



A key component of the current review is early and ongoing public involvement. Beginning in December 2004, City staff and representatives of Oakridge Centre met with focus groups of community residents and business owners to discuss interests related to the evolution of the Centre. Input from these meetings has informed ideas featured in this open house, and helped to create evaluation criteria, which will be used to assess options that come out of this process. The following criteria reflect community input to date, a City of Vancouver perspective reflecting current policies and principles, and the aspirations of the Oakridge Centre owners.

1. A complete and sustainable community

- a pattern of development and uses that contribute to the completeness of the community, and to the economic, social, and ecological well-being of the city
- a place that offers quality of life - a place where people live, work, shop, gather, recreate, obtain community services, and participate
- place which is able to change over time, and evolve along with the neighbourhood
- the following principles are part of this

2. An integrated part of the city; an urban place

- connections with the neighbourhood, within the Oakridge Centre site, and to transit
- a 24-hour public place with a mix of residential, commercial, and community uses
- presence on, and contribution to the life and vitality of city streets, in particular, Cambie and 41st
- finer grain of development organized around public streets
- commercial activities extending from the inside-out
- continuity of public realm treatment within the area

3. A neighbourhood centre and focus for the local community

- a viable mix of local and regional serving uses
- more local community serving uses – expanded range of shops and services including restaurants, value-priced stores, and food stores
- improved and carefully selected locations for community services and amenities which encourage synergies – size, visibility, accessibility, links to transit and proximity to other places on site (library, seniors' centre, auditorium, public open space and parks, food stores and other daily needs shops, childcare, community policing centre, indoor recreational/community space etc.)
- strengthens the shopping area around Cambie and 41st as a major neighbourhood shopping area

4. A variety of places to live

- a range of choices and housing types for people at all stages of life
- accommodates different tenures, income ranges, and non-market housing
- includes ground-oriented housing options

5. A transit-oriented development

- a safe and secure station and surroundings
- uses that take advantage of RAV, and contribute to ridership
- integration with station and station-related uses
- convenient access and connections to transit for local residents and bus riders
- a walking environment well connected to the neighbourhood

6. An appealing place for pedestrians

- pedestrian priority area
- safer, more convenient and attractive pedestrian crossings
- improved pedestrian linkages to adjacent neighbourhoods
- legible way-finding
- bicycle facilities
- a rich and varied public realm - public outdoor spaces and amenities

7. A well managed vehicular environment

- mitigation and management of traffic impacts on neighbourhood
- accessibility without adverse effects on pedestrians and local area and city traffic
- convenient, non-disruptive service access and facilities
- appropriate parking ratios respecting uses, requirements, effects of RAV and improved pedestrian access
- measures to control traffic volume and speed in the neighbourhood and on major streets

8. An enhanced economic environment

- an expanded centre that does not adversely affect other local shopping areas
- build on success of existing centre - integrate positive aspects of internal mall with a new urban structure of streets
- retain overall high quality shopping and residential environment
- continuance of operations – phasing that minimizes disruption to Centre's operations

9. Urban form and building massing that promote livability

- consider views from public spaces, existing buildings, and future development
- sunlight and shadow on public spaces
- development oriented to, and shaping the space of the street
- community edge – transition and heights

10. A 'green' place

- build upon the green legacy of Cambie Boulevard and the Oakridge area
- enhance site landscaping
- explore "Green" building strategies and technology
- seek opportunities for useable green roofs
- bring natural light and landscape inside