

SITING * MASSING * HEIGHT * VIEWS

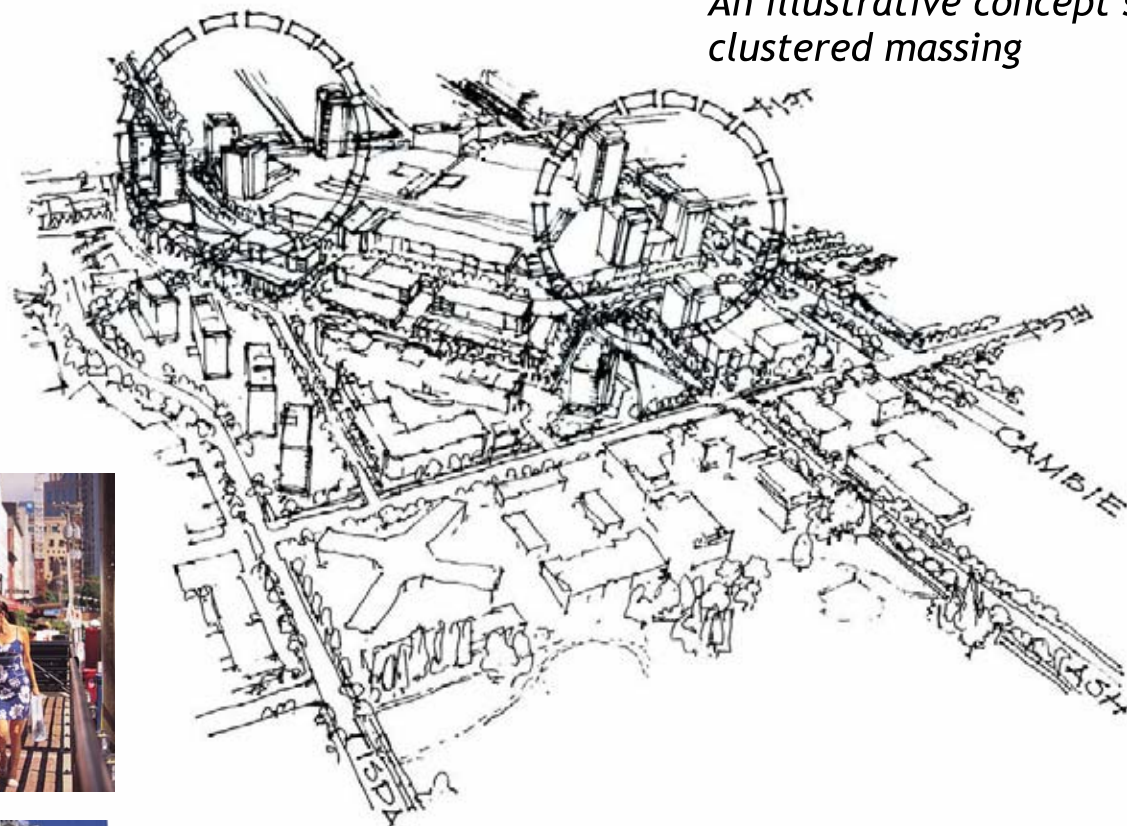


Draft Policy Directions

- Redevelop Oakridge Centre as an urban mixed use neighbourhood with a variety of building forms including street wall buildings of 3 to 8 storeys, and two clusters of towers, varied in height, from 12 storeys to a maximum in the range of 20 or more storeys.
- Ensure that streetwall buildings define and shape public outdoor spaces, and bring vitality and scrutiny through eyes on the street.
- Create an active, urban edge along 41st Ave., Cambie Street, and the new High Street. Reflect the scale and role of these important streets and the centre in urban scaled street wall buildings in the range of 4 to 8 storeys.



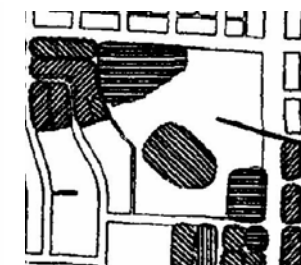
An illustrative concept showing clustered massing



Heights as per 1995 Oakridge Langara Policy Statement:

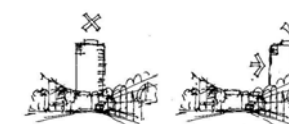
Note: 20% increase in height with positive urban design or public benefit

- 60-80 feet
18.29 - 24.38m
- 50 feet
15.24m
- 40 feet
12.19m
- 30 feet
9.14m

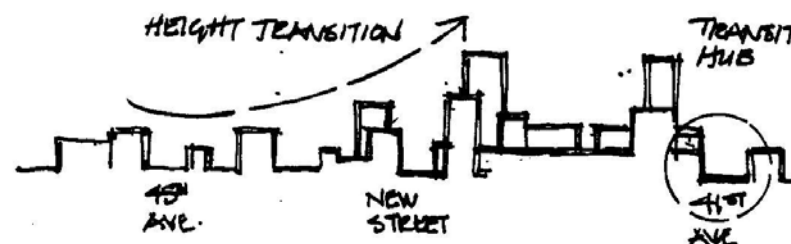


To better preserve views, ensure that towers are slim with smaller floorplates (6500 sq.ft. Max on upper floors), and oriented to the street grid. Reduce midrise massing in key view areas such as the Ash St. Alignment and corners along 45th Ave.

- Tall buildings should not block street end views.



- Relate to community scale by keeping central site and street wall buildings similar in scale to existing adjacent buildings. Lower height along the southwest edge to improve outlook for immediately adjacent developments.
- Cluster and locate towers to reduce impacts on views, to create new views, to minimize shadowing on public places, and to place new residents closest to major public streets and easiest access to the Canada Line Station.
- Locate taller buildings in the NW and the SE areas of the site. Vary the height and massing of both streetwall buildings and towers to create a well articulated urban precinct, and a transition in scale.



• Rezoning applications will include a comprehensive and quantitative view analysis assessing impacts on public and private views from adjacent properties.