

5.7 NEIGHBOURHOOD IMPACT CONSIDERATIONS

- **Interface with Oakridge Centre:** The project is in close proximity to the west entrance of the Oakridge Centre. A new high street is proposed as a ring road around the Centre with a direct connection to Heather Street; a major north south bicycle route in the city.
- **Traffic:** Since a primary objective of the proposal is to promote transit ridership, we will work to reduce traffic impacts as a result of this project. The relaxation of required parking, the provision of practical on-site bicycle parking spaces will also work to limit the amount of vehicle-trips generated in the area by this development.
- **Views:** Residential views are primarily to the north of the site. Proposed new residential towers are contemplated to the east of our site therefore no major view impacts are anticipated by the proposal. To facilitate transparency and views through the site, the proposal implements mid-block breaks on all street frontages (not just north and south) permitting increased light penetration and a transition of scale to the single family neighbourhood to the north.



Oakridge Town Centre 2007 Plan

New Internal "High Street"

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Level 6 Panoramic View



Level 4 Panoramic View



Level 2 Panoramic View

While the project proposal is not directly impacted by mandated view cones, there are view considerations. The project sits on relative high ground and the north views to the mountains are stunning. The design objective is to maximize access to these views to all in the vicinity of the project. Rooftop decks in particular, can be developed to take advantage of the spectacular panoramic views at this location.