

What We've Heard

- Many people have indicated that they support “green building strategies” and the use of technologies to conserve energy and water. Green roofs, and natural lighting are the most common priorities.
- People expect retention of significant trees and the planting of additional more trees and an improved naturalized landscape, that is consistent with the adjacent development - The Conservatory.
- Integrate and emphasize alternative modes of transportation such as walking and biking, car co-ops, and transit at Oakridge.

What is 'sustainable development'?

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their needs.”

Bruntland Commission, 1987

A Sustainable Vision for Oakridge

“Oakridge Centre will be a showcase for sustainable design strategies, adaptive site planning, and integrated design. Oakridge Centre will be a community hub, regional attraction, and people place.”

Ivanhoe Cambridge

Possible Sustainability Strategies For Oakridge

Alternative Modes of Transportation

- RAV offers Oakridge an opportunity to create a unique transit-oriented development to maximize transit use to and from Oakridge.
- Enhance existing pedestrian and bike movements, provide pedestrian and cyclist priority, and improve access and linkages through the site

Land Use - Mixed Use

Encourage a mix of uses on-site to enhance local neighbourhood development and ensure the vitality of the community.

- Encourage a variety of scales and uses to ensure service, retail, and commercial needs are fulfilled and support local resident needs.
- Plan for a variety of housing types for various demographic profiles

Environment

- Retain significant trees and enhance existing landscape features, including the provision for urban agriculture where possible.
- Reduce hard surfaces such as surface parking and maximize permeability of the site
 - Minimise irrigation and maximize drought tolerant landscaping that promotes increased biodiversity
 - Ensure that material selections and the construction process maximizes recycled, reclaimed, or rapidly renewable materials, and emphasizes waste management throughout construction and on-going operations

Energy and Water Management

- Pursue energy reduction measures for the site through high-efficient building design. (e.g. LEED - Leadership in Energy and Environmental Design)
- Design for efficient infrastructure such as storm and waste water management strategies and incorporate water re-use strategies such as green roofs.

Health and Comfort

- Ensure that environmental air quality is protected for future residents and users of the site through the promotion of non toxic, non off-gassing materials
- Ensure that natural ventilation, access to daylight and views, and accessibility to public green space is maximized
- Ensure that site design is optimized for resident and user safety and comfort, ensuring that universal design and barrier free access underlie the site design

Community and Public Involvement

- Provide cultural and social amenities including an upgraded public library, park and open green space, childcare and seniors services.
- Create a place with a high level of public amenity, community identity and people focus.
- Involve the public to help shape the Vision for Oakridge.

Questions

- What is the most important sustainable element you would like to see incorporated on the site?



Existing Policy

Clouds of Change (1990) led to a number of air quality and climate protection initiatives.

Solid Waste Management Plan (1994) Establishes the City's commitment to reduce solid waste by 50%.

Oakridge Langara Policy Statement (1995) Promotes measures to reducing water consumption in commercial and residential buildings.

Environment Policy and Environmental Action Plan (1996) commits the City to, among other things, ensuring environmental considerations are integrated into all City of Vancouver decisions respecting planning, growth, service delivery, finance and operations.

Southeast False Creek ODP (2005) Establishes clear direction for sustainable neighbourhood planning, with specific detail given to environmental, social and economic implications of sustainable development.

Definition of a Sustainable Vancouver and Sustainability Principles (2002)

Green Buildings (2004) Directs staff to move forward with a green building policy for private sector development.



