

Oakridge Centre Cambie Street & West 41st Avenue Area Policy Planning Program Open House



Help shape the future of Oakridge, Cambie Street & W. 41st Ave.

This survey is an opportunity for you to comment on proposed policies for the Oakridge / Cambie Street / W. 41st Avenue area.



Please return your comments by November 24, 2006

ATTENTION: Daniel Naundorf, Planner
Major Projects Group
City of Vancouver
453 West 12th Avenue
Vancouver BC V5Y 1V4

FAX: 604.873.7045
EMAIL: daniel.naundorf@vancouver.ca
PHONE: 604.873.7846

For more information:
<http://www.vancouver.ca/oakridge/>

If you would like Cantonese or Mandarin translation assistance with this survey, please contact:
Angela Ko - Mandarin or Cantonese (604-871-6598) or
Andrea Tang - Cantonese (604-871-6577)
Monday to Friday, 9:00 a.m. to 5:00 p.m. from November 2nd to 24th.

就有關這份問卷，如果您希望獲得粵語或國語翻譯的幫助，請於二零零六年十一月二日至十一月二十四日期間，星期一至星期五，早上九時至下午五時聯絡：

高李慧坤 (Angela Ko) 粵語及國語 604-871-6598

鄧凱霖 (Andrea Tang) 粵語 604-871-6577

TELL US ABOUT YOURSELF

Name: _____

Address (or 100 Block) _____

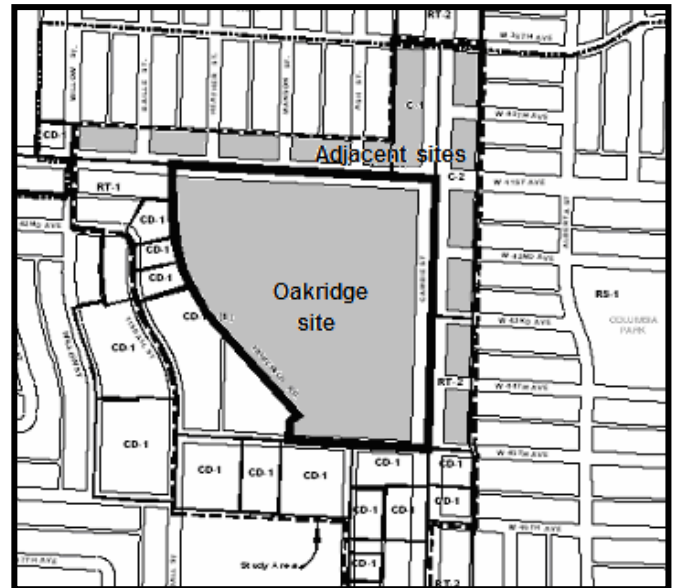
Postal Code: _____ Email/Phone: _____

Would you like to be included on our mailing list?

- Yes, please notify me for events related to the Oakridge and the Cambie Street / W. 41st Avenue Station Area.

Please Indicate:

- I live within the consultation area
- I work/volunteer within the consultation area
- I own property within the consultation area



INTRODUCTION

The 1995, Oakridge Langara Policy Statement:

- guides growth in this area
- gives direction to re-evaluate the role of the Cambie and 41st area in the event of rapid transit down Cambie

The Oakridge / Cambie Street and West 41st Avenue Policy Program:

- re-evaluates the role of this neighbourhood centre within the City
- envisions a vital neighbourhood centre
- seeks to balance neighbourhood and district serving commercial activities
- integrates new development with the surrounding community

A July 2006 Oakridge Open House:

- generated community comment / input and ideas regarding potential redevelopment options
- Comments have been considered in developing the Draft and Emerging Policy Directions set out in this questionnaire

City Planning and related departments propose to recommend to City Council, policies summarized on presentation boards as a framework to evaluate rezoning proposals, and wish to know the degree to which you would support these recommendations

Community input heard in this Open House will be considered in a Policy Statement for Oakridge Centre and the adjacent sites on Cambie Street and West 41st Avenue.

VISION & KEY PRINCIPLES



A Vision and Key Principles for the evolution of Oakridge, Cambie & 41st Avenue Area have been developed with the input of local residents. The Vision is to create a vibrant sustainable mixed used centre at Cambie & 41st Avenue.

Key Principles for redevelopment in the area are:

- transit oriented development
- improved community amenities
- improved environments for pedestrians, cyclists and transit users
- improved housing diversity
- enhanced local-serving retail opportunities and community serving functions.

HOUSING CHOICE AND PUBLIC REALM IMPROVEMENTS FOR OAKRIDGE / CAMBIE STREET & WEST 41ST AVENUE AREA

The intensification of uses in the Oakridge /Cambie Street and West 41st Avenue Area, provides an opportunity to locate a variety of housing types near rapid transit station, shops, parks, and community amenities. Creating more housing options in a more complete community has significant environmental, social, and economic benefits because it facilitates:

- greater choice in transportation (complete communities encourage walking, cycling and transit use)
- more housing choice within existing neighbourhoods allowing families to “age in place”
- community amenity improvements to services such as the local library
- improvements to the streetscape and public realm in the neighbourhood centre.

OAKRIDGE CENTRE - BUILT FORM

Draft Policy Directions:

- 2 storey retail expansion extending to 41st Ave. at Heather St. and to 44th Ave. at Cambie St.
- a supermarket along Cambie St. between 44th Ave. and 45th Ave.
- a new ‘high street’ offering a mix of local serving and specialized commercial uses together with mid rise residences and towers
- offices above the east side of the High Street.

Oakridge Centre would become an urban, mixed use neighbourhood with a variety of building forms including streetwall buildings of 3 to 8 storeys and two clusters of towers, varied in height to a maximum of 60m (200 feet) (20 to 22 floors) for one tower in each cluster. Consideration would be given in a rezoning to an increase beyond 200 feet to accommodate 24 storeys.

Final heights and locations would be determined in a rezoning, based on view, shadow and visual impact analysis, but the pattern and location would be generally consistent with illustrative plans. The most northerly tower would be located at 43rd Ave on Cambie St., and the tallest tower on Cambie St. would likely be located at 44th Ave, north side.

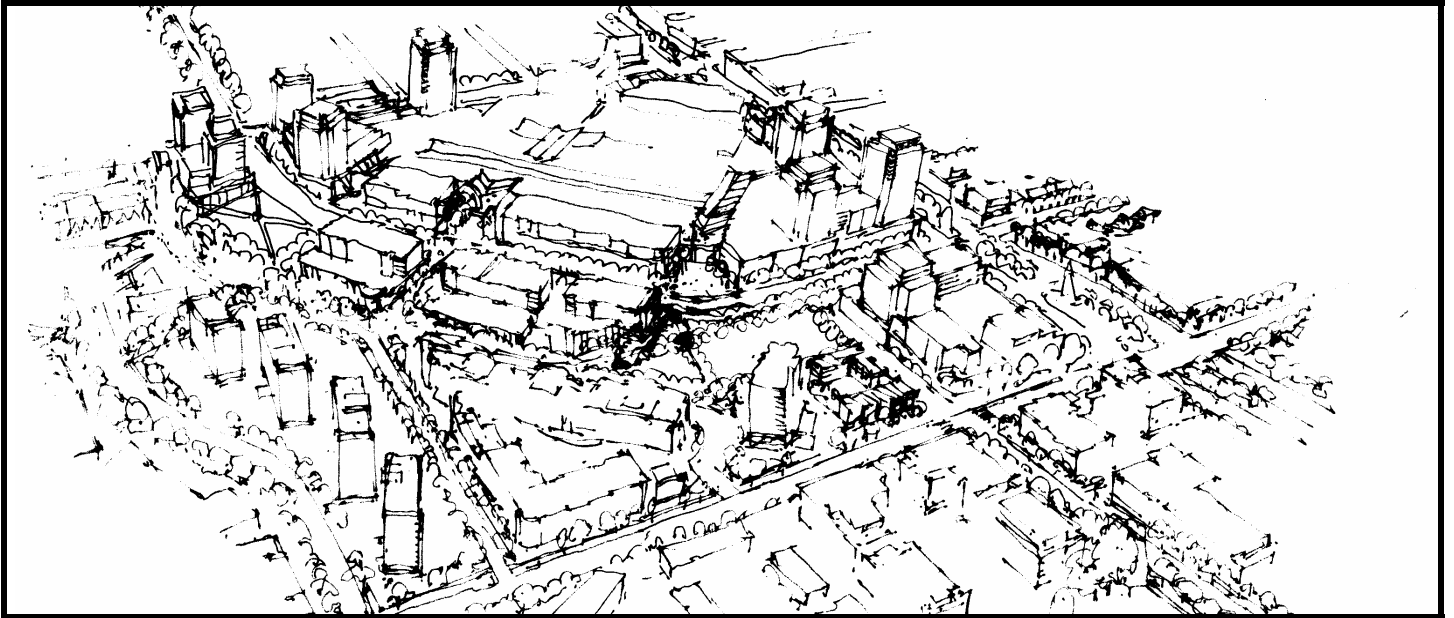


Illustration of proposed built form policy for Oakridge Centre

Q. 1. Do you support the proposed policy on built form?

Support Somewhat Support Neutral Somewhat Oppose Oppose

If "opposed," or "somewhat opposed" are there design directions which would address your concerns?

OAKRIDGE CENTRE - USE AND DENSITY

Under draft policy:

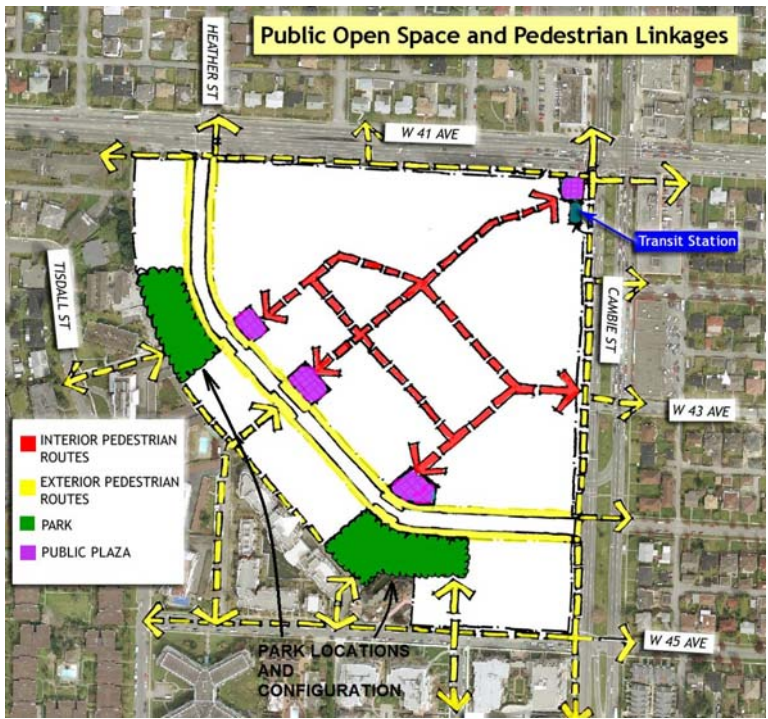
- Retail floor area would expand from the current 619,500 sq ft to a total of 950,000 sq ft of leasable retail space
- Retail floor area would include a supermarket, and a roughly equal amount of local serving retail and service uses
- 100,000 to 200,000 sq ft of office space will be considered, depending upon further design development
- 1,000,000 sq ft of added residential use achieves urban design objectives proposed for the policy framework, an additional 200,000 SF of residential use will be considered if it is required to meet overall project objectives, and further design development at the rezoning stage demonstrates that urban design objectives can be achieved.

Q. 2 Do you support the proposed policy on Use and Density?

YES NO

If not, what would you prefer to see? _____

OAKRIDGE CENTRE - PEDESTRIAN REALM



Neighbourhood access across the site, particularly to the Canada Line Station, will improve with direct public pedestrian corridors through the mall from the southwest and with extended pedestrian oriented frontages to the sidewalk on Cambie, 41st Avenue and the new 'High Street'.

The new High Street provides pedestrian connections to Heather to the north and 44th Ave. to the east. Connections to the Heather Street Bikeway will be made on the High Street.

Q. 3 Could you support the policies proposed to achieve this?

YES NO

If not, what would you prefer to see?

OAKRIDGE CENTRE - PARKS AND OPEN SPACE

The policy plan proposes 2.0 acres of onsite park, generally configured and located as shown. The exact location and configurations of parks will be refined at rezoning. The parks will be:

- designed as important spaces within the community
- configured to best serve key pedestrian desire lines
- connected with a public walk or 'greenway'.

New public plazas will be:

- located at new mall south entrances with good exposure to sun and High Street
- active, well scaled gathering and seating places.

Q. 4 Could you support the policies proposed to achieve these objectives for parks and open space?

YES NO

If not, what would you prefer to see?

OAKRIDGE CENTRE - TRAFFIC AND PARKING

Council priorities are for pedestrians, cyclists and transit first, however, access by car and service vehicles is an important part of the functioning and success of Oakridge Centre. Highlights of the policy plan include:

- all surface parking moved underground or on the street
- new High Street connects to 41st at Heather and Cambie at 44th Avenue without dumping thru traffic on Heather and 44th Avenue
- improving bicycle connections to the Heather Bikeway
- no service or commercial parking access from 45th Avenue
- consideration of expanding tunnel access on 41st Avenue.

Q. 5 Do support the proposed policies to manage parking and traffic demands?

YES

NO

If not, what changes would you propose? _____

OAKRIDGE CENTRE - COMMUNITY AMENITIES

City Council addresses amenity needs at a rezoning stage. Staff will advise Council that the community would benefit from:

- clustering of community facilities in a very accessible location such as the high street
- facilities including an expanded Library, improved seniors facility, auditorium, daycare and recreation space in a community centre or neighbourhood house
- a Community Policing Centre near the Canada Line station on Cambie.

Q. 6 Do you believe this framework for considering community amenity needs includes the right mix of services?

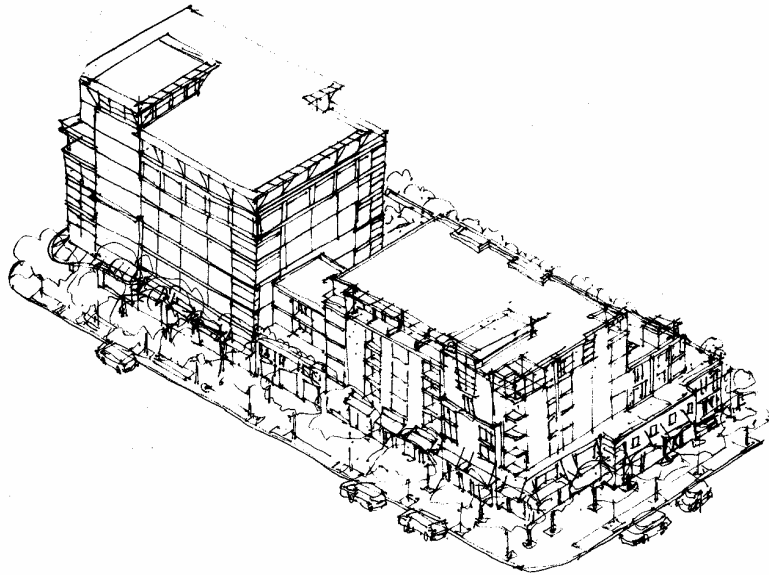
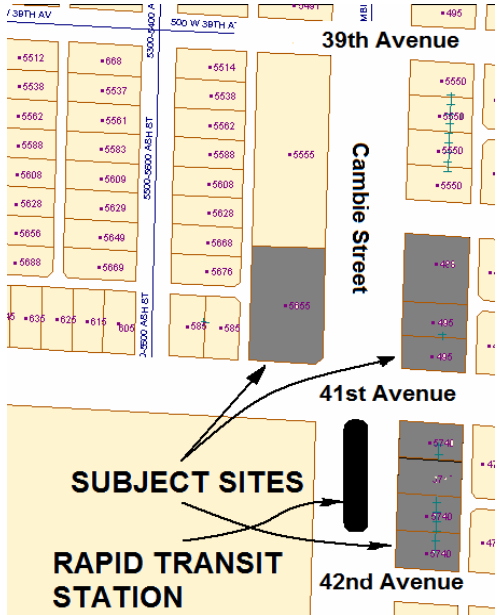
YES

NO

If not, what changes would you propose? _____

ADJACENT SITES

CORNER OF CAMBIE STREET AND WEST 41ST AVENUE (@RAPID TRANSIT STATION) BUILDING SIZE, SHAPE, AND USES



Draft Policy Direction:

- Consider rezoning applications which propose:
 - mixed-use buildings with retail at grade
 - up to 6 stories in height
 - up to 9 stories in height if principally office use,
 - a form of development that fits the neighbourhood context
 - neighbourhood amenities appropriate to the scale of development.

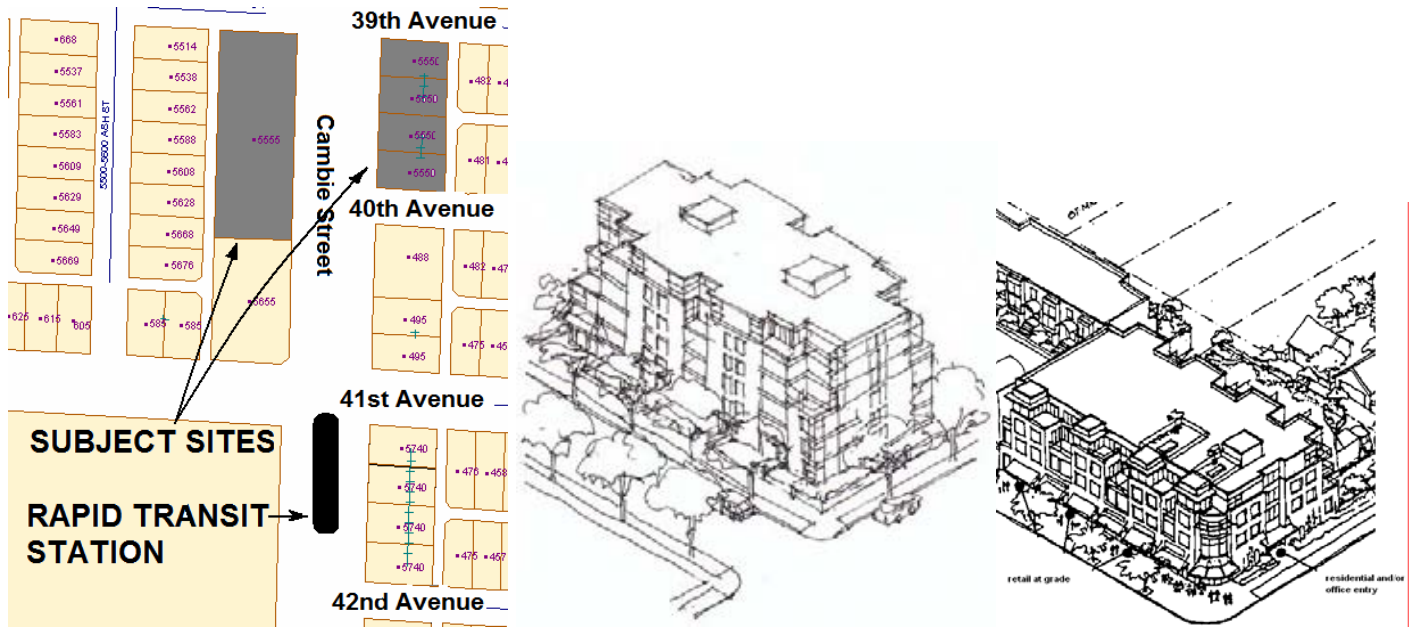
Q. 7 Do you support the emerging policy direction for this key transit-oriented corner?

Support Somewhat Support Neutral Somewhat Oppose Oppose

If "opposed," or "somewhat opposed" what would you prefer to see?

ADJACENT SITES

5500 BLOCK CAMBIE STREET BUILDING SIZE AND SHAPE



Emerging Policy Directions:

Option 1 (no change except for west side of 5500 Cambie Street)

- Consider rezoning applications which propose:
 - mixed-use buildings
 - retail at grade
 - up to 4 stories in height.

Q. 8 Do you support Option 1? YES NO

Option 2

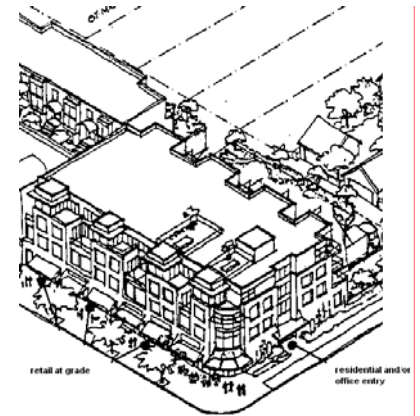
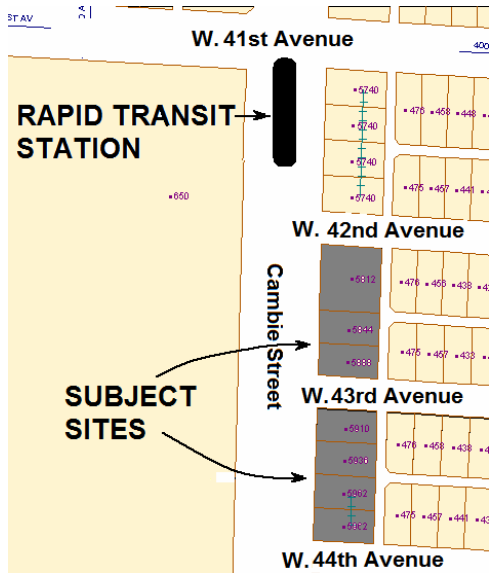
- Consider rezoning applications which propose:
 - mixed-use buildings with retail at grade
 - up to 6 stories in height
 - a form of development that fits the neighbourhood context
 - neighbourhood amenities appropriate to the scale of development.

Q. 9 Do you support Option 2? YES NO

Comments:

ADJACENT SITES

5800 and 5900 BLOCK CAMBIE STREET LAND USE, BUILDING SIZE AND SHAPE



Emerging Policy Directions:

Option 1

- Consider rezoning applications which propose:
 - mixed-use buildings
 - retail at grade
 - up to 4 stories in height.

Q. 10 Do you support Option 1?

YES

NO

Option 2

- Consider rezoning applications which propose:
 - mixed-use buildings with retail at grade
 - up to 6 stories in height
 - a form of development that fits the neighbourhood context
 - neighbourhood amenities appropriate to the scale of development.

Q. 11 Do you support Option 2?

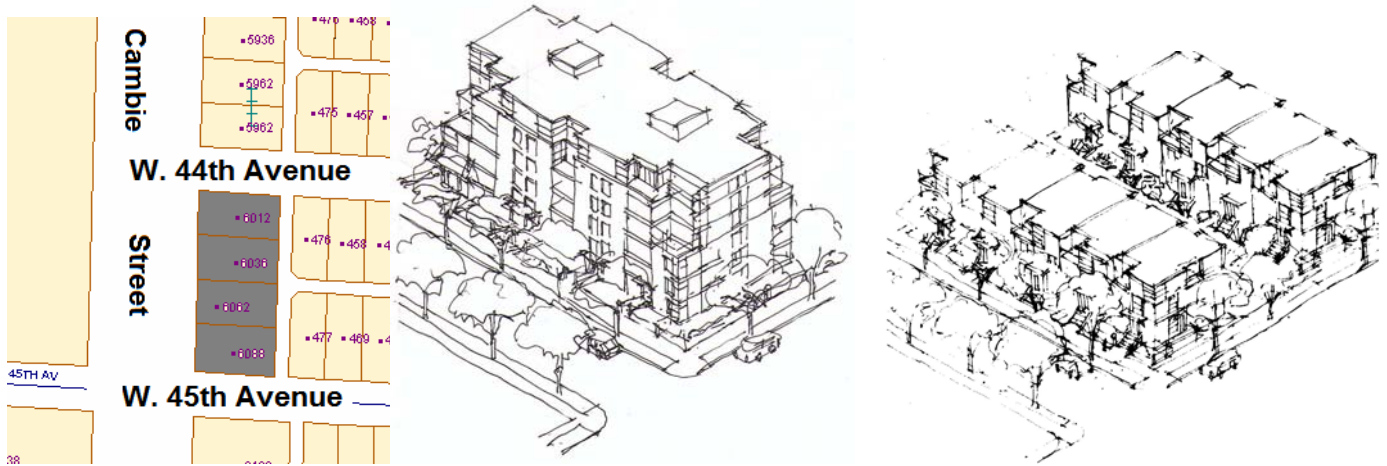
YES

NO

Comments:

ADJACENT SITES

6000 Block CAMBIE STREET BUILDING SIZE AND SHAPE



Emerging Policy Directions:

Option 1

- Consider rezoning applications which propose:
 - ground oriented courtyard townhouses
 - 2-3 storeys in height.

Note: This option represents no change from current Oakridge Langara Policy Statement.

Q. 12 Do you support Option 1?

YES

NO

Option 2

- Consider rezoning applications which propose:
 - residential use
 - up to 6 stories in height
 - a form of development that fits the neighbourhood context
 - neighbourhood amenities appropriate to the scale of development.

Q. 13 Do you support Option 2

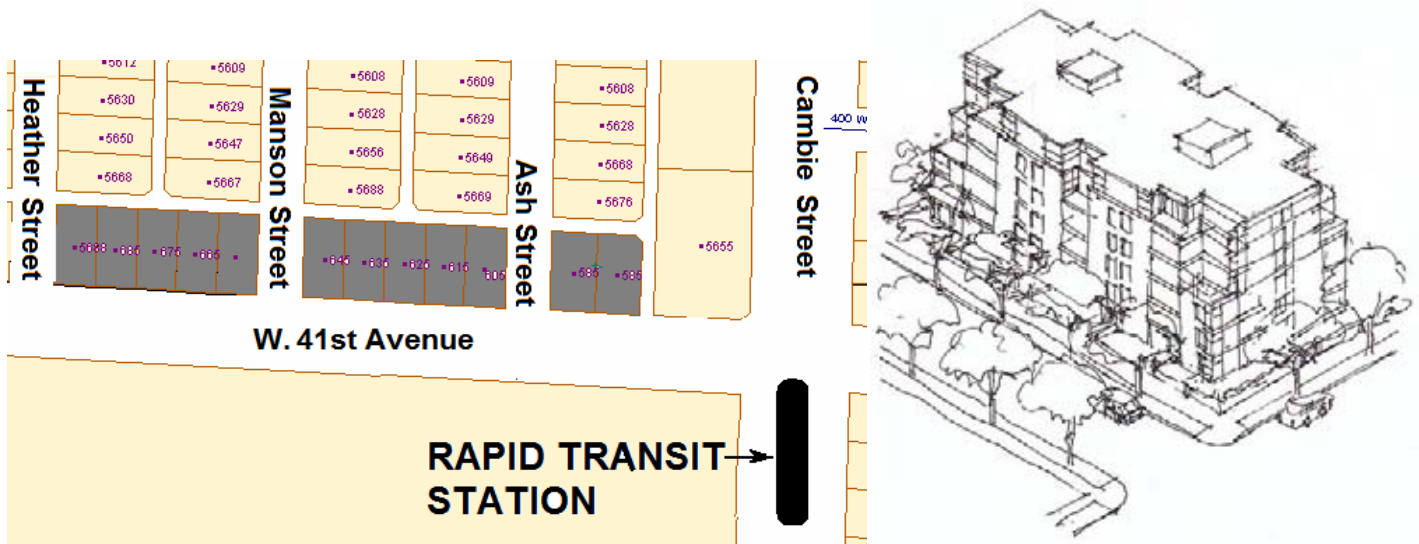
YES

NO

Comments: _____

ADJACENT SITES

500,600 Blocks WEST 41ST AVENUE BUILDING SIZE AND SHAPE



Draft Policy Directions:

- Consider rezoning applications which propose:
 - residential use
 - up to 6 stories in height
 - a form of development that fits the neighbourhood context
 - neighbourhood amenities appropriate to the scale of development.

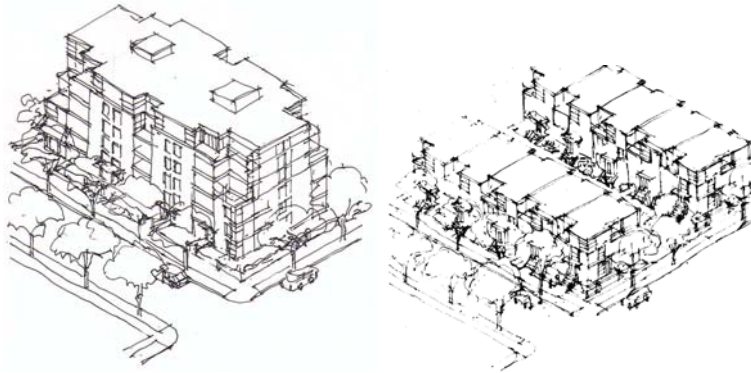
Q.14 Do you support the draft policy direction?

Support Somewhat Support Neutral Somewhat Oppose Oppose

If "opposed," or "somewhat opposed" what would you prefer?

ADJACENT SITES

700 Blocks WEST 41ST AVENUE BUILDING SIZE AND SHAPE



Emerging Policy Directions:

Option 1

- Consider rezoning applications which propose:
 - ground oriented courtyard townhouses
 - 2-3 storeys in height.

Note: This option represents no change from current Oakridge Langara Policy Statement.

Q. 15 Do you support Option 1? YES NO

Option 2

- Consider rezoning applications which propose:
 - residential use
 - up to 6 stories in height
 - a form of development that fits the neighbourhood context
 - neighbourhood amenities appropriate to the scale of development.

Q. 16 Do you support Option 2 YES NO

Comments: _____

Thank you for taking the time to complete the comment form. You can drop it off in the Comment Box at the open house reception area or return it to the contact person noted at the front of the comment sheet.