

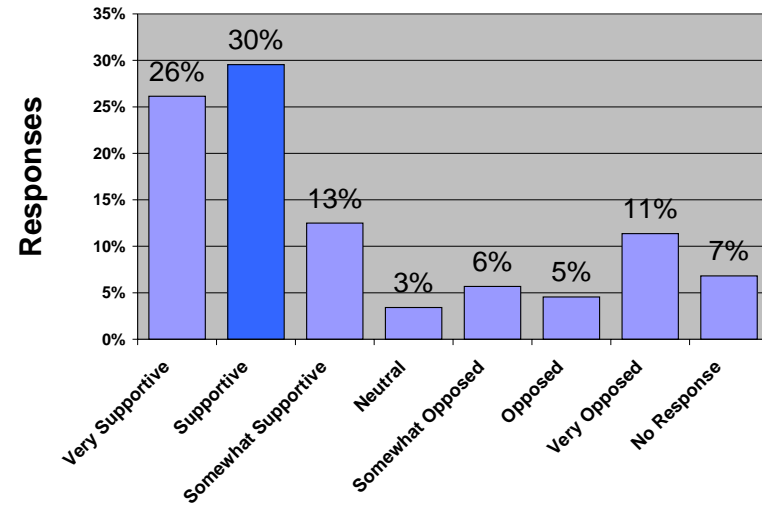
WHAT WE'VE HEARD



Land Use Mix

- Overall positive public response to the proposed mix.

Overall Opinion of the October 2005 Draft Concept



Retail

- Support for increasing and expanding the mix of retail at Oakridge Centre.
- Residents want a greater selection of shops and services including those that serve daily /weekly shopping needs.
- Many people seek some value oriented shops rather than more fashion retailers.

Community Facilities

- Support for expansion of existing and provision of new facilities, particularly an expanded library, seniors' centre, community policing, and flexible community space.



Residential Uses

- Support for housing diversity that is suitable for a variety of households
- Positive response to low and mid rise housing forms massing.
- A range of opinions about high rises. Some people saw this as an opportunity and key site for intense transit-oriented development, but many people were concerned about the extent, location, image and height of taller buildings:
 - Row of equally tall, broad towers has intrusive Metrotown character
 - Concern about view impacts particularly from the south
 - Buildings above 10 storeys are not in keeping with community character
- December Workshop Massing Alternatives A & B - all midrise, or lower towers were too repetitive and wall like - variety in built form and height is desirable



Pedestrians, Cyclists, Transit

- People supported short, safe, convenient routes through the centre linking neighbourhood routes and rapid transit.
- Support for maintaining mall access from 41st Ave. and Cambie St. and new on-site High Street
- Concern that development ensure safety and security around Canada Line area.



Park

- People want safe, well landscaped, on-site parks and open spaces that meet active and passive recreation needs.
- About 60% thought 2.83 acres of onsite park was enough, or more than enough



Vehicular Movement

- Strong support for keeping mall traffic off local streets (i.e. 45th Ave.)
- Support for maintaining mall access from 41st Ave. and Cambie St. and the new street through the site.
- General support for widening the tunnel on 41st Ave.