

# POLICY PROCESS



## Oakridge Centre Policy Planning Program



### Developing New Planning Policy for Oakridge Centre ...

In 2004, Ivanhoe Cambridge Limited approached the City of Vancouver with a proposal to explore possibilities for a more **sustainable, mixed-use, and transit-oriented** expansion of Oakridge Centre than was conceived in the 1995 *Oakridge Langara Policy Statement*.

In October 2004, City Council directed staff to begin a **public policy review process** to establish principles and policies to guide future development at Oakridge Centre. The Oakridge Centre Planning Policy review will consider land uses, transportation, building form and character, parks, and the need for community facilities to service new growth.



### How you can participate ...

The Centre owners, working with City Staff, have developed a concept for the future of Oakridge Centre. City staff have developed policy questions and a policy planning survey to explore your interests and to solicit your written feedback.

### Revised Timeline

Initial Community / Stakeholder Input	Fall 2004
Explore Policy Directions	January 2005
1st Open House Series	March 2005
Revise Development Concepts Responding to	March - August 2005
<b>2nd Open House Series</b>	<b>October 2005</b>
Policy Development	Fall 2005
3rd Public Review	Early 2006
Report to Vancouver City	Mid 2006



March 2005 Open Houses



March 2005 Open Houses

### Roles

**Ivanhoe Cambridge** operates and jointly owns Oakridge Centre with OMERS Realty Limited. They have retained **Stantec Architecture** to prepare the conceptual plans shown in this open house, **Concert Properties** as a residential development consultant, **Bunt & Associates** for traffic engineering advice, and **Pottinger & Associates** as public relations advisors.

**City of Vancouver:** City Staff in Planning, Engineering Services, Social Planning, the Housing Centre and the Parks Board are reviewing concepts and plans forwarded by Ivanhoe Cambridge. The City has engaged **Norm Hotson of Hotson Bakker Boniface Hayden** as an independent architecture and planning consultant. A retail consultant will soon be engaged to conduct an independent assessment of the impact of the proposed retail expansion on local shopping areas in Oakridge Centre's Vancouver market.



### THE FUTURE OF OAKRIDGE...

- More affordable ground-oriented housing for families
- Better connection to transit ...
- More restaurants ...
- Better routes for pedestrians and cyclists
- Expand the library.
- Make sure the RAV station is a safe and welcoming place ...
- Improve Cambie Street ...
- We need more community meeting space.
- Expand the selection of regional serving stores
- We need more local shops.
- Preserve the trees
- Do something with the plaza at Cambie & 41st ...
- Create new park space ...
- Improve W 41st Avenue
- Do something about car and truck circulation

**Oakridge  
2005 to 2025**