

Ōku
64|OAK

Advanced Preview Package

Ōku — THE CONCEPT OF
THE SPACE WITHIN

SOLID, STYLISH AND SMART

Ōku is west side living that explores the boundaries of thoughtful design and iconic architecture. Located at 64th and Oak, its striking form makes a visual statement at Vancouver's southern gateway. Situated in a prestigious west side neighbourhood that is traditionally residential, Ōku pairs enviable location with easy access to urban life.



YVR — 6 MIN

THE CENTRE
OF THE WESTSIDE

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VANDUSEN GARDENS — 5 MIN

SIR WINSTON CHURCHILL SECONDARY SCHOOL — 3 MIN

DOWNTOWN — 16 MIN

OAKRIDGE CENTRE — 5 MIN

QUEEN ELIZABETH PARK — 7 MIN

LANGARA GOLF COURSE — 5 MIN

MARINE DRIVE SKYTRAIN STATION — 4 MIN

MARINE GATEWAY SHOPS & SERVICES — 4 MIN



HIGHLY URBAN WITH A PEACEFUL SIDE

Located between the urban corridors of Granville and Cambie Streets, Ōku is situated within Vancouver's West Side that is made even more quiet with solid concrete construction. With an outstanding number of recreation opportunities, Oak Park is a lively and welcoming place just a few minutes' walk north, and the surrounding streets are leafy and tree-lined.

Urban amenities are also within easy reach. The walkable Marine Gateway offers shops, theatres, restaurants, and the Marine Drive SkyTrain station. McArthurGlen and Oakridge are only a few minutes' drive, and transit makes easy connections to YVR and downtown. This neighbourhood offers a number of prestigious schools that cater to students from ages Kindergarden to College.





EASY ACCESS TO SHOPS,
RESTAURANTS, PARKS, BIKE LANES,
TRANSIT... YVR AND THE
WORLD BEYOND.

**1 MARINE GATEWAY
4 MINUTE DRIVE**

A convenient hub for shops, services and restaurants, Marine Gateway also offers access to the Canada Line SkyTrain and Cineplex Cinemas.

**2 OAKRIDGE CENTRE
5 MINUTE DRIVE**

Today Oakridge is regarded as one of Vancouver's premiere shopping destinations, but its multi-phase re-development, slated for completion in 2026, will make it a city-wide destination.

**3 SOUTH GRANVILLE
9 MINUTE DRIVE**

One of Vancouver's oldest and most refined shopping districts, South Granville offers shops, restaurants, galleries and one-of-a-kind antique stores.

**4 RICHMOND
6 MINUTE DRIVE**

Richmond's Asian cuisine is world-renowned. It also offers access to shopping centres, the Night Market, Richmond Olympic Oval and the River Rock Casino.

**5 MARPOLE
4 MINUTE DRIVE**

Banking, grocery stores and restaurants conveniently located on Granville Street at 70th Ave.

6 MIN



YVR Airport Station

Templeton Station



SOUTH GRANVILLE

Shopping, bistros, restaurants, antiques and galleries.

16 MIN
TO DOWNTOWN

7 MIN
TO QUEEN ELIZABETH PARK



ENERGY SMART THINKING

To create a sophisticated, energy wise building, we began with its building envelope – the Ōku shell. Its high-performance design, which exceeds LEED Gold rating, maximizes both heating and cooling; minimizing heat loss in the winter, and heat gain in the summer.

Details like high-efficiency LEDs throughout and parkade occupancy sensors take efficient thinking to every corner of the design.





KITCHENS FEATURE THOUGHTFULLY
DESIGNED LAYOUTS THAT ARE AS
PRACTICAL AS THEY ARE BEAUTIFUL.

REFINED KITCHEN LAYOUTS

Stylish kitchens are European in outlook with fully-integrated, chef-ready Bosch appliance packages. Cabinetry is streamlined, efficient and offers an elegant look that also maximizes storage space. Blanco Silgranit® undermount sinks in each unit anchor beautiful quartz countertops and over-sized tile backsplashes. Öku's commitment to smart design makes kitchen spaces well-equipped for entertaining, and practical for everyday use.

Dark Kitchen Scheme Shown

THE KITCHENS HAVE BEEN CRAFTED TO MAKE ANY CHEF PROUD.

THOUGHTFUL LIVING SPACES

With over-height ceilings stretching upward, living spaces feel airy and are accentuated by tall windows allowing maximum light.

Select homes include moveable wall systems that add functionality of a live/sleep room allowing residents to customize how they want to live.

Light Kitchen Scheme Shown



FEATURES

MODERN WEST SIDE LIVING

- Convenient central location in a well established Vancouver West neighbourhood
- Sweeping views south to the Fraser River & Gulf Islands, north to the city and North Shore mountains

STUNNING AND SMART WEST SIDE HOMES

- Quiet living that comes with solid concrete construction
- Elegant and balanced design by award winning Arno Matis Architecture
- Easy home access with two high speed elevators per building
- All-season comfort with air-conditioning in all homes
- Central west side location at Oak St. & 64th
- Enjoy relaxing greenspace at Oak Park just one block away
- Urban access with a 15 minute walk to Canada Line Marine Drive Station
- Close to west side school catchments. David Lloyd George Elementary School is just five blocks away
- Sir Winston Churchill Secondary School is a 14 minute walk
- Kids playground and fitness centre at Marpole Oakridge Community Centre

CONVENIENT CENTRE OF THE WEST SIDE

- 16 minutes from Downtown Vancouver
- 5 minutes to Oakridge Centre, VanDusen Garden & Langara College
- 7 minutes to Queen Elizabeth Park
- 6 minutes to Vancouver International Airport
- 12 minutes to Richmond Centre

AMENITY HUBS AT MARINE GATEWAY AND GRANVILLE STREET

- Hop on the Canada Line at Marine Gateway for quick trips
- Pick up groceries at T&T market or Safeway
- Movie nights at VIP Cineplex
- Get in a work out at Fitness World
- Multiple bank branches for in-person needs
- Unlimited restaurant choices from quick serve to high end

GOURMET KITCHENS

- Sleek and striking, polished quartz countertops
- Statement-making large format porcelain backsplash
- Soft-close doors and drawers for a calm, quiet kitchen
- Design refinements extend to cabinet interiors in warm birch
- Under-cabinet lighting creates a dramatic kitchen mood
- Single bowl, undermount BLANCO SILGRANIT® sink with a Kohler faucet form a kitchen focal point
- Easy eco-consciousness with a convenient integrated recycling centre pullout

APPLIANCE PACKAGES

- **Urban-1 bedroom, 1 Bedroom, and Urban-2 Bedroom Appliance Package:**
 - 24” Bosch induction cooktop
 - 24” Bosch wall oven
 - 24” Bosch fully integrated refrigerator
 - 24” Bosch hood fan
 - Built-in Panasonic Microwave
 - Bosch fully integrated dishwasher
 - 27” LG Washer and Dryer

- **2-Bedroom, 3-Bedroom, Sub-Penthouse, and Penthouse Appliance Package:**
 - 30” Bosch induction cooktop
 - 30” Bosch wall oven
 - 30” Bosch fully integrated refrigerator
 - 30” Bosch hood fan
 - Built-in Panasonic Microwave
 - Bosch fully integrated dishwasher
 - 27” LG Washer and Dryer

LUXURIOUS INTERIORS

- Exquisite interiors designed by Portico Design Group
- Two contemporary colour palettes (Light and Dark) elevate each home
- Wide plank, engineered hardwood flooring (7.5”) for a lavish feeling
- An opulent sense of space with over-height ceilings
- Recessed downlighting creates accents and feature areas
- Convenient custom roller shades tailor exterior light for every home
- Sound dampening features like solid core laundry closet door
- Refined details like solid core shelving in all closets

ELEGANT BATHROOMS

- Refined and resilient, glazed porcelain large format floor and wall tiles with integrated wall accents and tub/shower surround
- Ceramic tub/shower surround enclosed by a sleek frameless glass door
- Smart and strong, polished chrome Kohler shower fixtures and faucets
- Roomy, full-sized Kohler soaker tub with sloped back rest for total relaxation

- Polished quartz countertops sit atop vanities designed to maximize storage space
- Water-efficient Kohler dual flush toilets
- Mirrored medicine cabinet in ensuite provides easy access, extra storage

PRIVATE AMENITIES

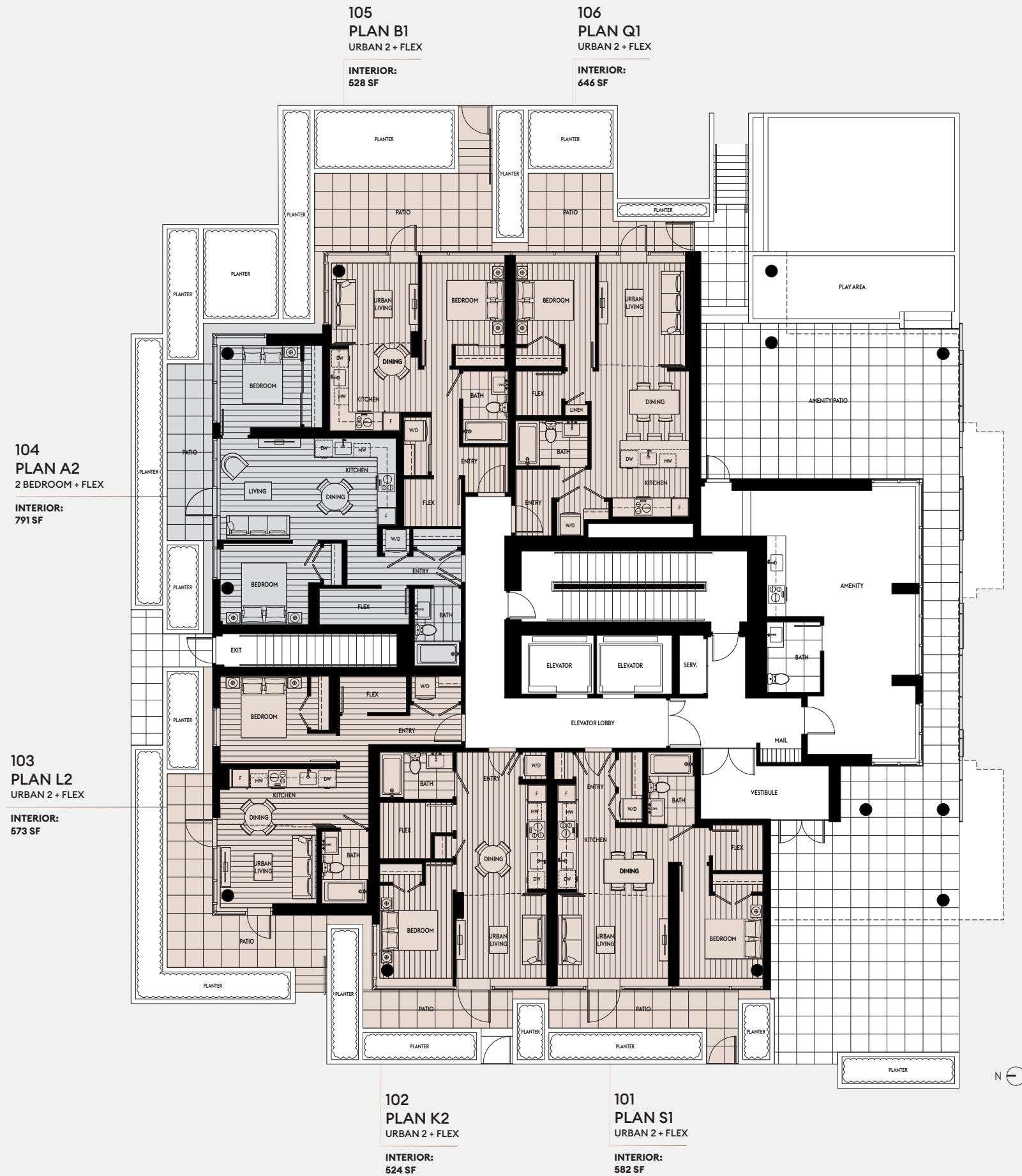
- Smartly equipped fitness studio for workouts and maintaining a healthy lifestyle
- Modern, co-working spaces for entrepreneurs, freelancers, small businesses and those working from home
- Well-appointed community lounge with convenient kitchenette, large screen TV, comfortable couches and access to the partially-covered, landscaped play area

OPTIONAL UPGRADE

- Cozy and quiet wool carpeting in each bedroom

PEACE OF MIND

- Take comfort in Pacific Home Warranty’s comprehensive protection
- 2 year warranty for materials, 5 year warranty for building envelope, 10 year warranty for structure

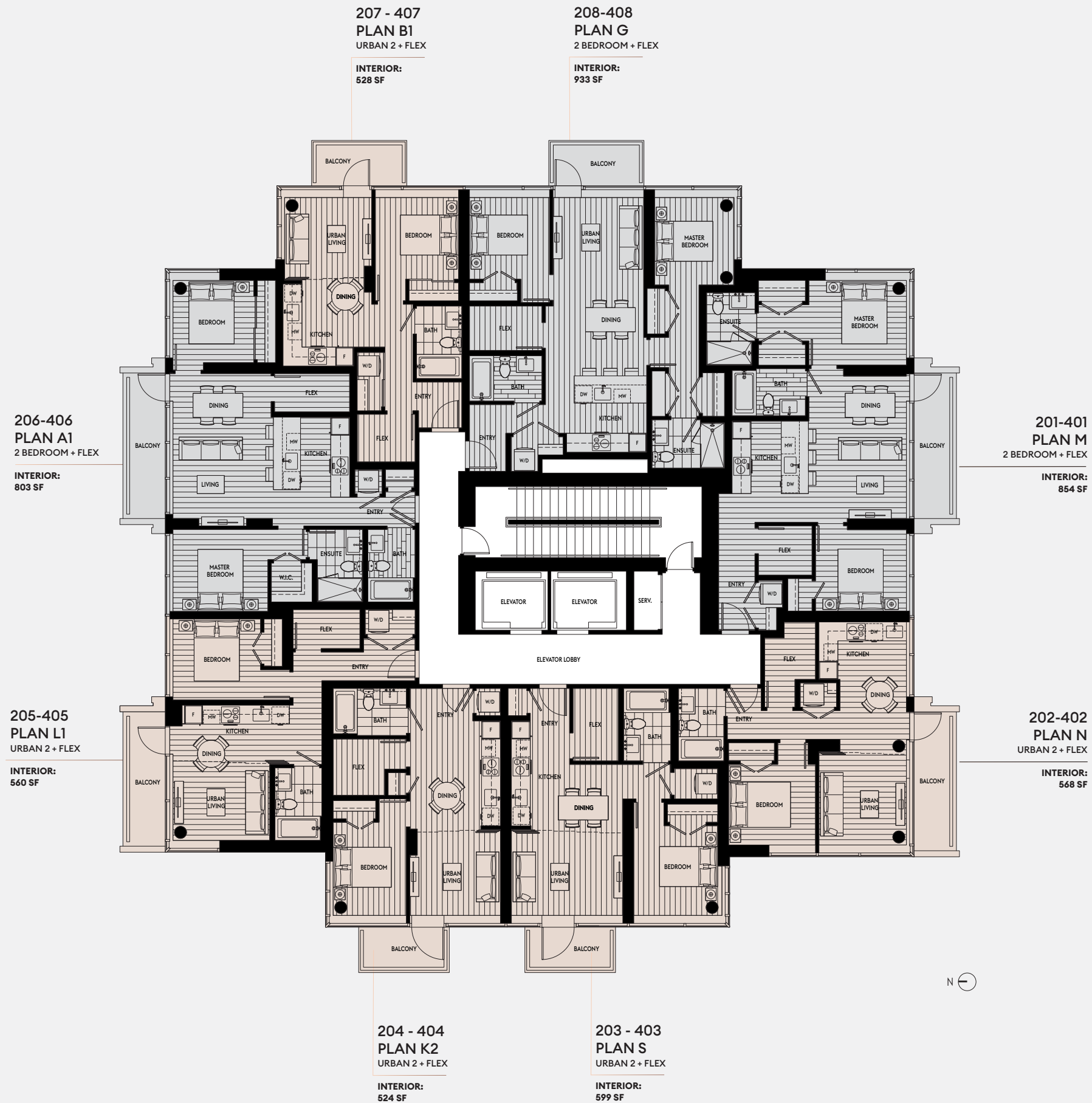


Ōku
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THE MAPLE

LEVEL 1

This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E&O.E.



THE MAPLE LEVELS 2-4

503
PLAN 5F
2 BEDROOM
INTERIOR:
814 SF

504
PLAN 5G
2 BEDROOM + FLEX
INTERIOR:
928 SF

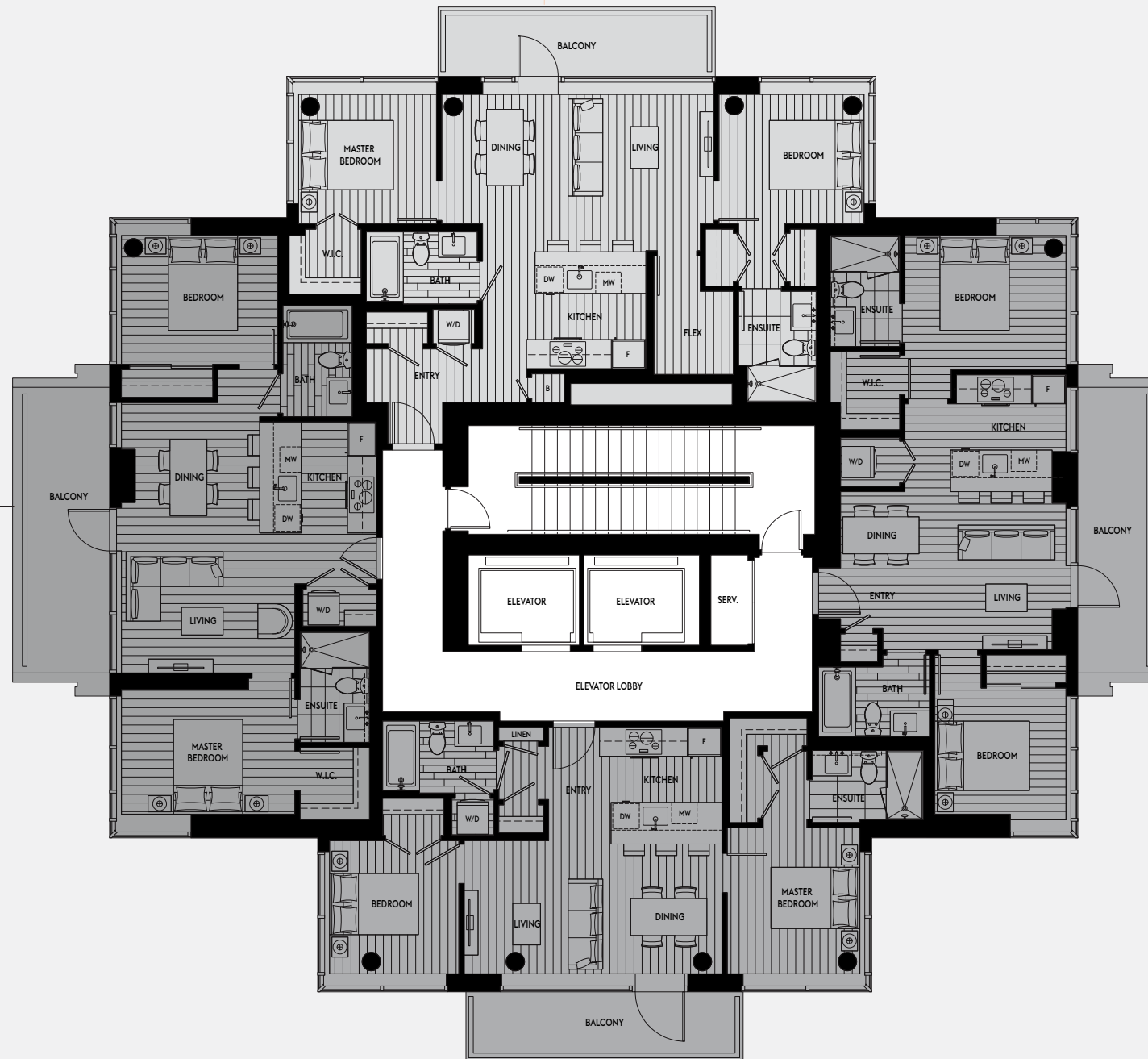
501
PLAN 5H
2 BEDROOM
INTERIOR:
772 SF

502
PLAN 5E
2 BEDROOM
INTERIOR:
771 SF



THE MAPLE LEVEL 5

603
PLAN 6F
2 BEDROOM
INTERIOR:
814 SF



604
PLAN 6G
2 BEDROOM + FLEX
INTERIOR:
928 SF

601
PLAN 6H
2 BEDROOM
INTERIOR:
772 SF

602
PLAN 6E
2 BEDROOM
INTERIOR:
771 SF

THE MAPLE

LEVEL 6

THE TEAM

DEVELOPMENT WITH A DIFFERENCE



DEVELOPER

Vancouver based Ulmus Development has been helping create livable neighbourhoods for over 35 years. We source the globe for emerging materials and technologies to integrate into what will be an ULMUS PLACE. We are committed to making a positive change in the world and strive towards environmental rebuilding through our developments.



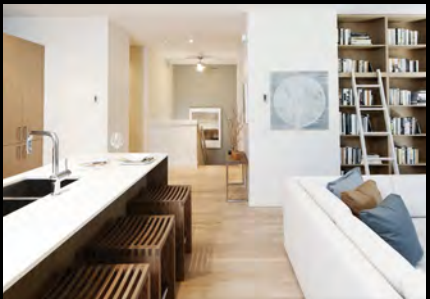
ulmus.ca



ARCHITECT

Arno Matis Architecture is an award-winning Vancouver-based architecture firm with decades of experience designing and delivering residential, hotel, and commercial projects locally and internationally.

arnomatisarchitecture.com



INTERIOR DESIGN

Portico Design Group is a Vancouver-based full service interior design firm. Their approach is driven by the desire to “bring space to life”. Portico designs interiors to be true to the project vision, the architecture, the landscape, the geography and to the people who will be involved with them. “We constantly challenge the expected.”

porticodesign.com



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