

OAKRIDGE CENTRE POLICY PLANNING PROGRAM
MARCH 2005 OPEN HOUSES
SUMMARY OF COMMENT SHEETS

Total comment forms: 70 (as of April 20, 2005)

1. LOCAL SERVING RETAIL (e.g., food, drug, baker, butcher) - Do you have comments about the size, location and form of local serving retail that should be provided? Where should local shops and services be focused? On Cambie Street? On a new 'high street' located within the mall site? A combination of both?

The greatest number of respondents supported a combination of focusing local shops and services on Cambie Street and on a new 'high street' located within the mall site. The least number supported only focusing local shops and services a 'high street'.

Respondents generally supported small-sized local retail. Several respondents commented that they would like to see more options for food stores, noting such examples as bake shops, and meat, fish, fruit, and farmers' markets. Several others also commented that there was a need for more restaurant options in the area.

2. REGIONAL RETAIL MALL (e.g., 'anchor' stores, non-food retail, clothing) - Do you have comments about a major expansion of the shopping mall's regional-serving retail space?

Respondents generally indicated that they were looking for more variety in the types of stores available at the mall, with some expressing a desire for stores that served a wider demographic (e.g., age, gender, income).

While a number of respondents felt that there should be no 'big box' /large-format retail stores, a few others noted London Drugs/Shoppers Drug Mart, Old Navy, Chapters, etc. as being appropriate.

3. HOUSING - Do you have comments about the amount, scale and type of housing that could be provided on the site? What type of housing is needed in the community, and for whom?

The majority of respondents were receptive to housing on the site. However, perceptions varied on the amount of housing that should be permitted, from some that thought there was already enough density in the area to others that thought there should significantly more density. A similar number of respondents expressed support for lower, medium, and higher density housing occurring on the site.

Many respondents expressed support for a mix of housing, with respondents most commonly mentioning a need for seniors' and family housing. A similar number of respondents suggested that there should be opportunity for medium/high income and affordable housing options.

4. COMMUNITY FACILITIES - New or expanded community facilities will be part of a future Oakridge Centre. What new or improved community facilities would be desirable? (e.g., library, auditorium, seniors' centre, child care centre, community centre, community policing centre). Which of these would you most like to see? Where should they be located?

Respondents indicated that the most desirable community facilities, in order, would be a library, community/recreation centre, community policing centre, and seniors' center. A number of respondents commented that the library should be expanded, with some noting that it should be moved to ground level.

5. OFFICE / HOTEL AND OTHER USES - Do you have comments about office, hotel or any other use you feel would be desirable on the site?

Respondents generally supported office use, with several expressing a desire to maintain or increase the amount of office space for medical, dental, and other professionals.

Respondents were generally less supportive of hotel use. Some added that they did not wish to see bars, nightclubs, or casinos on the site.

6. PARKS AND OPEN SPACE - What types of park are needed? Where should they be located?

While respondents proposed a range of park types and functions, a common theme suggests a general desire for a system of smaller parks for walking, sitting, socializing, and playing, which would link the parks to each other and to existing parks in the area.

A few respondents mentioned that park space should be used to link the Oakridge Centre site with the adjacent residential community to the south and west.

7. PEDESTRIAN PLACES AND LINKAGES - How could access on foot or by bicycle be improved? What connections/street-crossings are important?

Respondents generally felt that pedestrian and bicycle access should be improved. Many respondents emphasized the need to improve access from 45th Avenue (across the Safeway parking lot) and across Cambie Street. A few others noted that access across 41st Avenue should be improved.

Several respondents indicated that potential conflicts between pedestrians and bicycles needs to be considered.

8. TRANSIT ORIENTED DEVELOPMENT - Do you have comments about access to the future RAV station at 41st Avenue and Cambie Street and for the surrounding station area?

Respondents generally supported proposed access to the RAV station at the NW and SW corners of the 41st and Cambie intersection, but several suggested providing station access from all four corners of the intersection.

Many respondents emphasized the need to consider safety and security at the station. Some respondents also noted that there should be better bus service and coordination at this intersection.

9. VEHICULAR MOVEMENT AND CIRCULATION - Do you have comments about vehicular access, parking and circulation on the site and for the surrounding area?

While comments about vehicular access and circulation varied, a number of respondents noted concerns about safety and congestion at the 45th Avenue access and the 45th and Cambie intersection.

Some respondents felt that more parking should be provided commensurate with the expansion.

10. BUILT FORM CONSIDERATIONS - What building heights and forms are appropriate for the site? Are there locations where mid-rise or taller building forms would be appropriate?

The greatest number of respondents suggested mid-rise buildings (approx. 5-6 storey range) as being appropriate for the site. However, several respondents expressed concerns about views being obstructed from surrounding residential buildings.

Of the respondents that felt that there could be taller building forms on the site, most felt that they would be most appropriately located near arterials (41st Avenue, Cambie Street).