3,604 sq.ft. (335 sq.m.)

Units: 387

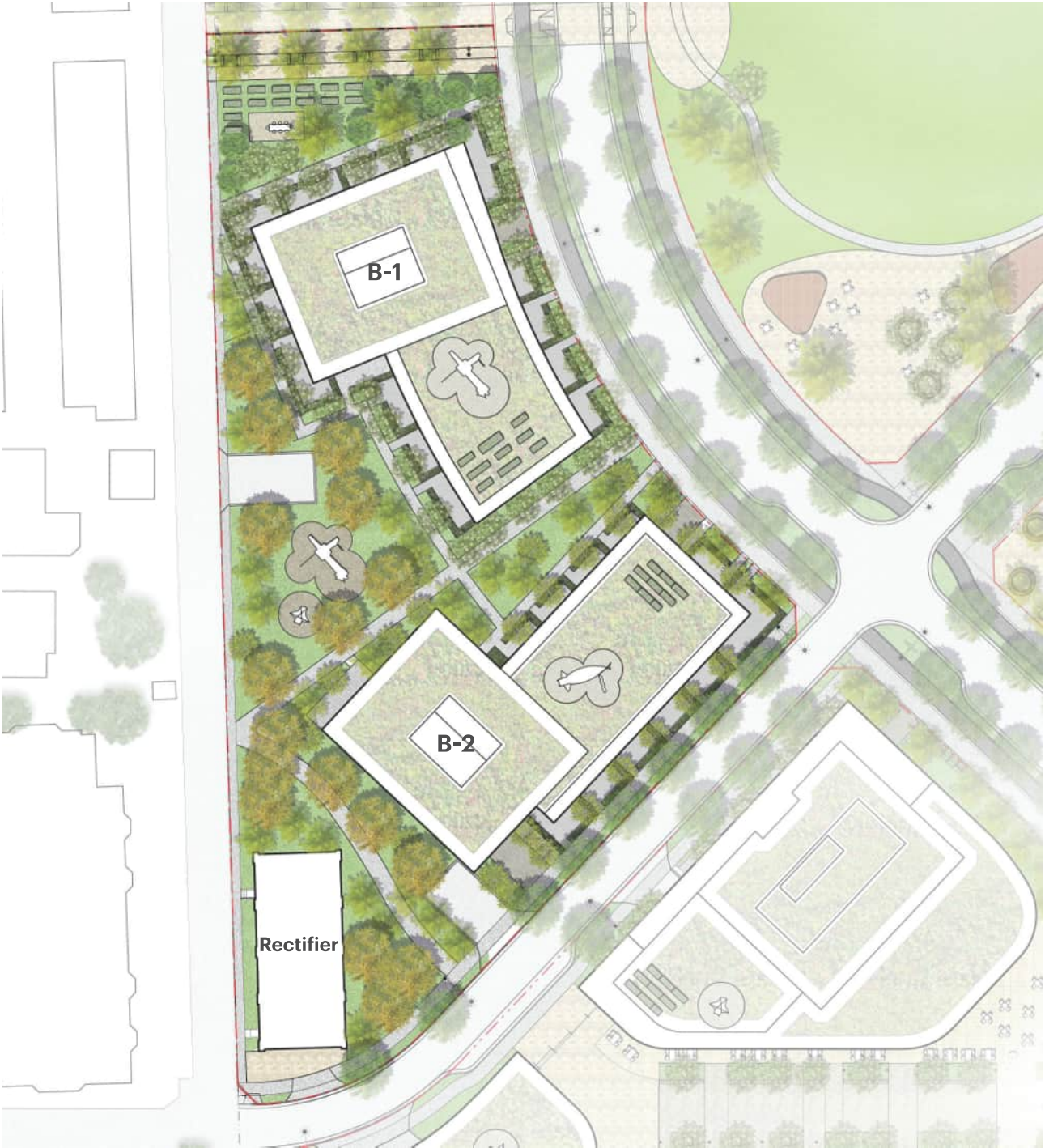
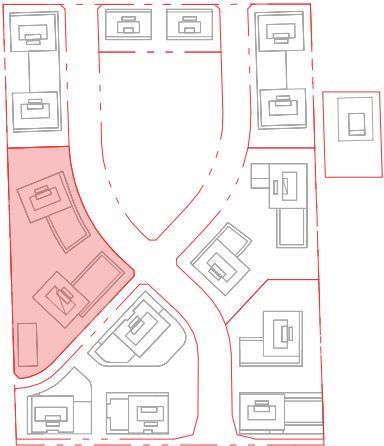
Retail: Potential for some retail units

Podium Height: 6 storeys

Site Area: 80,239 sq.ft. (7,457 sq.m.)

FSR: 4.54

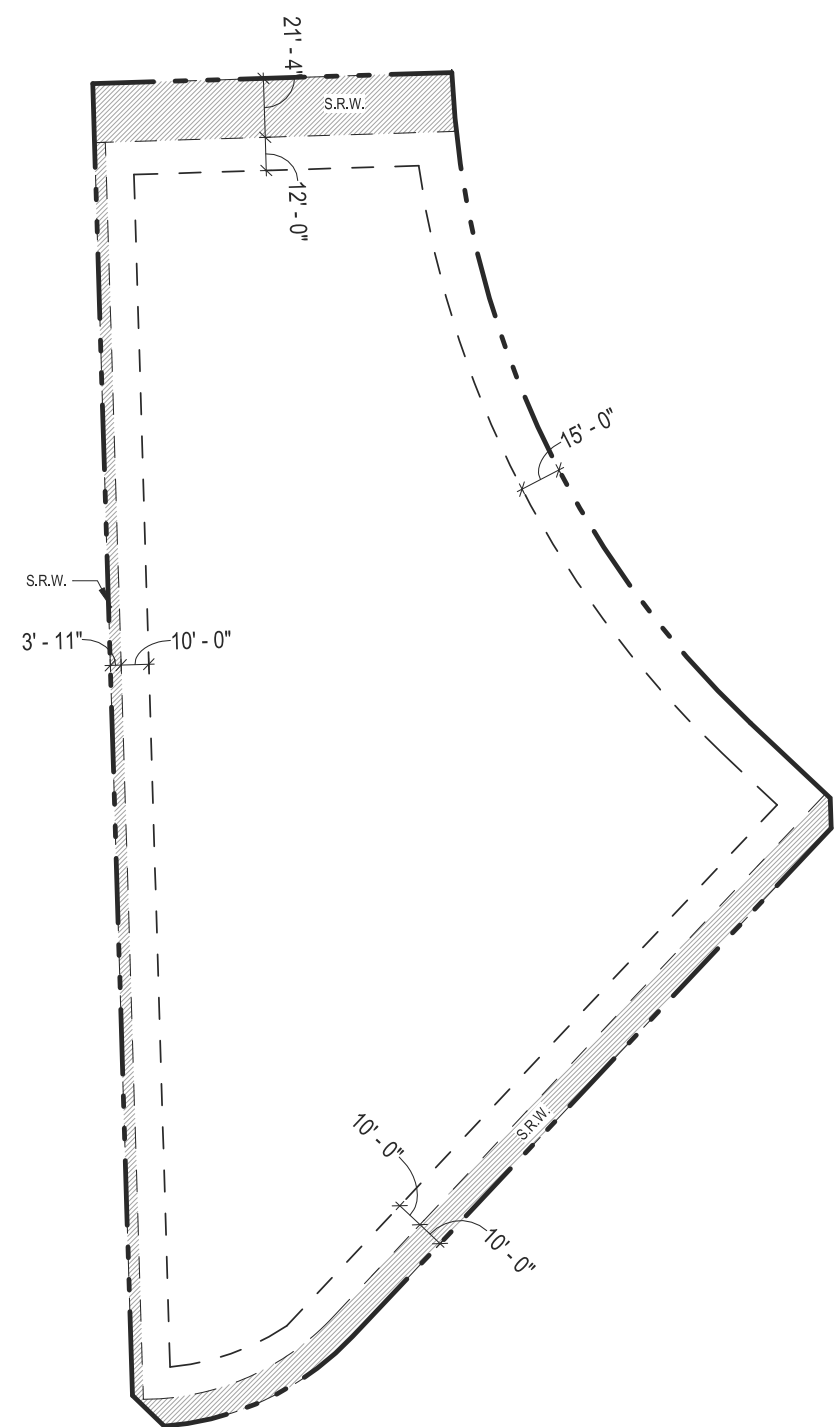
* FSR doesn’t include Rectifier



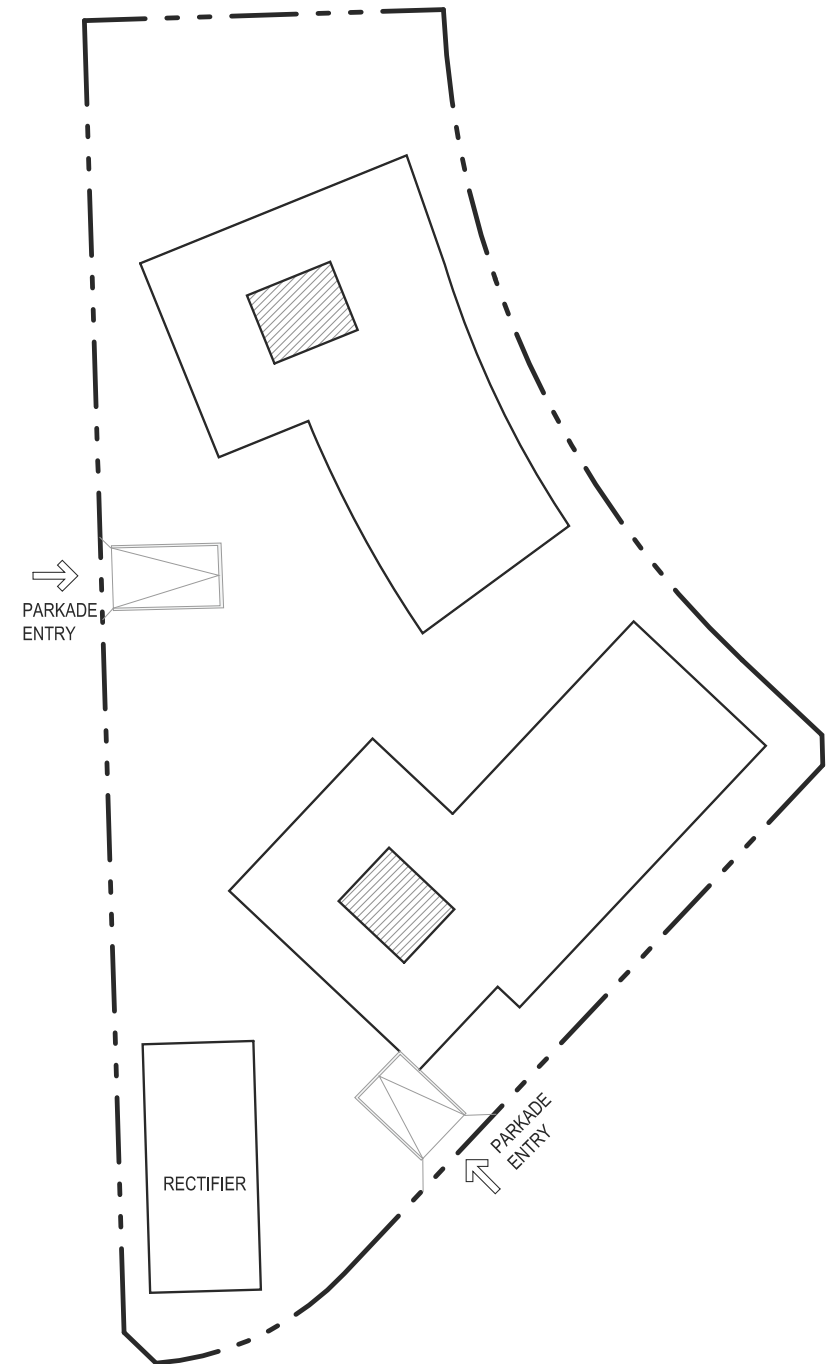
Landscape Plan

Parcel B Statistics						
Parcel & Building		Total Floor Area sq. ft.		Total Floor Area sq. m.	No. of Units	Usage
B-1		147,180 sq.ft.		13,673 sq.m.	156	Market Condo
B-2		216,950 sq.ft.		20,155 sq.m.	231	Market Condo
**Rectifier		3,604 sq.ft.		335 sq.m.		
Grand total		364,130 sq.ft.		33,829 sq.m.	387	
Unit Mix						
		Studio	1 Bed	2 Bed	3 Bed	Total
B-1	Market Condo/ Senior Housing	0	54	86	16	156
		0%	35%	55%	10%	
Average Unit Size		800 sq.ft.				
B-2	Market Condo	0	81	127	23	231
		0%	35%	55%	10%	
Average Unit Size		800 sq.ft.				
*Final unit mix will be determined at the development permit stage						
** Rectifier excluded from FSR						

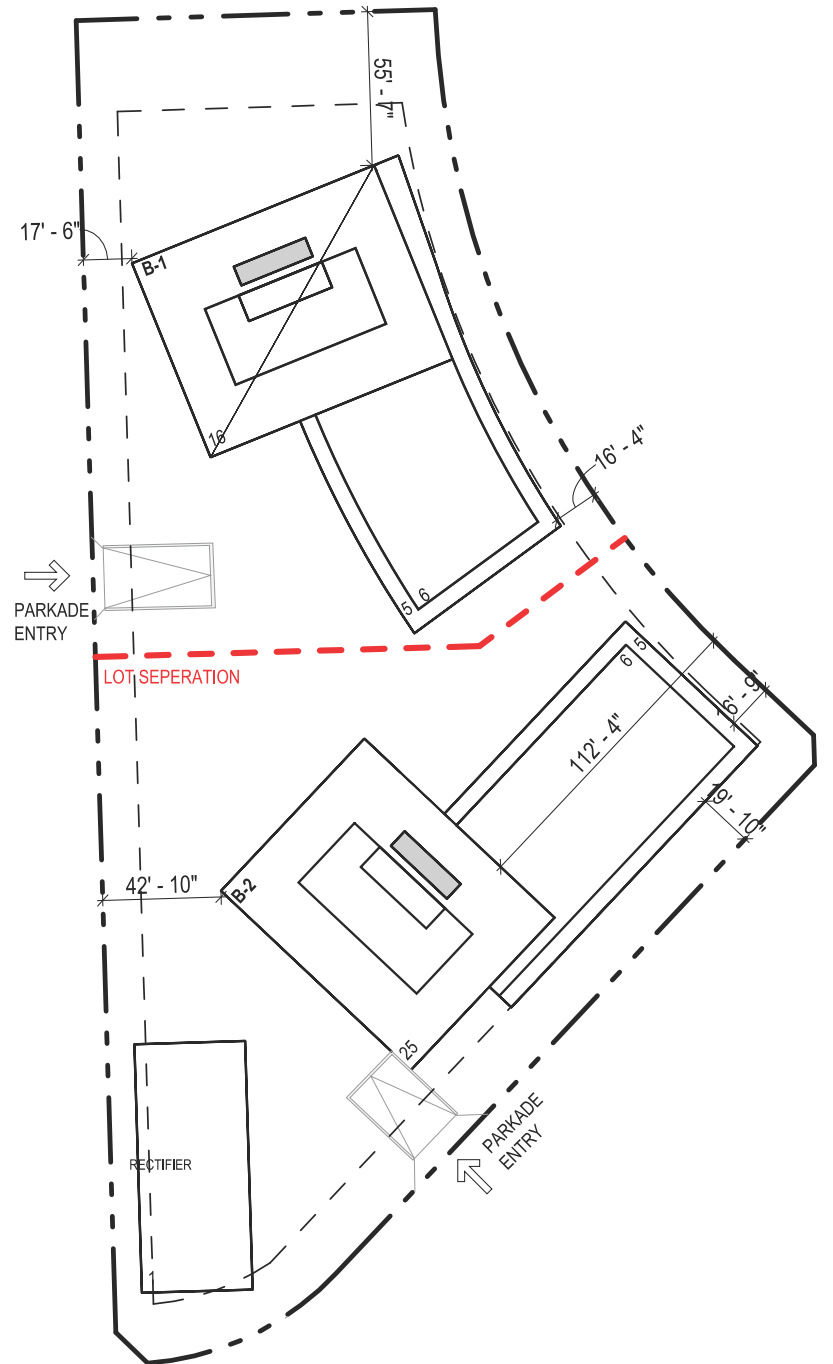




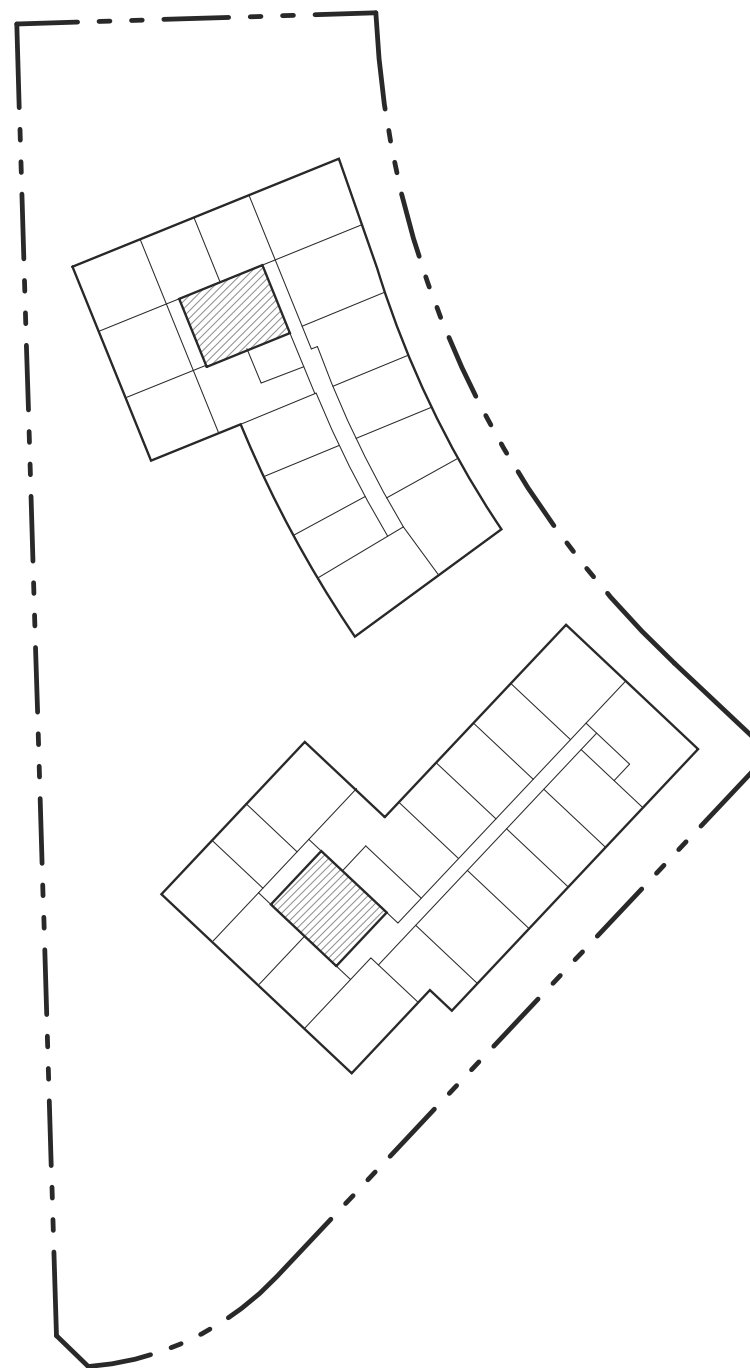
Parcel B Setback



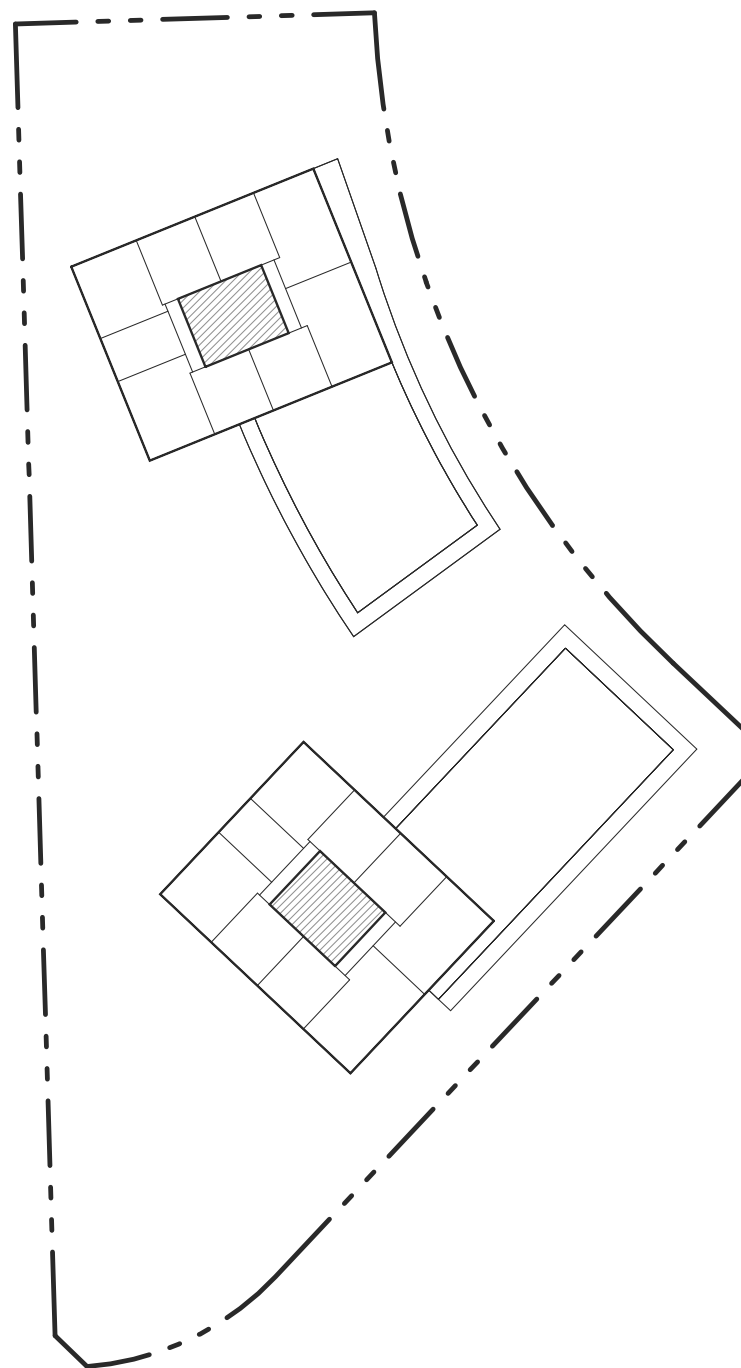
Ground Floor Plan



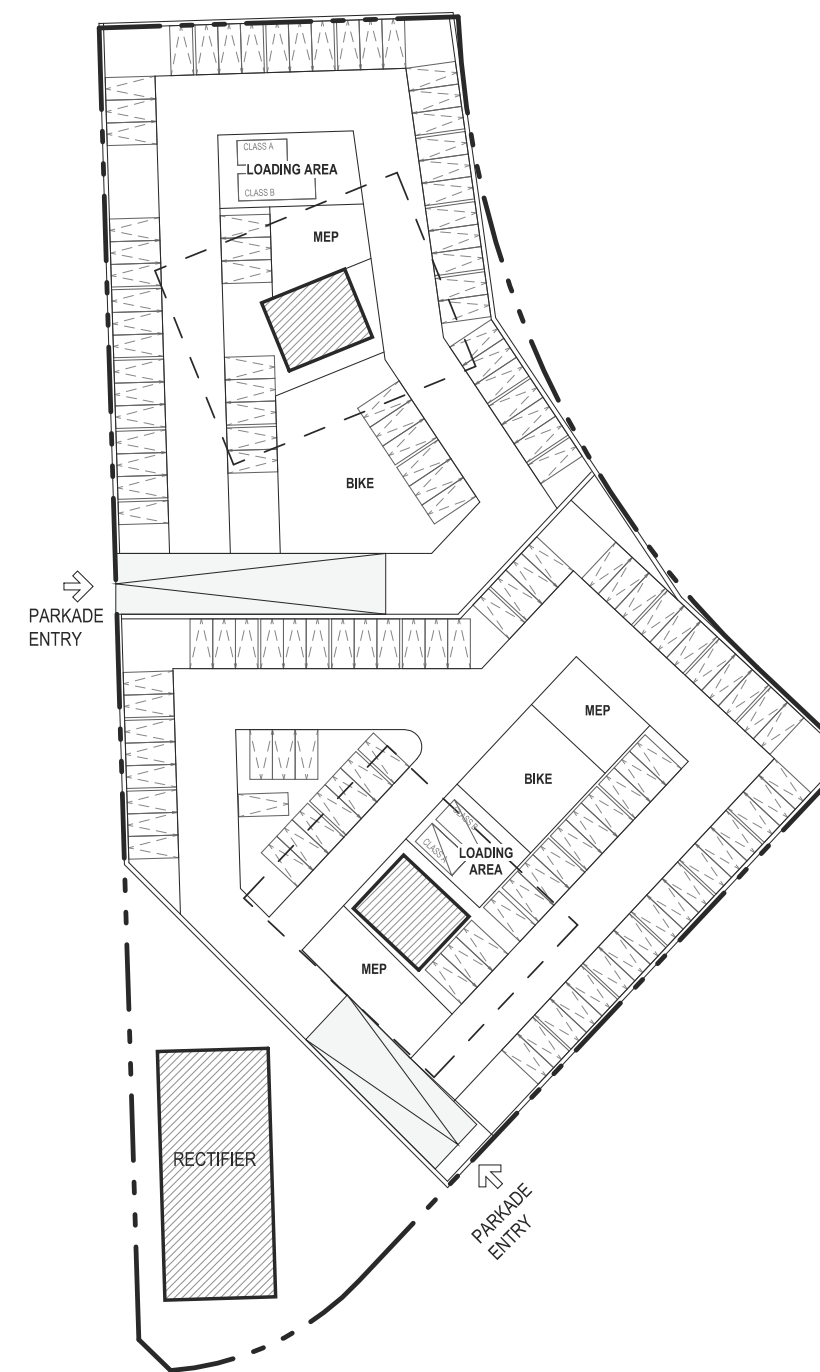
Roof Plan



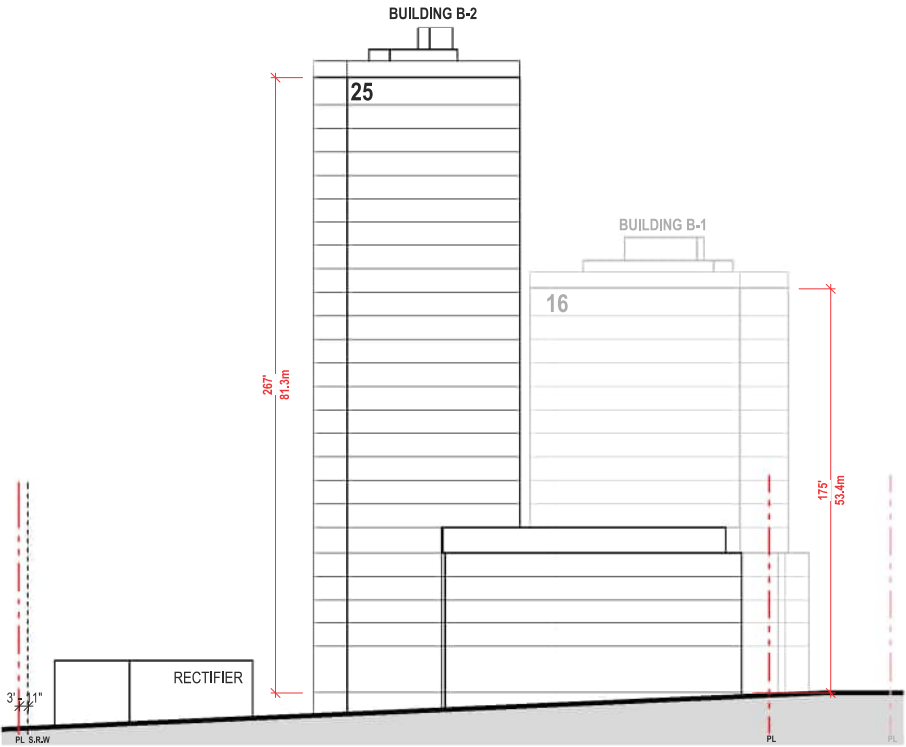
Typ. Podium Plan



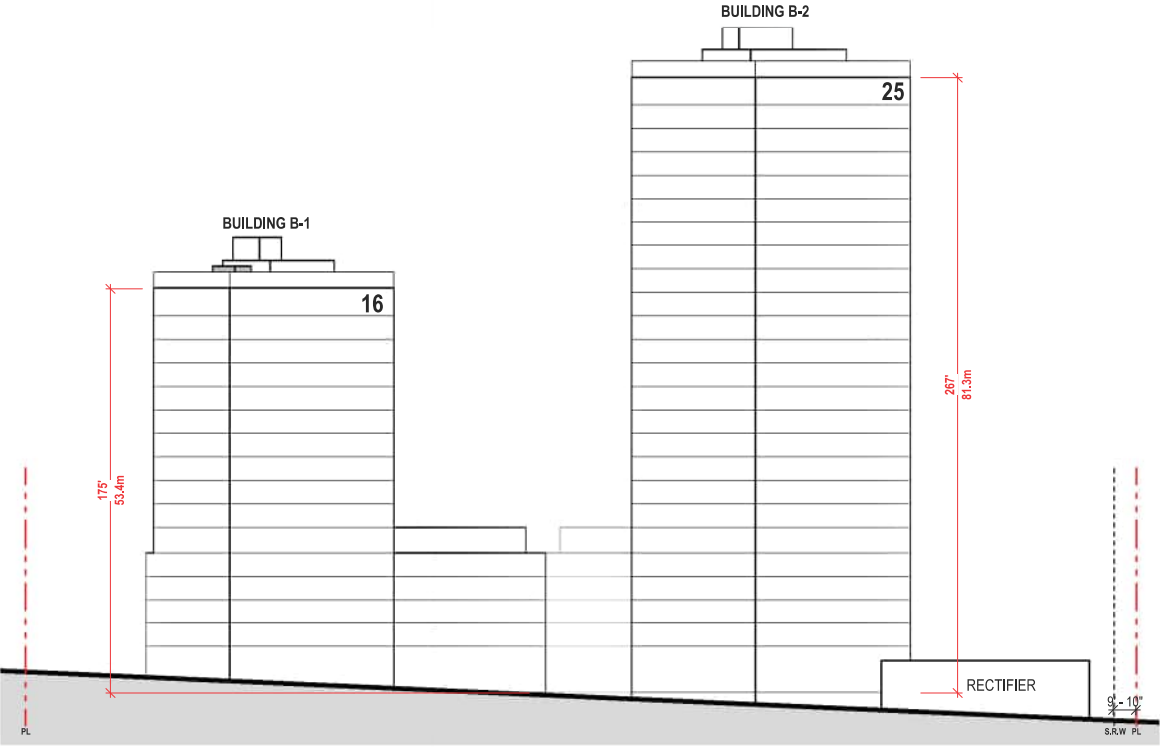
Typ. Floor Plan



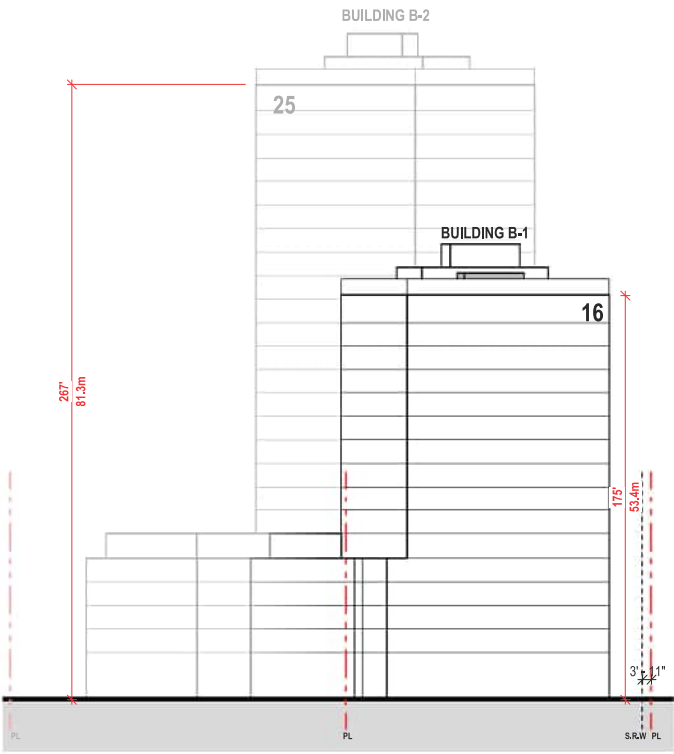
Parking Plan



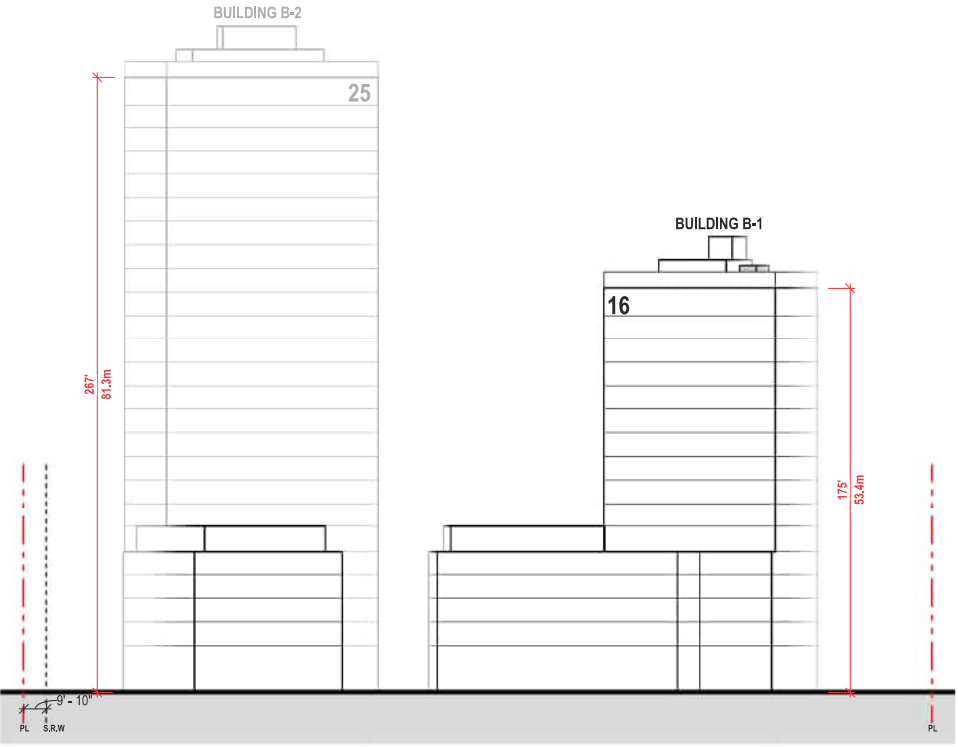
Southeast Elevation



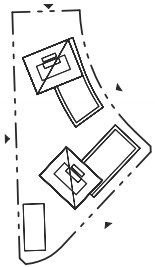
West Elevation

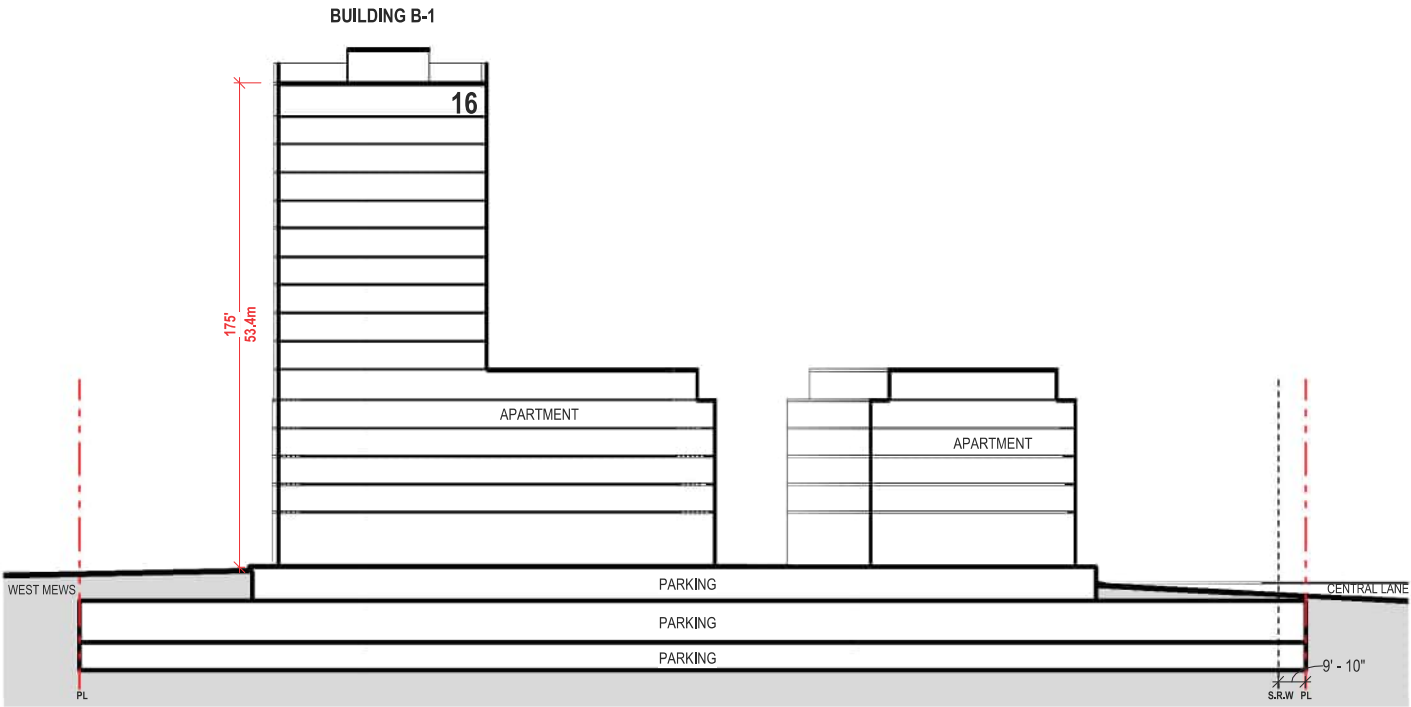


North Elevation

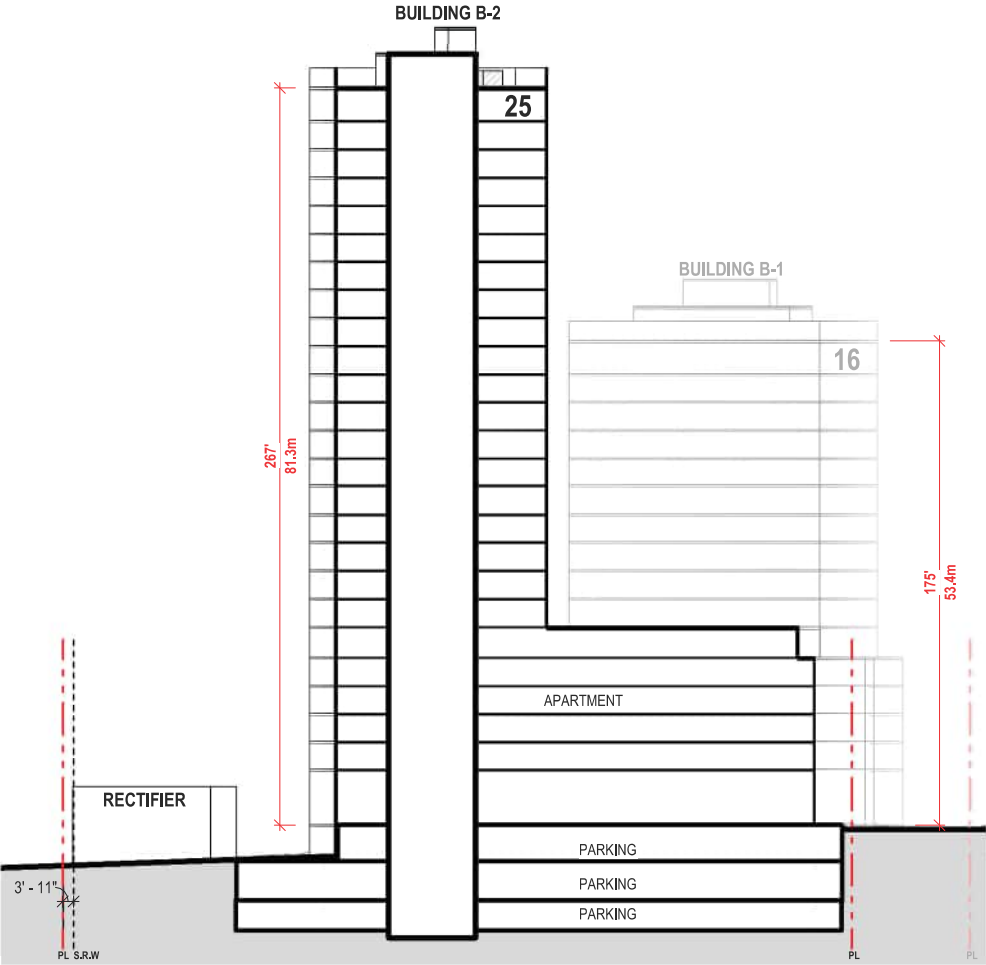


Northwest Elevation

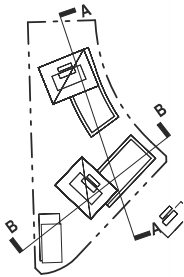




Section A-A



Section B-B



Parcel C

Parcel C plays a pivotal role as the southwest gateway to Mayfair West. It includes three towers—22, 27, and 29 storeys—accommodating purpose-built rental, and Below Market Rental (BMR) housing. The parcel also hosts the largest share of retail space.

Retail in Parcel C is anchored along West 41st Avenue and a 56-foot-wide pedestrianized commercial mews that runs east–west between the three towers. This mews forms a central organizing element of the public realm, offering multiple entry points from surrounding streets and internal pathways. It is generously landscaped and designed to accommodate retail patios, creating vibrant outdoor spaces that extend the commercial frontage and support restaurant and café seating, informal gathering, and seasonal programming. The mews connects directly to a public plaza at the intersection of 41st Avenue and Collins Street, establishing a welcoming gateway into Mayfair West. Integrated public art and high-quality materials reinforce the identity of the space, making it a flexible and animated corridor that supports both daily activity and community events.

Each tower sits on its own podium, ranging from 1 to 6 storeys, with setbacks designed to limit shadowing on the central park and maximize sunlight and views for both residents and neighbouring buildings. Townhomes along the north face of C1 are designed to integrate directly with the street and surrounding neighbourhood, creating a welcoming and human-scaled interface. Combined with the variation in podium and tower heights, this arrangement forms a layered streetscape with distinct nodes of activity at different levels, enhancing vertical vibrancy. Outdoor terraces, semi-private patios, and shared amenities further activate spaces across multiple floors. The podiums provide a consistent, human-scaled street edge, while the buildings are designed to allow C-1 to be delivered separately from C-2 and C-3, providing flexibility for phased construction.

A 30’ wide passageway between C-2 and C-3 provides pedestrian access from 41st Avenue to the commercial mews, while the buildings along 41st Avenue buffer high traffic volumes, mitigating noise and fumes for residential areas.

Vehicular access to below-grade parking is provided from the central lane along the northern edge of the site, minimizing vehicle presence near the park and pedestrian pathways.

Buildings & Storeys / Height:

- C-1: 27 storeys / 287’ (87.6 m)
– market Rental and BMR
- C-2: 29 storeys / 313’ (95.4 m)
– market rental and BMR
- C-3: 22 storeys / 237’ (72.3 m)
– market rental and BMR

Residential GFA: 548,135 sq.ft.
(50,923 sq.m.)

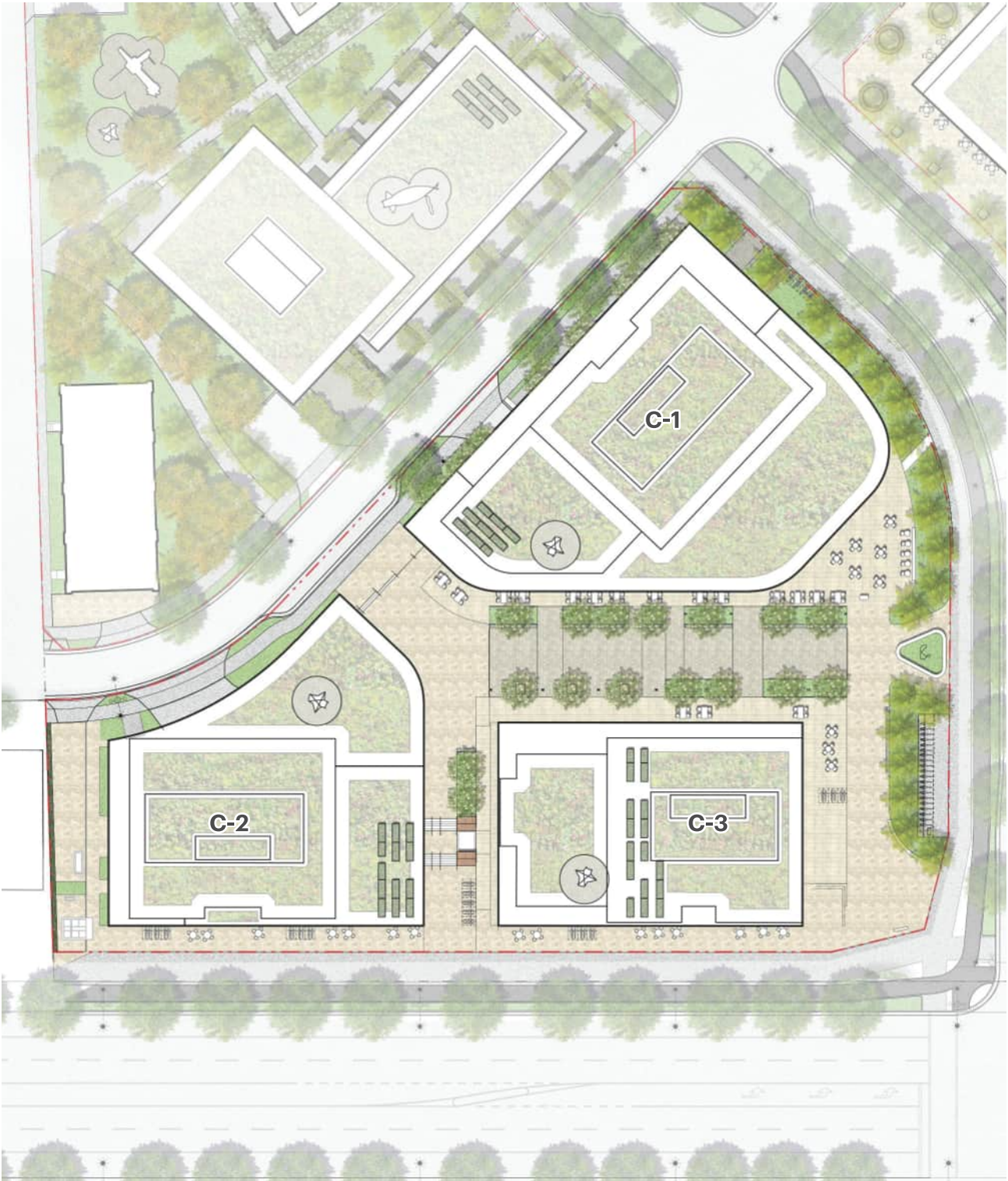
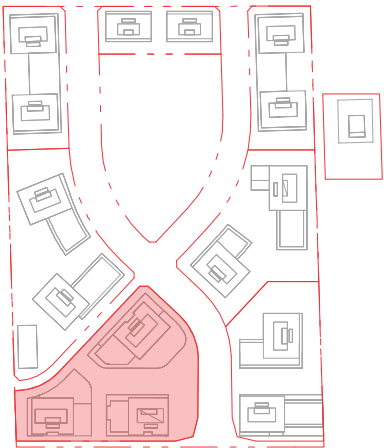
Units: 754

Retail GFA: 33,325 sq.ft. (3,152 sq.m.)

Podium Height: 1–6 storeys

Site Area: 85,168 sq.ft. (7,914 sq.m.)

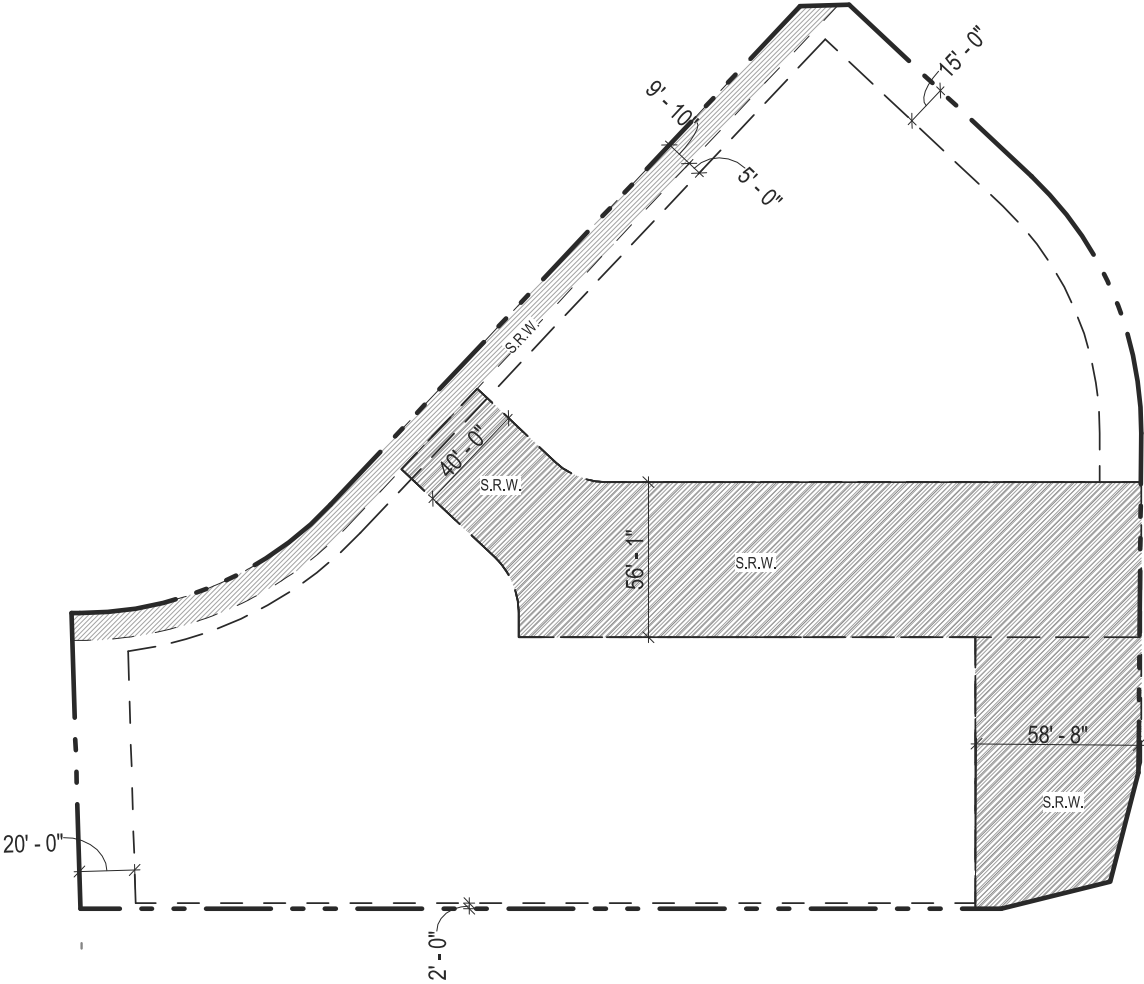
FSR: 6.83



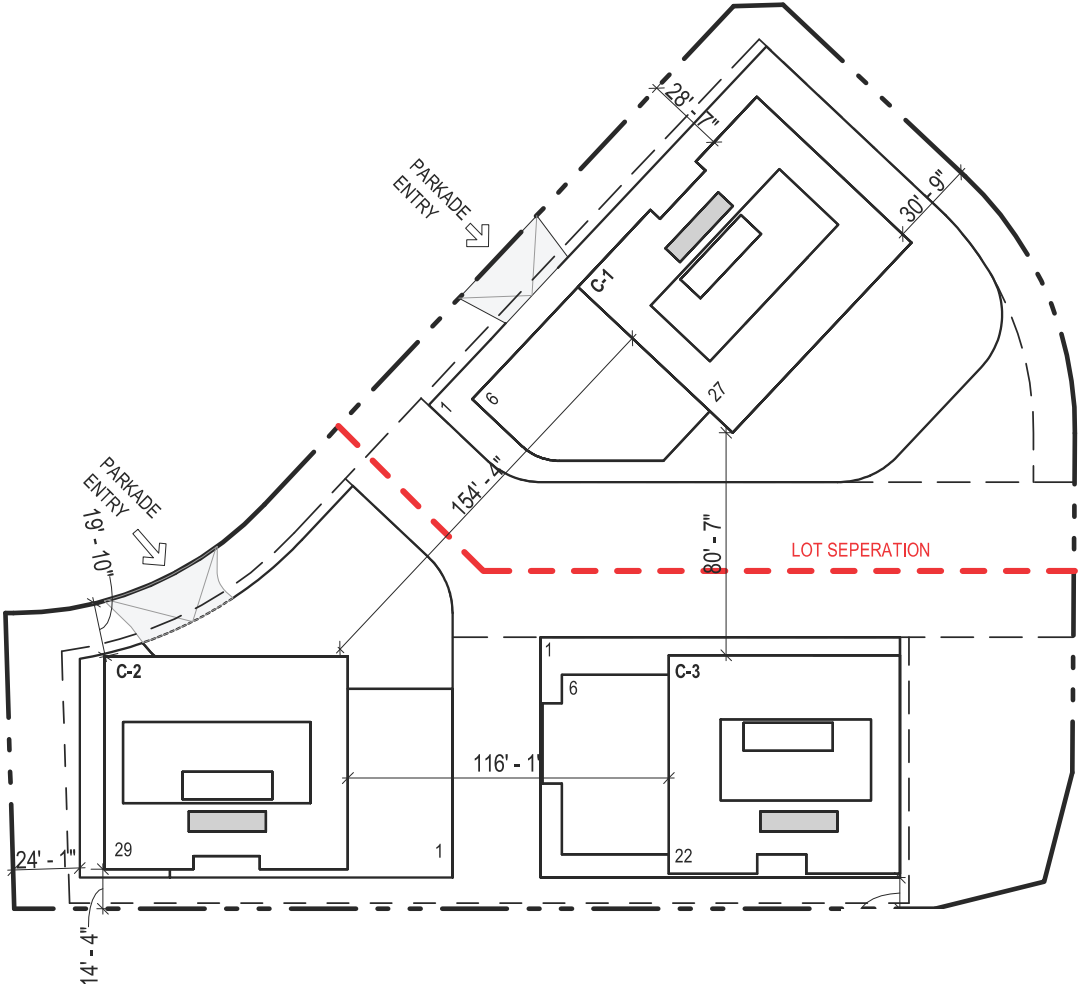
Landscape Plan

Parcel C Statistics						
Parcel & Building		Total Floor Area sq. ft.		Total Floor Area sq. m.	No. of Units	Usage
C-1		11,930 sq.ft.		1,108 sq.m.		Retail
		188,375 sq.ft.		17,501 sq.m.	256	Market Rental
		20,931 sq.ft.		1,945 sq.m.	32	Below Market Rental
C-2		11,790 sq.ft.		1,095 sq.m.		Retail
		171,621 sq.ft.		15,944 sq.m.	233	Market Rental
		19,069 sq.ft.		1,772 sq.m.	29	Below Market Rental
C-3		10,205 sq.ft.		948 sq.m.		Retail
		133,326 sq.ft.		12,386 sq.m.	181	Market Rental
		14,814 sq.ft.		1,376 sq.m.	23	Below Market Rental
Grand total		582,060 sq.ft.		54,075 sq.m.	754	
*Unit Mix						
		Studio	1 Bed	2 Bed	3 Bed	Total
C-1	Market Rental	13	115	102	26	256
		115	45%	40%	10%	
	Below Market Rental	6	13	10	3	32
		20%	40%	30%	10%	
Average Unit Size		625 sq.ft. for Market Rental and 550 sq.ft. for BMR				
C-2	Market Rental	12	105	93	23	233
		5%	45%	40%	10%	
	Below Market Rental	6	12	9	3	29
		20%	40%	30%	10%	
Average Unit Size		625 sq.ft. for Market Rental and 550 sq.ft. for BMR				
C-3	Market Rental	9	81	72	18	181
		5%	45%	40%	10%	
	Below Market Rental	5	9	7	2	23
		20%	40%	30%	10%	
Average Unit Size		625 sq.ft. for Market Rental and 550 sq.ft. for BMR				
*Final unit mix will be determined at the development permit stage						

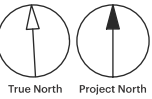


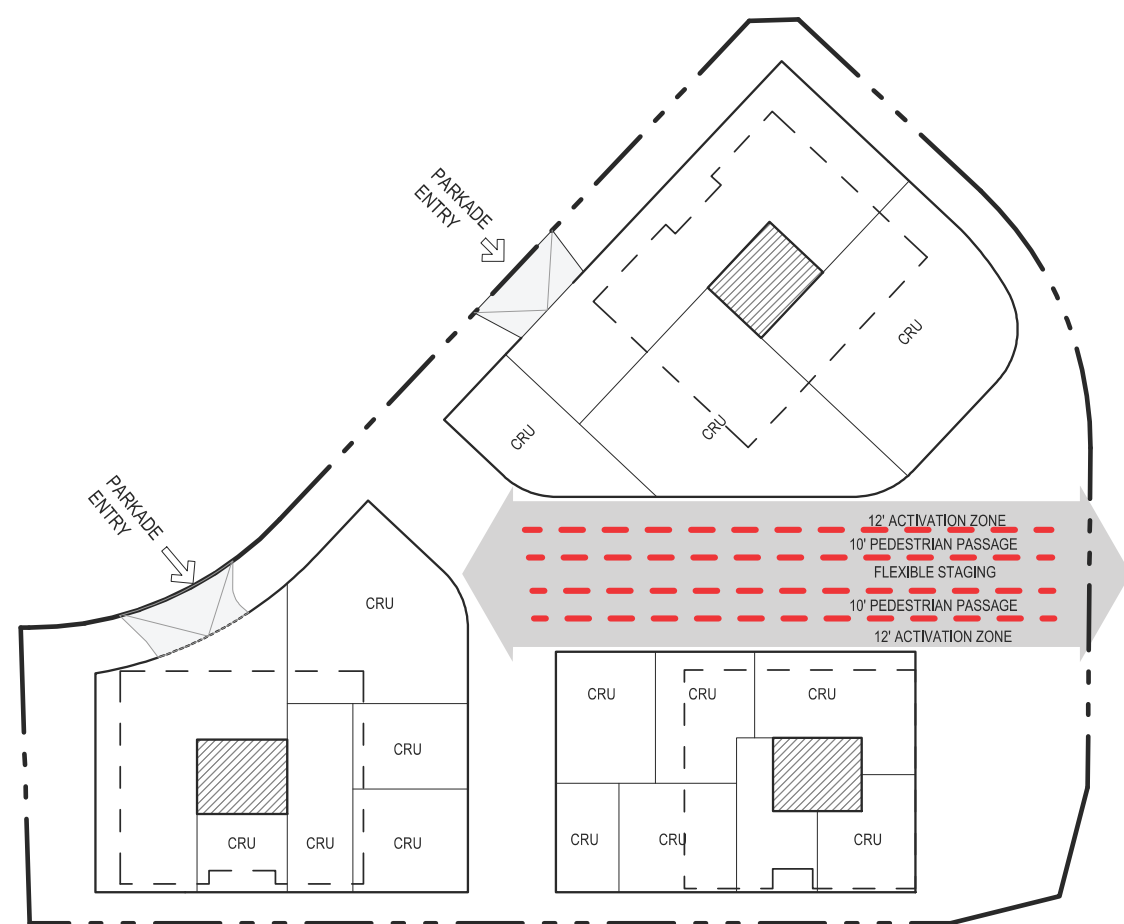


Parcel C Setback

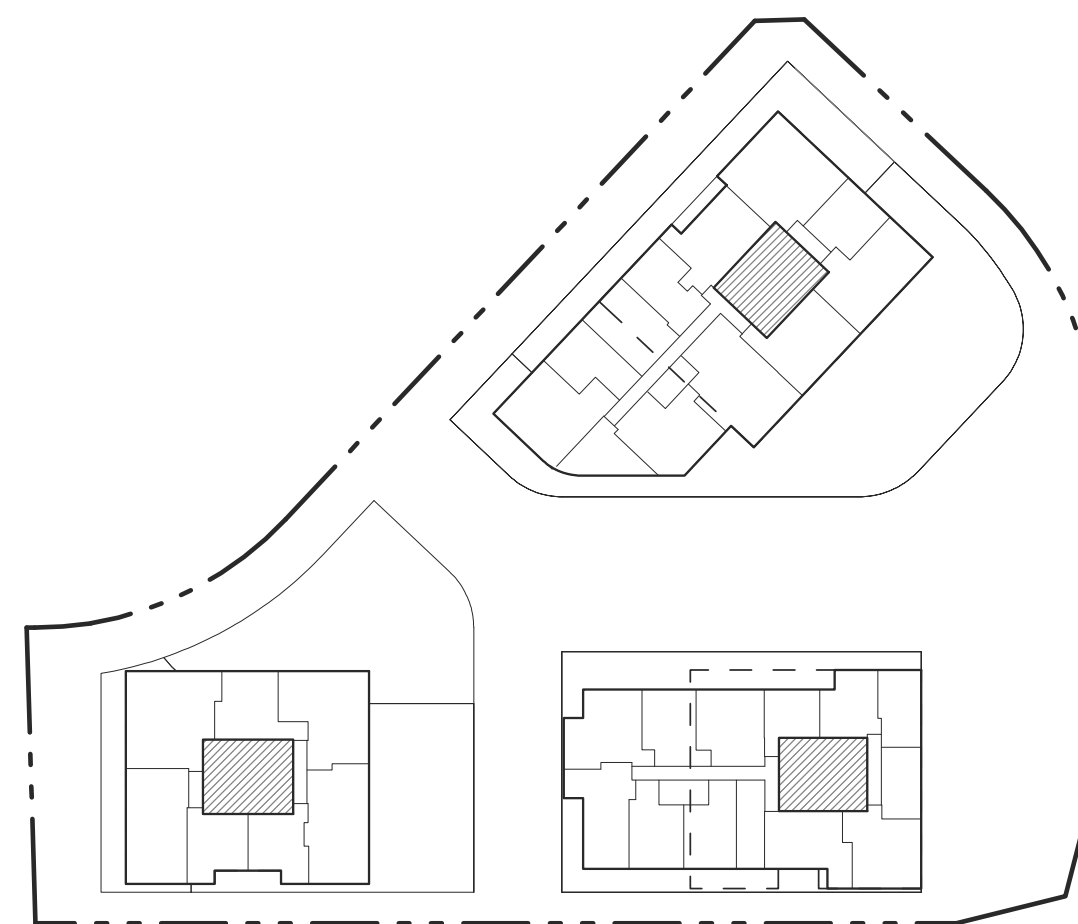


Roof Floor Plan

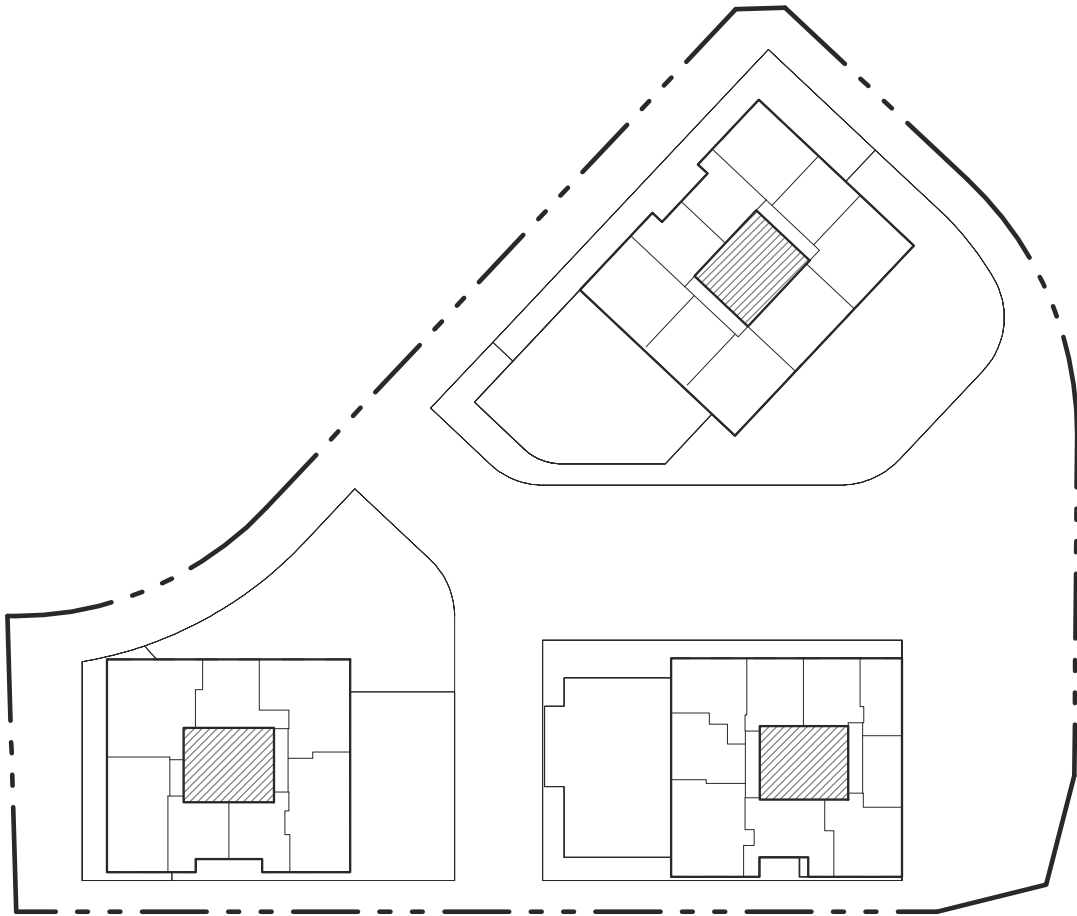




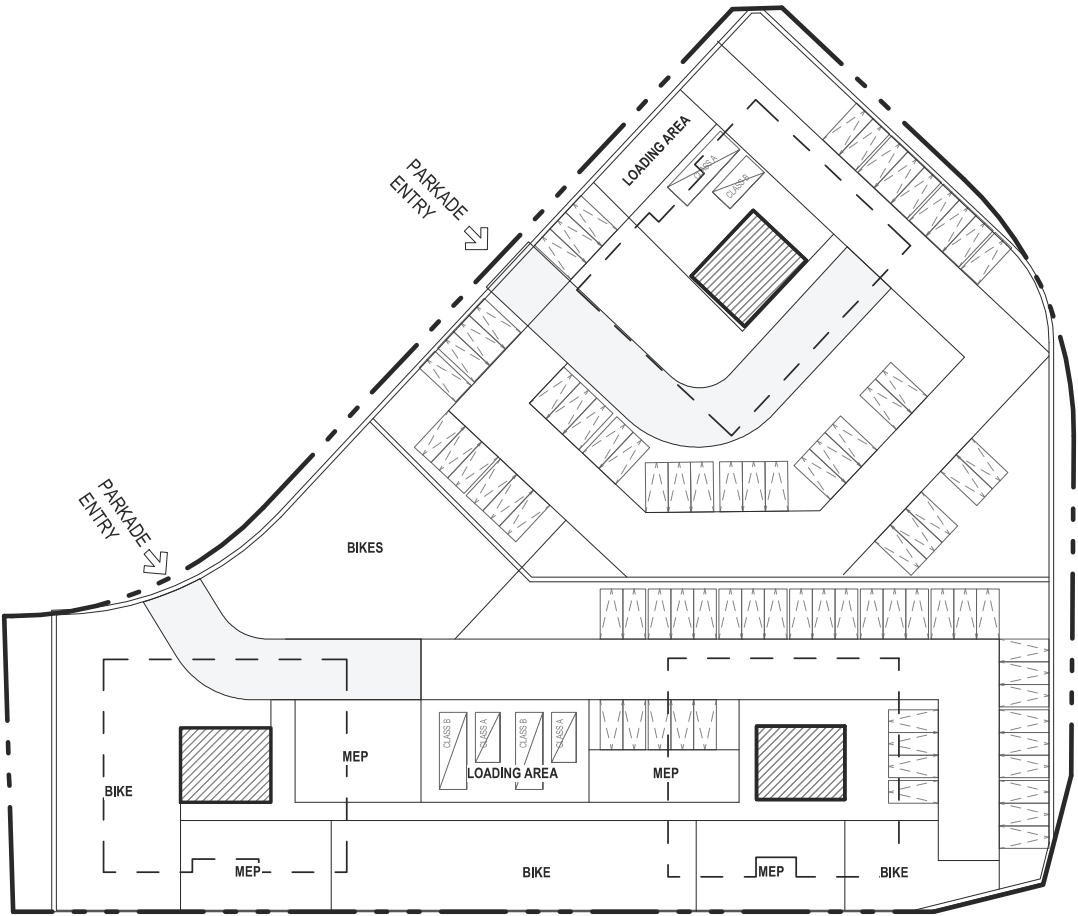
Ground Floor Mews



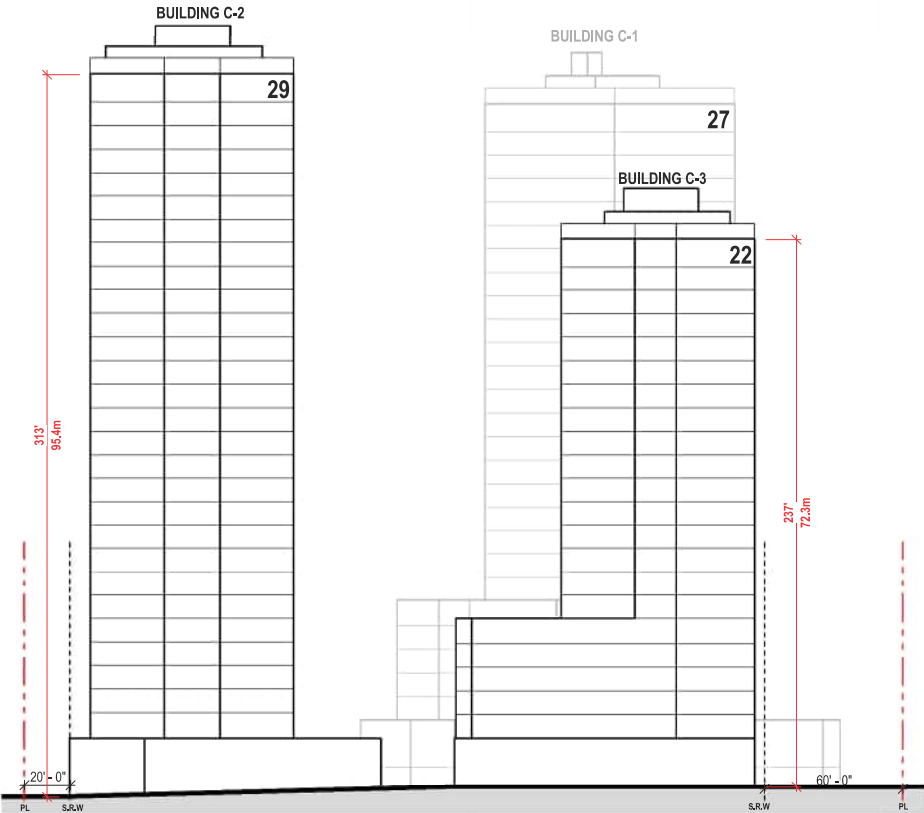
Podium Plan



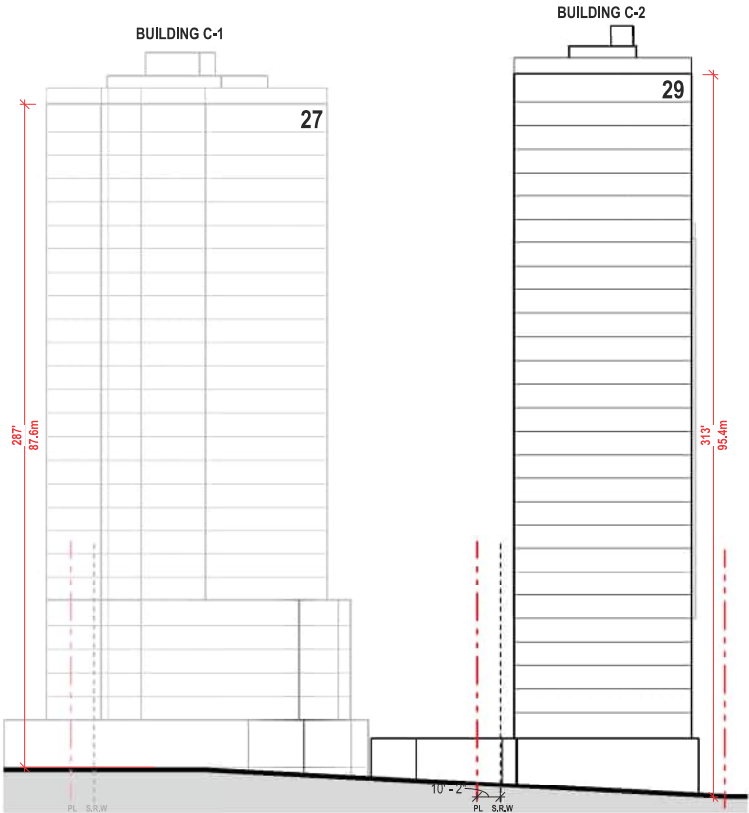
Typ. Floor Plan



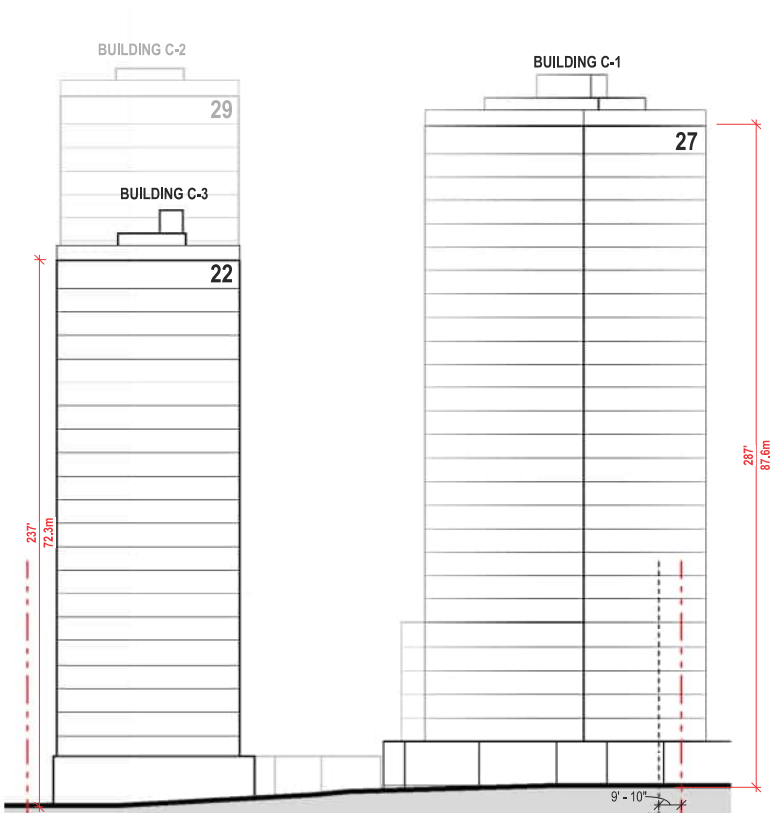
Parking Plan



South Elevation

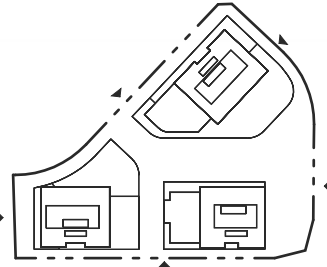


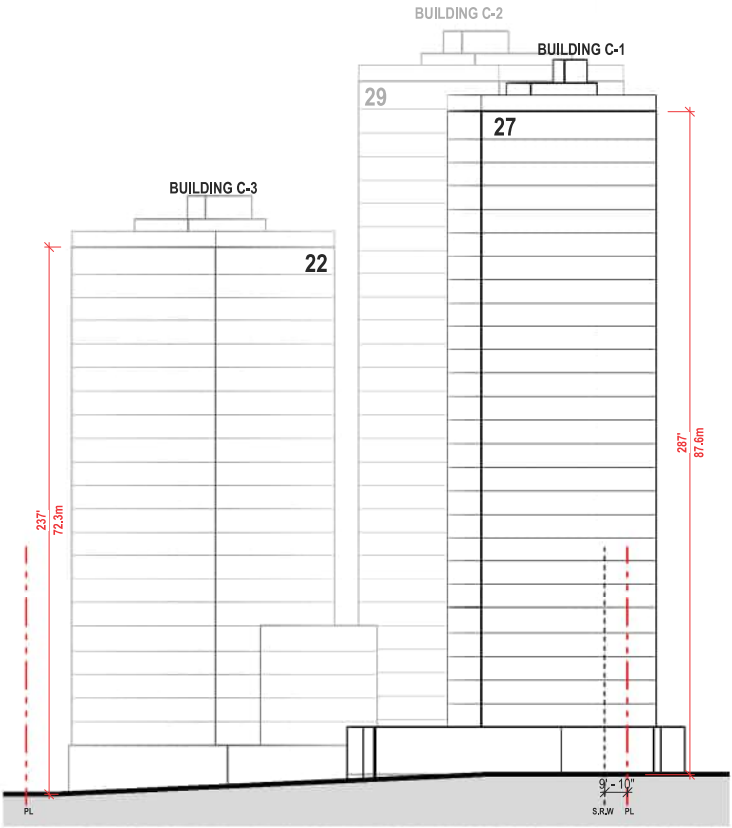
West Elevation



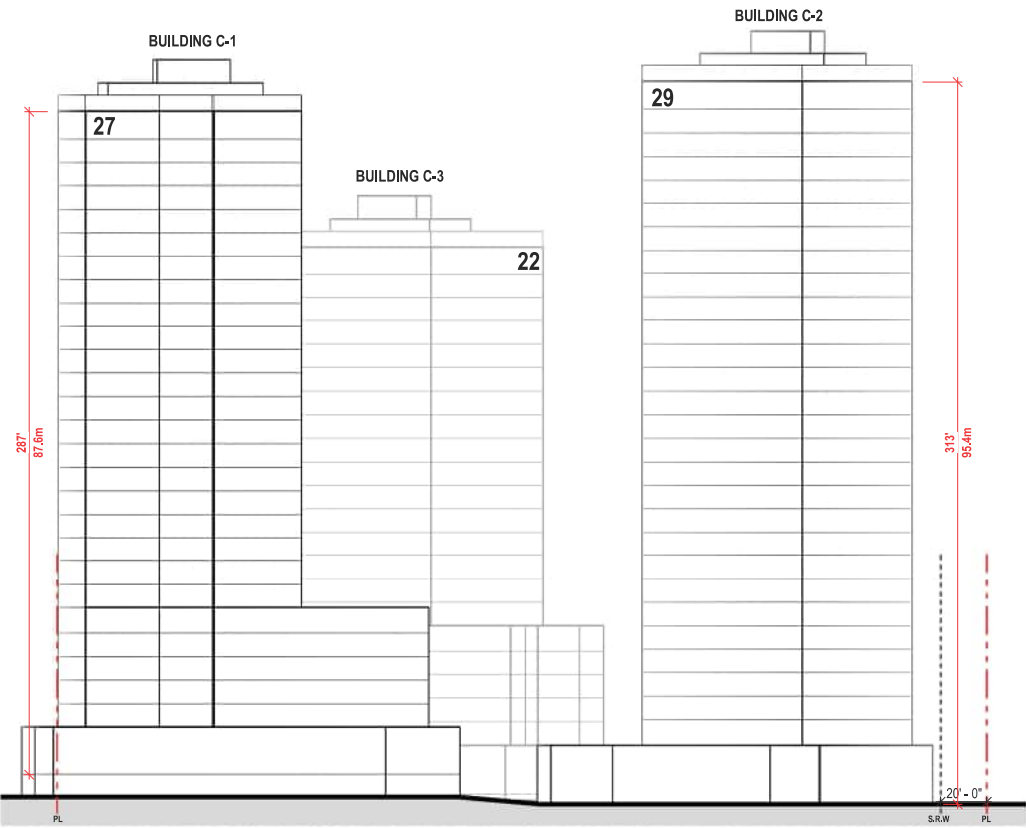
East Elevation

Parcel C Elevations

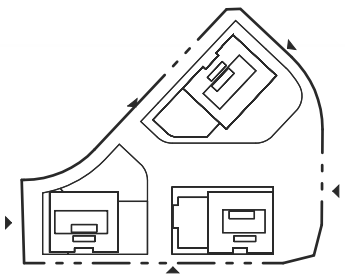




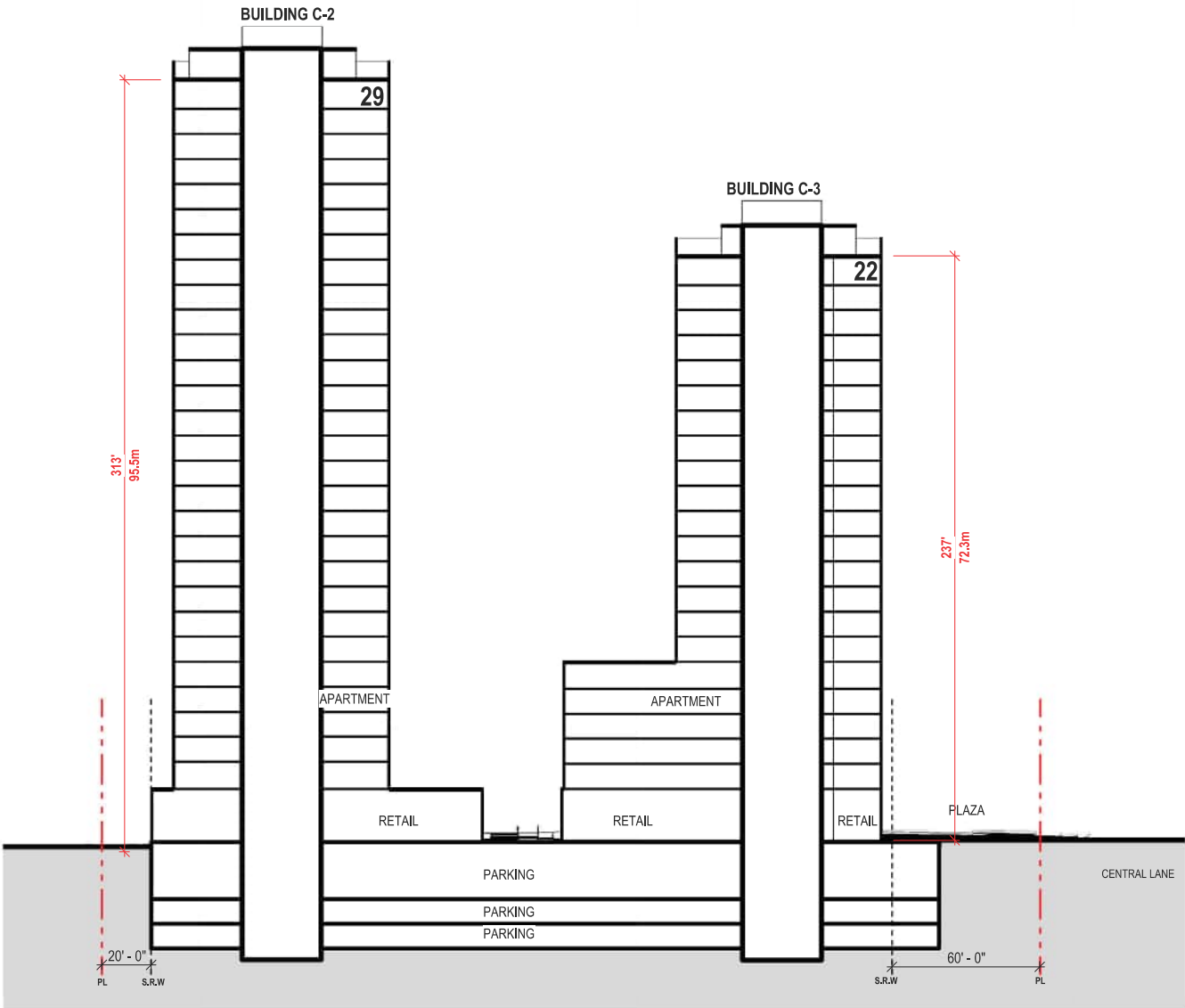
North Elevation



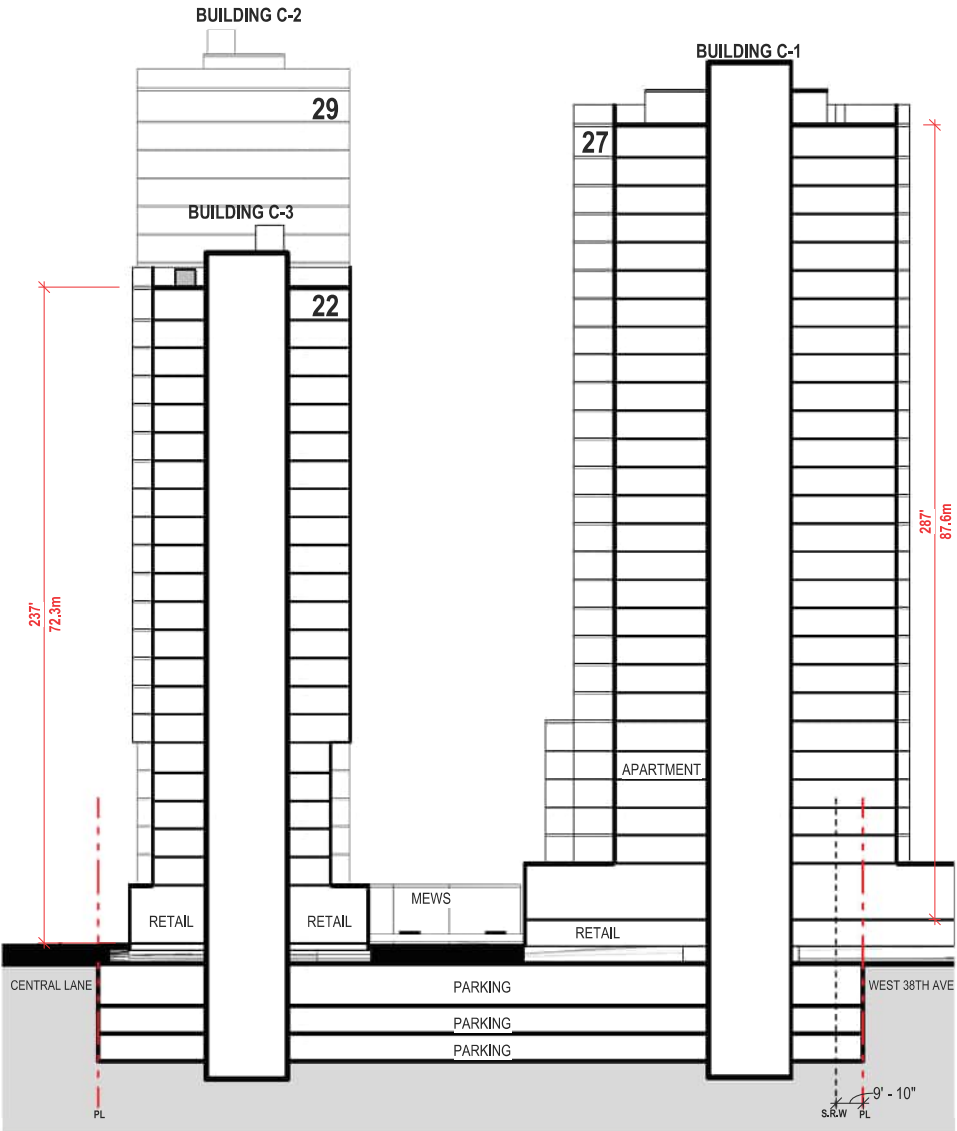
Northwest Elevation



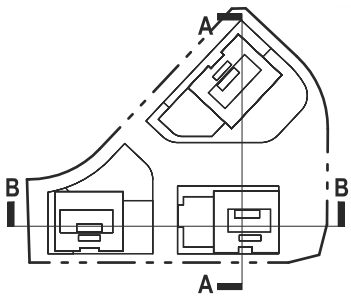
Parcel C Elevations



Section A



Section B



Parcel D

Parcel D continues the retail and public realm strategy of Parcel C, anchoring the southeast corner of the site. It includes two towers—28 and 33 storeys—atop six-storey podiums, with a mix of market rental, BMR.

Ground-floor commercial spaces line 41st Avenue, continuing the active frontage and reinforcing the corridor’s urban presence. Parallel to this, an east–west pedestrianized commercial mews runs through the parcel, offering a landscaped public space that supports retail patios, informal gathering, and community interaction. The mews will host a community food market, improving access to affordable food produce for residents and supporting local vendors.

Vehicular access is accommodated from the eastern lane, with a shared underground parking ramp along the east side for both towers, accessed via a roundabout stemming from the eastern lane, minimizing impacts on the public realm and maintaining safe pedestrian and cyclist movement.

The parcel is oriented to provide flexibility for phased construction, allowing each tower to be delivered independently if required. Parcel D reflects the design language established across the development, with articulated podiums, layered building heights, and a fine-grained mix of residential types including market rental, BMR.

Buildings & Storeys / Height:

- D-1: 33 storeys / 348’ (106.1 m)
– market rental with BMR
- D-2: 27 storeys / 287’ (87.5 m)
– market rental with BMR

Residential GFA: 471,680 sq.ft.
(43,820 sq.m.)

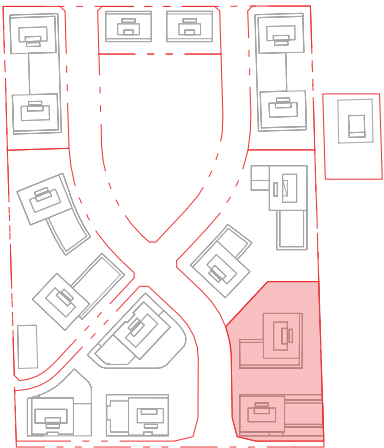
Units: 650

Retail GFA: 17,050 sq.ft. (1,584 sq.m.)

Podium Height: 6 storeys

Site Area: 60,170 sq.ft. (5,590 sq.m.)

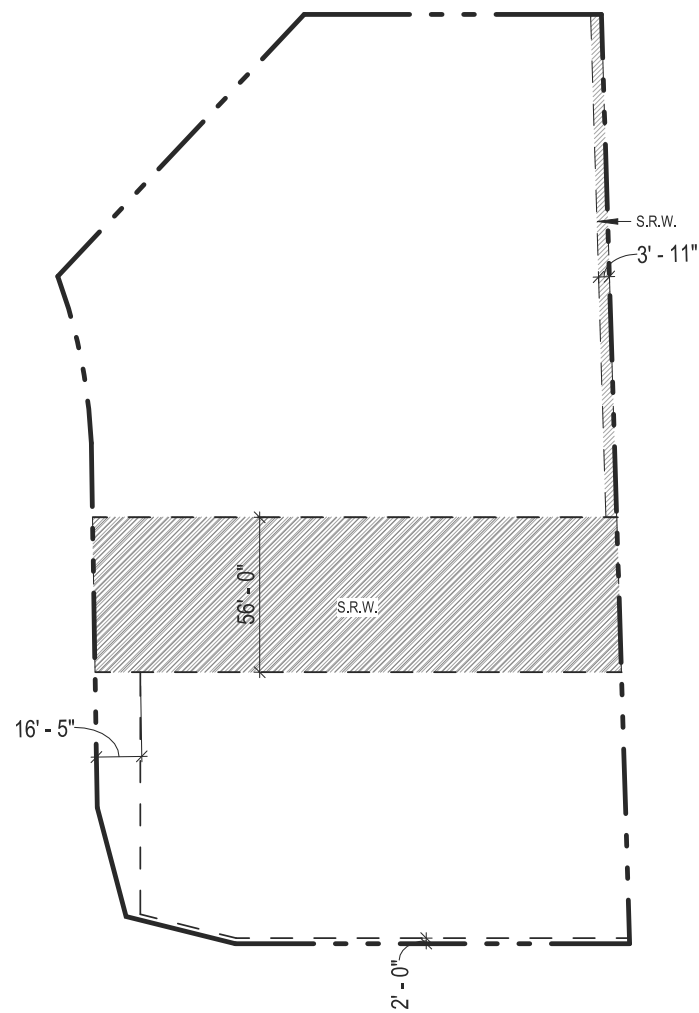
FSR: 8.12



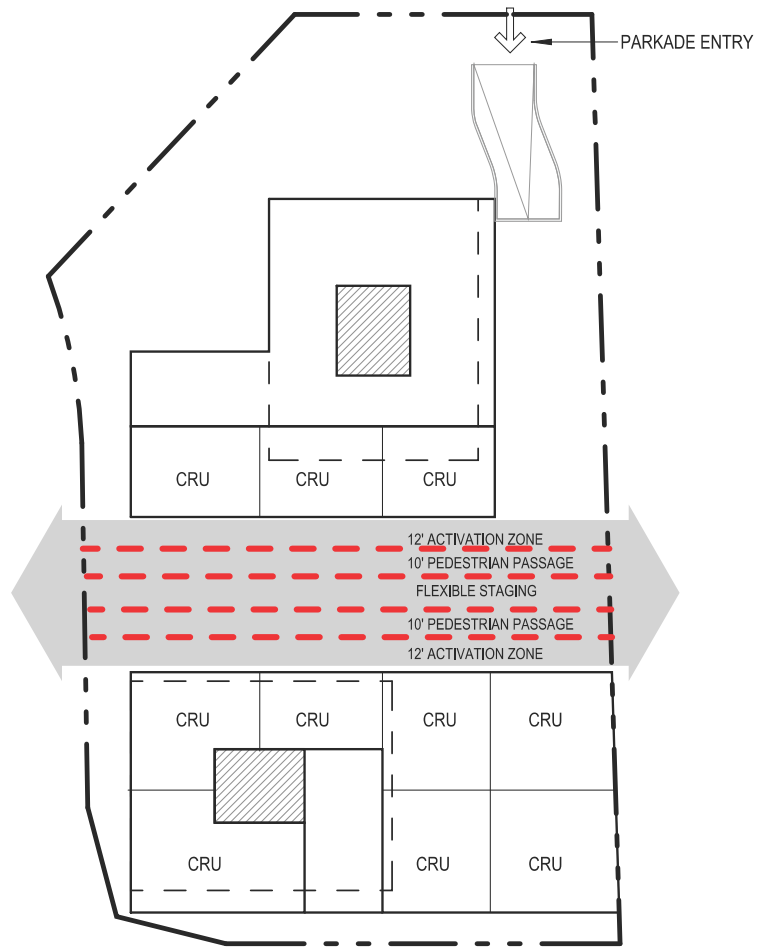
Landscape Plan

Parcel D Statistics						
Parcel & Building		Total Floor Area sq. ft.		Total Floor Area sq. m.	No. of Units	Usage
D-1		12,735 sq.ft.		1,183 sq.m.		Retail
		227,952 sq.ft.		21,177 sq.m.	310	Market Rental
		25,328 sq.ft.		2,353 sq.m.	39	Below Market Rental
D-2		4,315 sq.ft.		401 sq.m.		Retail
		196,560 sq.ft.		18,261 sq.m.	267	Market Rental
		21,840 sq.m.		2,029 sq.m.	34	Below Market Rental
Grand total		488,730 sq.ft.		45,405 sq.m.	650	
*Unit Mix						
		Studio	1 Bed	2 Bed	3 Bed	Total
D-1	Market Rental	16	140	124	31	310
		5%	45%	40%	10%	
	Below Market Rental	8	16	12	4	39
		20%	40%	30%	10%	
Average Unit Size		625 sq.ft. for Market Rental and 550 sq.ft. for BMR				
D-2	Market Rental	13	120	107	27	267
		5%	45%	40%	10%	
	Below Market Rental	7	14	10	4	34
		20%	40%	30%	10%	
Average Unit Size		625 sq.ft. for Market Rental and 550 sq.ft. for BMR				
*Final unit mix will be determined at the development permit stage						

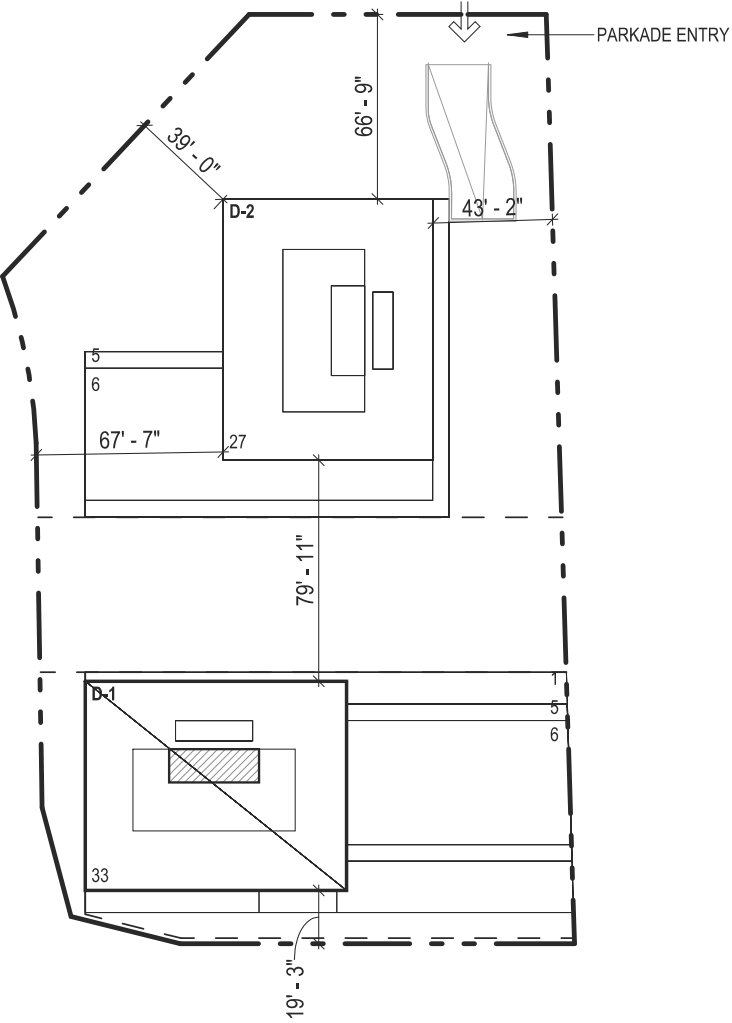




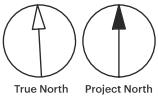
Parcel D Setback

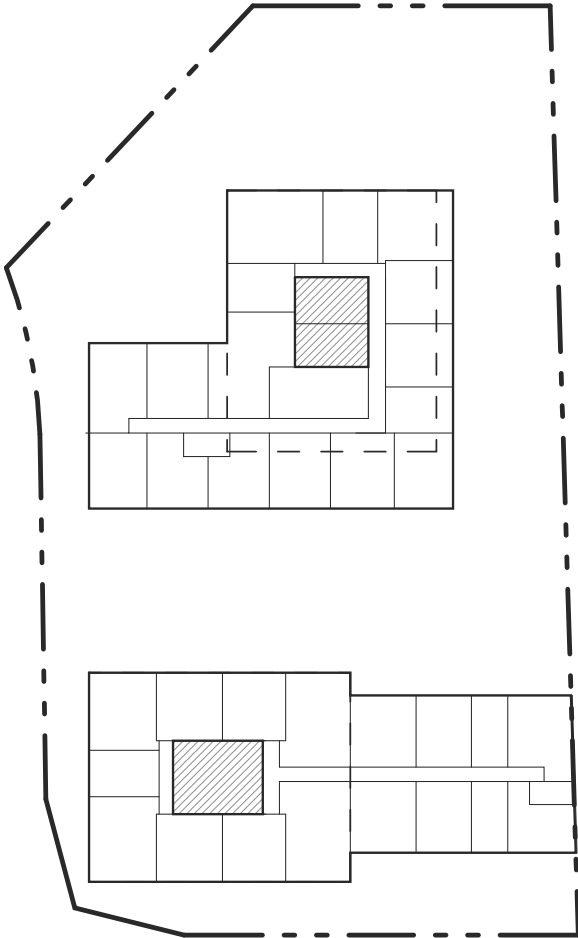


Ground Floor Plan

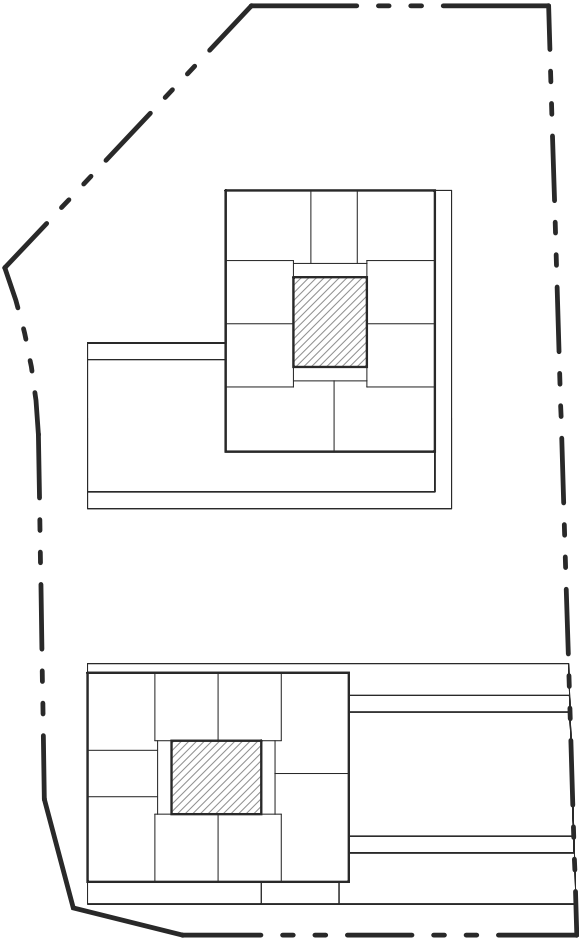


Roof Plan

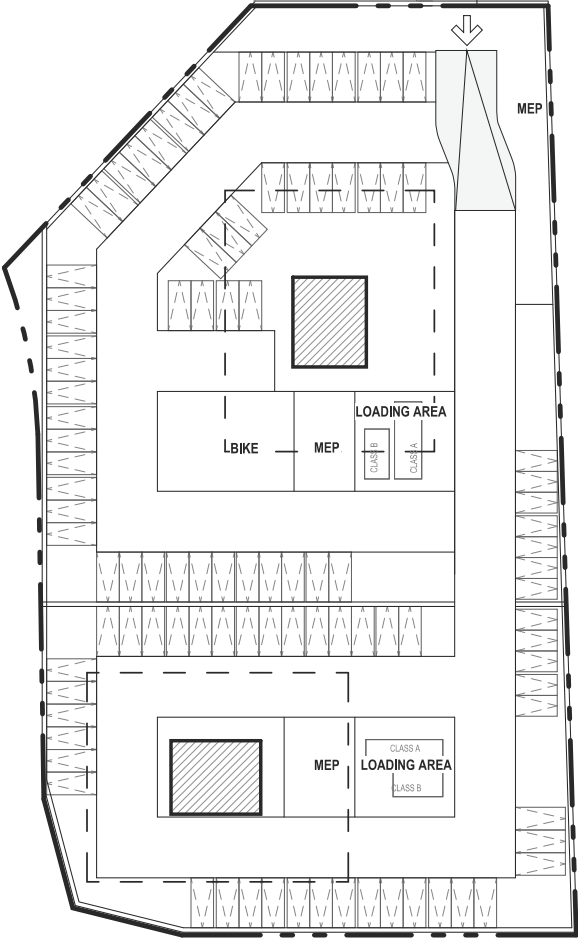




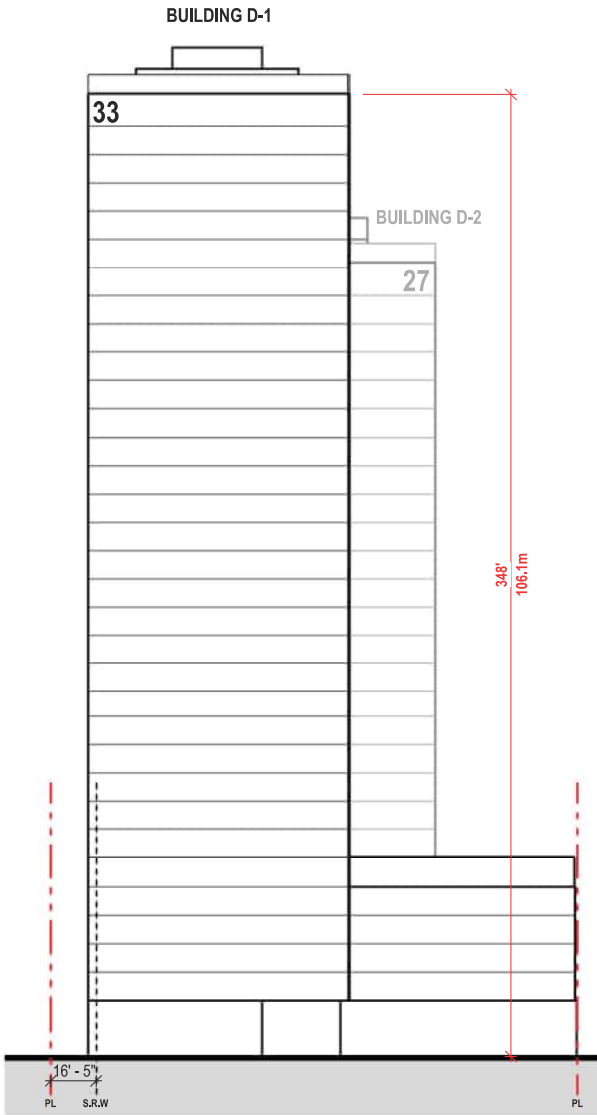
Podium Plan



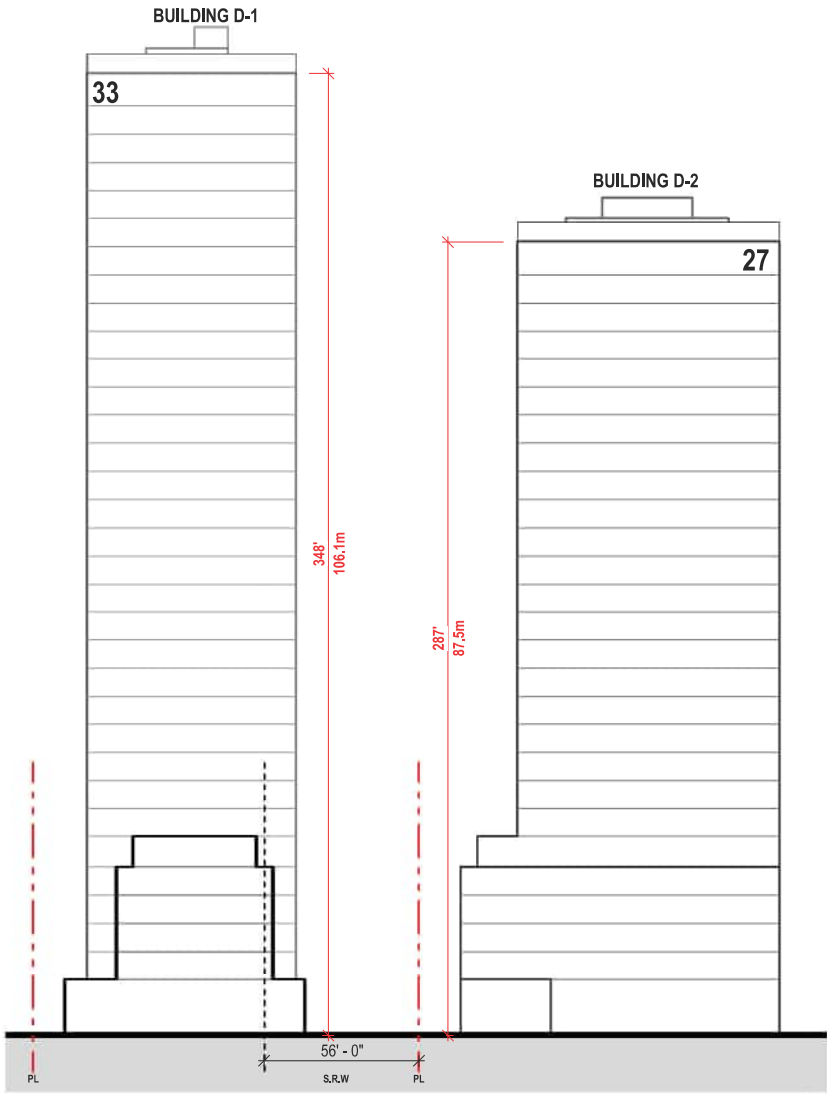
Typ. Floor Plan



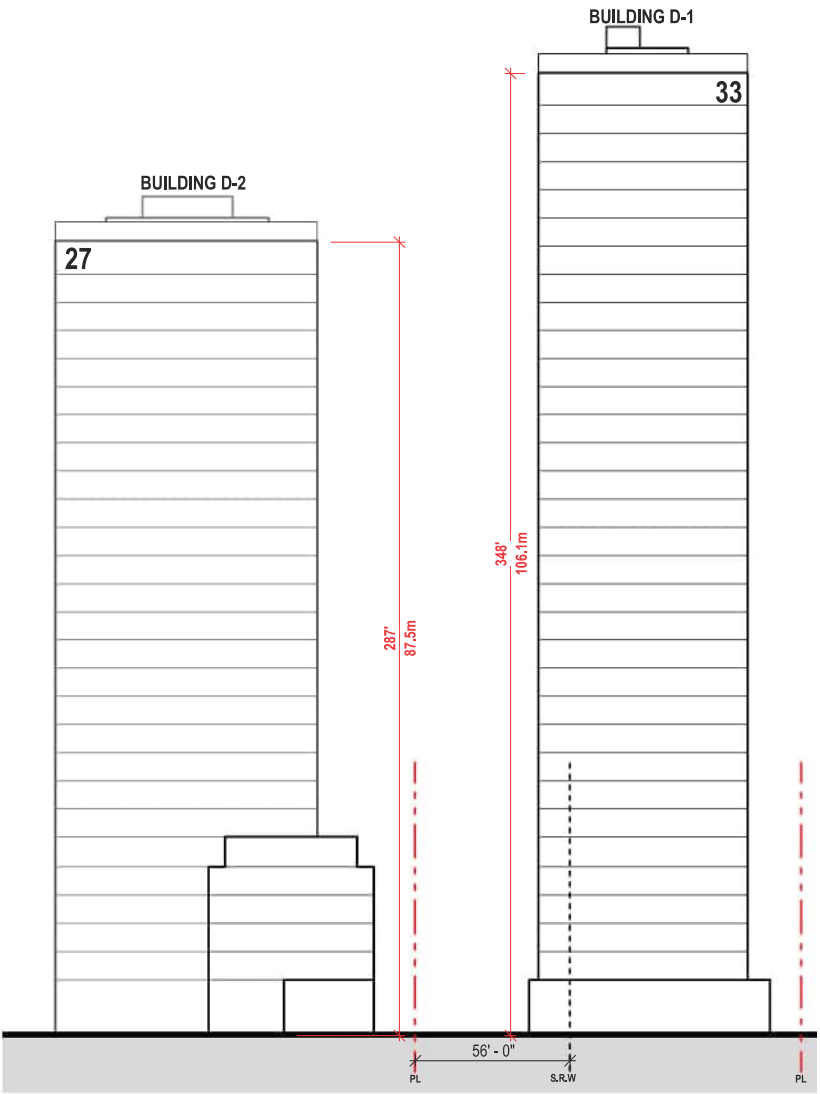
Parking Plan



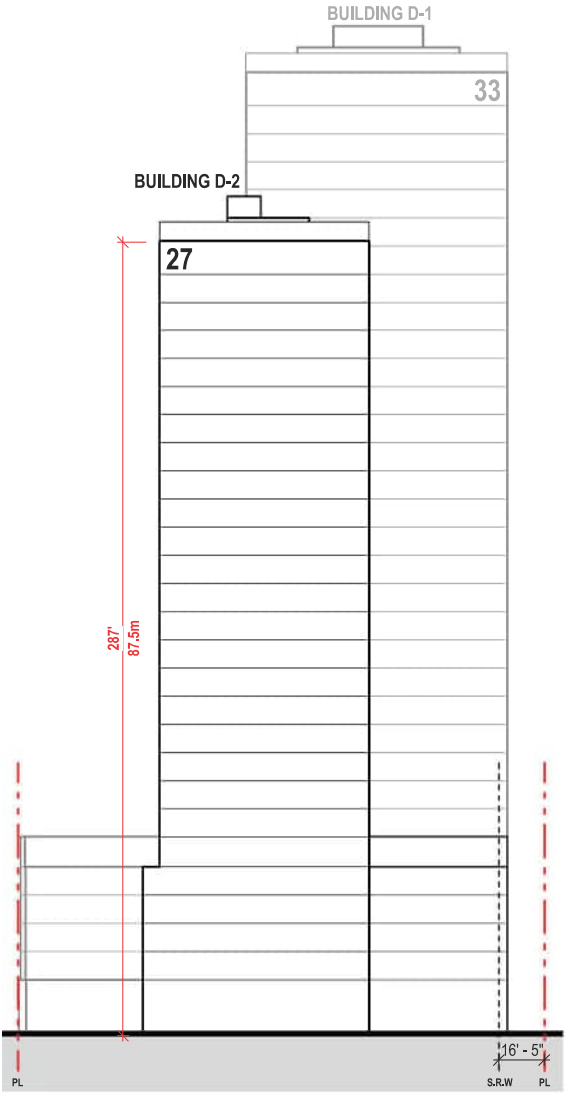
South Elevation



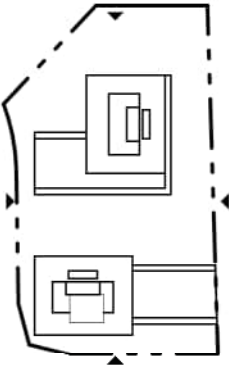
East Elevation



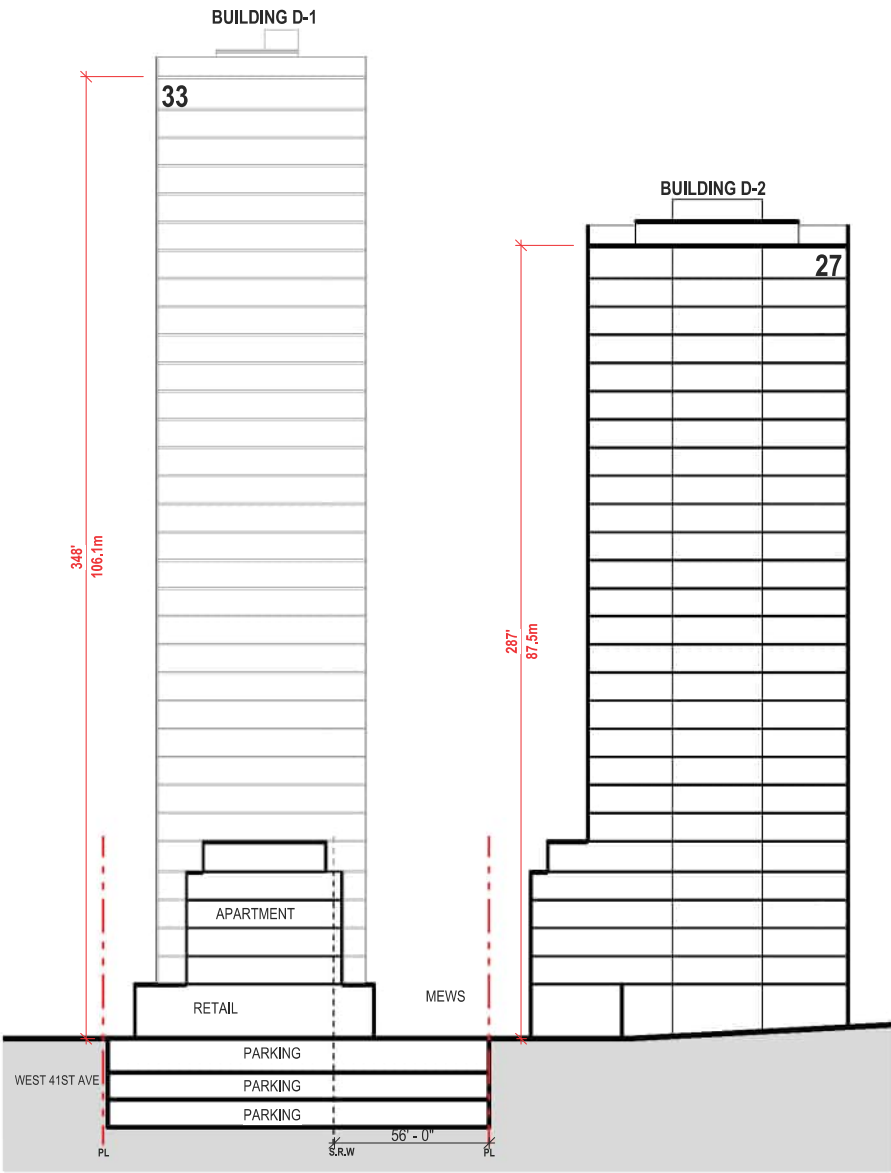
West Elevation



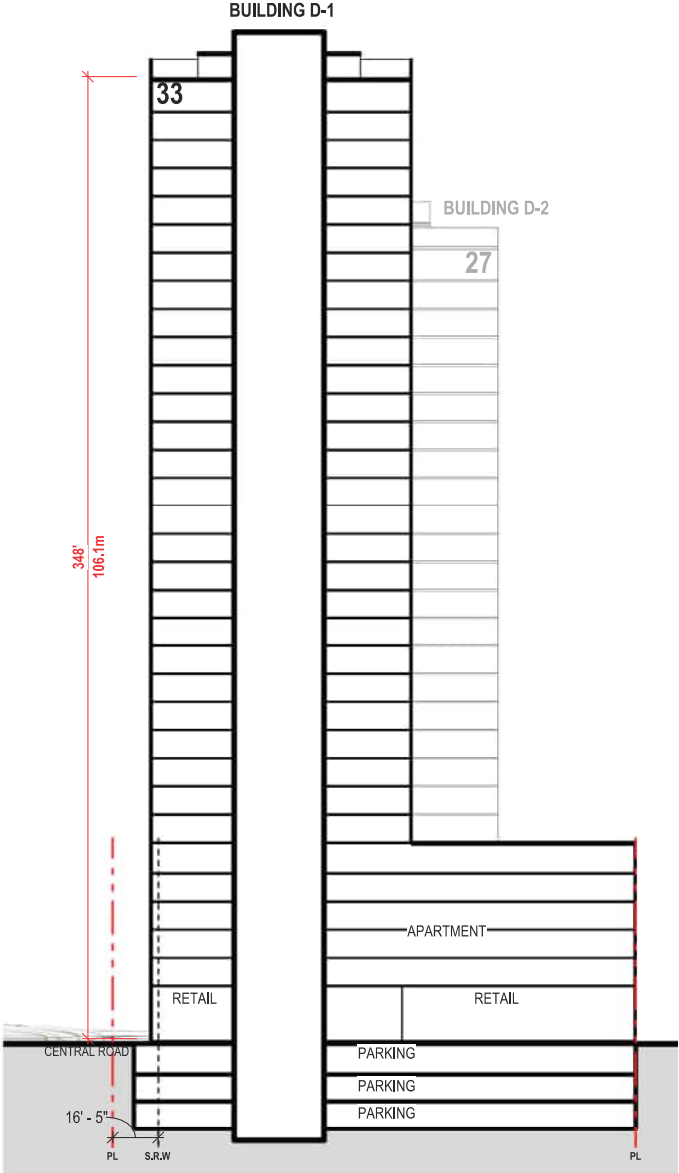
North Elevation



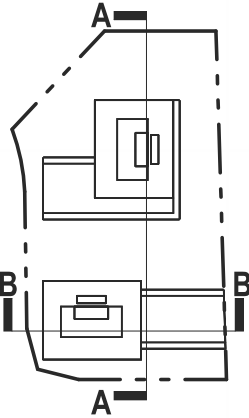
Parcel D Elevations



Section A



Section B



Parcel E

Parcel E is centrally located on the east side of the Mayfair West site and contains two residential towers, each atop its own six-storey podium, oriented to maximize views over the new park. The parcel occupies a prominent position adjacent to Parcel D and shares the roundabout at the south side of the site for access to underground parking, maintaining connectivity for both parcels.

Parcel E emphasizes high-quality podium and street wall design, with all podiums stepping back at the sixth floor to create a continuous five-storey edge along the park. Portals between buildings provide visual connections from the central courtyard to the park and greenway, reinforcing a porous and well-connected public realm. Retail along Collins Street is designed to extend the street edge and support active uses, including cafés and other neighbourhood-serving shops, helping to animate the street for residents and visitors alike.

Building E2 will be delivered as a dirt site to the City for future social housing development. While no specific building design is defined at this time, the site is prominently located adjacent to the park and has the potential to accommodate approximately 361 social housing units across 28 storeys, with a total residential floor area of approximately 242,032 sq. ft. and an average unit size of approximately 570 sq. ft., ranging from studios to three-bedroom units.

A childcare facility is incorporated at the base of Building E2, strategically co-located with the social housing and adjacent to the central park. This placement provides efficiencies in operation as well as convenient access for families, encourages active use of the park, and allows outdoor play spaces to be integrated with green areas. Drop-off and pick-up are accommodated with dedicated access points to minimize conflicts with pedestrian and vehicle circulation, supporting safe and efficient operations.

Parcel E is designed for phased delivery if required, with Building E1 capable of independent construction. The parcel continues the articulated podium, tower, and public realm language established across Mayfair West — with Building E1 delivering market condominium homes (173,625 sq. ft.) and Building E2 set aside as a dedicated social housing site for the City to develop in the future.

Buildings & Storeys / Height:

- E-1: 22 storeys / 236' (72.0 m)
– market condominium,
- E-2: 28 storeys / 309' (94.2m)
– Social Housing

Residential GFA: 426,157 sq ft, (39,591 m²)

Units: 545 units (184 market condo, 361 social housing)

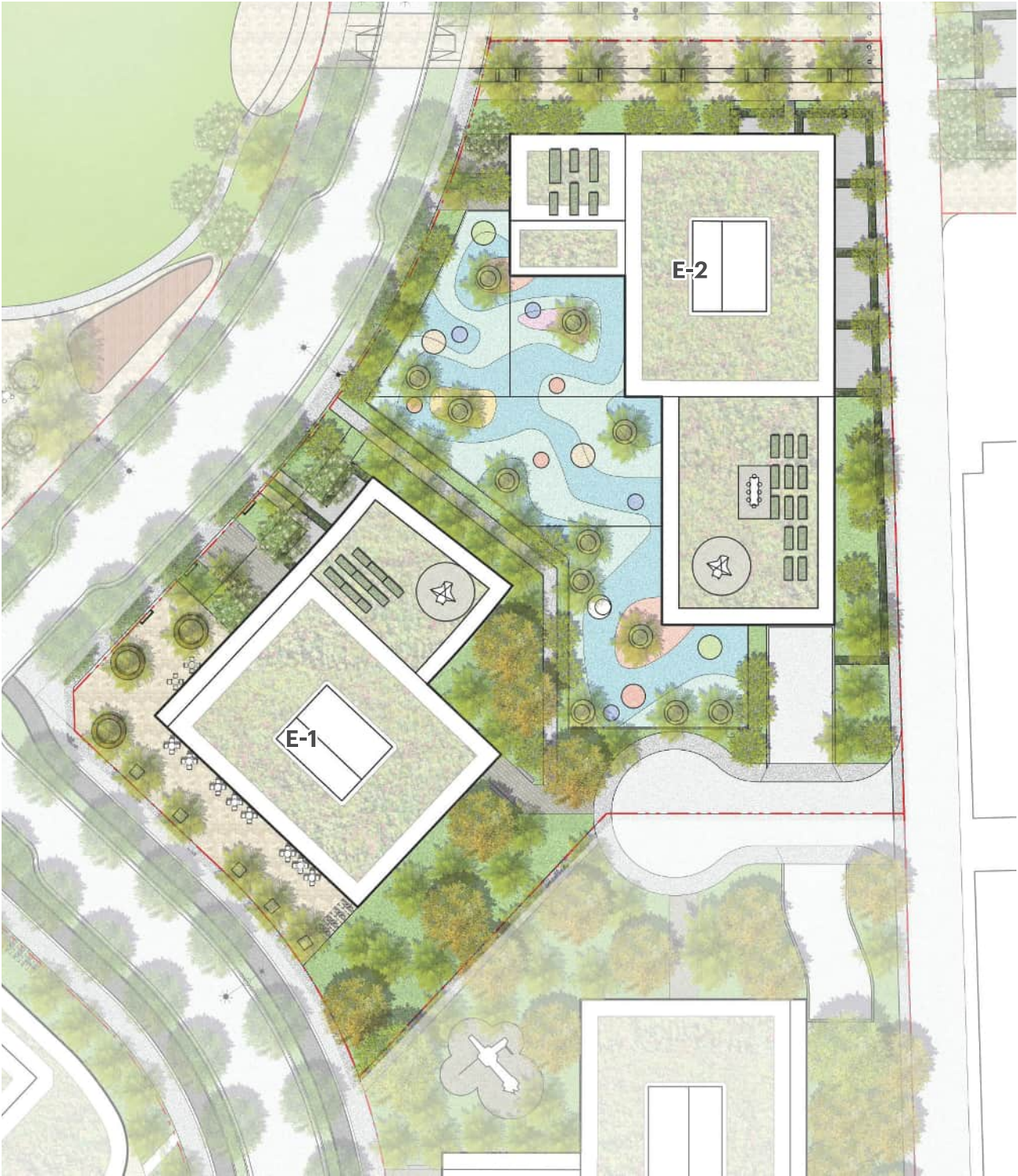
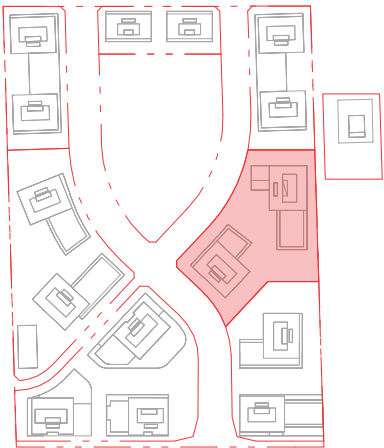
Retail GFA: 2,000 sq.ft. (186 sq.m.)

Childcare GFA: 8,500 sq.ft. (790 sq.m.)

Podium Height: 6 storeys

Site Area: 66,962 sq.ft. (6,222 sq.m.)

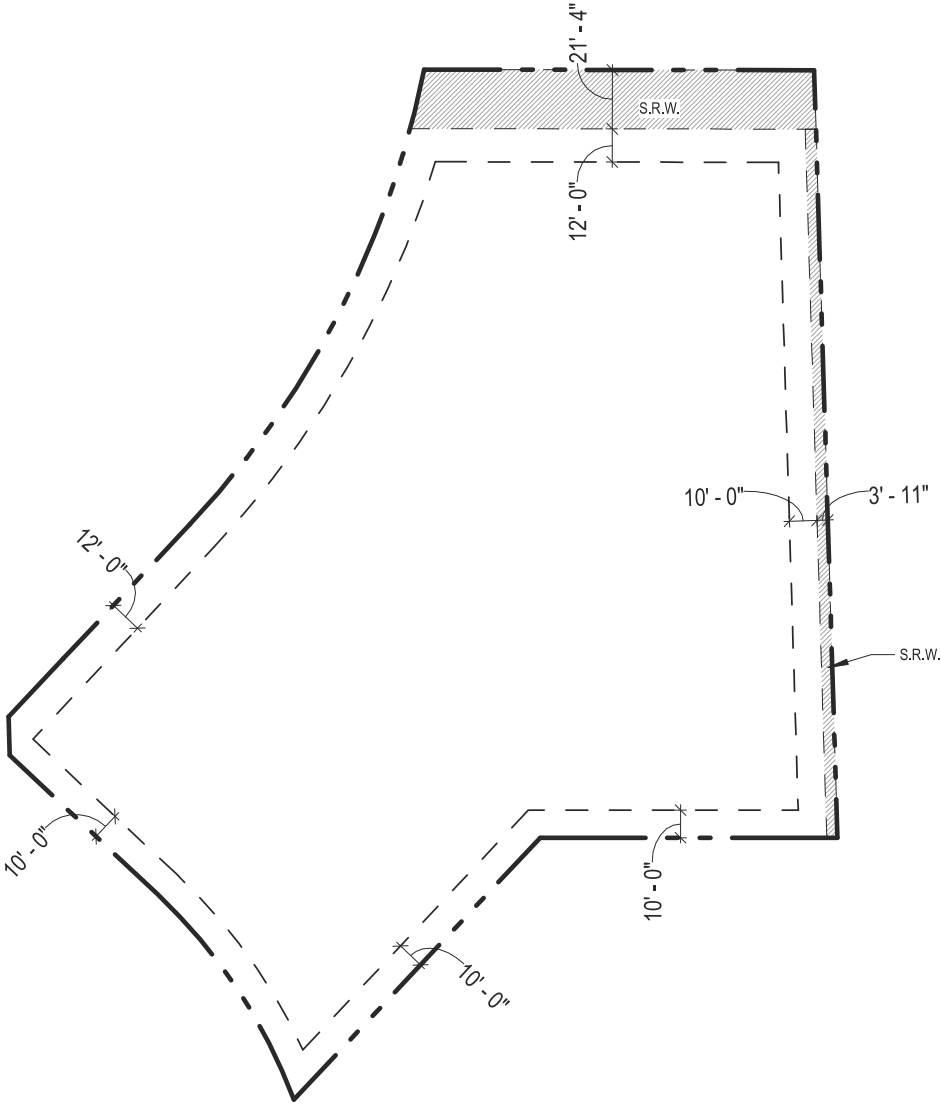
FSR: 6.36



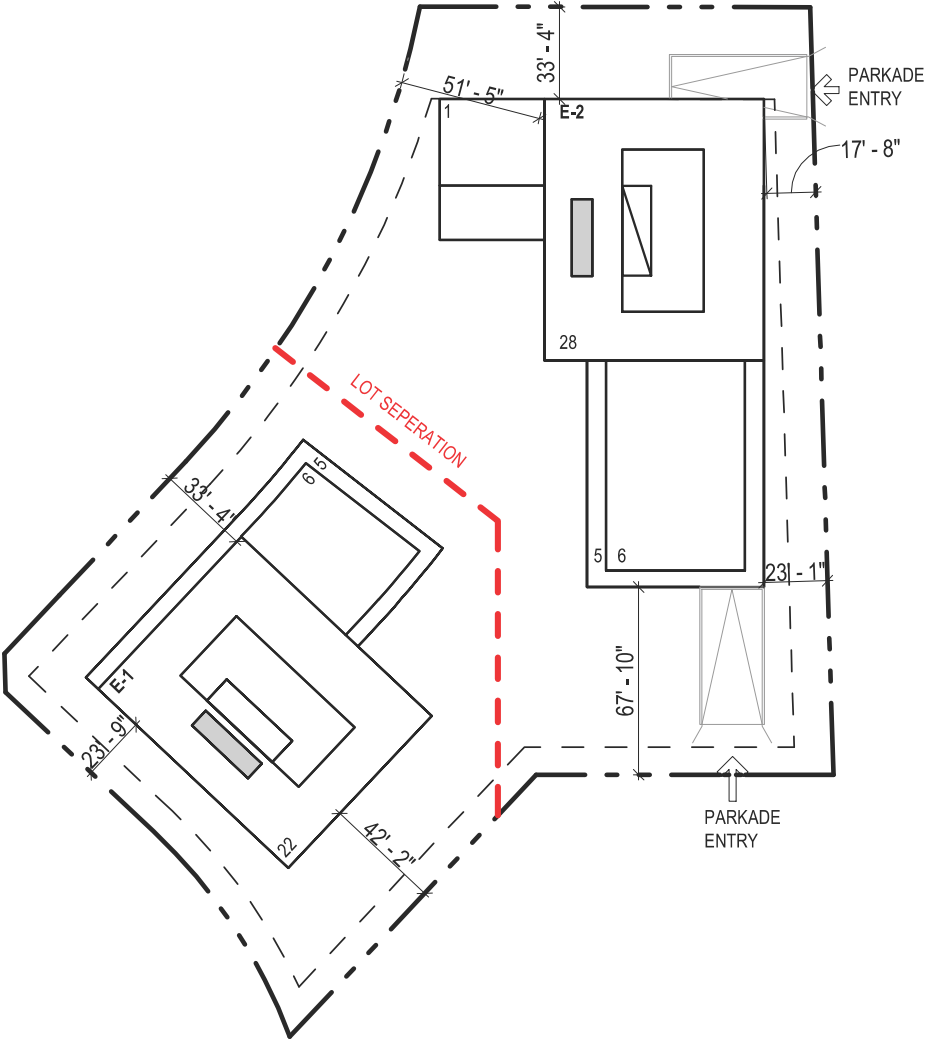
Landscape Plan

Parcel E Statistics						
Parcel & Building		Total Floor Area sq. ft.		Total Floor Area sq. m.	No. of Units	Usage
E-1		2,000 sq.ft.		186 sq.m.		Retail
		173,625 sq.ft.		16,130 sq.m.	184	Market Condo
E-2		8,500 sq.ft.		790 sq.m.		Child Care
		242,032 sq.ft.		22,486 sq.m.	361	Social Housing
Grand total		426,157 sq.ft.		39,591 sq.m.	545	
*Unit Mix						
		Studio	1 Bed	2 Bed	3 Bed	Total
E-1	Market Condo	0	64	101	19	184
		0%	35%	55%	10%	
Average Unit Size		800 sqft				
E-2	Social Housing	54	126	144	36	361
		15%	35	40%	10%	
Average Unit Size		570 sqft				
*Final unit mix will be determined at the development permit stage						

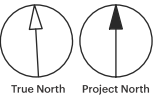


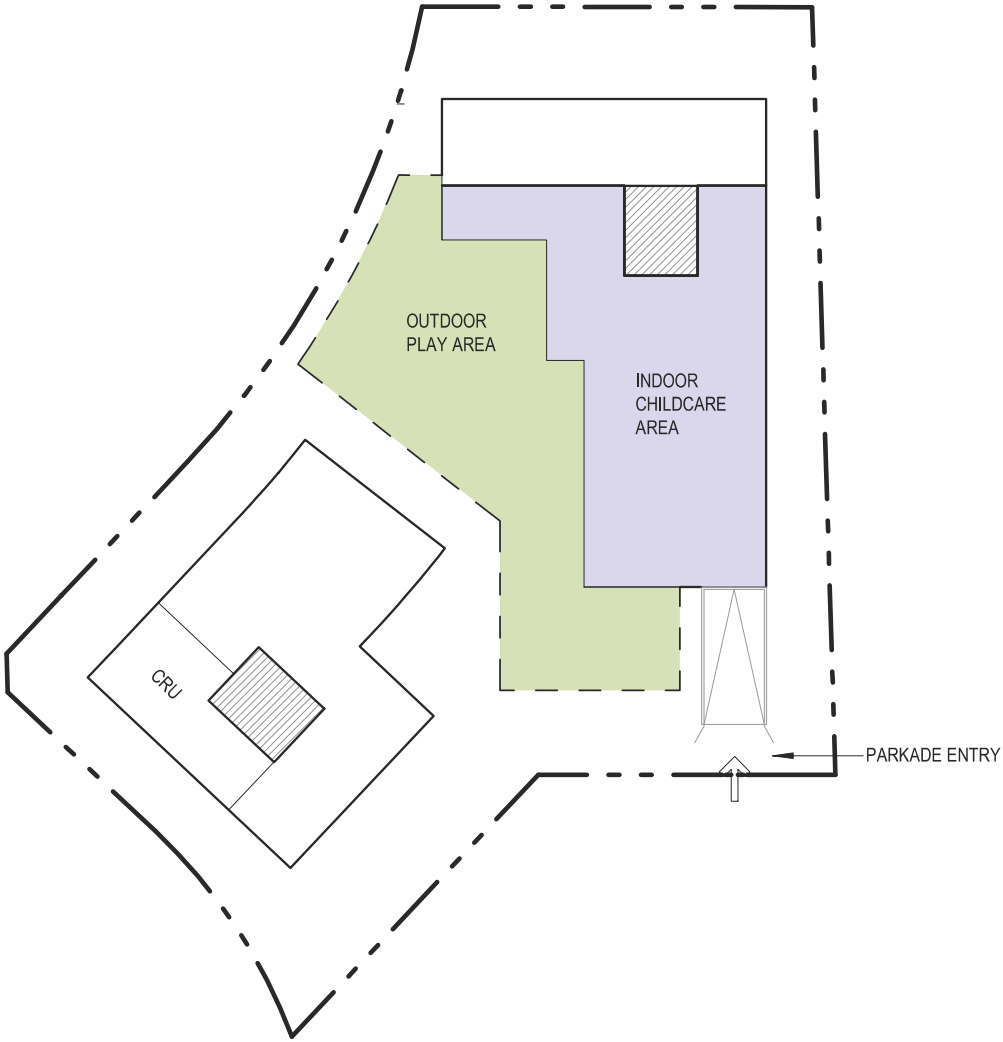


Parcel E Setback

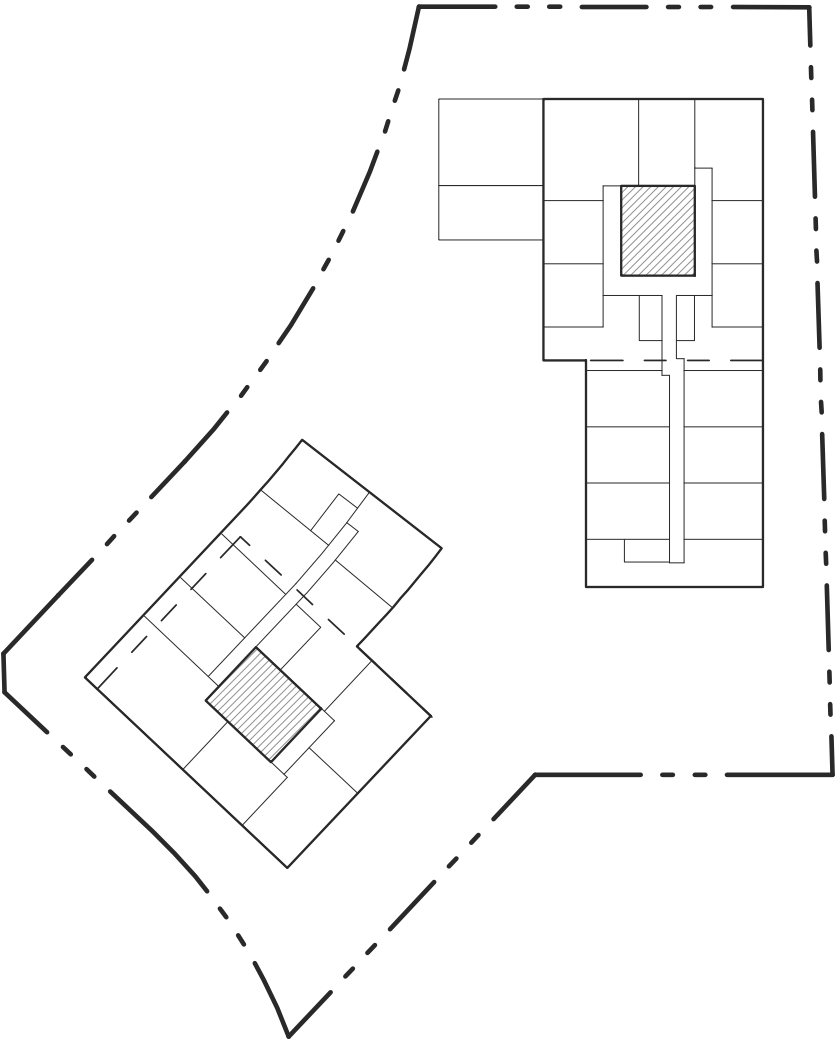


Roof Plan

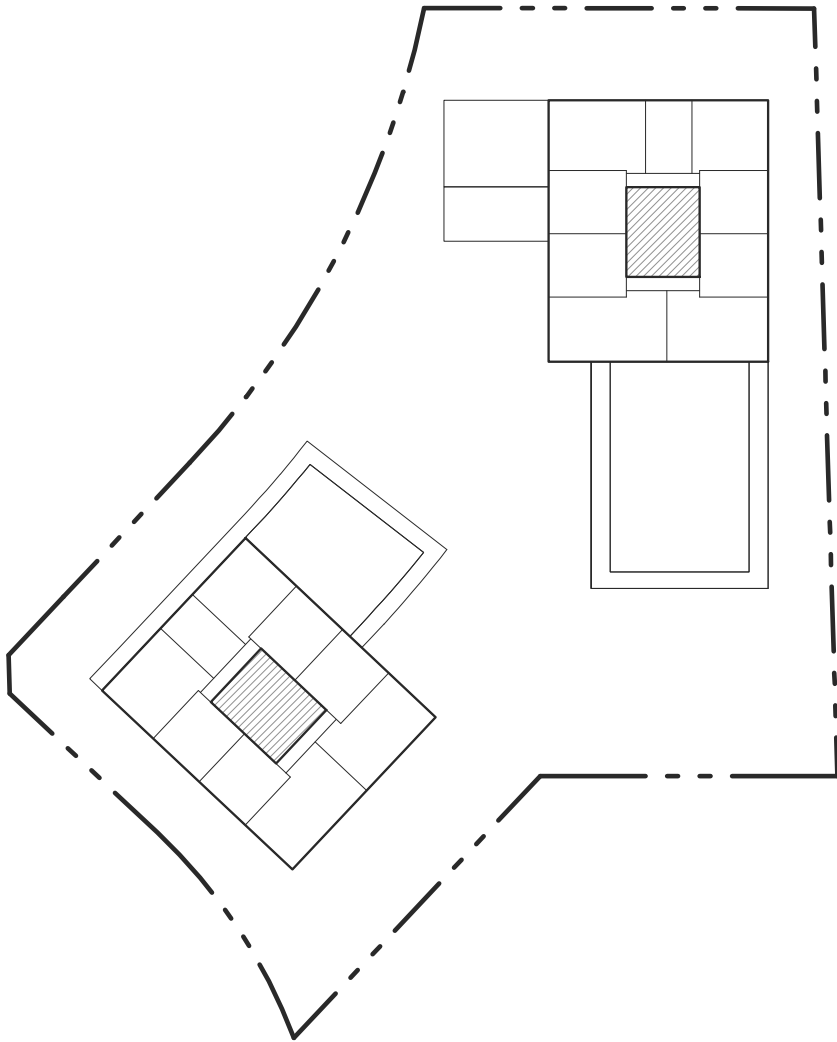




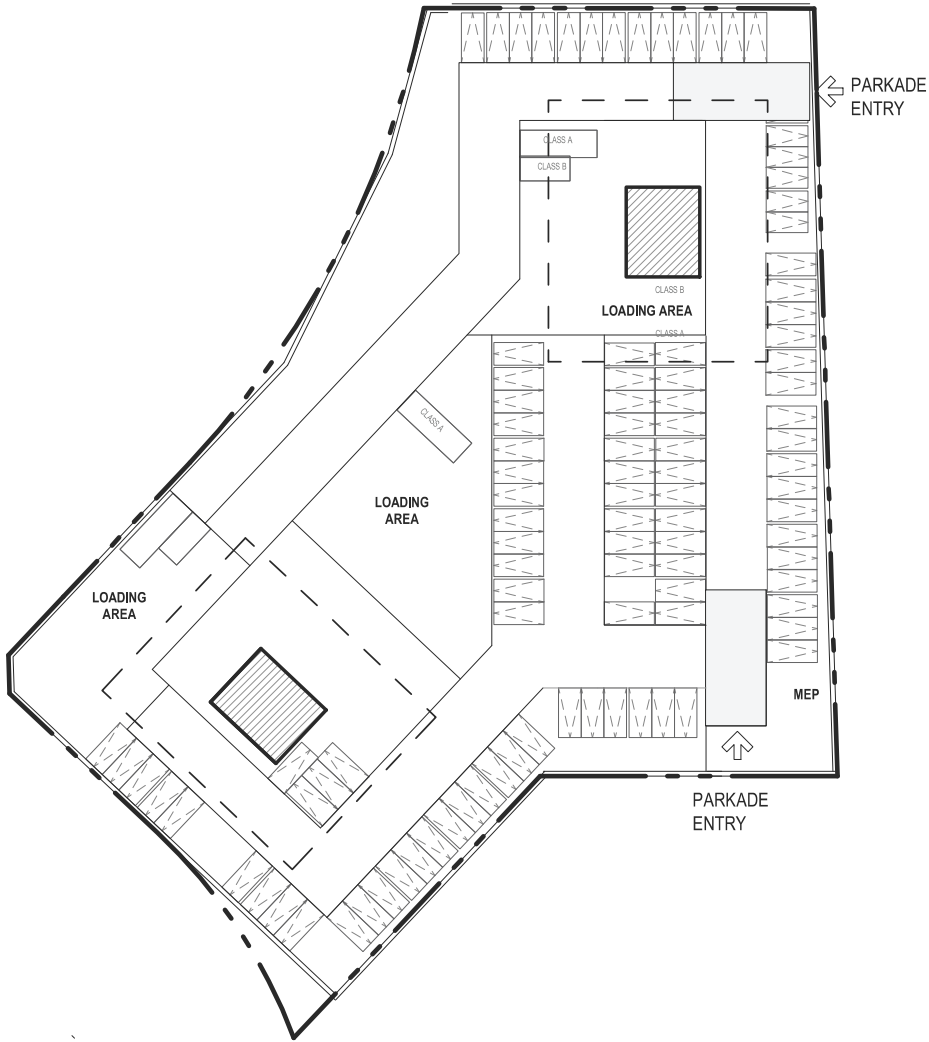
Ground Floor Plan



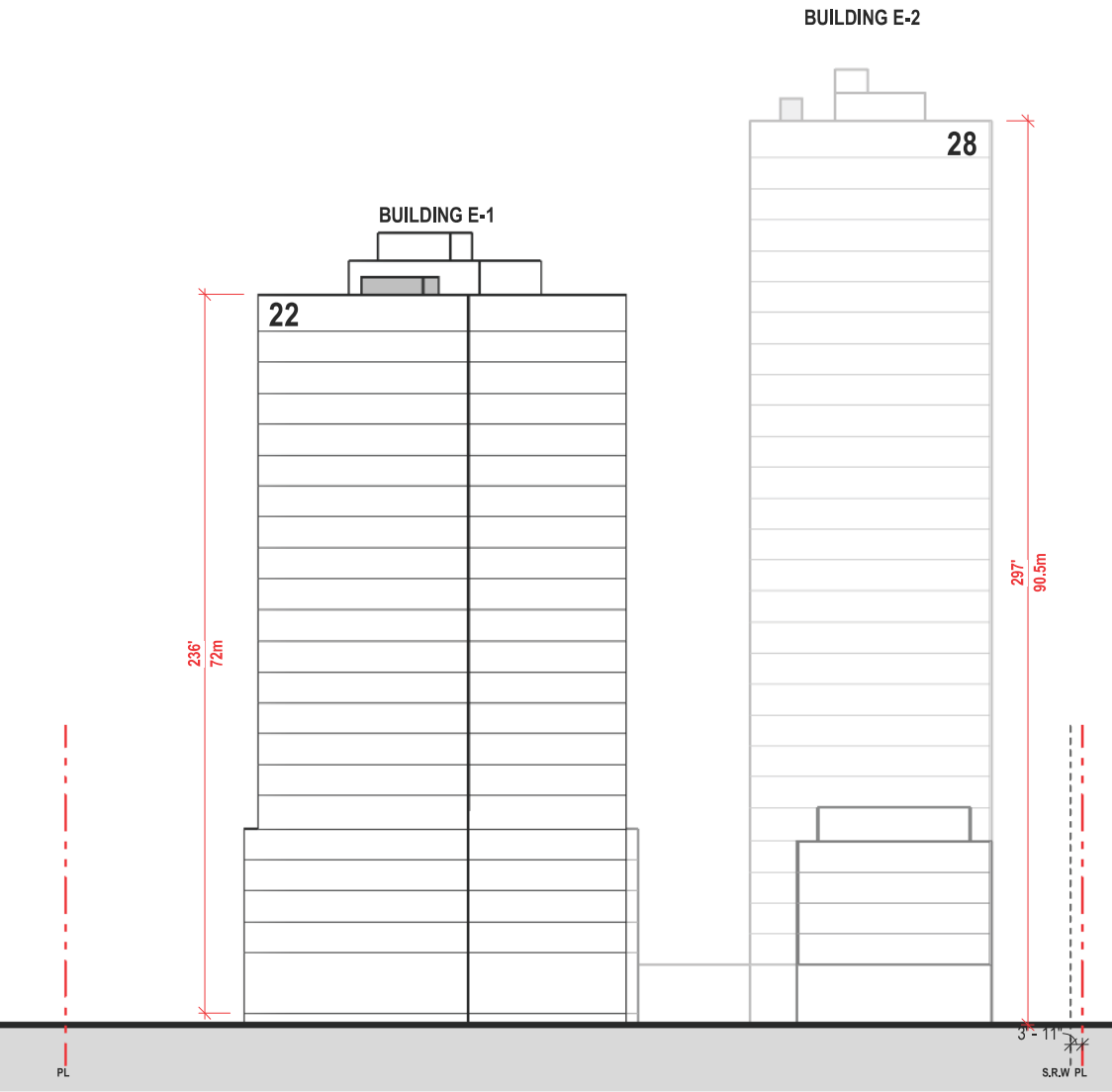
Podium Plan



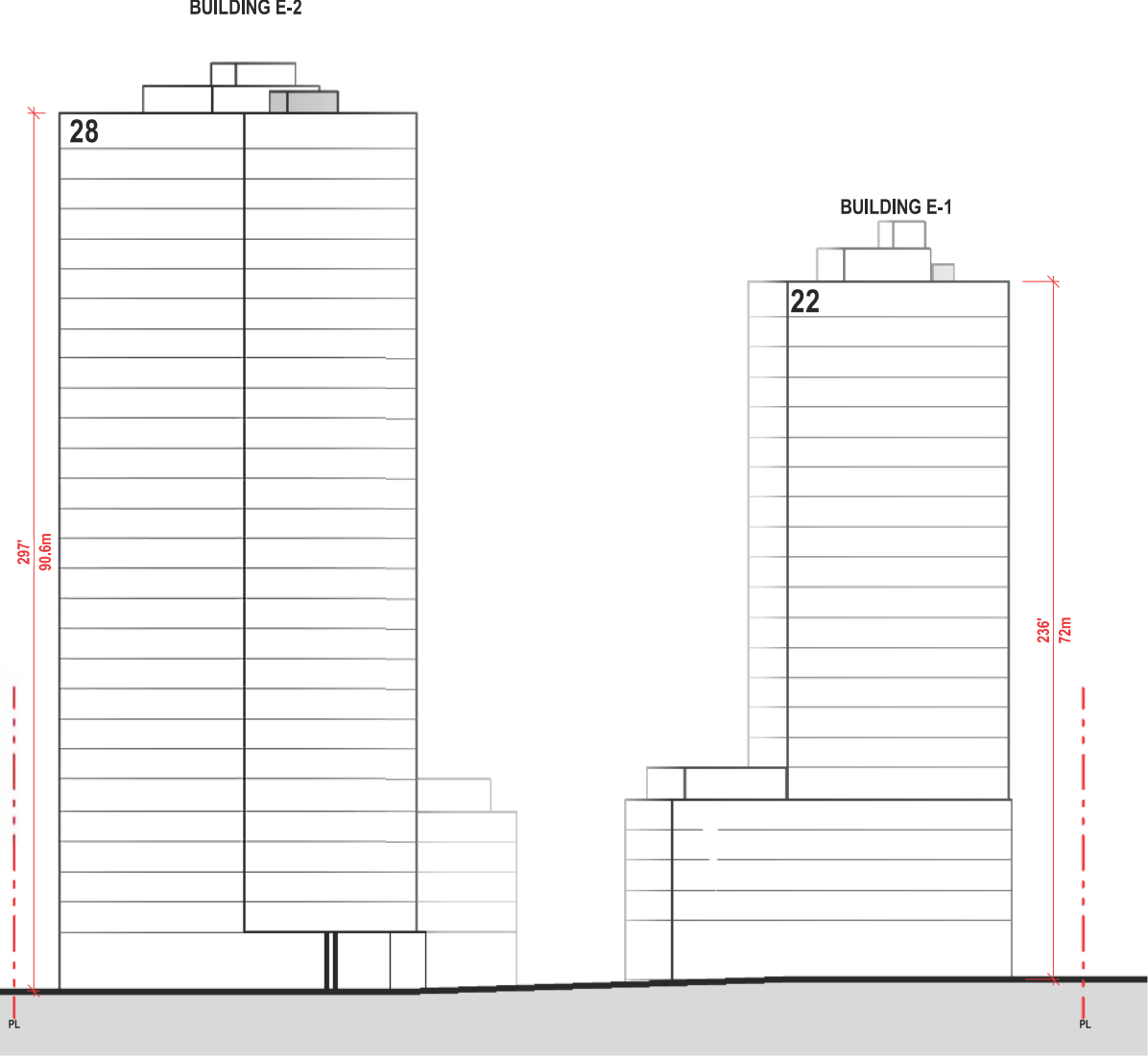
Typ. Floor Plan



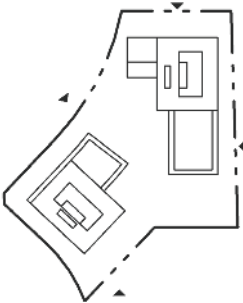
Parking Plan

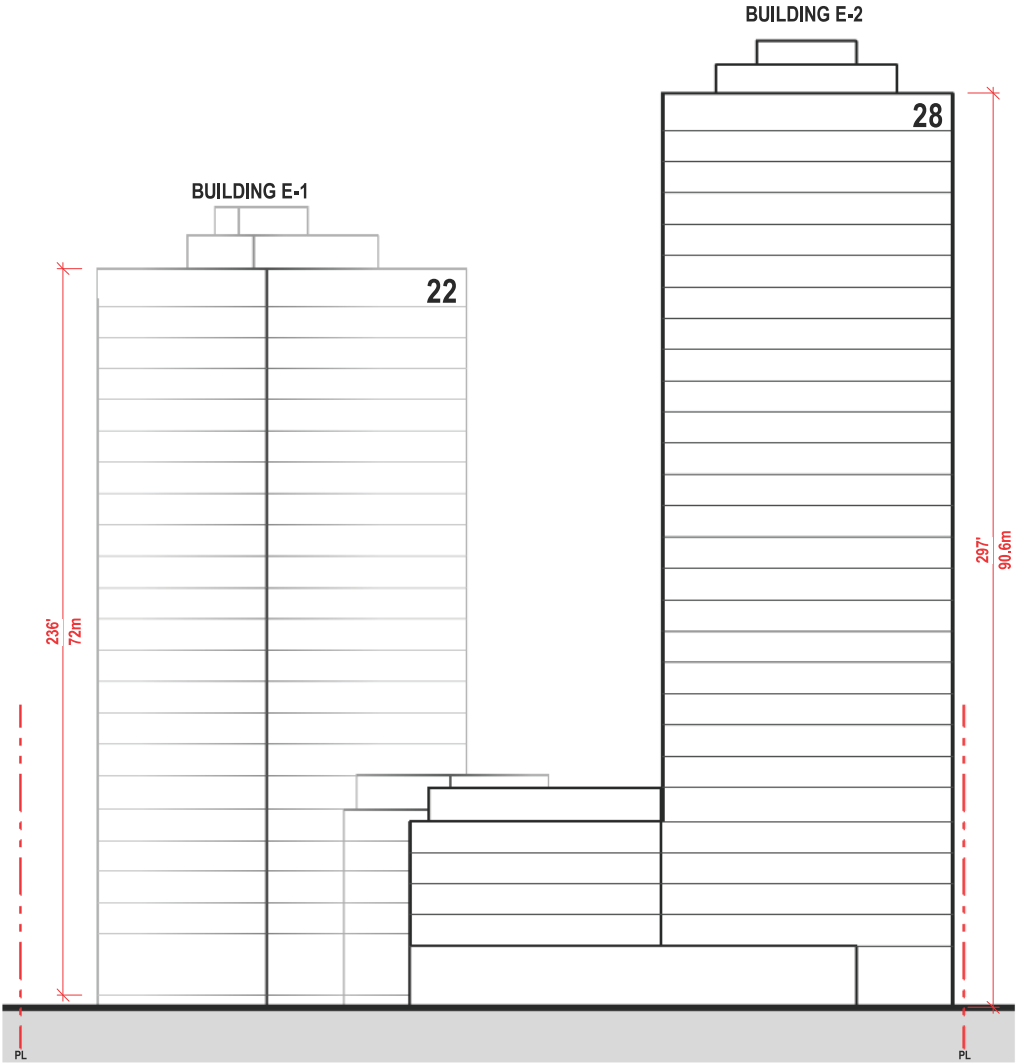


South Elevation

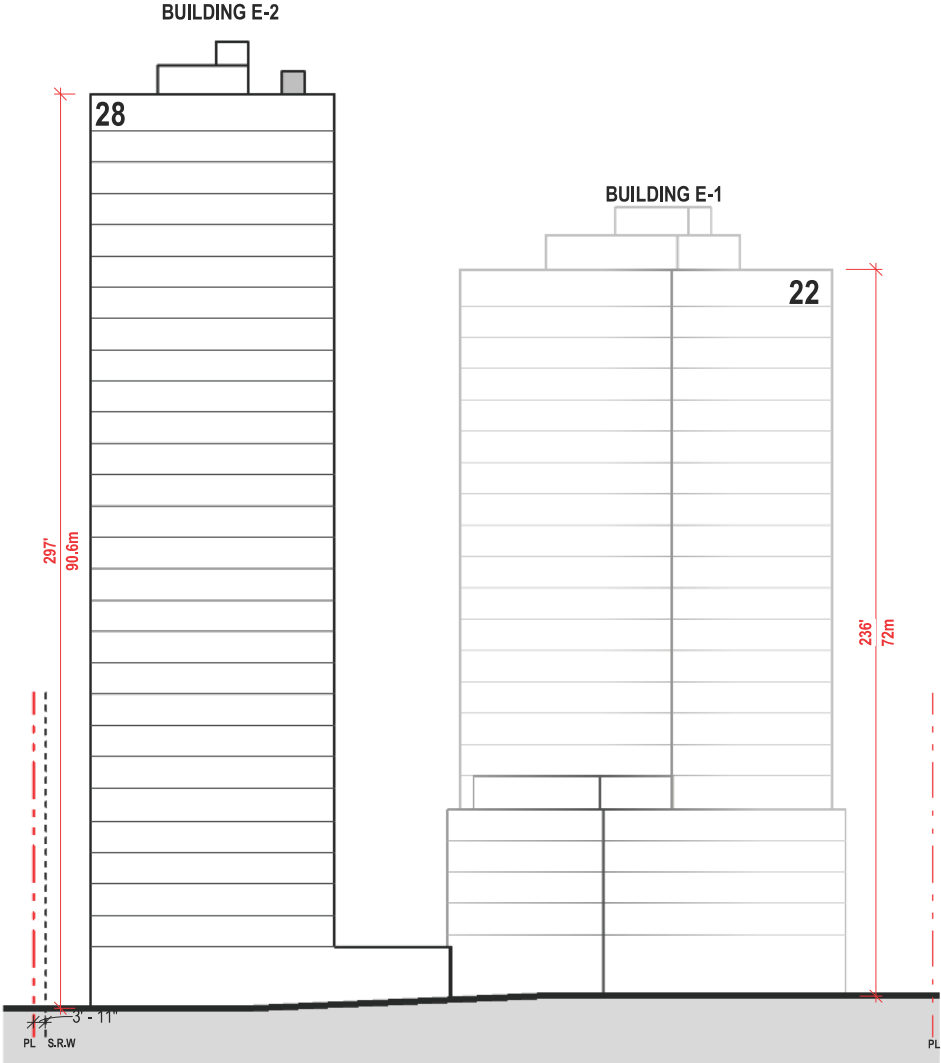


North West Elevation



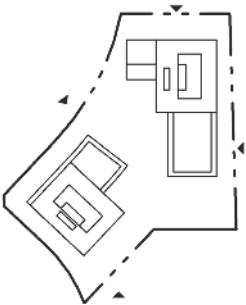


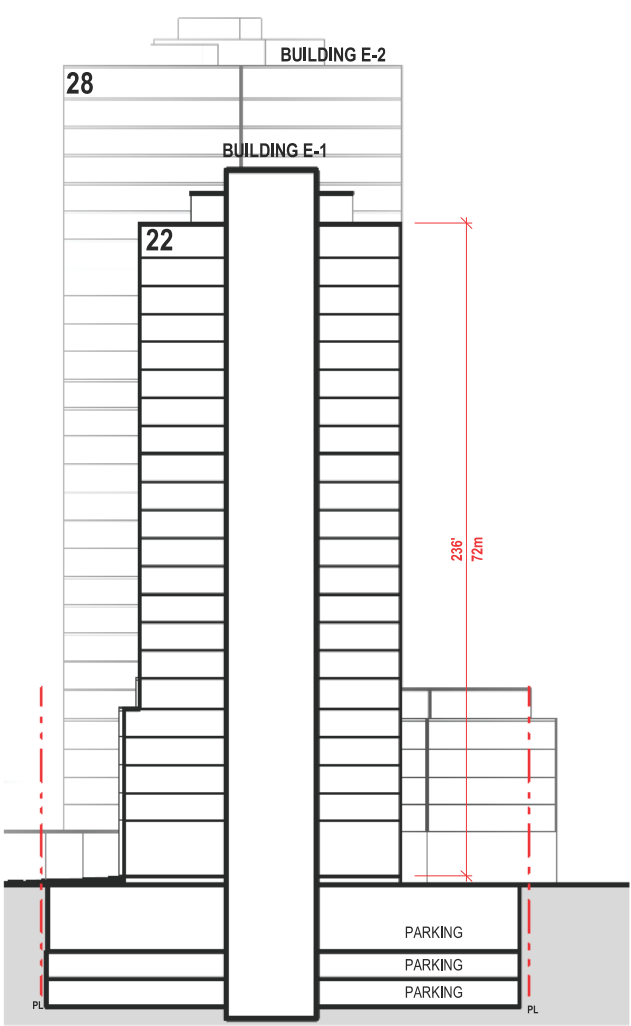
East Elevation



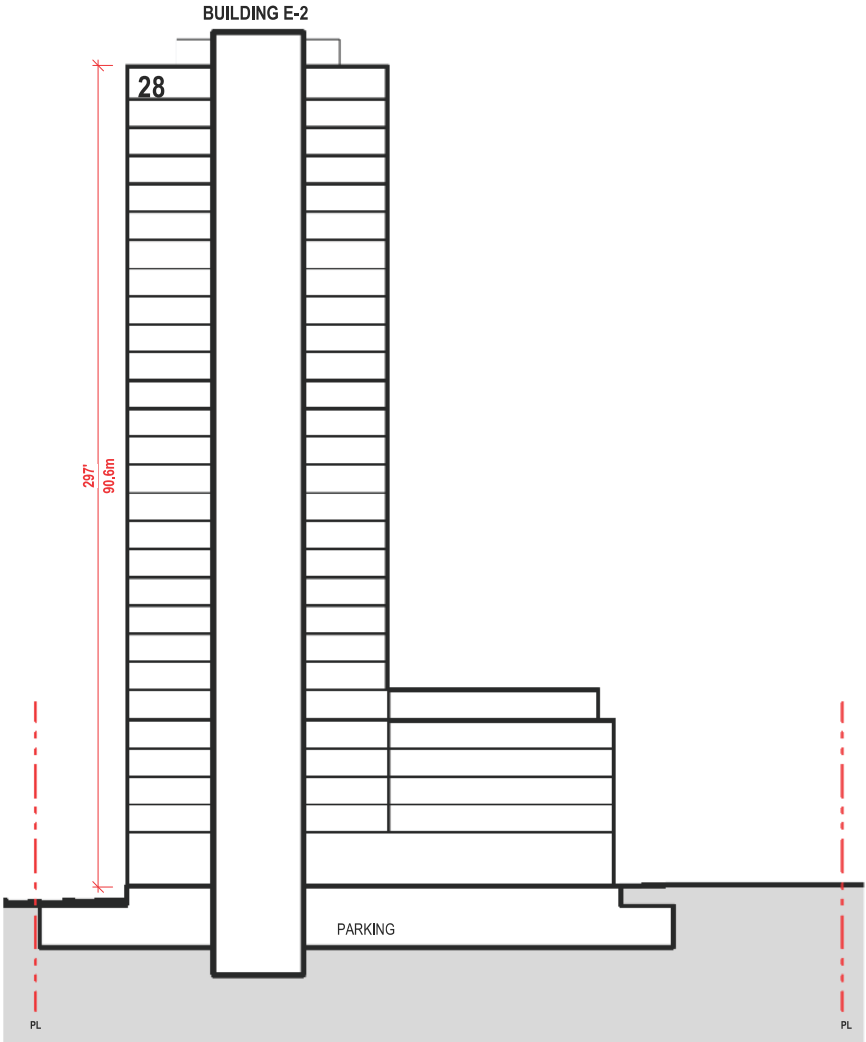
North Elevation

SOUTH ELEVATION

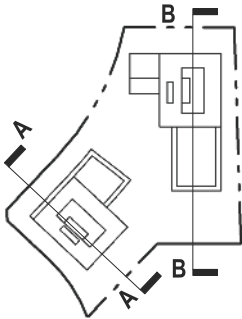




Section A



Section B



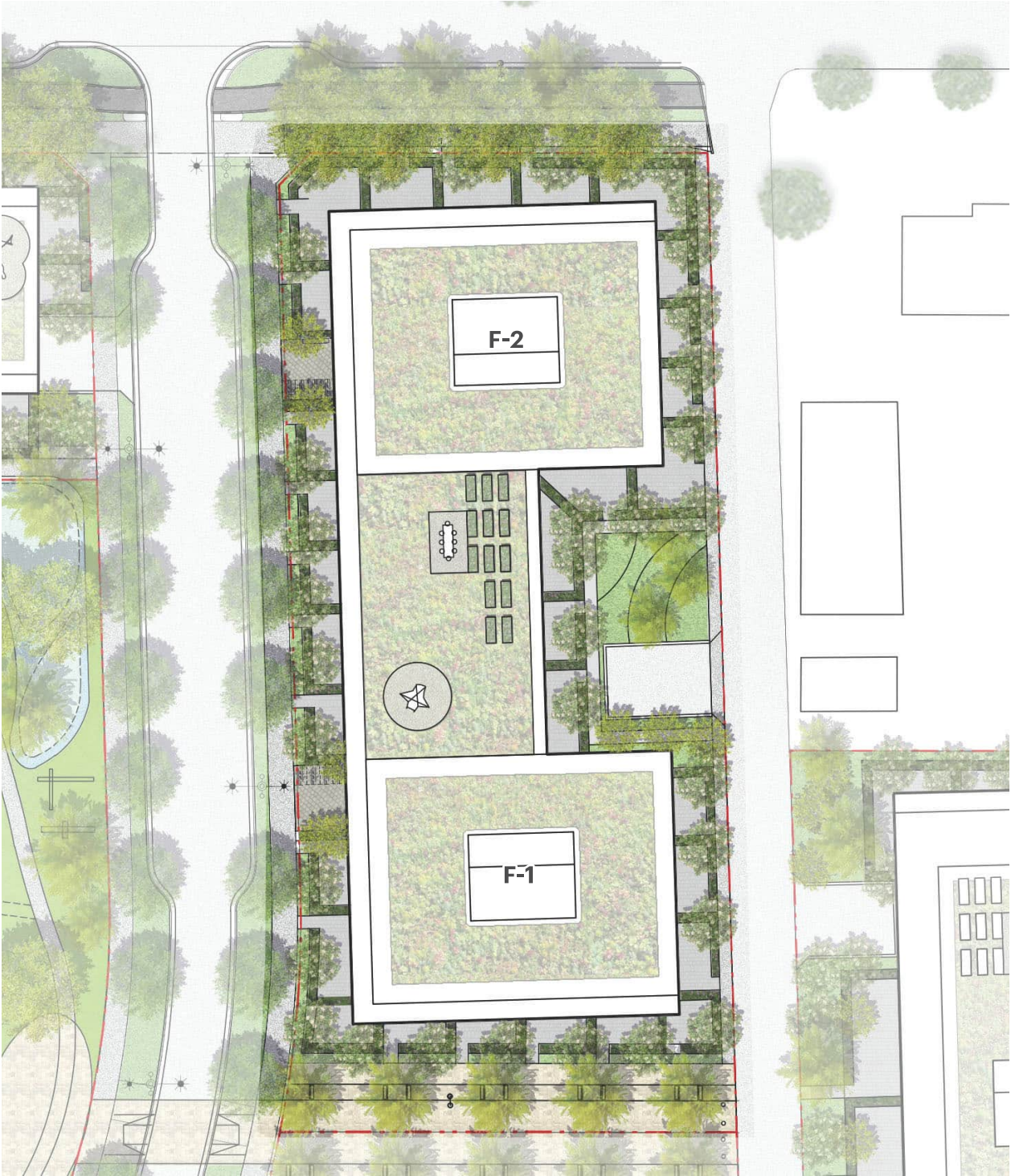
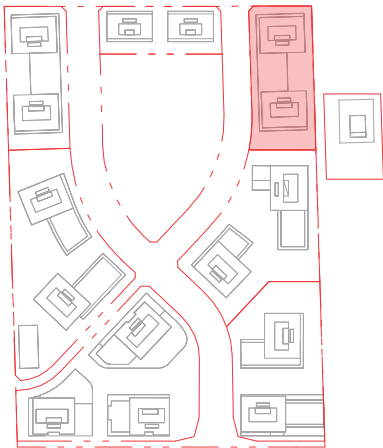
Parcel F

Located in the northeast corner of the Mayfair West site, Parcel F anchors the eastern edge of the development. Situated across from the new central park, Parcel F forms one of the key residential edges of the park, contributing to a cohesive public realm.

The parcel comprises two towers—21 storeys and 12 storeys—each set on a continuous 3-storey podium. The podium along the park forms a three-storey street wall with a 10’ setback at the third floor, creating a human-scaled interface with the public realm while maintaining flexibility to optimize density.

Ground-floor units feature patios integrated with landscaping, providing residents with semi-private outdoor areas. The podium and towers are oriented to maximize sunlight access and park views for residents and neighboring buildings. The configuration allows for independent delivery of each tower if needed, ensuring phased development can occur efficiently.

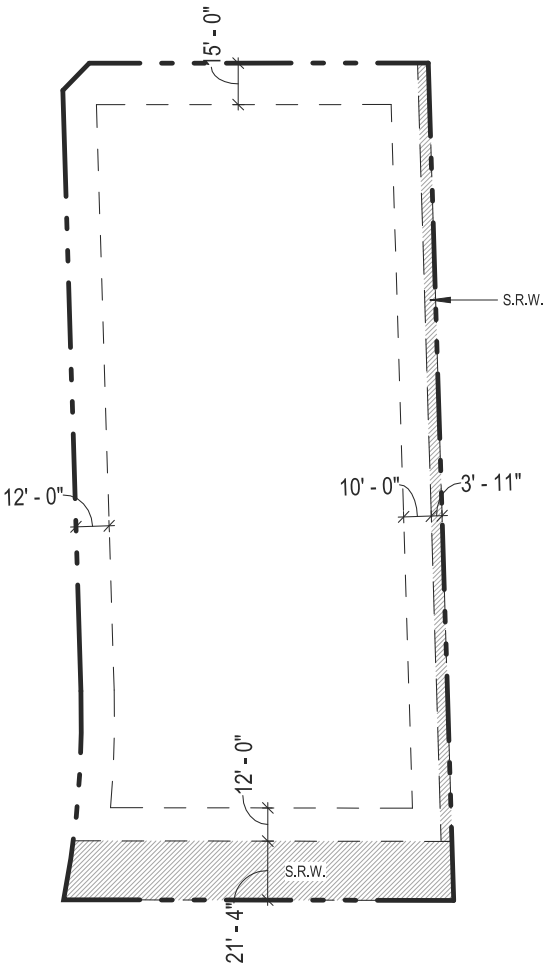
- Buildings & Storeys / Height:**
- F-1: 12 storeys / 135’ (41.0 m)
– market condominium,
 - F-2: 21 storeys / 226’ (68.9 m)
– market condominium,
- Residential GFA:** 258,938 sq.ft. (24,056 sq.m.)
- Units:** 275
- Retail:** potential for some retail units
- Podium Height:** 3 storeys
- Site Area:** 40,289 sq.ft. (3,743 sq.m.)
- FSR:** 6.43



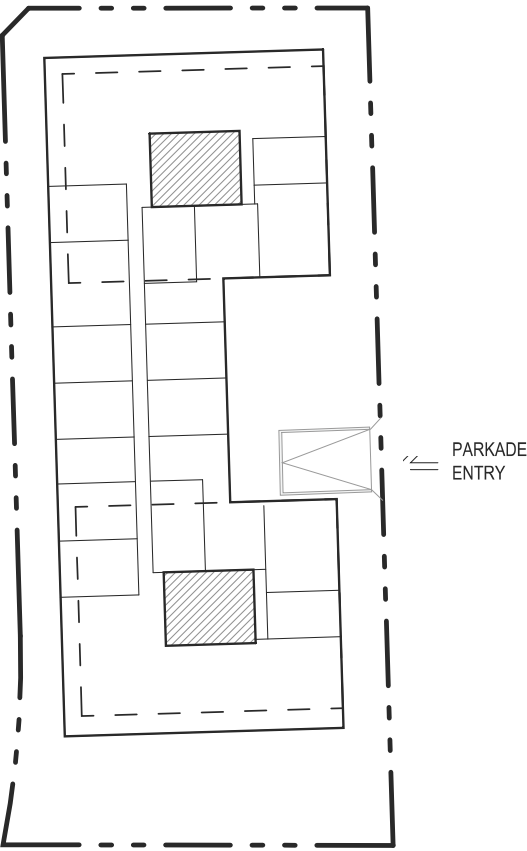
Landscape Plan

Parcel F Statistics						
Parcel & Building		Total Floor Area sq. ft.		Total Floor Area sq.m.	No. of Units	Usage
F-1		97,295 sq.ft.		9,039 sq.m.	103	Market Condo
F-2		161,643 sq.ft.		15,017 sq.m.	172	Market Condo
Grand total		258,937 sq.ft.		24,056 sq.m.	275	
*Unit Mix						
		Studio	1 Bed	2 Bed	3 Bed	Total
F-1	Market Condo	0	96	151	28	103
		0%	35%	55%	10%	100%
F2	Market Condo	0	60	95	17	172
		0%	35%	55%	10%	100%
Average Unit Size		800 sq.ft.				
*Final unit mix will be determined at the development permit stage						

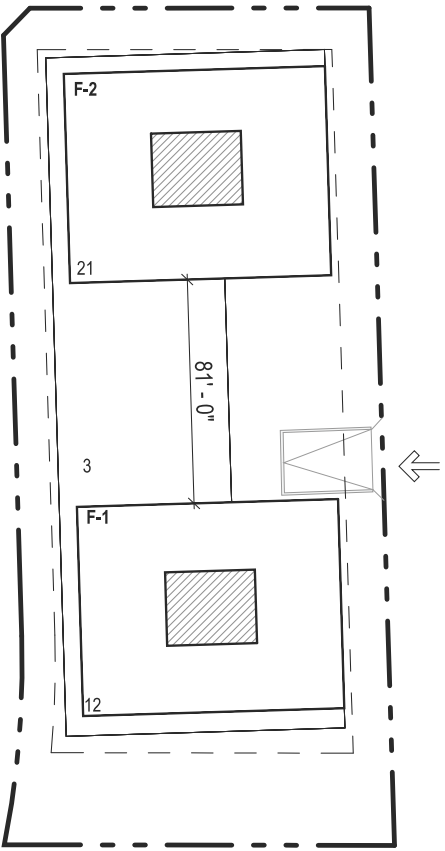




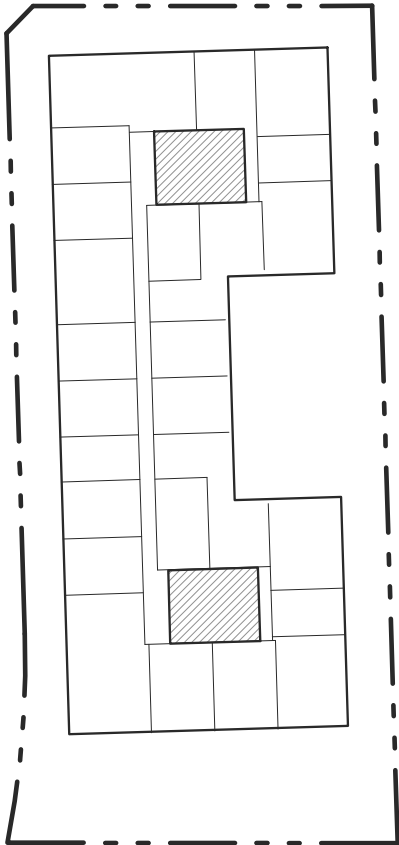
Parcel F Setback



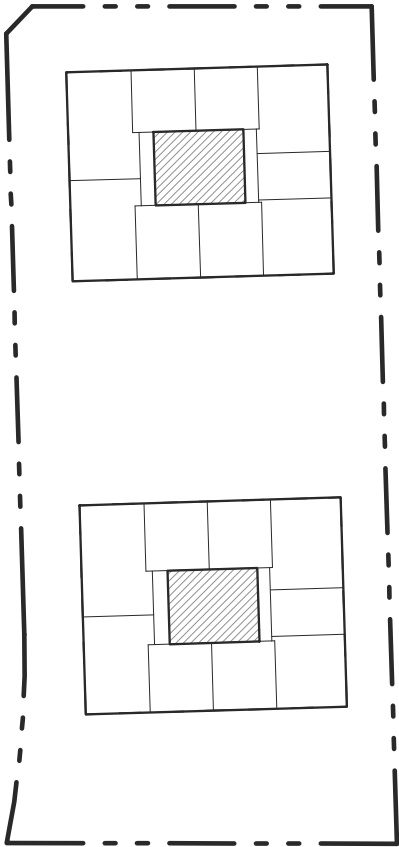
Ground Floor Plan



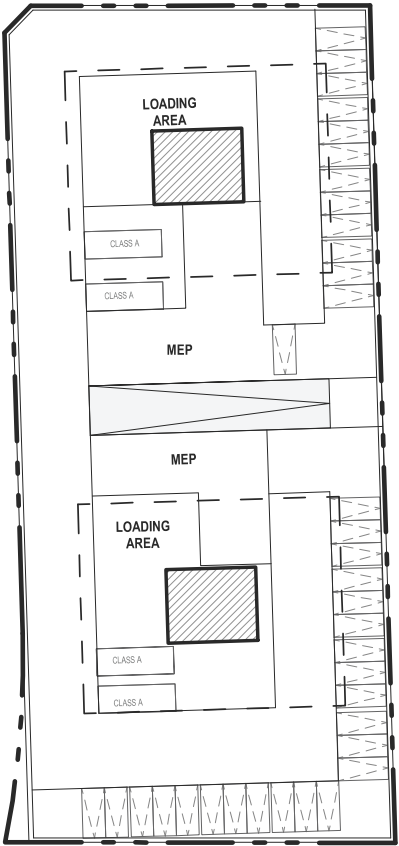
Roof Plan



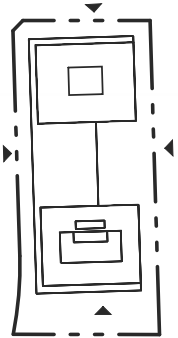
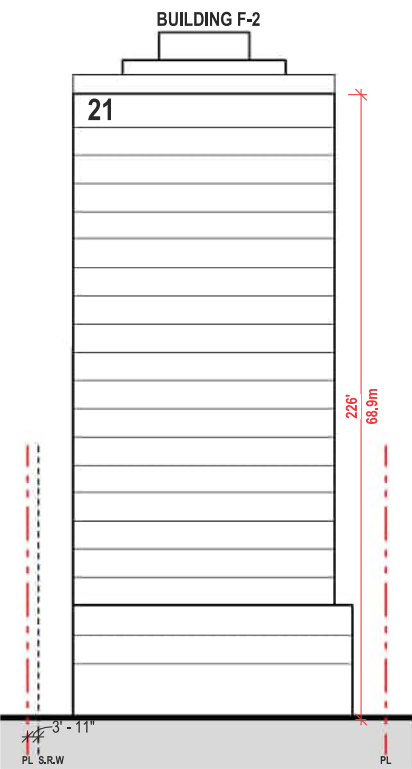
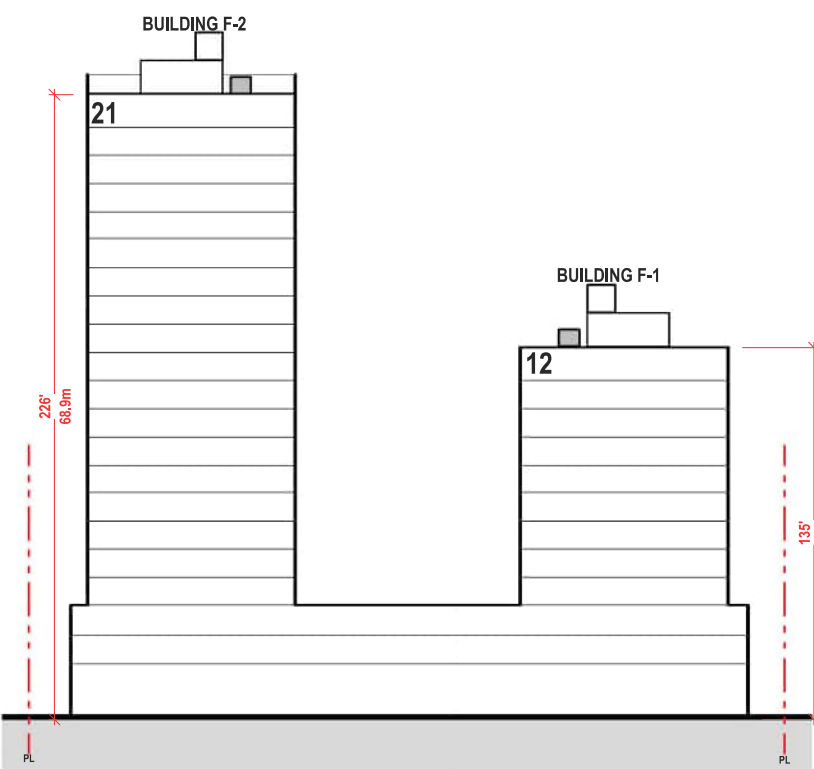
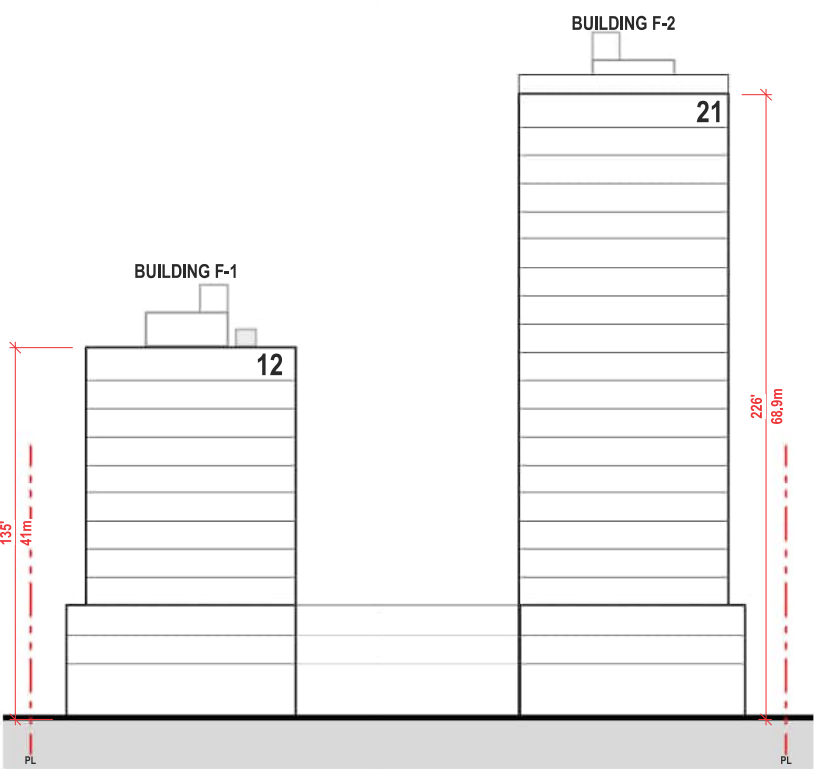
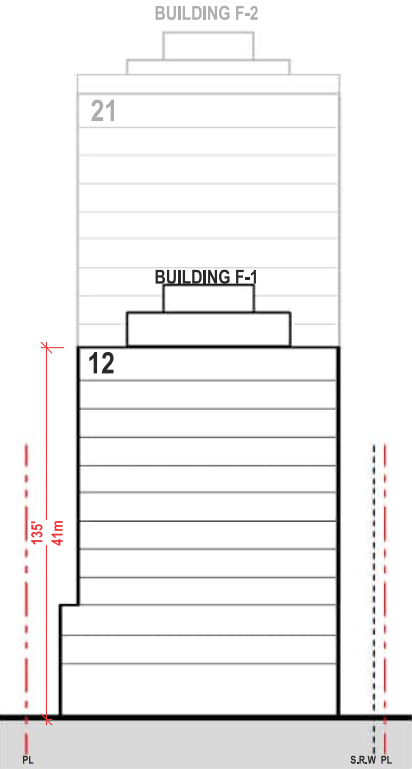
Podium Plan



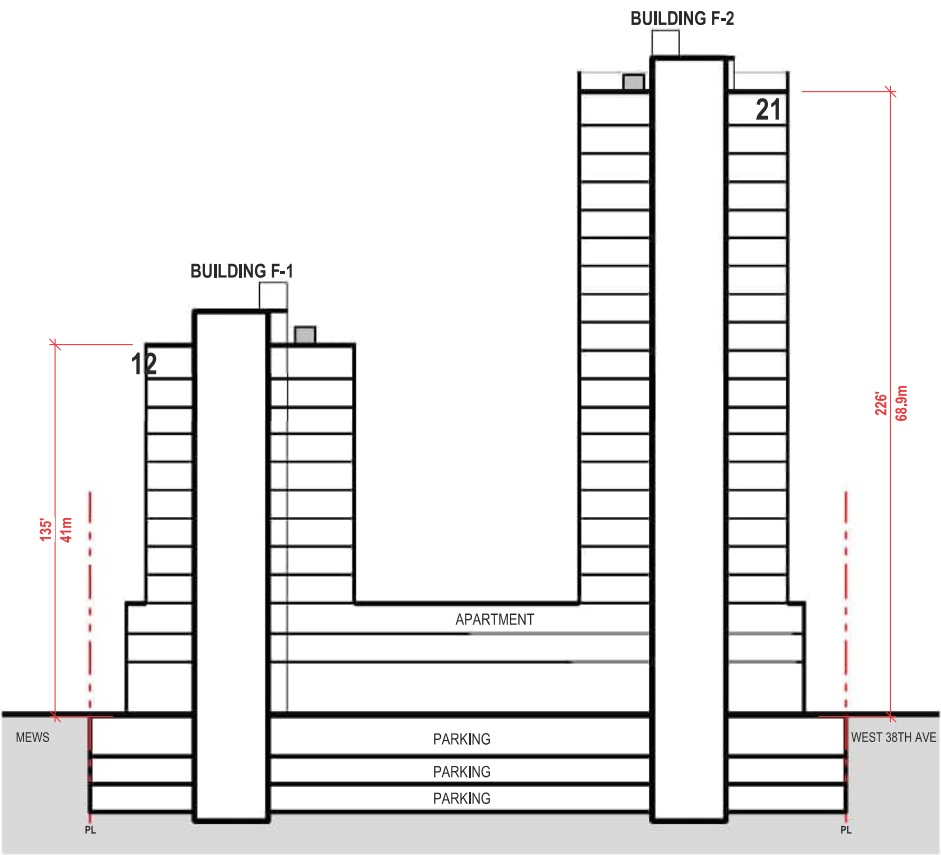
Typ. Floor Plan



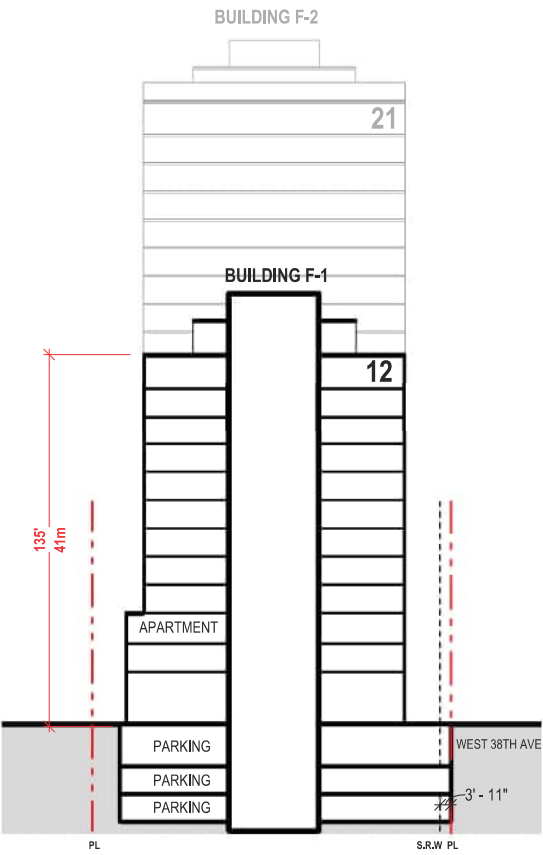
Parking Plan



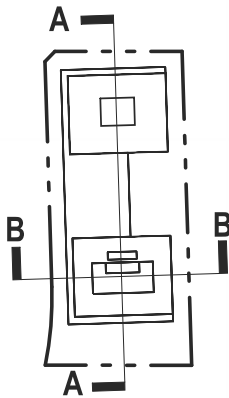
Parcel F Elevations



Section A-A



Section B



Parcel G

Parcel G is located east of the Mayfair West site, sitting outside the main block of the masterplan. The parcel is bounded by Willow Street to the east and a laneway to the west. The building footprint has been reduced to provide a pedestrian right-of-way along the south side of the parcel, creating a new connection that aligns with 39th Avenue and improves access into the broader masterplan — enhancing permeability between the surrounding neighbourhood and the heart of Mayfair West.

Parcel G will deliver a six-storey market condominium building comprising 42 units and a total residential floor area of approximately 39,142 sq. ft., with an average unit size of approximately 800 sq. ft. The building’s reduced footprint and modest scale ensure it transitions sensitively to the surrounding residential context while contributing to the overall residential diversity of the masterplan.

Buildings & Storeys / Height:

- G: 6 storeys / 72’ (21.8m)
– market condominium,

Residential GFA: 39,194 sq.ft.
(3,641 sq.m.)

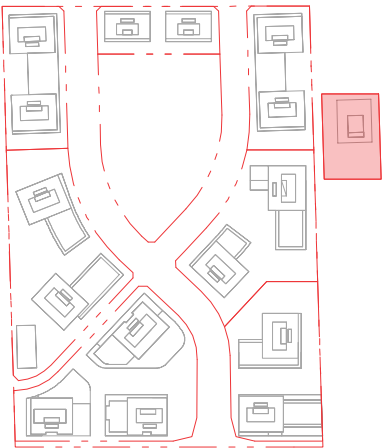
Units: 42

Retail: None

Podium Height: n/a

Site Area: 21,592 sq.ft. (2,006 sq.m.)

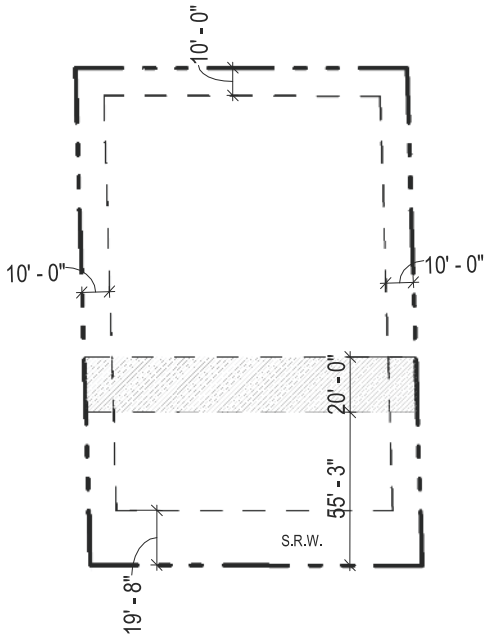
FSR: 1.81



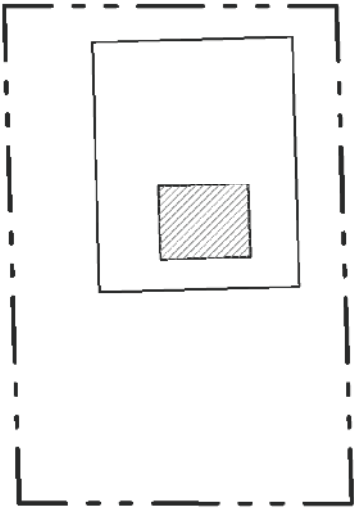
Landscape Plan

Parcel G Statistics						
Parcel & Building		Total Floor Area sq. ft.		Total Floor Area sq. m.	No. of Units	Usage
G		39,194 sq.ft.		3,641 sq.m.	42	Market Condo
Grand total		39,194 sq.ft.		3,641 sq.m.	42	
*Unit Mix						
		Studio	1 Bed	2 Bed	3 Bed	Total
G	Market Condo	0	15	23	4	42
		0%	35%	55%	10%	100%
Average Unit Size		800 sq.ft.				

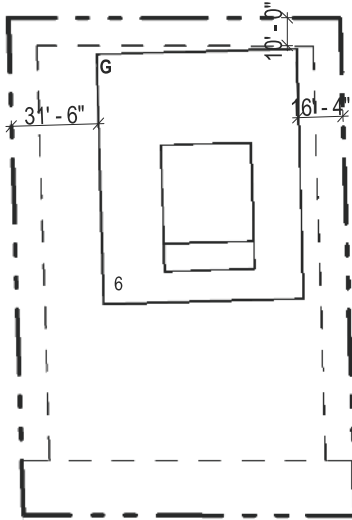




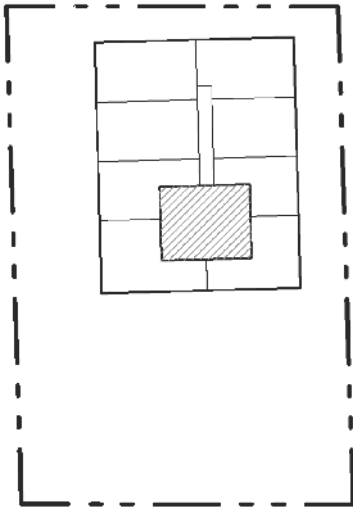
Parcel G Setback



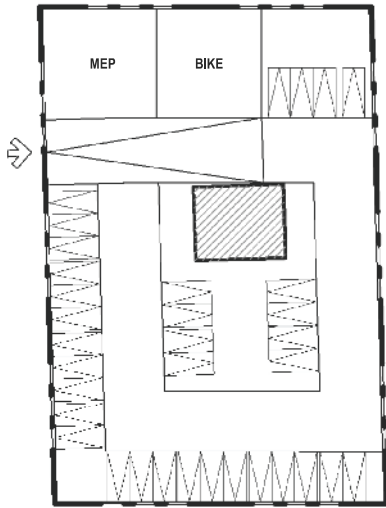
Ground Floor Plan



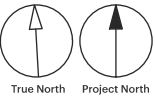
Roof Plan

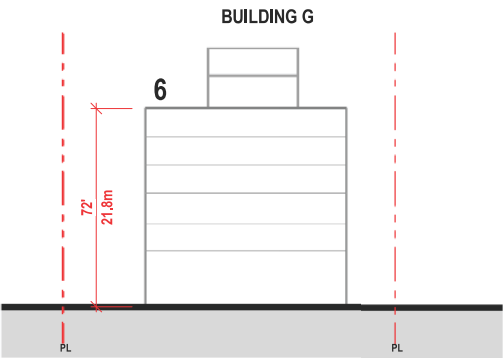


Typ. Floor Plan

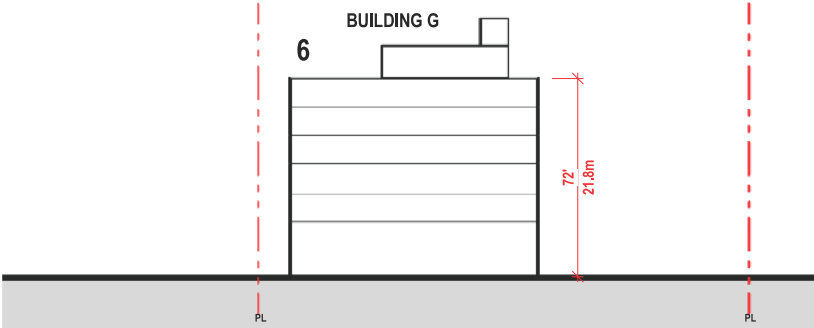


Parking Plan

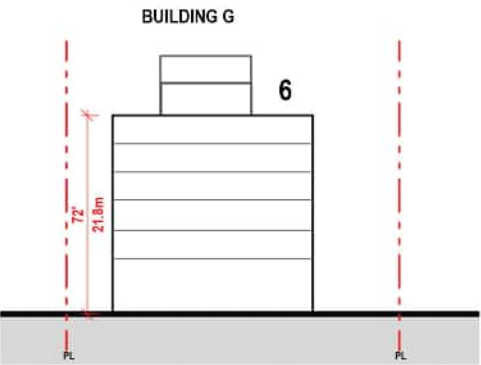




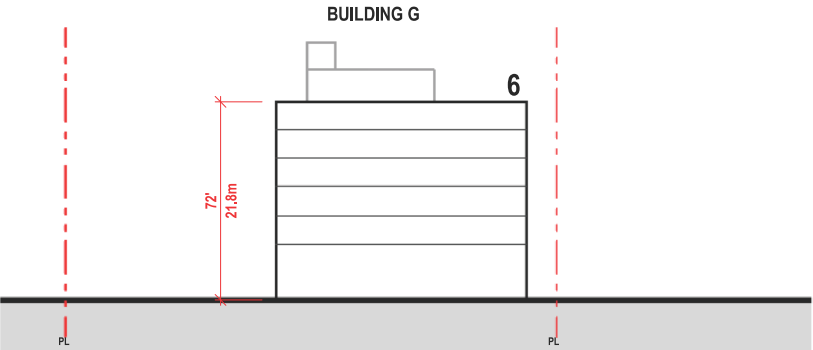
South Elevation



West Elevation

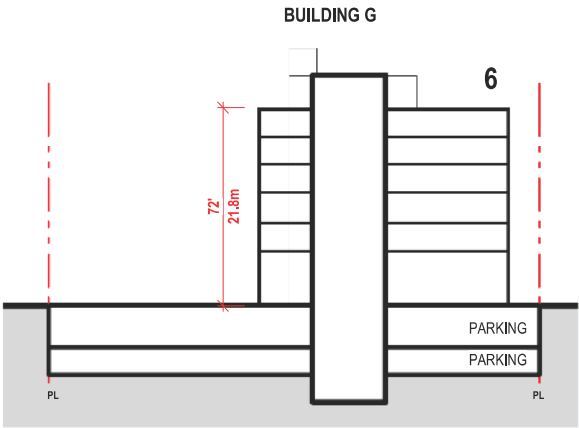
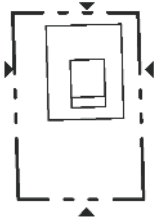


North Elevation

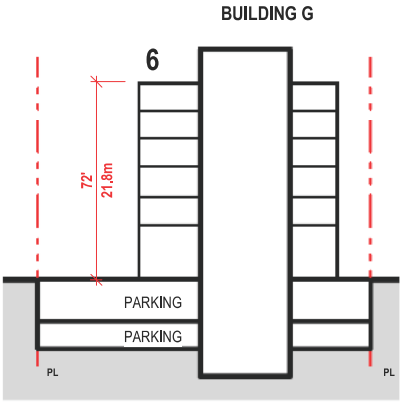


East Elevation

Parcel G Elevations

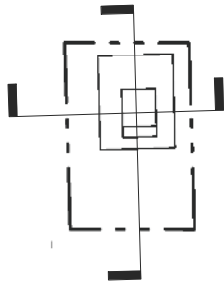


Section A-A



Section B-B

Parcel G Sections



Parcel H

Occupying the northern edge of the Mayfair West site, Parcel H provides a low-scale transition to the existing neighbourhood along 38th Avenue.

The buildings are deliberately separated to allow multiple pedestrian access points to the adjacent park along the north edge of the parcel, adjacent 38th Avenue and to maintain views from the park to the north shore mountains. An east-west pedestrian connection along this edge provides continuous public porosity, linking the northern portion of the site with the park and surrounding streets.

Ground-level design integrates semi-private outdoor spaces for residents, while maintaining the low-scale form that respects the surrounding context and ensures a sensitive transition to the existing low-rise neighbourhood.

Buildings & Storeys / Height:

- H-1: 6 storeys / 73’ (22.1m)
– market condominium,
- H-2: 6 storeys / 73’ (22.1m)

Residential GFA: 70,338 sq.ft.
(6,535 sq.m.)

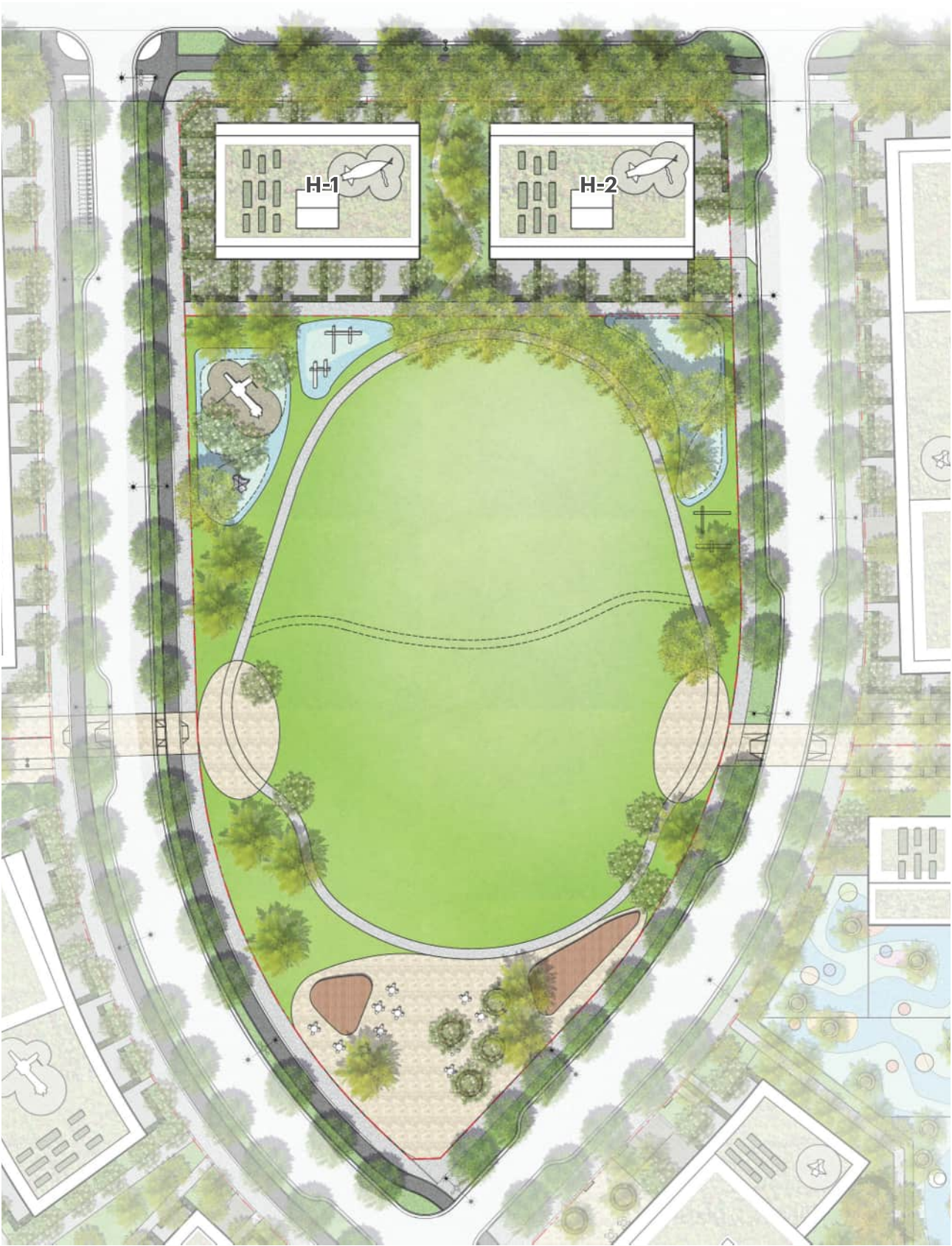
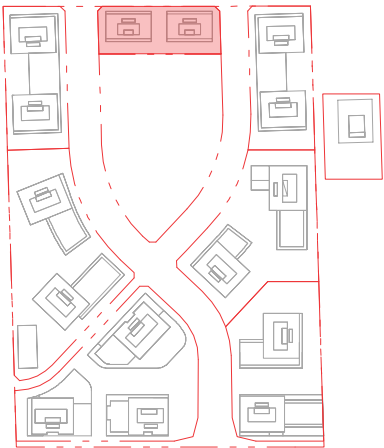
Units: 74

Retail: Potential for some Retail Units

Podium Height: n/a

Site Area: 25,958 sq.ft. (2,411 sq.m.)

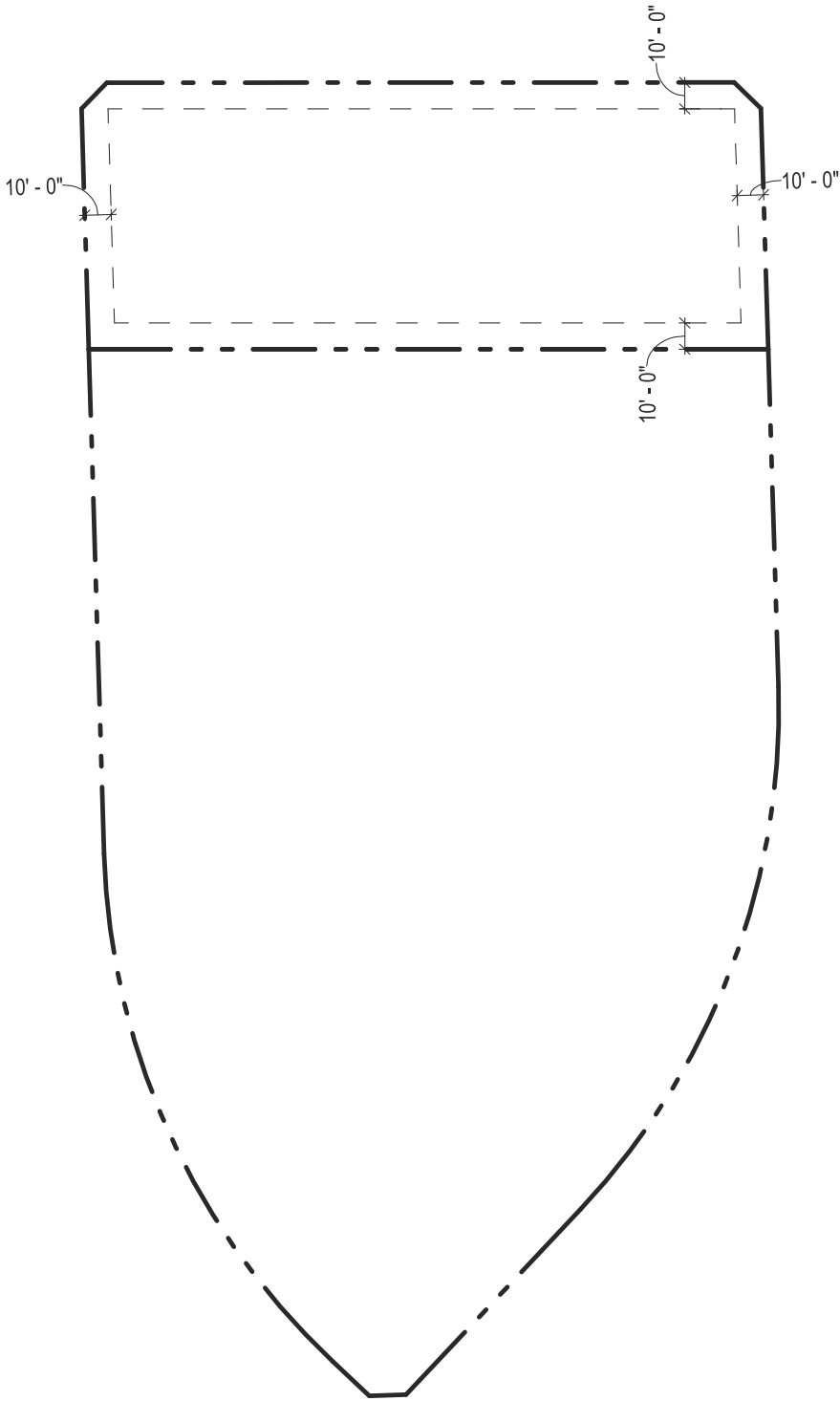
FSR: 2.7



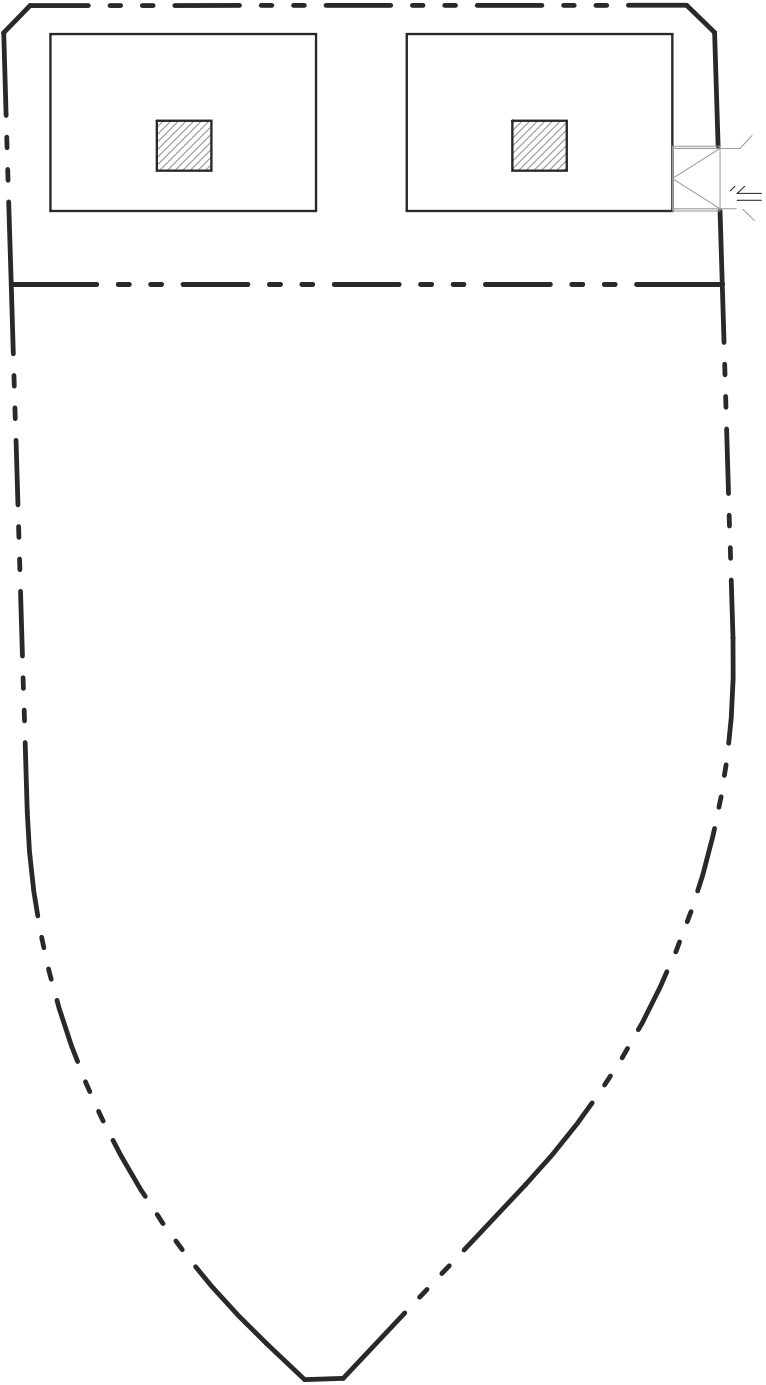
Landscape Plan

Parcel H Statistics						
Parcel & Building		Total Floor Area sq.ft.		Total Floor Area sq.m.	No. of Units	Usage
H-1		35,169 sq.ft.		3,267 sq.m.	37	Market Condo
H-2		35,169 sq.ft.		3,267 sq.m.	37	Market Condo
Grand total		70,338 sq.ft.		6,535sq.m.	74	
Unit Mix						
		Studio	1 Bed	2 Bed	3 Bed	Total
H-1	Market Condo	0	13	20	4	37
		0%	35%	55%	10%	
Average Unit Size		800 sq.ft.				
H-2	Market Condo	0	13	20	4	37
		0%	35%	55%	10%	
Average Unit Size		800 sq.ft.				

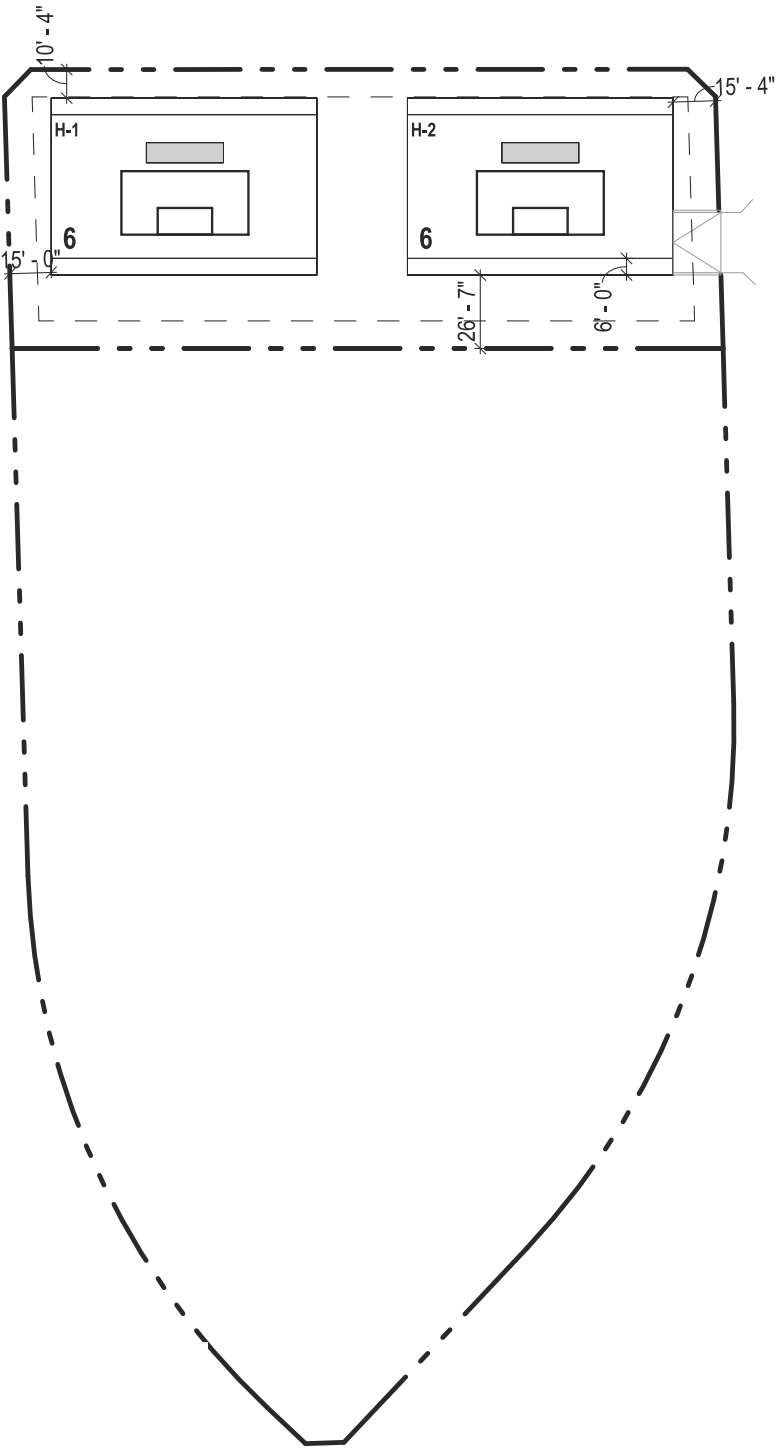




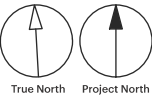
Parcel F Setback

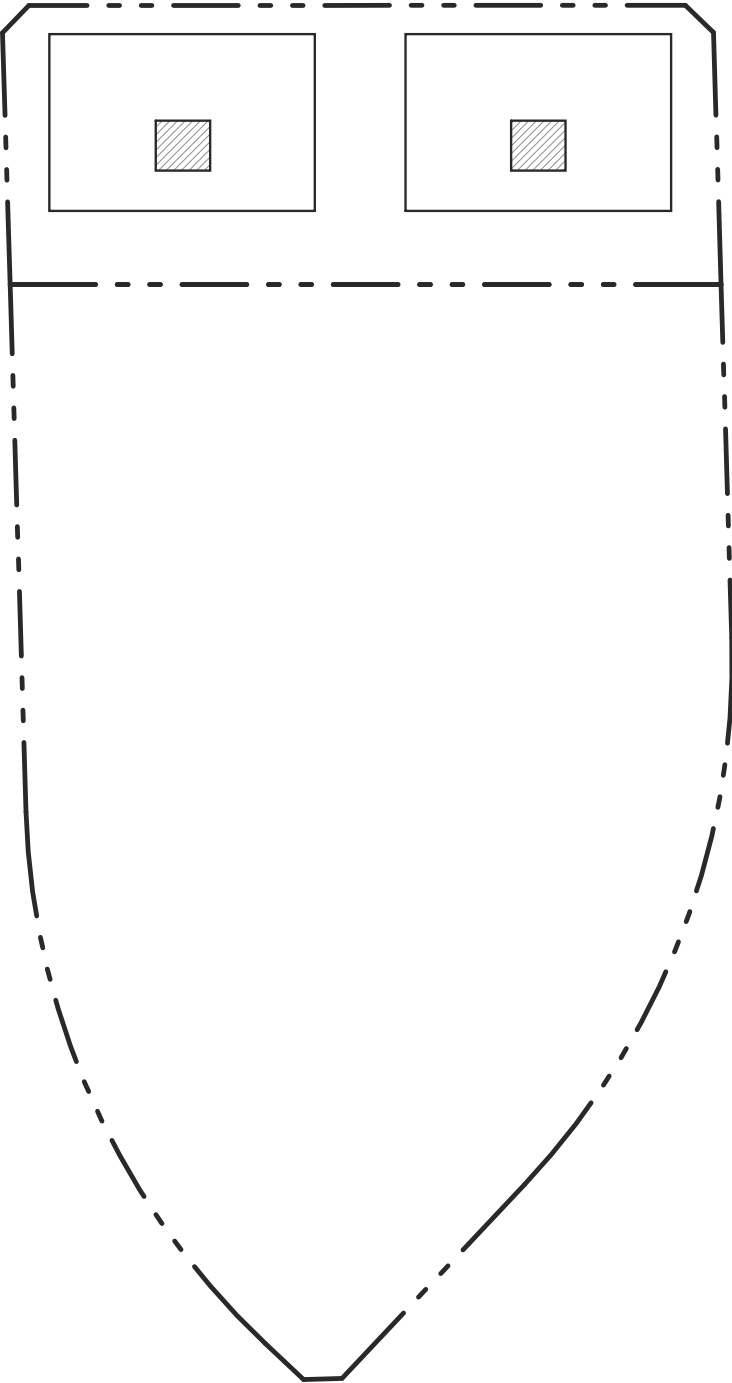


Ground Floor Plan

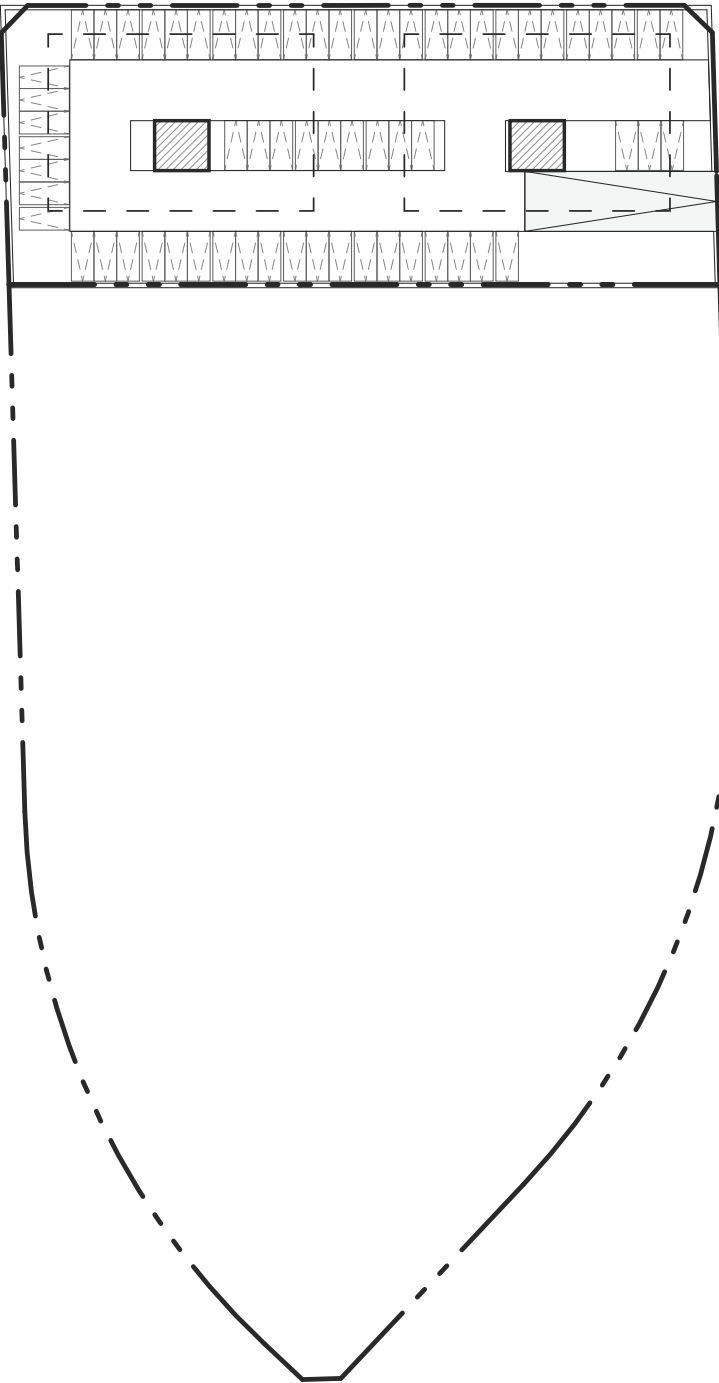


Roof Plan

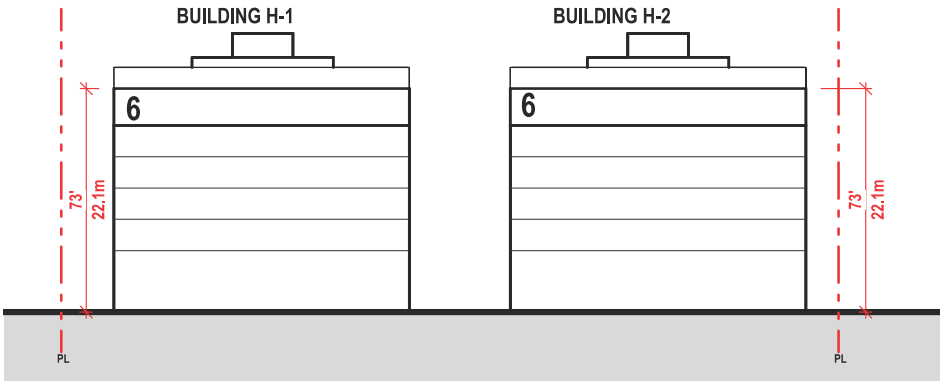




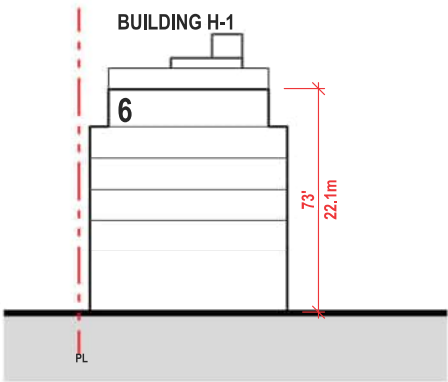
Typ. Floor Plan



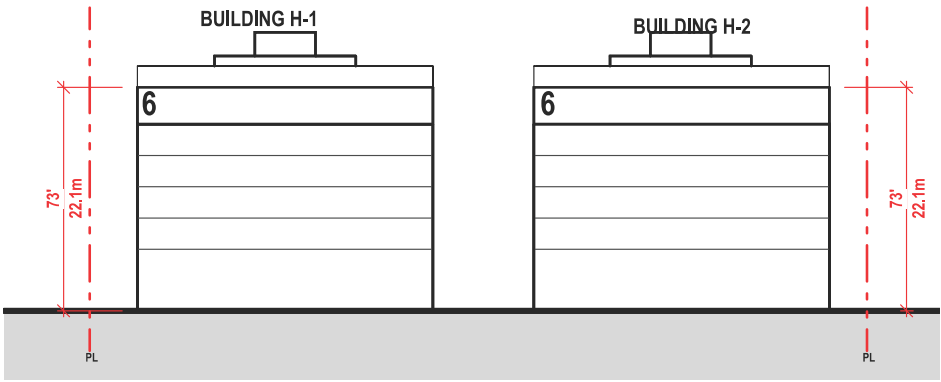
Parking Plan



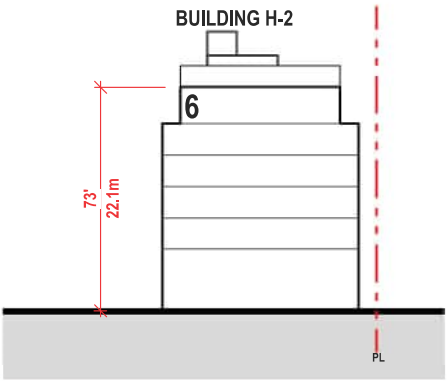
South Elevation



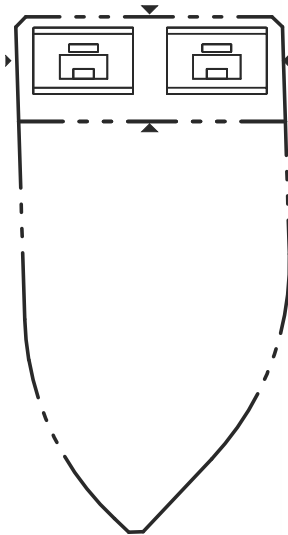
West Elevation

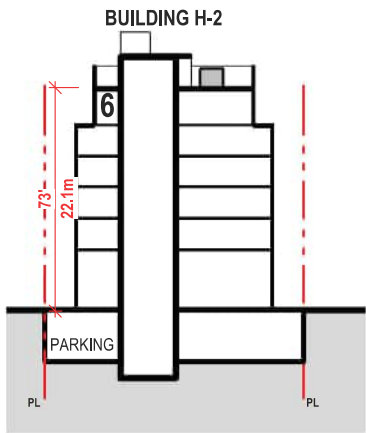


North Elevation

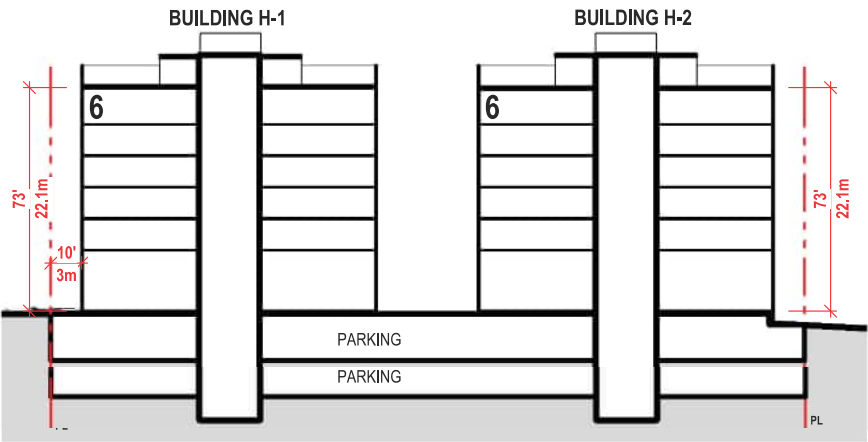


East Elevation

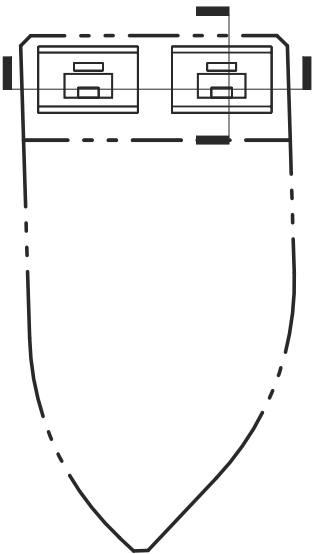




Section A-A



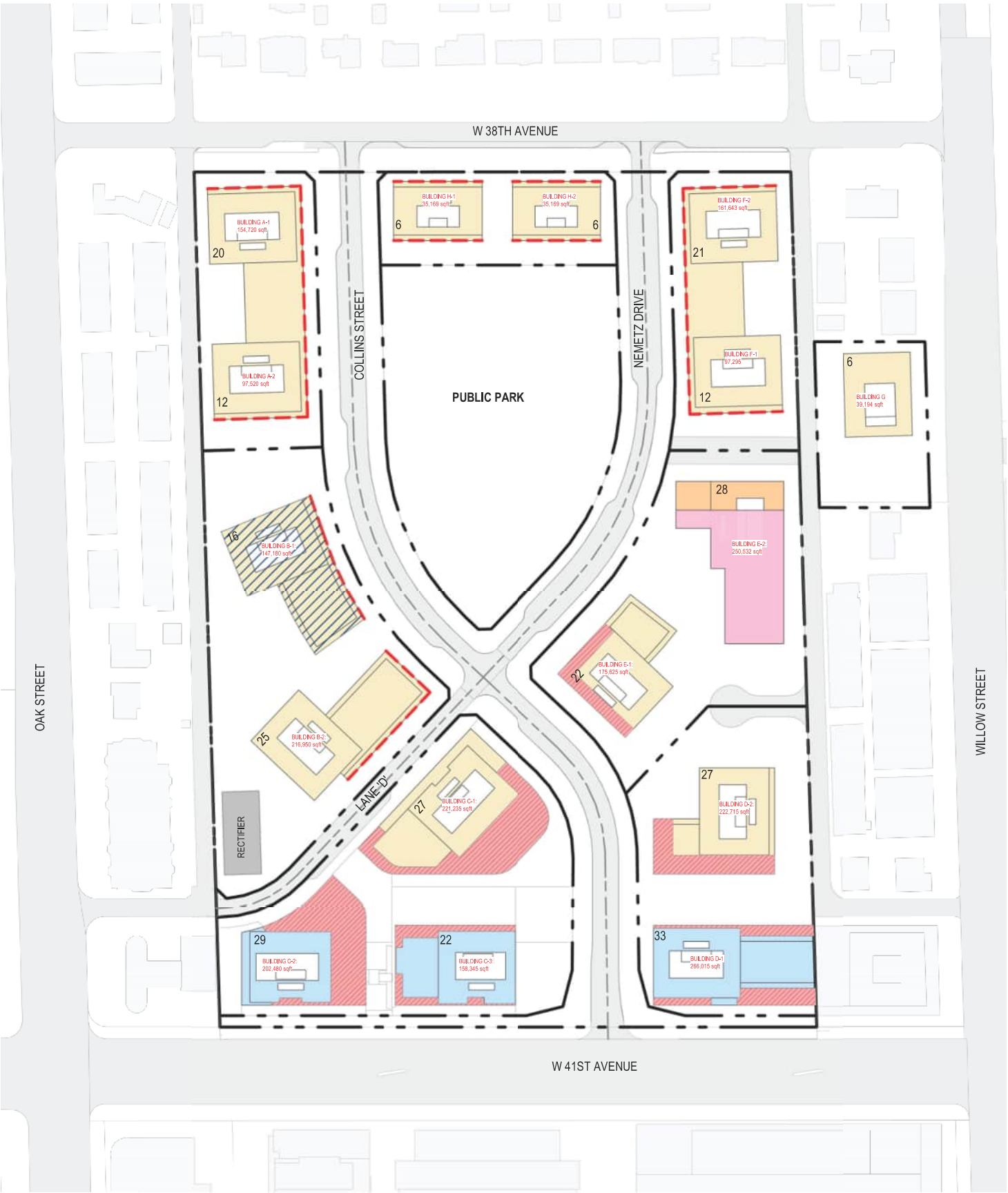
Section B-B



7.5 Project Stats & Data

Legend:

- Market Housing
- Senior Housing
- Social Housing
- Rental Housing
- Childcare
- Retail Frontage
- Rectifier
- Potential Retail Frontage



Mayfair West- Masterplan Development Statistics (May 2026)													
Building	Storeys	Commercial	Market Condo	Market Townhome	Market Rental	Below Market Rental	Social Housing	Child Care	Total	No. of Units	Total No. of Units	Parcel Area	FSR
A-1	20		154,720						154,720	164	268	39,047	6.5
A-2	12		97,520						97,520	104			
B-1	16		147,180						147,180	156	387	80,239	4.5
B-2	25		216,950						216,950	231			
C-1	27	11,930			188,375	20,931			221,235	288	754	85,168	6.8
C-2	29	11,790			171,621	19,069			202,480	262			
C-3	22	10,205			133,326	14,814			158,345	204			
D-1	33	12,735			227,952	25,328			266,015	349	650	60,170	8.1
D-2	27	4,315			196,560	21,840			222,715	301			
E-1	22	2,000	173,625						175,625	184	545	66,962	6.4
E-2	28						242,032	8,500	250,532	361			
F-1	12		97,295						97,295	103	275	40,289	6.4
F-2	21		161,643						161,643	172			
G	6		39,194						39,194	42	42	21,592	1.8
H-1	6		35,169						70,338	37	74	25,958	2.7
H-2	6		35,169							37			
TOTAL		52,975	1,158,465	0	917,834	101,982	242,032	8,500	2,481,787	2,995	2,995	419,425	

Parking Stats									
Level	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H	Total
Level P1	75	126	55	70	116	58	25	26	551
Level P2	123	170	144	119	112	136	25	63	892
Level P3	123	170	144	119	112	136	0	0	804
Total	321	466	343	308	340	330	50	89	2247

Loading Area									
Level	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H	Total
Class A	2	2	3	2	2	2	0	0	13
Class B	2	2	3	4	3	2	1	2	19
Total	4	4	6	6	5	4	1	2	32

7.6 Landscape Plan



7.7 Phasing

The delivery of Mayfair West is structured to allow flexibility in construction sequencing, enabling buildings to be brought forward in response to market conditions, infrastructure readiness, and occupancy demand. While a preliminary phasing plan has been proposed, it is intentionally adaptable—allowing individual buildings or portions of parcels to proceed independently, rather than requiring full parcel build-out before occupancy.

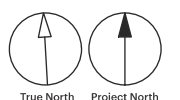
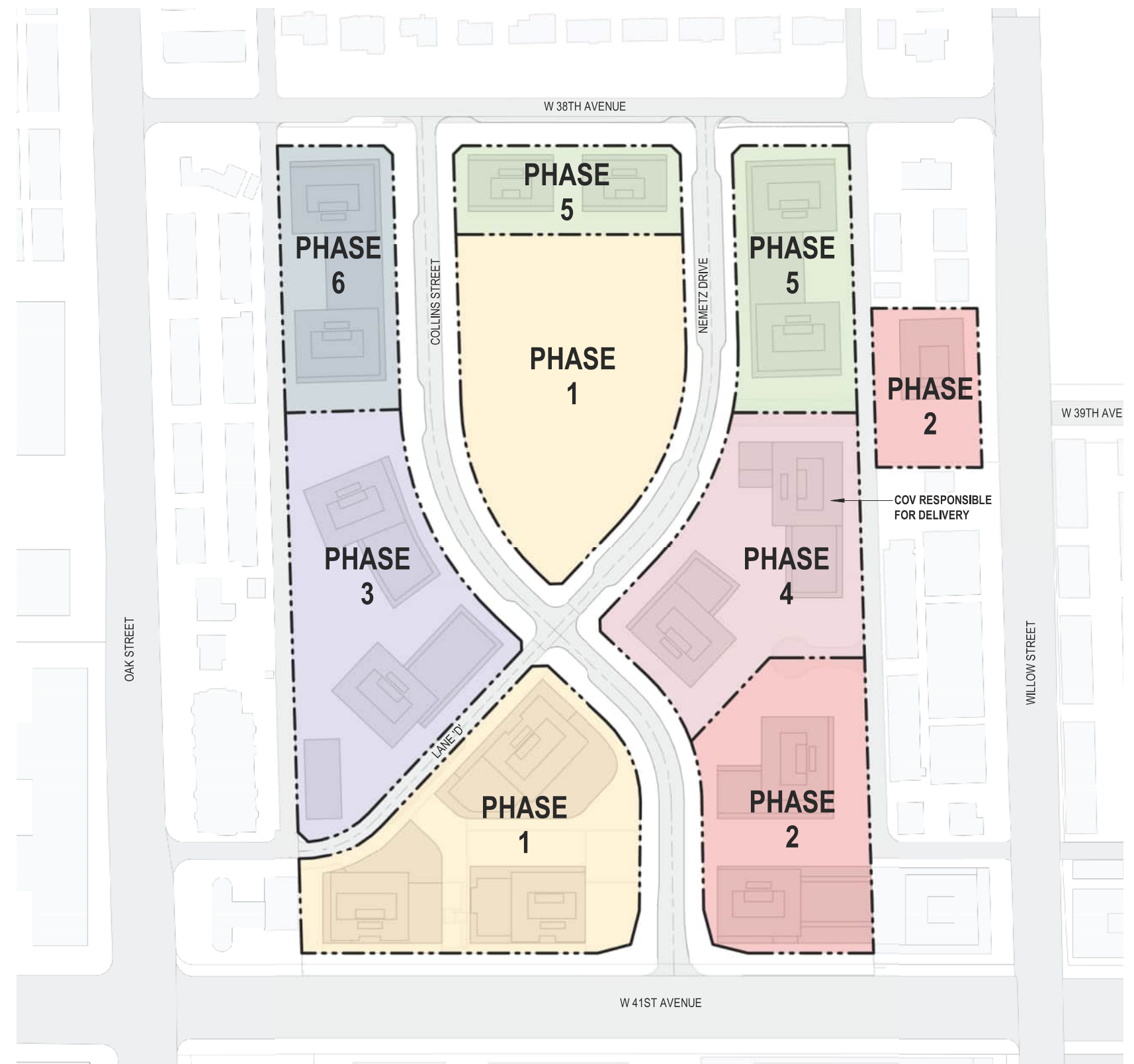
Phase One is anticipated to begin with Parcel C, establishing a strong foundation for the neighbourhood through the delivery of market rental and Below Market Rental (BMR) housing. This phase also introduces key public realm elements, including the public entry plaza at 41st Avenue, the east–west commercial mews, and the first phase of retail activation.

Subsequent phases could proceed with the construction of Parcels in the order of D, G, B, E, F, H and A. Individual buildings within each parcel may be singularly delivered, allowing part of a parcel to be occupied independently rather than building the entire parcel at once.

Infrastructure components—such as the central park, internal roads, and pedestrian connections—will be delivered in tandem with each phase to ensure a high-quality environment for new residents. The phasing strategy prioritizes livability, connectivity, and responsiveness, ensuring that Mayfair West evolves cohesively while adapting to real-time construction logistics and housing needs.

Legend:

	Phase 1
	Phase 2
	Phase 3
	Phase 4
	Phase 5
	Phase 6



7.8 Subdivision & Setback Plan

The Mayfair West project is organized into eight parcels (A–H), each with its own underground parking. Within each parcel, multiple buildings can be constructed independently, allowing flexibility in design and phased delivery.

- **Parcels and Buildings:** Each parcel may be subdivided into separate buildings, which can be delivered individually or in portions, supporting phased occupancy and construction. In particular rental buildings will be subdivided into their own legal parcels to help facilitate financing arrangements.
- **Construction Sequencing:** To support efficient site management and minimize disruption, construction is generally anticipated to occur in a limited number of towers at any given time. This sequencing rationale informed the block layout and podium arrangement to enable orderly delivery and early activation of public and semi-public spaces
- **Master Plan Coordination:** A master plan architect is anticipated to oversee and coordinate design across the parcels, ensuring integration of podium and tower forms, underground parking, servicing areas, and the public realm.

- **Phasing Flexibility:** Buildings within each parcel are designed to accommodate phased delivery. For example, Parcel C’s C-1 tower can be delivered independently of C-2 and C-3, and similar flexibility exists across other parcels. This approach enables efficient construction sequencing while supporting early activation of public and semi-public spaces, retail, and residential occupancy.

The subdivision strategy provides a framework for coordinated development across Mayfair West, balancing phased construction with consistent architectural quality, public realm integration, and functional connectivity for residents, visitors, and service operations.

Legend:

15' Setback

12' Setback

10' Setback

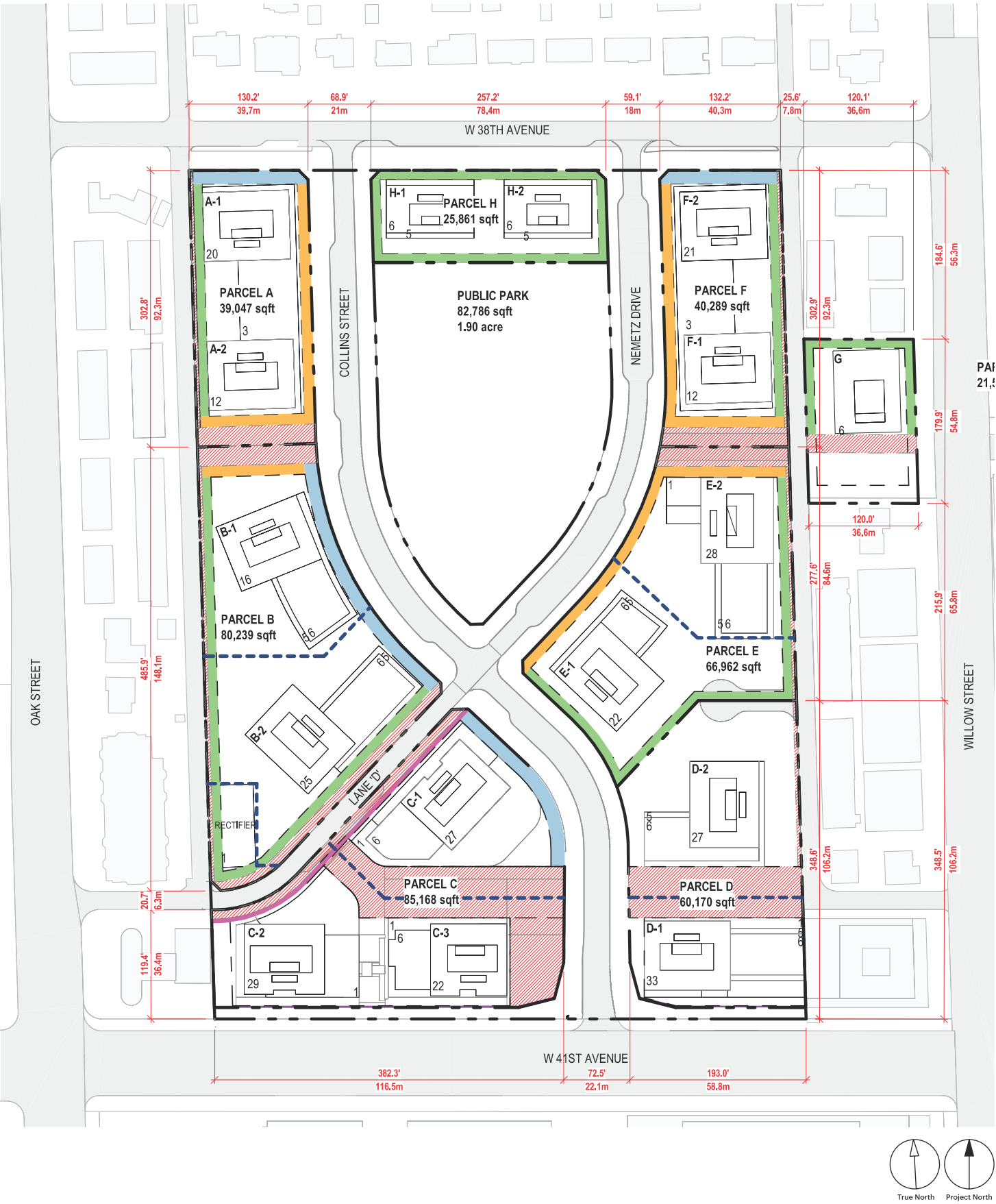
5' Setback

2' Setback

Statutory Right Of Way

Subdivision

Parcel Subdivision



7.9 Shadow Studies

March 21



10 am



11 am



12 pm



1 pm

March 21



2 pm



3 pm



4 pm

June 21



10 am



11 am



12 pm



1 pm

June 21



2 pm



3 pm



4 pm

September 22



10 am



11 am



12 pm



1 pm

September 22



2 pm

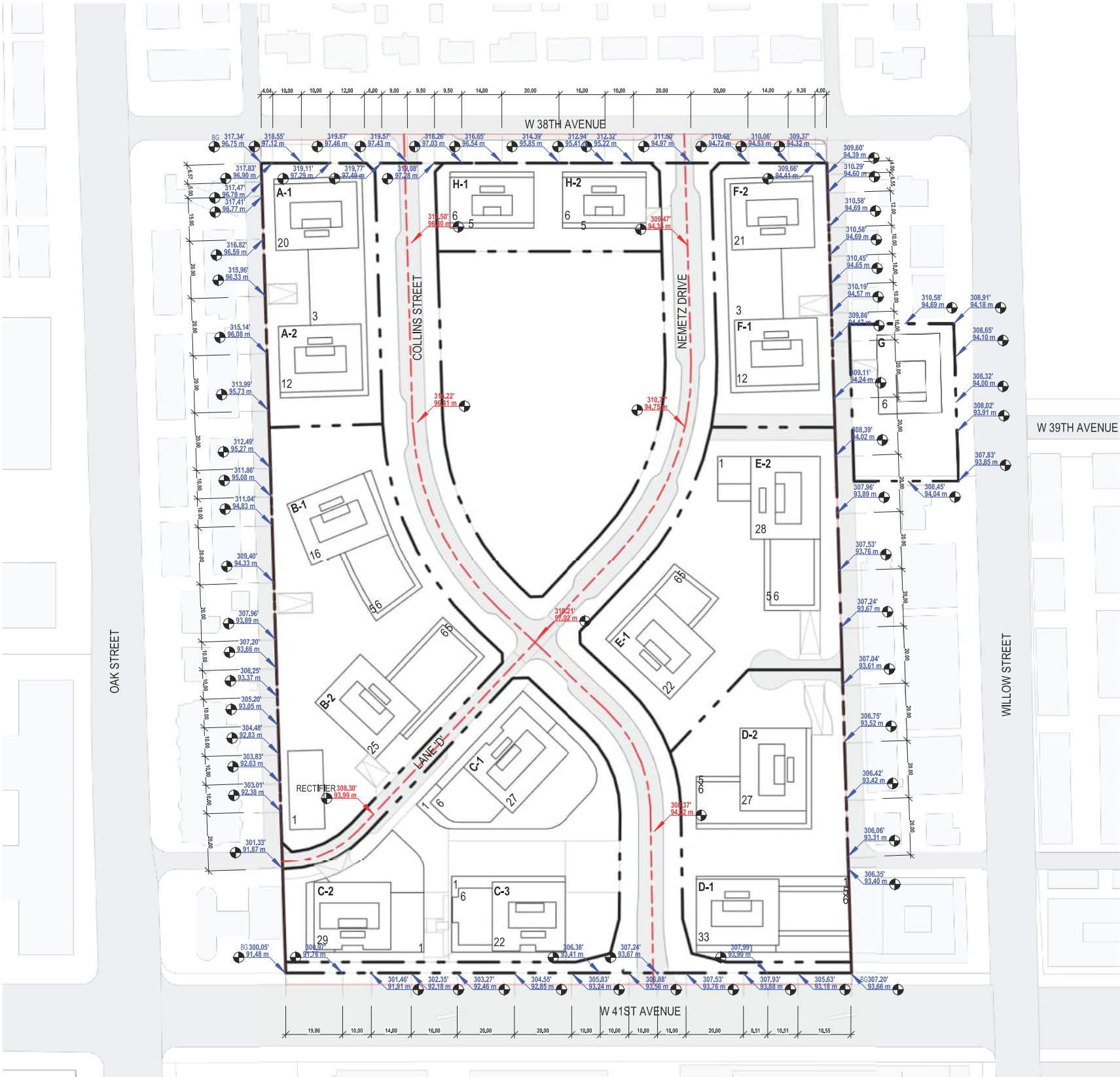


3 pm



4 pm

7.11 Building Grades



Legend:

- Building Grades in Blue
- Proposed Grades in Red

7.12 Comparison Plans & Stats

Base Land Use

Previously Approved OTC Massing 2020, evolved with Parcel C
Development Permit Massing February 2023



2026 Proposed Zoning



Legend:

	Market Housing		Rental Housing		Public Park		Retail Frontage		Rectifier
	Social Housing		Publicly Accessible Open Space		Childcare		Potential Retail Frontage		

Building Height Comparison

Previously Approved OTC Massing 2020, evolved with Parcel C Development Permit Massing February 2023



2026 Proposed Zoning

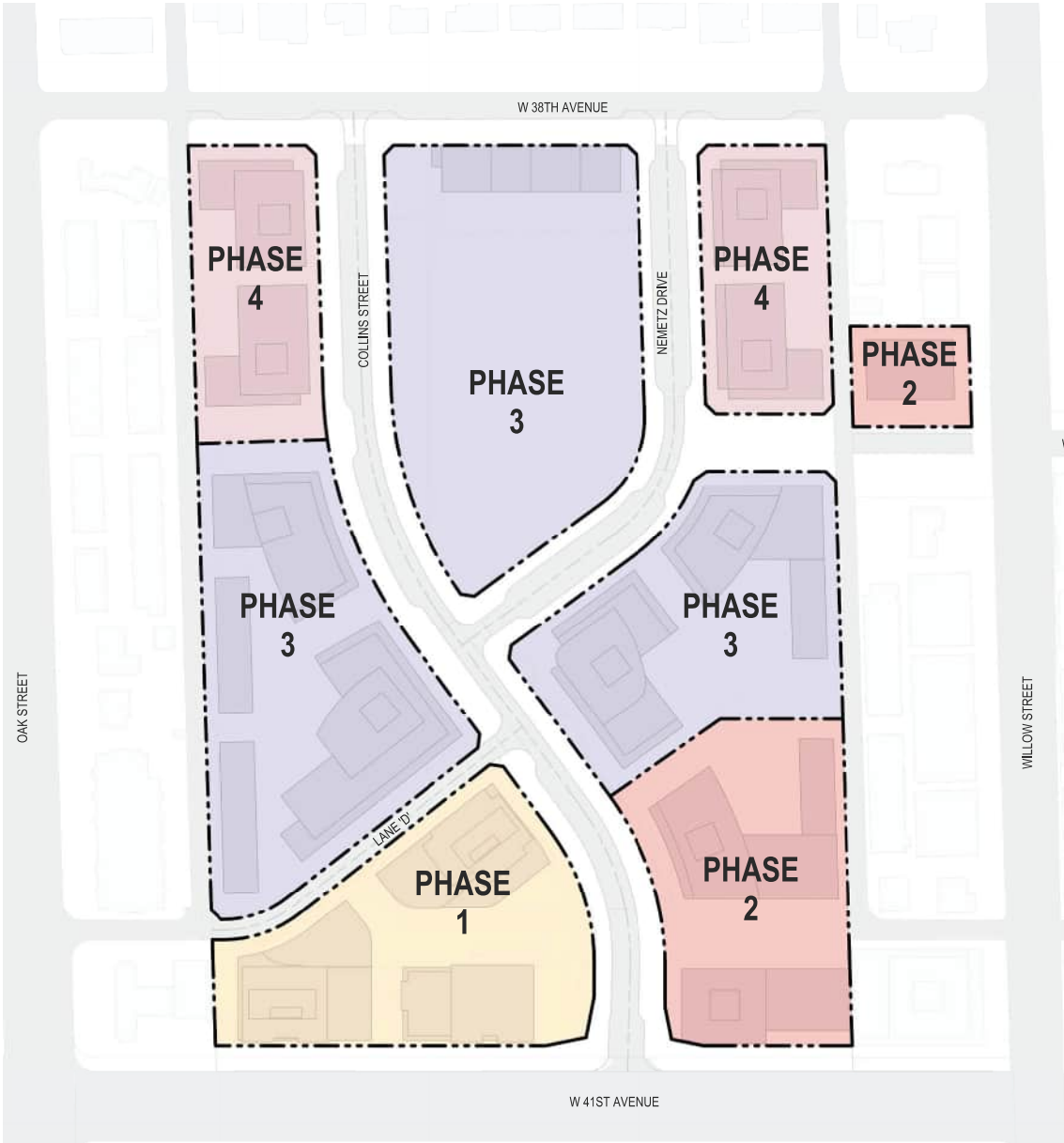


Legend:

1-3 Storeys	7-15 Storeys	27-36 Storeys
4-6 Storeys	16-26 Storeys	

Phasing Strategy Comparison

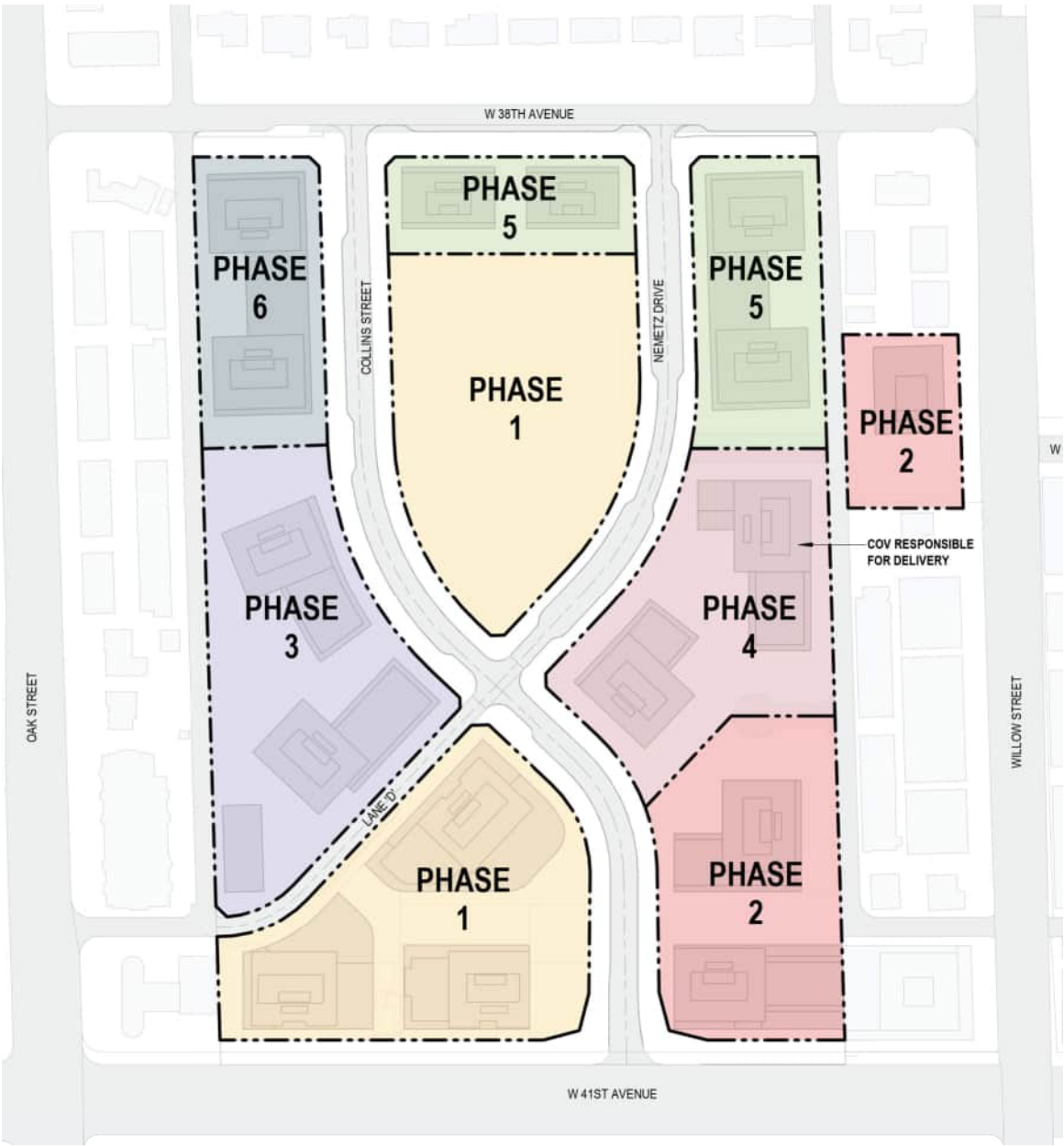
Previously Approved OTC Massing 2020, evolved with Parcel C Development Permit Massing February 2023



Legend:

- | | | |
|---|---|--|
| Phase 1 | Phase 3 | Phase 5 |
| Phase 2 | Phase 4 | Phase 6 |

2026 Proposed Zoning



* phasing Plan is intended to be indicative in nature and is intended to be adaptable to adjust to market conditions and other factors.

Statistics Comparison

Previously Approved OTC Massing 2020, evolved with Parcel C Development Permit Massing February 2023

Parcel Stats Summary		
	sq. ft.	sq. m.
Total Site Area:	623,232	57,900
Combined OTC & Willow St FSR:	2.32	
Total Gross Floor Area:	1,444,231	134,173
Total Residential Area:	1,411,731	131,154
• Total Potential Social Housing = 20%	253,589	23,559
• Market Rental = 75% of total Residential Area	94,764	8,804
• Below Market Rental = 25% of total Residential Area	31,588	2,935
• Total Market Condo Area:	1,063,378	98,791
Total Commercial Area:	24,000	2,230
Total Childcare Area:	8,500	790

Parcel Stats													
Parcel & Building	Storeys	Material	Market Condo	Market Rental	Below Market	Social Housing	Commercial sq.ft.	Daycare sq.ft.	Total Residential	Total sq.ft.	Parcel Site Area	Height ft(m)	Est. No. of Units
A-1 (Apartment)	6	conc.	47,033						47,033	47,033	36,206	65' (20)	54
A-2 (Apartment)	6	conc.	51,765						51,765	51,765		65' (20)	60
B-1 (Apartment)	8	conc.	85,884						85,884	85,884		85' (25.9)	98
B-2 (Apartment)	15	conc.	202,256						202,256	202,256		155' (48.0)	231
B-3 (Townhouse)	3	Wood Frame	14,423						14,423	14,423	85,919	35' (11)	11
B-4 (Townhouse)	3	Wood Frame	15,529						15,529	15,529		35' (11)	12
C-1 (Apartment)	20	conc.	180,543						180,543	180,543		215' (65.5)	184
C-2 (Apartment)	23	conc.	155,227				3,630		155,227	158,857	78,955	245' (74.7)	180
C-3 (Rental Apt.)	12	conc.		94,764			10,295		94,764	105,059		135' (41.1)	125
D-1 (Apartment)	26	conc.	196,877				8,075		196,877	204,952	28,733	275' (83.8)	222
E-1 (Social Housing)	12	conc.				107,120	2,000		107,120	109,120		135' (41.0)	135
E-2 (Social Housing)	6	conc.				70,789			70,789	70,789	107,606	65' (20)	83
E-3 (Social Housing)	6	conc.				75,680			75,680	75,680		65' (20)	82
F-1 (Apartment)	6	conc.	49,985						49,985	49,985		65' (20)	57
F-2 (Apartment)	6	conc.	46,422						46,422	46,422	35,422	65' (20)	53
G (Townhouse)	3	Wood Frame	17,434						17,434	17,434	14,440	35' (11.0)	13
H-1 (Park/Childcare)	1	TBD						8500		8,500	101,930	32' 10"	
			1,063,378	94,764		253,589	24000	8500	1,411,731	1,444,231			1600

2026 Proposed Zoning

Parcel Stats Summary		
	sq. ft.	sq. m.
Total Site Area:	623,232	57,900
Combined OTC & Willow St FSR:	3.98	
Total Gross Floor Area:	2,481,787	230,566
Total Residential Area:	2,420,312	224,854
• Total Potential Social Housing = 10% of Residential Area	242,032	22,486
• Market Rental = 38% of Residential Area	917,834	85,270
• Below Market Rental = 10% of Rental Area	101,982	9,474
• Total Market Condo Area:	1,158,465	107,625
Total Commercial Area:	52,975	4,922
Total Childcare Area:	8,500	790

Parcel Stats														
Parcel & Building	Storeys	Material	Market Condo	Market Rental	Below Market	Social Housing	Commercial sq.ft.	Daycare sq.ft.	Total Residential sq.ft.	Total sq.ft.	Parcel Site Area	Height ft(m)	Est. No. of Units	
A-1 (Apartment)	20	conc.	154,720						154,720	154,720	39,047	216' (65.8)	164	
A-2 (Apartment)	12	conc.	97,520						97,520	97,520		135' (41.0)	104	
B-1 (Apartment- Seniors Housing)	16	conc.	147,180						147,180	147,180	80,239	175' (53.4)	156	
B-2 (Apartment)	25	conc.	216,950						216,950	216,950		267' (81.3)	231	
C-1 (Rental Apt.)	27	conc.		188,375	20,931		11,930		209,305	221,235		287' (87.6)	288	
C-2 (Rental Apt.)	29	conc.		171,621	19,069		11,790		190,690	202,480	85,168	313' (95.4)	262	
C-3 (Rental Apt.)	22	conc.		133,326	14,814		10,205		148,140	158,345		237' (72.3)	204	
D-1 (Rental Apt.)	33	conc.		227,952	25,328		12,735		253,280	266,015	60,170	348' (106.1)	349	
D-2 (Rental Apt.)	27	conc.		196,560	21,840		4,315		218,400	222,715		287' (87.5)	301	
E-1 (Apartment)	22	conc.	173,625				2,000		173,625	175,625	66,962	236' (72.0)	184	
E-2 (Social Housing)	28	conc.				242,032		8,500	242,032	250,532		309' (94.2)	361	
F-1 (Apartment)	12	conc.	97,295						97,295	97,295	40,289	135' (41.0)	103	
F-2 (Apartment)	21	conc.	161,643						161,643	161,643		226' (68.9)	172	
G (Apartment)	6	Wood Frame	39,194						39,194	39,194	21,592	72' (21.8)	42	
H-1 (Apartment)	6	Wood Frame	35,169						35,169	35,169	25,958	73' (22.1)	37	
H-2 (Apartment)	6	Wood Frame	35,169						35,169	35,169		73' (22.1)	37	
			1,158,465	917,834	101,982	242,032	52,975	8,500	2,420,312	2,481,787			2,995	

Notes:
1- Refer to parcel pages for unit mix and average unit sizes.
2- Building height is measured from the base level of each parcel.



View looking North at Midblock Connection of Parcel C



HARIRI PONTARINI
ARCHITECTS



Owner

Grosvenor Property Canada

Architect

Hariri Pontarini Architects

Arcadis

Landscape Architect

PFS Studio

Sustainability

Introba Group

Transportation

Bunt & Associates Engineering

*Digital files of the Mayfair West have been provided.

Printed copies available upon request.



Grosvenor Property Canada	Hariri Pontarini Architects	Arcadis Vancouver	PFS Studio	Introba	Bunt & Associates Engineering
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