

# TRANSIT - ORIENTATED DEVELOPMENT

CROSS ROADS,  
VANCOUVER, BC

AUCKLAND  
DESIGN MANUAL

TE PUKA WHAKATAIRANGA I A TAMAKI MAKAURAU

BUILDINGS + SITES // HOUSING CASE STUDY

**Cross Roads**  
Vancouver, BC, Canada



# OVERVIEW

A transit oriented development that incorporates a wide range of functions, including large and small format retail, commercial space and residential units and a landscaped podium roof. A mix of uses in the truest sense of the word in a dense urban environment.

## PROJECT SUMMARY

Developed in anticipation of the new Canada Line and the Cambie Rail Station just across the road, Crossroads is a mixed use development that has a two storey podium with two 8 storey towers, one residential and the other offices. The podium covers most of the site and contains a mix of retail and commercial uses. It is located 15 minutes south of downtown and is a leading example of transit-oriented, mixed use development in Vancouver.

It sits on a large corner site on a block, with street boundaries along two main arterials and a smaller connector street, at the intersections of West Broadway and Cambie Street, diagonally opposite a train station on the Canada line. The complex also benefits from location on bus routes along Broadway and Cambie Street.

The project incorporates retail along the lower floors to all three streets, offices on the first and the two towers that rise from this podium. The residential block with 88 apartments runs north-south with double banked apartments facing east or west. They are set back from the main arterial. Residents have access to a landscaped roof garden, and all units have balconies with excellent views over the city. The development is home to large scale retailers Wholefoods and London Drugs, as well as other smaller retail and commercial businesses. All street interfaces connect directly to these retail outlets. The project is LEED Gold certified, integrating environmental design and green technologies, including green wall and roofs.



Cross Roads at the intersection of Broadway and Cambie Street, viewed from the *Skytrain* station entrance

## KEY PROJECT INFORMATION

HOUSING TYPE  
**MIXED-USE**

DENSITY  
**111 DW/HA**

**Note: apartments only  
constitute 27% of the total floor  
area.**

ARCHITECT & DESIGN TEAM  
**BUSBY PERKINGS + WILL;  
LEDCOR CONSTRUCTION LTD**

YEAR COMPLETED  
**2009**

SITE AREA  
**7904 sq.m. (approx)**

14,000 sq. m retail space

8,500 sq. m apartments and town  
homes

8,500 sq. m office space

PROJECT TYPE  
**8 STOREY RESIDENTIAL  
TOWER; 8 STOREY OFFICE  
TOWER; RETAIL GROUND  
FLOOR**

Office space is subdividable to  
suit tenants & several large retail  
tenants including Wholefoods  
Supermarket and London Drugs.

88 Apartments, 2 and 3  
bedroom apartments in a  
number of sizes and variations.

PARKING  
**BASEMENT – ACCESS FROM  
REAR LANE**

Parking for retail, office and  
apartments.

CLIENT/DEVELOPER  
**PCI DEVELOPMENT CORP.**

PRICE BAND  
**MEDIUM**

# UNDERSTANDING THE NEIGHBOURHOOD

1. Cross Roads sits on West Broadway, a major arterial road running east-west across this part of Vancouver. Envisaged as a development corridor, sites immediately fronting Broadway are zoned for intensification by mixed uses including residential, retail and commercial functions. This rezoning was a catalyst for this development. Beyond the sites immediately adjacent to Broadway are lower density residential areas, many of which present future intensification opportunities.
2. Broadway has more or less a continuous retail/commercial frontage providing a wide range of shops, cafes, restaurants and other services, and Cross Roads adds to this activity.



Viewing south across Broadway from the first level of Cross Roads, that contains commercial office spaces. .



## GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

1. The development fronts three streets, this view to the east façade across Cambie Road, and up the smaller W 8<sup>th</sup> Street.
2. The podium contains the retail space over two floors, and responds to the slope down Cambie Street. The lower floor contain the deeper space required by the supermarket and opens to the lower West 8<sup>th</sup> Street.
3. Parking is provided in a basement accessed off West 8<sup>th</sup> Street.
4. The upper podium has smaller retail units, all fronting West Broadway.
5. The office tower.
6. The residential tower. The space between the two buildings is landscaped and used by the office workers and residents.
7. Two-storey townhouses.



View of the development from the east across Cambie Street.

## GETTING IT RIGHT STREET TO THE FRONT DOOR

1. The residential apartments are entirely contained within the double loaded residential tower, facing either east or west.
2. Two-storey town houses are located above the supermarket. Note the green wall/vertical landscaping on the supermarket façade.
3. The public entrance to the residential units is off the quieter West 8<sup>th</sup> Street.



View of the development from West 8<sup>th</sup> Street (that faces north with views over the city and harbour). The lower floor contain the supermarket (behind 'vertical landscaping'), above which are located the two-floor townhouses.



## GETTING IT RIGHT RETAIL INTERFACE

1. The retail frontage to West Broadway. Retail units are set back from the site boundary (marked in red). This widens the public footpath (an area that contains bus stops), creates outdoor seating areas for cafes, and with new street trees contributes a new public space to this part of the city.
2. Commercial space tailored for medical services is accommodated on the 1<sup>st</sup> floor above.



View along the widened footpath that contributes a new public space to this busy transit interchange.  
Site boundary shown in red.

## GETTING IT RIGHT RETAIL INTERFACE

1. The supermarket on the lower ground floor is accessed off West 8<sup>th</sup> Street.
2. Quality restaurant above, with sweeping views across the city and harbour to the north.
3. Broadway has a series of smaller retail tenancies to provide a mix of uses along the street frontage. This also provides a finer 'grain' of shop fronts, which responds to the pattern of development along traditional high streets.



View from W 8th Street, showing the entrance to the supermarket at street level, and the restaurant above.



# GETTING IT RIGHT THE BUILDING

1. The building has three elements: the two floor retail podium opening to West 8<sup>th</sup> Street at the lower level, and to West Broadway at the upper level (as seen here). The set-back from the street widens the footpath into a small public space. A large building with 31,000 sqm of space, the visual separation of the three elements reduces its scale.
2. The office tower is located at the busy (and noisy) road intersection.
3. The residential tower is set back from the street, facing east and west. This provide for a less noisy location, and overlooks a shared landscaped garden on the roof over the commercial podium.



View of the development across Broadway from the entrance to the underground Cambie Street rail station on the Canada Line.

# GETTING IT RIGHT OUTDOOR SPACES

1. The roof over the commercial podium is landscaped and provides an outdoor recreation space for the occupants of the office tower (see here), and the residential block beyond. It is a large space that adds a significant amount of amenity to the development and a respite from the busy urban environment.



View of the landscaped garden over the commercial podium.  
(Source: <http://pci-group.com/PCIprojects/crossroads/>)



# GETTING IT RIGHT ACCOMMODATING THE CAR

1. There is one access to the three story underground parking garage off the lower street, West 8<sup>th</sup> Street. Parking is available for both office tenants and apartment residents. The garage entrance also provides access for the rubbish collection areas and rubbish bins for municipal collection. Next to the garage is an additional entry to the service area/loading dock for the commercial and retail tenancies.



Entrance to service areas and three storey basement parking.

# GETTING IT RIGHT THE SITE

1. The development site - shown in red.
2. West Broadway
3. Cambie Street
4. West 8<sup>th</sup> Street
5. Cambie Street rail station entrance.

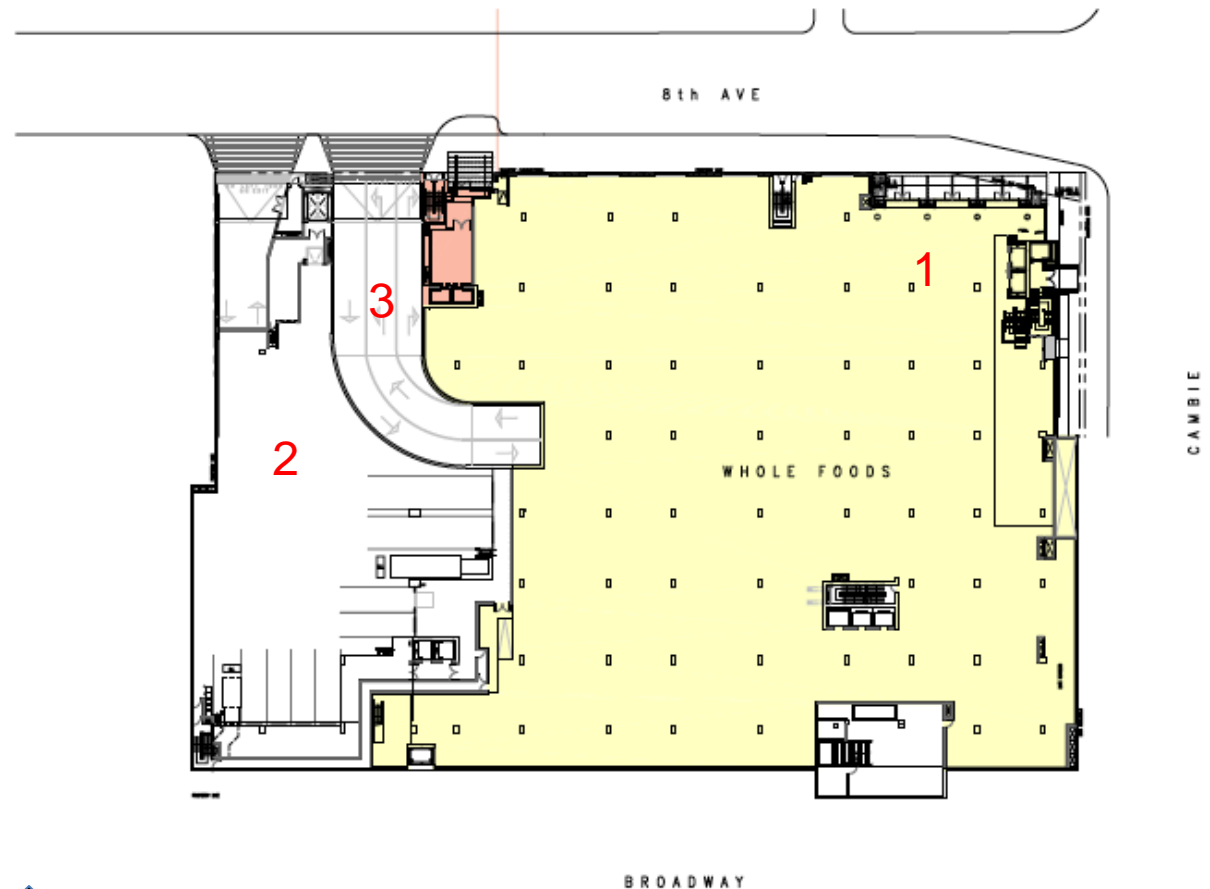


The building shown in its context (Source: Google Earth)



## GETTING IT RIGHT SITE PLAN

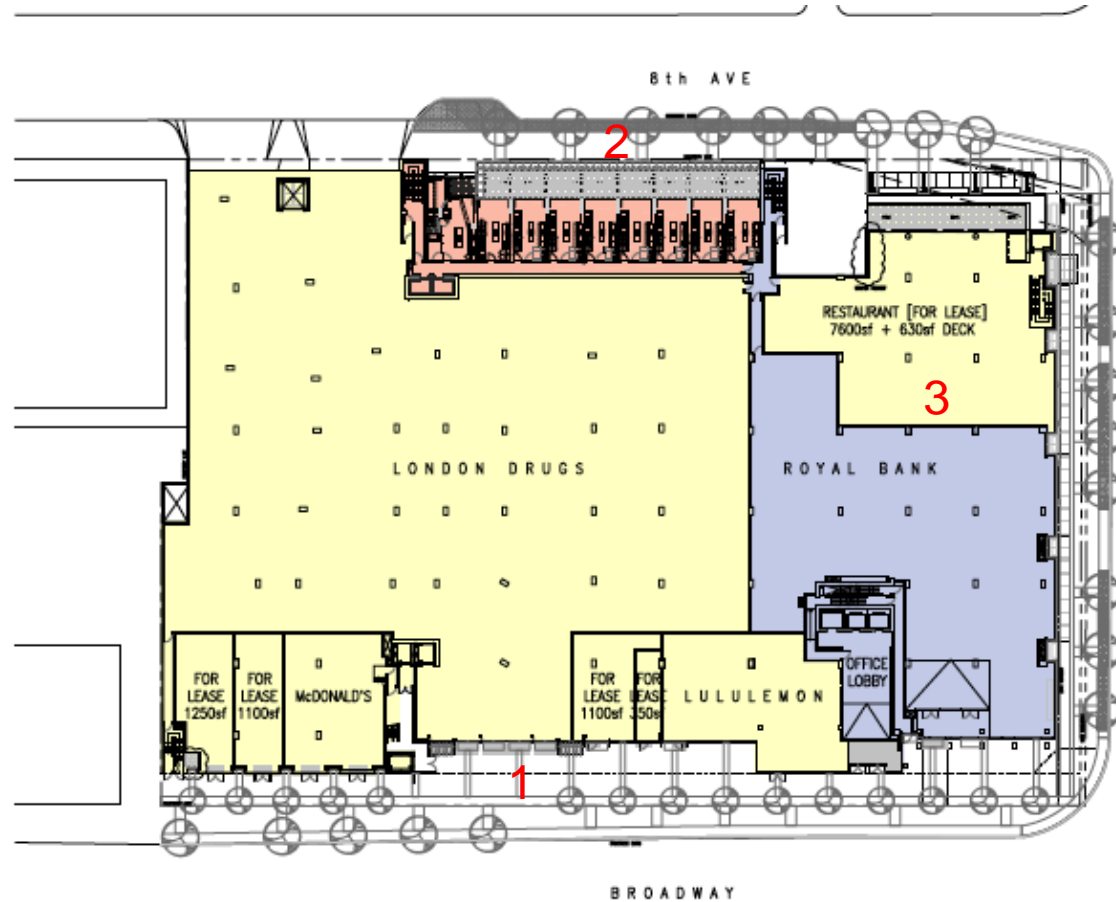
1. Supermarket (entrances off the corner of Cambie Street and W 8<sup>th</sup> Avenue.
2. Service bay
3. Entrance to basement parking levels



Lower ground floor plan occupied by a supermarket, and service bay for the retail and commercial units.  
(Source: <http://www.jodiwigmore.com/crossroads/>)

# GETTING IT RIGHT SITE PLAN

1. Mix of retail units fronting Broadway, set back from the site boundary to widen the footpath and create a small public space.
2. Townhouses
3. Restaurant

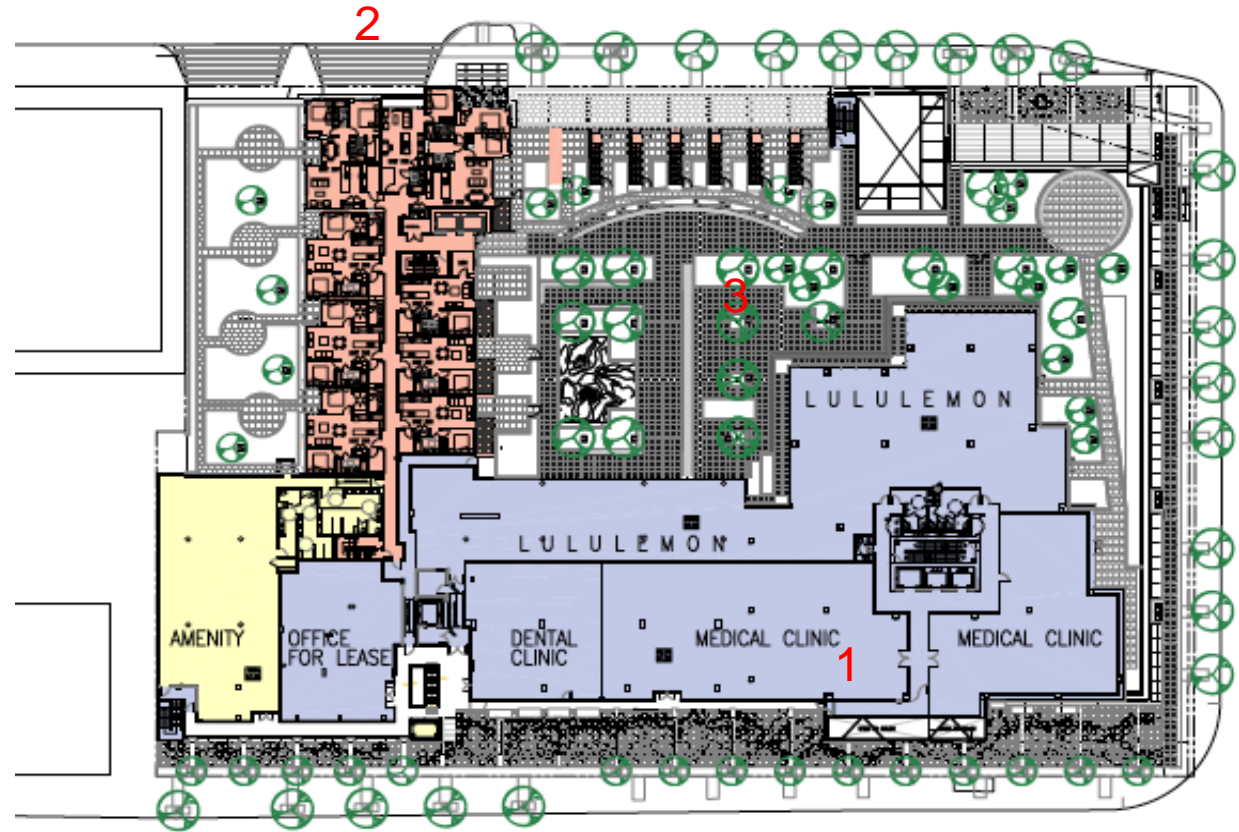


Upper Ground floors fronting Broadway.  
(Source: <http://www.jodiwigmore.com/crossroads/>)



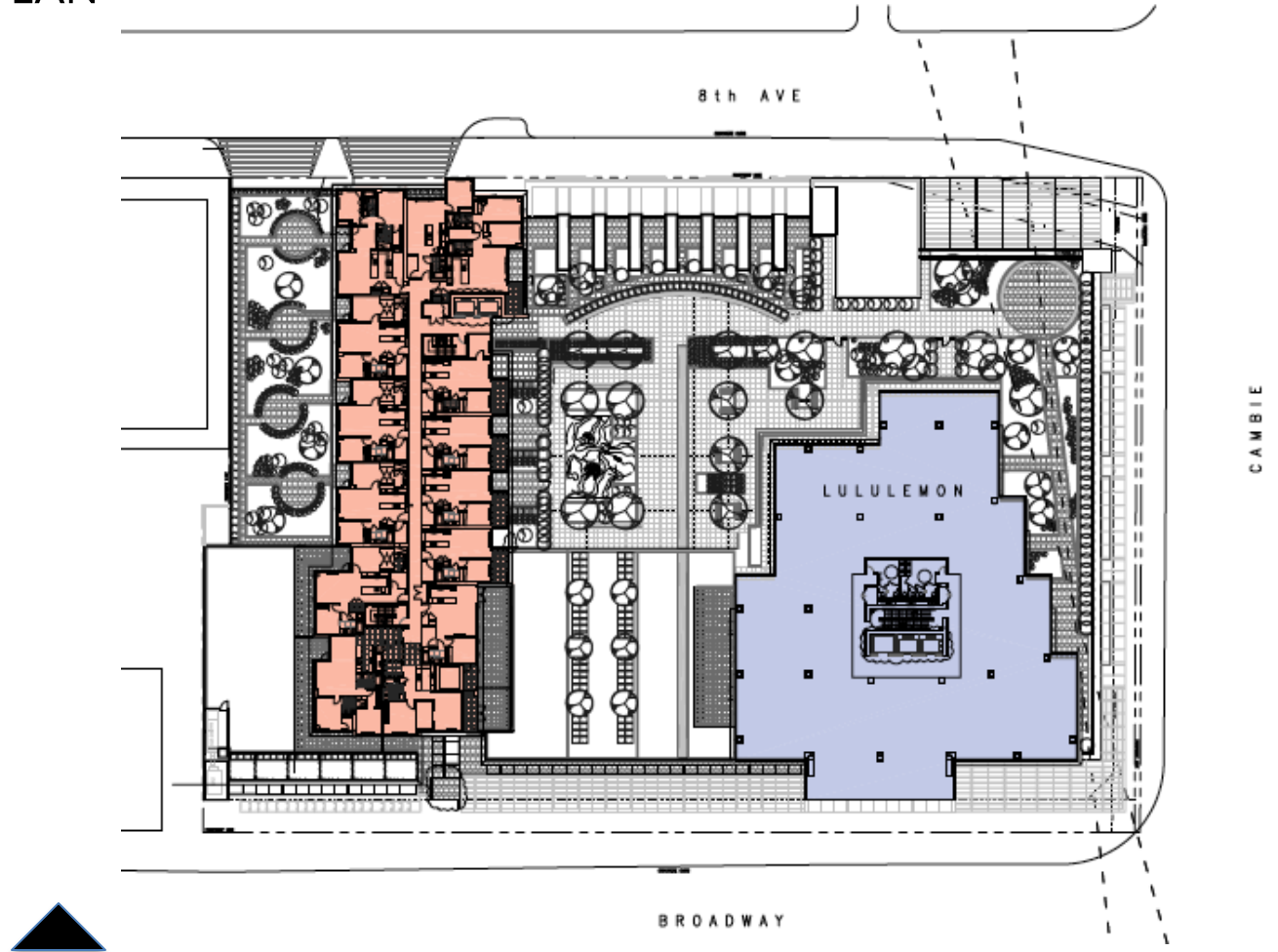
## GETTING IT RIGHT SITE PLAN

1. Commercial space at 1<sup>st</sup> floor level fronting Broadway to the south.
2. Lowest floor of the residential tower.
3. Landscaped open space between the office building and apartment block.



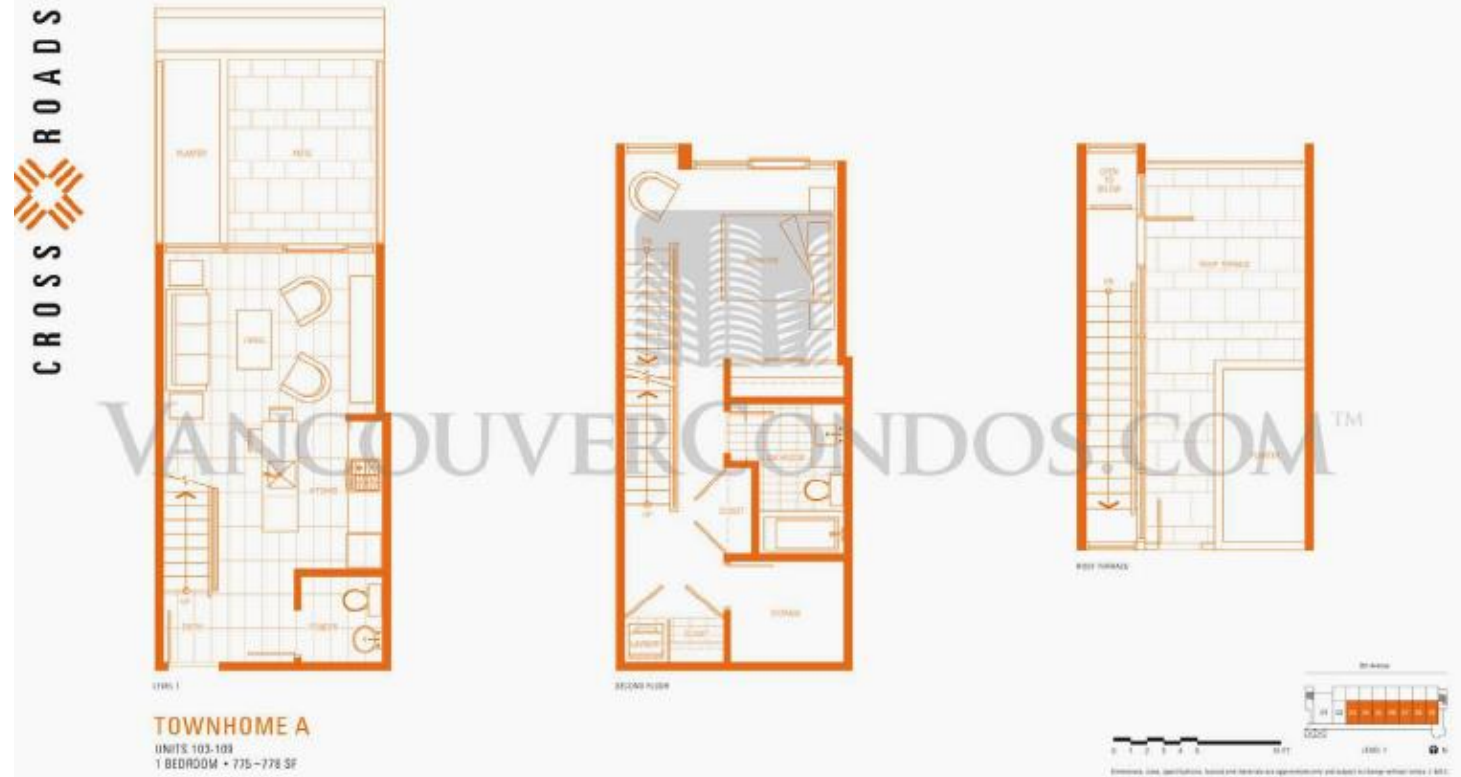
First floor podium with commercial space facing Broadway, and landscape roof providing a shared recreation area for residents and tenants. (Source: <http://www.jodiwigmore.com/crossroads/>)

## GETTING IT RIGHT SITE PLAN



Typical floors to the Residential and office towers. Source: <http://www.jodiwigmore.com/crossroads/>

# GETTING IT RIGHT FLOOR PLANS



Townhouse Plans, showing from left, lower floor (living), upper floor (bedroom/workspace), and roof garden.  
(Source: <http://www.jodiwigmore.com/crossroads/>)



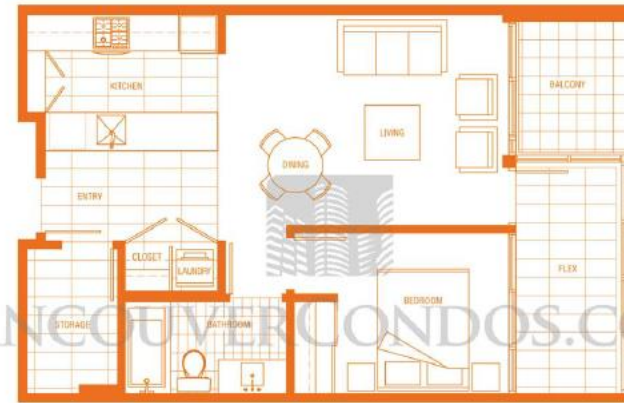
# GETTING IT RIGHT FLOOR PLANS



One bedroom apartment facing north at the end of the residential tower.  
(Source: <http://www.jodiwigmore.com/crossroads/>)

# GETTING IT RIGHT FLOOR PLANS

CROSS  
ROADS



Note: Please refer to architectural drawings for patio area in suite 302.303

## PLAN D

UNITS 302-303, 402-404, 502-504, 602-604, 702-704 + 802-804  
1 BEDROOM + FLEX • 651-662 SF

0 1 2 3 4 5 10 FT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.S.D.E.



One bedroom apartment with workspace and large balconies facing east.  
(Source: <http://www.jodiwigmore.com/crossroads/>)

# GETTING IT RIGHT FLOOR PLANS



Two-bedroom apartment with workspaces and balcony, facing west. Source:  
<http://www.jodiwigmore.com/crossroads/>



# REFERENCES

## Address

500 W Broadway, Vancouver, BC

**Latitude** 49° 15' 48.01" N  
**Longitude** 123° 6' 55.59" W

## Information sources

Andrew Grant, President PCI Group (Developers).

Crossroads: Live, Shop, Work

<http://www.jodiwigmore.com/crossroads/>

BC Condos

<http://bccondos.net/522-8#Details>

PCI Group – Crossroads

<http://pci-group.com/PCIprojects/crossroads/>

Case study by Errol Haarhoff and Lee Beattie, School of Architecture and Planning, University of Auckland, 2015.

All photographs are by the authors except where otherwise noted.

# AUCKLAND DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU

The Auckland Design Manual provides practical advice, best practice processes and detailed design guidance to enable us to design and build the world's most liveable city. The manual will enable us all to make informed choices, to build houses and develop our streets and neighbourhoods to not only look good but to ensure they are built to last, sustainable and give the best return on investment.

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