

Role of Oakridge Centre

Recognizing the city-wide role of the Centre and access that will be provided by the Canada Line. Supports the evolution of Oakridge Centre to become an unique urban place that will function as:



- A **Neighbourhood Serving Centre** with shops and services that meet the daily/weekly needs of local residents; and
- An enhanced **Commercial Centre** with additional retail and office uses serving a wider market.

Oakridge Centre is not envisioned as a Regional Town Centre.

Transit Oriented Design

Pedestrians. Bikes.

Transit: Secure a public street through the Oakridge Centre site connecting at 41st Ave and Heather St. and at Cambie and 44th Ave. Secure dedicated public rights of way through the mall, prioritizing 24-hour public access for the routes that are as short and direct to the Canada Line station at 41st Avenue and Cambie Street as possible. Provide for bicycle access on the new street and through the site from all public routes.



Vehicular Movements: Require a robust Transportation Demand Management program. Permit access for mall traffic from arterial roads only (not residential streets). Consolidate delivery and service vehicle access to and from arterial streets. Provide adequate and convenient visitor and resident parking for residential uses with high street access.

Residential Uses

- Support expansion of residential uses in the range of 1,200,000 ft² on the Oakridge Centre site, subject to positive urban design that clusters and locates taller forms to minimize view blockage and visual intrusion.
- Residential Mix: 25% of market housing should be suitable for families with children. 20% of units will be non-market.

Sustainability

The City is developing Green Building regulations for new development. Rezoning applications must include a Green Building Strategy, focusing on the conservation energy and water and the reduction of waste.

Commercial Uses

Retail: Support expansion of retail and service uses up to 950,000 sq ft subject to:

- Expansion will not adversely impact other Neighbourhood Shopping Areas (ie. Kerrisdale, Marpole, S. Granville etc.);
- Creation of a precinct including approximately 50,000 sq ft of local serving shops and services that meet daily/weekly shopping needs, anchored by the 50,000 ft² grocery store.



- Fronting all streets with shops and services (except 45th Ave.)

Office: Support expansion of up to 200,000 ft² of office uses on the Oakridge Centre site to encourage transit ridership (70,000 is currently proposed).

Park. Open Space. Community Amenities

Park & Open Space: Secure at least 2 acres of functional park space on-site. Negotiate payment to Park Board for the value of the remainder of dedication previously required and for additional off-site park space warranted by the proposed expansion of Oakridge Centre. New development will also create public plazas and semi-private open space.

Community Amenities: Set aside approx. 60,000 ft² of space to retain, expand and co-locate community facilities where there are efficiencies and synergies (ie. Library, Seniors Centre, Daycare and other Community Facilities). Prioritize operation of existing facilities, expansion of the Oakridge Branch library, and the provision of new Child Day Care spaces.

Siting. Massing. Height. Views

Support the redevelopment of Oakridge Centre as an urban mixed use neighbourhood with a variety of building forms including street wall buildings of 3 to 8 storeys, and two clusters of towers, varied in height, from 12 to 22 storeys (200 feet).



Ensure that streetwall buildings define and shape public outdoor spaces, and bring vitality and scrutiny through eyes on the street. Wrap interior mall spaces with active street oriented edges. Integrate mall entries and routes with the surrounding public realm and facilitate pedestrian access to the Canada Line Station. Build onto the existing plaza to bring retail and other activity to the station area.

Relate to community scale by keeping central site and street wall buildings similar in scale to existing buildings. Cluster and locate towers to reduce impacts on views, to place new residents closest to major public streets and easiest access to the Canada Line Station. Step tower heights to create a transition from surrounding community scale.

To better preserve views, ensure that towers are slim with smaller floorplates (6500 sq.ft. max.), and oriented to the street grid. Reduce midrise massing in key view areas such as the Ash Street alignment and corners along 45th Avenue.