



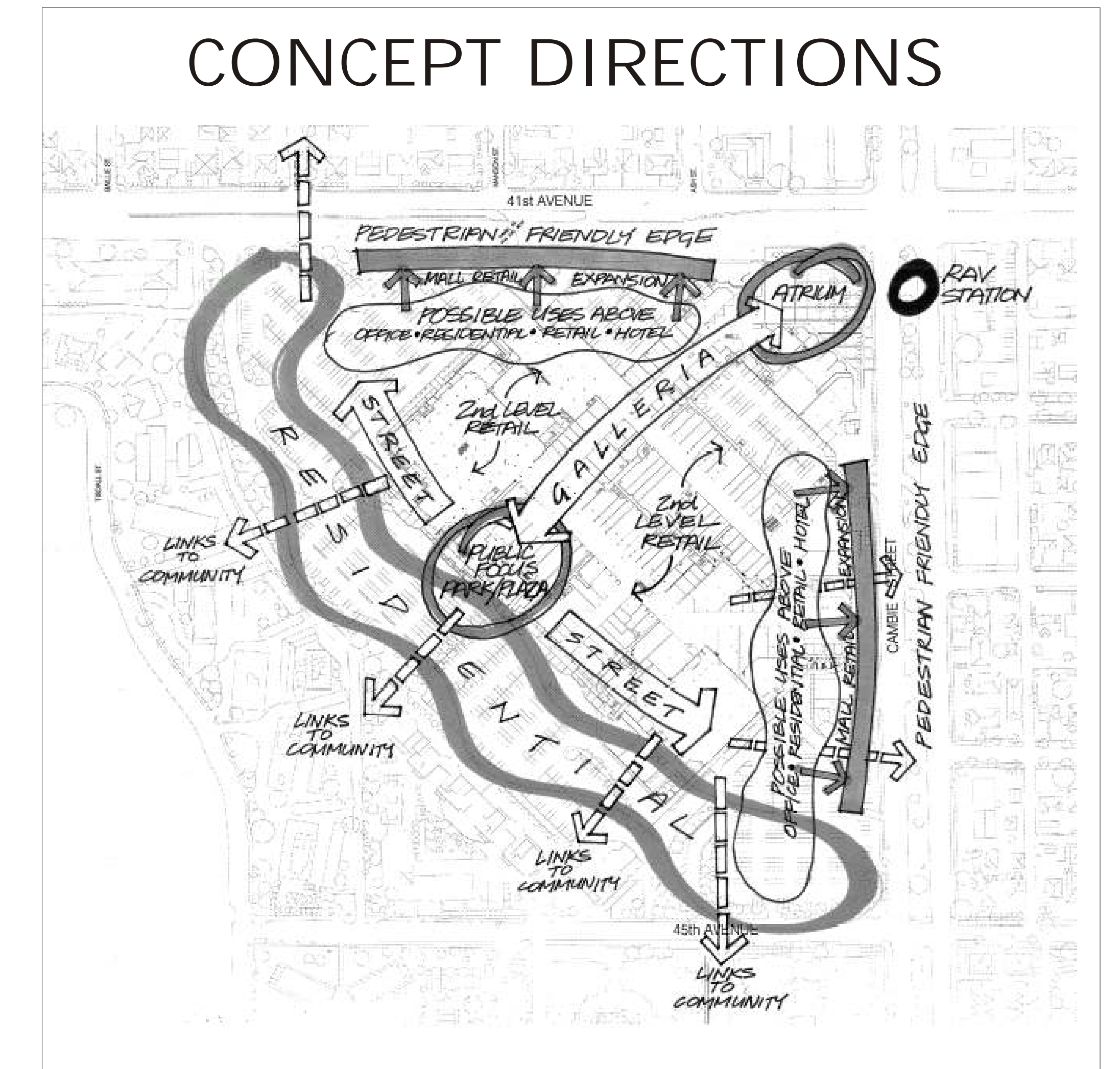
DRAFT PRINCIPLES

- Consider regional retail and mall expansion that better integrates the centre with its surroundings, and which supports local shops and businesses in the 41st & Cambie area.
- Ensure that regional retail expansion does not adversely affect other local shopping areas.
- Make the Centre more permeable and accessible by connecting to key pedestrian and transit routes.
- Ensure that the Centre provides a highly accessible, pedestrian 'short-cut' to the RAV station from existing and future residential areas to the southwest. This route should be publically accessible and welcoming day and night, filled with natural light and activity, and designed as an "indoor street" or "galleria".
- Extend commercial activities from the inside-out and bring natural light and landscape from the outside-in.

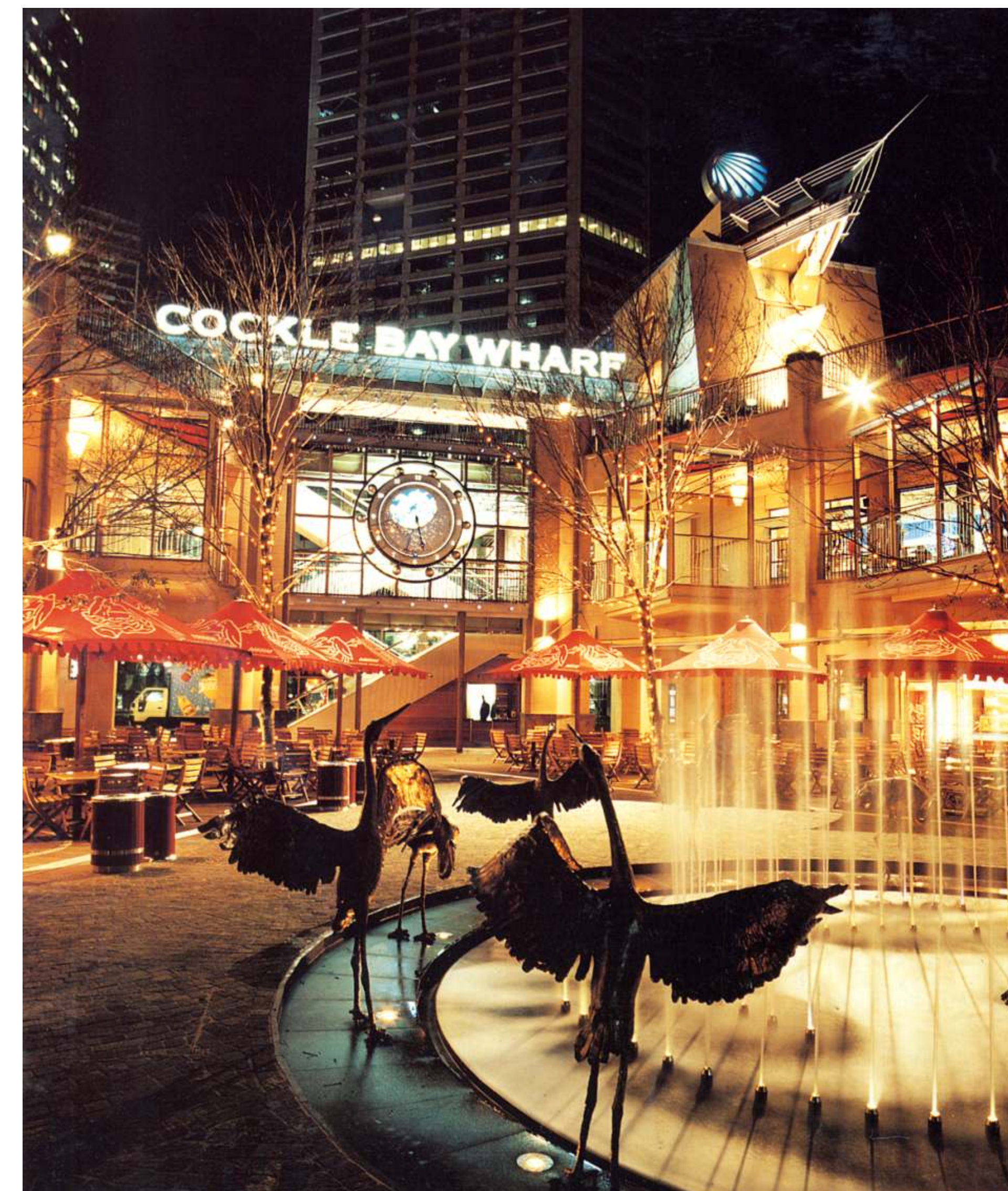
EXISTING POLICY

- In the event of a proposed LRT route to Richmond down Cambie Street, re-evaluate the role of the Cambie and 41st area in terms of whether it should be considered a municipal centre ...
- *Oakridge Langara Policy Statement*

NOTE: A retail impact study will be part of this policy planning program.



The owners of Oakridge Centre would like to make a significant expansion to the mall. This would involve undergrounding surface and rooftop parking, some expansion of the mall footprint, and a second level of retail. This change would take place in a series of phases so the centre can remain operational.



PEOPLE'S IDEAS

- expansion should not compromise the vitality of other local shopping areas
- externalize the mall, support outdoor uses, farmer's markets
- bring light and landscape into mall
- mall exterior is monolithic - improve visual accessibility
- weather protection is important, but should be balanced with openness
- maintain neighbourhood feel
- more evening uses entertainment, restaurants, cinemas- close to RAV
- office supply store needed to serve school / post-secondary students
- put smaller 'big-box' on second level
- more variety in food and clothing stores needed
- more value-oriented retail is needed



THINGS TO THINK ABOUT...

- What do you think about Oakridge Centre regional mall expanding?
- What regional mall retail would you like to see at Oakridge?
- How could redevelopment make Oakridge Centre a better mall?