

FEATURES & SPECIFICATIONS

PIERO LISSONI × OAKRIDGE

FEATURES & SPECIFICATIONS

An urban enclave defined in equal terms by its landscape and its people, organized around a nearly 10-acre park with elegant towers extruding organically from the landscape; supporting a quality of life that draws on a past steeped in raw natural beauty to represent a future of social, environmental and cultural abundance. Oakridge will be a crossroads for living, working, connecting, learning, creating and exploring – cultivated by those who want to be part of what’s next.

Oakridge will include:

- A cultural hub that pays homage to human experience in all its forms
- 2,600 homes for nearly 6,000 residents
- Workspace for over 3,000 creative economy professionals
- More than 300 stores featuring the world’s most distinguished brands
- A unique culinary experience featuring local and global chefs reflecting the diversity of a multicultural global city
- One of Vancouver’s largest community centres
- Vancouver’s second-largest library
- A nearly 10-acre park made up of six integrated smaller parks
- The world-renowned Goh Ballet performing arts academy
- An incomparable variety of live music venues, including both indoor and outdoor performance spaces

Oakridge celebrates nature as an integral part of who we are and what makes Vancouver one of the most livable cities in the world. Its organic architecture and comprehensive infrastructure will support an intuitive and serendipitous way of life that evolves constantly, naturally and flexibly. Our vision of Oakridge is a testament to the ability of man and nature to coexist. A place for life to unfold.

LOCATION

Oakridge is at the geographic centre of Vancouver, equidistant between downtown and the international airport. It’s connected to both by the Canada Line, Vancouver’s north-south rapid transit line and is on one of the city’s most important transportation corridors. It sits amidst the most valuable residential real estate in Canada, in one of the most sought-after locations in the world.

- 15 minutes to Downtown
- 15 minutes to YVR
- 20 minutes to UBC



THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING CAN ONLY BE MADE BY WAY OF DISCLOSURE STATEMENT. E & O.E. PLANS AND RENDERINGS ARE NOT TO SCALE AND ALL FEATURES, DIMENSIONS, SIZES, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. FOR CERTAINTY, THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES, ALTERATIONS, MODIFICATIONS AND SUBSTITUTIONS IN ITS SOLE DISCRETION. E & O.E. THE DEVELOPER DOES NOT GUARANTEE THAT ANY OF THE ITEMS OR SERVICES CONTEMPLATED IN THIS DOCUMENT WILL BE PROVIDED AND RESERVES THE RIGHT, IN ITS SOLE DISCRETION, TO ELECT NOT TO PROVIDE ANY SUCH ITEMS OR SERVICES.



EDUCATION

Oakridge is at a prime location in the heart of Vancouver, in close proximity to several of Canada's best secondary and post-secondary educational institutions.

Crofton House: 8 minutes
St. George's: 12 minutes
Vancouver College: 5 minutes
York House: 7 minutes
Little Flower Academy: 5 minutes
SFU, UBC, BCIT (Downtown): 15 minutes
UBC: 20 minutes

COMMUNITY CENTRE

The Oakridge Community Centre is envisioned as the cultural anchor of the community, as much a public square as a building. Designed to operate seven days a week as a multi-use centre branching off from the main lobby, its dynamic range of programs, services, and activities will cater to the unique needs of the Oakridge community. Amenities include athletic and community meeting facilities, a library, a daycare centre, cultural spaces, a 55+ plus activity centre, and youth services. At over 100,000 square feet, the Oakridge Community Centre will be the largest of its kind in Vancouver.

SUSTAINABLE LIVING

Every aspect of Oakridge has been designed to be energy inter-dependent. The elevators and escalators generate electricity as they move, which is then captured and stored for future use. Solar panels on the residential towers capture energy and turn it into electricity that can be used to light the park. A new urban woodland will be created by planting 1,400 trees and restoring what was once a natural enclave at the heart of the city.

Oakridge will be heated and cooled by a neighbourhood energy system designed and operated by Creative Energy. With support from our development partner QuadReal and in partnership with Corix, Creative Energy is designing a system that will provide reliable low-carbon energy to Oakridge and the surrounding area. Greenhouse gas emissions will be reduced by nearly 70 percent compared to conventional natural gas boilers or electric chillers, the equivalent to taking 1,325 cars off the road annually.

The Oakridge Aquifer (also called the Quadra Sands Aquifer) is contained in a layer of coarse sand and gravel that is roughly 12 to 28 metres thick, 14 kilometres long and 6 kilometres wide. Regularly recharged by Vancouver's generous rainfall, this water is naturally filtered through upper layers of soil, silt and sand, and protected from air-source bacteria that can be found in surface reservoirs. By using this fresh, pure water to irrigate the nearly 10-acre Oakridge park, operate water features, flush toilets, and generate cooling, Oakridge can save nearly 77,000 cubic metres of fresh water from the Capilano Reservoir every year. That's enough water to fill 30 Olympic-size swimming pools.

PARK

At nearly 10 acres, the park will form the connective tissue of Oakridge, uniting all programs and user groups across the site, while weaving nature into the lives of residents and visitors. We envision every element of a vibrant city integrated and interconnected into a complete community anchored within a lush, biodiverse urban forest.

The park will include a one-kilometre running loop, community gardens, playgrounds, and on-site agriculture.



THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING CAN ONLY BE MADE BY WAY OF DISCLOSURE STATEMENT. E & O.E. PLANS AND RENDERINGS ARE NOT TO SCALE AND ALL FEATURES, DIMENSIONS, SIZES, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. FOR CERTAINTY, THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES, ALTERATIONS, MODIFICATIONS AND SUBSTITUTIONS IN ITS SOLE DISCRETION. E & O.E. THE DEVELOPER DOES NOT GUARANTEE THAT ANY OF THE ITEMS OR SERVICES CONTEMPLATED IN THIS DOCUMENT WILL BE PROVIDED AND RESERVES THE RIGHT, IN ITS SOLE DISCRETION, TO ELECT NOT TO PROVIDE ANY SUCH ITEMS OR SERVICES.



THE KITCHEN

Inspired by the great traditional food halls of Europe and the more contemporary ones in Asia, the food hall at Oakridge aspires to be a destination for global cuisine.

The Kitchen will be anchored by over twenty kiosks overseen and run by culinary talent from around the world. In addition to housing an unprecedented selection of curated food options, the 65,000-square-foot main Food Hall will also feature a mezzanine with a 32,000-square-foot brew pub. Combined, all of these elements will come together to make the Kitchen one of the largest, most interesting culinary venues in the world.

MUSIC

Oakridge will provide a variety of music venues and a breadth of live-music programming that will rival the great performance spaces in any of the world's cultural capitals.

In the park, there will be three outdoor music venues, for anywhere from 500 to 2,500 people. Indoors, a dedicated, world-class live-music venue will program 300 performances a year. Inside the centre, there will be five more music venues: on the high street, in the living room (the major mixing chamber just inside the main entrance), and in each of the other two mixing chambers. When you add all of these venues together, there will be more than 100 acts performing each week.

DANCE

As a permanent institution at Oakridge, Goh Ballet will leverage unparalleled new facilities to combine dance, education, and performance into a world-class performing arts centre. Goh Ballet and its students will make a significant contribution to the way people express, view, and enjoy art day-to-day at Oakridge. The plan for Goh Oakridge includes everything from regular ballet performances in the park and in Oakridge's three major mixing chambers, to collaborations with musical performers, workshops, drop-in classes and exhibitions.

APPLE X OAKRIDGE

Oakridge will begin its new life as the best-connected neighbourhood in the city – maybe the country. Apple has selected Vancouver as one of their top 100 global cities. They have committed to investing in these cities long term for future technological innovations and collaborations. The Apple Store at Oakridge will be a hub for education, learning and connecting for residents, visitors and workers alike, and will feature a lecture hall, studio, and lab.

All homes at Oakridge will come standard with smart home accessories that work with Apple HomeKit, making it possible to cue a whole range of home functions with a few taps on your iPhone/ iPad using the Apple Home app, or with a quick voice command by simply asking Siri on your HomePod to turn on the lights, adjust the temperature, cue the music, or see who's at the door.



THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING CAN ONLY BE MADE BY WAY OF DISCLOSURE STATEMENT. E & O.E. PLANS AND RENDERINGS ARE NOT TO SCALE AND ALL FEATURES, DIMENSIONS, SIZES, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. FOR CERTAINTY, THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES, ALTERATIONS, MODIFICATIONS AND SUBSTITUTIONS IN ITS SOLE DISCRETION. E & O.E. THE DEVELOPER DOES NOT GUARANTEE THAT ANY OF THE ITEMS OR SERVICES CONTEMPLATED IN THIS DOCUMENT WILL BE PROVIDED AND RESERVES THE RIGHT, IN ITS SOLE DISCRETION, TO ELECT NOT TO PROVIDE ANY SUCH ITEMS OR SERVICES.



THE FUTURE OF RETAIL

Oakridge will be a social centre, known for creating experiences. People will find the future of retail at Oakridge because that's where they will also find their friends and neighbours here, they will listen to music, eat fine food, watch dancers in the park and be able to enjoy the city's most interesting and surprising collection of public art created with an \$8m public art contribution. Convenience and curated retail will be a parts of Oakridge but they will be two of many, interesting and integrated reasons to come here. We hope with Oakridge to create a place that people will come to because their lives will be enriched.

WORKSPACE

The new Oakridge plan adds approximately half a million square feet of new workspace, oriented towards the creative economy and the wellness and medical professions. This space, which will increase employment numbers from 450 to over 3,000, is distributed amid the project's almost 10 acres of park. Added to the 3,600 jobs associated with the expanded shopping centre, this new workspace will create employment opportunities for people who will live at Oakridge, as well as for the growing population in the surrounding Cambie corridor.

STORAGE

Available for lease upon completion.

MAINTENANCE FEE

Approximately \$0.83 per square foot.

- Geothermal exchange central air-conditioning, heating, and water
- Concierge services include 24hour front desk, parcel receipt and delivery, in-suite dining experience from the Oakridge Kitchen, and BMW bike-share program

MOBILITY

Oakridge will offer an unprecedented range of options and services.

Valet Service

- Valet Membership
\$188 monthly***
Electrical Vehicle \$228 monthly***
with compatible adapters
- One Bedroom waitlist enrollment
- Two Bedrooms include one valet membership
- Three Bedrooms include two valet memberships
- Underground bike silos or bike rooms for residents to access to their own bicycles

Oakridge Car Share Club

- \$200 monthly*** credit allowance to operate Oakridge's fleet of luxury vehicles

BC TransLink Compass Card

- 1-Zone transit pass per household for first two years of home ownership

HOME DEPOSIT

1. \$50,000 bank draft or certified cheque with Contract of Purchase and Sale and increase to 10% of Purchase Price within 7 days;
2. 10% of Purchase Price payable 30 days following receipt of the Building Permit Amendment and the Financing or the date that is 6 months from Contract Date;
3. 5% of Purchase Price 12 months after the Second Deposit.

* SELECT UNITS

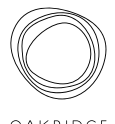
** SELECT BUILDINGS *

** ESTIMATE



westbank²⁹

THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING CAN ONLY BE MADE BY WAY OF DISCLOSURE STATEMENT. E & O.E. PLANS AND RENDERINGS ARE NOT TO SCALE AND ALL FEATURES, DIMENSIONS, SIZES, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. FOR CERTAINTY, THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES, ALTERATIONS, MODIFICATIONS AND SUBSTITUTIONS IN ITS SOLE DISCRETION. E & O.E. THE DEVELOPER DOES NOT GUARANTEE THAT ANY OF THE ITEMS OR SERVICES CONTEMPLATED IN THIS DOCUMENT WILL BE PROVIDED AND RESERVES THE RIGHT, IN ITS SOLE DISCRETION, TO ELECT NOT TO PROVIDE ANY SUCH ITEMS OR SERVICES.



PIERO LISSONI X OAKRIDGE

OVERVIEW

Number of Homes: 248

Estimated Completion Date: Early 2024

Piero Lissoni, a renowned Italian interior designer with an international practice, was selected to do the interior design for Building 4 at Oakridge. With 42 floors, 318 residential units, and 4 high-speed elevators, Building 4 is one of the tallest residential towers within the Oakridge complex. Lissoni's design approach for the lobby, the building amenities, the rooftop garden, and all the homes was entirely informed by the proximity and connectivity to the majestic beauty and singular topography of the Pacific Northwest – the dense forests, tree variations, and mountain tops visible on the horizon when the fog breaks. The stunning view that every home and public space in this building offers is the centrepiece around which Building 4 is designed.

INTERIOR DESIGN FEATURES

LIVING

- Dark oak millwork in selected units
- Motorized sun shades; black-out sun shades in bedrooms
- Triple pane curtain wall for added thermal and acoustic performance
- Engineered oak wood flooring

KITCHEN

- A self-contained Boffi On/Off kitchen unit, gives residents the ability to tuck away their kitchen or keep it open, with a button to open or close a garage-like door

- All the functionality of the kitchen lives within a sleek cabinet with two finish options: a lead colour metal finish or dark wood finish
- The interior of the kitchen when unveiled is stainless steel including the countertop and backsplash and sides
- LED lighting, integrated shelving units and integrated hood fan
- Miele 24" / 32" / 37" induction cooktop
- Miele 24" speed oven
- Miele 24" / 30" oven
- Miele fully-integrated dishwasher with custom panel
- Miele 24" / 30" / 36" fridge
- Boffi hood fan
- Engineered oak wood flooring

MASTER BEDROOMS

- Bedrooms designed to feel light and spacious with open closets and glass instead of traditional walls
- Custom-designed glass storage closets by Piero Lissoni

MASTER BEDROOMS

- Built-in bathtub with dark natural stone, with contrasting finish of honed tub deck and textured tile surround
- Custom shower tray with a matching textured dark natural stone finish
- Dark natural stone integrated sink and countertop
- Dark wood vanity
- Wood-like flooring



THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING CAN ONLY BE MADE BY WAY OF DISCLOSURE STATEMENT. E & O.E. PLANS AND RENDERINGS ARE NOT TO SCALE AND ALL FEATURES, DIMENSIONS, SIZES, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. FOR CERTAINTY, THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES, ALTERATIONS, MODIFICATIONS AND SUBSTITUTIONS IN ITS SOLE DISCRETION. E & O.E. THE DEVELOPER DOES NOT GUARANTEE THAT ANY OF THE ITEMS OR SERVICES CONTEMPLATED IN THIS DOCUMENT WILL BE PROVIDED AND RESERVES THE RIGHT, IN ITS SOLE DISCRETION, TO ELECT NOT TO PROVIDE ANY SUCH ITEMS OR SERVICES.

