

Draft Policy Directions

City policies seek to achieve a vital mixed use neighbourhood centre, with improved balance of neighbourhood and district serving commercial activities and amenities integrated with the surrounding urban structure. Based on discussions with the public and owners the following policy directions are being considered:

Draft Policy Directions on Retail Uses

In 1991, City Council approved expansion of retail uses by 11 568 m² (124,524 ft²) Gross Floor Area (GFA) which remains un-built. Ivanhoe Cambridge (owner) seeks approximately 19 000 m² (200,000 ft²) of retail over that allowed bringing the total Retail GFA to 950,000 ft²;

Oakridge Centre Retail: consider increased retail, service and entertainment floor space to a max. of 88 000 m² (950,000 ft²) of GFA together with the following policy directions, provided there is no unacceptable impact on other neighbourhood centres;

Cambie as a Retail Street: include new retail frontages along Cambie from the Canada Line Station to 44th Ave. to reflect its status as a primary retail street;

Create a rhythm of stores and windows to maintain pedestrian interest and safety and diminish disruptions to pedestrian environment caused by vehicle crossings;

Local Serving Retail Precinct: provide on street retail and service uses that meet daily/weekly shopping needs of local residents;

Include about 50,000 sq ft of local uses including bakeries, produce, butchers, fish stores, dry cleaners, cafes, convenience stores etc. among frontages extending from the Canada Line Station to 44th Ave (Supermarket) and along "new street" frontages;



Draft Policy Directions on Residential Uses

Mix of Residential Forms: support approximately 1.200,000 ft² of residential uses on the Oakridge Centre Site, subject to form, height and massing policies to:

- Encourage ground oriented row houses and townhouses
- Limit public and where possible private view impacts
- Limit visual intrusion and impact on neighbourhood character
- Use housing to wrap blank edges of internally oriented commercial space
- Locate, design residential uses to define, animate and scrutinize public spaces;

Encourage lowrise and midrise housing in areas where building scale relationships are positive and visual impacts minimized, preferably with direct grade-level unit access;

Consider highrise forms where impacts on view and visual intrusion can be limited;

Non-market: 20% of new housing units should be non-market housing;

Families: 50% of non-market units, 25% of market units should be suitable for families;



Draft Policy Directions on Office Uses

Office Uses: Provide for up to 18 580 m² (200 000 sf²) of additional office uses in Oakridge Centre to serve this part of the City and efficiently utilize rapid transit;

Office uses should be located above grade as close as possible to Canada Line station;

