



CITY OF VANCOUVER

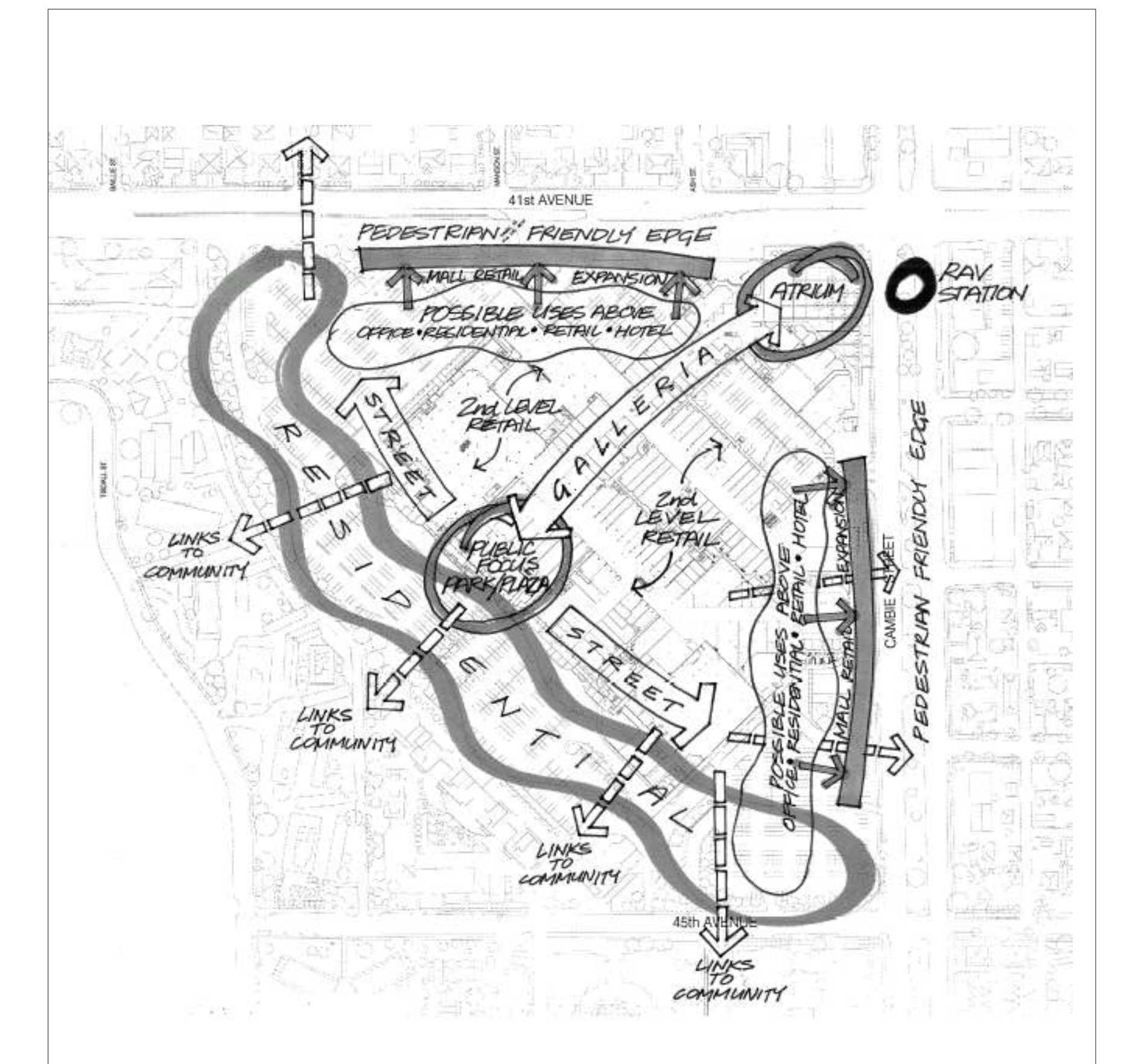


DRAFT PRINCIPLES

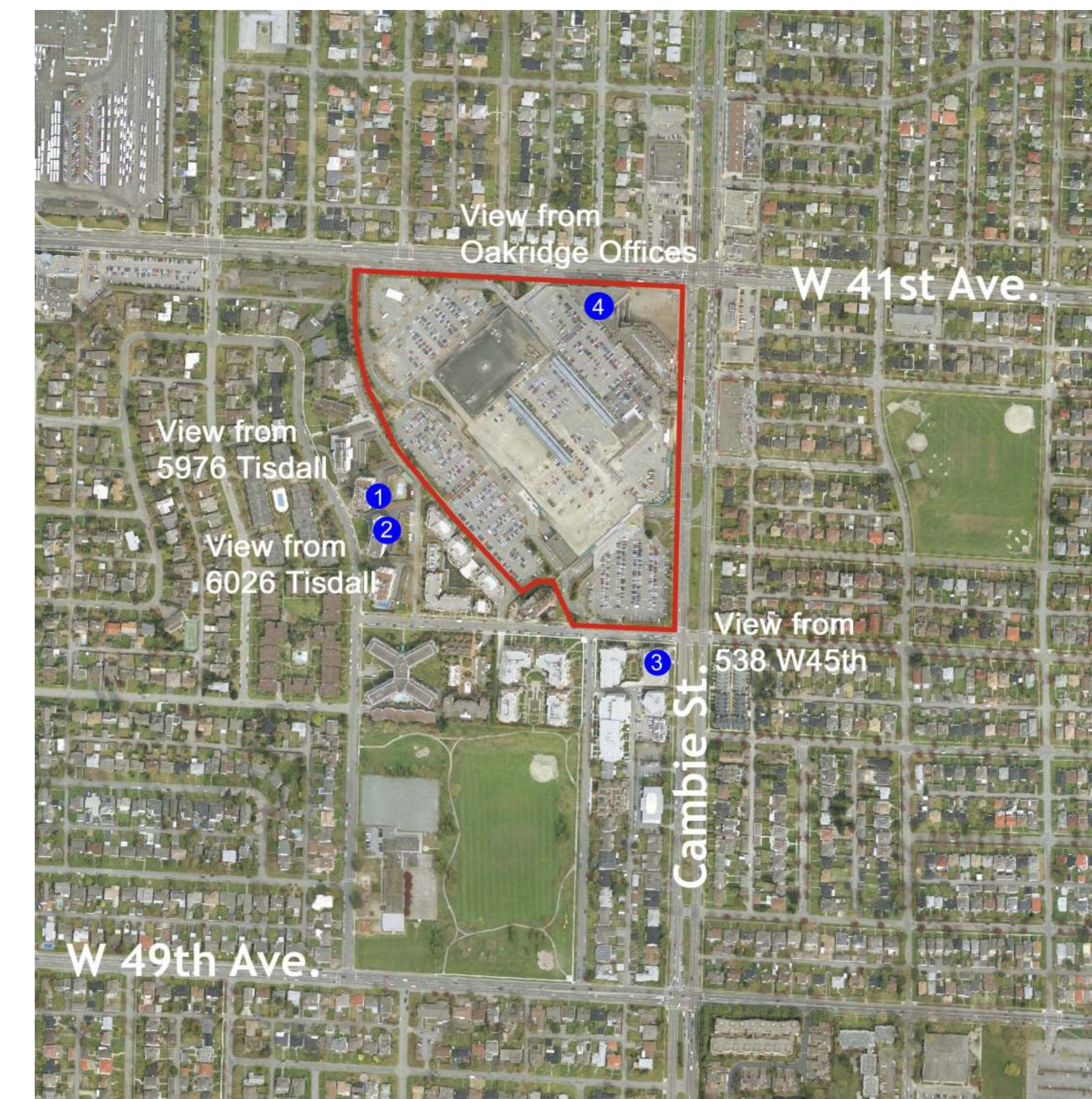
- Locate and orient buildings to consider views and outlook from public places and from existing development.
- Provide a transition in scale from existing and future development in the surrounding area. Consider opportunities for higher elements in appropriate locations.
- Ensure that buildings contribute to street edge and public open space definition Through 'street wall' massing on the lower levels of buildings.

EXISTING POLICY

- Allow some grade level views through large sites from street level...higher building elements should be stepped back from the street... On large sites consider increase in height if no significant negative effect and if positive impact or public benefit achieved. - *Oakridge Langara Policy Statement*



Views around Oakridge Centre



View location key

PEOPLE'S IDEAS

- 6 to 9 storeys an upper limit
- Recent redevelopment to south of Oakridge is appropriate in scale
- Taller forms up to 15 storeys if slender and not impacting views
- General concerns expressed about height and view implications of higher forms
- Make buildings distinct

THINGS TO THINK ABOUT...

- What building heights are appropriate on the site?
- Are there locations where taller Forms would be appropriate?

