



DRAFT PRINCIPLES

- Provide opportunities for development of uses such as office space and hotel which contribute to transit ridership, to 41st and Cambie as a neighbourhood centre, and which take advantage of an Oakridge location As a 'gateway' to Vancouver.

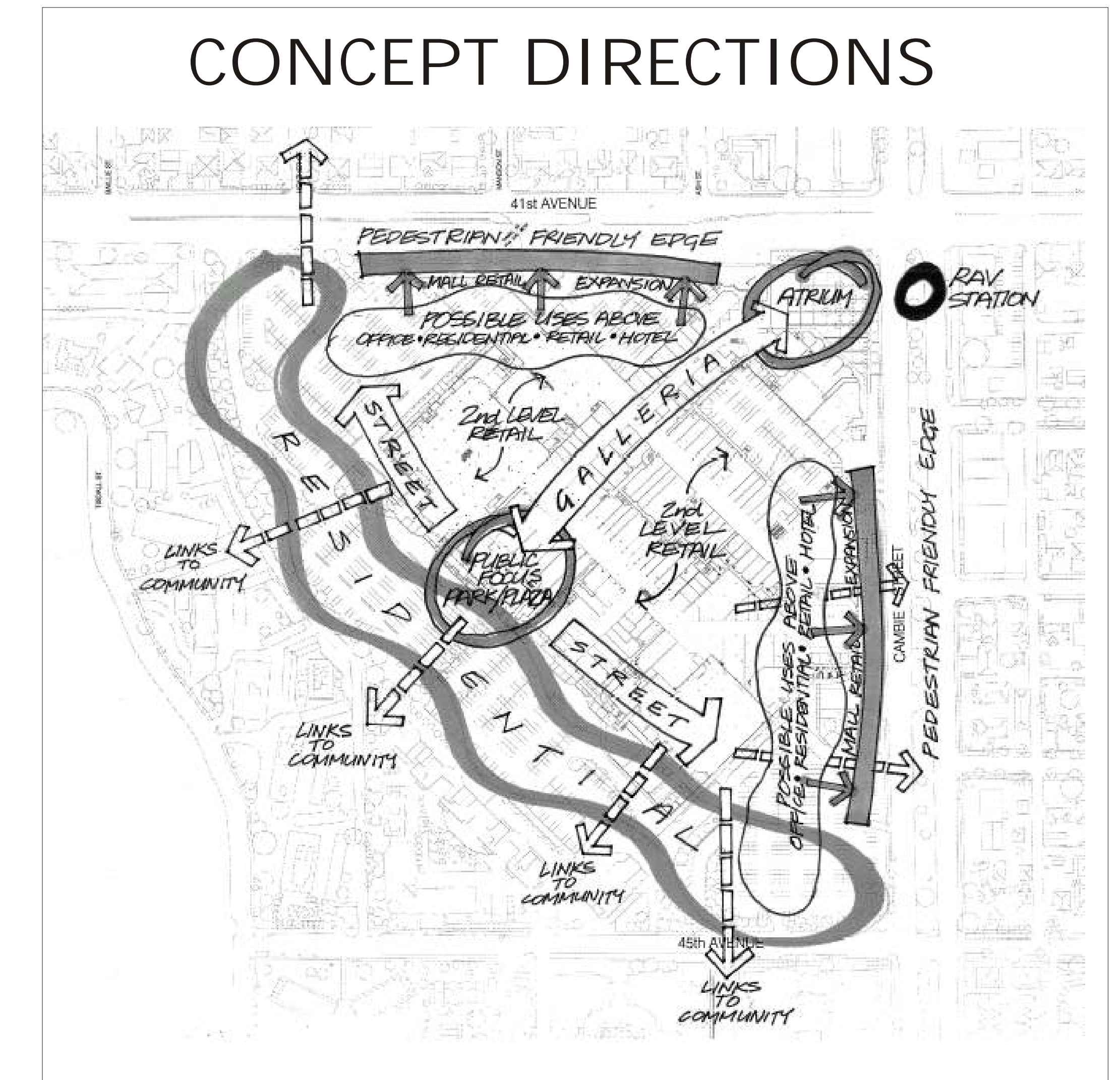
EXISTING POLICY

- The City's land use and transportation policies encourage locating jobs near transit to increase transit usage and to reduce reliance on the private automobile. They also call for the creation of neighbourhood centres so people can work and shop within a short distance of home. - *City Plan & Vancouver Transportation Plan*
- Secure a traffic impact analysis on the effect any office expansion at Oakridge Centre would have on traffic volume and capacity at 41st and Cambie and local streets. - *Oakridge Langara Policy Statement*



Jobs at Oakridge Centre

Oakridge Shopping Centre is the second-largest shopping centre in the city (after the downtown Pacific Centre). At present there is about 630,000 sq. ft. of leasable retail floor area and 116,000 sq. ft. of office space at Oakridge Centre. Some 3,000 people work at the Centre.



Possible Office and/or Hotel Locations



- Existing Office
- Future RAV Station
- ⊙ Possible Office Space?



PEOPLE'S IDEAS

- Doctors' and dentists' offices and banks offer valuable services for the local community
- Consider Tourism in planning for Oakridge Centre - a tourist Information booth or interpretive centre could be useful.
- Hotel use may be a possibility - there are no hotels in local area and the RAV places Oakridge Centre 12 minutes to downtown and 12 minutes to the airport.
- Night clubs and bars present noise issues.

THINGS TO THINK ABOUT...

- What amount and type of additional office and employment could be accommodated at Oakridge Centre?
- Would a hotel be appropriate at the Oakridge Centre site?
- Is there a need in the community for services that could locate in offices at Oakridge?

