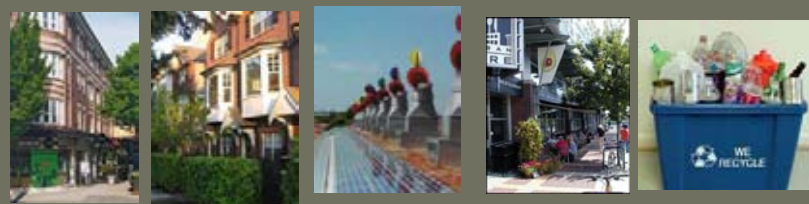


Transit Oriented Development



What do you think the future of the area around the Rapid Transit Station at Cambie Street and West 41st Avenue should be?

The development of Rapid Transit along Cambie Street (with a station at 41st Avenue) presents an opportunity to achieve a sustainable balance of employment and housing, oriented around transit.



Your input will help City staff develop a policy framework for land use and urban design, with a focus on the local shopping area, public sidewalks and the “streetscape”, as well as the potential for more office use and new housing options in this highly accessible location.

Sustainability

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Green Building Design and Construction Principles

The City is developing Green Building Standards for residential and mixed-use buildings which would be applied to redevelopment in the Oakridge (Cambie & West 41st Avenue) area. Some Green Building strategies may include:

Energy efficiency

- Opportunities for natural lighting and ventilation through appropriate siting and building orientation to maximise environmental conditions.
- Use and management of passive solar gain.
- Opportunities for alternative heat and electrical energy generation including, but not limited to, photovoltaics, geothermal heat and hot water heat recovery.
- Incorporation of energy efficient appliances for heating, lighting and other purposes.
- Incorporation of energy efficient mechanical systems.
- Incorporation of high quality insulation to reduce heating and cooling requirements.

Water conservation

- Specification of measures such as low flow fixtures and dual flush toilets.
- Rainwater reuse and/or high efficiency irrigation for landscape areas.
- Integrated stormwater retention / management / green roofs.
- Drought tolerant landscaping.

Waste management

- Reduction and recycling of demolition and construction waste.
- Waste management in three streams: recyclables, organic/composting and garbage for compaction.

Health

- Indoor air quality and livability.
- management and staging of construction to minimize noise, noxious emissions and dust.
- Opportunities for “urban agriculture” and rooftop gardens integrated into building design.

Materials

- Specification of building materials according to the following criteria:
 - potential for use of recycled materials;
 - low embodied energy;
 - long-life, low maintenance properties;
 - well managed and sustainable sources; and
 - locally produced/manufactured materials.