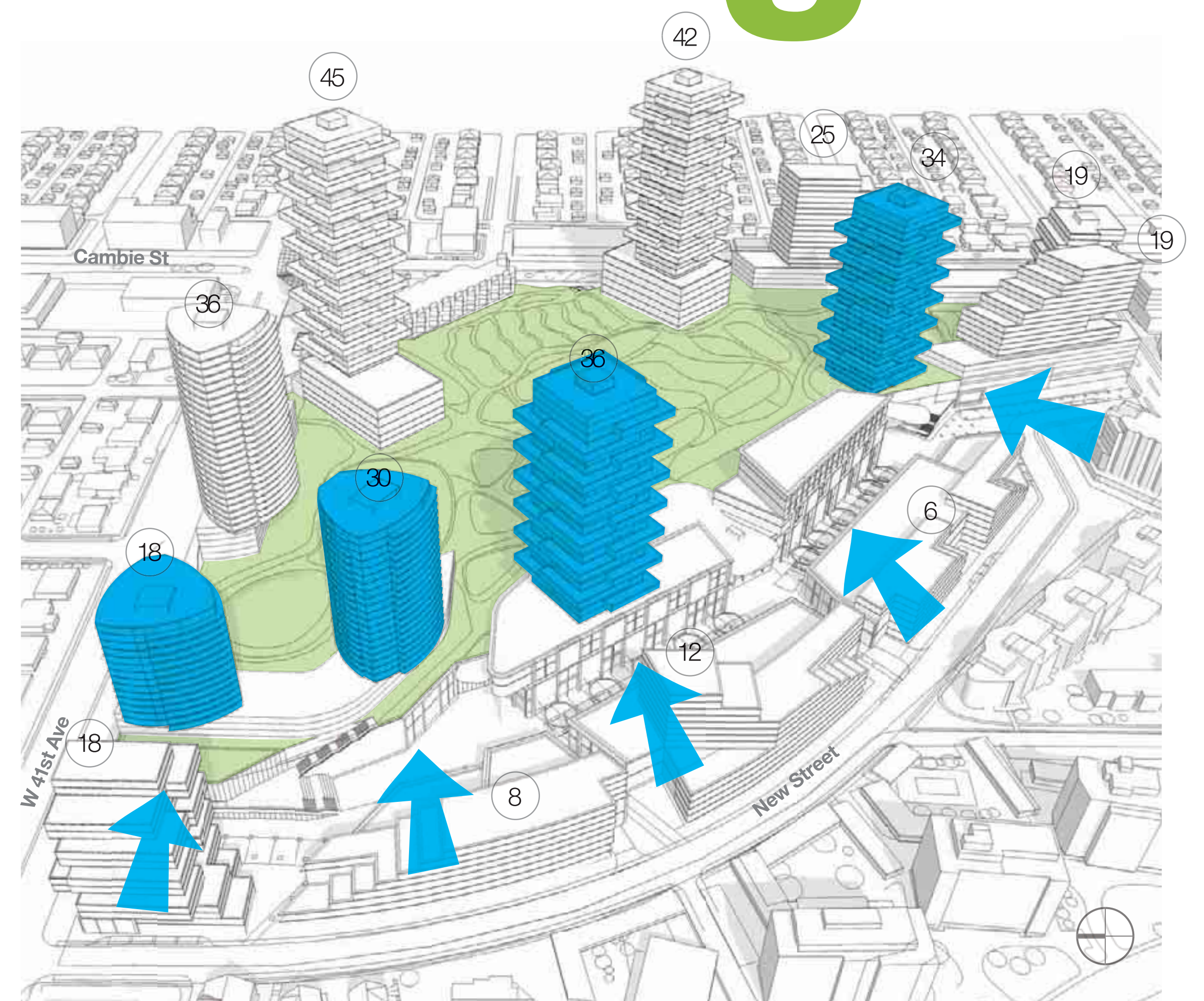


Urban Design: Arrangement of Height

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.

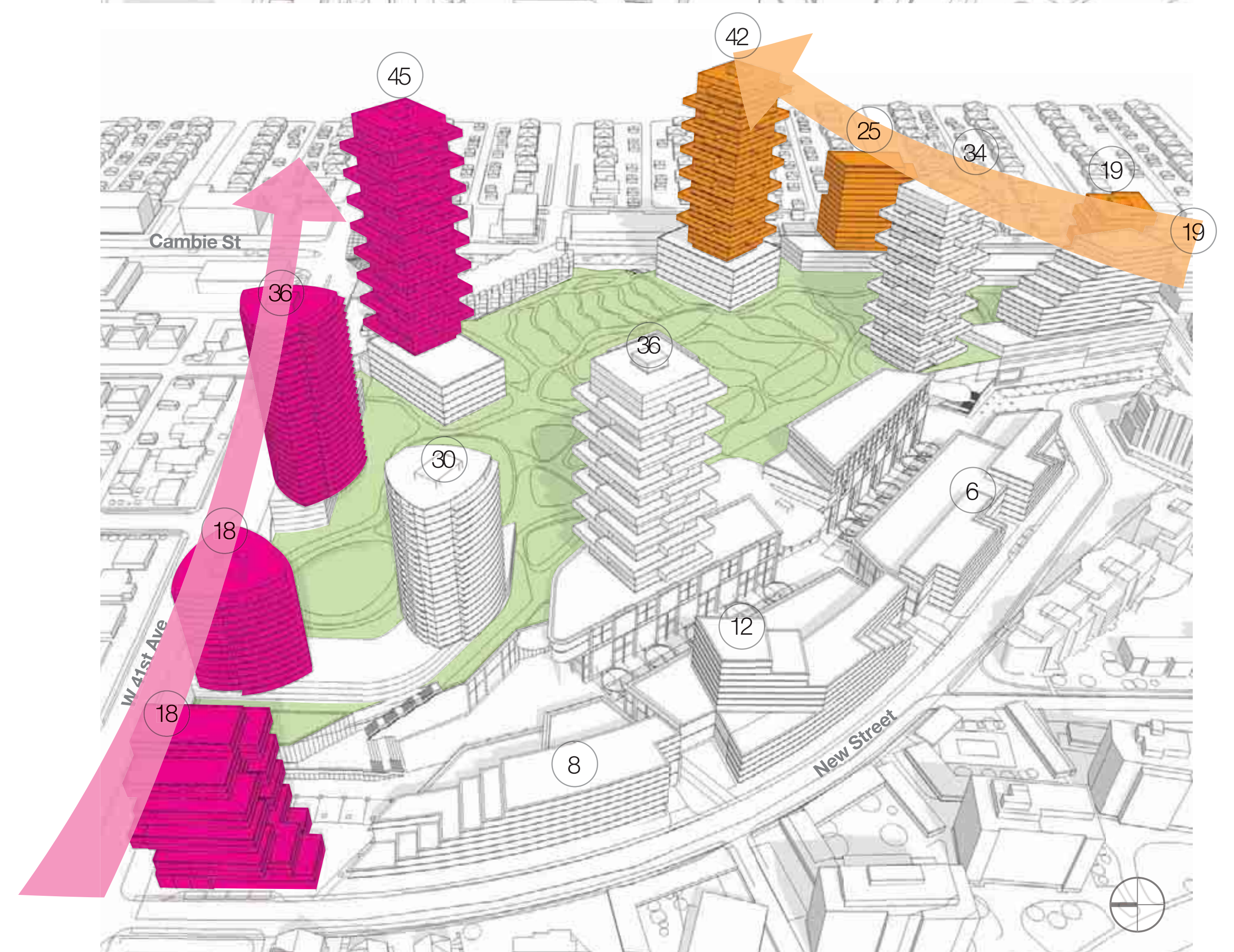
(X) # of equivalent building levels (each level of retail counts for 2 levels)



Transition of Height from 41st/Cambie to New Neighbourhood Street

- Transition of heights from low to high from neighbourhood to transit hub.

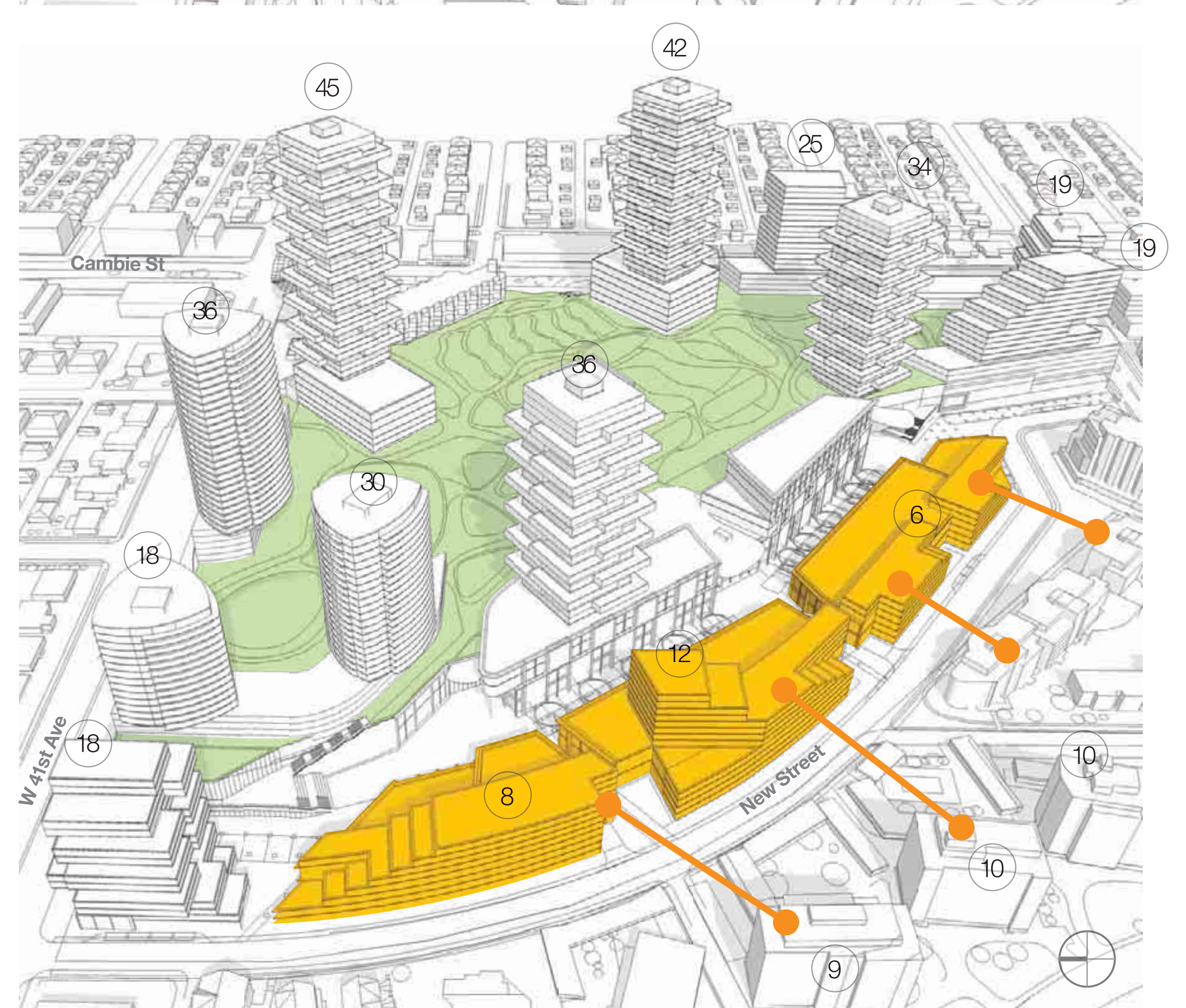
(X) # of equivalent building levels (each level of retail counts for 2 levels)



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.

(X) # of equivalent building levels (each level of retail counts for 2 levels)



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.



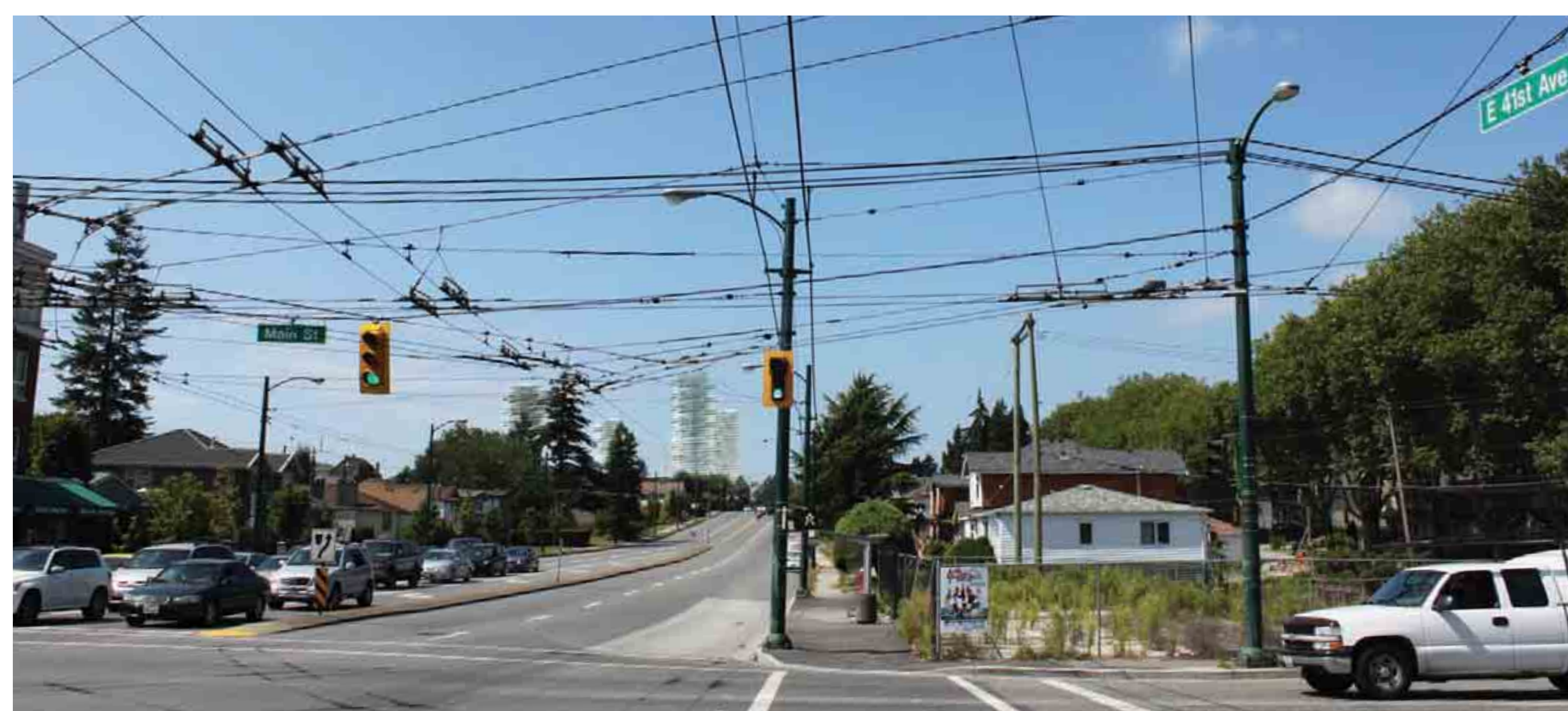
Keyplan



A Looking east from Oak Street and West 41st Avenue
Geodetic: +91 M
Distance to Oakridge: 700 M



B Looking south from Queen Elizabeth Park
Geodetic: +124 M
Distance to Oakridge: 1,150 M



C Looking west from Main Street and East 41st Avenue
Geodetic: +124 M
Distance to Oakridge: 1,250 M



D Looking north from Cambie Street and 49th Avenue
Geodetic: +76 M
Distance to Oakridge: 700 M



E Looking north from Langara Gardens
Geodetic: +50 M
Distance to Oakridge: 1,450 M



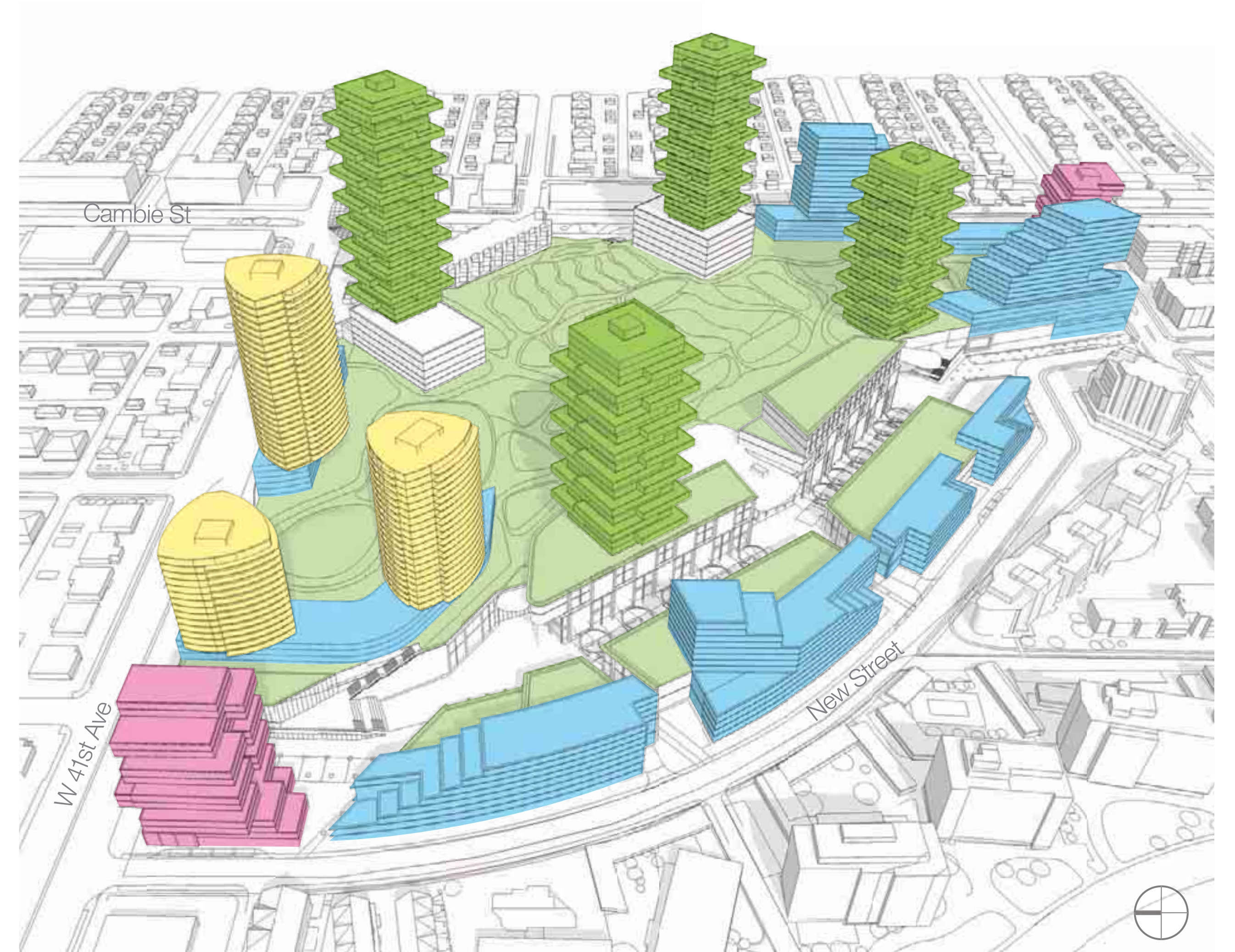
F Looking North from Marine and Cambie Canada Line Platform
Geodetic: +13 M (grade) + 10 M (station) = +23 M
Distance to Oakridge: 2,400 M

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



Earthwork 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.



Terracing Streetwalls

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.



Gateway Buildings

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.



Point Towers

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 solstice.

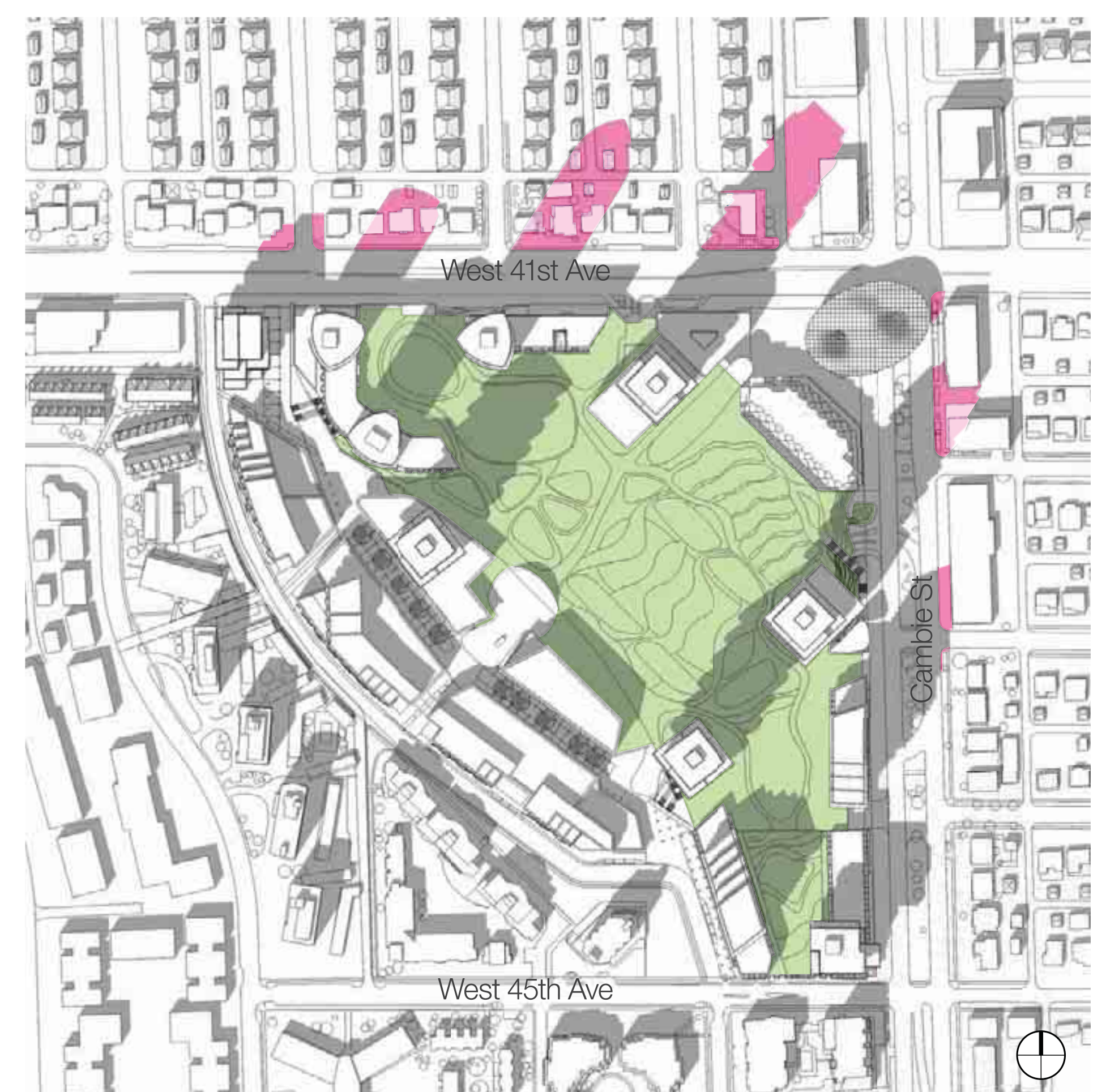
Vernal Equinox



03/21 10:00 am



03/21 12:00 pm



03/21 2:00 pm

Summer Solstice



06/21 10:00 am



06/21 12:00 pm



06/21 2:00 pm

- Shadows on public domain/
Shadows on Oakridge
- Incremental Ground Shadows
- Incremental Roof Shadows

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.

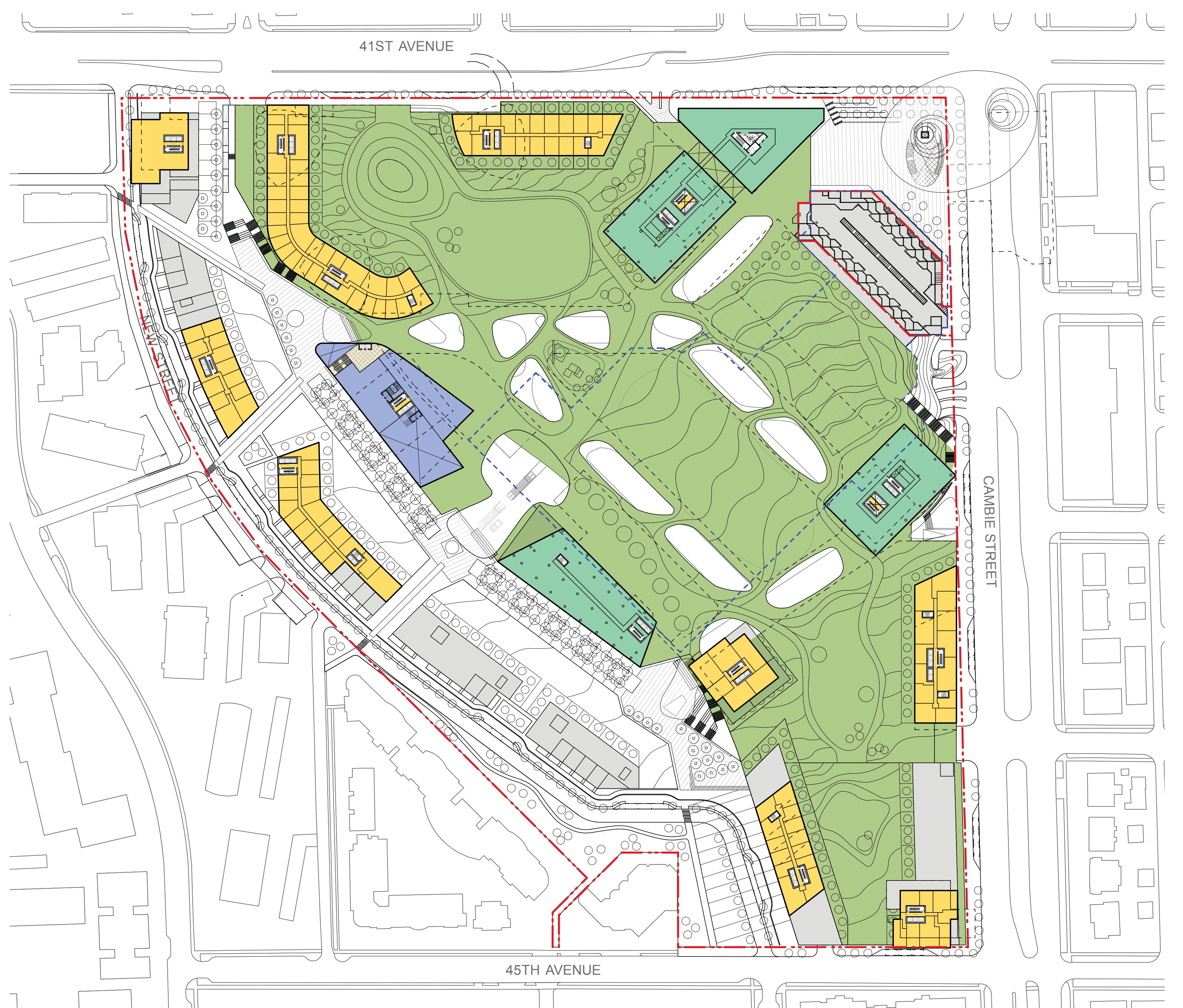
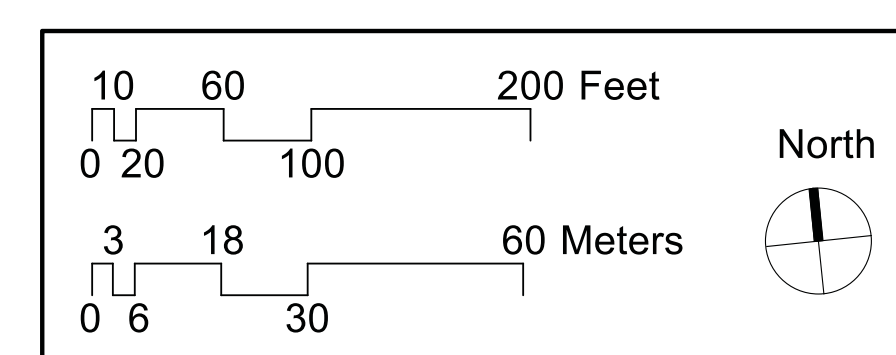


Aerial View Looking East

**Lowrise
Level Plan**

Legend

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





Aerial View Looking North

Tower Level Plan

Legend

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

