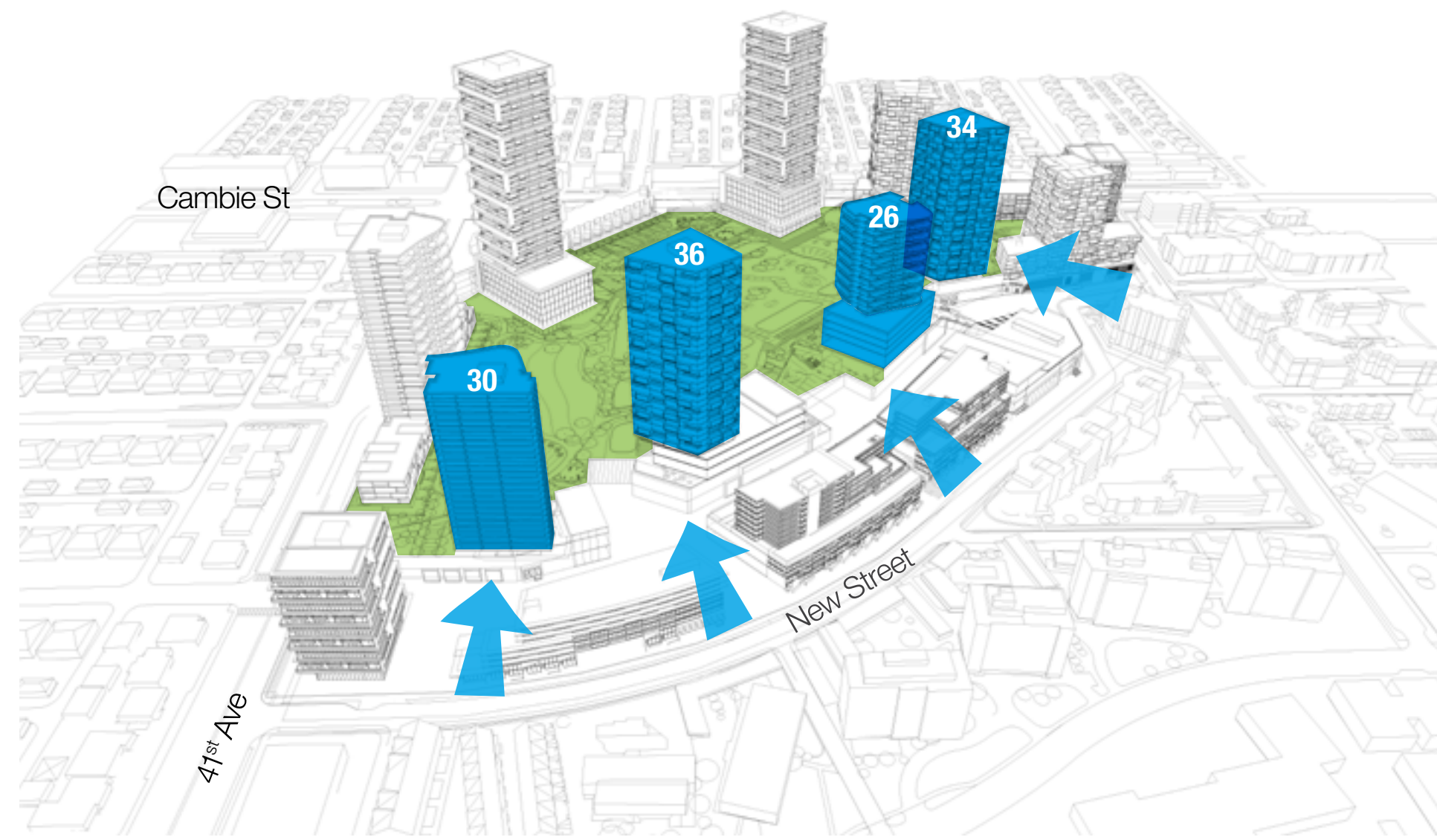


# Arrangement of Heights

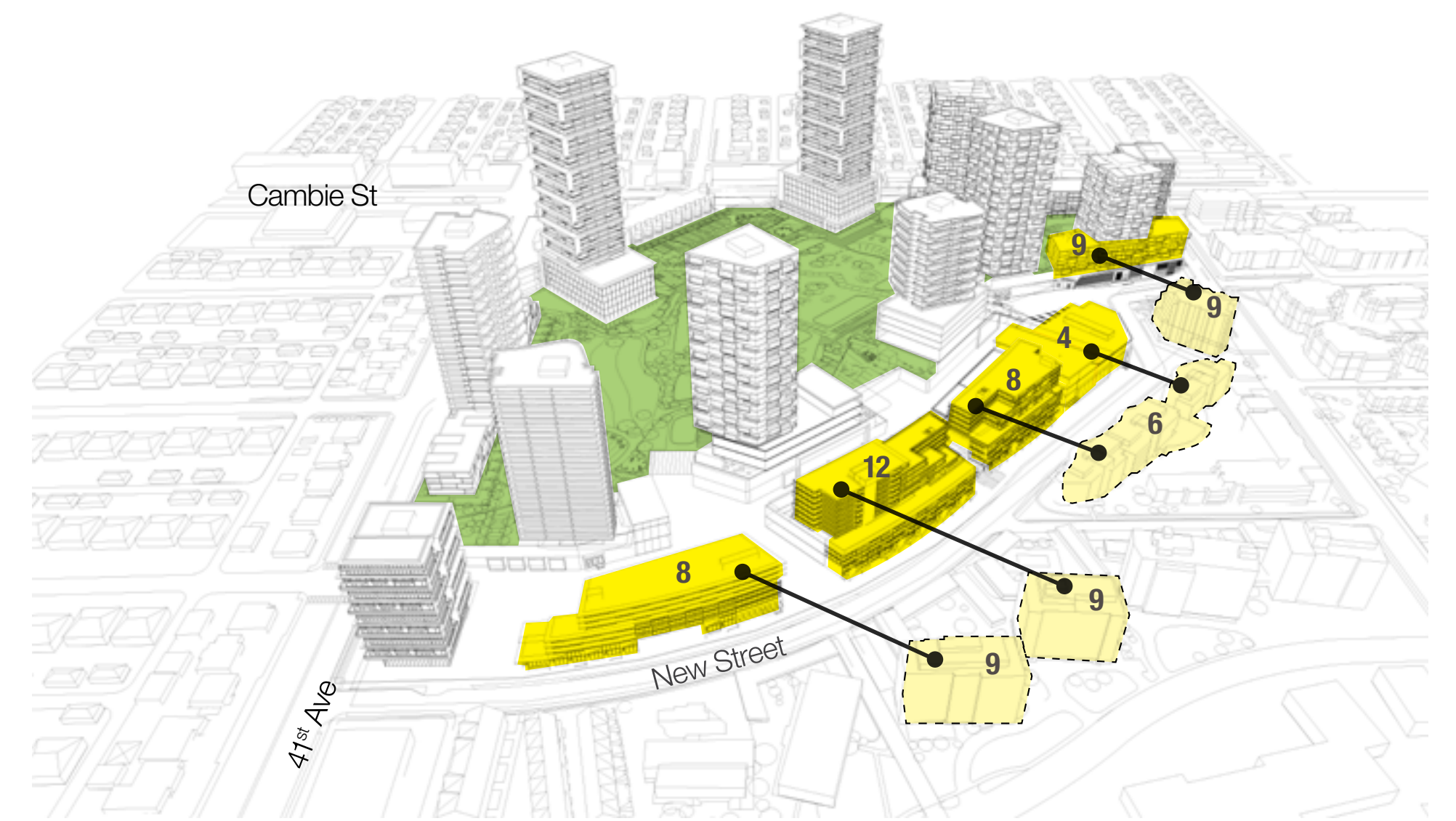
Building heights were based on 3 guiding principles:



- 1 Transition of Height from New Street to 41<sup>st</sup> and Cambie**  
Transition of heights from low to high from the neighbourhood to transit hub.



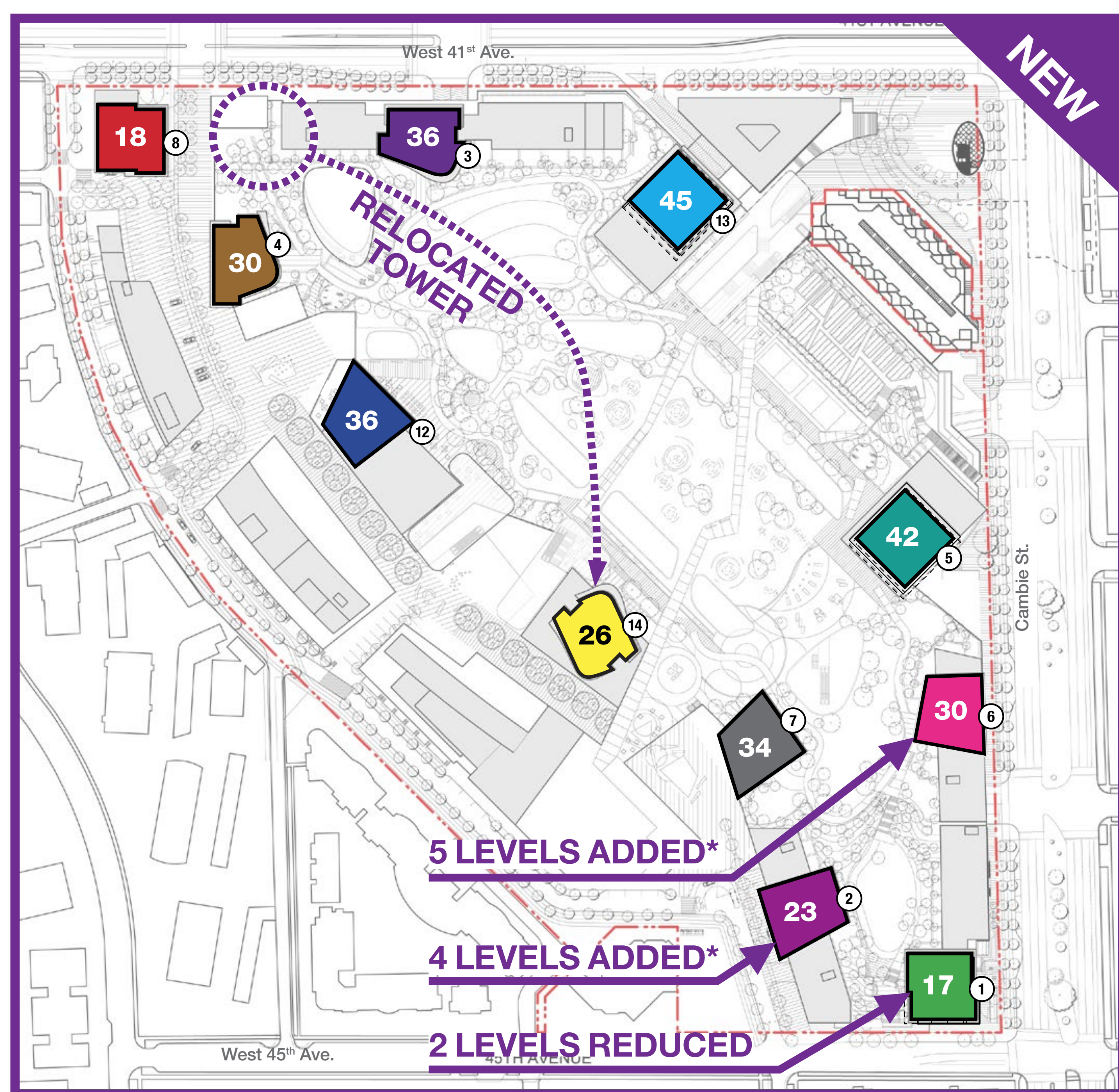
- 2 Move Towers Away from New Neighbourhood Street**  
Height was moved from the edge to the centre of the site to create a perimeter row of buffer buildings that relate to the neighbourhood.



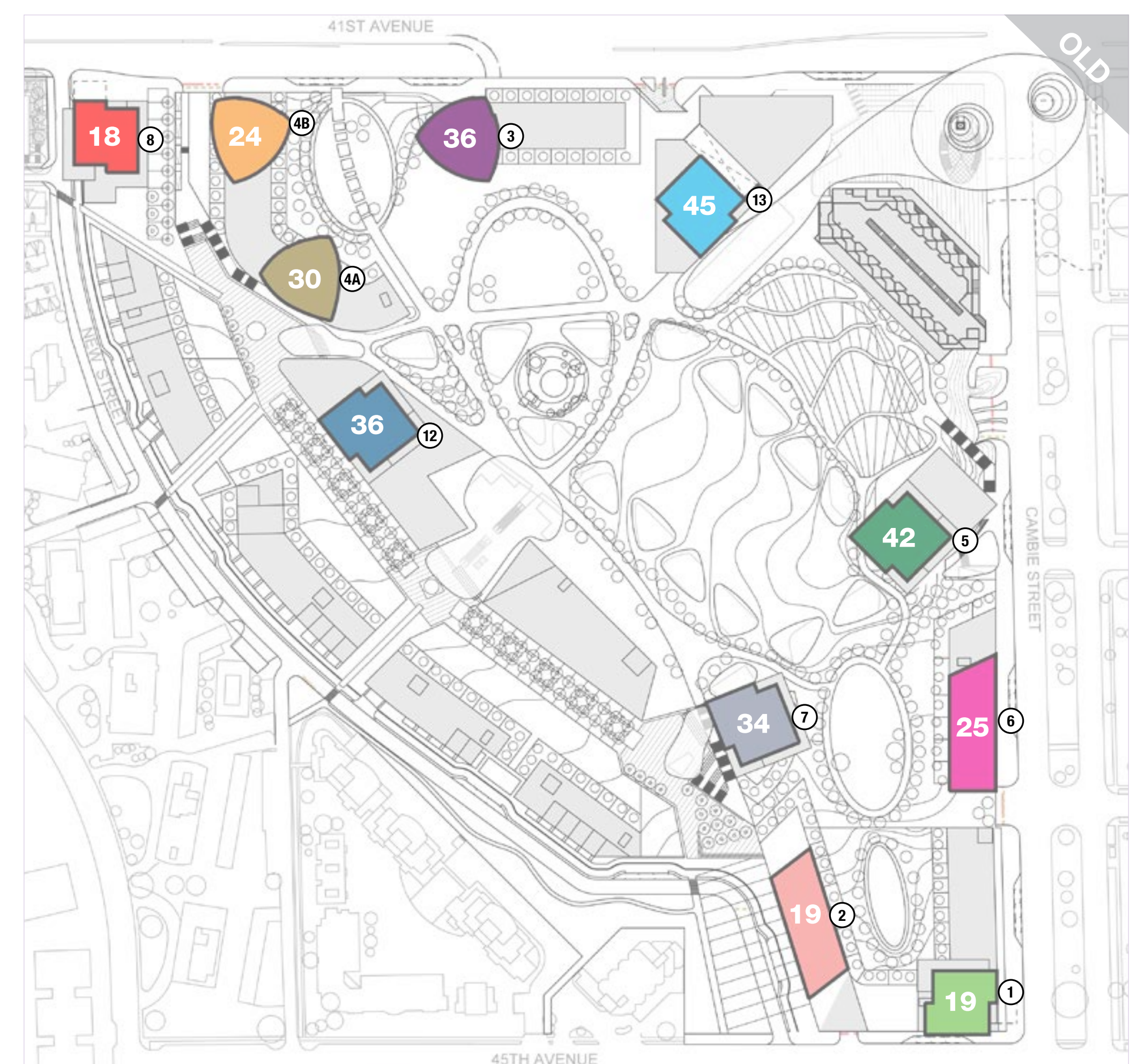
- 3 Low-rise Buildings on New Street**  
The massing of the buildings adjacent to High Street relate in scale to the existing neighbourhood.

## Building Height Changes

### NEW PROPOSAL



### Previous Proposal



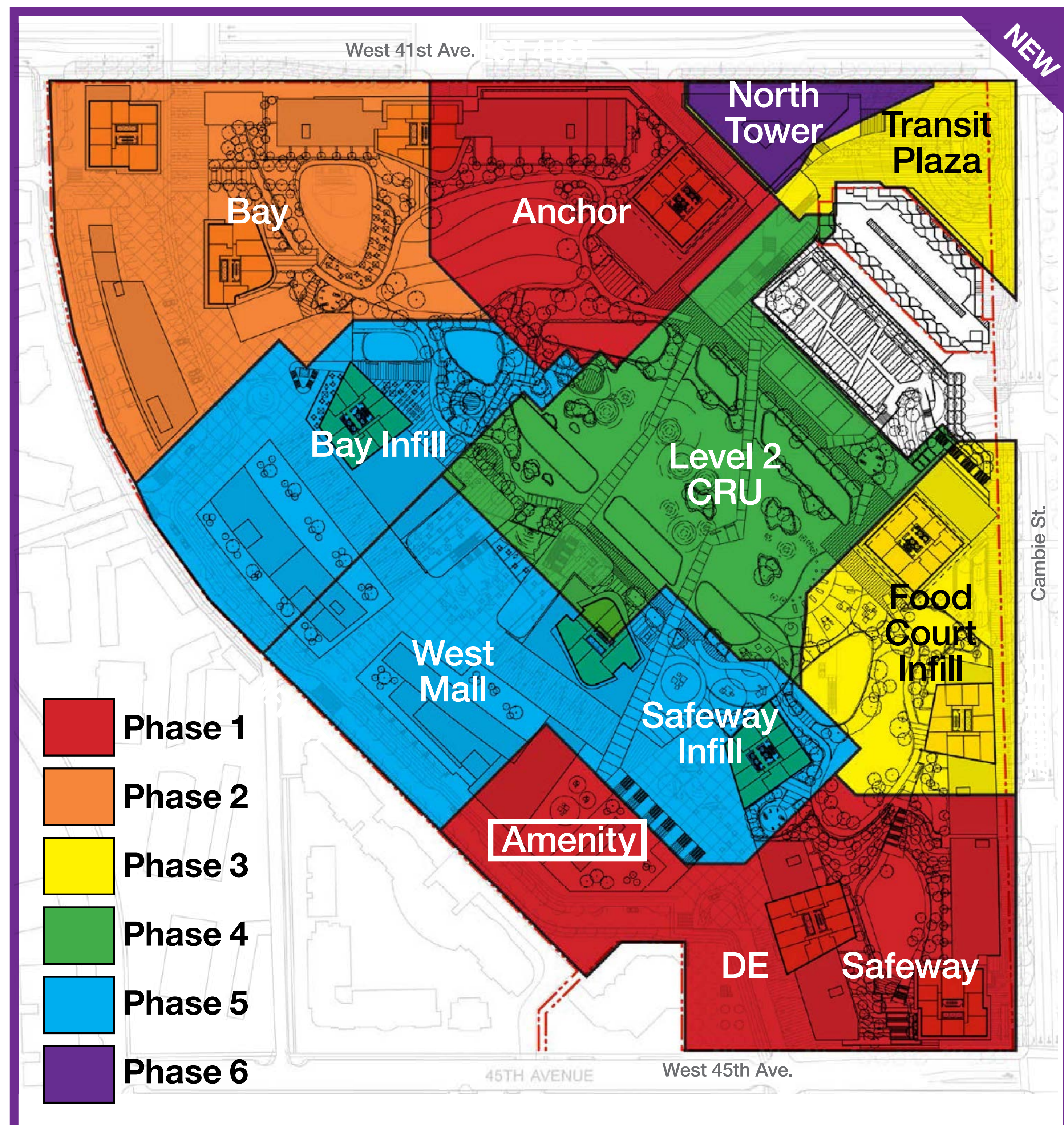
\* Footprints of Building 2 & 5 have reduced significantly, reducing shadowing and view impacts.



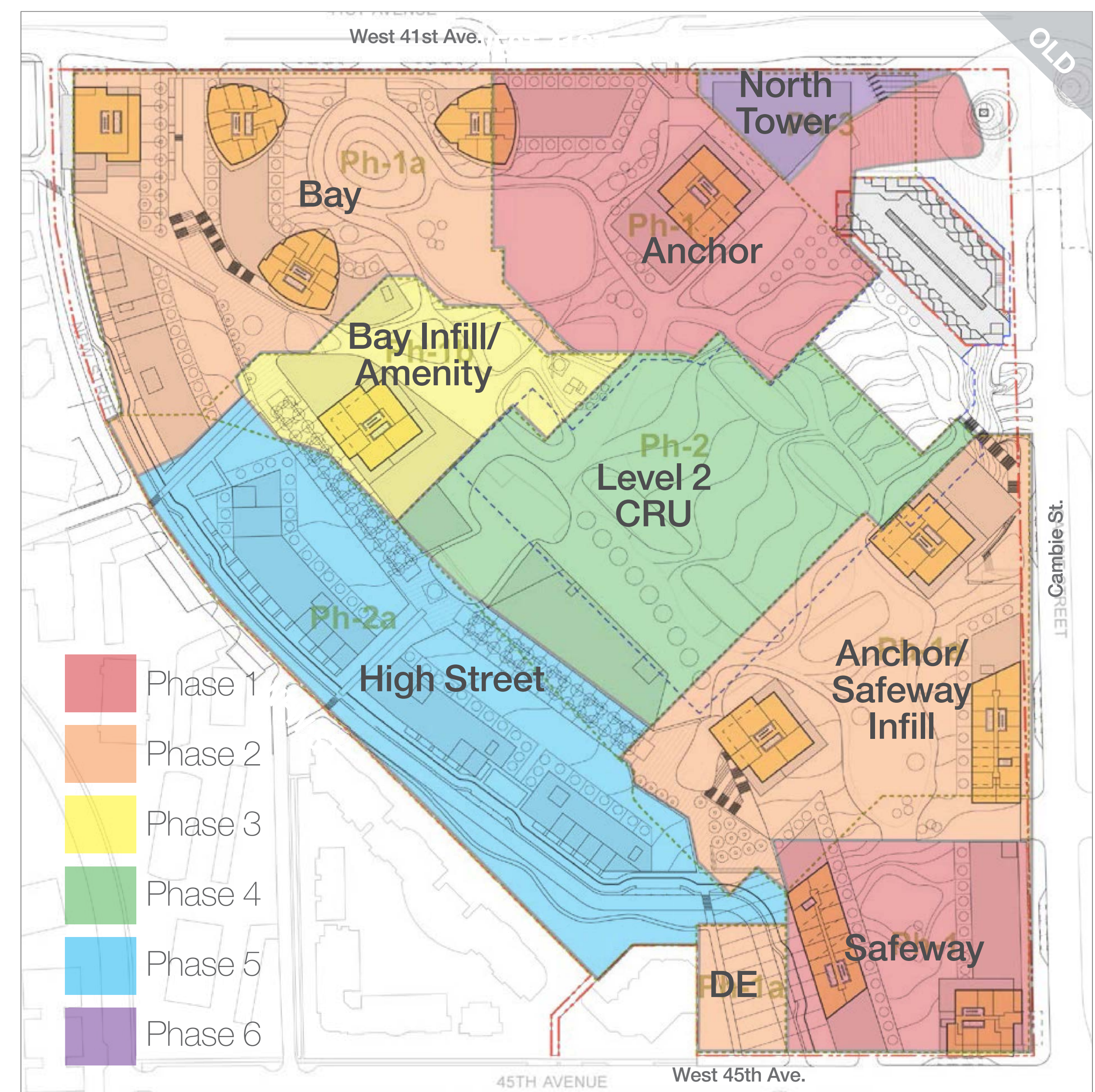
# Phasing

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

## NEW PROPOSAL



## Previous Proposal



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.

## 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



Residential Phasing Diagram



# Shadow Impacts

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

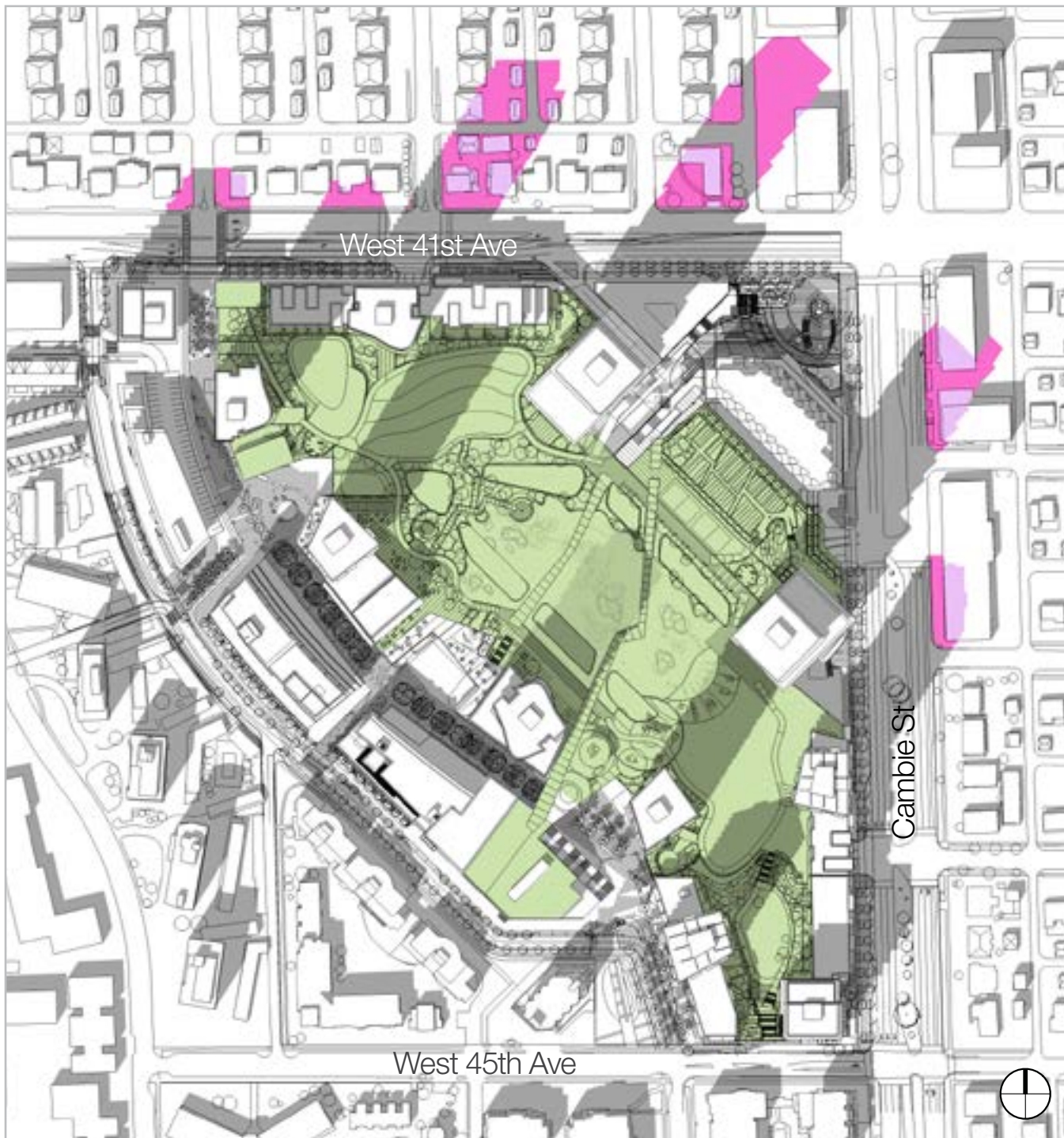
## Vernal Equinox (March 21)



10:00 am



12:00 pm



2:00 pm

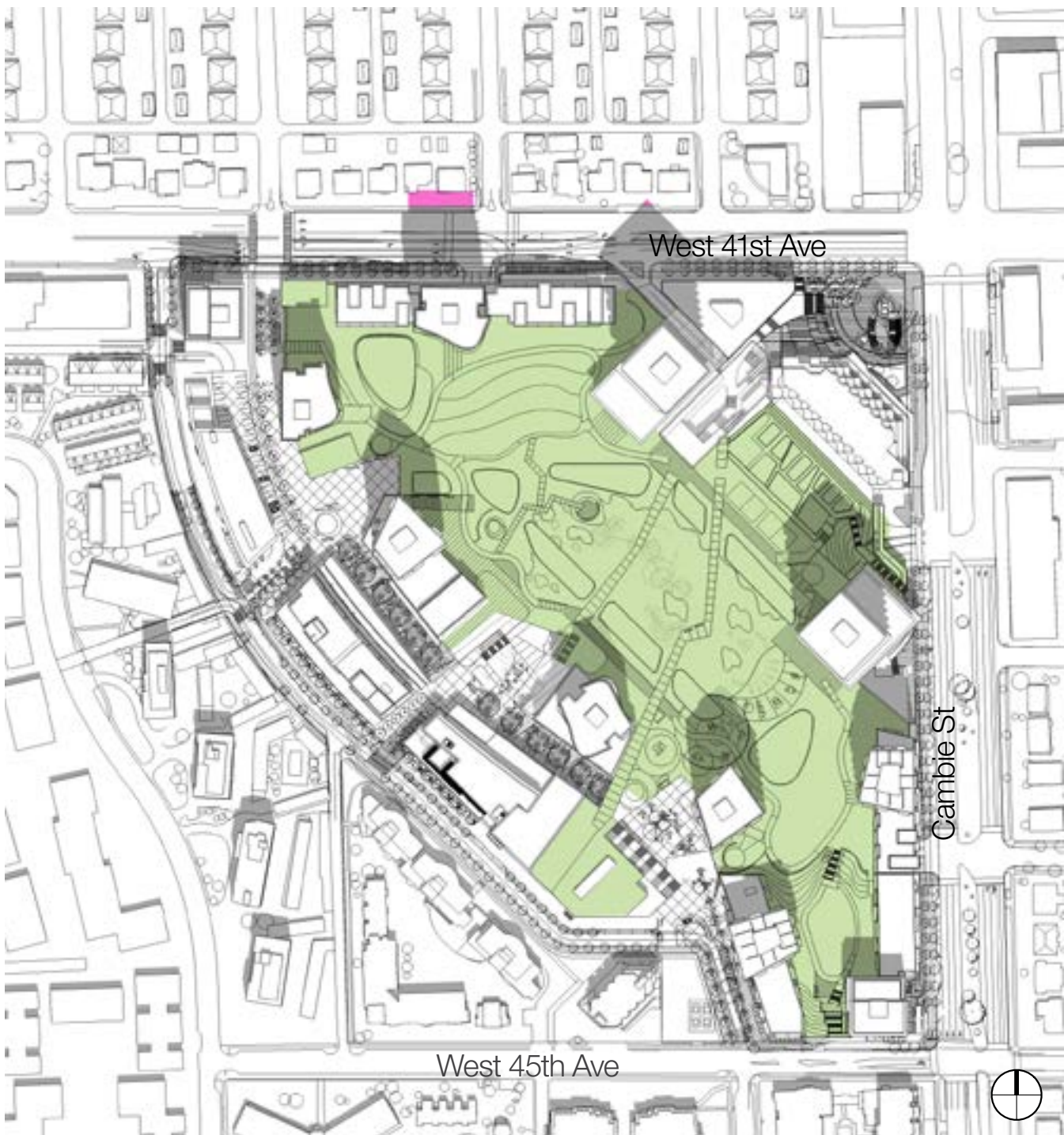


4:00 pm

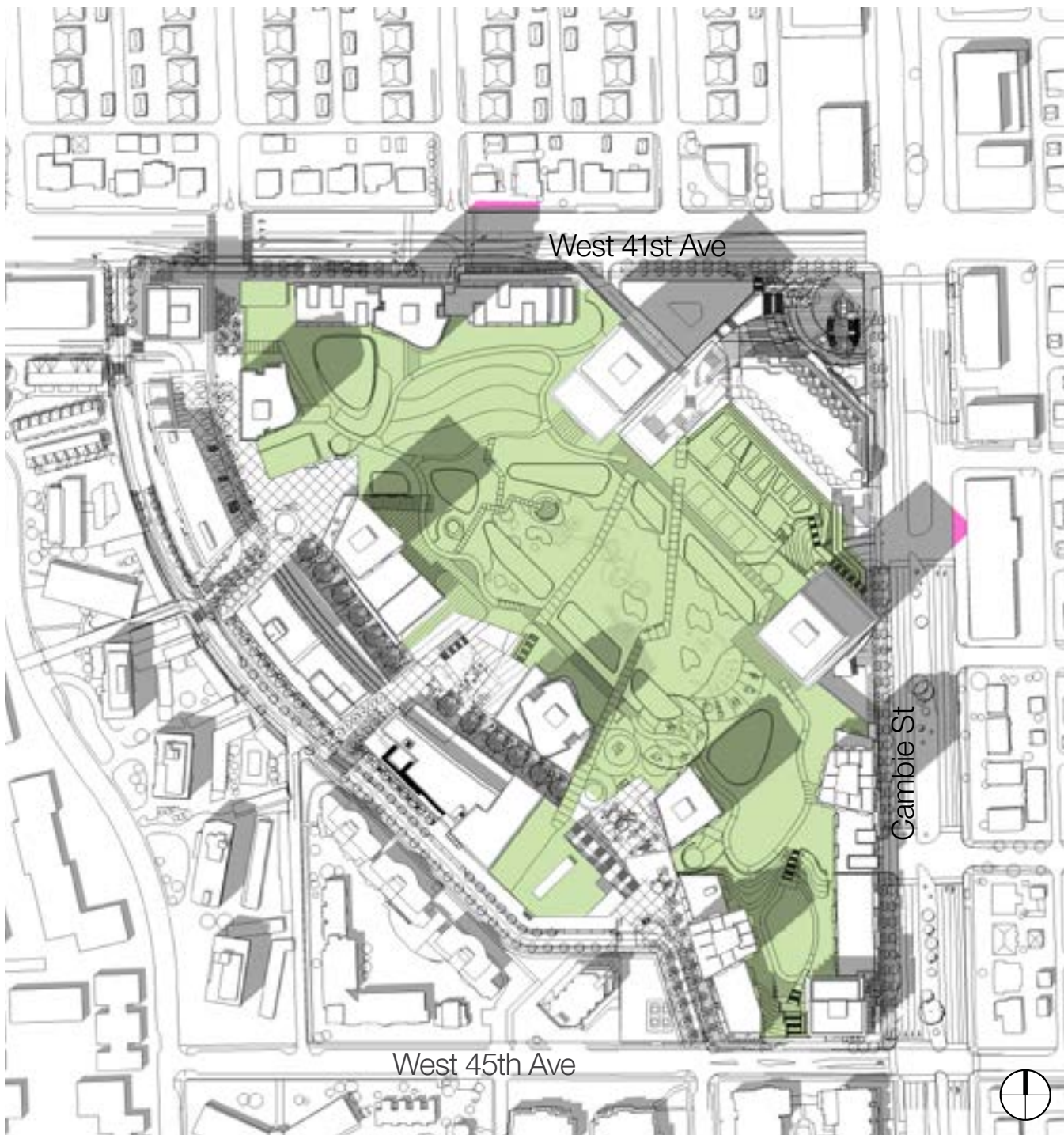
## Summer Solstice (June 21)



10:00 am



12:00 pm



2:00 pm



4:00 pm

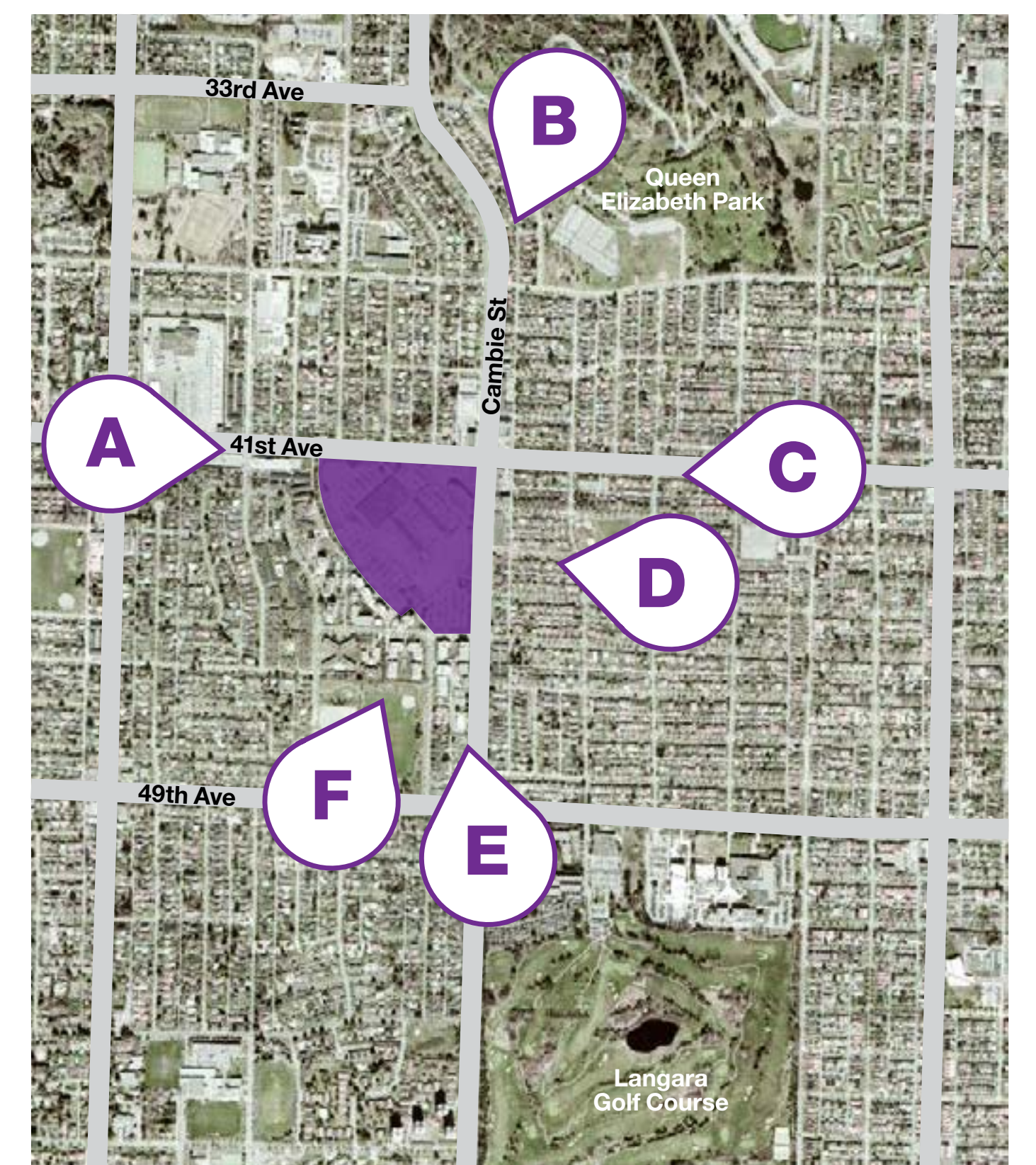
### LEGEND

- 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.



Key Plan



**A** Looking east from Oak Street and West 41<sup>st</sup> Avenue  
Geodetic: +91 M  
Distance to Centre of Oakridge: 750 M



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



**C** Looking west from Main Street and East 41<sup>st</sup> Avenue  
Geodetic: +80 M  
Distance to Centre of Oakridge: 1,250 M



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



**E** Looking north from Cambie Street and 49<sup>th</sup> Avenue  
Geodetic: +76 M  
Distance to Centre of Oakridge: 680 M



**F** Looking north from Tisdall Park  
Geodetic: +83 M  
Distance to Centre of Oakridge: 580 M



# Environmental Sustainability



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

**GOAL: 83 points**

Certified	40-49 points
Silver	50-59 points
Gold	60-79 points
<b>Platinum</b>	<b>80+ points</b>

## 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.

- ✓ Smart Location Near Existing Communities and Transit
- ✓ Locations with Reduced Automobile Dependence
- ✓ Housing and Jobs Proximity
- ✓ Preferred Locations Already Serviced with Infrastructure
- ✓ Bicycle Network and Storage
- ✓ Wetland and Water Body Conservation

## 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.

- ✓ Walkable Streets
- ✓ Reduced Parking Footprint
- ✓ Mixed-Use Neighbourhood Centres
- ✓ Mixed-Income Diverse Communities
- ✓ Access to Civic and Public Spaces
- ✓ Local Food Production

## Green Infrastructure & Building



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

- ✓ Certified Green Building
- ✓ Minimum Building Energy Efficiency
- ✓ Solar Orientation
- ✓ Storm Water Management
- ✓ Heat Island Reduction
- ✓ District Heating & Cooling

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