Arrangement of Heights

Building heights were based on 3 guiding principles:

1. Transition of Height from New Street to 41st and Cambie
   Transition of heights from low to high from the neighbourhood to transit hub.

2. Move Towers Away from New Neighbourhood Street
   Height was moved from the edge to the centre of the site to create a perimeter row of buffer buildings that relate to the neighbourhood.

3. Low-rise Buildings on New Street
   The massing of the buildings adjacent to High Street relate in scale to the existing neighbourhood.

Building Height Changes

NEW PROPOSAL

* Footprints of Building 2 & 5 have reduced significantly, reducing shadowing and view impacts.
Phasing

A thriving retail destination, Oakridge Centre will remain operational during the entire construction phasing of the project.

Summary of Changes:

1. Amenity Building opens sooner in Phase 1 of the project compared with the previous proposal’s Phase 3 opening
2. Continuity of community amenities (library, seniors’ centre, childcare) and food store (Safeway) operation throughout development
3. Similar construction timeline to original rezoning

These diagrams note the scale and sequencing of the project phasing as currently planned. The parking (below the commercial) and residential (above the commercial) phasing will differ slightly to facilitate overall constructibility and accessibility.
Shadow Impacts

Computer-generated shadow diagrams illustrate the impact of the proposed buildings at the vernal equinox and at the summer solstice.

Vernal Equinox (March 21)

Summer Solstice (June 21)

LEGEND
- Shadows on Oakridge Centre and Streets
- Shadows on Private Property
- Shadows on Private Rooftops
Views to the Site

Oakridge Centre is not an isolated project within the city. It will be seen from various points across Vancouver, and will integrate into the new Cambie Corridor Plan.

Looking east from Oak Street and West 41st Avenue
Geodetic: +91 M
Distance to Centre of Oakridge: 750 M

Looking south from Queen Elizabeth Park
Geodetic: +124 M
Distance to Centre of Oakridge: 990 M

Looking west from Main Street and East 41st Avenue
Geodetic: +80 M
Distance to Centre of Oakridge: 1,250 M

Looking west from Columbia Park
Geodetic: +84 M
Distance to Centre of Oakridge: 530 M

Looking north from Cambie Street and 49th Avenue
Geodetic: +76 M
Distance to Centre of Oakridge: 680 M

Looking north from Tisdall Park
Geodetic: +83 M
Distance to Centre of Oakridge: 590 M
Environmental Sustainability

Oakridge intends to achieve LEED Platinum Neighbourhood Development, that is based on three categories:

**Smart Linkage and Location**

- The main goal of this category is to choose a site that will reduce the amount of greenhouse gas emissions associated with vehicle travel.
- The site's proximity to existing bicycle networks and the addition of more cycling routes further reduce vehicle kilometers.

**Neighbourhood Pattern & Design**

- This category of LEED ND speaks to the social aspects of sustainability by promoting a complete community and a pedestrian-friendly environment. Providing basic services in proximity to housing and job opportunities reduces the amount of driving within the community.

**Green Infrastructure & Building**

- Oakridge Centre's infrastructure addresses minimizing resource consumption, minimizing site disturbances, and preventing pollution.

The City of Vancouver requires all buildings in Rezonings to be LEED Gold, Oakridge Centre is striving to attain LEED Platinum.