

Draft Policy Directions

A part of the city

A new urban structure of a finer grained network of public streets and ways and a rhythm of block faces and entries should integrate the site with its surroundings, and make Oakridge Centre site a part of the neighbourhood and a piece of the city.



Memorable Public Places

Open spaces, including streets, parks, plazas, greenways and walkways, should be planned and designed to be identifiable, memorable, and vital places. A public realm plan should be developed for all public streets and places on and adjacent to the Oakridge Centre site.



Residential Streetscapes

Residential street frontages should have their major entries, and as many unit entries as possible, on the street, and elevation designs that provide for interest and interaction between resident and street.



Retail Streetscapes

New retail street frontages on Cambie, 41st, and the High Street should be inviting pedestrian places with varied frontages and storefront rhythm; individualized storefronts, canopies, signage; active uses and 'eyes on the street'; and special public realm treatments.



A connected, integrated urban mall

Public ways through the mall should provide clear, convenient, access from the new and existing residential community to the Canada Line Station, with extended hours for at least one route.



Cambie Street a Great Street

Reinforce Cambie Street as one of Vancouver's 'Great' streets, lined with buildings that provide a strong street presence and pedestrian interest; an expanded and enhanced public realm; and new and improved pedestrian crossings linking to the community and Cambie Street shopping.

Green Legacy

Redevelopment should continue the green legacy of the Oakridge area including connected parks, walkways, retained trees, planting of new park, street, and legacy trees, enhancement of Cambie Boulevard, double rows of street trees adjacent to major streets, and green roofs.

A comprehensive arbourist's report will be required at the rezoning phase to develop a strategy for retention, relocation and replacement of trees.

Any alterations proposed for the Cambie Heritage Boulevard for vehicle access should result in a net increase in trees and landscaping.

Where trees on parks and streets are above underground structure, planting areas should be designed to sustain large scale trees over a long lifespan.



Canada Line Corner a transit and community hub

The station corner should be designed as a safe, active, extended hours transit and community place and an Oakridge landmark, with a balanced presence of the transit station and the Oakridge Centre entry.

41st Avenue

41st Avenue should become a mixed use street frontage with an enhanced pedestrian environment and consolidated and/or reduced vehicle sidewalk crossings.

High Street

A new High street will be the focus of the new neighbourhood, and offer a unique urban scale, street oriented pedestrian shopping environment with a variety of pedestrian experiences and character including park frontage, a mixed use residential, retail and community use focus.

