

Rethinking Oakridge Centre

Oakridge Centre was built in 1959 as an automobile-oriented shopping centre to serve Vancouver and surrounding municipalities. The owners and the City are exploring ways to incrementally retrofit the mall to:

- Develop **more housing, shops, offices and community facilities** to meet future needs, and to **increase the mix of uses** close to the new Cambie & 41st Ave rapid transit station.
- Deliver **on-site parks, streets and greenways** that will increase amenities and access through the site for **pedestrians, cyclists and transit users**.
- Relocate surface parking underground and better **integrate** the site with the surrounding neighbourhood and create a more vibrant heart for the community.

Owner's Interests

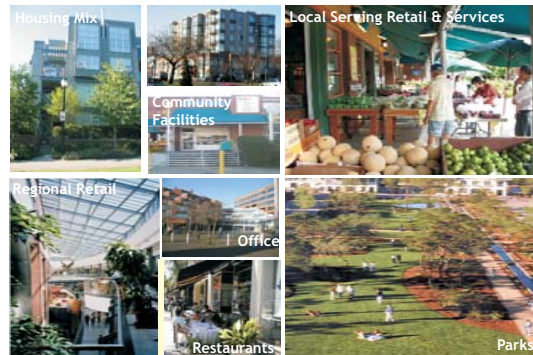
The cost of moving surface parking underground and demolishing parts of the mall to free up the site for commercial expansion and mixed use is significant. The degree to which the Oakridge Centre site can be transformed from its existing condition will depend on how much additional density can be added to the site. The shopping mall must remain operational and serve the community so any changes would be phased over 15 to 20 years. The policy must be flexible enough to deal with the complexity of redevelopment and the long timeframe.

Community Interests

In principle, any increased density on the site will be accompanied by increased amenity. Exactly how much housing, retail, office and community uses can fit on the site will be guided by neighbourly urban design principles, and **by feedback from you**.

Mixed Use & Community Oriented

- Complete Community: develop a master plan for Oakridge Centre that incorporates a mix of residential, commercial, and community uses to meet future community needs and is structured to provide a heart for the community.
- Develop the site in a neighbourly manner. Better integrate all edges of Oakridge Centre with surrounding urban fabric.
- Deliver 2.8 acres of park space owed to City, and fund purchase of additional park space to serve new residents.
- Explore opportunities to improve / expand community facilities to support intensified uses.



Existing Policy

Oakridge Langara Policy Statement (1995)

- Consider upgrading Cambie and 41st area to a **Municipal Centre** with the introduction of rapid transit along Cambie Street.
- Evaluate any future expansion of Oakridge Centre, beyond that currently approved, on the basis of its **community-serving orientation** rather than a regional one, in terms of both size and type of use.
- Ensure that any expansion beyond present zoned approvals at Oakridge Centre provides a **mix of commercial, residential, and recreational opportunities**, with the goal of achieving a balance between residential and commercial development.

Transit & Pedestrian Oriented

- Implement pedestrian and transit-oriented design that makes it easy for people to walk, cycle, and make transit connections to local and regional transportation systems.
- Locate housing and local serving commercial uses within easy walking distance to the planned RAV station at Cambie & 41st.
- Employ Transportation Demand Management strategies for all uses on the site to reduce automobile use and related Greenhouse Gas Emissions.



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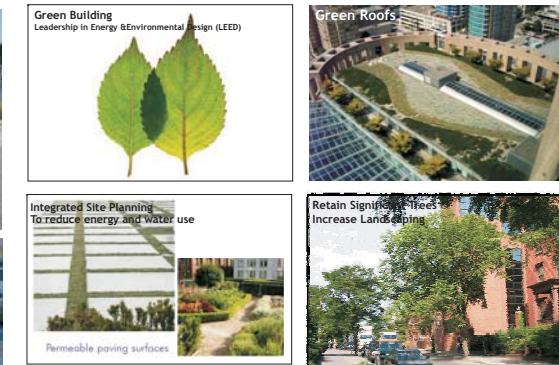
- Expansion should not introduce significant traffic impacts on adjacent arterial streets, which are presently at or near capacity during peak periods.

CityPlan, Vancouver Transportation Plan

- Encourage locating jobs near transit to increase transit usage and to reduce reliance on the private automobile.
- Create neighbourhood centres so people can work and shop within a short distance of home.

Sustainable

- Collaborate on Sustainability Strategies to maximize environmental, social and economic benefits.
- A Sustainable Vancouver is a community that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is a place where people live, work, and prosper in a vibrant community of communities ... sustainability is achieved through community participation and the reconciliation of short and long-term economic, social and ecological well-being (City of Vancouver, 2002)



Existing Policy

Clouds of Change report (1990) addresses air quality & climate change.

Solid Waste Management Plan (1994) commits to 50% reduction.

Environment Policy & Environmental Action Plan (1996) commits the City to integrate environmental considerations into City decisions on planning, growth, service delivery, finance and operations.

The Southeast False Creek Policy Statement (1999) commits the City to explore SEFC as a model for sustainable development.

Corporate Climate Change Action Plan (2003) recommends the application of sustainability rating systems to City facilities, specifically addressing reduction of energy use.

(2004) City Council directed staff to develop a city-wide green building strategy for private sector development.