

Background

The Oakridge shopping centre owners, Ivanhoe Cambridge, approached the City of Vancouver in 2004 to initiate a review of the planning policy that guides development at Oakridge Centre. The owners wish to keep the centre current and viable over the next 20 years and to respond to opportunities presented by the recently approved RAV transit line.

It is expected that significant increases in retail, office, residential and community-related land uses will be proposed for the site. In October 2004, City Council decided that it is in the City's interest to explore new planning policy that could enable a more sustainable mixed-use urban neighbourhood at the Oakridge Centre site.

This policy review process is not a rezoning, but it will provide a basis for assessing future rezoning and development proposals on the Oakridge Centre site.

What happens after the Policy Review?

Should Council endorse a new planning policy for Oakridge Centre, Ivanhoe Cambridge could then apply for a rezoning to redevelop the site. It is likely that the first part of the Centre to change would be the entrance at 41st and Cambie because of the construction of the RAV line. The balance of the Centre would change incrementally with successive rezoning applications over the next 20 or so years.

Planning History of Oakridge Centre

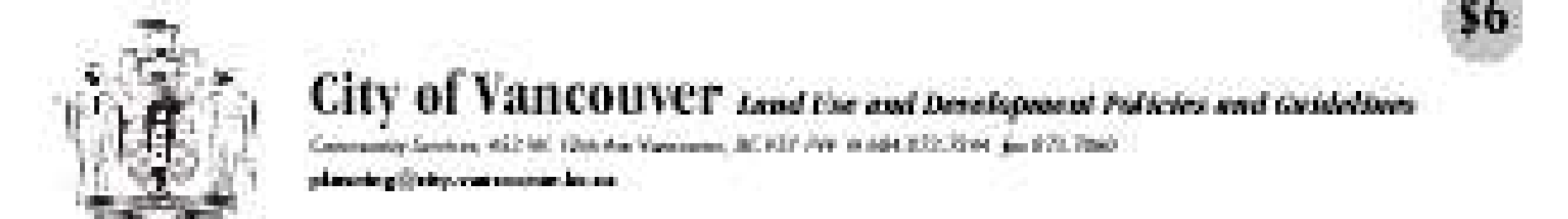
- 1956 Oakridge Comprehensive Development Plan (CD-1)
- 1959 Oakridge Centre Opens
- 1984 Major Renovation and Addition
- 1992 Rezoning to add commercial and limited residential uses
- 1995 Oakridge Langara Policy Statement
- 2005 Oakridge Centre Policy Planning Review (now underway)

What does the current zoning allow at Oakridge Centre?

Comprehensive Development (CD-1)

Land use is regulated by CD-1 (1), a bylaw enacted by City Council in 1956 and amended to the present. The by-law allows the following uses:

USE	Area (M ²)	Area (Ft ²)
Food Floor, Retail, Service, Commercial & Entertainment <i>Note: 11 612 m² (125,000 ft²) remain undeveloped</i>	69,120	744,026
Office	11,762	126,609
Enclosed Public Pedestrian Circulation	1 3,086	140,861
Apartment Building for Senior Citizens & Handicapped Persons	4,553	49,010
Dwelling units in Commercial/Residential Building	4,683	50,409
Seniors Supportive / Assisted Housing Rental Residential Building <i>Note: construction contingent on Fed./Prov. funding</i>	9,290	100,000
TOTAL	112,494	1,210,915



OAKRIDGE LANGARA POLICY STATEMENT

Approved by City Council July 25, 1995
Amended March 10, 1998



Existing Policy - The Oakridge Langara Policy Statement

This Policy Statement was created in consultation with the community and approved in 1995. It sets out directions for future development in Oakridge Langara. The following series of boards give excerpts from this policy plan under "Existing Policy". The complete report can be found online at www.vancouver.ca/oakridge, or you can ask staff for assistance.

