

Passive House building with shifting façade could replace Cambie Corridor gas station

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Livable



A new seven-storey, mixed-use building has been proposed for the site of a former Chevron gas station at 3220 Cambie Street in Vancouver’s Cambie Corridor. The gas station closed in March 2017 and has since been transformed into a temporary community garden.

The proposal by Wesgroup Properties features a mid-rise residence with 53 condominium units, three levels of underground parking, and 9,678 square feet of ground-floor commercial space.

Designed by IBI Group Architects, the building would feature a unique architectural expression consisting of shifts, setbacks and recessed elements in its façade.

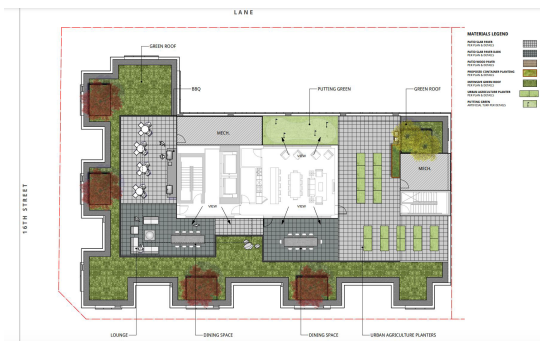
The effect is created by distinct window, balcony and shadow impact on adjacent properties and help break down the building’s overall mass.



“We believe that buildings can serve as a bridge between people, nature, culture and histories, and that inspiring surroundings have a positive effect on people’s lives,” reads the design rationale. “Careful attention to detail on both a macro and micro level has resulted in a striking, distinctive building — one that is experimental yet elegant.”

Building on its quest for enhanced livability, the development would meet the highest energy standards under the City’s Green Buildings Policy, utilizing passive strategies that help create comfortable and inviting living environments, while simultaneously reducing energy use and emissions. For

example, vertical setbacks allow for corner windows in every unit to maximize daylight and natural ventilation as horizontal shifts create shaded outdoor living spaces for residents to enjoy year-round.



“Placing the experience of the individual as central to driving the building’s form and expresses a focus of architectural excellence,” adds the design rationale. “This means shaping the building to provide maximum access to daylight, natural ventilation, strong exterior connectivity, adaptability and thermal comfort for the user.”

Inside, the unit breakdown consists of 24 one-bedroom suites, 24 two-bedroom suites and five three-bedroom suites. Planned amenities include a party room/lounge and a sprawling rooftop terrace with a putting green, urban agriculture gardens, barbecue area and dining spaces.

In the neighbourhood, Heather and Seventeenth has move-in ready condos priced from \$1,998,900, while Campbell Residences offers townhomes from \$1,798,000.

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