Urban Design: Arrangement of Height

Move Towers Away from New Neighbourhood Street
- An opportunity to move height from the edge of the site to the centre of the site.
- Create a perimeter row of buffer buildings that relates to the neighbourhood.

Transition of Height from 41st/Cambie to New Neighbourhood Street
- Transition of heights from low to high from neighbourhood to transit hub.

Low-Rise Buildings on New Neighbourhood Street
- Relationship between buildings adjacent to High Street and the existing neighbourhood.
- There was a strong desire to keep heights away from the existing neighbours adjacent to New Neighbourhood Street.
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.
Residential Design

The residential design at Oakridge Centre can be categorized into four types: Earthwork Towers, Terracing Streetwalls, Gateway Buildings, and Point Towers.

These four major housing types create a cohesive residential landscape. They employ a design strategy grounded in sustainability, poetics, and urban design.

- **Earthwork Towers**
- **Terracing Streetwalls**
- **Gateway Buildings**
- **Point Towers**

The four buildings located at the centre of the site are the Earthwork Towers.
+ The towers rotate orientations to create a dynamic form.
+ Feature a large terraced area on each floor, creating a change of plantings as the terraces wrap around the building.
+ Each terrace is conceived to have landscaping that conceptually spirals to the sky.

This family of buildings surrounds the site both at grade and atop the Rooftop Commons.
+ These buildings respond to the prevailing orientation of the façade.
+ Each unit responds to the environment based on its major orientation.

The two buildings at the edge of the Oakridge site, buildings 1 and 8, are Gateway Buildings.
+ Smaller in scale to respect the adjacent neighbours.
+ Hybrids of the Earthwork Towers and Terracing Streetwall buildings. The general concept is having stacked modules oscillate to create a highly dynamic form.

The cluster of three towers atop the Target and the Bay Major Anchors are shaped by their overall orientation (larger overhangs on the south façade).
+ Articulation of each building is informed by the location of the adjacent tower.
+ Compact footprint of towers reduces structural impact on Major Anchor space and provides for more view corridors between buildings.
Shadow Impacts

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

Vernal Equinox

Summer Solstice

The shadows across the site are an important parameter of the design. The tallest towers are pushed to the interior of the site to create less shadows on neighbouring sites.
Aerial View Looking East

Lowrise Level Plan

Legend
- Retail
- Office
- Amenity
- Residential
- Service
- Structural

Ivanhoe Cambridge & Westbank
Aerial View Looking North

Tower Level Plan

Legend
- Retail
- Office
- Amenity
- Residential
- Service
- Structural

10 20 30 40 50 60 70 80 90 100 110 120 130 140 Feet

North